City of Upper Arlington

AGENDA

BOARD OF ZONING & PLANNING

3600 Tremont Road | Upper Arlington, OH 43221
614-583-5030 | upperarlingtonoh.gov

6/26/2024 | 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://us06web.zoom.us/j/87960308160

1. **Call to Order/Roll Call**

2. **Consent Agenda**

   a. Review of the June 5, 2024 and May 15, 2024 BZAP meeting minutes.

   b. 2831 Canterbury Lane (VAR-33-24) - To allow a driveway that results in 30 percent front yard coverage, when 25 percent is the limit.

   c. 2614 Brandon Road (VAR-35-24) - To allow a detached garage that is 19'-9" tall, when 17 feet is the limit, and exceeds the permitted detached garage coverage by 36 square feet.

   d. 1818 Coventry Road (VAR-36-24) - To allow an addition that encroaches up to 2'-2" into the eight-foot minimum side yard setback (existing encroachment) and results in a side yard sum of 19'-8" when 20 feet is the minimum.

3. **Variance/Conditional Uses**

   a. 2437 Lane Road (VAR-30-24) - To allow a swimming pool house that is 18'-6" in height, when 10 feet is the limit.

   b. 1865 Baldridge Road (VAR-31-24) - To allow a pavilion (patio shelter) to encroach up to 4'-2" into the 10-foot minimum rear yard setback.

   c. 2120 Elgin Road (VAR-32-24) - To allow a garage addition that encroaches up to two feet into the south side yard setback and a bay window addition that encroaches up to 3'-8" into the north side yard setback, when a 10-foot minimum setback is required. The additions also result in a side yard sum of 14'-3" when 20 feet is the minimum.

   d. 1942 Collingswood Road (VAR-34-24) - To allow an outdoor fireplace to be five feet from side and rear property lines, when 10 feet is the minimum setback and is 7'-3" from a building, when 15 feet is the minimum.

e. 3134 Asbury Drive (VAR-37-24) - To construct an architecturally modern home that is 31 feet tall, when it is limited to 22 feet in height based on neighborhood compatibility requirements for modern-styled homes.

4. Development/Site Plans

a. Holy Trinity Lutheran Church, 2001 Northwest Boulevard (DEV-01-24) - Review of an Amended Major Site Plan and Conditional Use (for a columbarium with scatter garden) and new signage.

b. 3519 Redding Road (DEV-02-24) - Request to subdivide the existing parcel into two separate parcels to allow the construction of two single-family residences.

5. Updates from the Community Development Department

6. Adjournment

5/15/2024 | 6:00 PM

Municipal Services Center, Council Chamber
3600 Tremont Road

Members Present: Daniel Barringer, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook

Members Absent: Kevin Carpenter, Donald Osterhout

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly, Assistant City Attorney Darlene Pettit, Deputy City Clerk Abbie Emison

1. Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:02 pm.

Mr. Westbrook moved, seconded by Ms. Mitchell, to excuse Mr. Carpenter and Mr. Osterhout.

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

The motion carried (5-0).

Ms. Emison 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.

2. Consent Agenda

a. **Approve Board of Zoning and Planning meeting minutes from April 17, 2024 and May 1, 2024.**

b. **2571 Clarion Court (VAR-19-24) - To allow a detached garage that is 21'-6" in height, when 17 feet is the limit.**

   Finding #4 noted in the Staff Report.

c. **2227 Tremont Road (VAR-25-24) - To allow a new covered porch and detached garage that results in 30.5 percent building cover, when 29 percent is the limit.**

   Findings #2 and #3 were noted in the Staff Report, as well as a condition on landscaping.

d. **1795 Barrington Road (VAR-26-24) - To allow a two-story garage addition to encroach up to 6'-3" into the rear yard profile.**

   Finding #4 noted in the Staff Report.

e. **1775 Bedford Road (VAR-28-24) - To allow an addition that attaches to an existing detached garage and results in an encroachment of 4'-10" into the 10-foot minimum side yard setback and a side yard sum setback of 8'-5" when 20 feet is the minimum.**

   Finding #4 noted in the Staff Report

f. **4125 Oxford Drive (VAR-30-24) - To allow a six-foot tall fence to project up to 40 feet into the 50-foot platted Riverside Drive front yard setback, when a 15-foot projection is permitted for a fence that is no taller than 42 inches in height.**

   This application was moved from the main agenda to the consent agenda.

   Finding #1 noted in the Staff Report.

Ms. Mitchell moved, seconded by Mr. Westbrook, to approve the Consent Agenda.

VOTING AYE:	Daniel Barringer, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY:	None
ABSENT:	Kevin Carpenter, Donald Osterhout

ABSTAIN: None

The motion carried (5-0).

3. Variance/Conditional Uses

a. 2661 Wickliffe Road (VAR-17-24) - To allow a six-foot tall fence to project up to 10 feet into the 25-foot platted front yard setback along Kioka Avenue, where only a 42-inch tall fence and 15-foot projection are permitted in the front yard.

Ms. Kelly gave an overview of the application which is located across from Fancyburg Park at the corner of Wickliffe Road and Kioka Avenue. It has a 40-foot setback along Wickliffe Road and a 25-foot setback along Kioka Avenue. Both of which are common setbacks for corner lots in this area. The homeowners are trying to capture more fenced yard space on the Kioka Avenue side. They would like a 6-foot privacy fence to project 10-feet into the 25-foot setback. The code does allow 6-foot tall fences in side and rear yards. There is an allowance for fences to project up to 15 feet into the front yard, but the fence height must be less than 42 inches. The requested 10-foot projection could be allowed in this case, but the fence height would have to drop to 42 inches on the Kioka Avenue side. The applicant would like to be able to maintain the full 6-foot height the entire way. There is some landscaped screening; however, this fence height would be out of character with the neighborhood. Given the conditions, as well as the characteristics and impact of the fence, Staff is not supportive of the application.

The applicant, Mickala Buccigross, provided photos of the property and existing conditions (attached hereto and incorporated herein as Exhibit A). She and her husband have been homeowners in Upper Arlington for seven years; they will soon move into the 2661 Wickliffe Road property. They have two dogs and would like to fully utilize their corner lot. She stated that the neighborhood fence examples were not comparable to their situation because the examples did not have any trees or screening. Ms. Buccigross said that their property has a large number of trees screening the fence and it would not be visible. In addition, she stated that the lowered fence height would not be tall enough to keep their dogs contained.

Mr. Westbrook said they have been very hesitant to approve tall fences, particularly on Wickliffe Road. In the past an unpermitted fence was installed on Wickliffe Road in the side yard setback. The property owner sued to retain the fence and lost. Mr. Westbrook believes approval of this fence would be

precedent setting. Ms. Buccigross said that they will be very cooperative with the Board and use high-quality materials. She said there are virtually no other similar corner lots in the neighborhood with abundant screening. Ms. Buccigross said they simply want full access to their property.

Chair Tolliver said that this is a unique situation, but the applicant does have alternate options. She said the trees offer screening; however, it is hard to balance objective rules with subjective circumstances. Ms. Buccigross noted that the other neighborhood examples are different than her property (i.e., on a hill, so the fences look different).

Mr. Barringer said that approval would set a strong precedent. He does not believe there is a hardship because pushing the fence back would still allow for a usable yard.

Ms. Buccigross noted that they have spoken with a few neighbors and one wrote a letter in support.

Mr. Westbrook said that the screening may be different in the winter because not all the trees are evergreens.

Ms. Mitchell said that the property can and will change in the future (e.g., trees die, etc.).

Ms. Mitchell moved, seconded by Mr. Westbrook, to approve the 2661 Wickliffe (VAR-17-24) application.

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

The motion failed (0-5).

b. 2359 Canterbury Road (VAR-27-24) - To allow an eight-foot tall privacy fence along the rear property line, when six feet is the maximum limit.

Ms. Kelly provided an overview of the application, which is for a fence on a double lot on the south side of Canterbury Road. The applicant has done a number of improvements (e.g., swimming pool, outdoor kitchen) over the past few years, all of which comply with zoning code requirements. Recently the

applicant had issues with a neighbor and is looking for buffering and privacy along the rear property line. The applicant is proposing to remove the current six-foot fence and install a new eight-foot privacy fence. There are issues with noise and a large detached garage (approved through a variance in the early 2000s) that includes a wood-burning chimney/stove. The chimney often emits smoke and creates an issue for the applicant. The applicant is looking at options to mitigate the smoke and noise issues. Staff has reached out to the Fire Division, but they did not see any compliance or fire code violations. Ms. Kelly noted that fence variances are not frequently granted by the Board because they are out of character for Upper Arlington. The code does allow eight-foot fences between commercial and residential properties (an example is the Ohio State Bank property on Lane Avenue/Northwest Boulevard). Staff believes this could be precedent setting with an eight-foot fence in a residential neighborhood and is not supportive of the application. In addition, Staff do not feel like the fence will resolve the issues at hand and recommend additional landscaping. Ms. Kelly noted that they received a letter from the rear yard neighbor and noted their main concern was noise between the properties.

Ms. Mitchell asked for more information on the wood burning fireplace. Ms. Kelly said that the fireplace is located in the garage and there is a chimney coming out of the roof.

Mr. Milam noted that Staff often receive requests for higher fences, but an application is rarely submitted because of the historic lack of support from the Board. He also stated that the Fire Division cannot regulate the smoke because of nuisance; this is Ohio EPA issue. Mr. Milam said they have had a few cases that have gone to Mayor's Court due to cooking fires all hours of the day.

Ms. Mitchell asked what code the Mayor's Court cases were violating. Ms. Pettit said this would have most likely been due to a code compliance issue. She stated that this is a fence variance and should be evaluated as such.

Mr. McGrath asked who owns and/or maintains the current fence. Ms. Kelly said that the Brixton Road property owner (not the applicant) owns the fence. The code would allow the applicant to install a new fence directly adjacent to the current fence.

The applicant, Justin Rucker, explained the circumstances surrounding the application. The neighbor's detached garage is located approximately five feet from his backyard and is used as a workshop for 12 hours a day. Mr. Rucker said that in the winter his neighbor burns wood in the fireplace constantly and the smoke falls into his yard. He stated that the adjacent neighbor has issues

with the noise from their backyard; the garage/workshop has windows that overlook the applicant's property. It is a contentious relationship because of the close proximity and the neighbor using the garage for a large portion of the day. Mr. Rucker stated that the neighboring property owner has commented to his children and sent videos of a children's pool party saying they were bad neighbors because they were using their own pool. Mr. Rucker said that in order to block the neighbor from seeing directly into their yard he is willing to pay for a new eight-foot fence. He has discussed the style, height, etc. with the neighbor. If the neighbor used the garage as a typical garage, there would not be an issue; however, the neighbor's near constant usage of the garage/workshop creates problems and Mr. Rucker believes this warrants an increase in fence height, perhaps just in the area with the garage windows. Mr. Rucker said they have tried to plant arborvitae, but the plants directly underneath the chimney have died. He said that he has tried to create a buffer, but landscaping is not working; the fence would solve a number of issues. Mr. Rucker noted that the issues stem from the variance that the neighbor was granted (in the early 2000s) that allows a garage that is not typical and used as a workshop.

Chair Tolliver asked for more information regarding the neighboring detached garage. Ms. Kelly said the detached garage was approved via a variance for size. Ms. Mitchell asked if it was approved as a garage use. Ms. Kelly said that it was permitted as a detached garage; Staff researched the building permits, but the City only retains those for seven years per the retention schedule.

Mr. Westbrook asked Staff if there are rules prohibiting fireplaces/chimneys in detached garages. Ms. Kelly said there are no code limitations that prohibit fireplaces or chimneys in detached garages. Usually they are attached to the outside of the garage.

Ms. Mitchell asked why the smoke is not venting upwards. Mr. Rucker said the way the roof is configured and the type of chimney means smoke settles in his backyard. The issue is how the smoke emits out of the chimney, which is located on the backside of the garage. Mr. Rucker noted the extra two-feet in fence height would cover the windows of the detached garage and not allow the neighbor to look into their backyard.

Mr. Westbrook said the higher fence height would not help with the smoke issue. Mr. Rucker agreed, but said it would help with the privacy.

Mr. Barringer asked how much of the fence would be eight feet. Mr. Rucker said he would prefer to have the increased height along the entirety of the backyard,

but he would be willing to have the fence at eight feet where it would block the detached garage and patio. Mr. Barringer asked for information on patio setbacks. Ms. Kelly said patios are allowed to be constructed up to the property line and portable grills are allowed; permanent kitchens require a 10-foot setback.

Ms. Mitchell asked where the fence would be installed. Mr. Rucker said the current fence is installed on the neighbor's property. He and the neighbor agreed that Mr. Rucker will install a new fence on his property and the neighbor will remove the current fence.

Mr. Barringer said that he is against the eight-foot fence, but he believes this is righting an incorrect variance. The windows should not have been allowed. He said he could support eight feet, but only in that specific area. Ms. Mitchell agreed. Mr. Rucker said that he already has a permit for a six-foot fence and would only have the eight-foot portion where it would cover the windows.

Chair Tolliver asked if the applicant had discussed alternative plants with a landscaper. Mr. Rucker said he has worked with a landscaper and the arborvitae that they use in that specific area keep dying.

Mr. McGrath said that finding a new landscaper and planting evergreens would probably be more helpful than an eight-foot fence for screening. He mentioned that the issues with the arborvitae may be caused by the nearby large tree. He has not heard of a plant dying from smoke.

Mr. Milam mentioned that his research revealed an unpermitted fence extension (increasing to seven-feet, four-inches) and greenhouse for the neighboring property owner. The Board denied both of these and the property owner had to remove both the fence extension and greenhouse.

Mr. Rucker noted the previous owner had tried to plant evergreens; however, they also died. He does not believe this is the solution. Mr. Rucker stated that this situation is unique because of the previous variance that was granted.

Chair Tolliver asked whether the windows were allowed in the variance. Ms. Kelly said that the design was reviewed, but the only variance granted was for size. Due to the retention schedule, Ms. Kelly does not have the permitted plans.

Chair Tolliver asked Staff if there were any other eight-foot residential fences. Staff said that they are not aware of any. And Mr. Barringer noted that eight-foot fences are hard to pass in commercial areas.

Chair Tolliver said that she cannot set a precedent. Ms. Mitchell is concerned with the precedent, as well as the fact that an eight-foot fence does not solve the smoke issue or the issues between neighbors. She feels there are lots of other options to explore before resorting to a fence.

Mr. Barringer moved, seconded by Mr. Westbrook, to approve the 2359 Canterbury (VAR-27-24) application.

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

The motion failed (0-5).

Ms. Kelly noted there is an approved permit for a six-foot fence and the owner can proceed with that. Ms. Mitchell asked if there was a way to investigate whether windows were permitted in the neighbor's detached garage variance. Mr. Milam said Staff will continue to explore the history of the permit.

Mr. Westbrook said that he believes these types of records should be retained permanently. He asked that this be added to the agenda for the City's next Records Commission meeting.

Ms. Mitchell suggested the neighboring property owner could block up the windows to the detached garage.

c. 1984 Ridgeview Road (VAR-29-24) - To allow a new home that encroaches up to 5'-2" into the side yard longwall setback.

Mr. Milam gave an overview of the project located at the corner of Ridgeview Road and Tremont Road. This property was the subject of a lot split approved by City Council via ordinance several years ago during the Tremont Road reconstruction. The lot was split into three separate parcels. Chair Tolliver asked for clarification on the process that led to the lot split. During the reconstruction of Tremont Road, the City needed additional right-of-way and the City negotiated with the previous owner to grant a lot split into three parcels. The ordinance went to City Council and was unanimously approved. Ms. Pettit explained the process of the lot split. The negotiations were part of the purchase of right-of-way and the settlement was that the purchase of the strip of land would not affect the ability of the property to be split into three buildable lots.

The actual lot split did not occur until recently and Mr. Milam said that a large amount of consideration was given to the configuration of the lot splits exactly. The applicant has designed a house for a client on the corner lot that meets all of the standards. Mr. Milam stated that the only outstanding issue is the side yard longwall setback because it is a long narrow lot. The encroachment happens in the garage portion of the home. Even if the garage was detached, Mr. Milam said a variance would still be required for the side yard longwall setback. The applicants have looked at several alternatives, but all have setback issues. Chair Tolliver asked if a smaller garage would still have an issue; Mr. Milam confirmed a two-car garage would still run into issues with the setback. Mr. Milam showed a number of renderings of the house. Chair Tolliver asked whether these lots would fall into the current lot split regime. Mr. Milam said that because the split was approved by City Council ordinance, the current lot split methodology does not apply. Ms. Pettit said the actual lot split happened in June 2023 and this was before the new lot split standards took effect. Ms. Pettit noted that the lot split had a condition that all new homes must meet residential design standards.

Mr. Barringer asked for clarification about the longwall setback. He stated that if the longwall setback is 15 feet, the home has two points which extend into the setback. Mr. Milam confirmed that is correct and that there are no windows on the longwall.

Mr. McGrath asked about the third-party architect comments. Mr. Milam noted that they had some initial concerns about materials and the roof pitch, but all of those have been resolved. Mr. McGrath asked to see a site plan regarding the new curb cut on Tremont Road and how that impacts the very heavily used road. Mr. Westbrook asked about the amount of asphalt required for the curb cut. Mr. Milam said it meets the 25% coverage requirements.

The applicants, Brandon Belli and Kirk Dennis, went through their design process from the beginning of the lot split process. Mr. Belli said they misunderstood the longwall setback requirements when they designed the home.

Chair Tolliver asked if they tried to rework the house design in order to avoid the variance. Mr. Belli said they had and tried many different configurations of the garage, but it was not possible.

Mr. Barringer said he is more in favor of having the longwall then trying to cross over the front property line. He noted that the wall jogs and architecturally it is a

good solution. He does understand this is caused by having three lots, rather than two.

Mr. Belli said they adjusted the lots to make them wider in the interior in order to fit better in the neighborhood.

Ms. Mitchell asked if the door on the back of the garage could be moved. Mr. Belli said it could be moved. Mr. Milam agreed this could provide some relief to move the door.

Mr. Barringer said he felt that there is adequate setback.

Mr. McGrath said the houses appear to be very close together and asked how far apart they actually are. Mr. Belli said there is at least 20 feet between the houses. He also said they could add a window to the garage in order to provide more relief.

Mr. Barringer asked if the homeowners planned to add a fence. Mr. Belli said they were planning on adding landscaping on the lot, but there will not be any individual fences. He said they agreed to add a fence along the entire rear property line. That was agreed upon by the neighbors when the applicants initially purchased the property.

Chair Tolliver said that she has a hard time envisioning what a house would look like that did not require any variances. She could not approve the variance without knowing what would be buildable on the lot and would like to see alternatives.

Mr. Westbrook said realistically it would make more sense to build a two-story home with a garage in the rear. Mr. Belli confirmed that the client wants a one-story home.

Chair Tolliver said this is a variance request for a new home and she finds it difficult to see a hardship.

Mr. Belli said getting a garage to work with a ranch home has been challenging because the size is limited.

Ms. Mitchell asked if the curb cut has to be located on Tremont Road; would it be possible to orient the garage in the front of the house. Mr. McGrath had a similar concern. Mr. Barringer said it was due to the narrowness of the lot.

Mr. Belli said that when they were asked to narrow the lot they went through the options with the Development Office.

Mr. Barringer said they could put the driveway and curb cut on Ridgeview Road, but that would create a completely different house design.

Chair Tolliver suggested the applicants come back to the next work session and work on alternative plans that may not require the variance.

Mr. Westbrook stated that if the applicants' removed the one-car garage they would be very close to meeting the setback. He said that its hard to grant a variance on a new build; however, this is a unique lot.

Ms. Kelly suggested detaching the garage which would remove the longwall requirement and may not require a variance. Detached garages can be as close as three feet from the property line.

Ms. Mitchell suggested making the two-car garage deeper.

Mr. Westbrook said you could detach all the garages and add a breezeway.

Chair Tolliver noted that these suggestions could be reviewed at a work session.

Mr. Barringer said they could just detach a portion of the garage and the variance request would be smaller.

Mr. Dennis asked if the rear yard profile applies to the detached garage. Ms. Kelly stated it did not and detached garages have more lenient setbacks. She also said it could be possible to use an open breezeway between the house and detached garage, but it has to be within the buildable area.

Mr. Westbrook said by angling the garage it could help architecturally. Mr. McGrath asked for schematics showing the location of the other houses and key assets.

Ms. Mitchell moved, seconded by Mr. Barringer, to postpone the 1984 Ridgeview Road (VAR-29-24) application to the June 5th, 2024 work session.

VOTING AYE:	Daniel Barringer, Matt McGrath, Marianne Mitchell, Shannon Tolliver, Bill Westbrook
VOTING NAY:	None
ABSENT:	Kevin Carpenter, Donald Osterhout

ABSTAIN:	None

The motion carried (5-0).

4. Development/Site Plans

a. [POSTPONED] 2001 Northwest Boulevard (DEV-01-24) - Review of an Amended Major Site Plan and Conditional Use (for a columbarium) with variances for exterior improvements and signage to Holy Trinity Lutheran Church.

Ms. Mitchell moved, seconded by Mr. Barringer, to postpone the 2001 Northwest Boulevard (DEV-01-24) application to the June 26th, 2024 meeting.

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

The motion carried (5-0).

5. Updates from the Community Development Department

- The consultants working on the Envision Henderson plan will run a workshop at the June 5th meeting.

6. Adjournment

Ms. Mitchell moved, seconded by Mr. Barringer, to adjourn.

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

The motion carried (5-0) and the meeting was adjourned at 7:40 pm.

ATTEST:

CHAIR:

Mickala,

I'm your neighbor across the street on Kioka, the brown ranch. I wanted to let you know that I have told my land lords, who own the house, about your fence and neither they nor I have any problems with it.

I hope all goes smoothly on the 17th

Vicki M Zuest

6/5/2024 | 6:00 PM

MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS

Members Present: Daniel Barringer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver

Members Absent: Donald Osterhout, Bill Westbrook

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly, Assistant City Attorney Darlene Pettit, City Clerk Krystal Gonchar

1. **Call to Order**

   Chair Tolliver called the meeting to order at 6:05 pm.

   Ms. Mitchell moved, seconded by Mr. Carpenter, to excuse Mr. Osterhout and Mr. Westbrook.

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

The motion carried (5-0).

2. **Informal Review**
   a. **2430 Kensington Drive - Informal review of a potential Historic Demolition application to alter the elevations of this Contributing Structure in the Historic District.**

      Mr. Milam provided a summary of the project. The applicant, Mr. Harper, is requesting a Certificate of Economic Hardship in order to waive the 180-day

historic demolition delay. Mr. Harper plans to demolish the home and rebuild. His request for hardship is related to the increased costs of materials. Mr. Milam stated that with historic demolitions, applicants must meet with staff again later in the process to ensure the home meets the characteristics of Neighborhood Compatibility.

The Board reviewed Unified Development Ordinance Article 4.05(R), which describes how economic hardship is evaluated. They advised Mr. Harper to formally apply for economic hardship to begin the process and 180-day delay clock.

3. Updates and Reports

a. Envision Henderson workshop with BZAP.

For compliance with the Ohio Ethics Law, Mr. McGrath recused himself from discussions and left the Chambers at 6:29 pm.

Kyle May, Chris Hermann, and Jessica Hufnagle from MKSK presented an update on the Envision Henderson project (attached hereto and incorporated herein as Exhibit A). Mr. May reviewed the project goals, study area, national trends, and regional growth. Potential impacts to the study area include COTA's LinkUS and the City of Columbus's Zone In efforts, with 8,500 residents impacted. For the Henderson Road area alone, there are 1,500 residents, with a mix of middle-housing, entry-housing, older and younger residents.

Chair Tolliver asked if the City of Columbus will take suggestions from the City. Mr. May confirmed that they are working with the City of Columbus on this study. Mr. Barringer asked if MKSK will be working on zoning changes, or are they just working on the master plan. Mr. May responded that they are trying to activate inactive uses.

Mr. Milam showed an excerpt from the Zone In proposed mixed-use district plan for their side of the area. He would like the Upper Arlington side to match or be similar to the Columbus side. MKSK will provide build-out scenarios.

Mr. Barringer stated that he would like to consider residents who work from home rather than have all office space. Mr. Carpenter confirmed that the City does not have the right-of-way, but rather Columbus does. Mr. Milam commented that both cities are collaborating on the change of control. Mr. Carpenter asked if access management will be part of the plan, with over 30 curb cuts, it is a lot to manage and eliminate. Mr. May said all options

are on the table, but they need to address the safety issues due to the current volume of crashes.

Mr. May discussed the themes from the public engagement sessions, which included over 400 participants at the kick-off meeting alone. A common theme was movement and the need to traverse the area; the area is a magnet with restaurants and many places to visit. Mr. Hermann stated that they met with City Council individually in order for members to provide their priorities. Members said that they want to educate the community and seek feedback in order to plan for their needs better. Mr. Carpenter suggested bringing in an engineer in order to weigh costs and the realities of use. Setting expectations is important, but the reality is this is private development that the City does not have control over. Mr. Hermann compared Henderson Road to Bridge Park, where the energy is on the interior street system, between a river and a green space. That is something to consider for Henderson Road, which has neither. For the Bridge Park project, there was a partnership with the City of Dublin and private developers.

Mr. May asked the Board what they see as qualities of a successful future project on the Henderson corridor. Mr. Hermann asked them to think about what worked well on Lane Avenue, what did not work well, etc. Mr. May said they have heard from neighbors that they are excited about the plan, but also want to make sure the plan is symbiotic. They also need to consider scale of uses.

Mr. May asked to present before BZAP again in the future. Chair Tolliver confirmed that the Board would appreciate updates. Mr. Milam stated that staff have reached out to developers and had discussions on potential projects, reaching out to residents to communicate the project, and reviewing multi-modal methods of transportation.

4. Adjournment

Ms. Mitchell moved, seconded by Mr. Carpenter, to adjourn.

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

The motion carried (5-0) and the meeting was adjourned at 7:41 pm.

ATTEST:

CHAIR:

Exhibit A

ENVISION HENDERSON

June 5, 2024

West Henderson Road Vision Plan

BOARD OF ZONING & PLANNING

City of Upper Arlington

Agenda & purpose

» **Welcome and Introductions**	5 min
» **Overview of Envision Henderson** - process overview	5 min
» **Ten things to know** - quick dive into the research	15 min
» **Initial themes from engagement**	10 min
» **Principles, character, priorities, intent** - discussion	15 min

SOURCE: CITY OF UPPER ARLINGTON

Introductions & background

Kyle May, Associate Principal, MKSK Studios

ENVISION HENDERSON

Project team

PEOPLE OF THE CITY OF UPPER ARLINGTON

City of UA Departments
Board of Zoning & Planning
City Council

Stakeholders
Neighborhoods
Business owners
Property owners

MKSK

Christopher Hermann, AICP
Planning Principal

Kyle May, AICP
Project Manager

Sarah Lilly, AICP
Planner / Public Engagement

AMY ROSEPILER. PE
ENGINEERING LEAD

BURGESS & NIPLE
TRANSPORTATION PLANNING

JONES
ARCHITECTURAL CHARACTER

BRIAN JONES
ARCHITECTURE LEAD

Why now?

- The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. How communities prepare for what's to come, will be key to their longterm health, identity and vibrancy.
- West Henderson Road is the **last major business district within the City** with the potential for significant change.
- Henderson Road serves as the **boundary between Upper Arlington and the City of Columbus**. With multiple property owners, and different zoning and design standards for each jurisdiction, the resulting **developments over the years have created an inconsistent look and feel**.
- The district is located at the northern edge of the community instead of a more central location, with **diminished access to the region's network of highways, and lacks a defined sense of place within Upper Arlington**.
- The current roadway configuration **does not reflect contemporary safety, access, streetscape and aesthetic expectations**.
- Other initiatives, like **LinkUS and Zone In Columbus**, will impact this district and **now is the time to be proactive** about the changes that occur.

SOURCE: CITY OF UPPER ARLINGTON

Outcomes

- **Another, great community conversation** - broad engagement that combines education, brainstorming, and idea-building.
- **Clarity, connection, better understanding**
- **A bold vision** - A statement of intention, on behalf of citizens of Upper Arlington, focused on the rich opportunities along the Henderson Road corridor. A community-written, data-informed plan that is inspiring, clear, and connected to a sequence of actions and investments.
- **Clear objectives** - what are the needles we're trying to move? How do we know we're making progress? Measurable, achievable, important, tight connection to the vision.
- **Stacked and sorted actions** - community investments and policies that support one or more objectives.

SOURCE: MKSK

Project Goals

1	2	3	4	5	6
Facilitate a consistent, safe, and attractive corridor	**Add** community value by creating a welcoming, open corridor	**Maximize** economic development opportunities	**Enhance** the vibrancy and walkability of the corridor	**Identify** opportunities for additional housing	**Define** a transitional edge to Upper Arlington

Study Area
Northcrest Park
Henderson Rd
Northwest Park
Dierker Rd
Nugent Dr
Gettysburg Rd
Reed Rd
MacKenzie Dr

Project Schedule

Component 1

PROCESS PREPARATION
JANUARY - FEBRUARY '24

- Project Kick-off Meeting
- Review Existing Data, Reports, & Gather Base Mapping
- Conduct a Corridor "Walk-Through"
- Basemapping
- Communications & Engagement Brief

Component 2

COMMUNITY ENGAGEMENT
FEBRUARY - OCTOBER '24

- Initial Stakeholder Engagement
- City Council 2x2 Meetings
- **Community Meeting #1: Kickoff**
- Community Meeting #2: Choices
- Follow-up Stakeholder Engagement
- Community Meeting #3: Priorities

Component 3

CONCEPTS & ALTERNATIVES
APRIL - AUGUST '24

- Corridor Improvement Opportunities & Challenges
- Transportation and Infrastructure Review / Assessment
- Conceptual Design Options
- Catalytic Site Concepts

Community Meeting #2:
Choices & Concepts
July 31, 2024 - 6:00-8:00 PM

Component 4

PLAN SYNTHESIS & FINALIZATION
SEPTEMBER - OCTOBER '24

Community Meeting #3:
Open House

- Preferred Corridor Concepts
- Policy Recommendations & Implementation Matrix
- Final Corridor Vision Plan
- City Council Hearings

Ten things to know!

Kyle May, Associate Principal, MKSK Studios

ENVISION HENDERSON

Data and analysis

- Process and plan are informed by a layers of data-driven research and analysis.
- The planning team will use the latest, best data available to **build a compendium of conditions and trends**.
- These findings will expose key challenges or emerging opportunities. The plan's recommendations will either seek to mitigate issues or take advantage of potential.
- Topics and focus are wide ranging and include **demographics, economics, land use, transportation, and others**.
- Unless notes, the geography of data pertains to the planning area, a half-square mile area straddling Henderson Road and shared between the cities of Upper Arlington (south) and Columbus (north).
- Let's explore a few, relevant findings from a national to local scale.

SOURCE: CITY OF UPPER ARLINGTON

1 National headwinds and trends

» E-commerce continues to drive major shifts in demand for retail and commercial space. This is especially acute in overbuilt or saturated markets. **The most vulnerable spaces are medium sized, 40 to 70k square feet**.

» The work-from-home permissions granted through the 2020 COVID-19 Pandemic, have been slow to fully reverse for many companies and institutions. **The suburban products are not immune. In some cases, the vacancies in the traditional, single-use office parks are higher than downtown areas**, with one exception, newer mixed-use centers have seen a boon in leasing.

» Housing prices shot up through the pandemic and have only recently – with major increases to interest rates – stabilized. Most markets experienced **between 10 and 30 percent increases in year-to-year sales prices**. The demand for more diverse housing products is growing in line with changing national demographics.

SOURCE: SHUTTERSTOCK

Regional growth and change

2

» The **Central Ohio region is growing rapidly**, and every community – Upper Arlington included – is feeling the impacts and pressures of this growth. **650k new residents in the 15-county region by 2050.**

» Last ten years, home grown unicorns (Root, Cover my Meds, Olive) and rising venture capital awareness / investment. Venture capitalists injected over **$3 billion into the region over the past 20 years**, particularly in healthcare and insurance startups.

» Major regional logistics advantages. Just in time economy and the need for space / access, triggering **Amazon effect in full effect**.

» Relative housing affordability but with markets are changing monthly.

» And then there's Intel … **$20B, largest single economic event in the state's history**. 3,000 full-time high-tech jobs, ~10k construction.

3

» Secondary effects in terms of jobs / people unknown

» Ex. Chandler, AZ – Intel initial hub from 30k to 280k, 1980 to 2020

SOURCE: INTEL CORPORATION

4

Ratio of Jobs to Housing Unit Growth

2.5 : 1

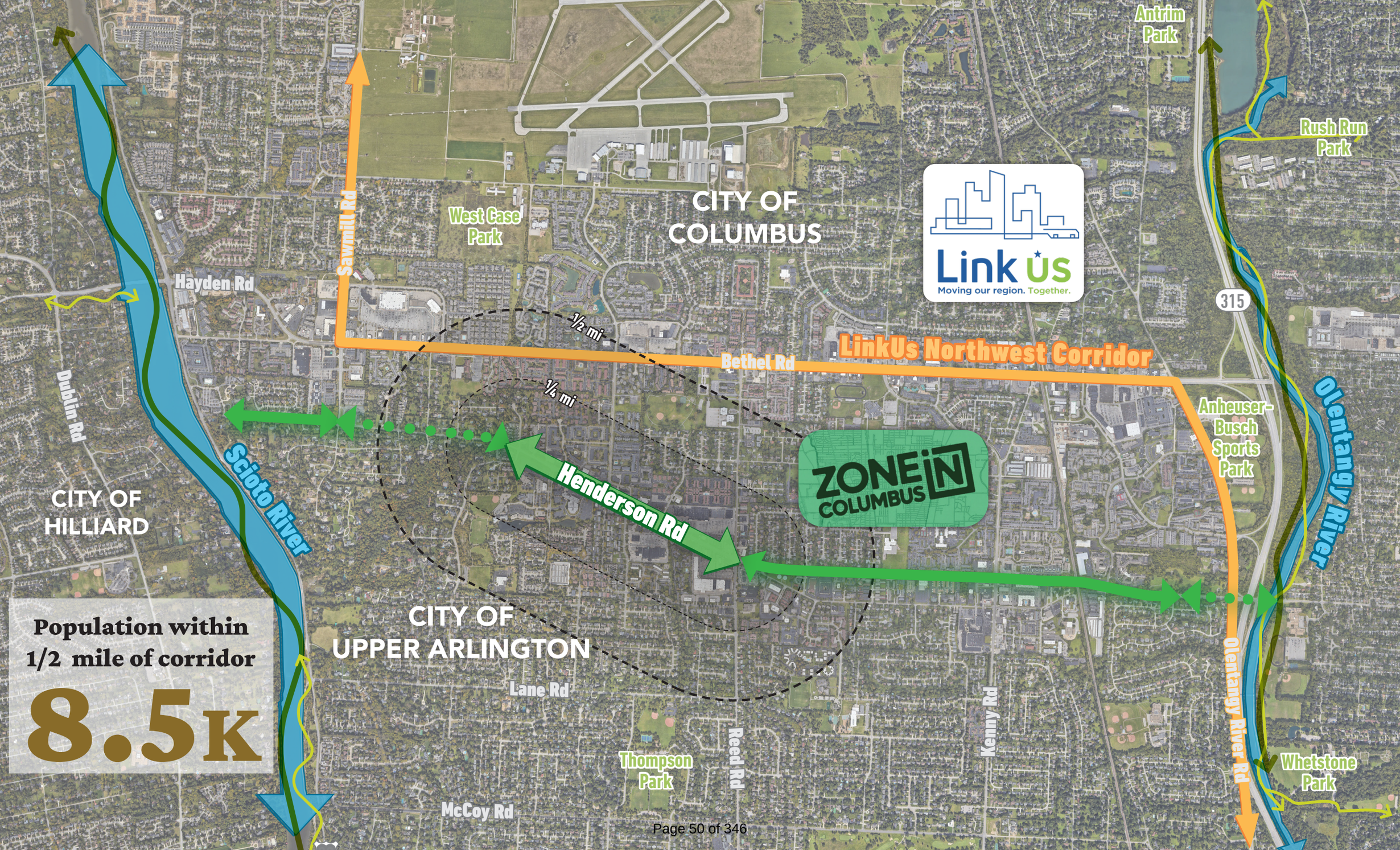
Regional housing development is not keeping pace with jobs, accelerating housing costs across all markets

Looking locally

- West Henderson Road is the **last major business district within the City** with the potential for significant change.
- The corridor serves as the **boundary between Upper Arlington and the City of Columbus**. With multiple property owners, and different zoning and design standards for each jurisdiction, the resulting **developments over the years have created an inconsistent look and feel.**
- The district is located at the northern edge of the community instead of a more central location, with **diminished access to the region's network of highways, and lacks a defined sense of place within Upper Arlington**.
- Nexus of a several major initiatives with the potential to impact the corridor. **COTA's LinkUS** transit and alternative transportation planning, **Columbus' ZoneIn** re-haul of the city's zoning code focusing on major corridors including the north side of Henderson.

5 SOURCE: CENTRAL OHIO TRANSIT AGENCY

SOURCE: CITY OF COLUMBUS


Antrim Park
Rush Run Park
CITY OF COLUMBUS
West Case Park
Sawmill Rd
Hayden Rd
Link US
Moving our region. Together.
315
½ mi
¼ mi
Bethel Rd
LinkUs Northwest Corridor
Dublin Rd
Scioto River
Henderson Rd
ZONE IN COLUMBUS
Anheuser-Busch Sports Park
Olentangy River
CITY OF HILLIARD
CITY OF UPPER ARLINGTON
Lane Rd
Thompson Park
Reed Rd
Kenny Rd
Olentangy River Rd
Whetstone Park
McCoy Rd
Population within 1/2 mile of corridor
8.5K

Zooming in on Henderson Road

» The resident population in the planning area - ~1,500 residents, within ~800 households – **has remained very stable through the last decade, with little to no growth in overall housing units**.

6

» The **housing stock in the area is very diverse** when compared to the city overall: 14% duplex, 11% 3-unit, 26% quad, 49% 5+ units. There are no single-family detached units.

» There are **~2,100 jobs** along the corridor split across Retail Trade, Healthcare, Accommodation and Food Service, Professional Services, and Management. Total jobs has remained relatively static.

» **Large retail footprint, but under-performing** for the city and especially compared to the region overall. 70% of the businesses in the area have visitor counts below the 50th percentile.

8

» Office product is older than regional average. **There are 20 buildings that are valued at less than the land they sit on**.

2023 Population of the Planning Area

~1.5K

Spread across ~800 households, no change in either from 2023

7

Under-performing Retail or restaurant establishments

>70%

Businesses with visitor counts below the "apples-to-apples" 50th percentile. 45% of businesses have decreased in visitors since 2022

Checking in on the right-of-way

9

» The Henderson Road corridor is currently owned by the city of Columbus. The curb-to-curb **right of way averages ~70 feet,** not including areas for landscaping and/or sidewalks, both occur sporadically across 1 mile stretch of the corridor.

» Traffic volumes increase approaching Reed Road and toward SR 315, but overall averages **~18,000 daily cars compared to ~30,000** along Bethel Road.

» Sporadic, commercial development along the corridor led to uncoordinated site access management. There are 38 drive or access curb cuts along less than one mile of roadway, not including roadways. **Roughly one curb cut every 100 feet.**

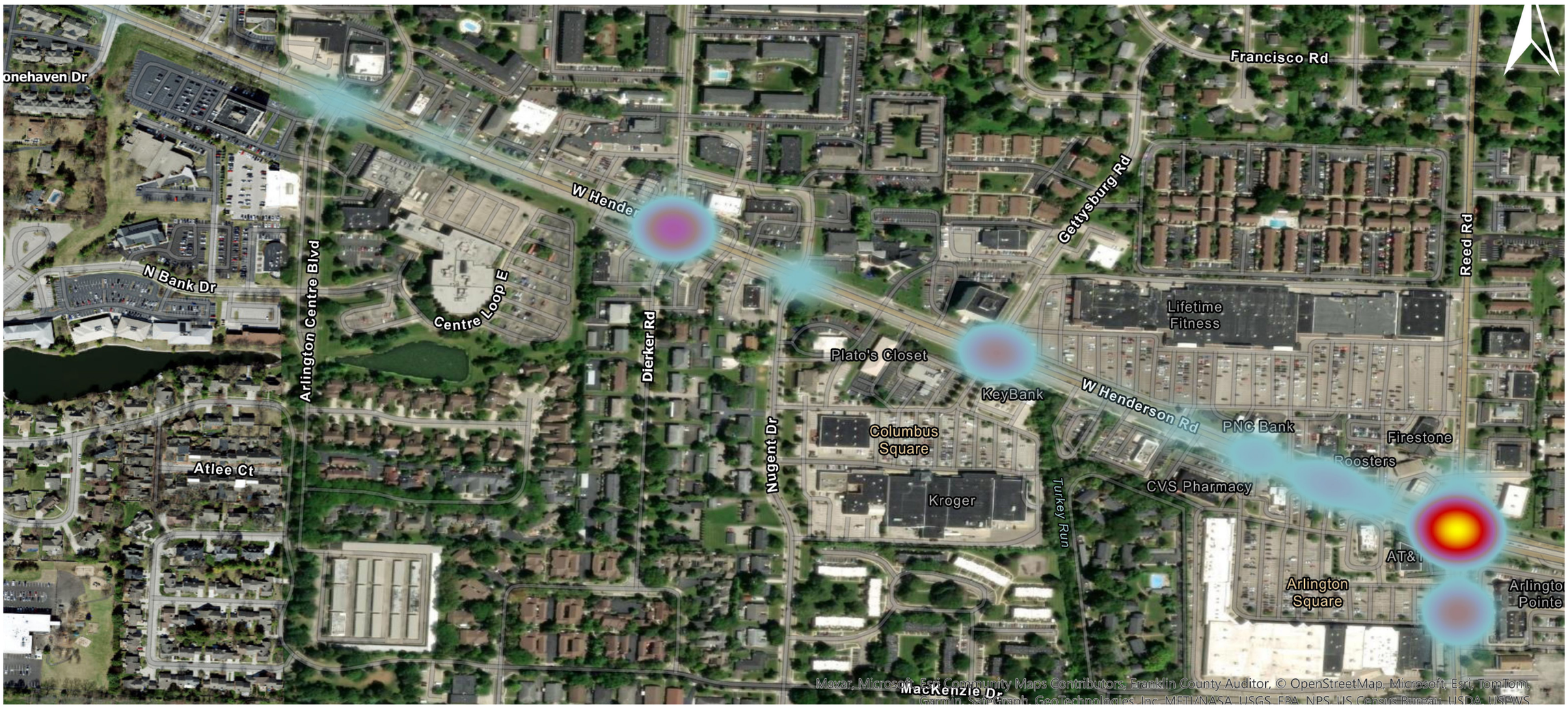
» General lack of non-motorized infrastructure including sidewalks, multi-use trails, mid-block crossings, or internal site connections.

10

» Between 2018-2022 there were 139 crashes along the corridor, these tightly cluster at the Reed - Henderson Road intersection.

SOURCE: CENTRAL OHIO TRANSIT AGENCY (COTA)

Crash Frequency



What's in a *right-of-way*?

What's in a *right-of-way*?

Initial themes from engagement

Discussion

ENVISION HENDERSON

Community Kickoff

- The Kickoff is the first in a three-meeting series in support of the Envision Henderson planning process. Hosted April 10 at the Municipal Building, via Zoom, and through multiple pop-up activties across the community through April and May.
- **Experiences, impressions, challenges, and opportunities** - Start with group reaction polling through your smartphone.
- Four workshop activities located in the lobby:
  - B: **Strong place, weak place, opportunity place**
  - C: **Building a more complete street**
  - D: **BIG idea board**
  - E: **What's missing? Typologies and uses**

Total Round One Participants

+400

Sharing more than 800 comments, reactions, and ideas via in-person and online activities

SOURCE: MKSK

Major themes

- The planning team, including MKSK and Burgess and Niple, reviewed each of the responses and developed a responsive categorization scheme.
- Based on this thorough reading and review, **several overarching themes have been identified**. These provide a high-level perspective on what was shared through the thousands of responses.
- Crosscutting themes and takeaways from the community conversations focused on major issues like **safety, aesthetics, vibrancy, mobility, jobs and fiscal outcomes, and the qualities of place.**
- The following themes are not exhaustive but **representative of the major, emergent themes** in the 700+ comment database.

SOURCE: MKSK

Major themes from Kickoff

City of Upper Arlington

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The qualities of place are important in Upper Arlington, but they are lacking throughout the Henderson Road corridor.

- *There is a general lack of consistency with respect to architecture, site design, landscaping, signage, and other visible elements of the built environment.*
- *The pattern and architecture of sites and buildings is haphazard and negatively impacts the area's overall sense of place.*

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The market processes that are currently playing out could be harmful to the quality of the built environment and the fiscal position of the city.

- *These processes are not self-correcting.*
- *The softening retail and office markets – especially as they are impacting more dated products – could act as a drag against community priorities.*

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

Movement inside, into, and across the corridor should be made safer for motorists and, especially, non-motorists.

» *There are areas where these dangers cluster, but generally, safety along the corridor should be looked at holistically.*

» *Access management is a key challenge.*

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The character, quality, and consistency of future projects is a priority.

» *New projects should meet the community's high standard for form and function, mixing timeless materials with a land use profile that meets current and emerging market demands.*

» *These projects can have mixed uses but should be scaled and placed appropriately.*

> ***" Make buildings unique to Upper Arlington not any town in the USA "***
>
> *-Round One Kickoff Participant*

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

There is a need to move beyond simple, transactional spaces.

» *Single use areas are disconnecting and have resulted in a fragmented building pattern and overbuilt or redundant infrastructure and parking.*

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

There are residents here and they are important and part of the broader Upper Arlington community.

- *The communities tucked into the corridor are, in some cases, more than 50 years old and are generally more affordable because of their range of housing types.*
- *These neighborhoods are an important part of the cities of Upper Arlington and Columbus and should be connected into, rather than fenced out of, complementary spaces as they evolve along the corridor.*

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The stitching between the cities of Columbus and Upper Arlington will define the future success of this planning effort.

- *Work in either community will have an impact on the other.*
- *Coordination and collaboration are key to the plan's success. The Zone In (City of Columbus zoning code updates) and LinkUs (Central Ohio Transit Authority Bus Rapid Transit proposal) processes will have a profound impact on the north side of the corridor with respect to development opportunities.*
- *The communities should continue to work together to achieve shared, strong outcomes along Henderson while maintaining their unique identities.*

> ***"There is a GREAT multi-use path on Dierker north of Henderson. Can we have a stronger connection to it from Upper Arlington"***
>
> *-Round One Kickoff Participant*

Major themes from Kickoff

The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

The "gateway" aspect of the corridor can be better embraced and enhanced.

- *Henderson makes up the northern boundary for the city and this "gateway" should showcase the best aspects of the community.*
- *The corridor's larger lots and existing mix of uses make it an ideal location for addressing latent community needs without overburdening existing neighborhoods.*

Major themes from Kickoff

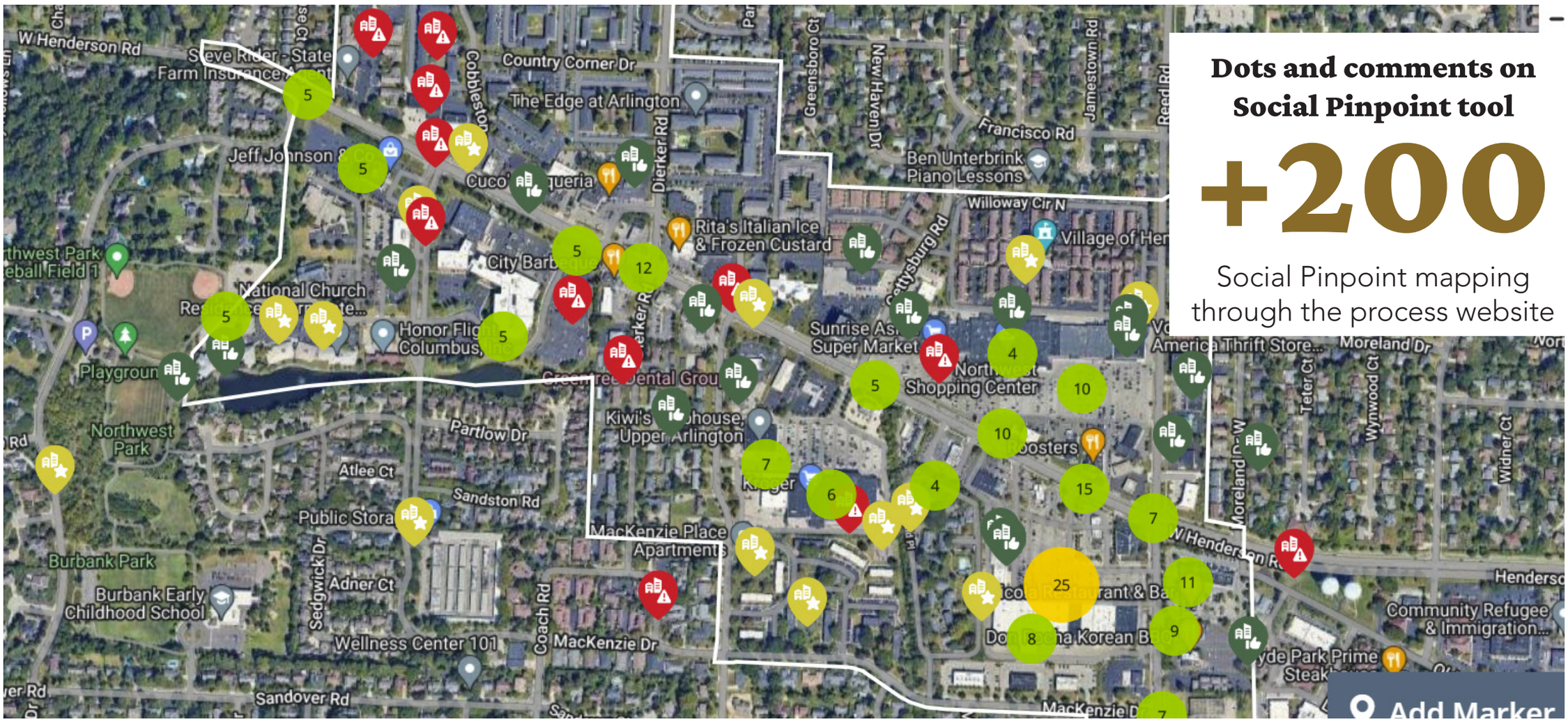
The following themes are not exhaustive but representative of the major, emergent themes in the 700+ comment database.

Not all redevelopment is inherently "good" or "bad".

- *Change should be considered and metered, following a strategy, and leading to incremental transformation of the corridor.*
- *The design, integration, materials, architecture, landscaping, and market fundamentals make up a short list of elements to consider for any proposed project.*
- *Additionally, these decisions are important. The city has very few simple redevelopment or development sites remaining.*

Top votes received on "what does good development look like" prompt

“Place” mapping



Community Round Two

- The planning team will host its second round of community conversations and meetings.
- Join us on **July 31st from 6 to 8pm** as we share what we've heard and begin to develop our concepts for the future of the corridor.
- During the meeting, members of the planning team will introduce initial concepts for improving safety, accessibility, and aesthetics along the corridor.
- Team will also engage participants in a discussion focused on land use, development, and the guiding principles for decision-making and project evaluation.

Principles, character, priorities, intent

Discussion

ENVISION HENDERSON

Moving from conditions to concepts

- Connecting **community priorities** to actionable projects, policies, and/or programs
- Considering with **levels of control** or what can we do alone, where do we need partners?
- The corridor plan is focused on two, integrated environments: **Inside** the right-of-way and **outside** the right of way.
- All concepts, recommendations, and BIG ideas will be tied back to the priorites of the community through:
  - **Statements of intent** - why we're doing what we're doing. Our expected outcomes. Our connections to critical community needs, gaps, etc.
  - **Principles for growth** - directional statements informing, bounding, or directing project development. Establishing character expectations

Control / Influence / Advocate

Control / Influence / Advocate

Control / Influence / Advocate

City of Upper Arlington

ENVISION HENDERSON

PROMPT A:

What are the qualities of a succesful, future project on the Henderson corridor?

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

Authors: Victoria Brubaker, Intern

BZAP Meeting Date: June 26, 2024

Subject: 2831 Canterbury Lane (VAR-33-24) - To allow a driveway that results in 30 percent front yard coverage, when 25 percent is the limit.

Site Description/History

The subject property, 2831 Canterbury Lane, is located at the end of the Canterbury Village cul-de-sac, just north of Charing Ravine Park and adjacent to the Canterbury Village reserve. Canterbury Lane is a narrow street and its 20-foot deep building setbacks situate the homes close to the road, creating a challenge to expand driveways while meeting the 25 percent front yard development coverage limit. The irregularly-shaped property has approximately 58 feet of frontage and an average depth of 136 feet. It is identified as Lot #16 in the Canterbury Village subdivision and is zoned R-1c, One-Family Residence District. A one-story brick and stucco home sits behind the 20-foot building setback line, and an asphalt driveway leads to a two-car detached garage. A steep ravine exists in the rear yard that is heavily wooded. The applicant purchased the home in April 2011.

Proposal

The proposal includes the removal of the current asphalt driveway and the installation of a new asphalt driveway. Front yard development coverage is limited to 25 percent of the front yard area, or 352 square feet for the subject property. The application notes that the amount of hardscape in the front yard would increase to 418 square feet or 30 percent coverage and is 66 square feet over the limit. The driveway addition will lead to a new carport to the left of the existing garage that meets all zoning requirements. A segment of the existing driveway will also be removed on the south end of the driveway to better meet the code requirements. The proposal also includes exterior additions to the space connecting the existing garage and residence. This will involve the removal of stone, planting beds, and a wood deck to build a new concrete terrace and walkway.

Zoning Code Requirements

- To allow front yard development coverage of 30 percent, in lieu of the 25 percent maximum limit (Article 5.02).

Alternatives

The applicant has explored several alternate locations to include a carport on the property. However, the other locations were not feasible given the layout and topography of the lot and potentially would also require variances. The applicant has explored the use of grass pavers and permeable pavers but does not wish to pursue this due to maintenance. Due to the location of the house and slope of the property, the applicant feels this plan is the best course of action.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed a variety of options with the applicant. Staff agrees that any addition to the south end of the residence would require a variance and create difficulties due to the slope of the lot, the existing home's placement, and the home being located behind the rear yard setback line (Finding #1). The additional driveway coverage is the minimum necessary to allow access to the compliant carport. For these reasons, Staff recommends that this variance application be approved subject to a front yard landscape plan being reviewed and approved by the City Forester.

Attachments

1.	2831 Canterbury Ln Variance App
2.	2831 Canterbury Lane BZAP Staff Report Pictures

24-2224

Variance Application

Status: Active

Submitted On: 5/22/2024

Primary Location

2831 CANTERBURY LN
UPPER ARLINGTON, OH
43221

Owner

GOOD KEVIN & GINA
Canterbury Lane 2831
Columbus, OH 43221

Applicant

Erik Maxwell
614-846-7388
erik@nicholsonbuilders.com
6525 Busch Blvd
Columbus, Ohio 43229

BZAP Information

BZAP Case #

VAR-33-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Front yard coverage

Findings of Fact for Approval/Denial

Variance Request

To allow a driveway that results in 30 percent front yard coverage, when 25 percent is the limit.

BZAP conditions

Variance Information

Describe Variance Request

To increase the allowable impervious driveway surface from 25% to 30% per section 6.03(G)(8)(a).

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?

Canturbury Lane is very tight, and with the homes being so close to the road, creates a challenge to expand the driveway while meeting the 25% rule for impervious driveway material in the front yard setback.

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

We do not believe this will confer a special privilege due to the challenges of the site.

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

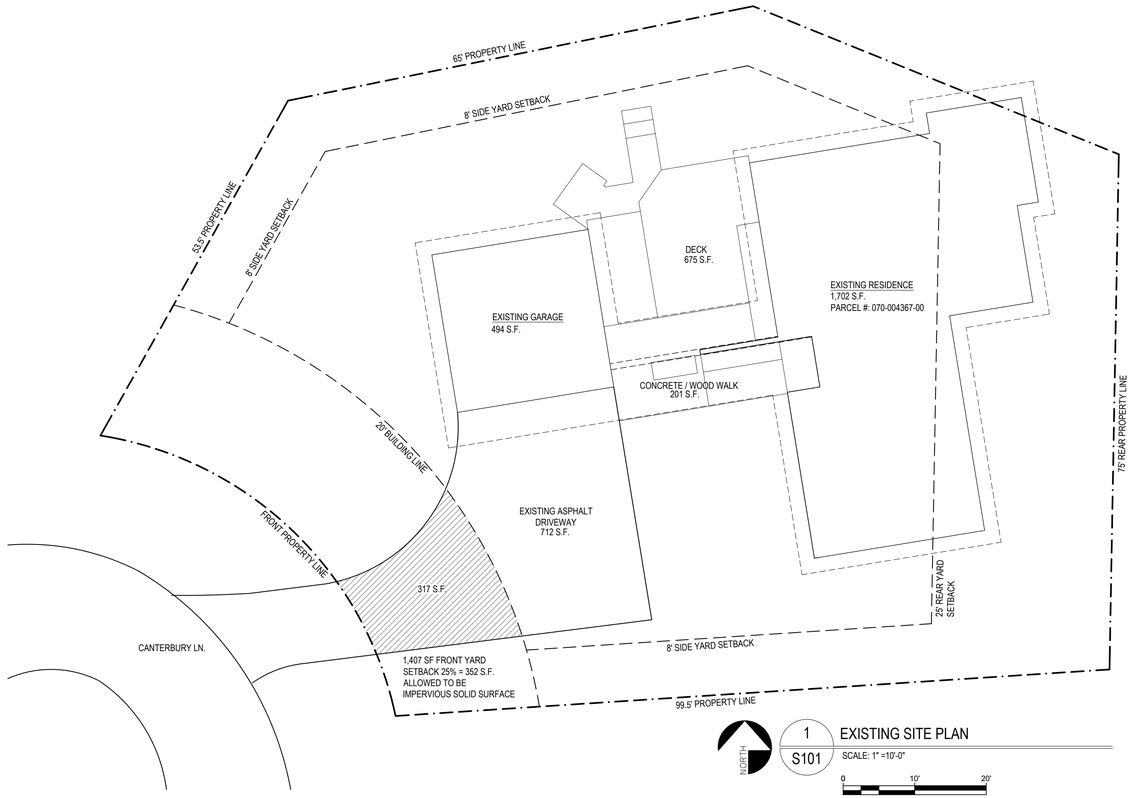
We do not feel the neighborhood or adjoining properties will be affected in any way with the proposed scope of work.

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?

Do to the location of the house and our initial zoning meeting with Justin and Alyssa we feel this is the best course of action.

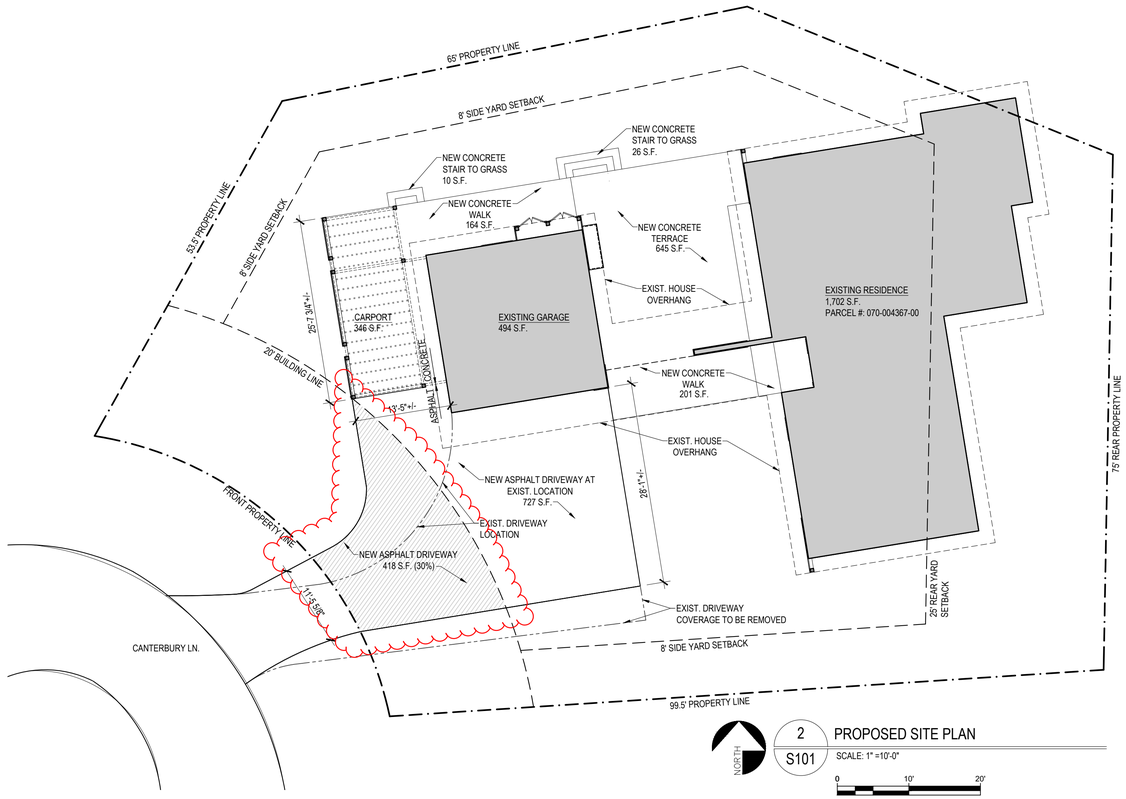
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

While the property can yield a reasonable return currently the additional work we are proposing will further inhance this property and the surrounding properties.



1 S101 EXISTING SITE PLAN

SCALE: 1" =10'-0"



2 S101 PROPOSED SITE PLAN

SCALE: 1" =10'-0"

BUILDING CODE INFORMATION

PARCEL #:	070-004367-00
SITE:	10,890 S.F. (0.25 ACRES)
MAX BUILDING COVER:	3,158 S.F. (29%)
EXISTING BUILDING COVER:	2,536 S.F. (23%)
PROPOSED BUILDING COVER:	NO CHANGE
MAX DEVELOPMENT COVER:	5,445 S.F. (50%)
EXISTING DEVELOPMENT COVER:	4,101 S.F. (38%)
PROPOSED DEVELOPMENT COVER:	4,733 S.F. (43%)

VARIANCE:
TO INCREASE THE ALLOWABLE IMPERVIOUS DRIVEWAY MATERIAL IN THE FRONT YARD SETBACK FROM 25% TO 30%. PER SECTION 11, ARTICLE 6.03 (G)(8)(a).

NICHOLSON
DESIGN + BUILD FOR LIFE
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390
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A(N)
EXTERIOR ADDITION
TO THE
GOOD RESIDENCE
2831 CANTERBURY LANE
COLUMBUS, OHIO 43221

STATE OF OHIO
JOHN
NICHOLSON
1115322
REGISTERED ARCHITECT
EXP 12/31/2024

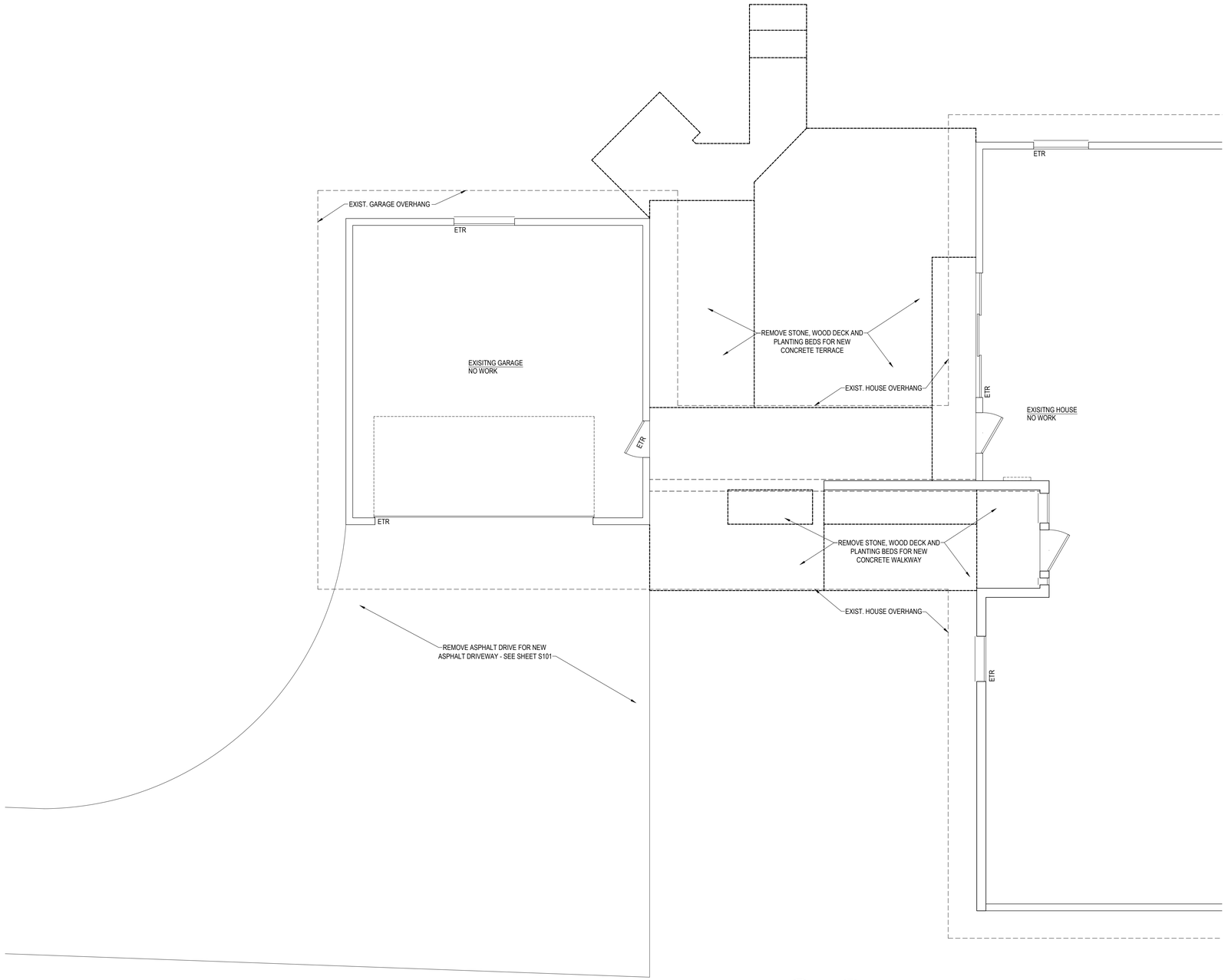
APPROVED BY/DATE:

DRAWN BY:
E.M. / S.M.

CHECKED BY:
J.N.

SHEET NO.:
S101

PROGRESS:	05/01/2024
BZA SUBMITTAL:	05/22/2024
BID SET:	00/00/0000
PERMIT:	00/00/0000
REVISION:	00/00/0000



1 / D101 AS-BUILT / DEMOLITION PLAN

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

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APPROVED BY/DATE:

DRAWN BY:
E.M. / S.M.

CHECKED BY:
J.N.

SHEET NO.:
D101

PROGRESS:	05/01/2024
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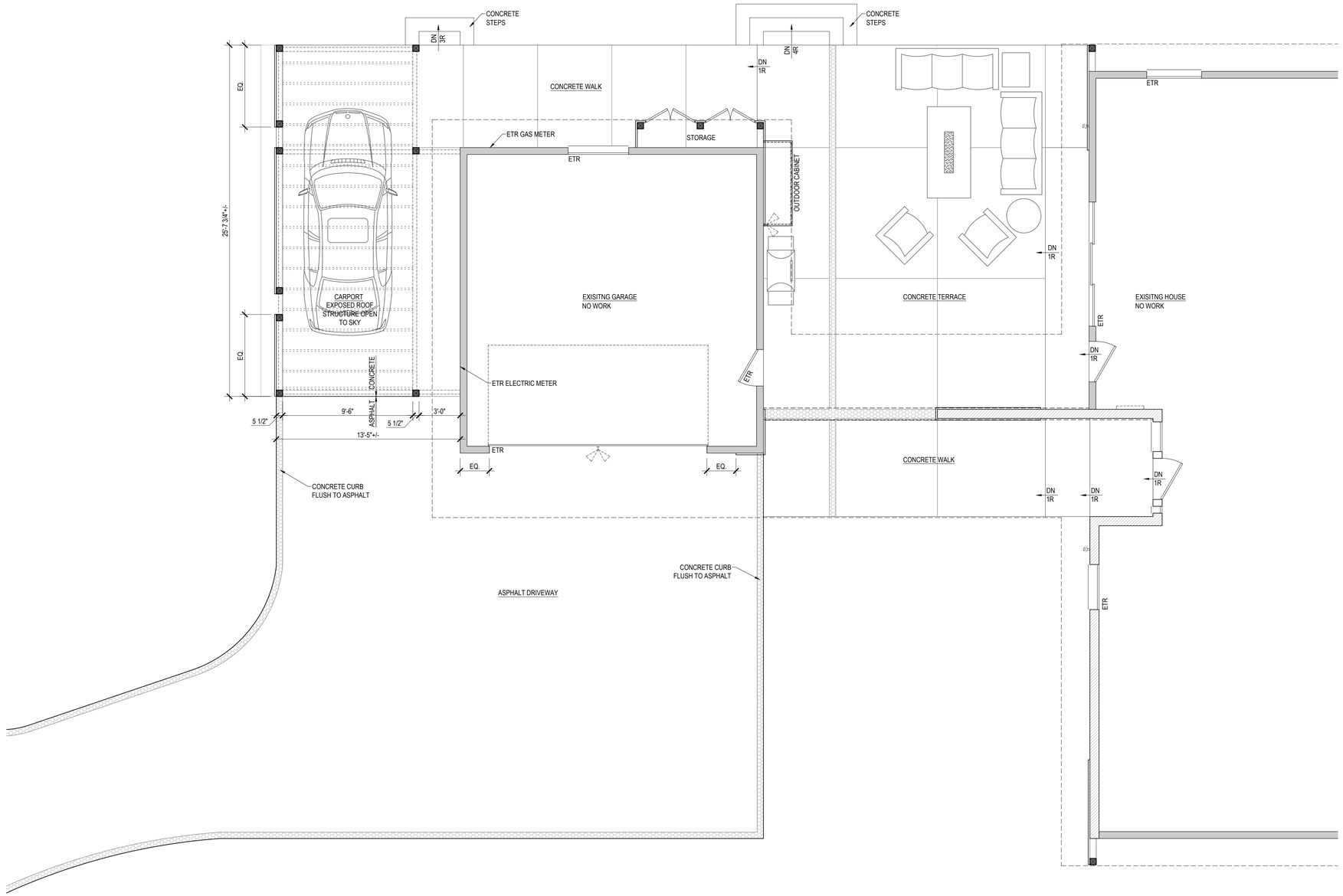

NORTH

1 / A101 PROPOSED FLOOR PLAN

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

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APPROVED BY/DATE:

DRAWN BY:
E.M. / S.M.

CHECKED BY:
J.N.

SHEET NO.:
A101

PROGRESS:	05/01/2024
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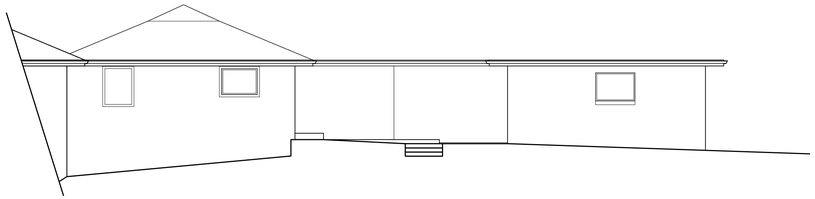
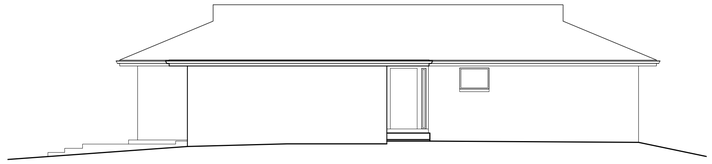


1 A301 AS-BUILT NORTH ELEVATION
SCALE: 1/8" =1'-0"



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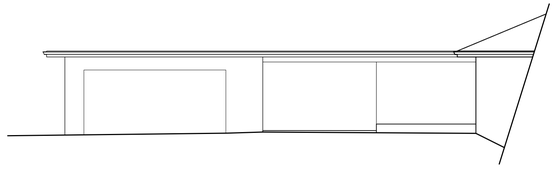

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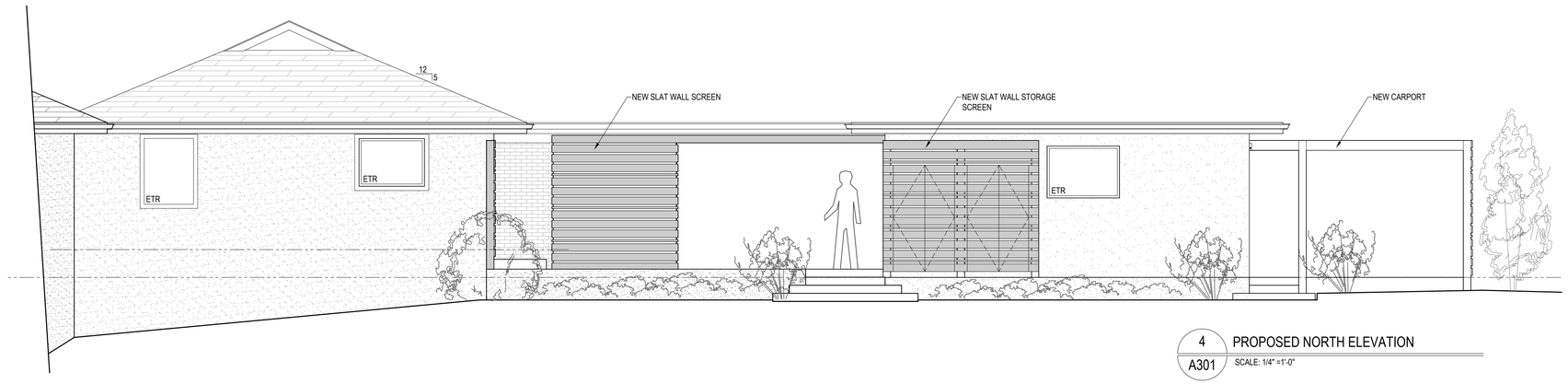
SCALE: 1/8" =1'-0"



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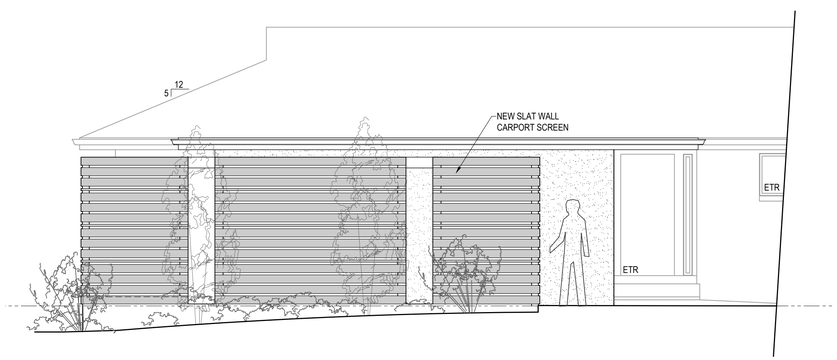
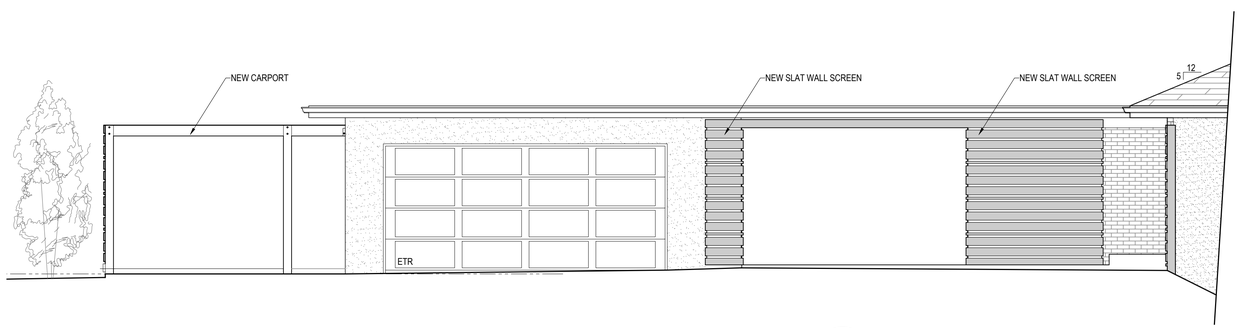
SCALE: 1/4" =1'-0"



5 A301 PROPOSED WEST ELEVATION
SCALE: 1/4" =1'-0"



6 A301 PROPOSED SOUTH ELEVATION
SCALE: 1/4" =1'-0"

NICHOLSON
DESIGN + BUILD FOR LIFE
6525 Busch Blvd, Columbus, Ohio 43229 (614) 846-7388 Fax (614) 846-7390
All drawings are the property of Nicholson Builders Inc. and may not be altered or duplicated without written consent. Furthermore, Nicholson Builders Inc. shall not be held liable for the unauthorized use of these plans by any person.

A(N)
EXTERIOR ADDITION
TO THE
GOOD RESIDENCE
COLUMBUS, OHIO 43221
2831 CANTERBURY LANE

STATE OF OHIO
ERIC M. NICHOLSON
1115322
REGISTERED ARCHITECT
EXP 12/31/2024

APPROVED BY/DATE:

DRAWN BY:
E.M. / S.M.

CHECKED BY:
J.N.

SHEET NO.:
A301

PROGRESS:	05/01/2024
BZA SUBMITTAL:	05/22/2024
BID SET:	00/00/0000
PERMIT:	00/00/0000
REVISION:	00/00/0000

City of Upper Arlington
COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Revised: May 2023

Certification of Notice

Applicant Name: Erik Maxwell

Location of property subject to BZAP request: 2831 Canterbury Lane

This application will be heard by the Board of Zoning and Planning on: 06-26-2024

Describe activity which requires Board of Zoning and Planning review:

To increase the allowable impervious driveway surface from 25% to 30% in the front yard building setback.

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:
2841 Canterbury LN	Sarah Goetz & Erin Durbin	70200090000078827505	05-21-24
2843 Canterbury LN	Andrew Bokor	70200090000078827475	05-21-24
2845 Canterbury LN	Lynda Maister	70200090000078827499	05-21-24
2847 Canterbury LN	Scott & Heather Gabel	70200090000078827482	05-21-24
2833 Canterbury LN	David & Christina Zadnik	70200090000078827512	05-21-24
2835 Canterbury LN	Norman & Victoria Powell	70200090000078827529	05-21-24
2780 Eddington RD	William Carmean & Lauria Aquilina	70200090000078827536	05-21-24
2338 Kensington DR	James & Amy Bechtel	70200090000078827543	05-21-24
Applicant Signature: Erik Maxwell			**Date:** 05-22-24

NICHOLSON

DESIGN • BUILD FOR LIFE

05-22-2024

To whom it may concern,

The intent of this letter is to make you aware that Nicholson Builders Inc. is requesting a variance for the property located at 2831 Canterbury Lane. We are requesting, on behalf of the homeowner, to increase the allowable impervious driveway surface coverage in the front yard from 352 sq' (25%) to 418 sq' (30%). Per the Upper Arlington Code of Ordinances Part 11, Article 6.03(G)(8)(a).

You are welcome to attend the public hearing regarding this variance request per the information below or contact planning@uaoh.net for further information.

Board of Zoning and Planning (BZAP) meeting will be held at:
6pm on 06-26-2024
U.A. Municipal Service Center
3600 Tremont Road
Upper Arlington, OH 43221

Thank you for your time.

Sincerely,

Erik Maxwell
Architectural Design Leader
Nicholson Builder Inc.

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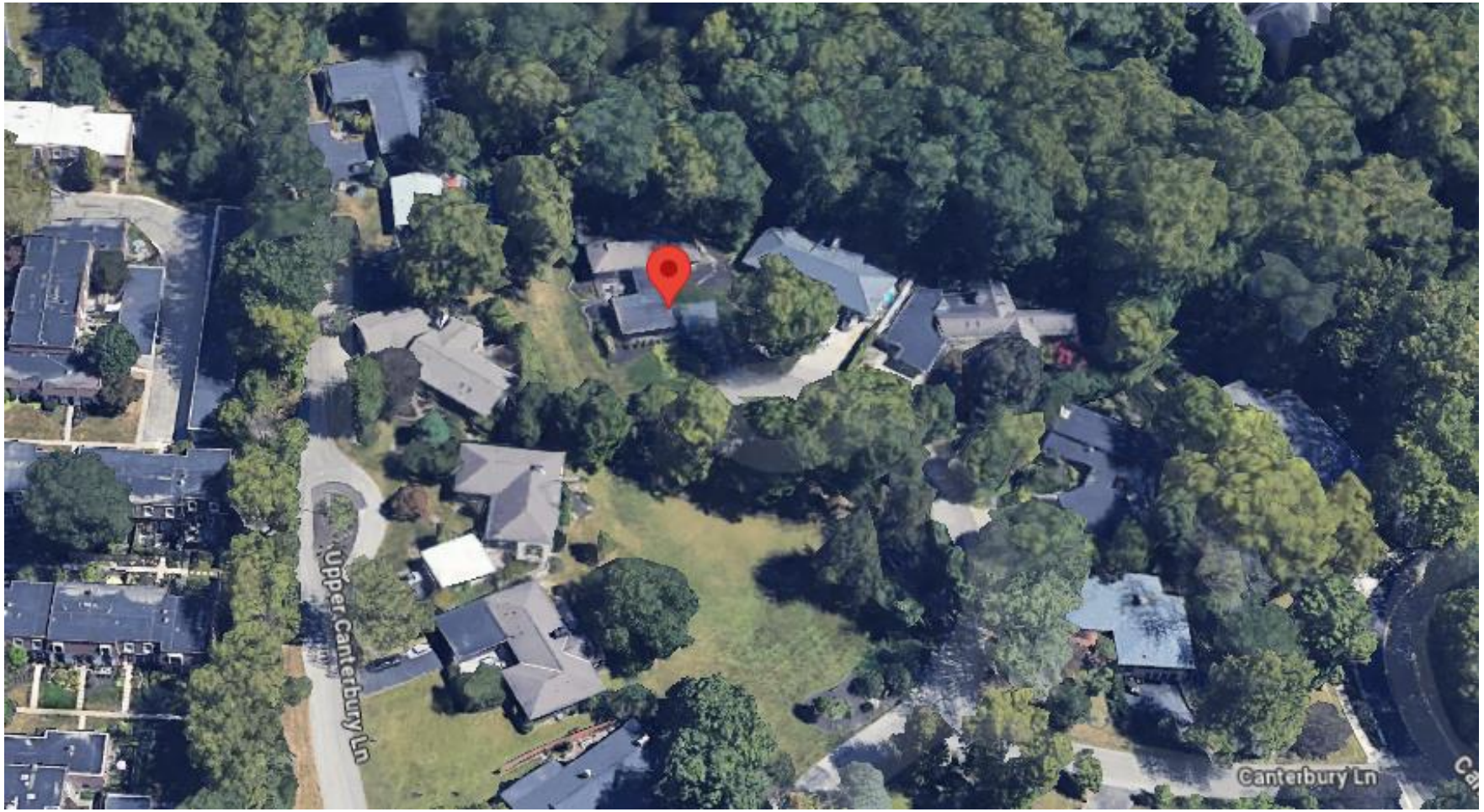
2831 Canterbury Lane

BZAP Staff Report Pictures

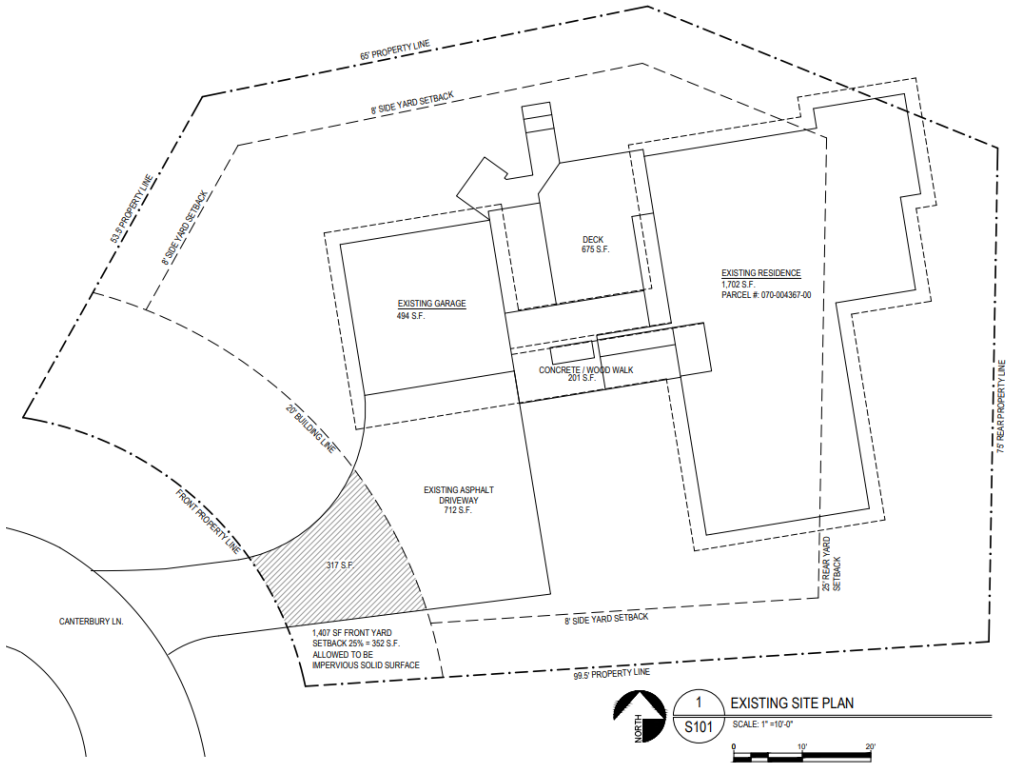
Google Maps ® Aerial – Looking West

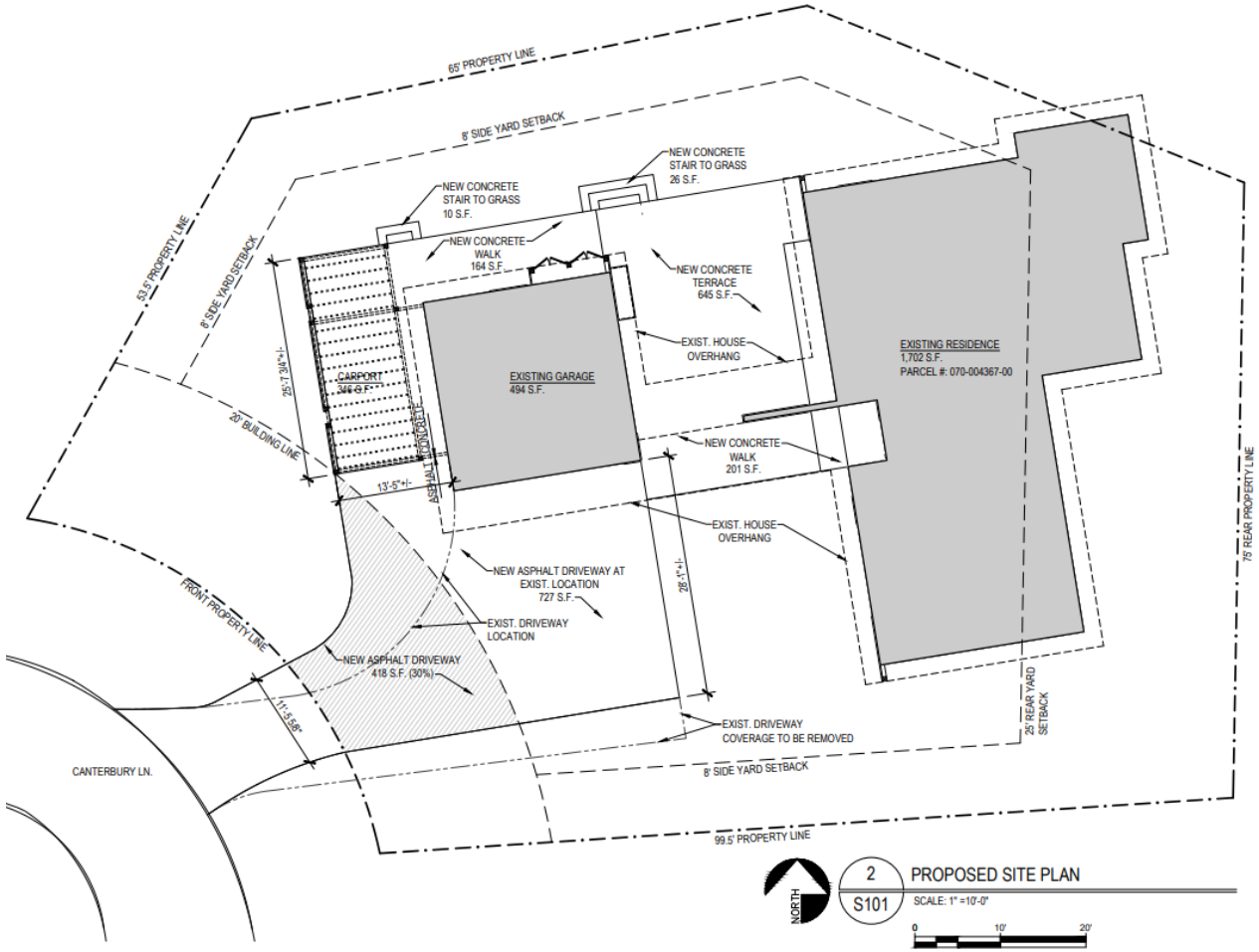


Existing Canterbury Lane Elevation

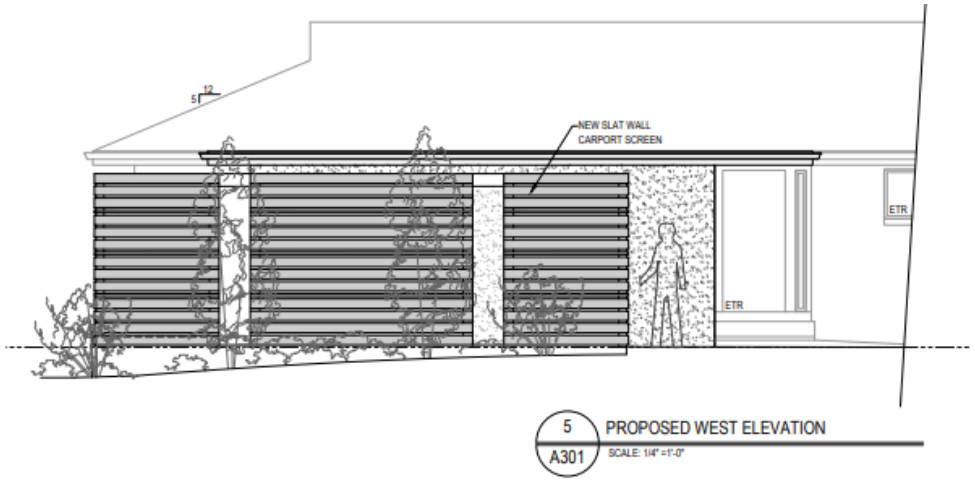
Existing Garage & Driveway

Site Plans

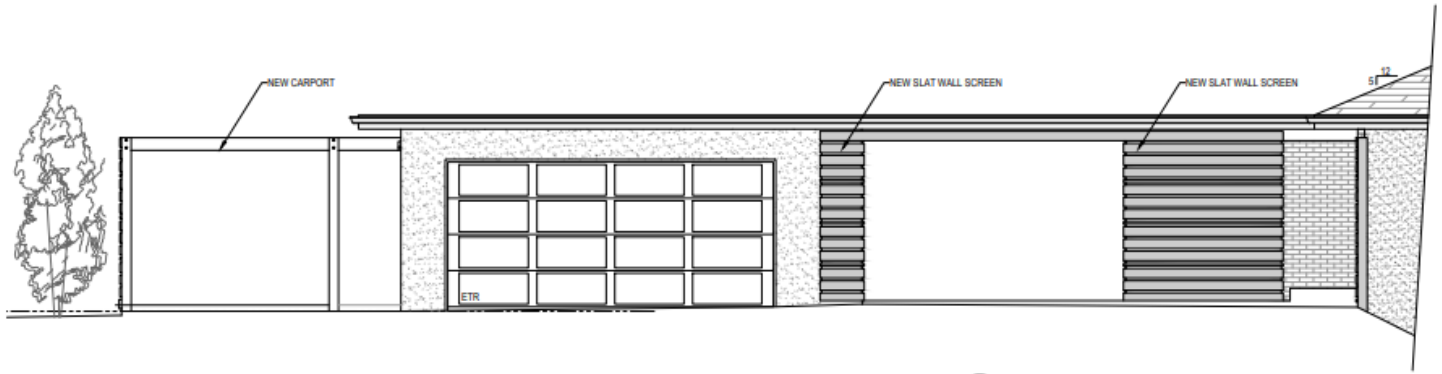

65' PROPERTY LINE
8' SIDE YARD SETBACK
53.5' PROPERTY LINE
8' SIDE YARD SETBACK
EXISTING GARAGE
494 S.F.
DECK
675 S.F.
EXISTING RESIDENCE
1,702 S.F.
PARCEL #: 070-004367-00
CONCRETE / WOOD WALK
201 S.F.
20' BUILDING LINE
FRONT PROPERTY LINE
EXISTING ASPHALT
DRIVEWAY
712 S.F.
317 S.F.
CANTERBURY LN.
1,407 SF FRONT YARD
SETBACK 25% = 352 S.F.
ALLOWED TO BE
IMPERVIOUS SOLID SURFACE
8' SIDE YARD SETBACK
99.5' PROPERTY LINE
75' REAR PROPERTY LINE
25' REAR YARD
SETBACK
NORTH
1
S101
EXISTING SITE PLAN
SCALE: 1" =10'-0"
0
10'
20'


65' PROPERTY LINE
8' SIDE YARD SETBACK
53.5' PROPERTY LINE
8' SIDE YARD SETBACK
NEW CONCRETE
STAIR TO GRASS
10 S.F.
NEW CONCRETE
STAIR TO GRASS
26 S.F.
NEW CONCRETE
WALK
164 S.F.
NEW CONCRETE
TERRACE
645 S.F.
EXIST. HOUSE
OVERHANG
CARPORT
346 S.F.
EXISTING GARAGE
494 S.F.
EXISTING RESIDENCE
1,702 S.F.
PARCEL #: 070-004367-00
20' BUILDING LINE
ASPHALT TO BE REMOVED
13'-5" +/-
NEW CONCRETE
WALK
201 S.F.
EXIST. HOUSE
OVERHANG
NEW ASPHALT DRIVEWAY AT
EXIST. LOCATION
727 S.F.
FRONT PROPERTY LINE
EXIST. DRIVEWAY
LOCATION
NEW ASPHALT DRIVEWAY
418 S.F. (30%)
28'-1" +/-
11'-5.98"
EXIST. DRIVEWAY
COVERAGE TO BE REMOVED
CANTERBURY LN.
8' SIDE YARD SETBACK
99.5' PROPERTY LINE
75' REAR PROPERTY LINE
25' REAR YARD
SETBACK
NORTH
2
S101
PROPOSED SITE PLAN
SCALE: 1" =10'-0"
0
10'
20'

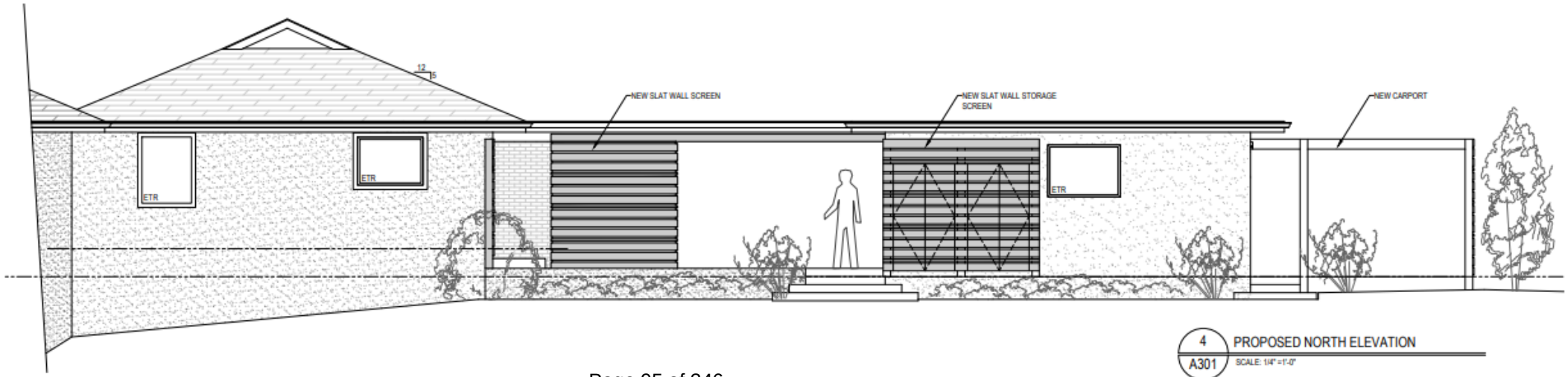
Proposed Elevations



5 A301 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



6 A301 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A301 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

Authors: Victoria Brubaker, Intern

BZAP Meeting Date: June 26, 2024

Subject: 2614 Brandon Road (VAR-35-24) - To allow a detached garage that is 19'-9" tall, when 17 feet is the limit, and exceeds the permitted detached garage coverage by 36 square feet.

Site Description/History

The subject property, 2614 Brandon Road, is located on the east side of the street, four properties north of Wilshire Drive. It measures 63' x 122', similar to nearby properties, and it is platted as Lot #138 of the Brandon Heights subdivision. The property is zoned R-1c, One-Family Residence District, and developed with a two-story, brick and stucco home built in 1954. The property is accessed via a driveway on the north side, which leads to a detached garage at the back, northeast corner of the property. The applicant purchased the property in December 2019.

Proposal

The proposal includes an addition to the existing detached garage that increases its size and height; it also adds a shed dormer to the front elevation. The addition would create stair access to a second floor office/exercise room with a full bathroom over the existing garage. The height of the garage would be raised to 19'-9", which is 2'-9" over the 17-foot height limit for a detached garage. The garage would also be extended by 6'-6" by 12' (78 square feet) towards the middle of the property to accommodate a stairway to the office. The existing two-car garage space will remain as is. The improvements will result in exceeding permitted building cover for a detached garage by 36 square feet (0.47%). An existing privacy fence and trees will remain at the rear of the property to provide a buffer for the adjacent properties. The proposal meets permitted building and development cover for the lot.

Zoning Code Requirements

- To allow a detached garage that is 19'-8" tall, when 17 feet is the limit (Article 6.09); and
- To allow a detached garage that exceeds the permitted detached garage coverage by 36 square feet (Article 6.09).

Alternatives

Alternatives to this plan include adding an office addition to the current residence. The applicant has indicated that the relatively small footprint of the first floor of the existing home and the narrow property make it difficult to add a dedicated office space to the home without compromising the existing functions of the home. An addition to the house for this office would contribute more development cover to the site than the proposed project.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. The proposed project will have minimal impact on neighboring properties while allowing the homeowner to create a usable space on the second floor of an existing garage, which is permitted by the code (Finding #3). Similar requests, including for the property height, have also been granted for other properties in the community, specifically for a second floor office area (Finding #9). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	2614 Brandon Rd Variance App
2.	2614 Brandon Road Staff Report Pictures

24-2215

Variance Application

Status: Active

Submitted On: 5/22/2024

Primary Location

2614 BRANDON RD
UPPER ARLINGTON, OH
43221

Owner

John and Kristen Corroto
BRANDON 2614 COLUMBUS,
OH 43221

Applicant

Gary Alexander
614-487-0637
gary@garyjalexanderarchitect.com
1265 Neil Avenue
Columbus, Ohio 43201

BZAP Information

BZAP Case #

VAR-35-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Detached garage

Findings of Fact for Approval/Denial

Variance Request

To allow a detached garage that is 19'-9" tall, when 17 feet is the limit and that exceeds the permitted detached garage coverage by 36 square feet.

BZAP conditions

Variance Information

Describe Variance Request

The variance is being requested to permit the construction of an office over the existing detached garage. The height of the remodeled structure will exceed the height limits for a detached garage (2'-9") and the building cover will exceed the permitted coverage as well (36 sq. ft., 0.47 %)

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?

Mr. Corroto's job now, post COVID, requires him to work at home. Additional space is needed on the property for an office. The relatively small floor plan and limited site width make it difficult to add this space to the house without significantly compromising the existing functions of the house.

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, recently similar requests have been granted in the community.

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

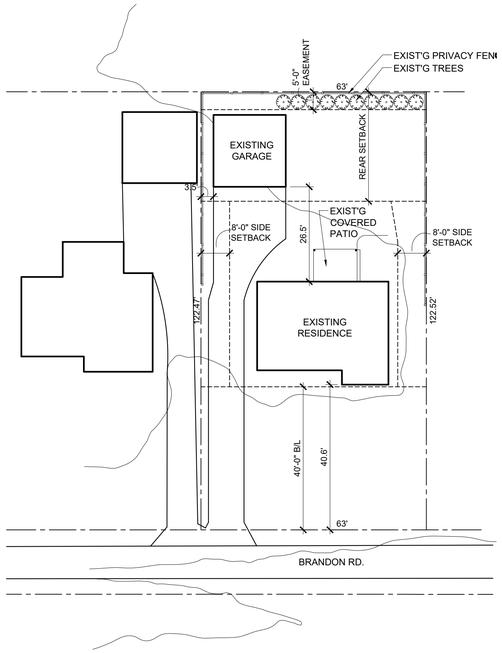
The proposed project will have minimal impact on the neighboring properties. Located at the rear of the property, sight lines from adjacent homes will not be blocked. The existing privacy fence and trees at the rear of the property provide a buffer for the adjacent properties.

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?

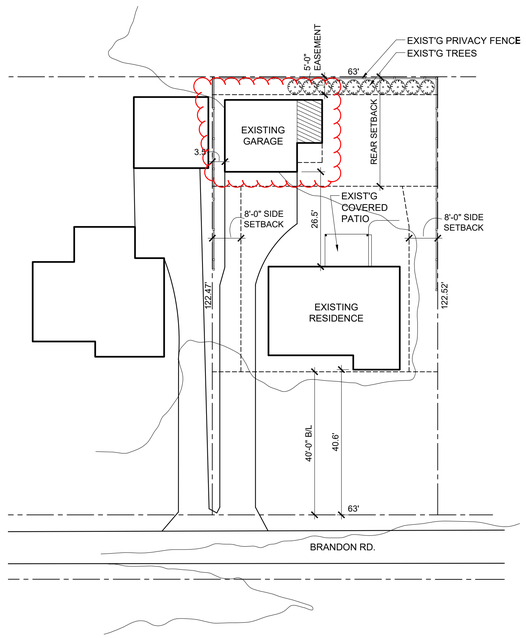
The relatively small footprint of the first floor, and the narrow site width, make it difficult to add the office to the home. The need for privacy is another factor contributing to the decision to build over the garage. The stair addition to the garage is needed so that the existing small garage (19' - 6" x 19' - 4") can remain a two car garage. The 36 square feet overage of the garage's building cover limit is all due to the overhang at the stoop, not interior square footage. The overhang is needed to create a logical elevation for the garage. An addition to the house for this office would contribute move development cover to the site than the proposed project.

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

Since COVID more businesses are requiring some work be completed from home. Many homes that are being remodeled now include offices. The relatively small size of the existing home and lot make it difficult to add a dedicated office to the home without compromising the existing functions of this home. Given these limitations, the most logical place to add this function is over the garage. If this home is to be brought up to the standards of the current market this office is needed.



SITE PLAN
EXISTING
SCALE: 1" = 20'-0"



SITE PLAN
PROPOSED
SCALE: 1" = 20'-0"

ZONING IDENTIFICATION	-	R-1C	
PARCEL ID:	-	070-002725-00	
LOT AREA	-	7,716 SQ. FT.	
EXISTING BUILDING COVER	-	1,478 SQ. FT.	19% OF LOT AREA
PERMITTED BUILDING COVER	-	2,238 SQ. FT.	29% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	1,601 SQ. FT.	21% OF LOT AREA
EXISTING DEVELOPMENT COVER	-	2,638 SQ. FT.	34% OF LOT AREA
PERMITTED DEVELOPMENT COVER	-	3,858 SQ. FT.	50% OF LOT AREA
PROPOSED DEVELOPMENT COVER	-	2,752 SQ. FT.	36% OF LOT AREA
PERMITTED BUILDING COVER FOR DETACHED GARAGE	-	493 SQ. FT.	6.39% OF LOT AREA
PROPOSED BUILDING COVER FOR DETACHED GARAGE	-	529 SQ. FT.	6.86% OF LOT AREA

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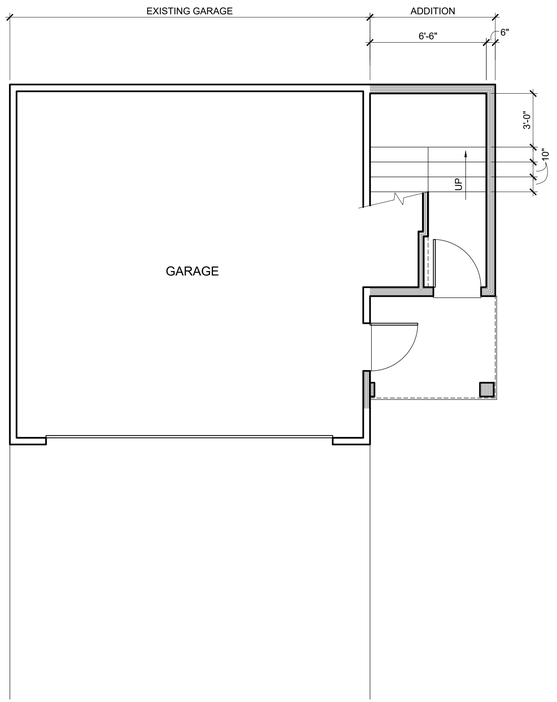
GARAGE REMODELING
THE CORROTO RESIDENCE
2614 BRANDON ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

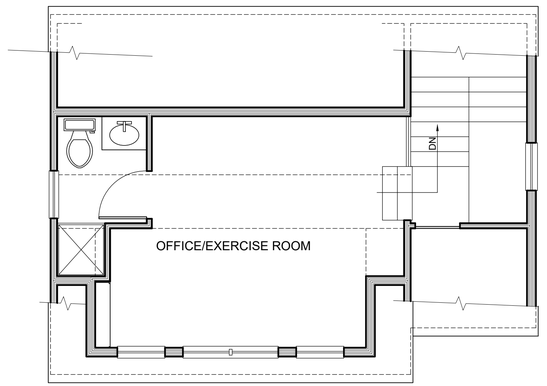
Z. VAR: 05-22-2024

A-1



GROUND FLOOR PLAN

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



SECOND FLOOR PLAN

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

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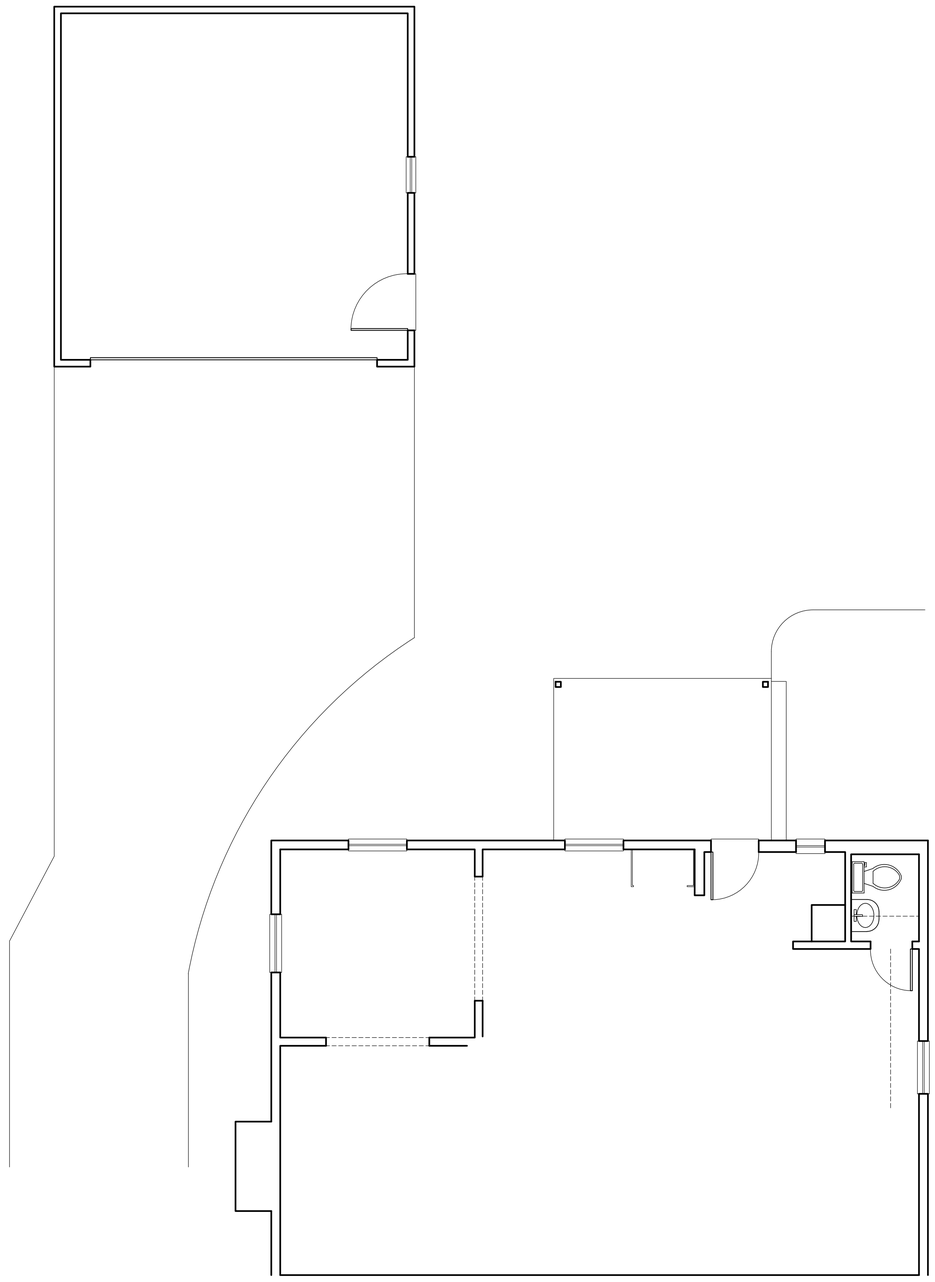
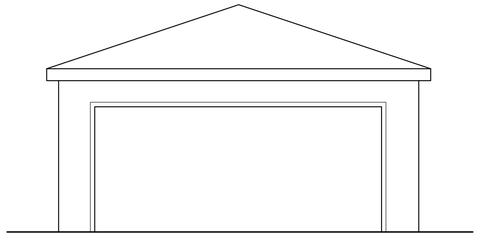
A-2



GROUND FLOOR PLAN

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



FRONT (WEST) ELEVATION

EXISTING
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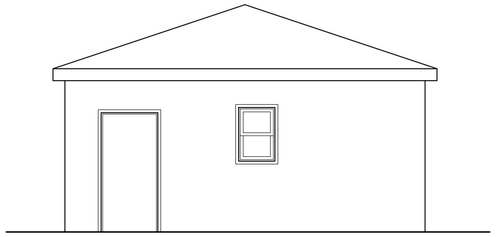

SIDE (SOUTH) ELEVATION

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

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GARAGE REMODELING
THE CORROTO RESIDENCE
2614 BRANDON ROAD

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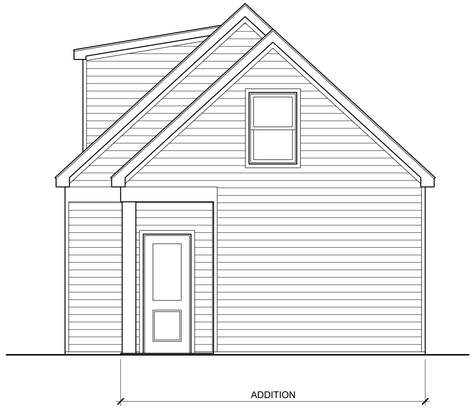
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

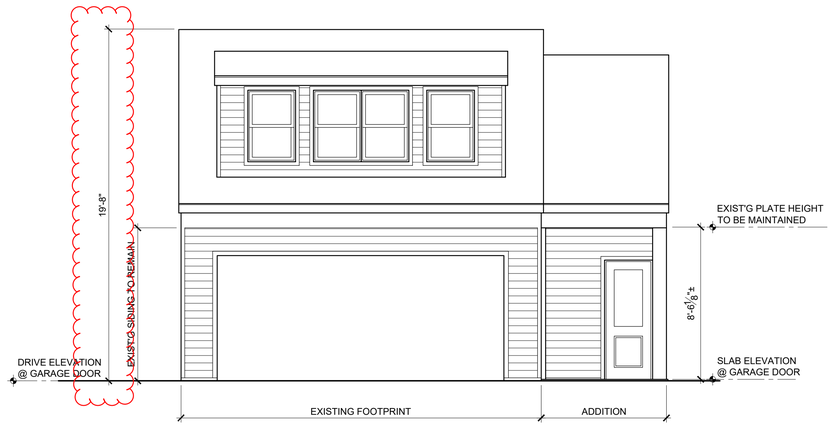
Z. VAR: 05-22-2024

A-2 EXIST



SIDE (SOUTH) ELEVATION

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



FRONT (WEST) ELEVATION

PROPOSED
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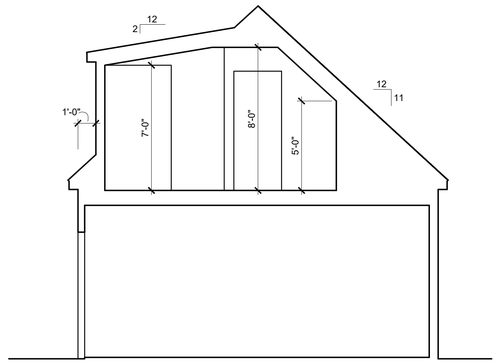

SECTION

PROPOSED
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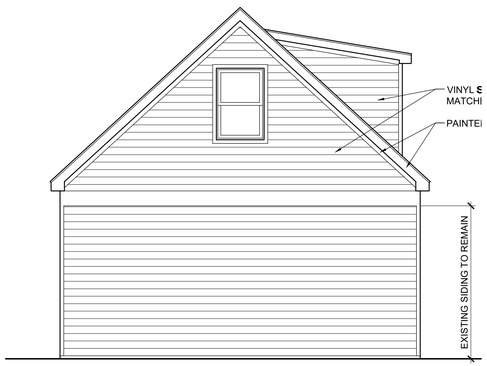

SIDE (NORTH) ELEVATION

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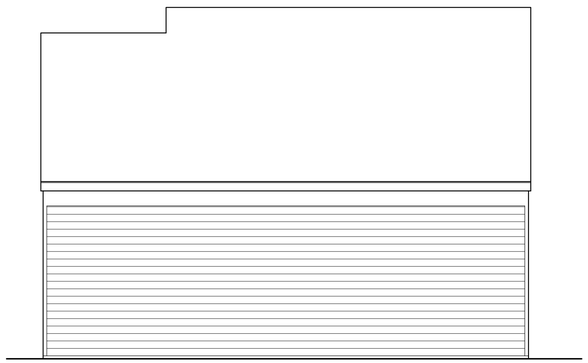
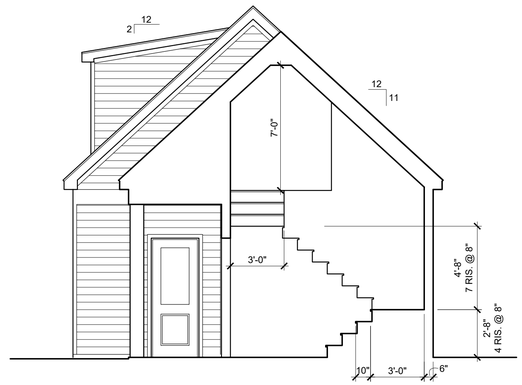


FRONT (WEST) ELEVATION

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



SECTION

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

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GARAGE REMODELING
THE CORROTO RESIDENCE
2614 BRANDON ROAD

Gary J. Alexander,
Architect
1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

Z. VAR: 05-22-2024

A-3

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: John and Kristen Corroto

Location of property subject to BZAP request: 2614 Brandon Road

This application will be heard by the Board of Zoning and Planning on: June 26, 2024

Describe activity which requires Board of Zoning and Planning review:

We are requesting a variance that will permit the construction of an office on top of the existing one-story garage.

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.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
3165 LILLY MAR COURT	JOHN & JANE MILLER		5/20/24
2599 CHESTER ROAD	MARK & JESSICA PRIESTLAND	9589 0710 5270 1126 8213 54	
2607 CHESTER ROAD	MARK & SANDRA FRYE		5/20/24
2615 CHESTER ROAD	HEIDI & THOMAS REICHELDERFER		5-20-24
2623 CHESTER ROAD	KEVIN CLAY	9589-0710-5270-1126-8213-61	
2630 BRANDON ROAD	SHUTING XIA	9589 0710 5270 1126 8213 78	
2622 BRANDON ROAD	GLENN & LESLIE NEWMAN		5/19/24
2606 BRANDON ROAD	SARA SCHATZ		5-19-24
2598 BRANDON ROAD	BETH WOLF		5-19-24
2599 BRANDON ROAD	ROBERT HALLORAN & CAILIN FALATO HALLORAN		5-19-24
2607 BRANDON ROAD	MATTHEW & ANN WILKINS		5-19-24
2615 BRANDON ROAD	PAUL DEPASCALE & JULIE GUTHRIE		5-20-24
2625 BRANDON ROAD	MICHELLE & JOHN HATCHER		5-19-24
Applicant Signature:			**Date:** 5/20/24

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2635 BRANDON ROAD	JEFFREY & MAURIA WATTS	Mauria Watts	5/19/24
Applicant Signature:			**Date:** 5/21/24

May 14, 2024

Mr. John and Ms. Jane Miller
3165 Lilly Mar Court
Dublin, Ohio 43017-1477

Re: Zoning variance request for 2614 Brandon Road, Upper Arlington

Dear Mr. and Ms. Miller:

I am writing to inform you that we are requesting a zoning variance to build an office over our existing detached garage. This request will be heard at 6:00 p.m. Wednesday, June 26, 2024 in the City of Upper Arlington's Municipal Service Center at 3600 Tremont Road.

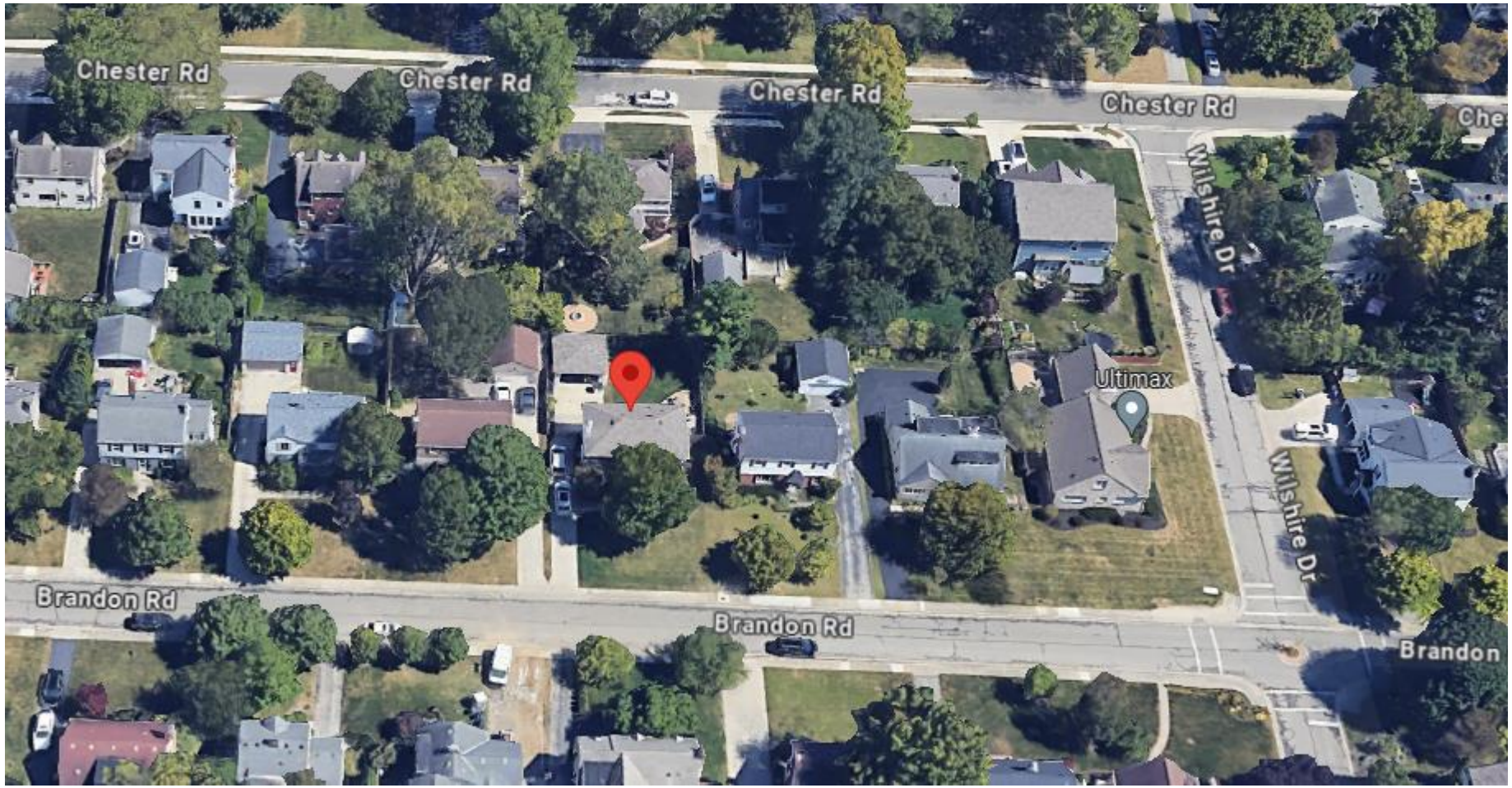
If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

2614 Brandon Road

BZAP Staff Report Pictures

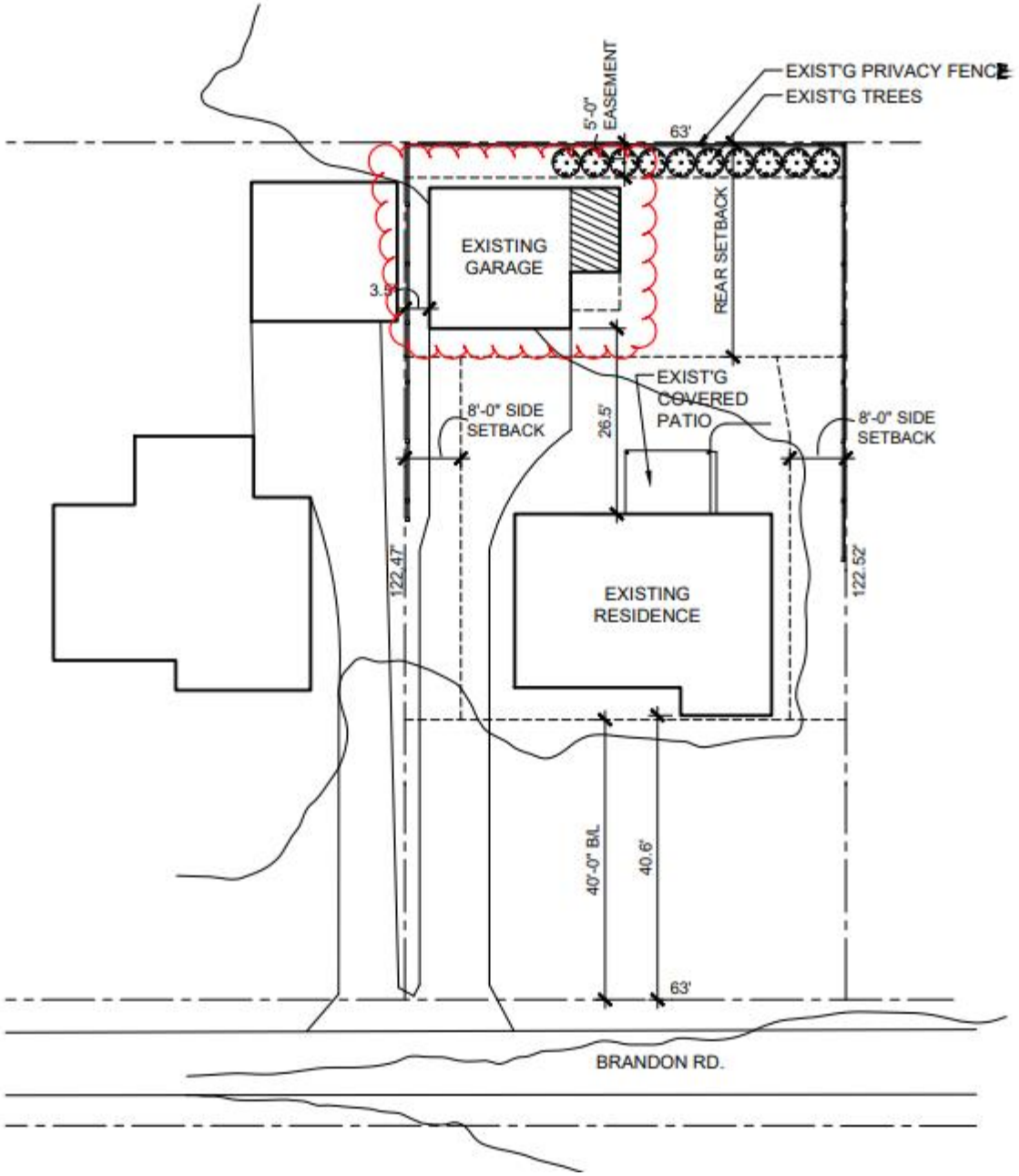
Google Maps ® Aerial – Looking West



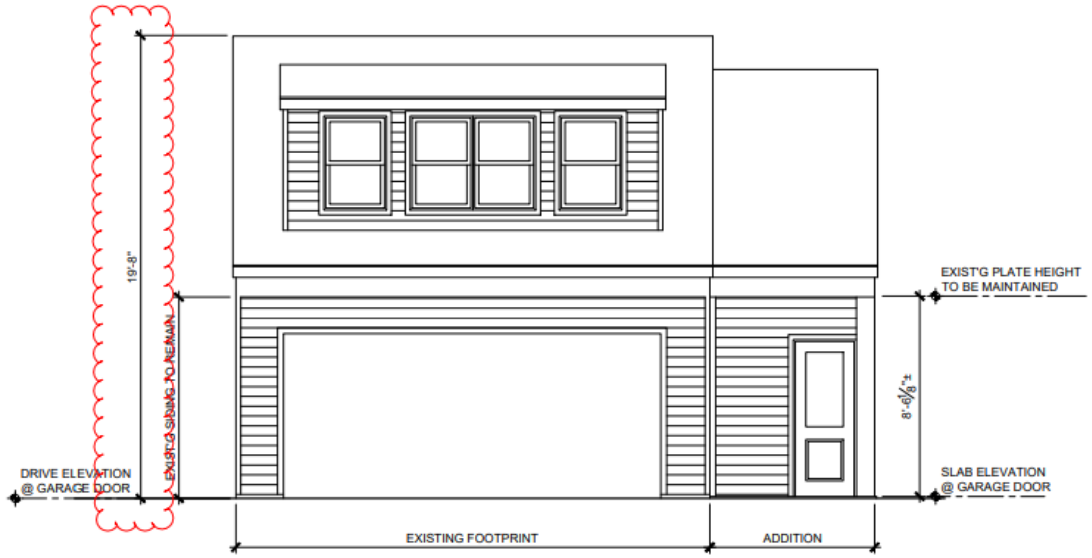
Existing Street Elevation

Existing Garage

Proposed Site Plan



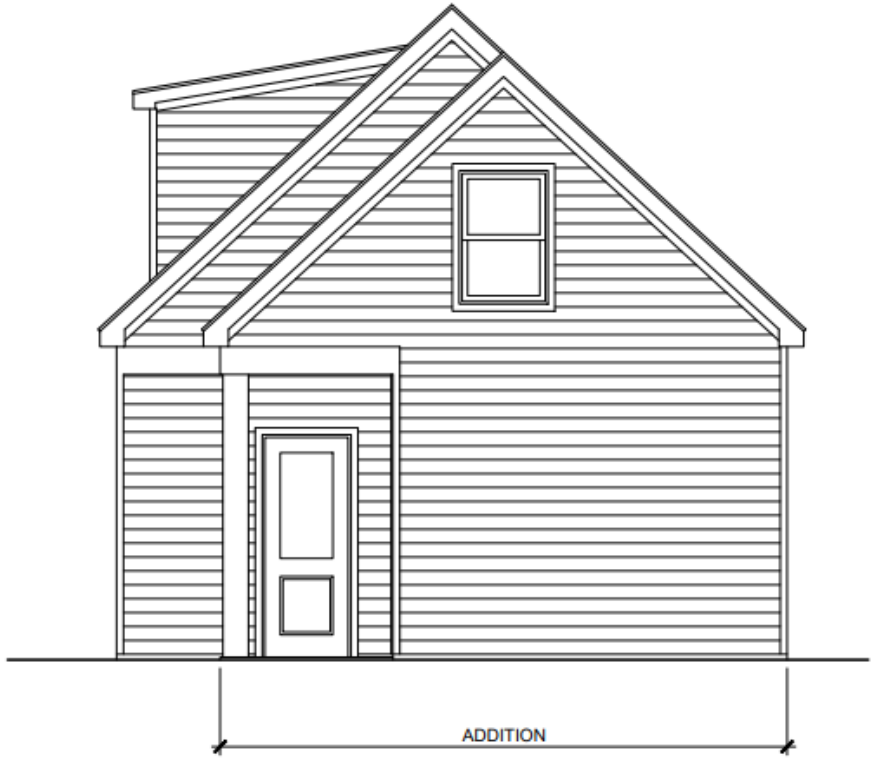
Proposed Elevations



FRONT (WEST) ELEVATION

PROPOSED

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



SIDE (SOUTH) ELEVATION

PROPOSED

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

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

Authors: Victoria Brubaker, Intern

BZAP Meeting Date: June 26, 2024

Subject: 1818 Coventry Road (VAR-36-24) - To allow an addition that encroaches up to 2'-2" into the eight-foot minimum side yard setback (existing encroachment) and results in a side yard sum of 19'-8" when 20 feet is the minimum.

Site Description/History

The subject property, 1818 Coventry Road, is located on the east side of the street, just south of Tremont Road. It is zoned R-1c, One-Family Residence District. The property is roughly 63' x 128', similar to others in the neighborhood. It was platted with a 40-foot building setback line as Lot #10 in the Upper Arlington subdivision from 1914, and it is a Contributing Structure in the Historic District. A two-story brick and siding home sits along the setback line and includes a single-story, two-car detached garage at the back left corner of the property. Because of the placement of the home, side yard setbacks are nonconforming. The home was constructed in 1917 and purchased by the applicant in December 2021.

Proposal

The proposal includes the demolition of a one-story sun room on the south side of the house and re-building a two-story addition in its place. The addition will include an office on the first floor, a closet and two bathrooms, one of which will be a master's suite, on the second floor. The 25'-8" tall addition will be just below the height of the main home and will match the look of the home, in keeping with its essential character. The side yard setback will remain 5'-10", as the addition is not extending any further into the side yard; however, it will add 5.2 feet to both the back and front of the addition. Building and development coverage are both below City standards.

Zoning Code Requirements

- To allow an addition that encroaches up to 2'-2" into the eight-foot minimum side yard setback (existing encroachment) and results in a side yard sum of 19'-8" when 20 feet is the minimum (Article 5.02).

Alternatives

The applicant has examined other possible site plans, and this location best fits the applicant's needs without greatly increasing lot coverage. The home's side yard setback is already nonconforming, and the applicant will retain this same encroachment.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. This addition replaces an existing, nonconforming sunroom in a similar location and with the same encroachment as exists today (Finding #1). The proposed addition also blends well and enhances the home's elevation and street presence (Finding #4). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	1818 Coventry Rd Variance App
2.	1818 Coventry Road BZAP Staff Report Pictures

24-2230

Variance Application

Status: Active

Submitted On: 5/22/2024

Primary Location

1818 COVENTRY RD
UPPER ARLINGTON, OH
43212

Owner

Bryan Webb
COVENTRY 1818 COLUMBUS, OH 0

Applicant

Bryan Webb
614-440-1622
bryangna@yahoo.com
1818 Coventry Road
Upper Arlington, Ohio
43212

BZAP Information

BZAP Case #

VAR-36-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow an addition that encroaches up to 2'-2" into the eight-foot minimum side yard setback (existing encroachment) and results in a side yard sum of 19'-8" when 20 feet is the minimum.

BZAP conditions

Variance Information

Describe Variance Request

There is an existing non conforming setback of 5.8 ft. and 8 ft. is required. So we need a variance to build the addition.

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

The existing structure is too close to the side yard setback.

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, because the existing structure is already on the property. We are expanding the current footprint, however it's no closer to the neighbors property than what currently exists.

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, we are just expanding what already exists. We are not expanding the property line. We will also be matching the look of the other side of the house to keep the essential character.

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, this is the most logical place to build the addition. This gives us 2 bathrooms, one of which will be a master quite, a closet and a downstairs office.

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

There can be beneficial use of this property without the variance, however this property could yield a much larger return with the variance.

COVENTRY

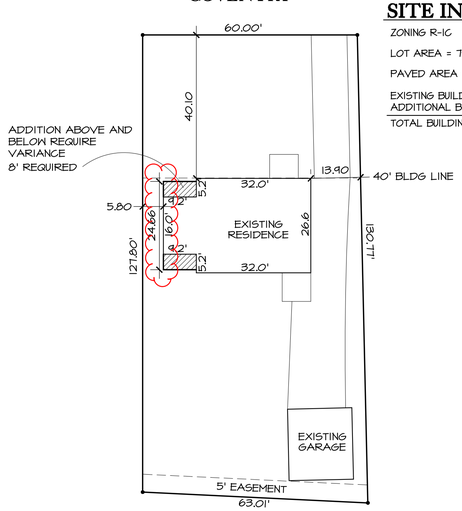
SITE INFORMATION

ZONING R-1C

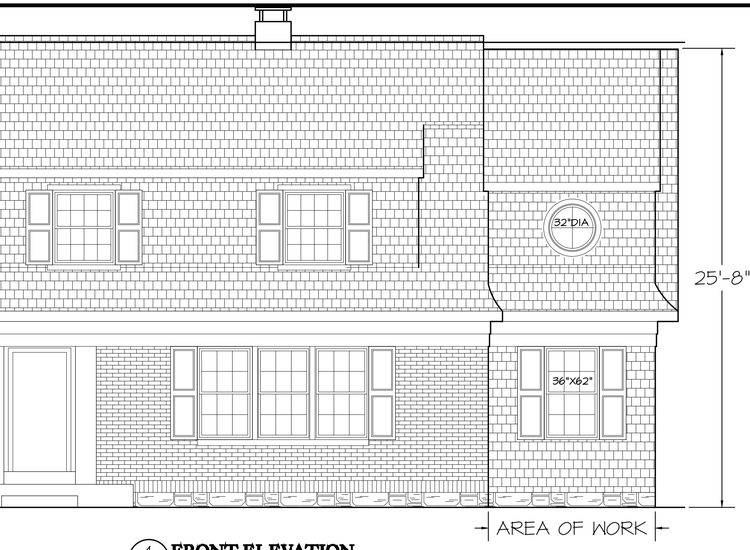
LOT AREA = 7946 SQ.FT.

PAVED AREA = 1390 SQ.FT.

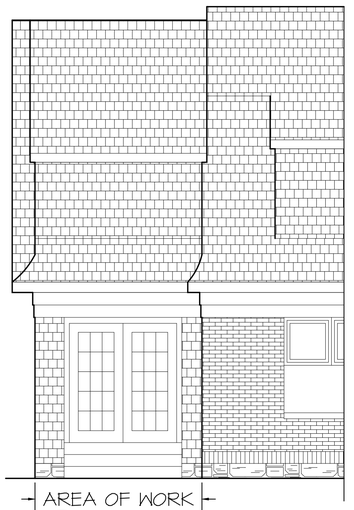
EXISTING BUILDING COVER AREA = 1352 SQ.FT.
ADDITIONAL BUILDING COVER AREA = 80 SQ.FT.
TOTAL BUILDING COVER AREA = 1432 SQ.FT.



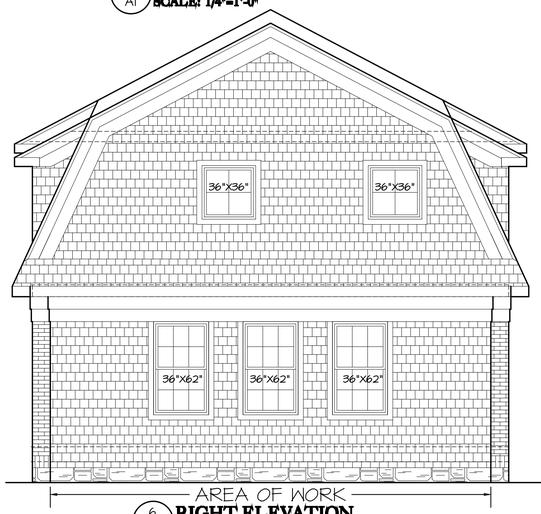
1 / A1 **SITE PLAN**
SCALE: 1"=20'-0"



4 / A1 **FRONT ELEVATION**
SCALE: 1/4"=1'-0"

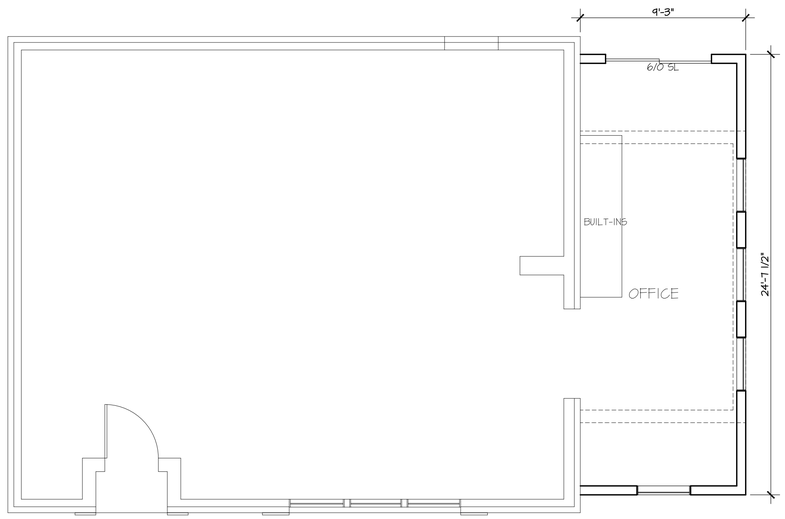


5 / A1 **PARTIAL REAR ELEVATION**
SCALE: 1/4"=1'-0"

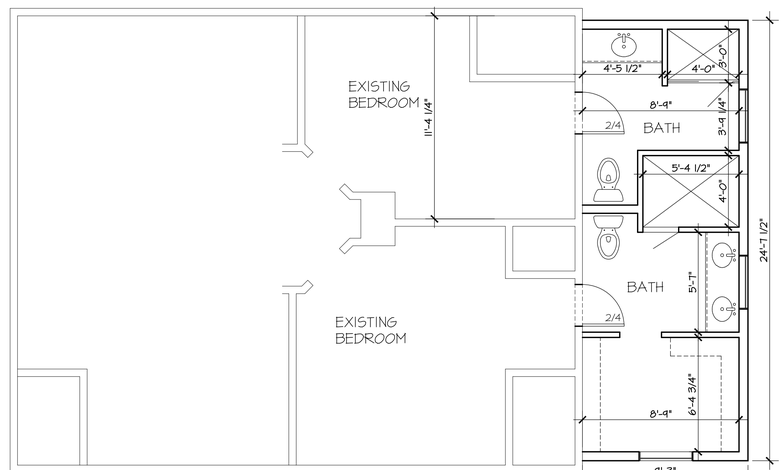


6 / A1 **RIGHT ELEVATION**
SCALE: 1/4"=1'-0"

7 / A1 **EXISTING LEFT ELEVATION**
SCALE: 1/4"=1'-0"



2 / A1 **1ST FLOOR PLAN**
SCALE: 1/4"=1'-0"



3 / A1 **2ND FLOOR PLAN**
SCALE: 1/4"=1'-0"

Shawn McAllister
Architect, Inc.
130 N. Maple St.
Marysville, OH 43040
TEL: 614-451-4136
smarch@ameritech.net

1818 Coventry Rd
Upper Arlington, OH

SITE, 1ST, 2ND
FLOOR PLAN AND ELEVATIONS

REVISIONS

JOB #421624 | SCALE: AS NOTED | ISSUE DATE: 5/20/24

SHEET NUMBER

A1

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Anne and Bryan Webb

Location of property subject to BZAP request: 1818 Coventry Road

This application will be heard by the Board of Zoning and Planning on: 06/26/2024

Describe activity which requires Board of Zoning and Planning review:

We will be removing the 1 story sunroom on the south side of the house, and replacing it with a 2 story addition.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1810 Coventry Road	Samuel + Kalli Lindsey	Sam Lindsey/Kalli Lindsey	5/14/24
1826 Coventry Rd.	Chris + Blair Cerny		5/14/24
1789 Bedford Rd	NATE & TOPHER WEBB		5/14/24
1795 Bedford Rd	Nolan & Katie Seim		5/14/24
1811 Coventry Rd	BRAD & CARLSON Garland		5/14/24
1802 Coventry Rd.	Troy + Heather Walker		5/14/24
1825 COVENTRY RD	MELISSA CHUNG BART FREEZE		5/17/24
1819 Coventry Rd	Nath Bhatt		5/17/2024
1811 Bedford	John Taylor		5/17/2024
1865 Tremont	Matt Paulson		5/22/2024

Applicant Signature:

Date: 05/14/24

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT
3600 Tremont Road | Upper Arlington, OH 43221
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Revised: May 2023

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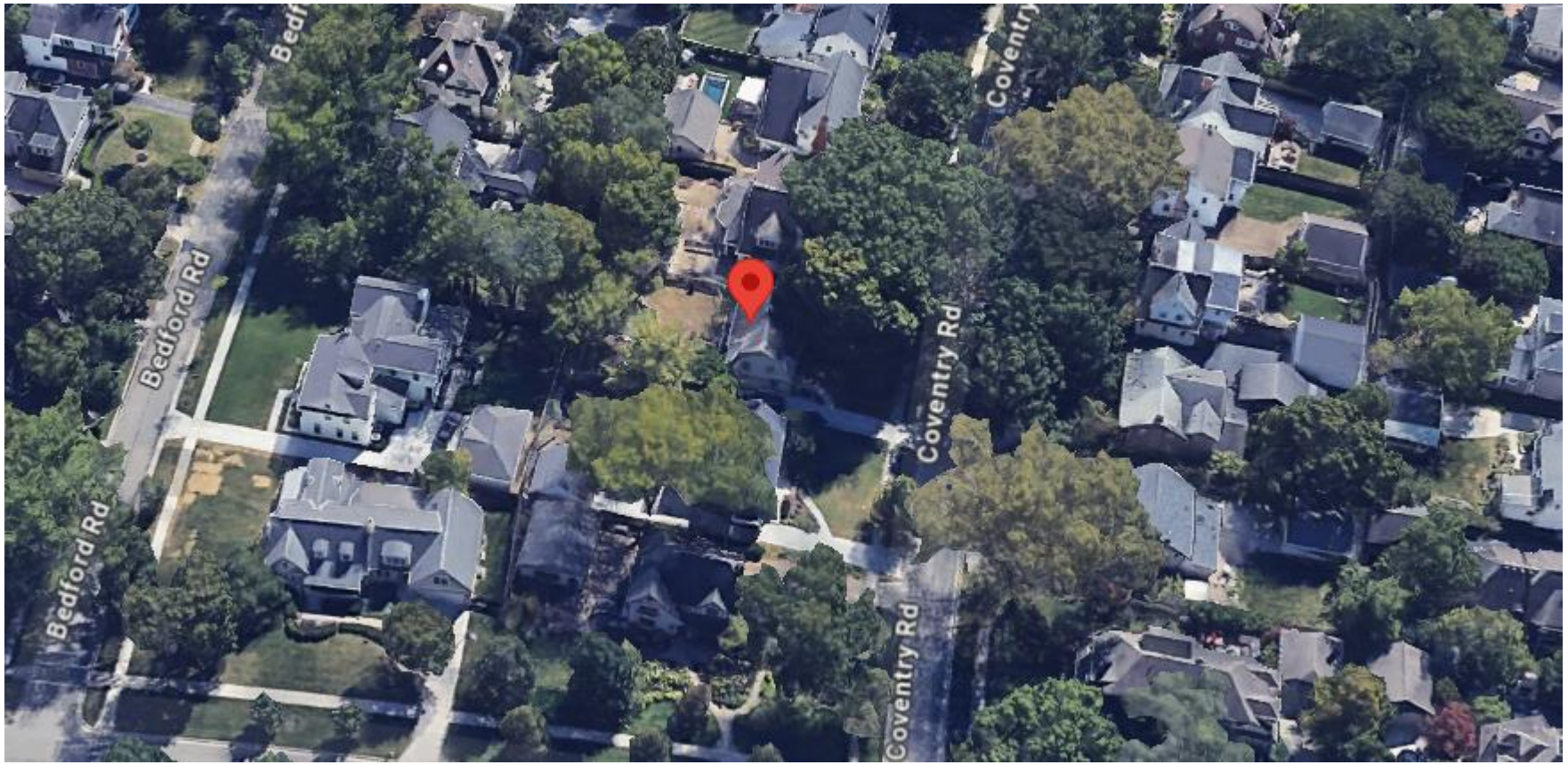
1826 Coventry Rd.	Chris + Blair Cerny	[signature]	5/14/24
1789 BEDFORD RD	NATE & TORRIE WILSON	[signature]	5/14/24
1795 Bedford Rd	Nolan & Katie Seim	[signature]	5/14/24
1811 Coventry Rd	BRAD & CARLSON Copeland	[signature]	5/14/24
1802 Coventry Rd.	Troy + Heather Walker MELISSA CHONG	[signature]	5/14/24
1825 COVENTRY RD	BART FREEZE	[signature]	5/17/24
1819 Coventry Rd	Nitin Bhatt	[signature]	5/17/2024
1811 Bedford	John Taylor	[signature]	5/17/2024
1865 Tremont	Matt Paulson	[signature]	5/22/2024
1805 Coventry	Ann Smith	Ann Smith	5/27/2024
1889 Tremont	Candace Culley	Candace Culley	5/27/2024
1845 Tremont Rd	Michael McNeal	[signature]	5/27/2024
Applicant Signature: [signature] Anne Webb			**Date:** 05/14/24
1768 Bedford Rd	Aaron Thomas	[signature]	5/27/2024

1818 Coventry Road

BZAP Staff Report Pictures

Google Maps ® Aerial – Looking South

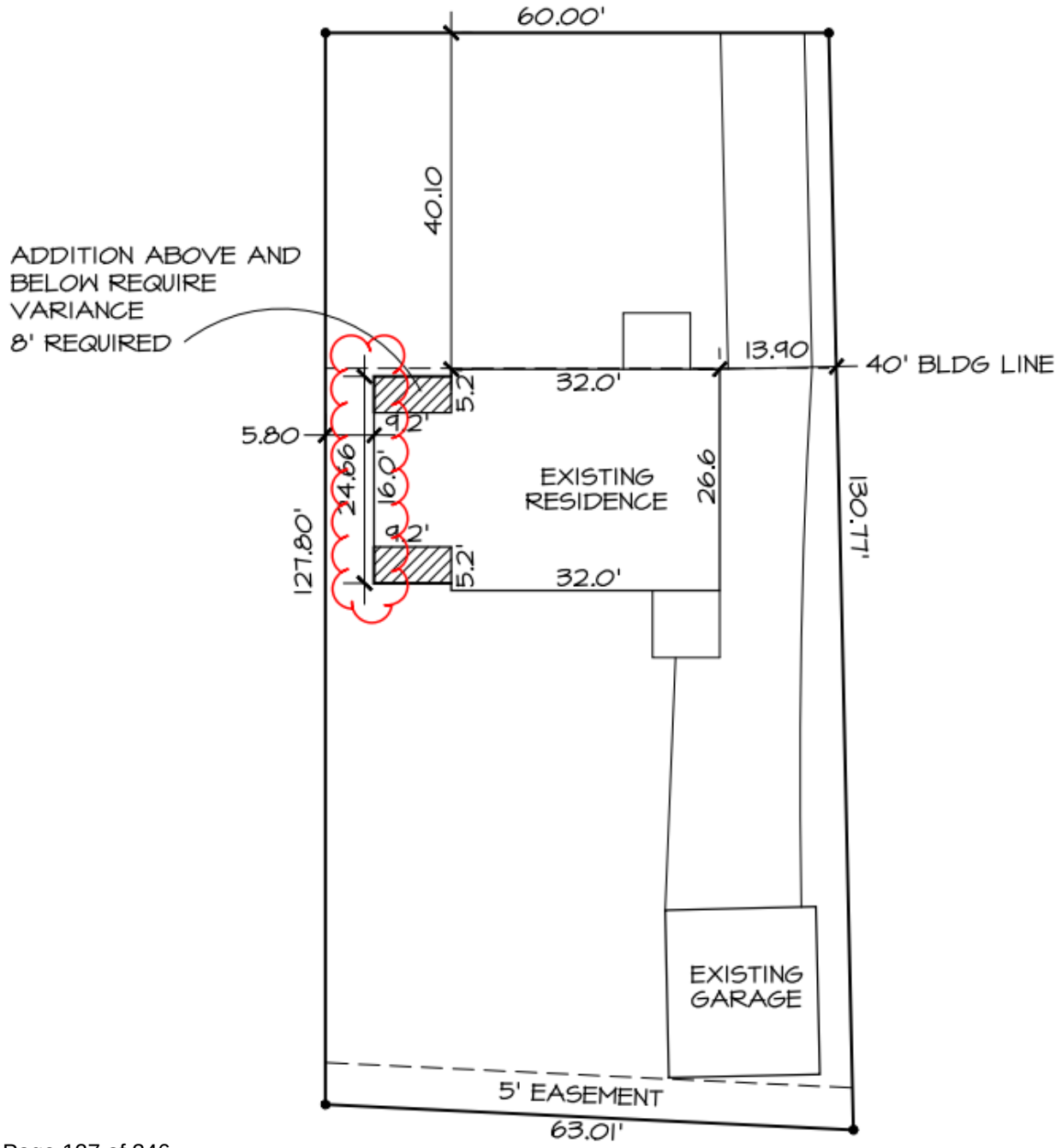


Existing Coventry Road Elevation

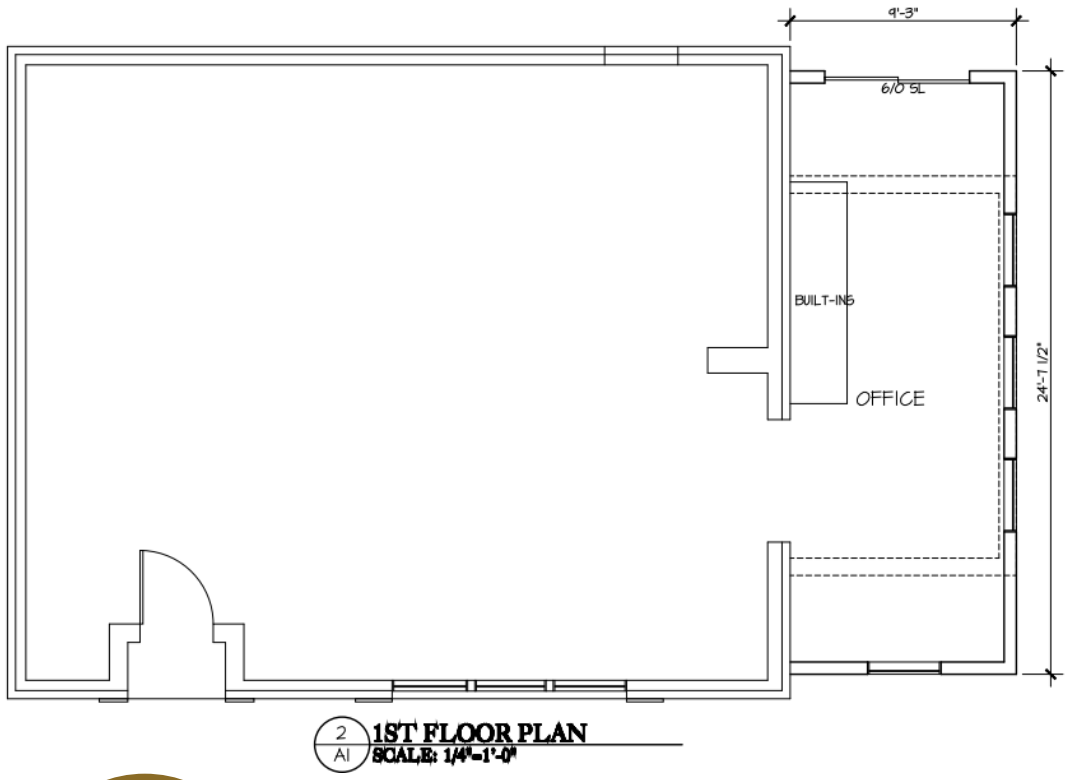
Existing Rear Elevation

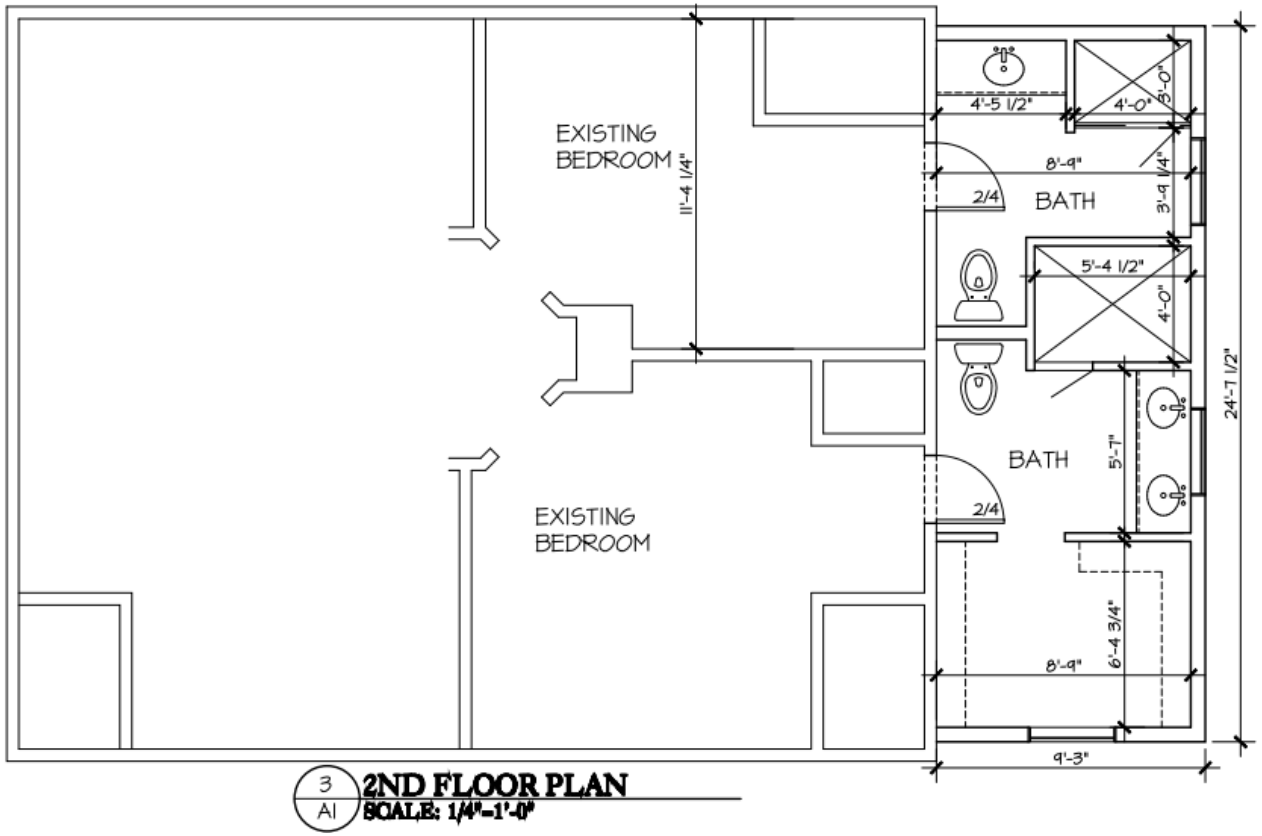
Existing Sunroom

Proposed Site Plan

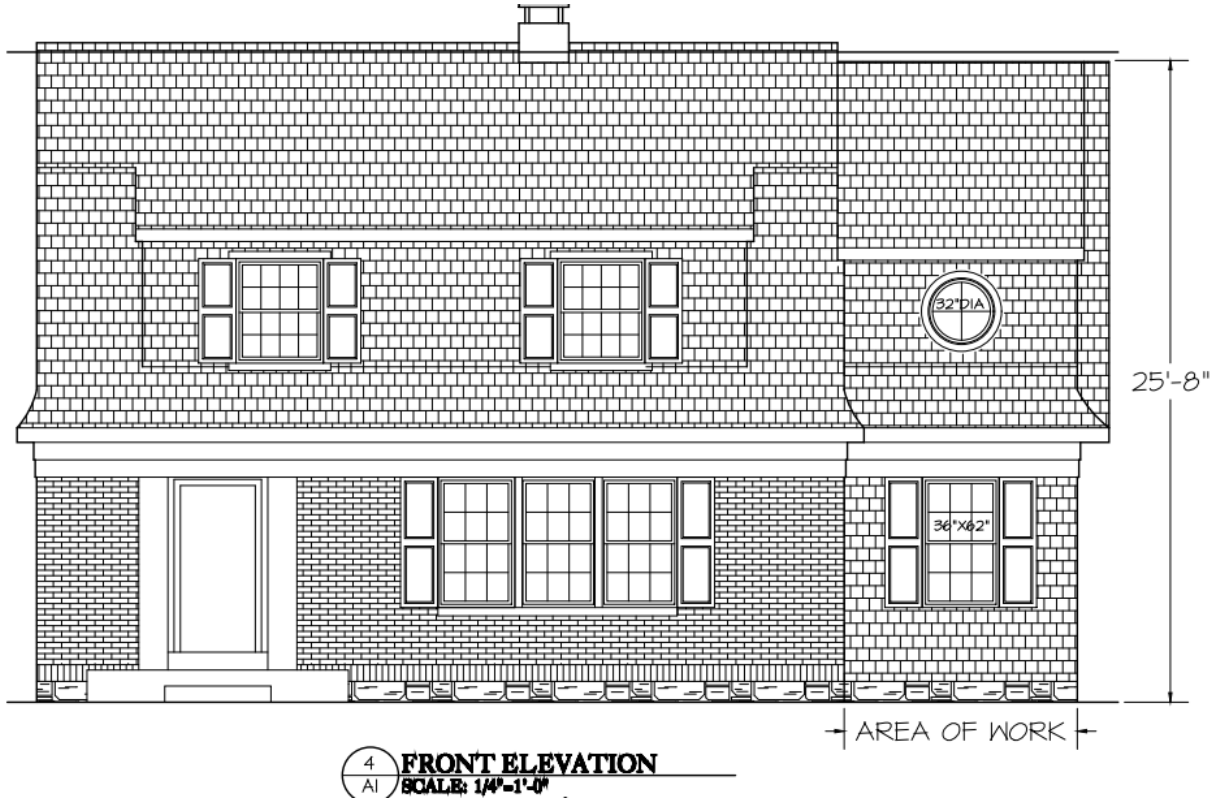


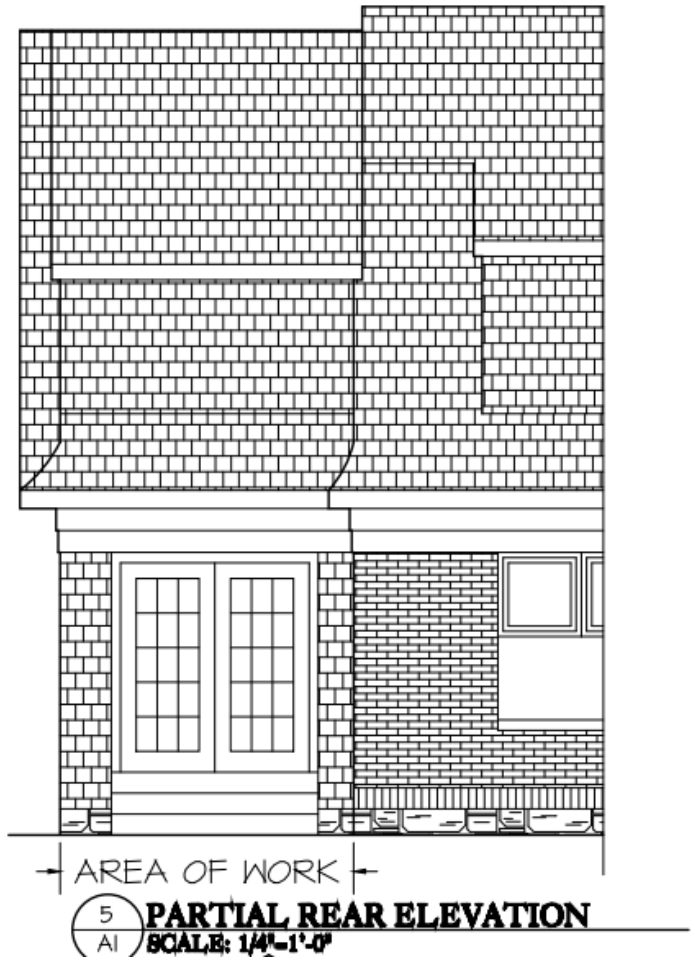
Proposed Floor Plans





Proposed Front & Rear Elevations





Proposed Right & Existing Left Elevation

6 / A1 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

7 / A1 EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 26, 2024

Subject: 2437 Lane Road (VAR-30-24) - To allow a swimming pool house that is 18'-6" in height, when 10 feet is the limit.

Site Description/History
The subject property, 2437 Lane Road, is located on the south side of the street, east of Kipling Road. The 1.9-acre property is rectangular in shape, with 185 feet of frontage and 423 feet of depth. The property is zoned R-1b, One-Family Residence District and is an unplatted lot. It is developed with a 1.5-story home that was built in 1940 and has had improvements to the rear yard including a swimming pool and outdoor entertainment area. In January 2024, the applicant was approved via permit for a replacement swimming pool in the same general location as the current pool, which is in it's final stages of completion. The applicant purchased the property in 2014.

Proposal
As part of a larger project to improve the backyard, the applicant is proposing a new swimming pool house that would be situated just east of the new swimming pool. The swimming pool house would include 595 square feet (17' by 35') of interior space to accommodate a recreation area, kitchen, pantry, laundry, storage, and powder room and a covered patio area on the north elevation (266 square feet) with a future in-ground spa. The structure would be a maximum of 18'-6" tall with a total structure size of approximately 860 square feet. The exterior of the pool house would be finished with vertical siding and an asphalt shingle roof to complement the main home; the west elevation includes a shed dormer facing the pool. The structure would be 10'-11" from the side property line and 23 feet from the rear property line, which places it outside the buildable area of the lot. Swimming pool structures outside the buildable area are limited to 10 feet in height. Additional landscaping is proposed in the backyard, including evergreen trees along portions of the side property line to screen the building.

Zoning Code Requirements

- To allow a swimming pool house that is 18'-6" in height, when 10 feet is the limit (Article 6.09).

In a review of the area, multiple properties along Lane Road have large accessory structures and detached garages. A nearby property at 2351 Lane Road was approved via BZ-17-14 to

have a swimming pool house that was 16'-8" in height and was 816 square feet in size, including a 215-square foot covered patio. Additionally, the property at 2375 Lane Road was developed in 2021 with a new house and detached garage. The garage is within the buildable area of the lot and is 22'-7" tall and is over 2,000 square feet in size, meeting code requirements for detached garages in the buildable area.

Alternatives

The applicant could explore options to relocate the pool house into the buildable area of the lot, which would be at least 10 feet from the side property line and 40 feet from the rear property line, which would allow the height to increase up to 12 feet. The applicant could also look at a height reduction to better align with the code requirement.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. In this case, Staff has found there is precedent for large accessory structures along this south section of Lane Road, one of which is a similar square footage and location to the one proposed at the subject property. Proposed landscaping will also help buffer the structure from view. At the same time, the request is almost double the allowable height of 10 feet tall and, even with landscaping, the structure will still be visible from neighboring properties.

Therefore, Staff recommends a height reduction of 1'-10" to align with previous approvals by the Board and to help reduce impacts on neighboring properties. Staff also recommends conditions to any approval, including that the structure not be used for sleeping quarters and a landscape plan to screen the structure from neighboring views be submitted with the Building Permit for approval by Staff. The Board may consider Findings #4 (character of the area), #8 (spirit and intent of the ordinance) and #9 (special privilege).

Attachments

1.	2437 Lane Rd Variance App
2.	2437 Lane Road BZAP Staff Report Pictures

24-2234

Variance Application

Status: Active

Submitted On: 5/22/2024

Primary Location

2437 LANE RD
UPPER ARLINGTON, OH
43220

Owner

BRAUNSTEIN JORDAN K
LANE 2437 COLUMBUS, OH
43220

Applicant

Letha Imler
614-867-0181
limler@2thecreek.com
3940 Scioto Darby Creek Road
Hidden Creek
Hilliard, Ohio 43026

BZAP Information

BZAP Case #

VAR-30-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Accessory Structure

Findings of Fact for Approval/Denial

Variance Request

To allow a poolhouse that is 18'-5" in height, when 10 feet is the limit.

BZAP conditions

Variance Information

Describe Variance Request

Our client is requesting a building height variance request to extend their roofline from the required 12' maximum height to 18.5 feet max.

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 original house structure is of an age where the basement/crawlspace is unable to be completed for recreational use. Therefore, our client would like to install a pool house that also serves as recreation space for the property. The pool house structure is being designed to complement the existing architecture of the home. The addition of the dormer windows are the main architectural element that will tie the two buildings together. In order to properly accomplish the dormer effect, the top roofline must be larger.

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

It will not. As noted on the supplied application cover page, there are several structures within this district that exceed the maximum allowable height.

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

Evergreen privacy trees are planned to be planted to obscure the view of the pool house from neighboring properties.

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?

Three dimensional color renderings of the project have been created in our design study phase. The pool house was originally designed to meet required code height, and proved that a lower roofline will not fit the scale of the current layout.

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

No, it cannot. Without being this desired height (18.5'), the pool house cannot achieve the complementary asthetic of the house, and therefore, will not uphold the value of the original house structure.

LANDSCAPE CONSTRUCTION DOCUMENTS FOR:

THE BRAUNSTEIN RESIDENCE

2437 LANE ROAD

COLUMBUS, FRANKLIN COUNTY, OHIO, 43220

SITE PLAN:

SCALE: 1" = 40'

SITE CALCULATIONS:

TOTAL ALLOWABLE NON-PERMEABLE SURFACE NOT TO EXCEED 45% OF TOTAL LOT COVERAGE	
81,021.60 SQ. FT.	= CURRENT LOT SIZE
36,459.75 SQ. FT.	= 45% ALLOWABLE LOT COVERAGE
4262.30 SQ.FT.	= HOUSE/DETACHED GARAGE COVERAGE
7980.81 SQ.FT.	= DRIVEWAY COVERAGE
615.99 SQ. FT.	= COVERED STRUCTURE/PATIO
5560.44 SQ.FT.	= ADDITIONAL LANDSCAPE PATIOS/PATHS
18,419.54 SQ.FT.	= TOTAL NON-PERMEABLE SURFACE
22.73%	= TOTAL NON PERMEABLE SURFACE (%)

NORTH
SCALE: 1"=40'-0"

0 20 40 80 120

HIDDENCREEK LANDSCAPING INC.

www.2thecreek.com

3940 SCIOTO DARBY CREEK RD.
HILLIARD, OH 43026
(614) 777-4254

SETS & REVISIONS:	DATE:
POOL CDs	01/05/2024
CONSTRUCTION SET	01/09/2024
1 POOL ELEVATION REVISION	01/24/2024
2 CHANGE ORDER 1	02/27/2024
3 POOL TILE CHANGE	03/28/2024
SPRING 2024 PLANTS	04/18/2024
4 CHANGE ORDER 3	05/17/24
VARIANCE SUBMITTAL	05/20/2024

SALES REPRESENTATIVE: MF
DESIGNER: MF/LI

BRAUNSTEIN
RESIDENCE

2437 LANE ROAD
COLUMBUS, OH 43220

SITE PLAN

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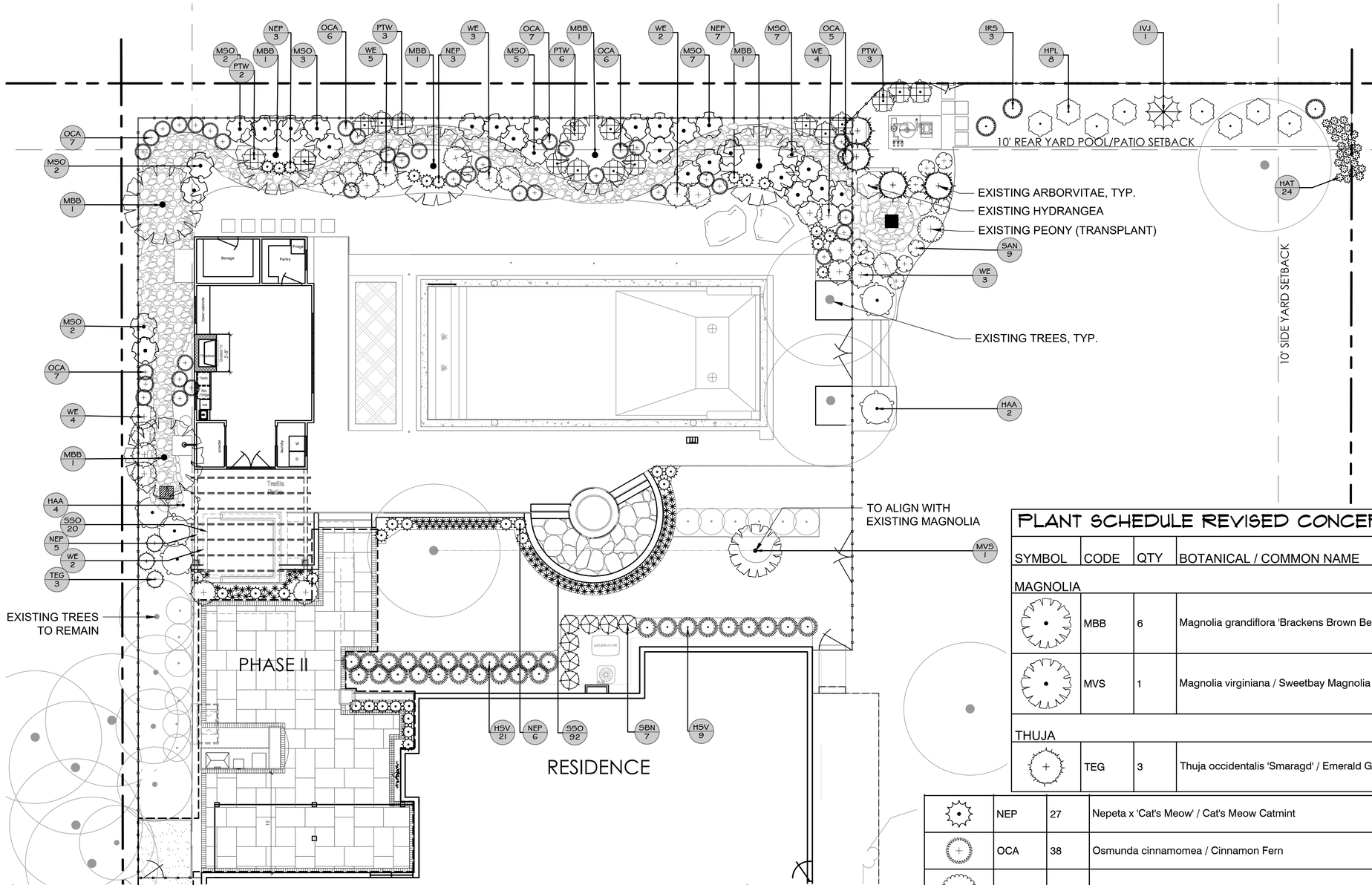
SITE

CONSTRUCTION ISSUE



PLANT SCHEDULE REVISED CONCEPT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
MAGNOLIA				
	MBB	6	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Beauty Southern Magnolia	8` - 10` Ht.
	MVS	1	Magnolia virginiana / Sweetbay Magnolia	8` - 10` Ht.
THUJA				
	TEG	3	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	6` - 7`

	NEP	27	Nepeta x 'Cat's Meow' / Cat's Meow Catmint	1 gal.	
	OCA	38	Osmunda cinnamomea / Cinnamon Fern	1 gal.	
	PLA	1	Paeonia lactiflora / Chinese Peony	3 gal.	Transplant
	PTW	17	Physocarpus opulifolius 'SMPOTW' / Tiny Wine® Ninebark	#2	
	SBN	7	Sambucus nigra 'EIFFEL 1' / Black Tower Elderberry	#3	
	SSO	112	Schizachyrium scoparium `Standing Ovation` / Standing Ovation Little Bluestem	#2	
	SAN	9	Sedum x 'Angelina' / Angelina Sedum	#1	
	WE	23	Weigela florida 'Elvera' / Midnight Wine® Weigela	#3	
HOSTA					
	HAT	24	Transplant Ex. Hosta / Autumn Frost Hosta	---	

SHRUBS

	HSV	30	Helictotrichon sempervirens / Blue Oat Grass	1 gal.	
	HAA	6	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	#3	
	HPL	9	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	---	Transplant
	IRS	3	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	#5	
	IVJ	1	Ilex verticillata 'Southern Gentleman' / Southern Gentleman Winterberry	#5	

NORTH
SCALE: 1/8"=1'-0"
0 4 8 16 24

1 BACK YARD PLANTING PLAN (PRELIMINARY)
SCALE: 1/8" = 1' - 0"

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DESIGNER: MF/LI

BRAUNSTEIN RESIDENCE
2437 LANE ROAD
COLUMBUS, OH 43220

PLANTING PLAN

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L-2

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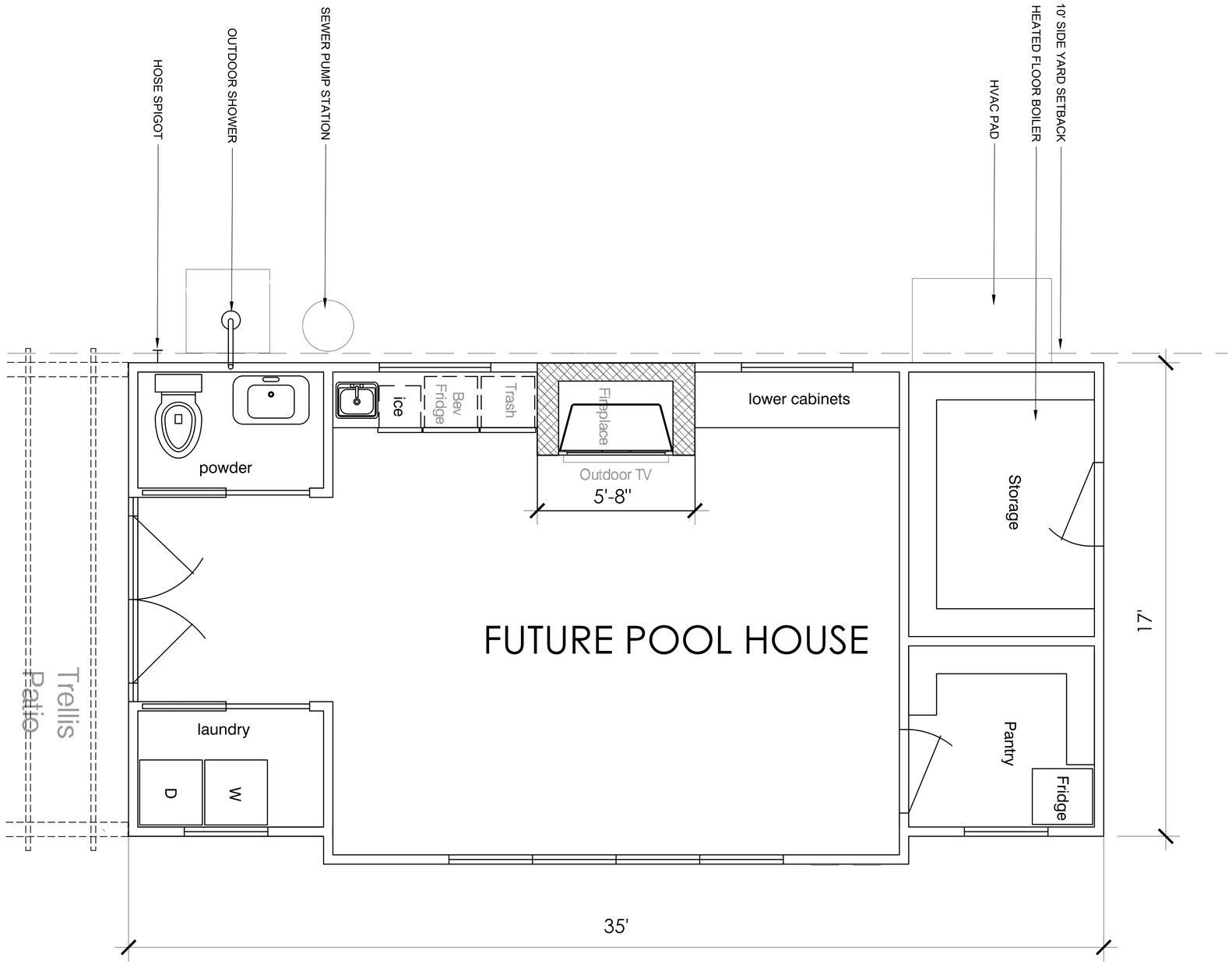

1 POOL HOUSE FLOOR PLAN
SCALE: 1/2" = 1' - 0"

NORTH
SCALE: 1/2"=1'-0"
0 1 2 4 6

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SALES REPRESENTATIVE: MF
DESIGNER: MF/LI

BRAUNSTEIN
RESIDENCE
2437 LANE ROAD
COLUMBUS, OH 43220

POOL HOUSE
FLOOR PLAN

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PH-1

CONSTRUCTION ISSUE

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Hidden Creek

Location of property subject to BZAP request: 2437 Lane Road

This application will be heard by the Board of Zoning and Planning on: June 26, 2024

Describe activity which requires Board of Zoning and Planning review:

Our client is requesting a building height variance request to extend their pool house roofline from the required 12' maximum height to 18.5 feet max.

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:
2469 Lane Rd	Stephen & Paula Young	9589071052700893809169	05/21/2024
2484 Haverford Rd	Christine Mollmann	9589071052700893809152	05/21/2024
2470 Haverford Rd	Jeffery Shively	9589071052700893809145	05/21/2024
2458 Haverford Rd	Harold Moellering	9589071052700893809138	05/21/2024
2446 Harverford Rd	Victor Van Laar	9589071052700893809121	05/21/2024
2434 Haverford Rd	Gary Braunns	9589071052700893809114	05/21/2024
2411 Lane Rd	Douglas & Phyllis Smith	9589071052700893809107	05/21/2024
2434 Lane Rd	John Scherer & Karolina Zareba	9589071052700893809091	05/21/2024
2450 Lane Rd	Robert & Michele Stutz	9589071052700893809084	05/21/2024
2456 Lane Rd	Shaurya & Ruchika Prakash	9589071052700893809077	05/21/2024
2462 Lane Rd	Oliver & Marcia Adunka	9589071052700893809060	05/21/2024
2470 Lane Rd	Elizabeth Essig	9589071052700893809053	05/21/2024

Applicant Signature: [signature] **Date:** 5/21/2024

HIDDENCREEK LANDSCAPING INC.

3940 Scioto Darby Creek Rd.

DEAR NEIGHBORING RESIDENTS OF UPPER ARLINGTON,

Please find this written notification that the homeowner of **2437 Lane Road** has decided to apply for a variance through the Board of Zoning and Planning with the City of Upper Arlington. The referenced project consists of rear yard enhancements including the construction of a custom concrete in-ground swimming pool, pool patio, pool house, and associated landscaping. A variance is being requested to allow for the proposed pool house to rise in excess of the 12 foot maximum height for accessory structures, to a height of 18.5 feet. All other components of the landscape plan are designed within code.

The formal hearing date for this variance will take place on **Wednesday, June 26, 2024, at 6:00 P.M.** Board of Zoning and Planning (BZAP) meetings 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 docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

Sincerely,

Letha Imler
Design – Hidden Creek
Office: (614) 777-4254
Email: limler@2thecreek.com

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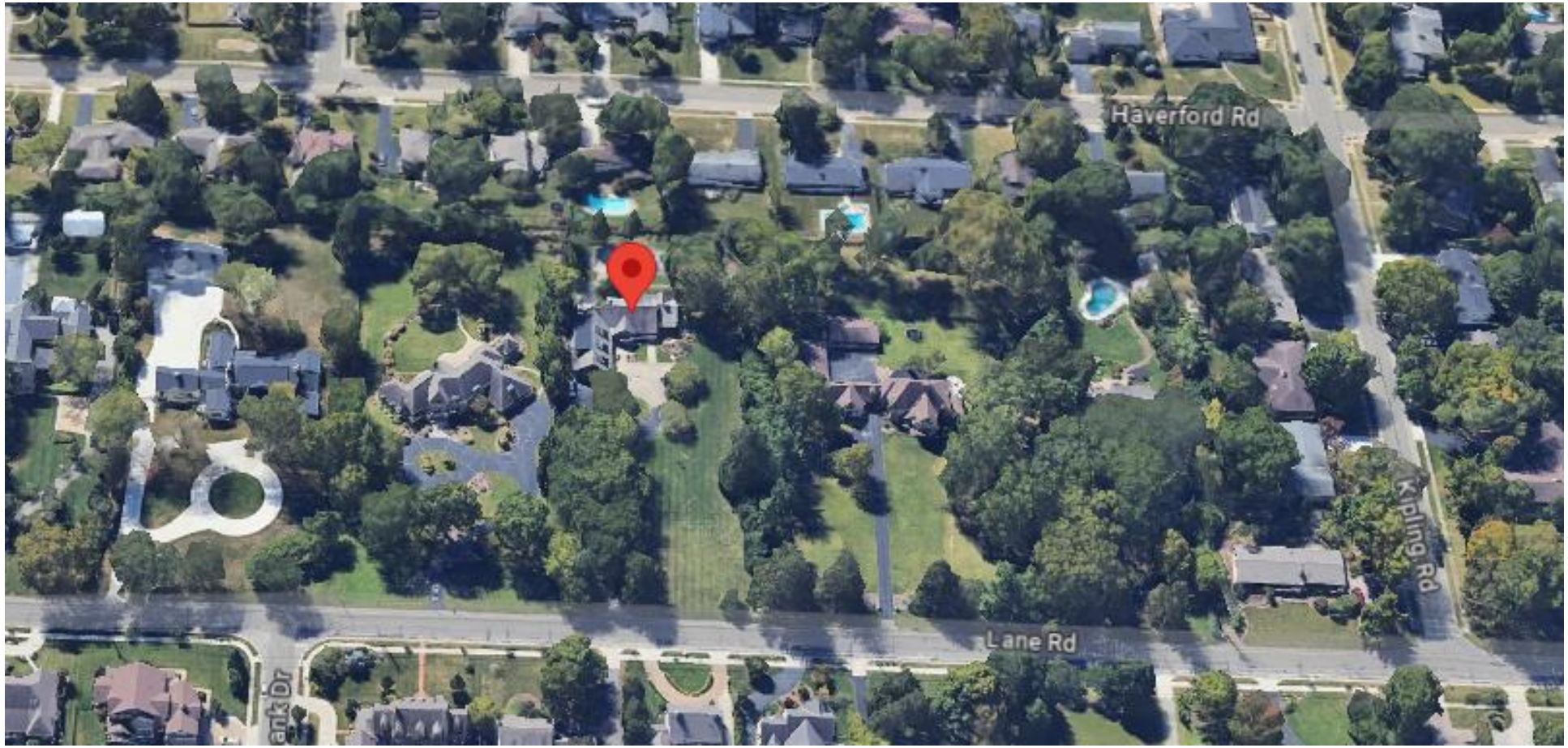
2437 Lane Road

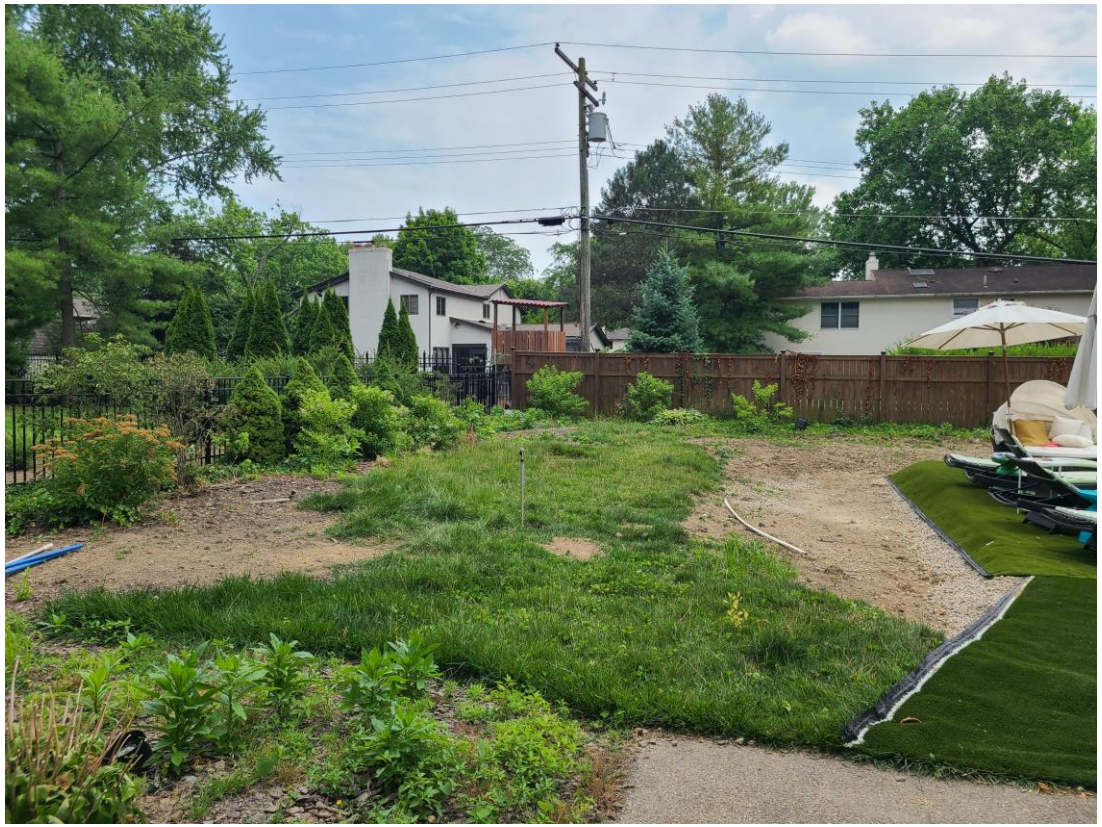
BZAP Staff Report Pictures

Google Maps ® Aerial – Looking South

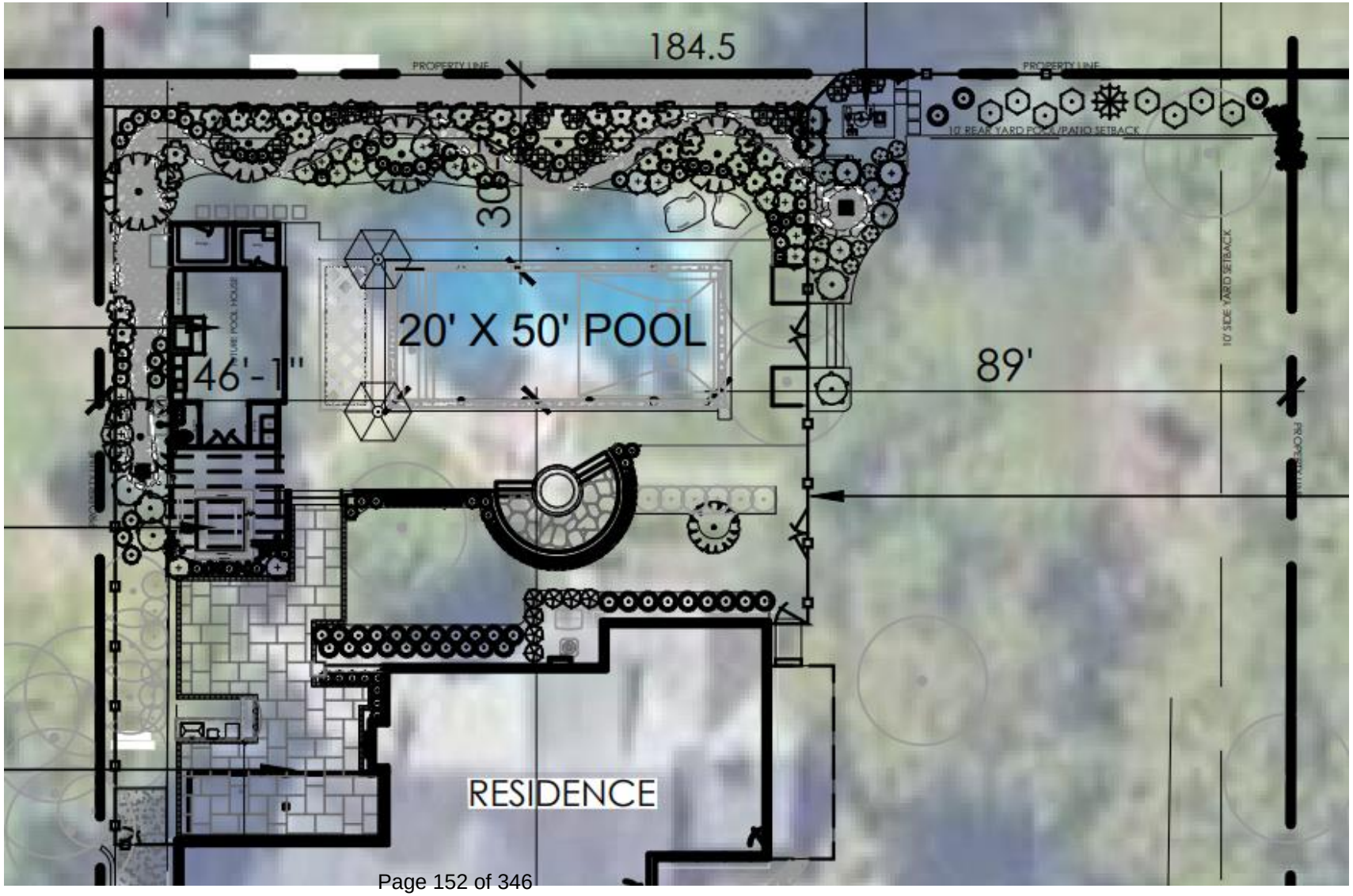


Existing Front Elevations

Existing Backyard



Proposed Site Plan



Proposed 3-D Elevations

Proposed 3-D Plan

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

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 26, 2024

Subject: 1865 Baldridge Road (VAR-31-24) - To allow a pavilion (patio shelter) to encroach up to 4'-2" into the 10-foot minimum rear yard setback.

Site Description/History

The subject property, 1865 Baldridge Road, is located at the southwest corner of Baldridge and Andover Roads, one block north of the Jones Middle School athletic complex. The property is zoned R-1c, One-Family Residence District, and is just outside the Historic District. The property measures 109' x 132', and is larger than many lots in the area. It is identified as Lot #7, Block #129 of the Village of Upper Arlington subdivision plat, and includes a 40-foot building setback line along Baldridge Road and a 20-foot building setback line along Andover Road. A two-story stone and siding home, which was constructed in 1938, sits slightly behind both setback lines with access from the north side of the property leading to a two-car attached garage. The rear yard includes a deck and patio that extends to a recently constructed pavilion with additional patio space (no permit submitted), which does not meet code requirements for setbacks. The rear yard is also enclosed with an open-slat wooden fence, which a survey confirmed projects up to six feet onto the neighboring property to the south. No permit history was found for this fence. The homeowner purchased the property in October 2022.

On April 19, 2024, Staff received an anonymous complaint regarding a pavilion and patio constructed potentially without a permit. Upon inspection and confirmation of work without a permit, Staff notified the property owner, who promptly reached out to Staff to obtain the necessary approvals. A Certificate of Zoning Compliance was eventually submitted on May 8, 2024, but was denied due to the pavilion not meeting the 10-foot minimum setback requirement. Subsequently, the applicant submitted a variance to retain the structure in the nonconforming location.

Proposal

The property owner is proposing retention of an existing, pre-fabricated pavilion that is 9'-10" tall, 11'-11" wide, and 13'-11" deep (166 square feet) over top a newly constructed, 16.5' x 20.5' (338-square foot), patio. The pavilion is just 5'-10" from the rear property line, when a 10-foot minimum setback is required, while the patio is four feet from the rear property line and within a platted five-foot wide utility easement, which requires approval from the City through a Hold Harmless agreement. The wood-frame pavilion has a metal roof and includes movable

curtains for privacy. Due to the size of the pavilion being less than 200 square feet, no building review or inspections would be required.

Zoning Code Requirements

- To allow the retention of a pavilion (patio shelter) that encroaches up to 4'-2" into the 10-foot minimum rear yard setback (Article 6.09).

Alternatives

The property owner could relocate the pavilion, so it meets the required setback, eliminating the need for a variance.

Requested Action and Findings

Staff has reviewed the application and plans, discussed with the applicant, and visited the property. In this case, the pavilion was constructed without the necessary permit and, therefore, placed in a non-compliant location just 5'-10" from neighboring property lines. Although this application resulted from an anonymous complaint, the applicant has submitted letters of support from multiple neighbors. This is an unfortunate situation and Staff appreciates the applicant's responsiveness to try and resolve this matter. However, Staff is not supportive of the request due to the narrow setback and since the work was completed without necessary approvals. The code was also updated last year to be less restrictive on these types of patio shelters. The Board may consider Finding #7 with this application. If the Board is supportive of the request, Staff would recommend a condition that a Hold Harmless Agreement be submitted and approved for the patio encroachment into the easement.

Attachments

1.	1865 Baldridge Rd - Variance App
2.	1865 Baldridge Road BZAP Staff Report Pictures

24-2109

Variance Application

Status: Active

Submitted On: 5/15/2024

Primary Location

1865 BALDRIDGE RD
UPPER ARLINGTON, OH
43221

Owner

CONNOR & STEPHANIE
MCGRATH
BALDRIDGE RD 1865
COLUMBUS, OH 43221

Applicant

Connor
McGrath

540-419-
3672

c.mac0045@gmail.com

1865
Baldridge
Rd

Columbus, OH 43221

BZAP Information

BZAP Case #

VAR-31-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Accessory Structure

Findings of Fact for Approval/Denial

Variance Request

To allow a detached pavilion to encroach up to six feet into the 10-foot minimum rear yard setback.

BZAP conditions

Variance Information

Describe Variance Request

Requesting a variance to authorize placement of a recently built open-walled gazebo within 10' of the rear (Southern) property line at 1865 Baldridge Rd. While the gazebo maintains clearance of 10'+ from the fence at the rear of the property, a survey of the property makes clear that the property line is offset roughly 5.5' from the fence in the vicinity of the gazebo. Since the gazebo is already built, we are seeking a the variance to avoid tear down and damage to the structure.

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 gazebo has already been installed. We were unaware of the need to obtain a permit prior to construction. We are contrite and now understand what actions on our property do require a permit; however, we have incurred a significant cost to purchase and construct the gazebo.

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, the gazebo does not bestow a special privilege to the property, nor does it distort views nor aesthetics for neighboring properties.

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

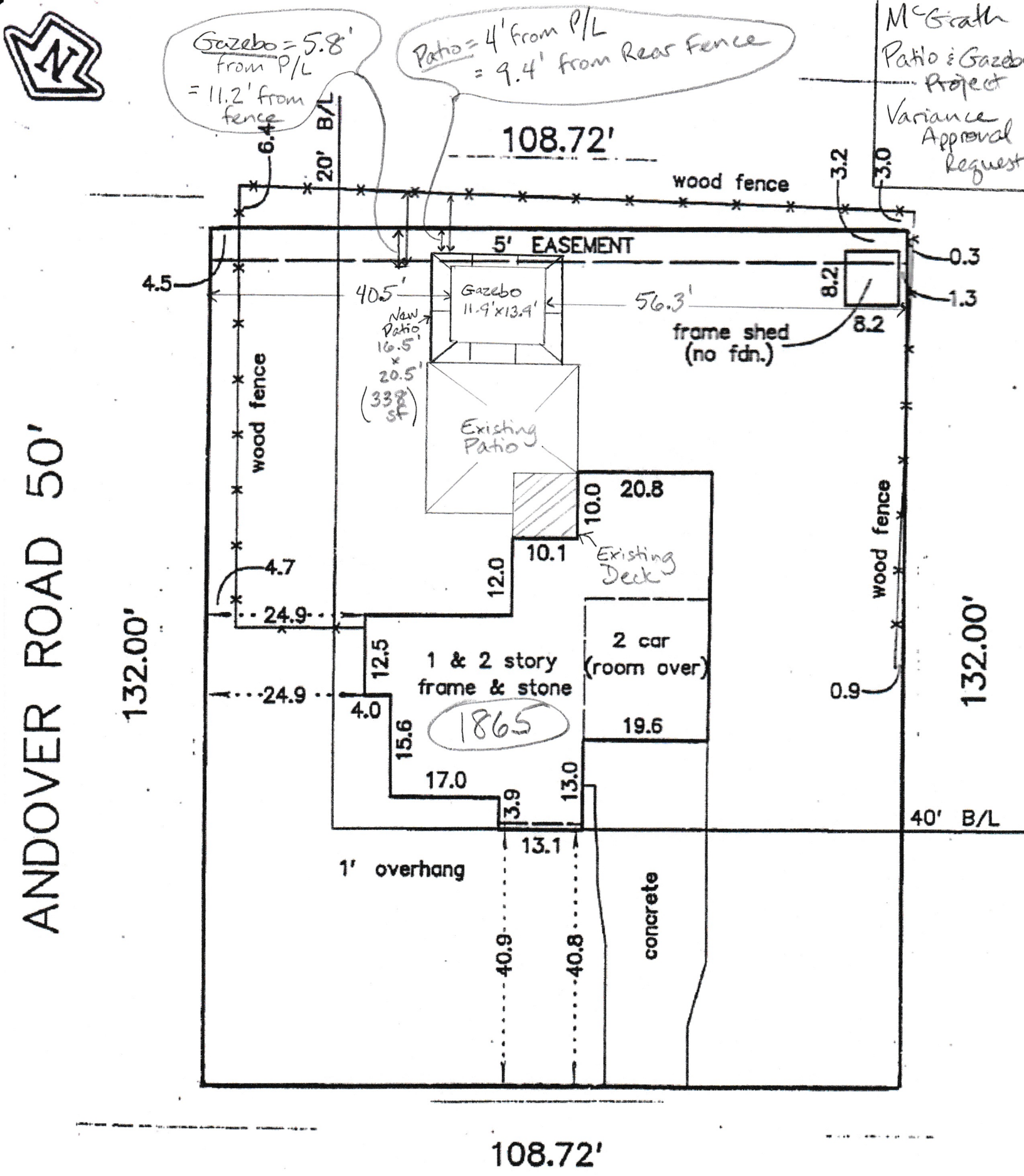
No. Neighboring property owners, namely those bordering the rear and western boundaries of the property, have complimented the aesthetics of the gazebo.

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

Yes, we have attempted to devise alternate solutions, however; the gazebo is anchored and preventing us from relocating it to another area on our property.

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

The gazebo is aesthetically pleasing and has garnered compliments from many neighbors. The gazebo provides shade in a yard that is otherwise almost fully exposed to the sun and elements. The gazebo adds value by providing a space for shade.

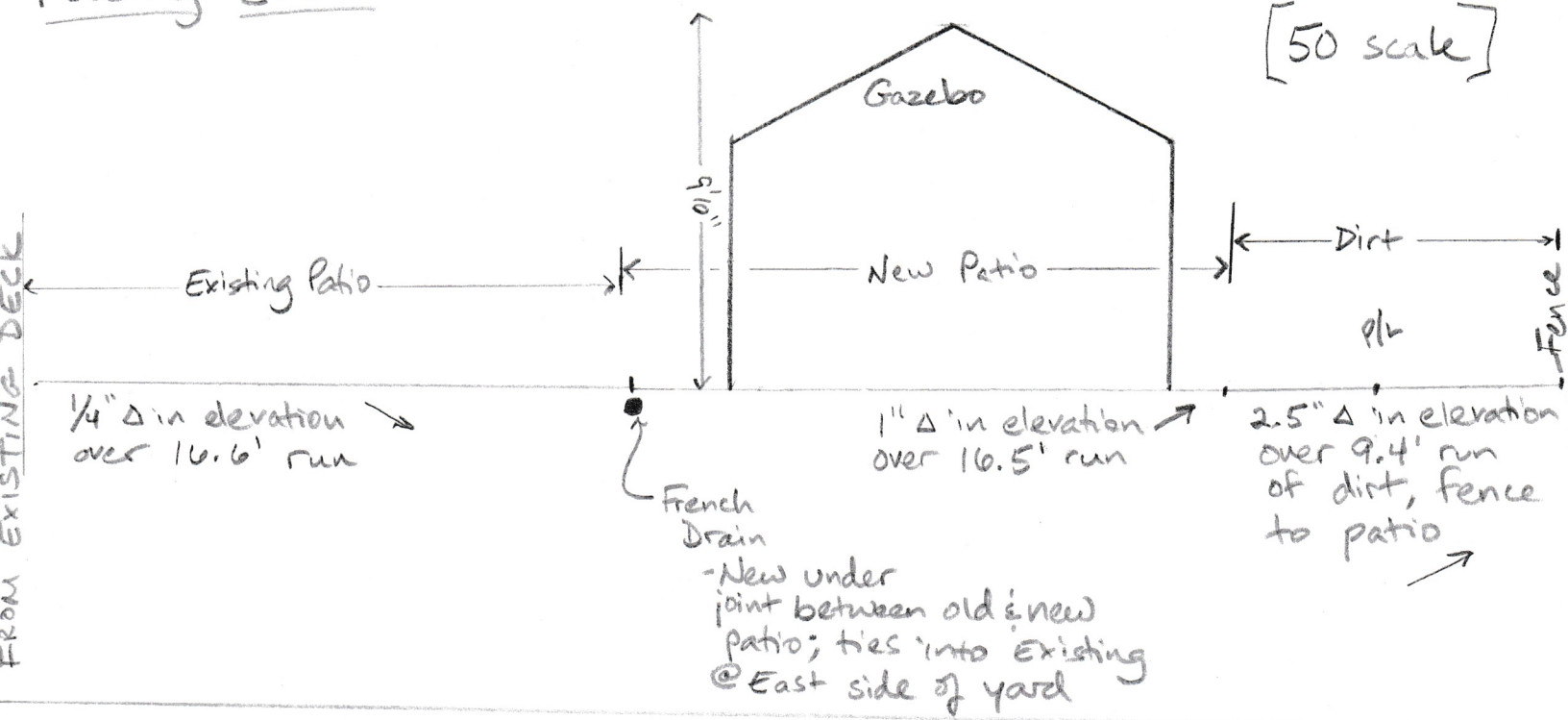

N
Gazebo = 5.8' from P/L = 11.2' from fence
Patio = 4' from P/L = 9.4' from Rear Fence
McGrath
Patio & Gazebo Project
Variance Approval Request
108.72'
wood fence
5' EASEMENT
20' B/L
6.4
3.2
3.0
0.3
1.3
8.2
8.2
4.5
40.5'
Gazebo 11.9'x13.9'
56.3'
New Patio 16.5' x 20.5' (338 sf)
frame shed (no fdn.)
wood fence
Existing Patio
20.8
10.0
10.1
Existing Deck
12.0
4.7
24.9
12.5
1 & 2 story frame & stone
1865
2 car (room over)
19.6
24.9
4.0
15.6
17.0
3.9
13.0
13.1
40' B/L
1' overhang
concrete
40.9
40.8
0.9
wood fence
132.00'
132.00'
ANDOVER ROAD 50'
108.72'
BALDRIDGE ROAD 50'

McGrath / Patio & Gazebo Project / May 2024

1865 Baldridge Rd / ELEVATION PROFILES

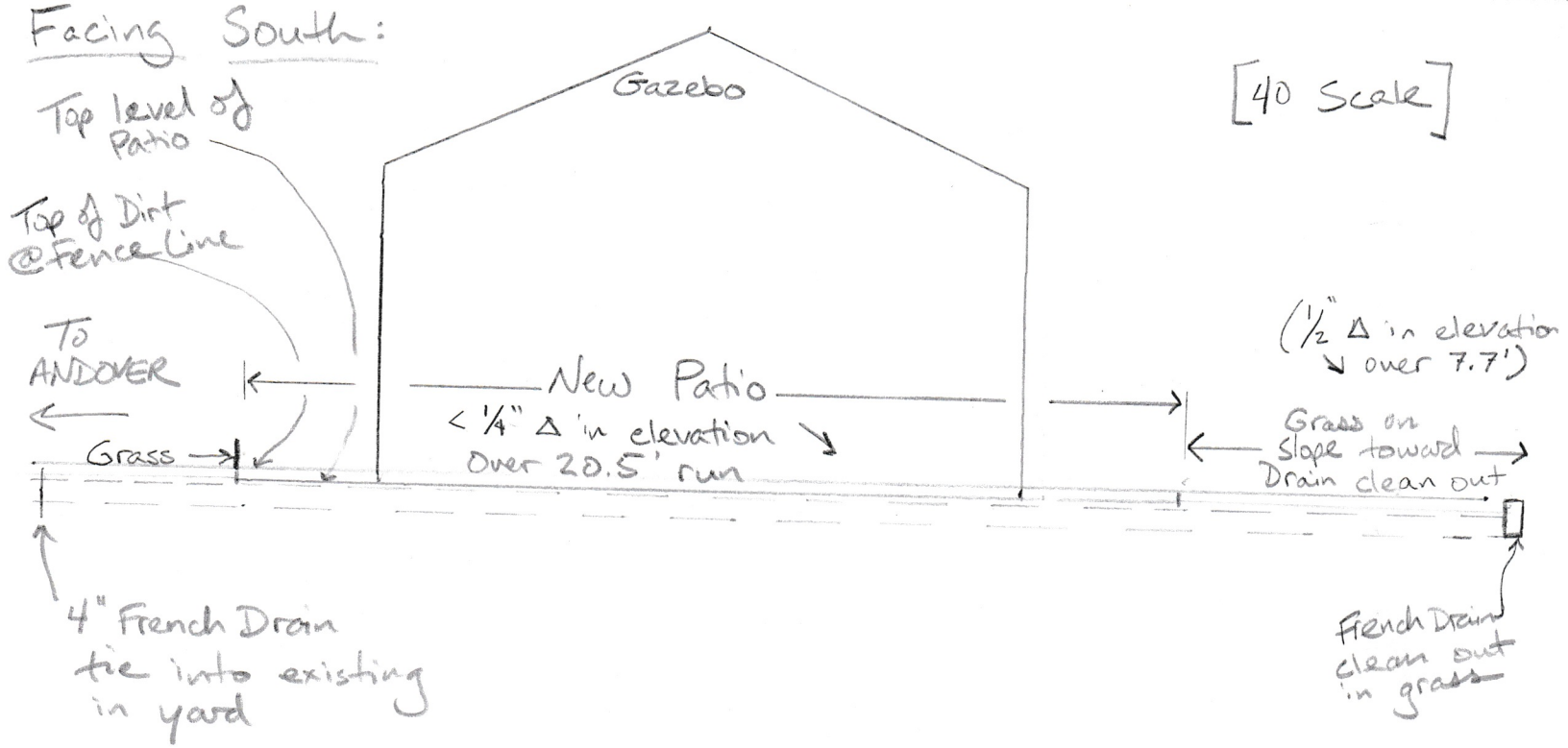
Facing East:

[50 scale]



Facing South:

[40 Scale]



City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Connor & Stephanie McGrath

Location of property subject to BZAP request: 1865 Baldridge Rd

This application will be heard by the Board of Zoning and Planning on: 6/26/24

Describe activity which requires Board of Zoning and Planning review:

Gazebo was constructed within 10' of rear property line. Seeking variance approval to authorize its location on newly installed patio section.

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:
1888 Baldridge Rd	Brandon Epp		5/11/24
1880 Baldridge Rd	Matt Laubham & Alyssa Cubbison		5/11/24
1870 Baldridge Rd	Andrew & Courtney Neckers		
1877 Baldridge Rd	Greg Sanderson & Annie Moroney		5/12/24
1873 Baldridge Rd	Bill & Lynn Anderson		5/11/24
1862 Guilford Rd	Christopher Lang		5/13/24
1858 Guilford Rd	Brad & Marianne Mitchell		5/13/2024
1850 Guilford Rd	John & Karen Narwicz		5/11/24
1856 Baldridge Rd	James & Katie Yeager		5/12/24
1849 Baldridge Rd	Chris & Kearstin Hamad		5/12/24
1826 Guilford Rd	Ben & Kelli Duckworth		5/13/24
Applicant Signature:			**Date:**

5/14/2024

Upper Arlington Building Division,

As direct neighbors of the McGraths, we appreciate the continued improvements they are making to their property. The newly constructed gazebo complements the characteristics of their home and backyard. Where the gazebo now sits, there used to be large pine trees that were an eye sore creating constant cleanup throughout the year. We are happy with the newly constructed gazebo and feel Connor and Stephanie do an excellent job of maintaining their property.

Benjamin Duckworth 1826 Guilford Rd

1850 Guilford Rd.

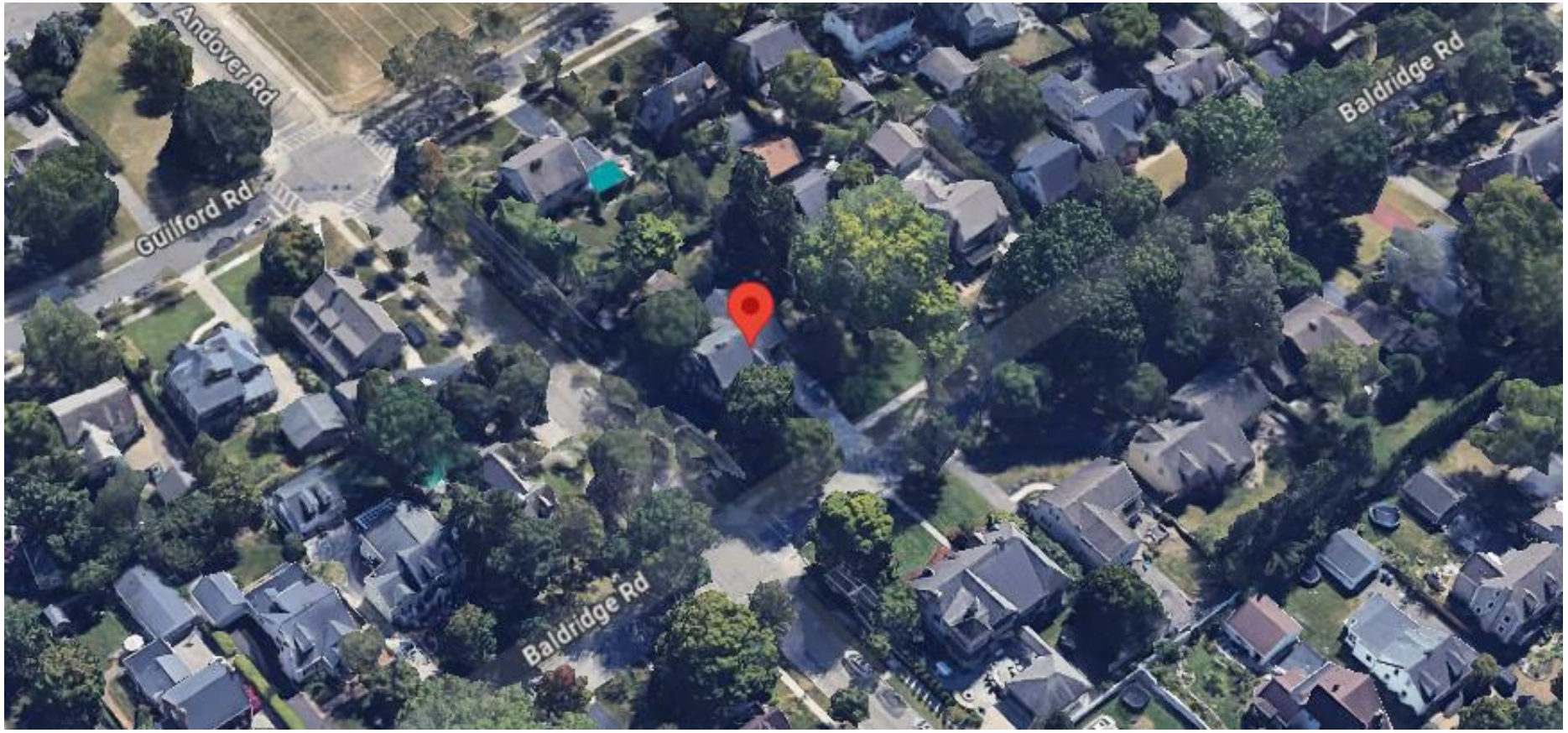
1849 Baldridge Road

1873 Baldridge Road

1865 Baldridge Road

BZAP Staff Report Pictures

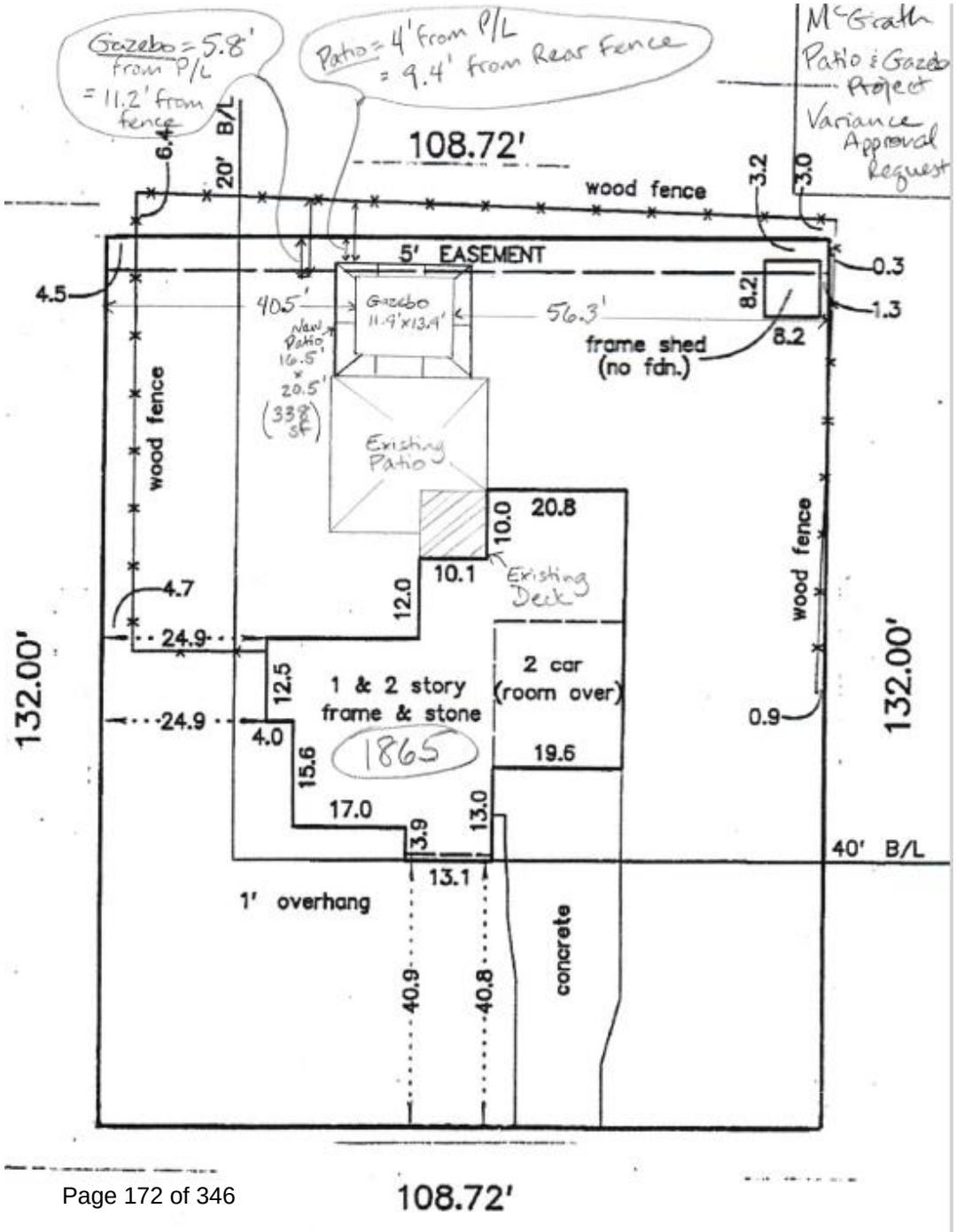
Google Maps ® Aerial – Looking South



Existing Front Elevation

Existing Pavilion

Existing Site Plan



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

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 26, 2024

Subject: 2120 Elgin Road (VAR-32-24) - To allow a garage addition that encroaches up to two feet into the south side yard setback and a bay window addition that encroaches up to 3'-8" into the north side yard setback, when a 10-foot minimum setback is required. The additions also result in a side yard sum of 14'-3" when 20 feet is the minimum.

Site Description/History

The subject property, 2120 Elgin Road, is located on the northeast side of the street, between Cambridge Boulevard and Oxford Road in the Upper Arlington subdivision (Lot #8, Block #87). The property is rectangular in shape, with 80 feet of frontage and 130 feet of depth; it is zoned R-1c, One-Family Residence District. A two-story, Tudor-style home is built four feet behind the 35-foot platted setback with the front facing garage portion over 16 feet behind the front setback. The home currently meets all setback and coverage limits. It was built in 1947 and purchased by the applicant in 2007; it is located just outside the Historic District.

Proposal

This variance application includes a request to encroach into both the north and south side yard setbacks for minor additions. Along the south elevation, the applicant is proposing a 3'-8" x 20'-4" (64 square feet) addition along the length of the existing garage to increase the width of the garage from 18 feet to 21'-8" for additional functionality/ parking vehicles. The addition would encroach two feet into the setback (41 square feet) and be finished with stucco to match the home and include a hipped roof with a south-facing window. Along the north elevation, the applicant proposes a bay window addition that would be 3'-8" x 6'-3" (22 square feet) and be entirely over the side yard setback. The bay window would be on a CMU foundation with windows and a hipped roof. Because the additions encroach into both the side yard setbacks, this results in a deficient side yard sum. There is a privacy fence along the north property line and mature landscaping along the south property line.

Zoning Code Requirements

- To allow a garage addition that encroaches up to two feet into the south side yard setback (Article 5.02);
- To allow a bay window addition that encroaches up to 3'-8" into the north side yard setback when a 10-foot minimum setback is required (Article 5.02); and

- To allow additions that result in a side yard sum of 14'-3", when 20 feet is the minimum (Article 5.02).

Alternatives

For additional garage space, the applicant could construct a detached garage. However, this would change the existing layout of the lot and may be more impactful to neighboring properties, along with additional development coverage. For the bay window addition, the applicant could slightly modify the design to meet the code. If the bay window was cantilevered instead of on a foundation, the zoning code would allow a projection of up to 2' x 8' into the side yard setback.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. Overall, the additions are quite modest, and will not have a major impact on neighboring properties. It will allow the applicant to modernize the home to make it more functional for vehicles (Finding #3). At the same time, the code does allow a projection for a bay window and the existing plan could be re-worked to meet the code requirements (Finding #7), while still allowing a bay window addition.

Therefore, Staff recommends approval of the request for the garage addition, but would encourage the applicant to explore compliant options for the bay window.

Attachments

1.	2120 Elgin Rd - Variance App
2.	2120 Elgin Road BZAP Staff Report Pictures

24-2163

Variance Application

Status: Active

Submitted On: 5/19/2024

Primary Location

2120 ELGIN RD
UPPER ARLINGTON, OH
43221

Owner

DAVID & MARINA DECKER
ELGIN 2120 COLUMBUS, OH
43221

Applicant

Brenda Parker
614-586-5514
brenda.parker@cbusarch.com
930 Northwest Blvd
Columbus, Ohio 43212

BZAP Information

BZAP Case #

VAR-32-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Side yard

Findings of Fact for Approval/Denial

Variance Request

To allow a garage addition that encroaches up to two feet into the south side yard setback and a bay window addition that encroaches up to 3'-8" inches into the north side yard setback, when a 10-foot minimum setback is required. The additions also result in a side yard sum of 14'-3" when 20 feet is the minimum.

BZAP conditions

Variance Information

Describe Variance Request

Request the following variances:
1. Reduce south side yard setback from 10'-0" to 8'-0".
2. Reduce north side yard setback from 10'-0" to 6'-3".

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

The existing property at 2120 Elgin Road consists of a rectangular lot 80’ wide x 130’ deep. The existing house has an attached garage at the south side. The garage door is only 14’ wide. The garage door is right up against a chimney. The size and location of the garage door only accommodates a single car.

The owners would like to expand the garage so that the garage door can be 16’ wide and shifted to the south so that it is easier to maneuver in and out without hitting the chimney. The addition is 3’-8” in width. This dimension was set based on an 8’-0” side yard setback. However, since the lot is 80’ wide, the required setback is 10’-0”. Therefore, a side yard setback variance is required in order to expand the garage from a single-car to a two-car garage.

The second request consists of the addition a new bay window off the dining room. The bay is 6’-3” wide and projects 3’-8” from the existing house. The bay has foundation below it, so it counts as a structure not allowed to be considered a projection. The floor framing runs in the east/west direction, therefore, the floor joists cannot be cantilevered to the north to allow the bay to fall into the projection category. The bay projects 3’-8” in order to utilize the windows that the owner had previously purchased. This again was a misunderstanding as originally it was thought that with a 8’ side yard setback, a bay could project 2’. However, the setback is 10’ and the bay has a foundation.

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

The variance will not confer a special privilege that is denied to other properties in the same district. The majority of the properties in this area have lots less than 80’ wide and therefore have an 8’ side yard setback. The side yard setback variance for the garage expansion is to solve a hardship to have a functional 2-car garage, which most of the neighboring properties have. The bay at the north is a very small footprint and is behind a privacy fence so it will have minimal visibility.

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

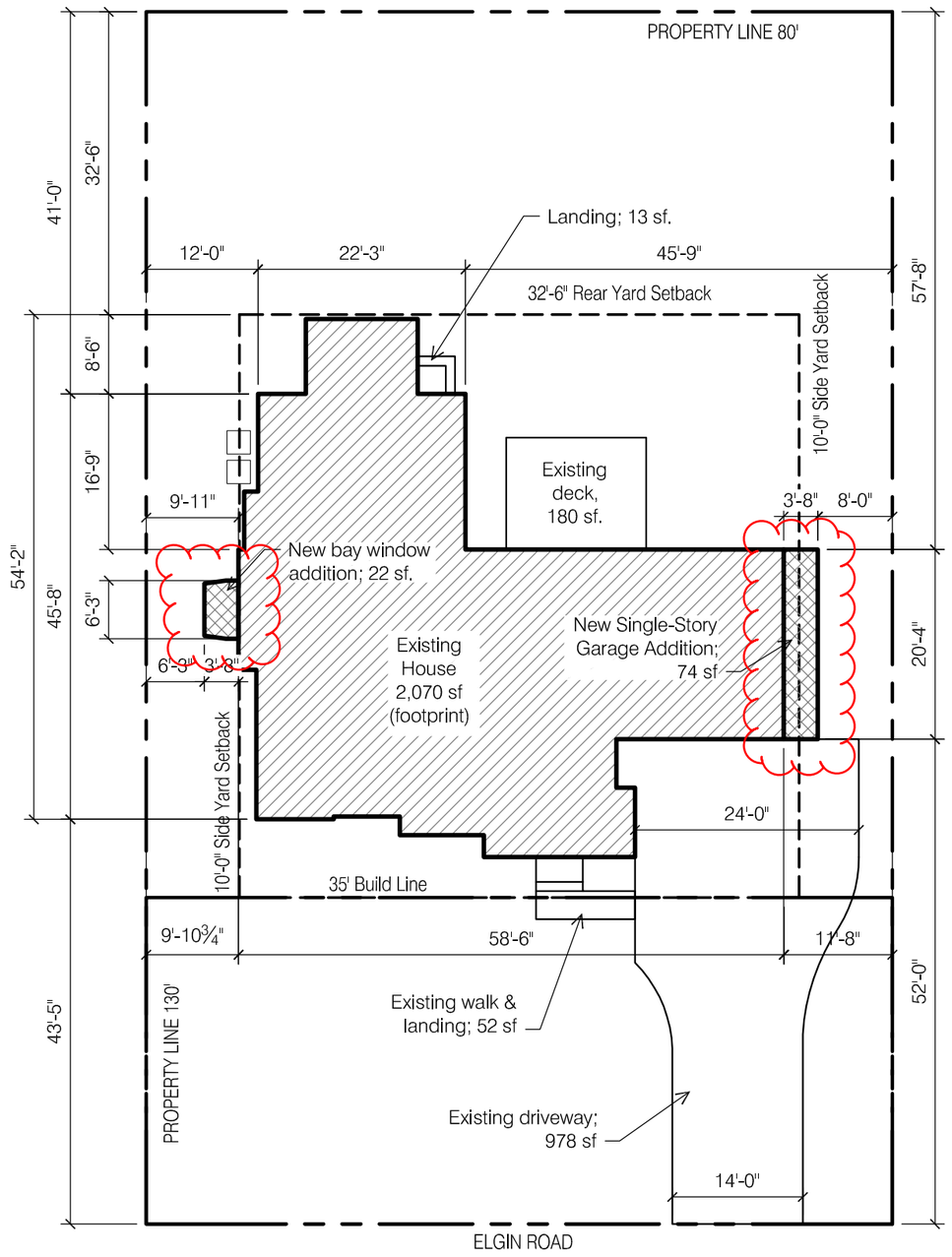
The essential character of the neighborhood area will not be substantially altered due to the variance request. The garage addition is minimal and is sensitive to the character of the house. The bay at the north is a very small footprint and is behind a privacy fence so it will have minimal visibility.

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?

The garage addition and bay addition were designed with the goal of staying within the zoning code. This is when an 8' side yard setback was assumed. And that a bay could project into the side yard setback up to 2'. It was since realized that the actual side yard setback is 10'. The garage addition must be 3'-8" in order to accommodate two cars. So a variance is being requested.

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

Obtaining a 2-car garage does not work without the approval of this variance request. The bay window is a desire the owners have always had that they really would like to implement.



1 OVERALL SITE PLAN

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

0 4 8 16 32

N

GENERAL INFORMATION

Address: 2120 Elgin Road
Upper Arlington, Ohio 43221

Scope of Project: Construction of a new single-story garage addition on the south side of the existing attached garage.

Franklin County Lot #: 070-000667-00

Garage Addition: 74 sf
Bay Window Addition: 22 sf

DESIGN CRITERIA

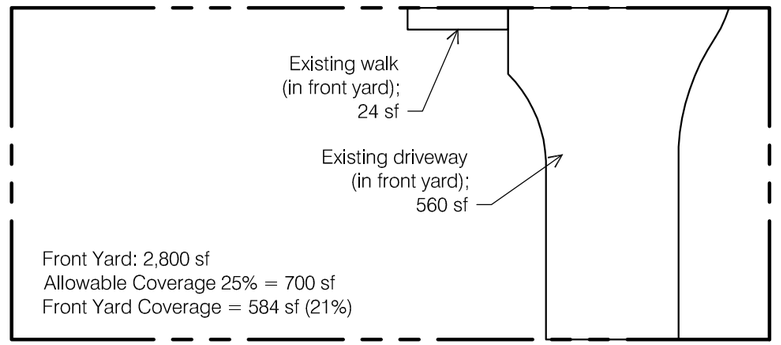
2019 Residential Code of Ohio
Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

ZONING: R-1C

Number of Floors	Actual	Zoning Req't
Existing:	2	1 to 2.5 flr (35')
Lot Area & Lot Width	**Actual**	**Zoning Req't**
Lot Area:	10,400 sf	n/a
Lot Width:	80.00'	n/a
Addition Setbacks	**Actual**	**Zoning Req't**
Side Yard South:	8'-1"	10'-0"
	REQUEST VARIANCE	
Side Yard North:	6'-3"	10'-0"
	REQUEST VARIANCE	
Building Cover Limit	**Actual**	**Zoning Req't**
Building Cover:	2,166 sf (21%)	3,016 sf (29%) Meets zoning
Development Cover Limit	**Actual**	**Zoning Req't**
Development Cover:	3,389 sf (33%)	5,200 sf (50%) Meets zoning

SHEET INDEX

A1.0 Site Plan & General Info
A2.1 First Floor Plans
A2.2 Second Floor Plans
A3.1 Exterior Elevations
A3.2 Sections & Details
A4.1 Bay Window Drawings



2 FRONT YARD DIAGRAM

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

0 4 8 16 32

N

ARCHITECT
BRENDA PARKER
614-586-5514
brenda.parker@cbusarch.com

May 19, 2024

NEW GARAGE ADDITION
2120 ELGIN ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

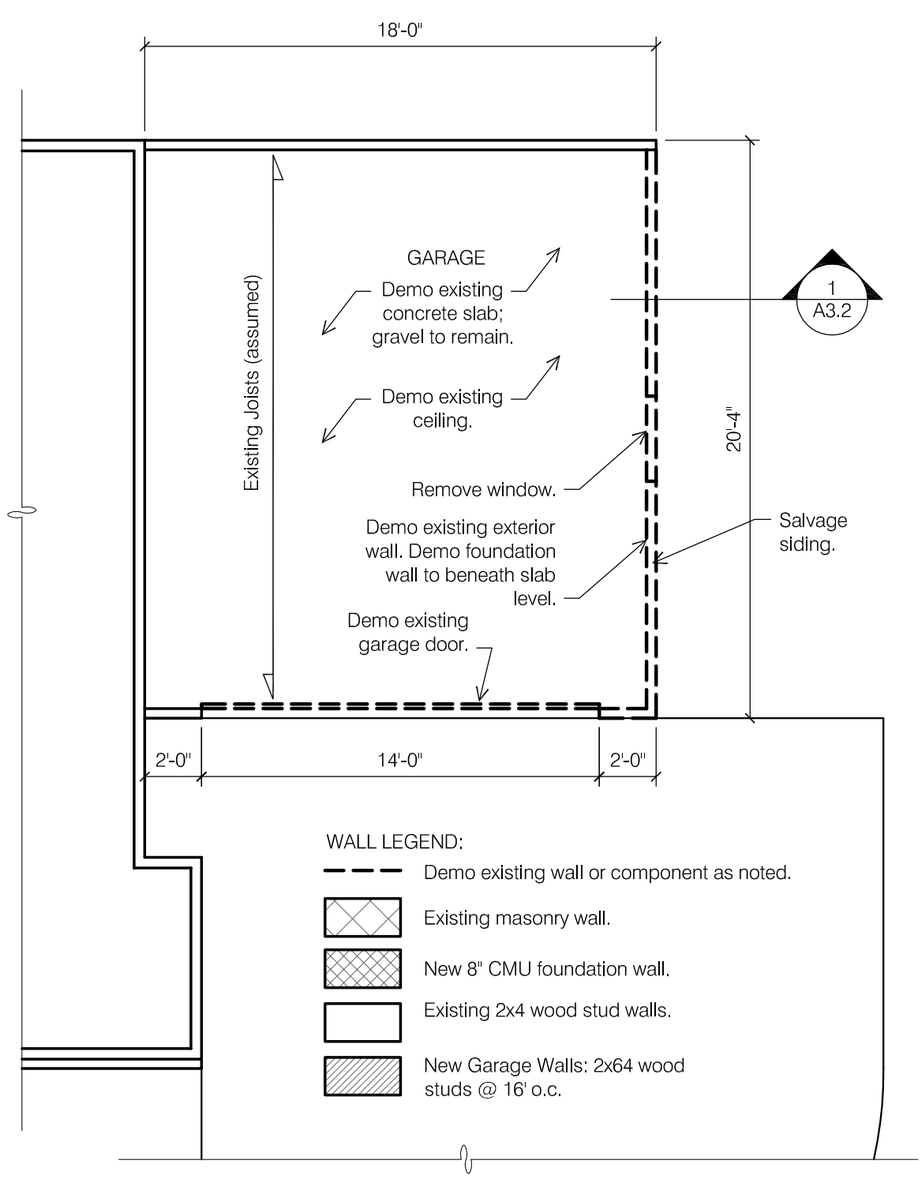
SCALE: 1/16"=1'-0"

PROJECT NO.:

DATE: May 19, 2024

SITE PLAN & GENERAL INFO

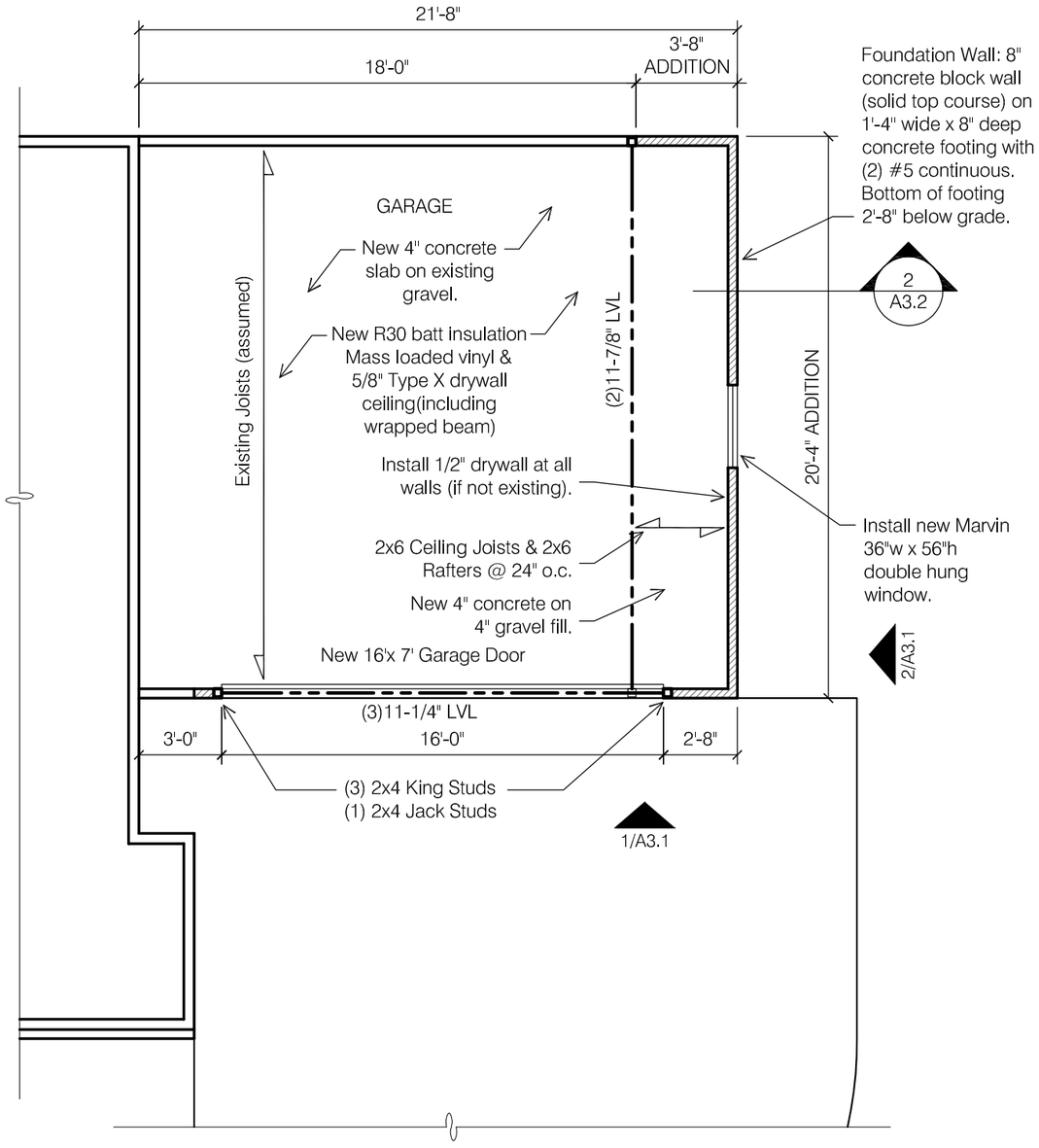
SHEET NO. A1.0



1 FIRST FLOOR PLAN - DEMO

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

0 1 2 4 8



2 FIRST FLOOR PLAN - NEW WORK

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

0 1 2 4 8

N

ARCHITECT
BRENDA PARKER
614-586-5514
brenda.parker@cbusarch.com

May 19, 2024

NEW GARAGE ADDITION
2120 ELGIN ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

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

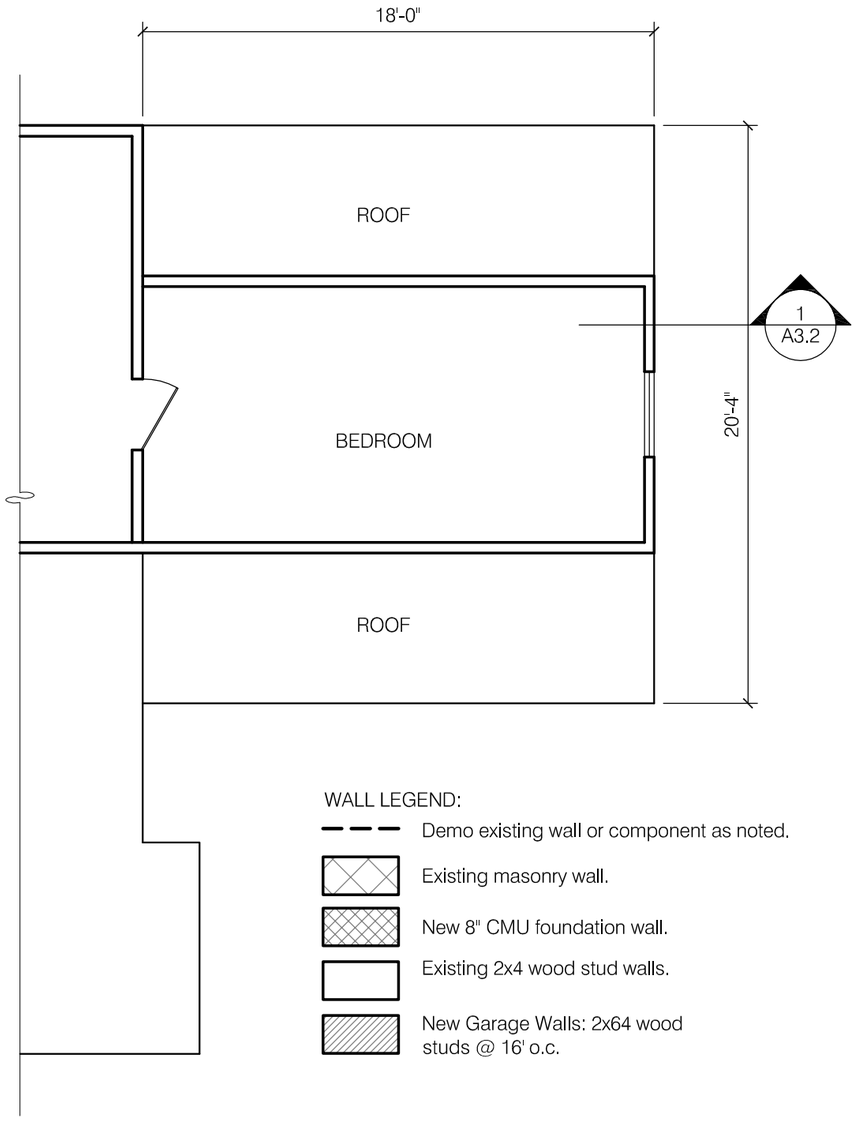
PROJECT NO.:

DATE: May 19, 2024

FIRST FLOOR PLANS

SHEET NO.

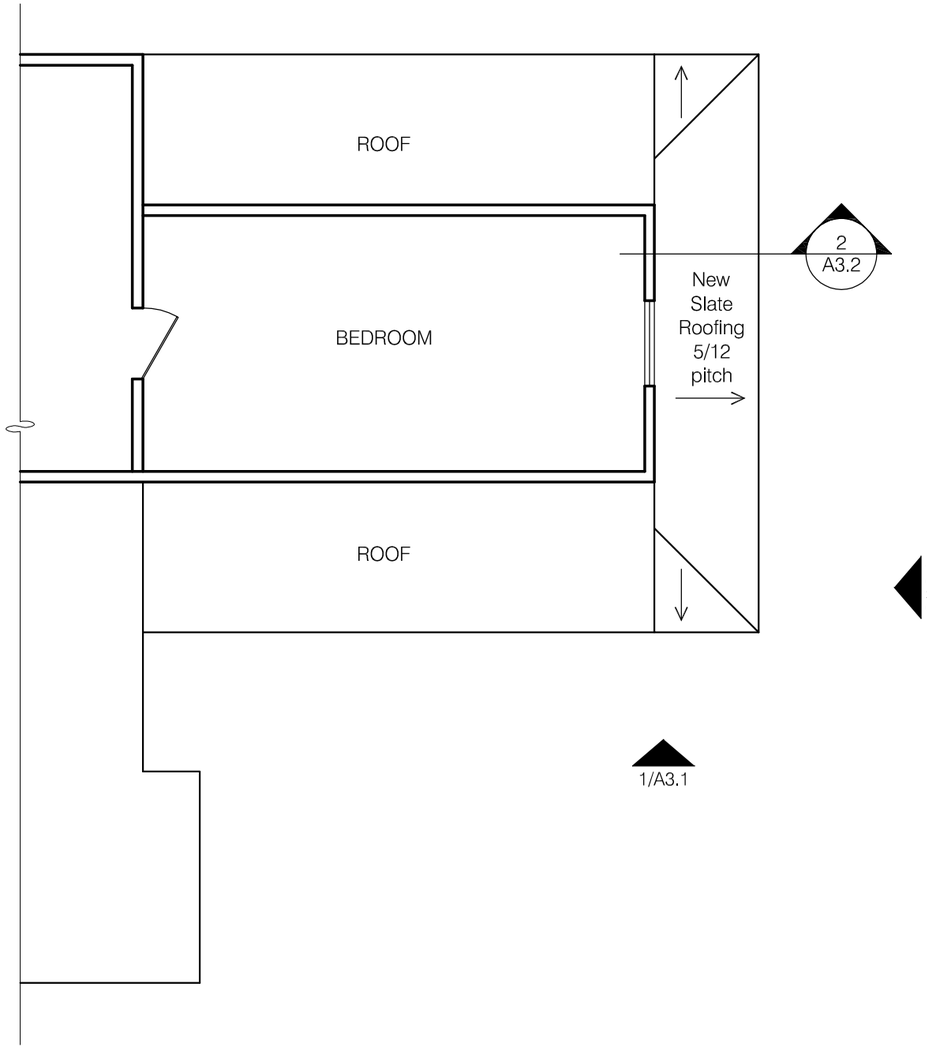
A2.1



1 SECOND FLOOR PLAN - DEMO

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

0 1 2 4 8



2 SECOND FLOOR PLAN - NEW WORK

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

0 1 2 4 8

ARCHITECT
BRENDA PARKER
614-586-5514
brenda.parker@cbusarch.com

May 19, 2024

NEW GARAGE ADDITION
2120 ELGIN ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

PROJECT NO.:

DATE: May 19, 2024

SECOND FLOOR PLANS

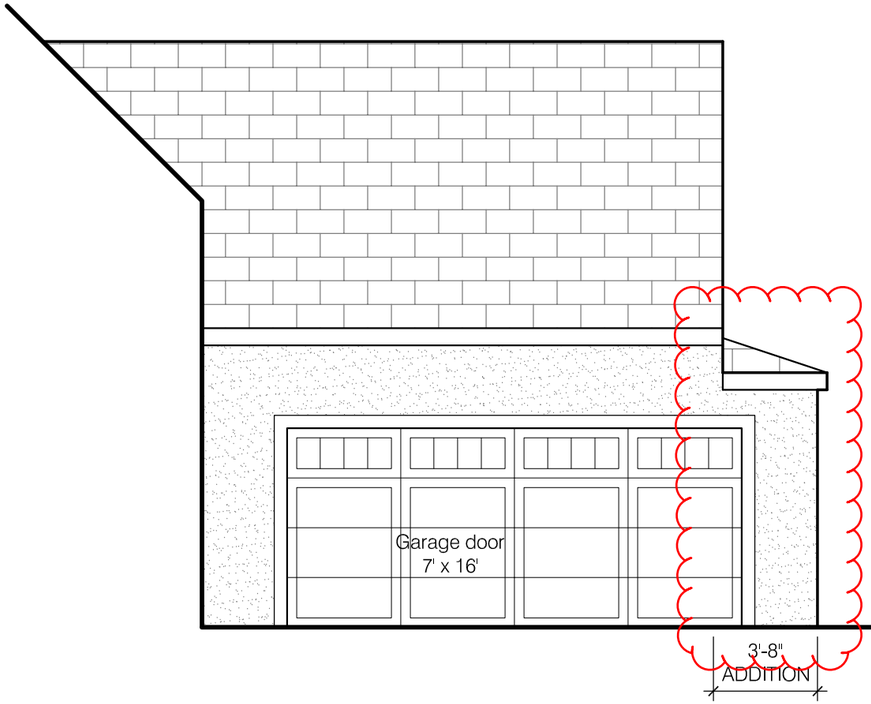
SHEET NO.

A2.2

N

EXTERIOR MATERIALS

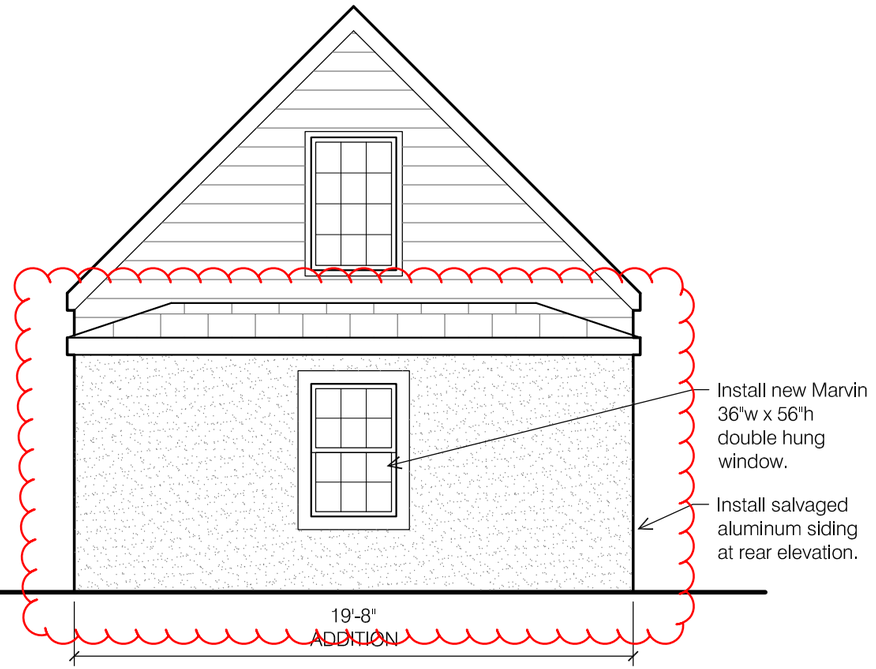
SIDING:	Body: Three-coat stucco w/ expanded metal lath on weather barrier on OSB sheathing. Texture of new stucco to match existing as close as possible. Color to match existing or stucco to be painted with Elastomeric paint to match existing. Install salvaged aluminum siding at rear elevation.
Trim:	Casing: 1x6 HardiTrim at perimeter. Fascia: 3/4 x 7-1/4", cedar.
Gutter:	New copper gutters & copper downspouts to match existing.
Roofing:	New slate roofing to match existing house.



1 WEST ELEVATION

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

0 1 2 4 8



2 SOUTH ELEVATION

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

0 1 2 4 8

ARCHITECT
BRENDA PARKER
614-586-5514
brenda.parker@cbusarch.com

May 19, 2024

NEW GARAGE ADDITION
2120 ELGIN ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

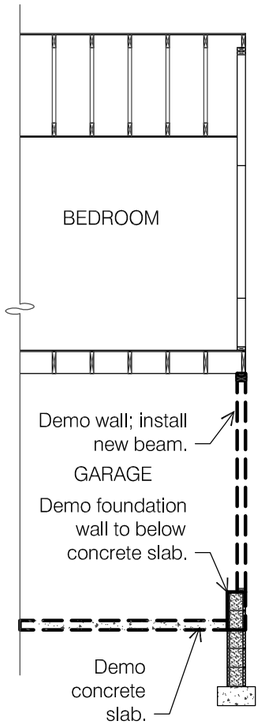
PROJECT NO.:

DATE: May 19, 2024

EXTERIOR ELEVATIONS

SHEET NO.

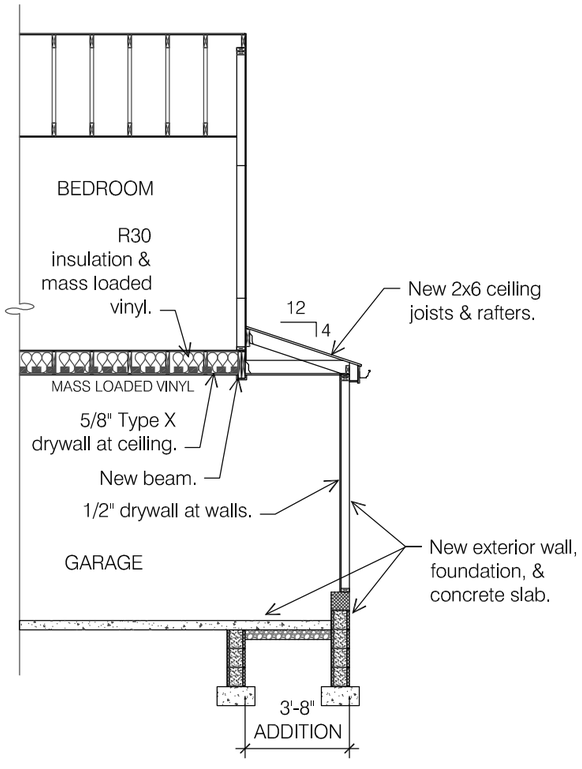
A3.1



1 SECTION N/S - DEMO

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

0 1 2 4 8



2 SECTION N/S - NEW WORK

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

0 1 2 4 8

ARCHITECT
BRENDA PARKER
614-586-5514
brenda.parker@cbusarch.com

May 19, 2024

NEW GARAGE ADDITION
2120 ELGIN ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

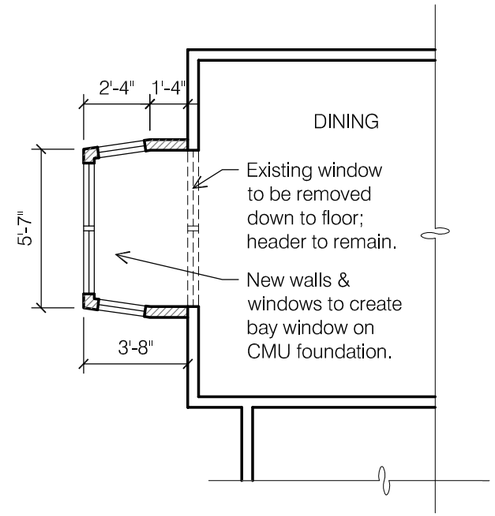
PROJECT NO.:

DATE: May 19, 2024

SECTIONS & DETAILS

SHEET NO.

A3.2



1 PARTIAL BAY PLAN

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

0 1 2 4 8

2 NORTH ELEVATION

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

0 1 2 4 8

ARCHITECT
BRENDA PARKER
614-586-5514
brenda.parker@cbusarch.com

May 19, 2024

NEW GARAGE ADDITION
2120 ELGIN ROAD
UPPER ARLINGTON, OHIO 43221

Zoning Set

SCALE: As Noted

PROJECT NO.:

DATE: May 19, 2024

BAY DRAWINGS

SHEET NO.

A4.1

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: Jan 2021

Certification of Notice

Applicant Name: Brenda Parker

Location of property subject to BZAP request: 2120 Elgin Road

Describe activity which requires Board of Zoning and Planning review:

Reduce south side yard for garage addition and reduce north side yard for a bay window.

This application will be heard by the Board of Zoning and Planning on: June 26, 2024

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. Due to the ongoing COVID-19 pandemic, meetings *MAY* be held remotely via video conference and telephone call-in. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at docs.uaoh.net/AgendaOnline. 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:
2125 Cheshire Road	Jeffrey & Lara Deleone	9589 0710 5270 1116 4640 80	5-20-24
2131 Cheshire Road	Carol Arkin	9589 0710 5270 1116 4640 97	5-20-24
2139 Cheshire Road	Christine & Alexander Freytag	9589 0710 5270 1116 4641 03	5-20-24
2147 Cheshire Road	Jance Menke	9589 0710 5270 1116 4641 10	5-20-24
2155 Cheshire Road	Mark & Lisa Niquette	9589 0710 5270 1116 4641 27	5-20-24
2138 Elgin Road	Steven & Susan Hatten	9589 0710 5270 1116 4641 34	5-20-24
2130 Elgin Road	Carrie Colombo	9589 0710 5270 1116 4641 41	5-20-24
2112 Elgin Road	William & Christine Nixon	9589 0710 5270 1116 4641 58	5-20-24
2104 Elgin Road	Taylor & Aubree Jones	9589 0710 5270 1116 4641 65	5-20-24
2101 Elgin Road	Bradley & Kathy Hummel	9589 0710 5270 1116 4641 72	5-20-24
2109 Elgin Road	Bradley & Katherine Cain	9589 0710 5270 1116 4641 89	5-20-24
2117 Elgin Road	Philip Glandon	9589 0710 5270 1116 4641 96	5-20-24
2125 Elgin Road	Kathryn Behrens	9589 0710 5270 1116 4642 02	5-20-24
Applicant Signature:			**Date:** 5/20/24
2135 Elgin Road	Scott Liles & Maureen Quigley	9589 0710 5270 1116 4642 19	5-20-24

NOTICE:

Date: May 19, 2024

To:

Please be advised that David & Marina Decker have applied to the City of Upper Arlington Board of Zoning & Planning requesting a zoning variance for the property at 2551 Brandon Road, Upper Arlington, Ohio 43221.

The zoning variance request is as follows:

1. Reduce south side yard setback from 10'-0" to 8’-0” for an attached garage addition.
2. Reduce north side yard setback from 10’-0” to 6’-3” for a bay window addition.

The Upper Arlington Board of Zoning will hear this application at 6pm on Wednesday, June 26, 2024 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 docs.uaoh.net/AgendaOnline. For further information, please contact the Planning Division at planning@uaoh.net.

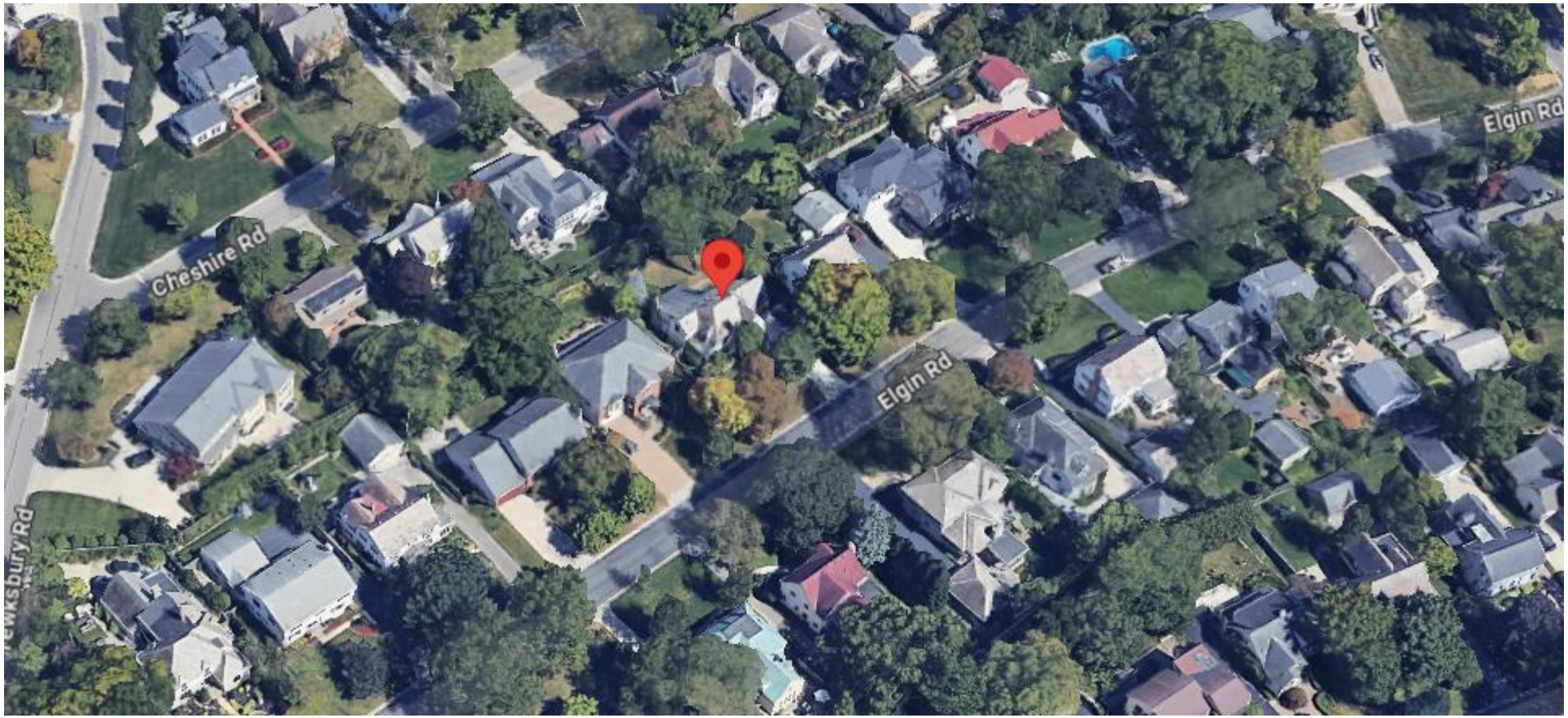
Sincerely,

Brenda Parker (Architect)
On behalf of David & Marina Decker

2120 Elgin Road

BZAP Staff Report Pictures

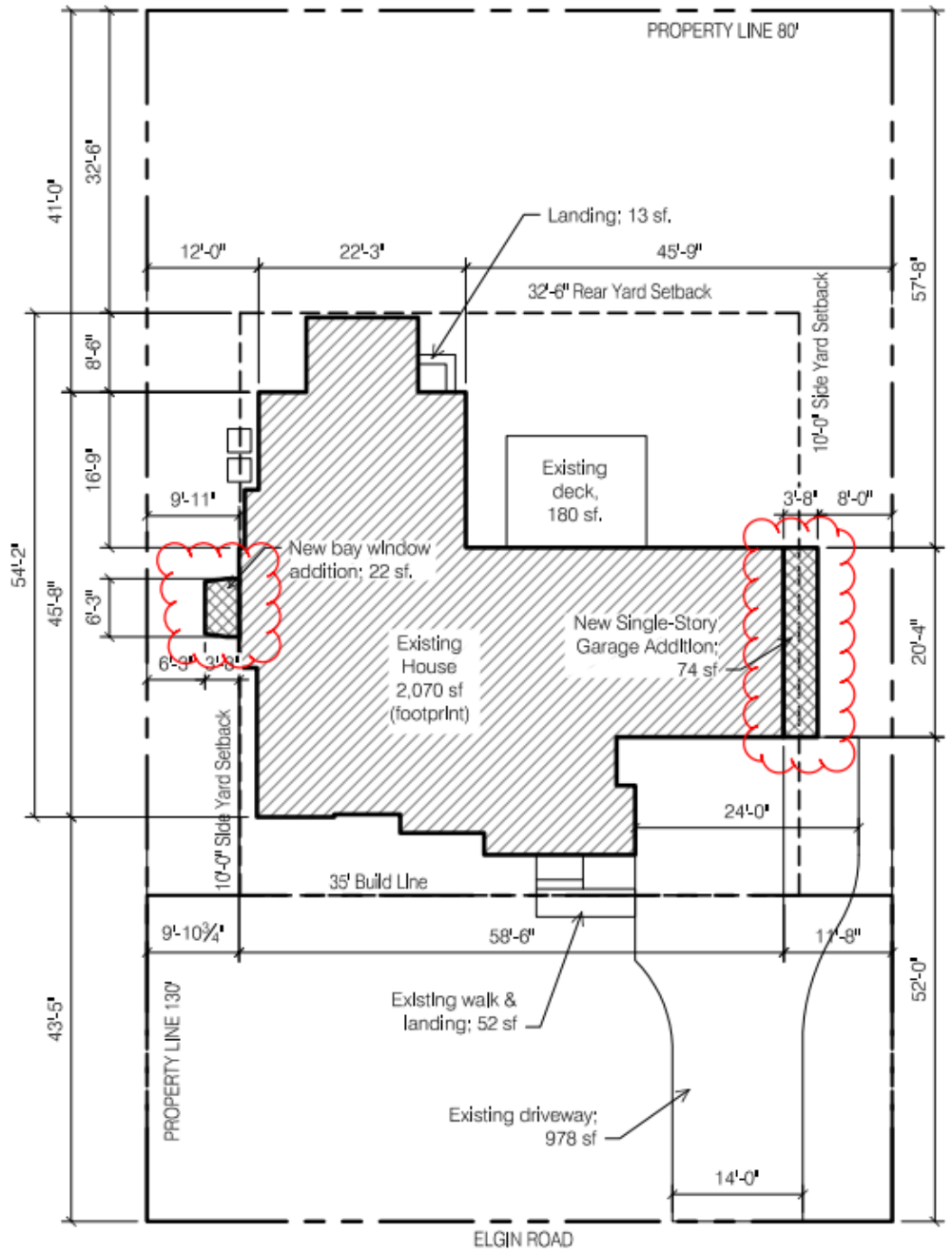
Google Maps ® Aerial – Looking West



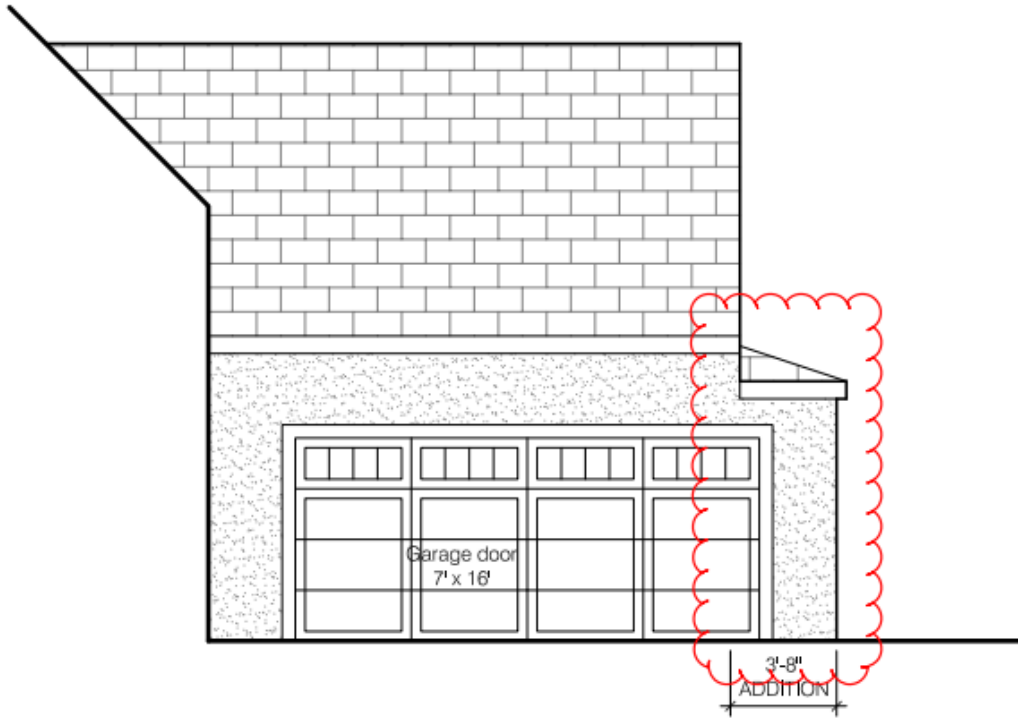
Existing Front Elevation

Existing Side Elevations

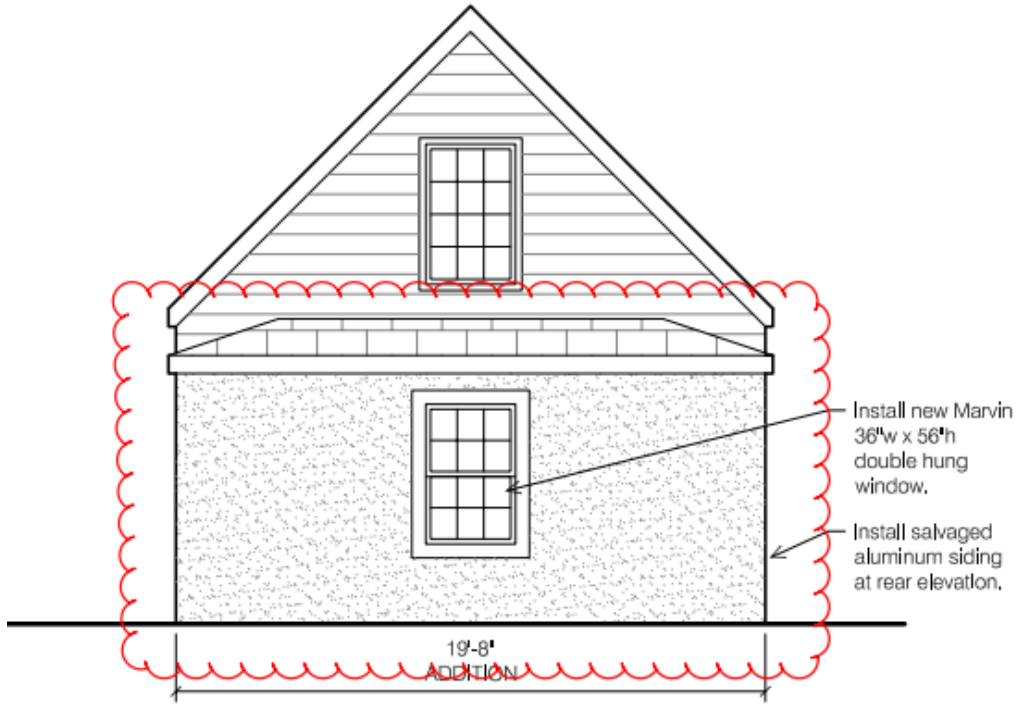
Proposed Site Plan



Proposed Elevations

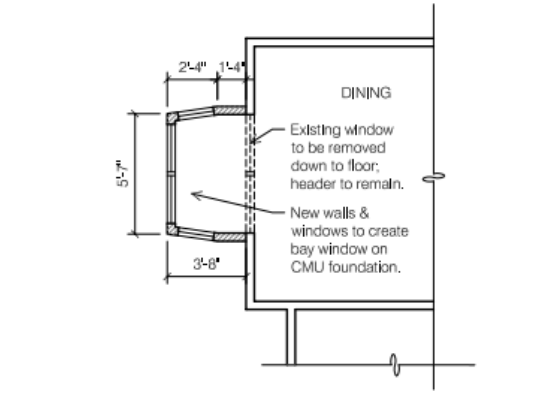


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"
0 1 2 4 8



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
0 1 2 4 8

Proposed Elevations



1 PARTIAL BAY PLAN
SCALE: 3/16" = 1'-0"

2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: June 26, 2024

Subject: 1942 Collingswood Road (VAR-34-24) - To allow an outdoor fireplace to be five feet from side and rear property lines, when 10 feet is the minimum setback and is 7'-3" from a building, when 15 feet is the minimum.

Site Description/History

The subject property, 1942 Collingswood Road, is located on the north side of the street between Henthorn and Andover Roads. The property is zoned R-1c, One-Family Residence District, and measures 60' x 150', similar to others in the neighborhood. It is identified as Lot #20, Block #138 in the Village of Upper Arlington subdivision, and is a Contributing Structure in the Historic District. A two-story, stone and siding home sits nearly 30 feet back from the 40-foot platted front yard setback, a similar orientation to those along this street segment. In April 2024, the applicant submitted a Building Permit for improvements to the rear yard, including a paver patio with seatwall and an outdoor fireplace. However, the permit was subsequently denied because the fireplace did not meet setback requirements. After meeting with Staff regarding zoning requirements for the project, the applicant submitted this variance application for the location of the fireplace. The home was built in 1930 and purchased by the applicant in 1993.

Proposal

The applicant is proposing improvements to the backyard, including a new paver patio with seatwalls and an outdoor, wood-burning fireplace. The patio would accommodate outdoor living space including seating and a dining area. The stone and brick fireplace would be situated in the back corner of the property; it would be 12' tall, by 7'-7" wide, by 3' deep and externally lit with LED lighting. The patio with seatwalls and columns would be located within a five-foot easement along the back property line, which would require a Hold Harmless agreement with the City. The City Engineer has indicated the structure must be at least five feet from the sanitary sewer in order to approve the encroachment. New landscaping is proposed in the backyard and there is a privacy fence along the rear property line. The neighbor's garage is adjacent to the fireplace with less than the required 15-foot setback from a building and a fireplace that the zoning code requires. Development cover would be compliant at just under 50 percent.

Zoning Code Requirements

- To allow an outdoor fireplace to be five feet from side and rear property lines, when 10 feet is the minimum setback (Article 6.09); and
- To allow an outdoor fireplace that is 7'-3" from a building, when 15 feet is the minimum (Article 6.09)

A nearby property at 1974 Collingswood Road was recently approved by the Board (4-2) via VAR-18-24 to retain an outdoor, gas fireplace that encroached eight feet into the 10-foot minimum side yard setback and was less than 15 feet from a building.

Alternatives

The applicant has explored alternatives to their proposed plan, which originally situated the fireplace as close as 1'-10" from the side property line. As discussed with the applicant, the fireplace could be attached to the detached garage or to the home, which would change the setback requirements.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the property. Staff appreciates the applicant's efforts to increase the setback of the fireplace to better meet the code requirements. In this case, the backyard of the property is constrained because the home sits so far back on the lot, making it more difficult to construct an outdoor, freestanding fireplace within the required setbacks. The Board also recently approved a neighboring property to retain a freestanding, gas fireplace just 1'-10" from a property line.

At the same time, the proposal situates the fireplace as close as five feet to neighboring properties, which could result in smoke and noise concerns, and there are other options, including attaching the fireplace to the detached garage or home, which could lessen these impacts. Therefore, Staff cannot support the application as submitted and the Board may consider Findings #7 and #9. Should the Board support this application, Staff would recommend a condition that a Hold Harmless agreement be required for the patio encroachment and approved by the City Engineer.

Attachments

1.	1942 Collingswood Rd Variance App
2.	1942 Collingswood Road BZAP Staff Report Pictures

24-2213

Variance Application

Status: Active

Submitted On: 5/22/2024

Primary Location

1942 COLLINGSWOOD RD
UPPER ARLINGTON, OH
43221

Owner

HATCH DAVID C & MARY E
COLLINGSWOOD 1942
COLUMBUS, OH 0

Applicant

Christina Williams
520-450-1759
mciminello@ciminellos.com
567 Lazelle Rd
Westerville, OH 43081

BZAP Information

BZAP Case #

VAR-34-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Accessory Structure

Findings of Fact for Approval/Denial

Variance Request

To allow an outdoor fireplace to be five feet from side and rear property lines, when 10 feet is the minimum setback and is 7'-3" from a building, when 15 feet is the minimum.

BZAP conditions

Variance Information

Describe Variance Request

Adjustment from 10' to 5' from the property line placement for an outdoor fireplace.

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 backyard where the outdoor fireplace will be located is narrow, which will not allow the fireplace to be placed 10 ft from the property line unless it is located within the center of the patio area.

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

No. Other structures nearby have been allowed inside of the minimum distance.

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

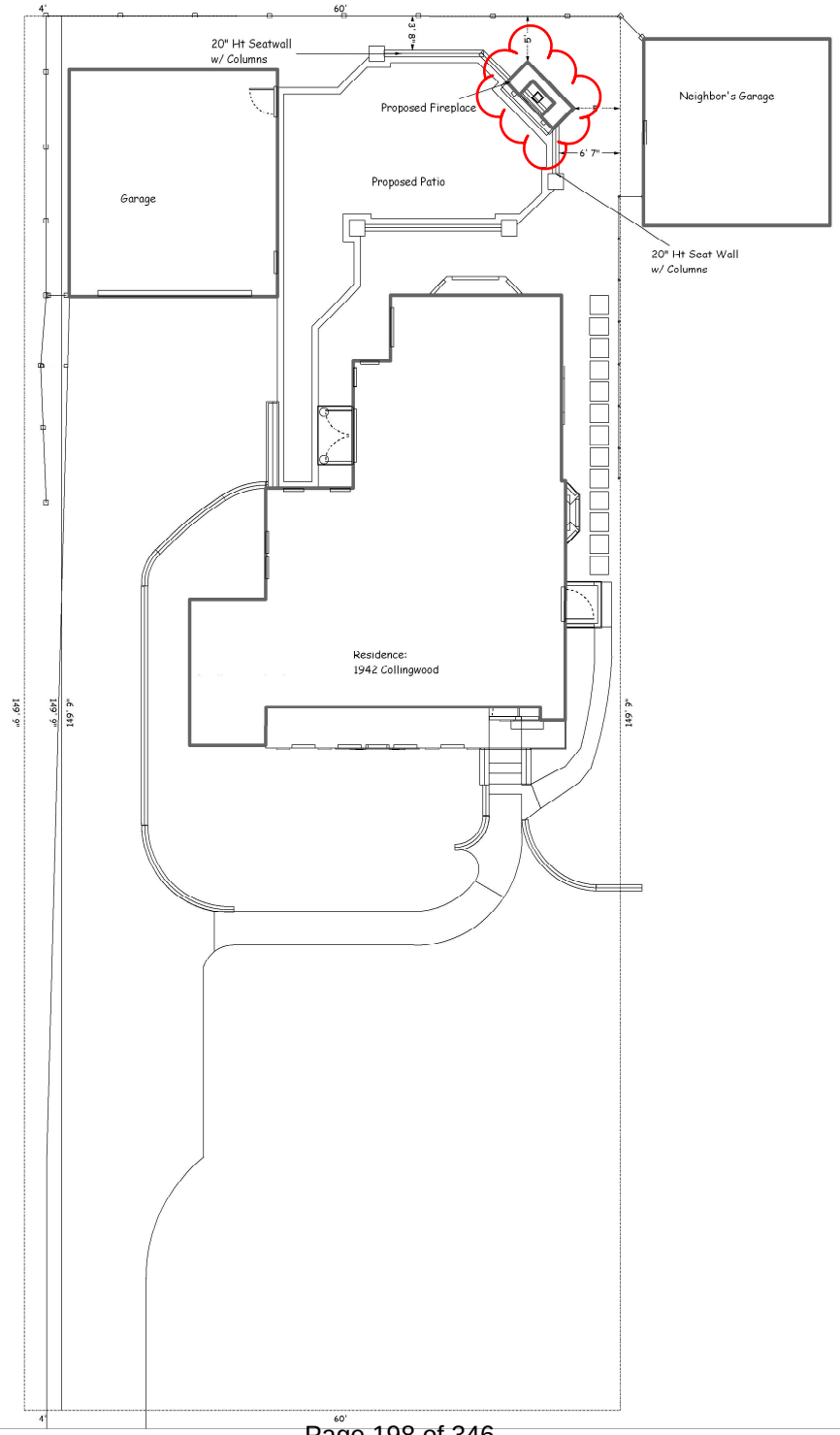
It will not alter the the character of the neigborhood, but will enhance it by blocking views of nearby garage walls, and allowing for a contiguous multi-functional outdoor living space.

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?

The fireplace cannot be placed outside of the minimum distance area without cutting off access to a majority of the backyard space. This would limit the size and therefore the use of the proposed outdoor living area.

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

Without the variance approval there will be very limited use of our only outdoor space. We plan to spend as much time as possible enjoying the new patio & fireplace with our family & grandchildren - fostering many future memories we look forward to building with them.



CIMINELLO'S LANDSCAPING
DESIGN · BUILD

567 Lazelle Road
Westerville, Ohio 43081
(614) 885-3779
www.ciminellos.com

A Landscape Design For:

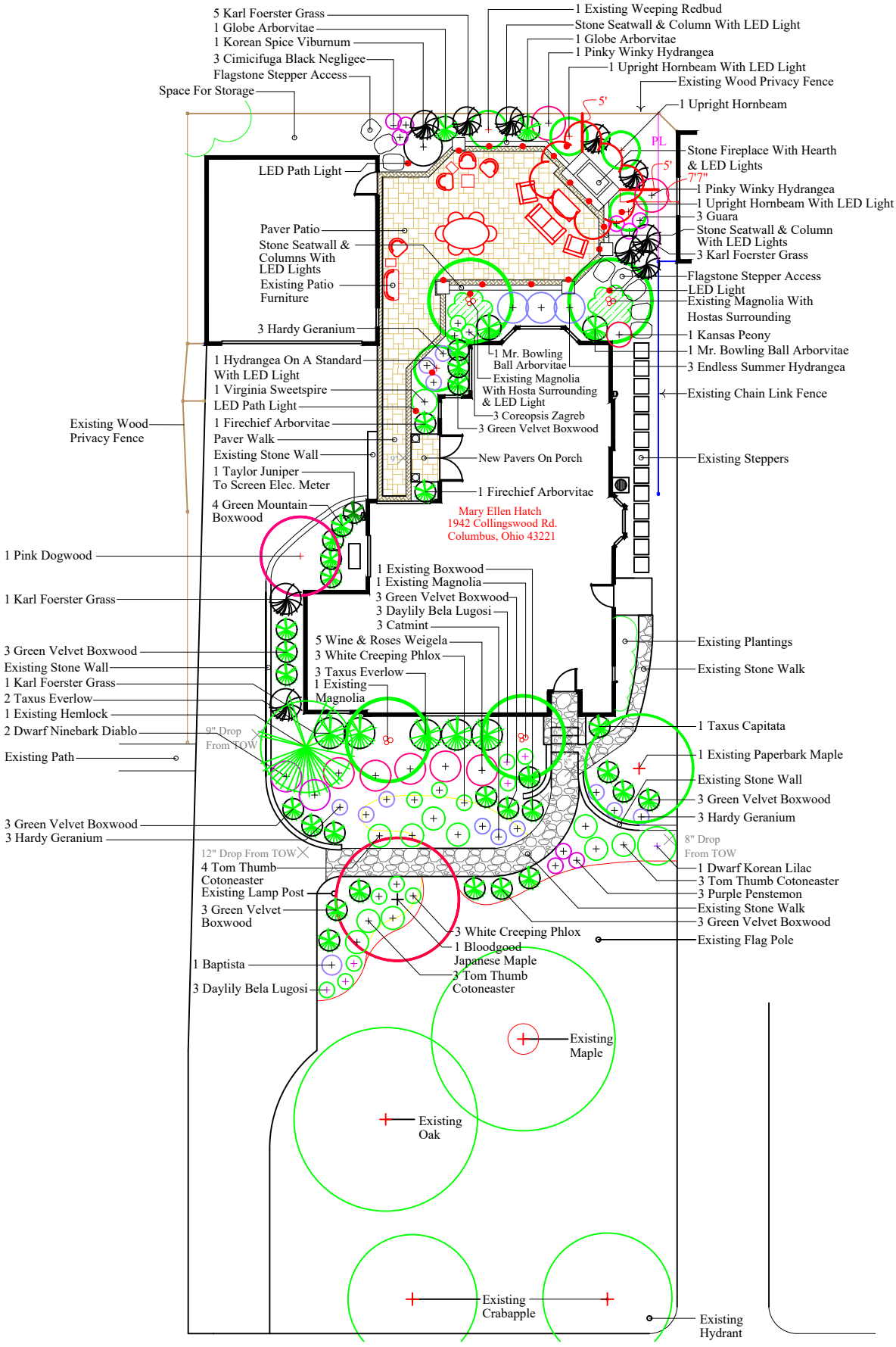
David & Mary
HATCH RESIDENCE
1942 Collingswood Rd
Columbus. OH 43221

North

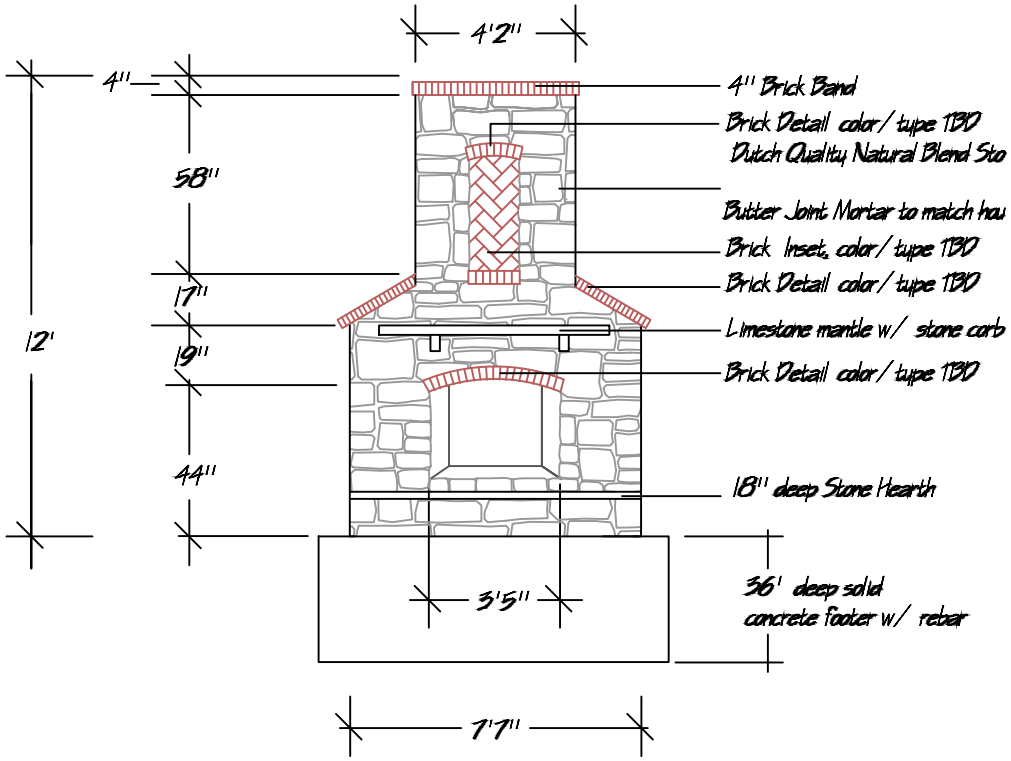
0" 1"

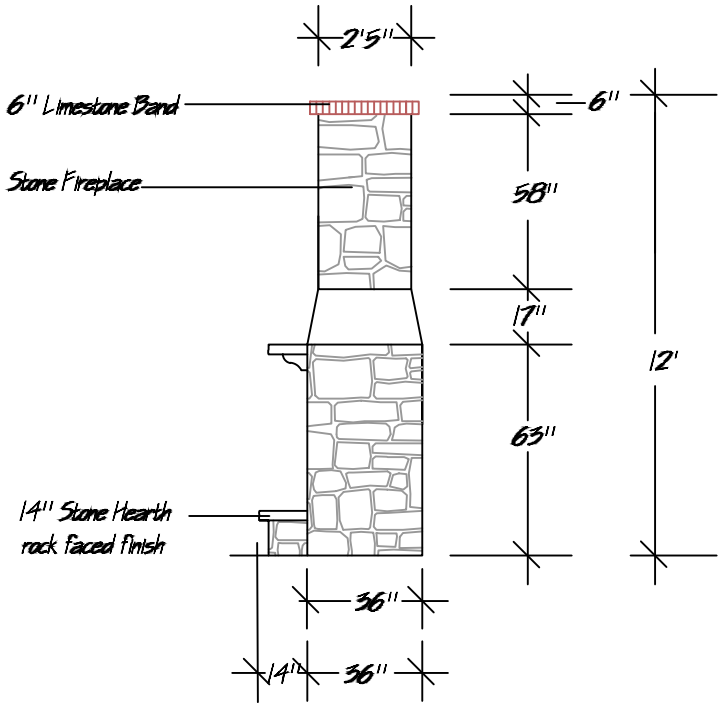
Scale: 1/20" = 1' - 0"

PROJECT:	Hatch Patio Area
DRAWN:	MFR
DESIGN:	JJ
DATE:	05/20/24
REV:	
REV:	
REV:	
REV:	
SHEET:	1 OF 1


5 Karl Foerster Grass
1 Globe Arborvitae
1 Korean Spice Viburnum
3 Cimicifuga Black Negligee
Flagstone Stepper Access
Space For Storage
1 Existing Weeping Redbud
Stone Seatwall & Column With LED Light
1 Globe Arborvitae
1 Pinky Winky Hydrangea
1 Upright Hornbeam With LED Light
Existing Wood Privacy Fence
1 Upright Hornbeam
5'
PL
5'
7'7"
Stone Fireplace With Hearth
& LED Lights
1 Pinky Winky Hydrangea
1 Upright Hornbeam With LED Light
3 Guara
Stone Seatwall & Column
With LED Lights
3 Karl Foerster Grass
LED Path Light
Paver Patio
Stone Seatwall &
Columns With
LED Lights
Existing Patio
Furniture
3 Hardy Geranium
Flagstone Stepper Access
LED Light
Existing Magnolia With
Hostas Surrounding
1 Kansas Peony
1 Mr. Bowling Ball Arborvitae
3 Endless Summer Hydrangea
1 Mr. Bowling
Ball Arborvitae
Existing Magnolia
With Hosta Surrounding
& LED Light
3 Coreopsis Zagreb
3 Green Velvet Boxwood
Existing Chain Link Fence
1 Hydrangea On A Standard
With LED Light
1 Virginia Sweetspire
LED Path Light
1 Firechief Arborvitae
Paver Walk
Existing Stone Wall
1 Taylor Juniper
To Screen Elec. Meter
4 Green Mountain
Boxwood
Existing Wood
Privacy Fence
9"
New Pavers On Porch
Existing Steppers
1 Firechief Arborvitae
Mary Ellen Hatch
1942 Collingswood Rd.
Columbus, Ohio 43221
1 Pink Dogwood
1 Karl Foerster Grass
1 Existing Boxwood
1 Existing Magnolia
3 Green Velvet Boxwood
3 Daylily Bela Lugosi
3 Catmint
5 Wine & Roses Weigela
3 White Creeping Phlox
3 Taxus Everlow
1 Existing
Magnolia
Existing Plantings
Existing Stone Walk
3 Green Velvet Boxwood
Existing Stone Wall
1 Karl Foerster Grass
2 Taxus Everlow
1 Existing Hemlock
2 Dwarf Ninebark Diablo
Existing Path
9" Drop
From TOW
1 Taxus Capitata
1 Existing Paperbark Maple
Existing Stone Wall
3 Green Velvet Boxwood
3 Hardy Geranium
3 Green Velvet Boxwood
3 Hardy Geranium
12" Drop From TOW
4 Tom Thumb
Cotoneaster
Existing Lamp Post
3 Green Velvet
Boxwood
8" Drop
From TOW
1 Dwarf Korean Lilac
3 Tom Thumb Cotoneaster
3 Purple Penstemon
Existing Stone Walk
3 Green Velvet Boxwood
Existing Flag Pole
3 White Creeping Phlox
1 Bloodgood
Japanese Maple
3 Tom Thumb
Cotoneaster
1 Baptista
3 Daylily Bela Lugosi
Existing
Maple
Existing
Oak
Existing
Crabapple
Existing
Hydrant

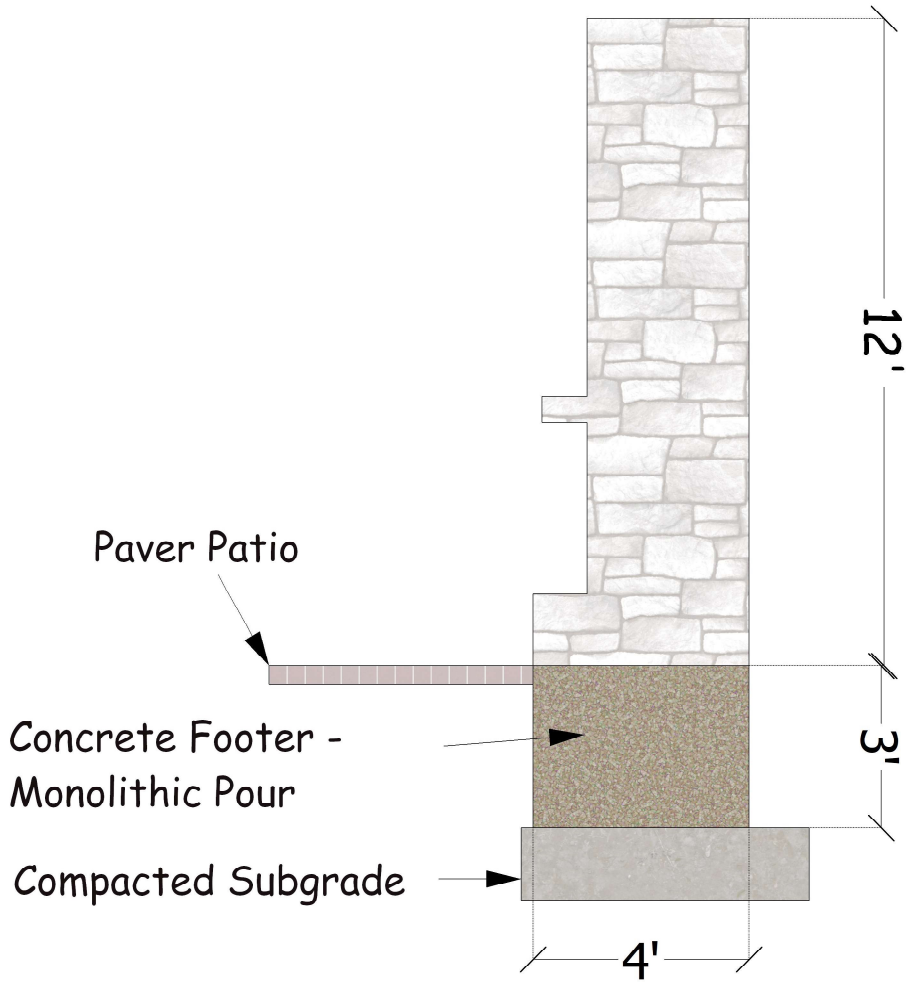
Fireplace Detail
Scale: 1/10" = 1'-0"





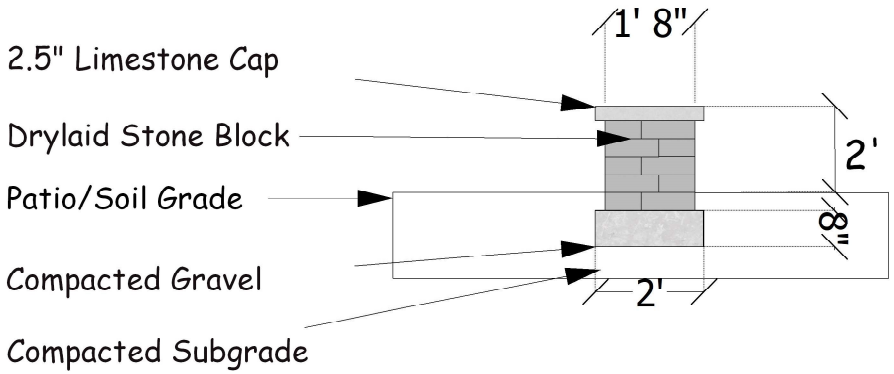
Side Elevation

Outdoor Fireplace Footer Detail



Scale: 9/32" = 1 ft

Column and Wall Footer Detail



Scale: 9/32" = 1 ft

Hatch
1942 Collingswood Rd

Current:

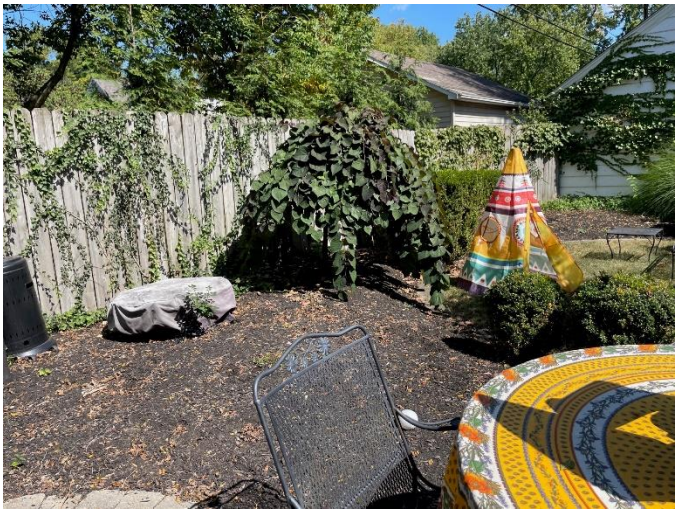
House	1464	
Driveway	1669	
Front Walk	156	
Garage	484	
	3773	
.2052 acr	8938.51	
	0.422106	Current Coverage

Proposed:

Patio & Walkway	625	
Fireplace	30	
	655	
TOTAL:	4428	
	0.495384	Proposed Coverage

Current:

Proposed:



COVENTRY
CHATSFIELD
WICKFORD RD.
ROAD
BERKSHIRE
COLLINGSWOOD
HENTHORN RD.
LANE

City of Upper Arlington

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

Revised: May 2023

Certification of Notice

Applicant Name: David and Mary Ellen Hatch

Location of property subject to BZAP request: 1942 Collingswood Rd, Columbus OH 43221

This application will be heard by the Board of Zoning and Planning on: June 26, 2024

Describe activity which requires Board of Zoning and Planning review:

Backyard patio and fireplace structure

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.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
✓ 1964 Collingswood	Arthur Tsai	9589 0710 5270 1126 8201 04	5/21/2024
1950 Collingswood	David GASTON		5-20-2024
1934 Collingswood	Julie Kirk		5-19-24
1926 Collingswood	Sarah C Walker		5-19-2024
✓ 1959 Collingswood	Edward Ferris	9589 0710 5270 1126 8200 29	5/21/2024
✓ 1951 Collingswood	John Roessler		5-20-24
1943 Collingswood	Doug Mills		5-19-24
1937 Collingswood	Megan Gregory		5.19.24
✓ 1929 Collingswood	Lin Zhigiang	9589 0710 5270 1126 8200 74	5/21/2024
✓ 1951 Lane Ave	Mary-Madora Mac	9589 0710 5270 1126 8201 11	5/21/2024
✓ 1943 Lane Ave	Sara Bazan	9589 0710 5270 1126 8201 28	5/21/2024
✓ 1935 Lane Ave	Mayo Anthony	9589 0710 5270 1126 8201 35	5/21/2024
✓ 1927 Lane Ave	Philip Brokaw Jr.	9589 0710 5270 1126 8200 98	5/21/2024
Applicant Signature: Mary Ellen Hatch			**Date:** 5/20/2024
✓ 1919 Lane Ave	Elizabeth Grimm	9589 0710 5270 1126 8200 81	5/21/2024

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: David and Mary Ellen Hatch

Location of property subject to BZAP request: 1942 Collingswood Rd, Columbus OH 43221

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:

May 20, 2024

To whom it May concern:

Mary Ellen and Dave Hatch recently informed me of their plans to build a patio with fireplace in their back lot. I believe this renovation will add both beauty and value to our neighborhood. I fully support their plans to move forward with this project.

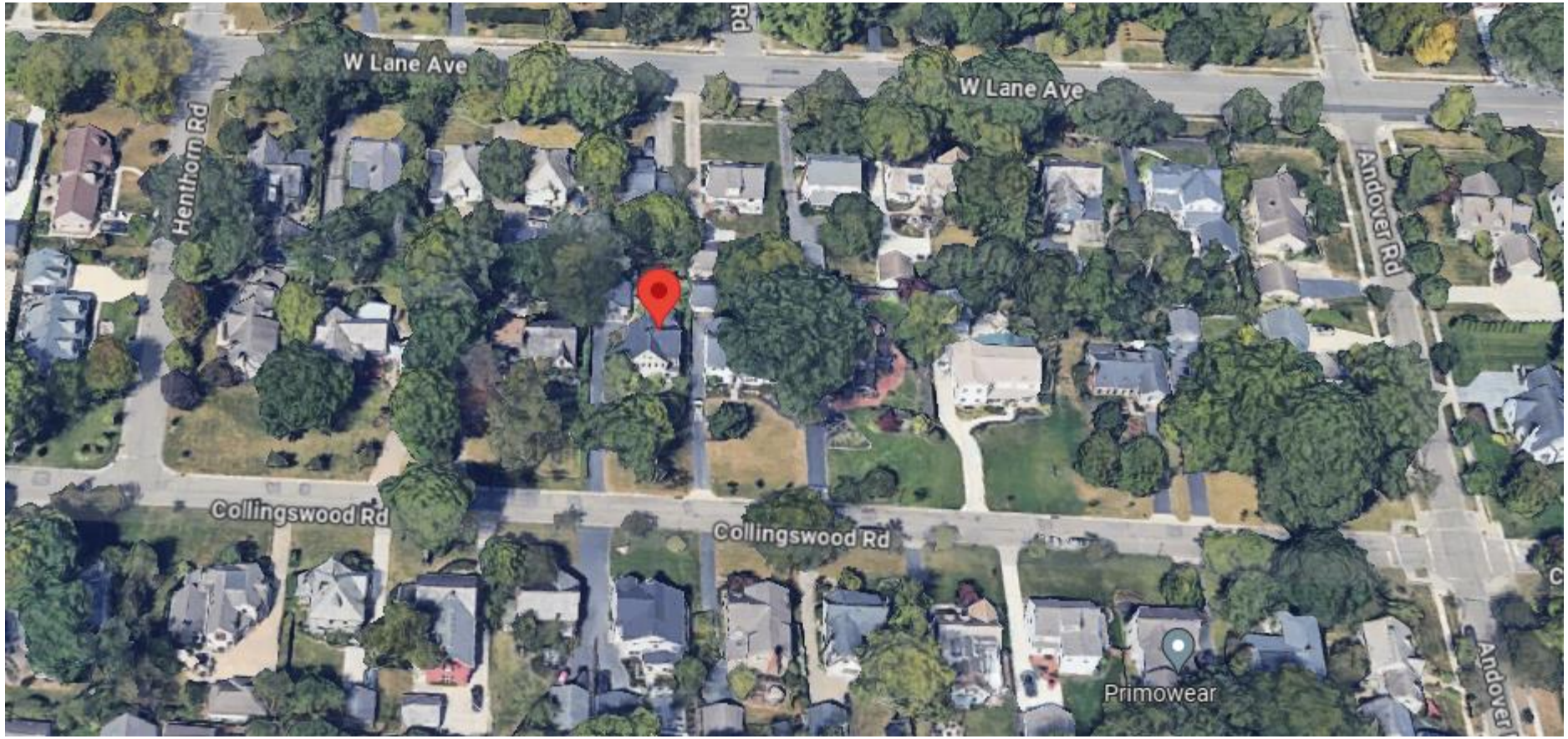
sincerely,

Julie Kurk
1934 Collingswood Rd
(614) 571-5425

1942 Collingswood Road

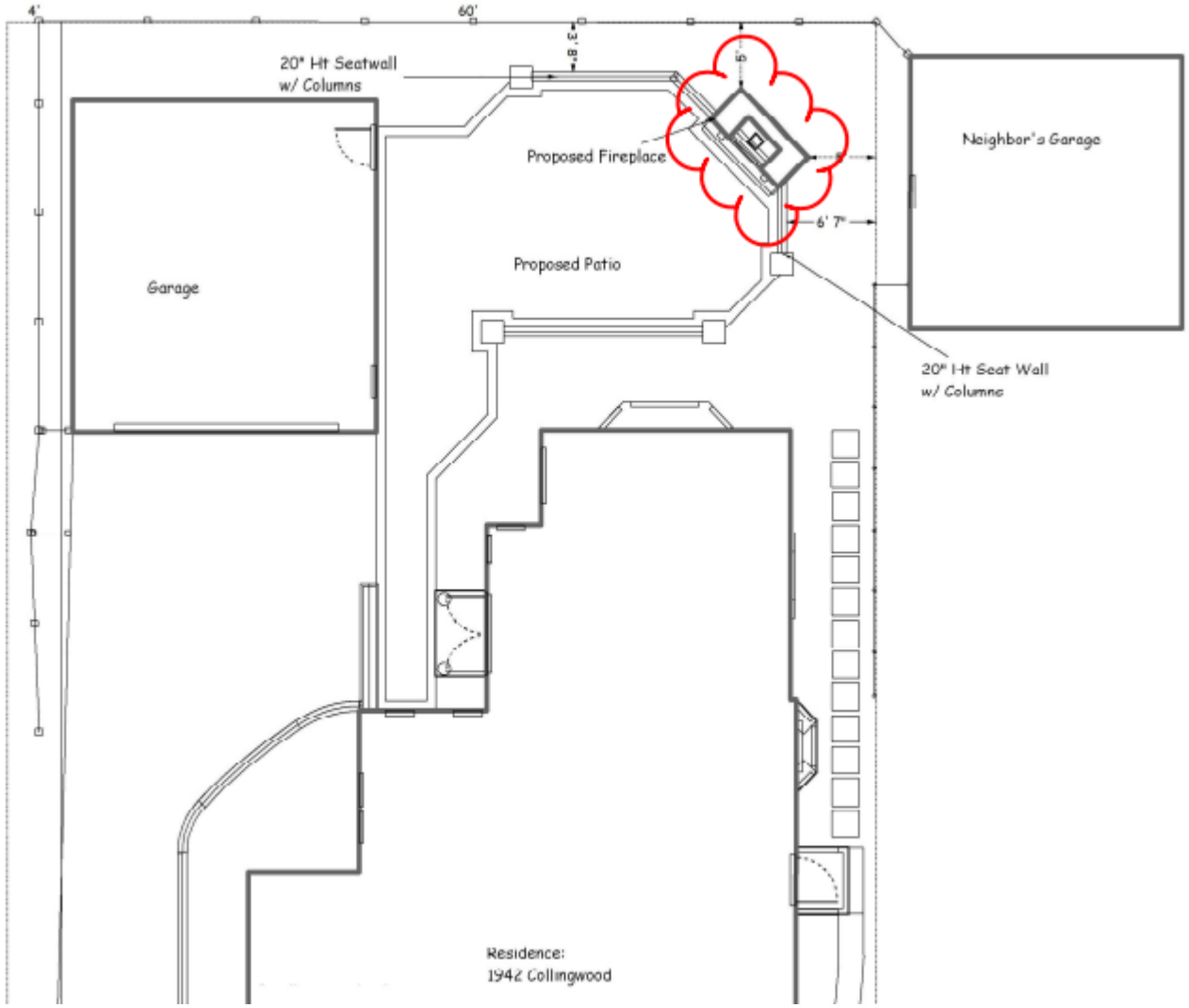
BZAP Staff Report Pictures

Google Maps ® Aerial – Looking North

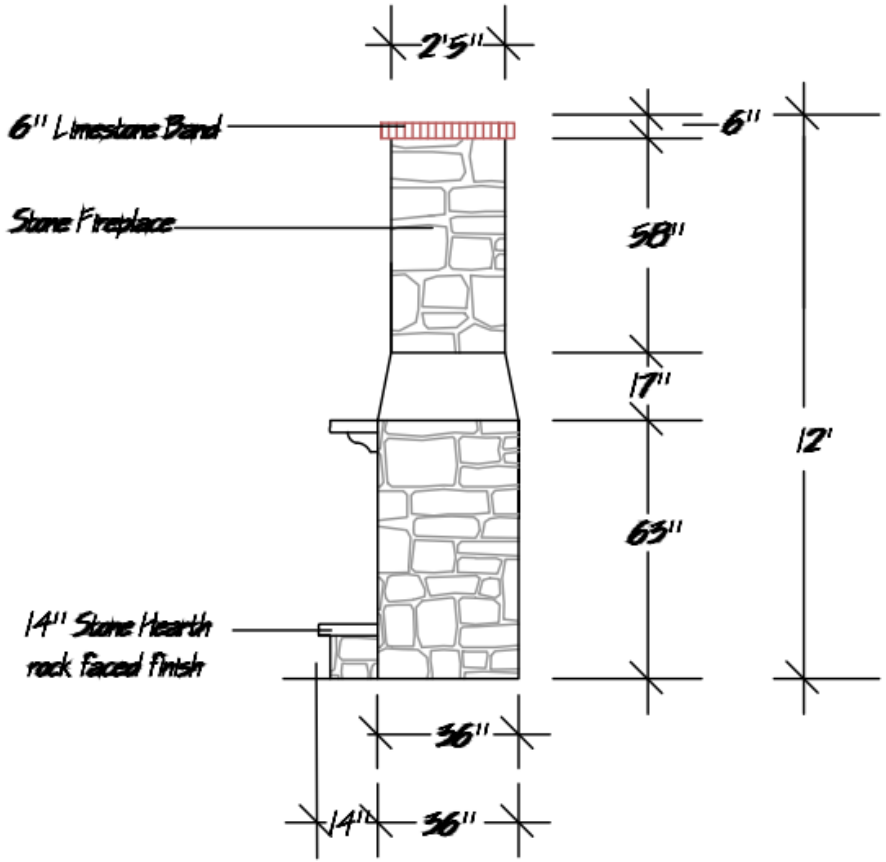


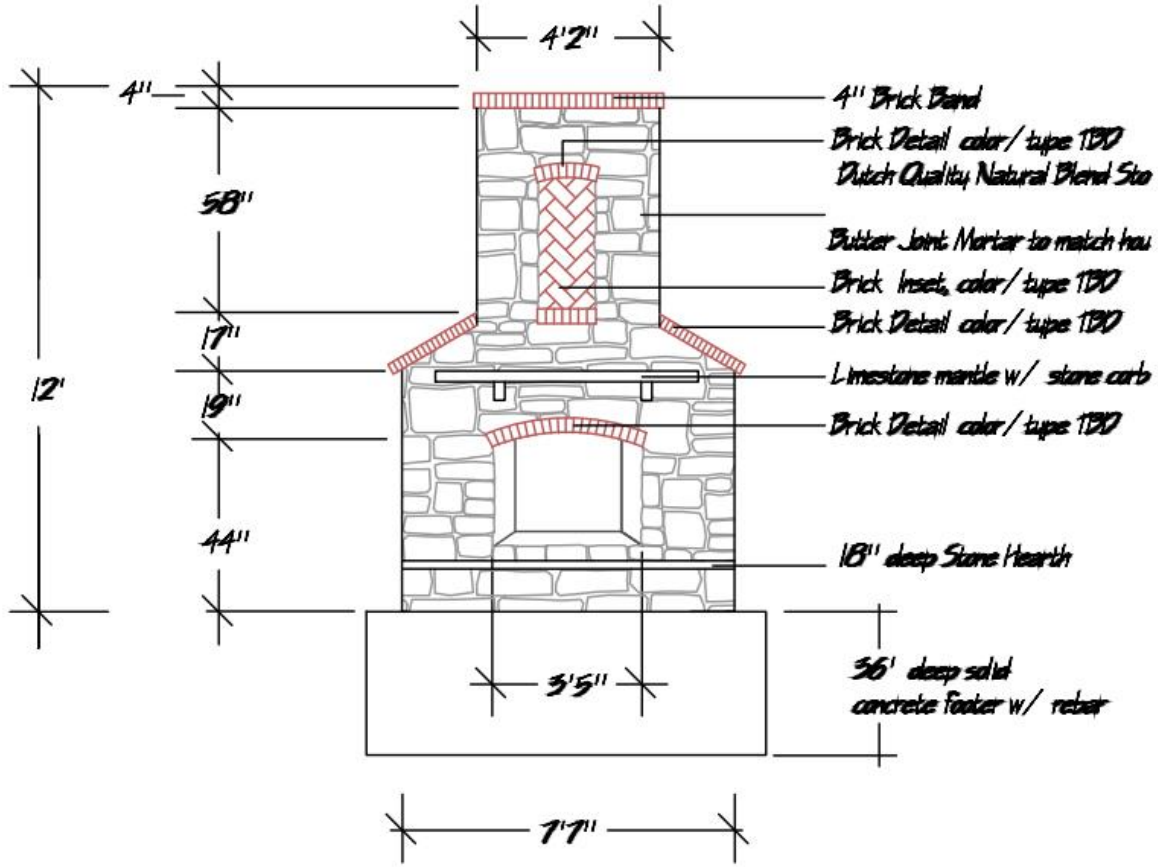
Existing Front Elevation

Proposed Site Plan



Proposed Fireplace Elevations





Existing Backyard

Proposed Developments (3-D Model)

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 26, 2024

Subject: 3134 Asbury Drive (VAR-37-24) - To construct an architecturally modern home that is 31 feet tall, when it is limited to 22 feet in height based on neighborhood compatibility requirements for modern-styled homes.

Site Description/History

The subject property, 3134 Asbury Drive, is located on the east side of the street, four parcels south of Zollinger Road. It has 66 feet of frontage with a 40-foot building setback line and is 240 feet deep, similar to others to the south. A two-story, 2,460-square foot stone and stucco home sits along the building setback line, with a driveway located along the south property line that leads to a two-car, 704-square foot detached garage. The home was built in 1970 and the garage added in 2006.

Proposal

This application includes demolishing the existing residence and constructing a two-story, single-family residence that is architecturally quite modern. The home is located along the building setback line and stretches back, 114 feet, following the City's side yard longwall requirement. [This depth may seem high, but is comparable to others on the street, including immediately to the south.] Access to the home will flip to the north side of the site, leading to an attached three-car garage located in front of the home, following similar site conditions elsewhere on the street. Building, development and front yard development coverage limits are all met. The proposed home is 31 feet tall and includes several multi-planed skewed roofs at varying levels. It primarily includes hardi-plank panels and vertical siding as exterior materials, with stone being used on the front attached garage and rear covered patio area.

Zoning Code Requirements

- To allow the construction of a new single-family residence that does not meet neighborhood compatibility standards (Article 7.17).

Article 7.17 applies to the "design of new single-family homes" and requires that, "The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining

features of the street segment." It adds: "The Policy for Neighborhood Compatibility shall be used to determine compliance."

Section 4.8 of The Policy for Neighborhood Compatibility states: "Architecturally modern-styled homes may be approved by the Community Development Director, only after consultation with the City's third-party architect, when exterior materials are consistent with the street segment and the maximum height of the house is 22 feet or less." When drafting the Policy, Staff determined that anything taller than this should be reviewed by the Board to help determine compatibility, primarily as it relates to height, massing, scale, and exterior materials. The maximum height noted for a modern house was taken from a survey of recently constructed homes in the community that were more modern in style but also blended well into the existing street segment.

The proposed home is quite modern and 31 feet tall, nine feet above the 22-foot height limit for modern homes. While the 31-feet is compliant with the street segment median height calculation, a modern-style home requires a variance for neighborhood compatibility to have that height. The proposed exterior of the home introduces a new material to the street segment, a large hardiplank siding panel, with stone used on the side-load garage at the front of the home. Asbury Drive includes a variety of home styles and exterior materials, with prominent materials including stone and stucco or brick and siding. There are two-story homes located on either side of the subject property.

The City's third-party architect reviewed the plans and was supportive of the overall design. It was noted that a modern-style home would be unique in the area: *"I do not see any issues with this house architecturally. Unless you believe that a "modern" style home is not appropriate for this area, I'm okay with approving the overall design concept."*

Alternatives

In order to fully comply with the City's neighborhood compatibility standards and avoid a variance, the applicant could decrease the height of the proposed house by nine feet and utilize a different primary building material such as brick, stucco or additional stone. Staff notes that visually, a decreasing of height may call more attention to this home and make it seem "more" out of place due to the height of other new homes located on the street. Staff would also suggest that more stone be added to the front elevation to increase the home's compatibility.

Requested Action and Findings

Staff has reviewed the application and plans, spoke with both the architect and applicant, and visited the site. The proposed design is quite modern, even in comparison to other modern-style homes in the City. That said, the height, scale and massing of the home are proportional and in-line with those found on the street segment. A smaller and shorter home here would potentially feel out of place due to others found on the street. The neighborhood compatibility standards and policy are not meant to prohibit modern homes, but ensure that they will complement existing neighborhoods. Should the Board be inclined to grant the variance request, Staff would recommend Finding #4 (character of the area) be considered.

Attachments

1.	3134 Asbury Dr Variance App
2.	2024.04.19 AS.3134ASBURY Permit Set - Sealed
3.	3134 Asbury Dr BZAP Staff Report Pictures

24-2233

Variance Application

Status: Active

Submitted On: 5/22/2024

Primary Location

3134 ASBURY DR

UPPER ARLINGTON, OH 43221

Owner

Haffar Group LLC

ASBURY 3134 COLUMBUS, OH 43221

Applicant

Esteban Ceron

614-353-5318

metrorenovations12@gmail.com

1015 E Broad St Unit 108

Columbus, OH 43205

BZAP Information

BZAP Case #

VAR-37-24

Status

Pending

BZAP Determination Date

06/26/2024

Vote Tally

Primary Variance

Neighborhood compatibility

Findings of Fact for Approval/Denial

Variance Request

To construct an architecturally modern home that is 31 feet tall, when it is limited to 22 feet in height based on neighborhood compatibility requirements for modern style homes.

BZAP conditions

Variance Information

Describe Variance Request

Construct a modern new build 31 foot high

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?

homes around the area are the same height as proposed and subject property lot is very narrow.

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

no, other neighbors directly in front and to our rear that have been granted this permission.

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, some of our neighbors have simliar building typology and height as proposed.

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, due to the narrow lot, being able to reach 31' of height is the best use of this land.

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

the property would not yield any returns if it renovated as is.

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Haffar Group LLC

Location of property subject to BZAP request: 3134 Asbury dr

This application will be heard by the Board of Zoning and Planning on: 06/26/2024

Describe activity which requires Board of Zoning and Planning review:

Modern house design and building height.

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:
3077 avalon rd	Jeffrey Todd.	7022 3330 0002 1900 730[illegible]	05/24/24
3083 avalon rd	Stephen Vivian	7022 3330 0002 1900 7456	05/24/24
3095 avalon rd	Matthew Van Buren	7022 3330 0002 1900 7449	05/24/24
3148 asbury dr	John Emanuele	7022 3390 0002 1900 7432	05/24/24
3140 Asbury dr	Twenty-three Z LTD	7022 3330 0002 1900 7425	05/24/24
3126 Asbury dr	CD 526 Holdings LLC	7022 3330 0002 1900 7401	05/24/24
3112 Asbury dr	Daniel Smith	7022 3330 0002 1900 7418	05/24/24
[illegible] 3137 Asbury dr	Jennie Ferguson	7022 3330 0002 1900 7395	05/24/24
2295 zollinger rd	Francis Dibenedetto	7022 3330 0002 1900 7388	05/24/24
2309 zollinger rd	Robert Pearson	7022 3330 0002 1900 7371	05/24/24
2315 zollinger rd	James Ford	7022 3330 0002 1900 7364	05/24/24
2323 zollinger rd	Twenty-three Z LTD	7022 3330 0002 1900 7357	05/24/24
2359 zollinger rd	David Zadnick	7022 3330 0002 1900 7340	05/24/24
Applicant Signature: [signature] authorized rep of Haffar Group LLC			**Date:** 05/24/24

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: _____

Location of property subject to BZAP request: _____

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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:
3092 Avalon rd	Steven Ricca	7022 3330 0002 1900 7470	05/24/24
957 Palmer ave	Micheal doty	7022 3330 0002 1900 7326	05/24/24
2216 Tremont rd	Kyle Rooney	7022 3330 0002 1900 7333	05/24/24

Applicant Signature: Authorized rep of Haffar Group LLC **Date:** 05/24/24

NOTICE OF PUBLIC HEARING

Dear Neighbor,

We hope this message finds you well. We are writing to inform you about an upcoming public hearing regarding our property at 3134 Asbury Dr, Columbus, OH 43221. As a neighbor residing within 100 feet of our property, we value your input and want to ensure that you are informed about our plans.

Nature of the Notice: We are in the process of building a modern residence at 3134 Asbury Dr, Columbus, OH 43221. The proposed height of the property is between 31-32 feet. This exceeds the height limit set for modern houses in our city, which is capped at 22 feet. However, it falls within the height limit for traditional 2-story houses, which is set at 35 feet. Our intention is to create a home that harmonizes with the architectural landscape of our neighborhood. We are selecting finishes that align with the aesthetic standards prevalent in the area, ensuring that our property complements its surroundings seamlessly. We will present ourselves in front of the Board of Zoning and Planning on the dates below to request a variance that allow us to achieve this proposed plan.

Public Hearing Details:

1. **Informal Public Hearing:**
   Date: June 5th, 2024
   Time: 6:00 PM
   Location: 3600 Tremont Rd., Upper Arlington OH 43221
2. **Formal Public Hearing:**
   Date: June 26th, 2024
   Time: 6:00 PM
   Location3600 Tremont Rd., Upper Arlington OH 43221

Should you have any questions or require further information, please do not hesitate to contact us at 614-407-5307.

Sincerely,

Anthony Sarrouf
Representative on behalf of Haffar Group LLC
614-407-5307
info@aa-bros.com

PERMIT SET
04/19/2024 4:58:01 PM

GENERAL NOTES

1. These plans have been developed and designed in accordance with the 2019 Residential Code of Ohio (2019 RCO)
   All federal, state, and local codes, ordinances, and regulations, etc., shall be considered as part of the specifications of this building, and are to be adhered to, even if they are in conflict with these plans.
2. All HVAC work shall be installed in accordance with the Building code in effect in this jurisdiction.
3. All electrical shall be installed in accordance with the N.E.C. in effect in this jurisdiction.
4. Dimensional lumber used for all framing, except trusses, studs, sole plates, and cap plates shall be SPRUCE PINE FIR No. 2 or better. (North)
5. Areas to receive tile or marble floors may need to be stiffened beyond minimum code requirements to prevent cracking - builder and installer shall determine same.
6. Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Pine Fir No.2 or better. (North)
7. All dimensional lumber shall have a maximum moisture content of 19 %.
8. Where the term "G 4 N" is noted on the plan set it means glue and nail. Gluing shall conform to the information listed below. Nailing shall apply enough clamping force to hold the glued mating surfaces in contact until the glue attains full strength.
9. Where gluing of wood members is specified the glue that is to be used is "Titebond Construction Adhesive" as manufactured by Franklin International or equal.
10. Where gluing is specified it shall be completed as follows:
    A. Place continuous bead(s) of glue on one of the surfaces to be glued.
    B. Nail so that surfaces are held tightly together until glue attains full strength.
    C. Wipe away any excess glue which is expelled if its appearance will be unacceptable in the finished structure.
11. The following fastening schedule outlines the minimum requirements and shall be used in conjunction with the complete fastening schedule in the current code.
    (RSN = ring shank nail CSN = common wire nail)
    A. Sub floor to joists: fasten with glue and 1-8d RSN @ 6" o/c.
    B. Sole plates to sub floor: glue and 1-16d CSN @ 8" o/c.
    C. Studs to sole plate: fasten with 2-16d CSN.
    D. Studs to cap plates: fasten with 2-16d CSN.
    E. Studs-to-stud and plate-to-plates: 2-10d CSN @ 6" o/c.
    F. Roof sheathing to trusses: 8d CSN @ 4" o/c.
    G. Roof trusses to walls: Simpson Strong-Tie anchor H2.5.
    H. Multiple 2x lintels: G 4 N with 16d CSN's as required.
    I. Multiple LVL beams: Fasten per manufacturer recommendations
    J. Roof trusses to LVL: Simpson Anchor H2.5D.
    K. Sheathing to studs: 1-8d RSN @ 6" o/c at all edges &
       1-8d RSN @ 12" o/c at all intermediate studs.
12. Where "LVL", "LSL" or "PSL" is noted on the drawings the products used must meet the following criteria:
    - MICRO.LAM (LVL) M.O.E. = 1,900,000 psi. - Fb = 2600 psi
    - TIMBERSTRAND (LSL) M.O.E. = 1,300,000 psi. - Fb = 1700 psi
    - PARALLAM (PSL) M.O.E. = 2,000,000 psi. - 2900 psi
13. All framing shall align throughout the structure so as to create a continuous load path, from the roof, through all levels of the structure, down to the foundation walls and footings. When spacing of members varies, the upper member shall bear no more than 5" from the member below. The builder shall provide additional studs, or 2X6 (min) vertical blocking under the offset load, when the offset exceeds 5".
14. It is the responsibility of the contractor to notify the owner that all houses have a potential to have radon levels which may exceed the recommended levels established by the United States Environmental Protection Agency. The contractor, in conjunction with the owner, shall mutually agree upon what action should be taken concerning radon. It is not the responsibility of Residential Designed Solutions, Inc. or the Engineer to determine if a radon abatement system is required.
15. All elements of construction not specifically noted on these drawings shall comply with the Local Governing Codes, Requirements, and Regulations.
16. It is the contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction. Residential Designed Solutions, Inc. and the Engineer are not engaged in construction and do not supervise construction. It is the responsibility of the contractor to follow all safety codes.
17. All steel beams in these plans are designed for 50 KSI yield strength.

PLANNING

1. All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
2. Ceiling heights in basements without habitable spaces shall not be less than 6 feet 8 inches clear except for under beams, girders, ducts or other obstructions where the clear height shall be 6 feet 4 inches.
3. Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the rain vehicle entry.
4. The dimensions of a window well serving an E.E.O. window shall provide a min. net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches.
5. Hazardous glazing shall be located in the following locations: In all doors including sliding glass doors and sidelights; glazing in doors and enclosures for hot tubs, whirlpools, bathtubs and showers; glazing in walls above bathtubs or within a 24" arc of a door in a closed position or otherwise noted on these plans.
6. Openings between the garage and the residence shall be equipped with either solid wood doors 1 3/4 inches in thickness or 20-minute fire-rated doors.
7. The garage shall be completely separated from the residence and it's attic area by applying 1 layer of 5/8" fire code drywall on the garage side.
8. Every sleeping room shall have at least one operable window or exterior door approved for emergency escape or rescue with a min. Net clear opening hgt. Of 24 inches and a width of 20 inches and a net clear opening not less than 5.7 s.f.
9. A minimum 3' x 3' landing shall be provided at all exterior doors, with 2 or more risers, at no more than 8 1/4" below the finished floor, including doors into garages.
10. The maximum riser height shall be 7 3/4" and the minimum tread depth shall be 10" with a nosing of not less than 3/4" but not more than 1 1/4" at stairs with solid risers unless noted otherwise on plans.
11. The greatest riser height and tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8".
12. Winder stair treads at a point not more than 12" from the side where the treads are narrower shall not be less than 9" and the minimum depth of any tread shall not be less than 6"
13. Enclosed accessible space under stairs shall have walls, under stair surfaces and any soffits protected with 1/2" gypsum board.
14. Handrails shall be provided at all stairs with (3) or more risers. Handrails shall have a minimum hgt. Of 34" and a maximum hgt. Of 38" from the nosing of the treads.
15. Handrails shall have a circular cross section with a diameter of 1 1/4" to 2". Or a non-circular cross section with a perimeter dimension of at least 4" but not more than 6 1/4" and a largest cross-section dimension not exceeding 2 1/4".
16. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade shall have guardrails not less than 36" in hgt. Open sides of stairs with a total rise of more than 30" above the floor shall have guardrails not less than 34" in hgt. from the nosing of the stair.

PLANNING

17. Required guardrails shall have intermediate rails or ornamental closures which do not allow the passage of a 4" sphere. The triangular opening formed by the riser, tread, and bottom rail shall not allow the passage of a 6" sphere.
18. Required smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of the RCO and the household fire warning equipment provisions of NFPA 72. 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 within an existing dwelling unit shall include photoelectric technology. Smoke alarms shall be hardwired and interconnected with battery back-up. In rooms with cathedral or sloped ceilings the required smoke detector shall be 3 feet horizontally from the highest point or per the manufacturers recommendations.
19. Carbon monoxide alarms: For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. In existing dwellings: Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. Single station carbon monoxide alarms shall be listed in complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.
20. Foam plastic shall be separated from the interior of the building by a minimum 1/2" gypsum board. The gypsum board shall be installed using a mechanical system.
21. Wall and ceiling finishes shall have a flame spread index of not greater than 200.
22. All exposed insulation materials installed in floor, roof, and wall assemblies; crawl spaces and attics, shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84.
23. Sills and sleepers on a concrete or masonry slab which is in direct contact with the ground shall be preservatively treated in accordance AWPA U1 , unless separated from such slab by an impervious moisture barrier.
24. Wood columns shall be approved wood of natural decay resistance or approved pressure preservatively treated wood.
25. When whirlpool tubs are to be installed an access panel must be provided to the underside of the tub platform for the servicing, maintenance and / or removal of the motor and pump.

FOUNDATIONS & CONCRETE

1. The assumed soil bearing capacity shall be 1500 psf U.N.O.
2. The finished grade shall fall a minimum of 6" in the first 10 feet from building perimeter.
3. All concrete shall have a minimum 28 day compressive strength of 3000 psi except as noted. Garage slabs and concrete exposed to the weather and in a sloped or horizontal position in the final structure shall have a minimum 28 day compressive strength of 4500 psi and shall contain 5%-7% entrained air. Concrete shall not contain calcium chloride. Basement slabs shall be a minimum 3 1/2". Porches, steps and garage floor slabs shall be a minimum 4".
4. All concrete work shall comply with:
   a. ACI 301-14 "Specifications for Structural Concrete for Buildings"
   b. ACI 318-014 "Building Code Requirements for Reinforced Concrete"
5. All footings shall be as follows: (based on 1500 psf soil bearing)

nominal wall thickness	footing depth	footing width
8"	8"	16"
10"	8"	18"
12"	8"	20"

6. Masonry fireplace footings shall be a pad type footing which shall extend 6 (min.) past all faces of the fireplace foundation and shall be 12" (min.) deep.
7. Footings shall extend below the frost line of the Local Governing minimum accepted frost depth. (see design criteria this sheet)
8. Foundation anchorage shall be min. 1/2" diameter bolts, hot dipped galvanized or stainless steel and shall extend a minimum 7" into poured concrete or masonry. Bolts shall be spaced 6'-0" on center max., 12" from corners max. and shall be compatible with adjacent materials.
9. When required, foundation waterproofing shall consist of 2-ply hot-mopped felts, 55 lb. roof rolling, 6 mil. polyvinyl chloride, 6 mil polyethylene or 40 mil. polymer modified asphalt, full height from the top of footer to grade. Joints in the membrane shall be lapped and sealed with a compatible sealant. When an existing home has a supplemental interior foundation drainage system tied to a sump pump, no water proofing shall be required.
10. Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill.
11. All surfaces of steel columns shall be given a shop coat of rust -inhibitive paint unless treated to provide corrosion resistance.
12. Exterior ventilation openings are not required when the ground surface is covered with an approved vapor retarder material, the space is supplied with conditioned air and the perimeter walls are insulated in accordance with Section 1109
13. All anchor bolts shall conform to ASTM A307.
14. All reinforcing steel shall be grade 60.
15. Center footings on column centerlines.
16. Encase all steel column, bearing plates, and anchor bolts below grade with a minimum 3" concrete cover.
17. Foundations shown on these drawings are designed for an allowable soil bearing pressure of 1500 psf. It is the responsibility of the Owner and Contractor to determine that the soil is adequate to support this building on the foundation and walls shown. The owner and Contractor are responsible for determining that the total and differential settlements of the foundations are within the tolerable limits of this structure and shall consult the appropriate reinforcement schedule provided on the foundation plan sheet. The Owner and the Contractor are encouraged to obtain the services of a soils engineering firm to determine the suitability of the foundations and the walls shown on these drawings to safely support the structure with no detrimental effects to the building. The Contractor shall inform the originator of these plans of any unusual soil conditions. Foundations shall not be placed on frozen ground and shall not be allowed to freeze.

FLOOR CONSTRUCTION

1. Joists under parallel load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
2. The ends of each joist, beam, or girder shall have a minimum of 1-1/2" load bearing on wood or metal and a minimum of 3" on masonry or concrete. Steel beams to bear minimum 4" on concrete and 7" on masonry.
3. Pre-engineered floor joists, and or trusses shall be engineered by the manufacturer. engineered data sheets shall be provided prior to framing inspection
4. All steel beams ending in an open pocket shall be secured to the foundation meeting the requirements set forth in the RCO 502.6.3.
5. All built up beams are connected with 1/2" diameter thru bolts at 24"o.c. top and bottom staggered 12" unless noted otherwise. Manufacturer connection details may be used in lieu of this instance.
6. Flitch Beams are connected with 1/2" dia. thru bolts @ 16" o.c., 2" from and bottom U.N.O. stagger top and bottom rows 4".
7. Drilling and notching of pre-engineered floors shall be done per manufacturers recommendations.
8. Sub flooring shall be 3/4" tongue and groove (T & G) exterior grade.
9. Draft-stopping shall be provided as required when there is a usable space

WALL CONSTRUCTION

1. All structural members shall be fastened in accordance with chapter 6 of the building code in effect.
2. Engineered data sheets for built-up beams shall be provided prior to framing inspection.
3. All headers in exterior walls to be (2) 2x8 U.N.O. on plans.
4. Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall consist of 2-inch nominal lumber, or two thicknesses of 1-inch nominal lumber with broken lap joints, or one thickness of 23/32 -inch wood structural panel with joints backed by 23/32 -inch wood structural panels or one thickness of 3/4-inch particle board with joints backed by 3/4" particle board, 1/2-inch gypsum board, or 1/4-inch cement-based mill board. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.
5. All exterior bracing shall be provided by the use of 1/2" plywood or 7/16" o.s.b. structural sheathing full height, on the entire perimeter of the structure. All interior walls shall be braced by attaching 1/2" (min.) gypsum board to wall studs, spaced no more than 24" o.c., with 5d cooler nails @ 7" o.c. (max.), or 1-5/8" long, 9/32" head, .0866"ø gypsum board nails @ 7" o.c. (max.), or Type "S" or "W" screws per ASTM C 1002. Screws shall be sufficiently long to penetrate wood framing not less than 5/8".
6. Masonry veneer shall be anchored to the supporting wall with corrosion resistant metal ties.
7. Each tie shall be spaced not more than 32" on center horizontally and shall support not more than 2 2/3 sq. Ft. Of wall area.
8. The veneer shall be separated from the sheathing by an air space of a minimum of 1" but not more than 4 1/2".
9. Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab, and at other points of support.
10. Weep holes shall be provided in the outside wythe of masonry walls at a max. spacing of 33" on center. Weep holes shall be a min. of 3/16"" in diameter located immediately above the flashing.
11. Wall studs shall be 2x4's @ 16" o/c or 2x6's @ 16" o/c/ and shall be one piece full height. Provide a minimum of 2 studs at each side of all openings through bearing walls (provide (3) studs when opening is equal to or greater than 7'-0" wide) unless noted otherwise on plans.
12. The contractor may, at his/her option, attach the drywall in accordance with the fastening schedule in the Local Governing Code, or in accordance with the adhesive method as recommended by the United States Gypsum Company.

ROOF CONSTRUCTION

1. Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
2. Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are parallel to the rafters. Where not parallel, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie.
3. Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2" nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a load bearing partition or be designed to carry and distribute the specific load at that point. When the cut end of the rafter exceeds 1/8" the ridge board shall be constructed of a solid 2x12 with an additional 2x (as required) furred to the bottom edge of the 2x12.
4. Roof assemblies shall have rafter or truss ties provided at load bearing locations.
5. Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
6. Slopes less than four in twelve shingles shall be installed over (2) layers of #15 felt applied parallel to eaves with 19" top lap and 12" end lap, with end laps located at least 6 feet from end laps in preceding course.
7. Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide plywood clips at unsupported edges mickey between members.
8. Trusses shall be designed by a Structural Engineer registered in the State of Ohio. trusses shall be designed in accordance with the National Design Specification for wood and the Truss Plate Institute Recommended Practice of Design TPI-85. Roof trusses shall be designed for the following loads:

Top chord live load	= 25 psf.
Top chord dead load	= 10 psf.
Bottom chord live load	= 0 psf.
Bottom chord dead load	= 10 psf.
Total load (no attic storage)	= 45 psf.
Bottom chord live load (w/ attic storage)	= 20 psf.
Total load (w/ attic storage)	= 65 psf.

DESIGN CRITERIA

1. Loading:

	Live:	Dead:
Roof	25psf	20psf
Roof Snow	30psf	0psf
Attic (w/storage)	30psf	0psf
2nd Floor	40psf	10psf
1st Floor	40psf	15psf
Ext. Balcony	40psf	10psf
Decks	40psf	10psf

2. Basic wind speed = 115mph (Exposure - B)
3. Seismic design category - A
4. Subject to damage from Weathering, Termite and Decay - Moderate to Heavy
5. Minimum required frost depth 36"

HEATING & COOLING

1. When heating and cooling equipment is located in an equipment room, an undistributed working space not less than 30 inches wide and not less than 30 inches high shall be provided along the control side of the equipment when the door of the equipment room is open.
2. Fuel burning heating and cooling equipment shall be provided with a volume of 50 cubic ft. per 1000 Btu/h, or an air supply shall be provided to ensure proper fuel combustion.
3. An approved drain shall be provided to dispose of condensate from the cooling coil. condensate drains shall terminate outside of the building, or to a floor drain, plumbing fixture, sump or approved location.
4. These plans do not address sizing of HVAC equipment to meet comfort requirements or indoor air quality. The mechanical contractor must consider the overall air changes/hour of the constructed home and energy code requirements when determining both.

FIREPLACES

1. Chimneys shall extend a minimum of 2 feet higher than any portion of the building within 10 feet but shall not be less than 3 feet above the point where the chimney passes through the roof.
2. A portion of a chimney located in the interior of the building or within the exterior wall of the building shall have a minimum air space clearance to combustibles of 2".
3. Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum air space clearance of 1" the airspace shall not be filled, except to provide fire blocking
4. Hearth extensions shall extend a minimum of 16" in front of, and a minimum of 8", beyond each side of the fireplace opening less than 6 square feet and 20" and 12" respectively for 6 square feet or larger.
5. Wood or combustible materials shall not be placed within 2" of the outside front, back, or side surface of a masonry fireplace, including the smoke chamber, and not less than 6" from the inside surface of the nearest flue lining.
6. Factory built fireplaces shall be installed in accordance with the manufactures recommendations and the latest edition of the NFPA code. a copy of the manufacturer's recommendations shall be provided prior to inspection.
7. Factory built or masonry fireplaces shall be provided with an exterior air supply to assure proper fuel combustion.

ENERGY CODE 2024

PRESCRIPTIVE METHOD	OHBA ALTERNATIVE	
	CLIMATE ZONE - 5	
	COMPLIANCE PATH #2	
	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	13	R13 2x4 WALLS R19 2x6 WALLS
CEILING R-VALUE	49	49
FENESTRATION U-FACTOR	.32	--
SKYLIGHT U-FACTOR	.60	.60
SHGC	NR	
FLOOR R-VALUE OVER UNCONDITIONED SPACE	30	30
BASEMENT WALL R-VALUE R-10 CONTINUOS, R-13 CAVITY SPACE	10/13 (MIN 4 FEET)	10 UNFINISHED/ 13 FINISHED
SLAB R-VALUE	10, 2 FEET	--
CRAUL SPACE WALL R-VALUE R-10 CONTINUOS, R-13 CAVITY SPACE	10/13	--
BUILDING AIR LEAKAGE	TESTED TO ≤ 5 ACH50	
CONTROLS	PROGRAMMABLE THERMOSTAT INITIALLY HEATING NO HIGHER THAN 70 F, COOLING NO LOWER THAN 78 F	
DUCT INSULATION R-VALUE OUTSIDE THERMAL ENVELOPE	SUPPLY R-8 OTHERS R-6	
DUCT AIR TIGHTNESS, SEALING OUTSIDE CONDITIONED SPACE AT 50 PA, OHBA	POST CONSTRUCTION TEST LEAKAGE TO OUTDOORS LESS THAN 4 cfm PER 100 SQ/FT, CONDITIONED FLOOR AREA TEST TOTAL LEAKAGE LESS THAN 6 cfm PER 100 SQ/FT FLOOR AREA ROUGH-IN TEST TOTAL LEAKAGE LESS THAN 4 cfm PER 100 SQ/FT OF CONDITIONED FLOOR AREA NO AIR HANDLER TOTAL LEAKAGE LESS THAN 3 cfm PER 100 SQ/FT OF CONDITIONED FLOOR AREA	
LIGHTING	90% HIGH-EFFICACY LAMPS	

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ASHBURY (24010)

HAFFAR GROUP LLC,
10329 SAWMILL ROAD
POWELL, OH 43065

MARKET RESIDENCE
3134 ASBURY DRIVE
UPPER ARLINGTON, OH 43221

COVER SHEET & GENERAL NOTES

SQUARE FOOTAGE TABLE

All square footage for conditioned area is calculated per the American National Standards Institute (ANSI) "Square Footage-Methods for Calculating" (ANSI Z765-2021)

FIRST FLOOR:	2282.0	Sq. Ft.
SECOND FLOOR:	1,400.5	Sq. Ft.
FINISHED LOWER LEVEL:	1,715.0	Sq. Ft.
TOTAL FINISHED AREA:	5415.5	Sq. Ft.
UNFINISHED BASEMENT:	326.0	Sq. Ft.
TOTAL CONDITIONED AREA:	5,741.5	Sq. Ft.
GARAGES:	814.0	Sq. Ft.
COVERED PORCHES:	470.0	Sq. Ft.
POOL EQUIPMENT:	60.0	Sq. Ft.
TOTAL UNCONDITIONED AREA:	1344.0	Sq. Ft.
TOTAL UNDER ROOF AREA:	7,085.5	Sq. Ft.

2 WORKING DAYS
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OHIO UTILITIES PROTECTION SERVICE

ALTHOUGH THE EXTERIOR FINISHES INDICATED ON THESE DOCUMENTS MAY BE CONSIDERED LOW MAINTENANCE MATERIALS, IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO CHECK AND MAINTAIN ALL FLASHING AND DRAINAGE SYSTEMS AND THE CAULKING AT ALL JOINTS TO AVOID MOISTURE PENETRATION INTO THE BUILDING SYSTEMS.

INDEX TO DRAWINGS

SH#	DESCRIPTION
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A.2	FIRST FLOOR PLAN
A.3	SECOND FLOOR PLAN
A.4	FRONT & LEFT ELEVATIONS
A.5	REAR AND RIGHT ELEVATIONS
A.6	BUILDING SECTIONS
A.7	STAIR SECTION, TYPICAL WALL, & L.V.E SCHEDULE
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S.2	FIRST FLOOR FRAMING PLAN
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S.4	ROOF PLAN
E.1	LOWER LEVEL ELECTRICAL PLAN
E.2	FIRST FLOOR ELECTRICAL PLAN
E.3	SECOND FLOOR ELECTRICAL PLAN

STATE OF OHIO
GREGORY MICHAEL FRAKER
E-70751
REGISTERED
4/19/2024
PROFESSIONAL ENGINEER
SEALED FOR STRUCTURAL ONLY

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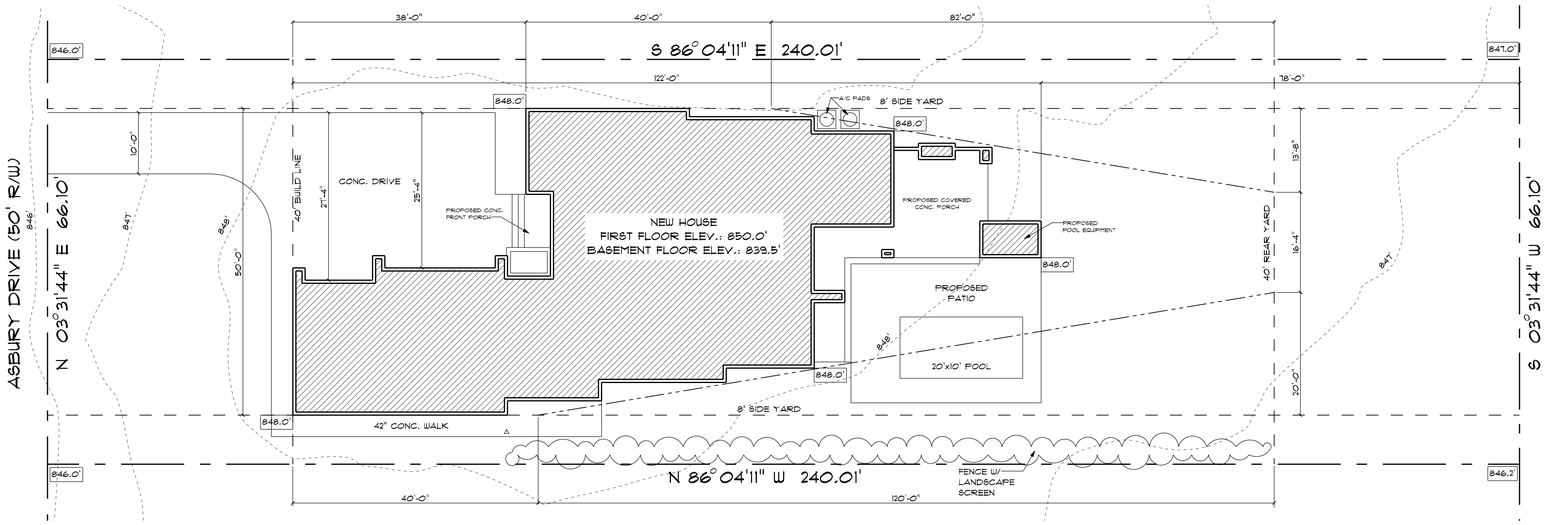
ORIG	CL	03.13.2024
LAY	JR	03.21.2024
DIST	JR	04.17.2024
CHK	CL	04.17.2024
FNCH	JR	04.18.2024

SHEET:
CS.1

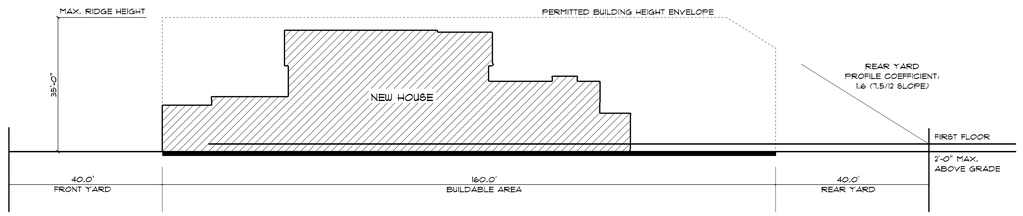


SITE STUDY
SCALE: ~ 1" = 10'-0"
3134 ASBURY DRIVE
UPPER ARLINGTON, OH 43017

NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

LOT AREA COVERAGE:

TOTAL LOT SQUARE FOOTAGE:	19,840.0 S.F.
ALLOWABLE DEVELOPMENT COVERAGE LIMIT (50%):	7,920.0 S.F.
TOTAL DEVELOPMENT COVERAGE:	6,558.0 S.F. (41%)
ALLOWABLE BUILDING COVER LIMIT (28%):	4,593.0 S.F.
TOTAL BUILDING COVERAGE:	3,764.0 S.F. (24%)



REAR YARD PROFILE LIMIT
SCALE: 1/16" = 1'-0"

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A6.3134ASBURY (24010)

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POWELL, OH 43065

MARKET RESIDENCE
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UPPER ARLINGTON, OH 43221

SITE STUDY

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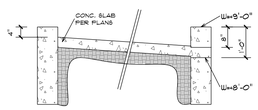
LAYOUT	JB	03.21.2024
DIST	JB	04.17.2024
CHKD	DL	04.17.2024
FINCH	JB	04.18.2024

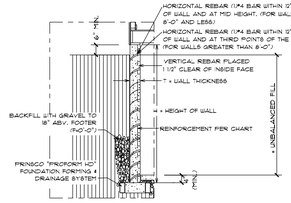
SHEET:
CS.1.1



GARAGE SLAB DETAIL
SCALE: N.T.S.

PLEASE NOTE:
IF ANOTHER SEALED FOUNDATION REINFORCEMENT DETAIL IS ATTACHED TO THIS PLAN SET IT WILL SUPERSEDE THE BELOW SEALED DETAIL. THE ENGINEER OF RECORD FOR THIS CONSTRUCTION DOCUMENT THEN ASSUMES ABSOLUTELY NO LIABILITY FOR THIS FOUNDATION WALL REINFORCEMENT AND/OR ITS ABILITY TO CARRY SPECIFIC DESIGN LOADS.

FOUNDATION PLAN
ALLOWABLE HGT. OF POURED BASEMENT WALLS



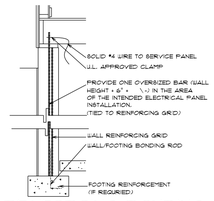
BASED ON: CONCRETE STRENGTH IS A MINIMUM OF 3000 PSI
THE YIELD OF THE REINFORCING IS 60000 PSI

THE FOLLOWING ARE THE ALLOWABLE HEIGHTS FOR A BASEMENT WALL ASSUMING THE REINFORCING IS PLACED 1½" FROM THE INSIDE (LOWER GRADE) FACE OF THE WALL WITH A GRANULAR FREE DRAINING MATERIAL AND A MAXIMUM AT REST EQUIVALENT SOIL PRESSURE OF 55 PCF/FT. (GENERALLY GP, GC, SM, AND SM-SC SOILS)

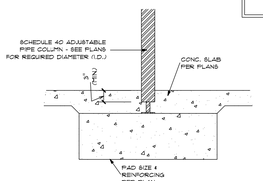
WALL HGT.	UNBALANCED FILL (MAX.)	REBAR SIZE/SPACING	WALL THICKNESS 8"	10"	12"
8'-0"	(7'-4")	#5@41"	#5@41"	#5@40"	UNREINF.
9'-0"	(8'-4")	#5@24"	#5@24"	#5@32"	UNREINF.
10'-0"	(9'-4")	#5@24"	#5@24"	#5@32"	#5@40"

THE FOLLOWING ARE THE ALLOWABLE HEIGHTS FOR A BASEMENT WALL ASSUMING THE THE REINFORCING IS PLACED 1" FROM THE INSIDE (LOWER GRADE) FACE OF THE WALL WITH A GRANULAR FREE DRAINING MATERIAL AND A MAXIMUM AT REST EQUIVALENT SOIL PRESSURE OF 75 PCF/FT. (GENERALLY ML, SC, MH, AND ML-CL SOILS)

WALL HGT.	UNBALANCED FILL (MAX.)	REBAR SIZE/SPACING	WALL THICKNESS 8"	10"	12"
8'-0"	(7'-4")	#5@24"	#5@24"	#5@40"	UNREINF.
9'-0"	(8'-4")	#5@24"	#5@24"	#5@40"	#5@32"
10'-0"	(9'-4")	#7@24"	#5@24"	#5@32"	#6@32"



REINFORCING BONDING DETAIL
SCALE: 1/4" = 1'-0"



ADJUSTABLE COLUMN DETAIL
SCALE: 3/4" = 1'-0"

PER RCO 2418.2, GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS SHALL BE PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT OF WROUGHT IRON, PLASTIC PIPING, STEEL PIPE OR OTHER APPROVED CONDUIT MATERIAL DESIGNED TO WITHSTAND THE SUPERIMPOSED LOADS. PER RCO 2418.2.1, THE CONDUIT SHALL EXTEND INTO AN OCCUPIABLE PORTION OF THE BUILDING AND AT THE POINT WHERE THE CONDUIT TERMINATES IN THE BUILDING, THE SPACE BETWEEN THE CONDUIT AND THE GAS PIPING SHALL BE SEALED TO PREVENT THE POSSIBLE ENTRANCE OF ANY GAS LEAKAGE. THE CONDUIT SHALL EXTEND NOT LESS THAN 2" BEYOND THE POINT WHERE THE PIPE EMERGES FROM THE FLOOR, WHERE THE END SEALING IS CAPABLE OF WITHSTANDING THE FULL PRESSURE OF THE GAS PIPE. THE CONDUIT SHALL BE DESIGNED FOR THE SAME PRESSURE OF THE GAS PIPE. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING AND SHALL BE VENTED ABOVE THE GRADE TO THE OUTDOORS AND SHALL BE INSTALLED SO AS TO PREVENT THE ENTRANCE OF WATER, OR INSECTS.

NOTE: FOR ENCLOSED UNDERSIDE OF STAIR STORAGE PROVIDE FIRE-STOPPING AT TOP + BOTTOM OF STAIR STRINGER + COMPLETELY DRYWALL THE UNDERSIDE

NOTE: PLUMBER TO VERIFY LOCATION OF ALL DRAINS WITH FIXTURES SELECTED

NOTE: CEILING HEIGHTS IN FINISHED BASEMENTS SHALL NOT BE LESS THAN 7'-0".

STRUCTURAL LEGEND

- DIRECTION + SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
- DIRECTION + SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/PAD
- BEAM POCKET (4" BEARING)
- BEAM POCKET w/PILASTER (8" BEARING)
- POINT LOAD FROM ABV.
- (12)x4's MIN. BEARING)

NOTE: REFER TO SHEETS C8.1 FOR GENERAL PRAYING NOTES
SEE SHEET A3.1 FOR WINDOW REQUIREMENTS AND STAIR CALCULATIONS AND REQUIREMENTS.

PROVIDE 2x NAILER ON STEEL BEAM AND COLUMNS w/1/2" DIA. THRU BOLTS AT 16" o.c.
NAIL WALL SHEATHING TO NAILER w/8d NAILES @ 6" o.c.

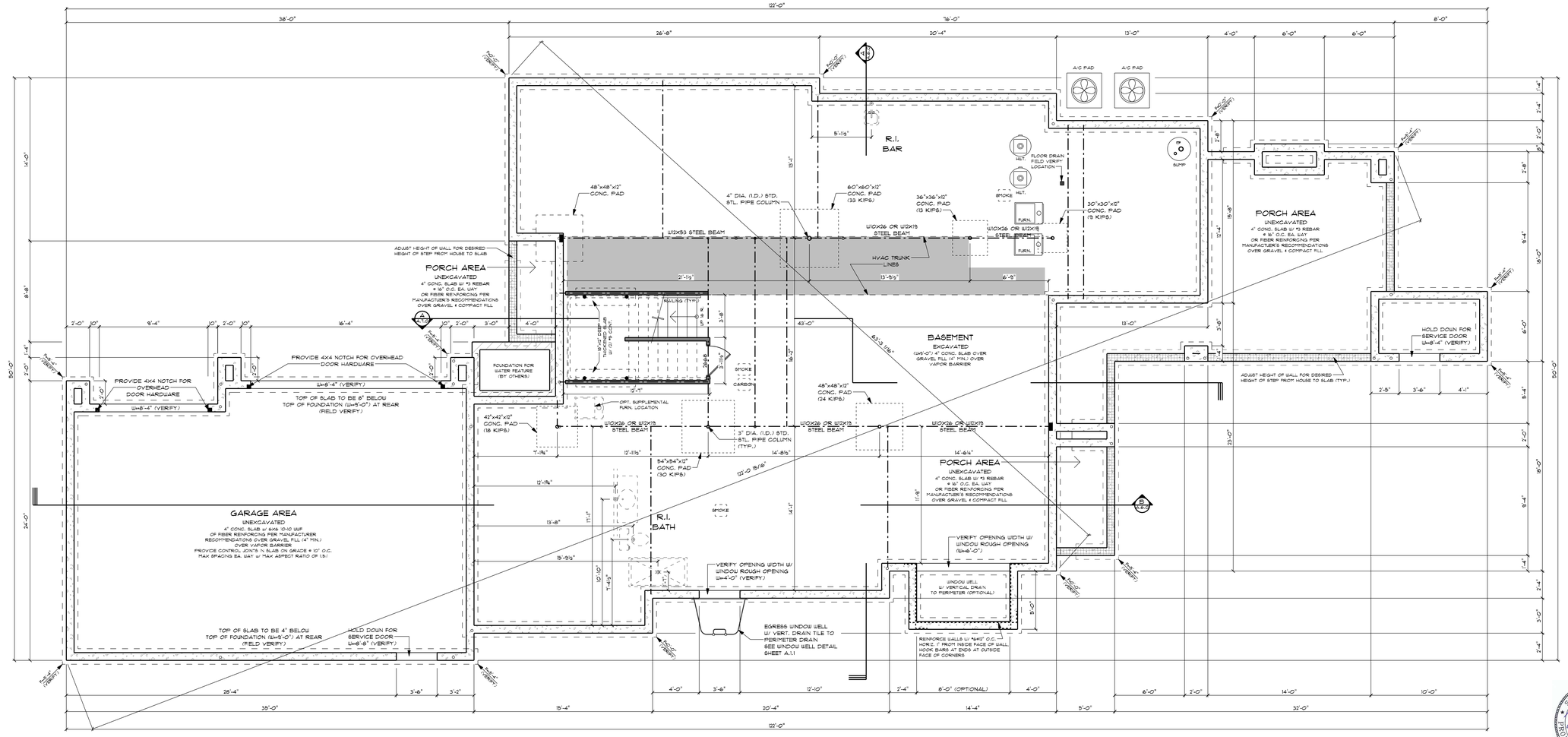
NOTE:
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL BATH + KITCHEN SOFFITS TO BE FIELD DESIGNED BY THE OWNER + BUILDER.
- ALL TRUSSES TO BE DESIGNED + ENGINEERED BY TRUSS MFGR

FOUNDATION NOTES:

1. REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET G0.1.
2. ALL 8" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x16" CONTINUOUS POURED CONCRETE FOOTING w/ (2)#5 CONT. REINFORCING.
3. ALL 12" BLOCK OR POURED CONCRETE WALLS SHALL HAVE A MINIMUM 8"x20" CONTINUOUS POURED CONCRETE FOOTING w/ (2)#5 CONT. REINFORCING.
4. CONCRETE PAD FOOTING TO BE REINFORCED EACH WAY AS FOLLOWS:

30"x30"	(3) #5
36"x36"	(3) #5
42"x42"	(4) #4
48"x48"	(5) #4
54"x54"	(5) #5
60"x60"	(6) #5

5. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" (MIN.) BEARING AT EACH END.
6. WHEN REBAR IS INSTALLED IN THE FOOTING WALL, REINFORCING SHALL BE BONDED TO THE FOOTING REINFORCING.
7. ALL HORIZONTAL REINFORCING RODS IN THE FOOTING GREATER THAN 20' IN LENGTH SHALL BE BONDED TO THE SERVICE PANEL w/ THE SAME UL LISTED CLAMP USED FOR THE GROUND ROD + #4 SOLID COPPER THAT IS LONG ENOUGH TO BE TERMINATED AT THE SERVICE PANEL. CONFIRMATION OF THE INSTALLATION SHALL BE DONE AT THE TIME OF FOOTING INSPECTION. (2014 N.E.C. ARTICLE 250.50)
8. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES BELOW GRADE. APPROVED DRAINAGE SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1'-0" BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6" ABOVE THE TOP OF THE FOOTING AND BE COVERED w/ AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OR DRAIN TILES SHALL BE PROTECTED w/ STRIPS OF BUILDING PAPER, AND THE DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON 2" (MIN.) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED w/ NOT LESS THAN 6" OF THE SAME MATERIAL.
9. PLACE 1/2" DIA. ANCHOR BOLT TO CONNECT SILL PLATE TO TOP OF FOUNDATION WALL AT 6'-0" O.C. MAX + WITHIN 12" (MAX.) OF EACH CORNER AND EACH END OF PLATE.
10. FIELD VERIFY THE FINISHED FOUNDATION WALL HEIGHT AT ALL EXTERIOR PORCHES, TO PROVIDE A 1-1/2" (MIN.) TO 7-3/4" (MAX.) STEP-DOWN AT EXTERIOR DOORS. ADJUST THE FOUNDATION WALL HEIGHT AT PORCHES AS REQUIRED TO ALLOW FOR DESIRED FINISHES AND/OR DETAILS.
11. ALL STEEL COLUMNS NOTED ON PLANS ARE SCHEDULE 40 FIXED COLUMNS. SIZES OF STEEL COLUMNS NOTED ON PLANS ARE INTERIOR DIAMETER (I.D.) DIMENSIONS
12. ALL STEEL BEAMS ARE DESIGNED FOR SO KSI STEEL.
13. STEEL BEAMS ENDING ON AN OPEN POCKET SHALL BE SECURED TO THE FOUNDATION PER THE RCO, SECTION 502.6.3.
14. STEEL BEAMS SHALL BE SECURED TO THE TOP PLATE OF SUPPORTING STEEL COLUMNS USING EITHER WELDED OR BOLTED CONNECTIONS AS CALLED FOR IN THE RCO, SECTION 502.5.1.
15. FLITCH BEAMS ARE CONNECTED w/ 1/2" DIAMETER THRU BOLTS + 16" O.C. 2" FROM TOP + BOTTOM U.N.O. STAGGER TOP + BOTTOM ROWS 4".
16. WINDOW WELLS w/ A VERTICAL DEPTH MORE THAN 44" SHALL BE EQUIPPED w/ A PERMANENTLY AFFIXED LADDER OR STEPS USABLE w/ THE UNIT IN THE FULLY OPEN POSITION. LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12", SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
17. CRAWL SPACE EXTERIOR VENTILATION OPENINGS MAY BE OMITTED WHEN CONTINUOUSLY OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 C.F.M. FOR EACH SQ. FT. OF CRAWL SPACE FLOOR AREA AND GROUND SURFACE IS COVERED w/ AN APPROVED VAPOR BARRIER MATERIAL
18. FLOOR ASSEMBLIES SHALL BE PROVIDED WITH A 1/2" GYPSUM BOARD MEMBRANE, 5/8" WOOD STRUCTURAL PANEL MEMBRANE OR EQUIVALENT MATERIAL WHICH COMPLIES WITH SECTION 303.9 RCO ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER.



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

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SHEET: A1.0

STATE OF OHIO GREGORY MICHAEL FRAKER E-70751 REGISTERED PROFESSIONAL ENGINEER 4/19/2024
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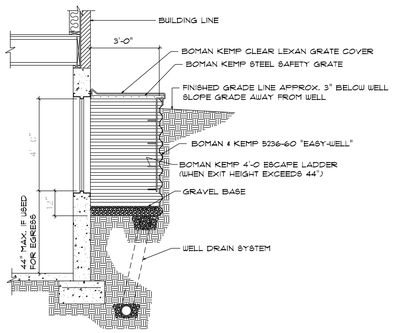
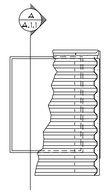
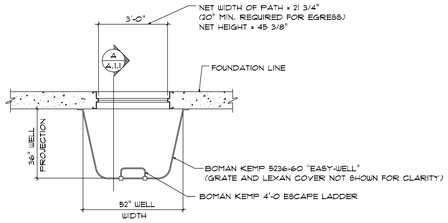


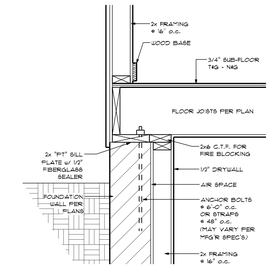
A A1.1 WALL SECTION THRU. WINDOW WELL



C A1.1 WINDOW ELEVATION WITH WELL



B A1.1 PLAN VIEW WINDOW WELL
36" PROJECTION REQUIRED FOR EGRESS



FINISHED BASEMENT DETAIL
SCALE: 1" = 1'-0"

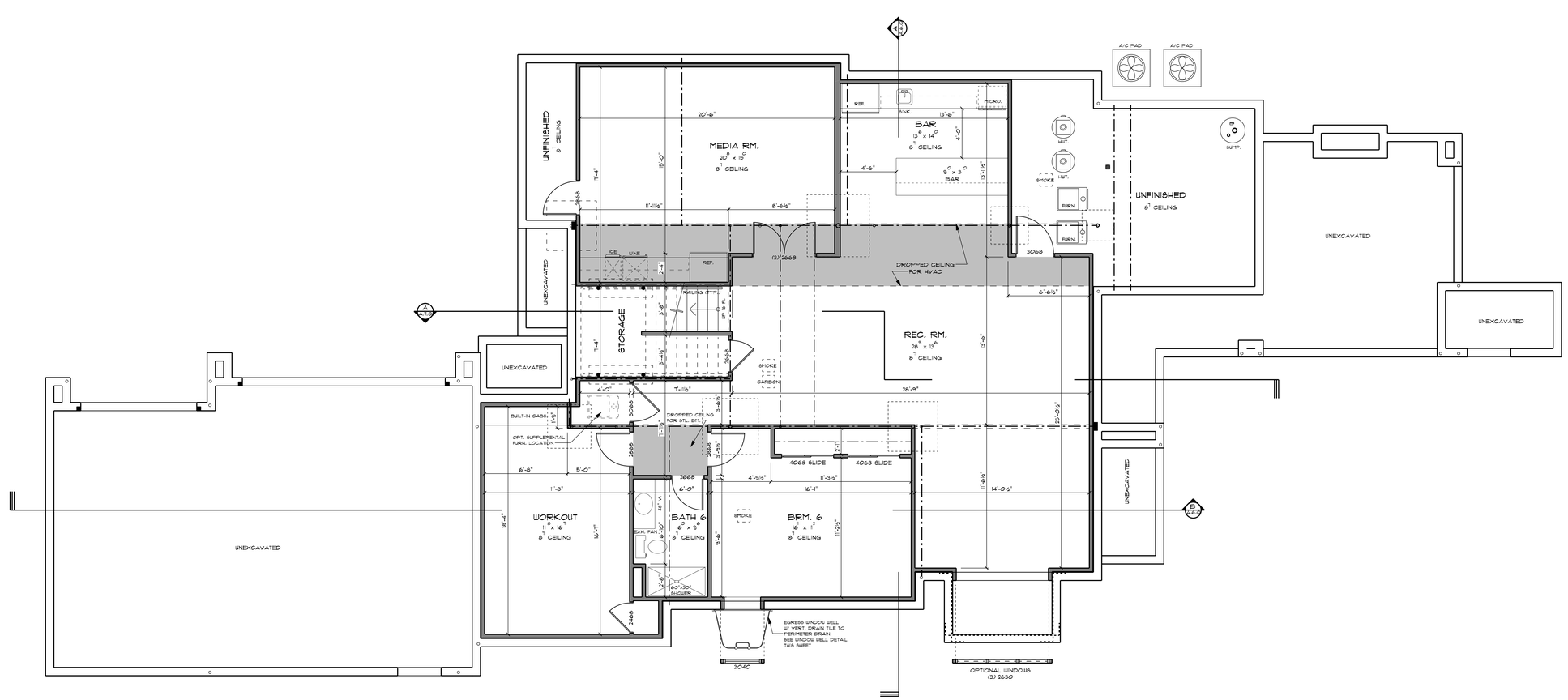
NOTE: CEILING HEIGHTS IN FINISHED BASEMENTS SHALL NOT BE LESS THAN 7'-0".

NOTE: PROVIDE 1/2" MINIMUM CLEAR SPACE BETWEEN FOUNDATION WALLS AND WOOD STUD WALLS, SQUARE FINISH WALLS INDEPENDENTLY OF FOUNDATION WALLS.

NOTE: REFER TO SHEETS G6.1 FOR GENERAL FRAMING NOTES, SEE SHEET A.2 FOR WINDOW REQUIREMENTS, AND STAIR CALCULATIONS AND REQUIREMENTS

NOTE: REFER TO SHEET S.1 FOR FLOOR JOIST BLOCKING DETAIL

NOTE: FOR ENCLOSED UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP & BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE



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

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LOWER LEVEL PLAN

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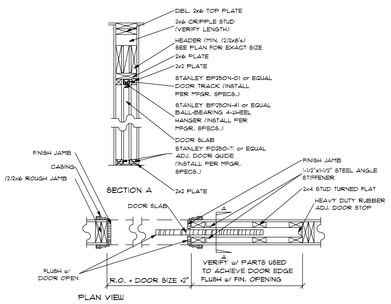
SHEET:
A1.1



POCKET DOOR DETAIL
SCALE: 3/4" = 1'-0"

NOTE: REFER TO SHEET A1 OR S.1 FOR FLOOR JOIST BLOCKING DETAIL

ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPSIZE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.

NOTE: FOR ENCLOSED UNDERSIDE OF STAIR STORAGE PROVIDE FIRE-STOPPING AT TOP & BOTTOM OF STAIR STRINGER & COMPLETELY DRYWALL THE UNDERSIDE

NOTE:
THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY SHEATHED WITH OSB TO COMPLY WITH THE BRACE WALL REQUIREMENTS USING METHOD CS-WSP. ANY WALL AREAS THAT REQUIRE ALTERNATE BRACING METHODS WILL BE INDICATED AND LABELED WITH SPECIFIC METHOD REQUIRED. REFER TO BRACED WALL PLANS FOR SPECIFIC REQUIREMENTS. ALL HORIZONTAL JOINTS IN THE SHEATHING WILL BE BLOCKED TO ACCOMMODATE FASTENING REQUIREMENTS WHICH ARE 6" o.c. @ EDGES AND 12" o.c. IN THE FIELD. ALL WITH 8d COMMON NAILS. ANY TRUSS LEDS OVER 9'-4" WILL HAVE THE OSB EXTENDED UP TO THE UNDERSIDE OF THE RAFTER TAIL AND FASTENED IN THE SAME MANNER. TRUSS WEB SHEATHING MUST SPAN ACROSS THE TOP PLATES AND EXTEND DOWN THE WALL AT LEAST 24".

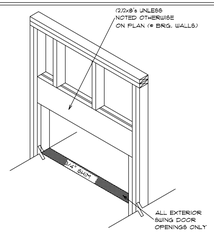
NOTE TO CONTRACTOR AND FELLOW SUB-CONTRACTORS:
" IS VERY DIFFICULT TO CONFIRM EXACT EXISTING, PRE-BUILT ARCHITECTURAL CONDITIONS SUCH AS ROOF PITCHES, TOPOGRAPHIES, ENCLOSED STRUCTURAL MATERIALS AND EXISTING MECHANICAL AND PLUMBING CONDITIONS. IF DISCREPANCIES OR CONFLICTS BETWEEN NEWLY DESIGNED SPACES AND EXISTING PORTIONS APPREAR, NOTIFY RESIDENTIAL DESIGNED SOLUTIONS IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING COULD LEAD TO ADDITIONAL AND POTENTIALLY EXPENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

STRUCTURAL LEGEND

- DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREA INDICATED)
- DIRECTION & SPAN OF STRUCTURAL MEMBERS
- (10') POST w/ PIER
- PIPE COLUMN w/PAD
- BEAM POCKET (4" BEARING)
- BEAM POCKET w/PILASTER (8" BEARING)
- POINT LOAD FROM ABV. (12)2x6's (MIN. BEARING)

NOTE:
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL BATH & KITCHEN SOFFITS TO BE FIELD DESIGNED BY THE OWNER & BUILDER.
- ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MFGR

SEE BRACE WALL DETAIL SHEET S.2



DOOR FRAMING DETAIL
NOT TO SCALE

NOTE:
1. JACK AND 2 FULL HEIGHT STUDS ARE REQUIRED @ ALL DOORS AND CASED OPENINGS TO ALLOW FOR CASING DETAILS. IF THIS DETAIL WILL NOT FIT INTO SPACE ALLOTTED NOTIFY SUPERINTENDENT BEFORE PROCEEDING.

NOTE: THE COOKTOP MANUFACTURER REQUIREMENTS FOR DISTANCE TO COMBUSTIBLE MATERIALS MUST BE DETERMINED PRIOR TO FRAMING THE WALL IN THIS AREA. SOME EQUIPTMENT WILL REQUIRE THE STUDS AND SHEATHING BE NON-COMBUSTIBLE-FIRE RATED MATERIAL.

DO NOT ASSUME THAT THE PORCH BRIEST SHOULD MATCH PERIMETER OR PORCH FOUNDATION. ADJUST AS REQUIRED TO ENSURE THAT THE COLUMN BASE WILL REST FULLY ON THE PORCH AND NOT OVERHANG. VERIFY COLUMN BASE BEFORE STARTING.

STAIR REQUIREMENTS

1.	MINIMUM TREAD DEPTH:	10"
2.	NOSING PROJECTION:	3/4" - 1¼"
3.	MAXIMUM RISER HEIGHT:	7¾"+/-
4.	MAXIMUM VARIANCE IN RISER HEIGHT:	3/8"
5.	MINIMUM HEADROOM HEIGHT AT STAIR ANGLE:	6'-8"
6.	MINIMUM LANDING DEPTH:	36"
7.	MINIMUM/MAXIMUM HANDRAIL HEIGHT:	34"-38"
8.	MINIMUM GAUNDRAL HEIGHT:	
	AT STAIRS:	34"
	AT ALL RAISED FLOOR SURFACES (DECKS, ETC.):	36"
9.	MAXIMUM BALUSTER SPACING (CLEAR OPENING):	4"
10.	MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL:	3'-0"
11.	HAND GRIP MAY NOT EXCEED 2-¼" IN CROSS SECTION DIMENSION. (SEE RCO SECTION 311.7.8.3)	
12.	HANDRAILS SHALL EXTEND TO THE END OF THE LAST RISER & RETURN TO WALL OR NEWEL POST PER THE RCO SECTION 311.7.8.4	

WINDER STAIRS, SEE RCO SECTION 311.7.5.2.1
SPIRAL STAIRS, SEE RCO SECTION 311.7.10.1

WINDOW NOTES:

1. ALL WINDOW SIZES SHOWN ARE FOR NOMINAL WINDOW SIZES (EX. 3060 IS 3'-0" x 6'-0")
2. WINDOW EGRESS REQUIREMENTS:

MAXIMUM SILL HEIGHT ABOVE THE FLOOR	44"
MINIMUM NET CLEAR OPENING HEIGHT:	24"
MINIMUM NET CLEAR OPENING WIDTH:	20"
MINIMUM NET CLEAR OPENING:	5.7 SQ. FT.

GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5'-0" SQ. FT.

3. IT IS THE BUILDERS' RESPONSIBILITY TO ENSURE THAT WINDOW FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.

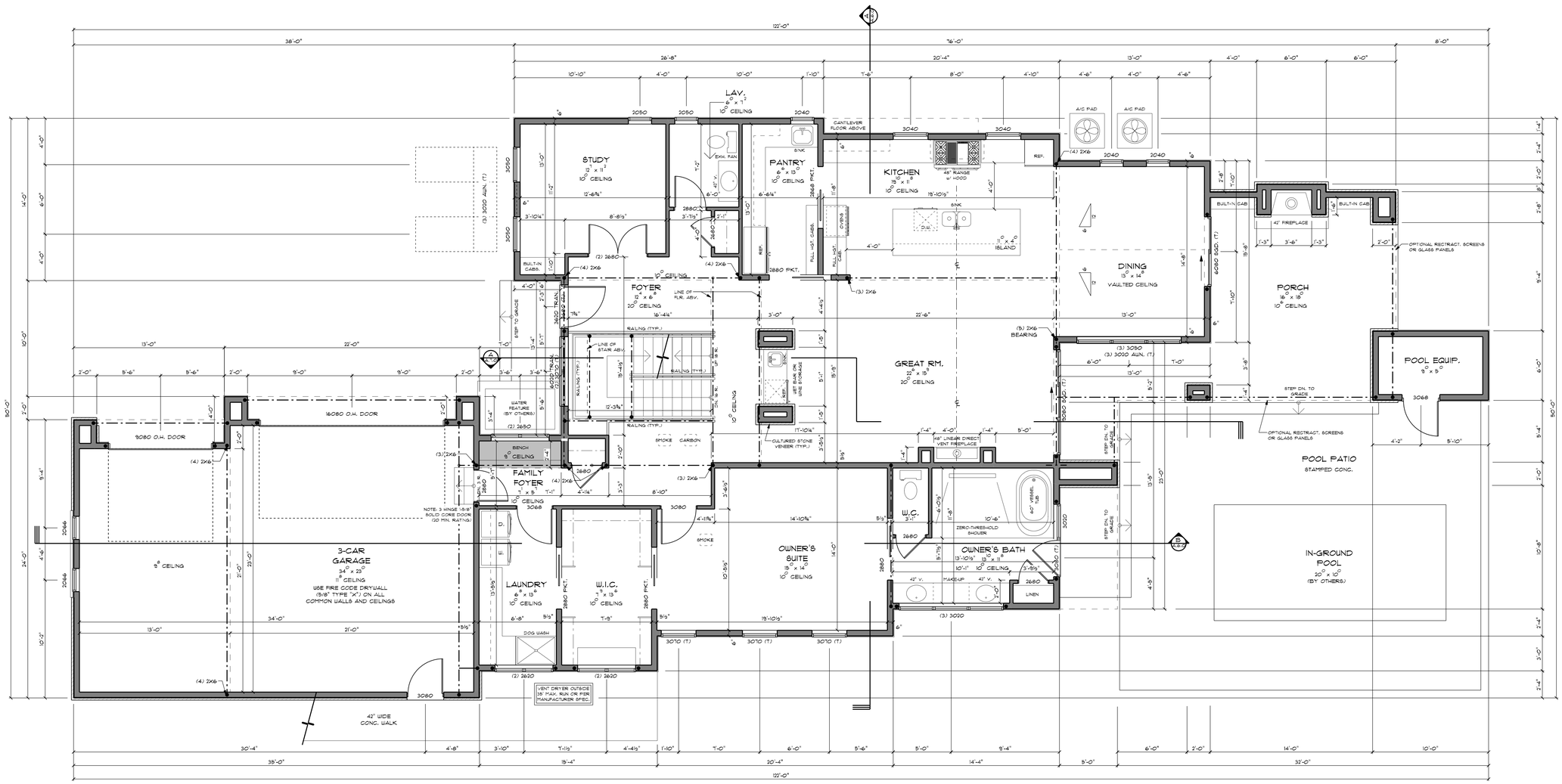
FLOOR PLAN NOTES:

1. REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET CS.1
2. ALL NEW WALLS ARE DIMENSIONED STUD-TO-STUD.
3. ALL INTERIOR WALLS ARE 3-½", EXTERIOR WALLS ARE 4" (STUD + SHEATHING) UNLESS OTHERWISE NOTED.
4. ALL ANGLED WALLS ARE 45° UNLESS OTHERWISE NOTED. BOTH SIDES OF THE SQUARE OF THE ANGLE ARE EQUAL EVEN IF ONLY ONE SIDE IS DIMENSIONED.
5. ALL OPENINGS SHALL HAVE A MINIMUM LINTEL OF (2)2x8's w/ ½" PLYWOOD SPACER. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2x6's & NAIL TOGETHER PER THE FASTENING SCHEDULE ON SHEET CS.1
6. ALL POSTS SHALL BE A MINIMUM OF (2)2x4 w/ GLUE APPLIED ON THE FULL MATING SURFACE & NAILED PER THE FASTENING SCHEDULE ON SHEET CS.1
7. FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT & SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.
8. REFER TO THE WINDOW NOTES ON THIS SHEET.
9. SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED w/ BATTERY BACK-UP.
10. CONTRACTOR SHALL SHIM ALL EXTERIOR DOOR THRESHOLDS 3/4" VERIFY w/ BUILDER PRIOR TO COMMENCEMENT.
11. THE GARAGE SHALL BE SEPARATED FROM ITS ATTIC AREA BY 5/8" TYPE-X DRYWALL APPLIED TO CEILING OF GARAGE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY 5/8" TYPE-X DRYWALL.
12. PITCH BEAMS ARE CONNECTED w/ ½" DIAMETER THRU BOLTS @ 16" O.C. 2" FROM TOP & BOTTOM U.N.O. STAGGER TOP & BOTTOM ROWS 4".

STAIR DATA

1ST FLOOR TO 2ND FLOOR
18 RISERS @ 7-9/16" ± ⅛" +/-
16 TREADS @10" +1\ LANDING

1ST FLOOR TO LOWER LEVEL
16 RISERS @ 7-7/8" ± ⅛" +/-
14 TREADS @ 10" +1\ LANDING



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

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FIRST FLOOR PLAN

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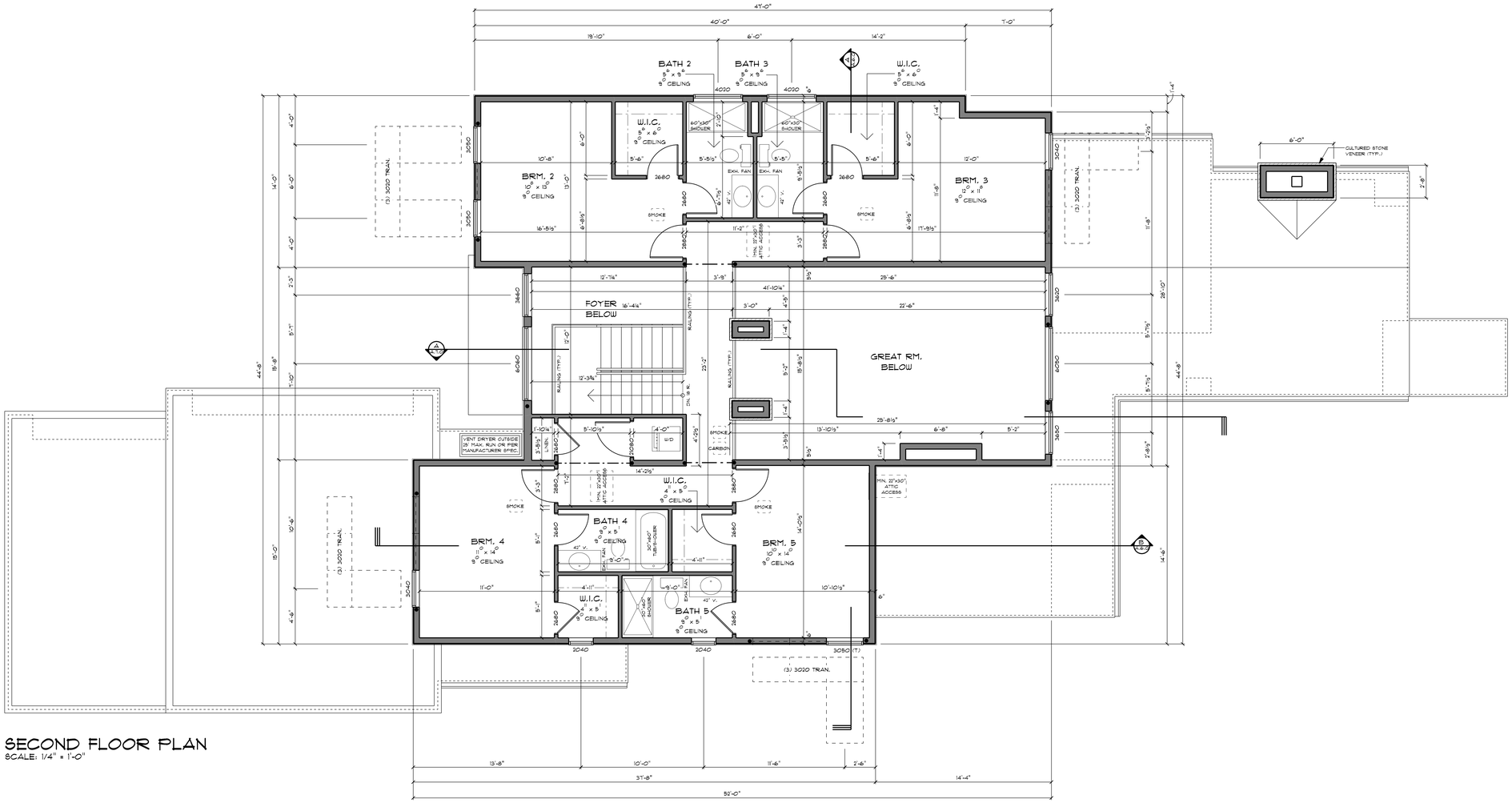
SHEET:
A1.02

NOTE: REFER TO SHEETS GS.1 & A.2 FOR GENERAL FRAMING NOTES. SEE SHEET A.2 FOR WINDOW REQUIREMENTS AND STAIR CALCULATIONS AND REQUIREMENTS.



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

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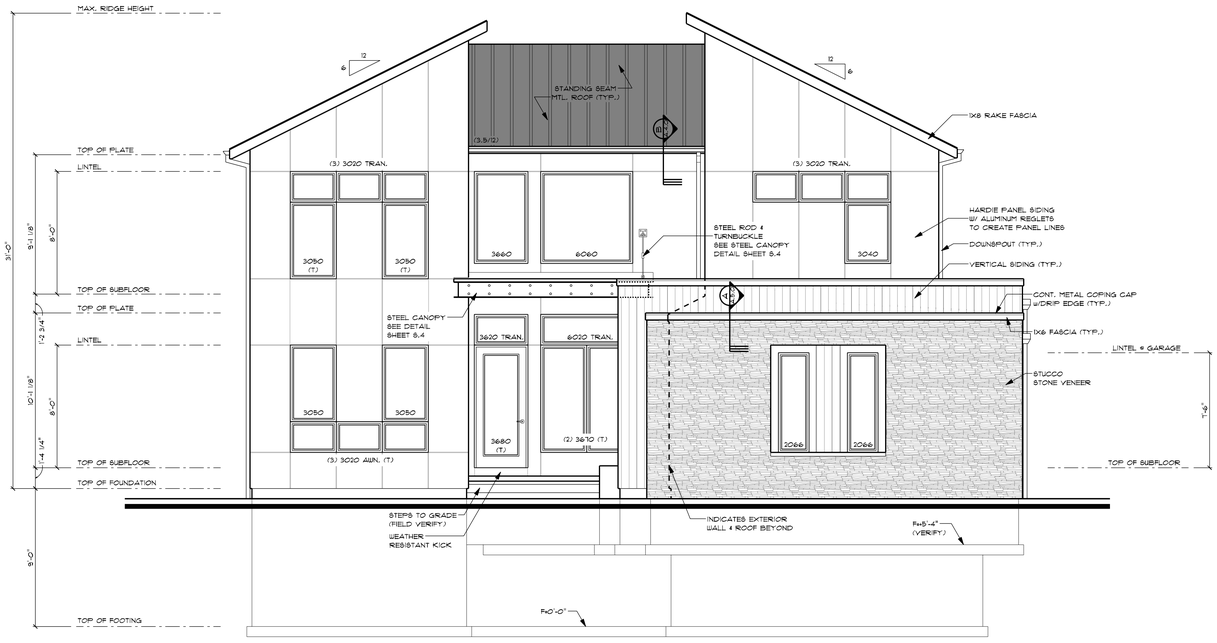

FRONT ELEVATION
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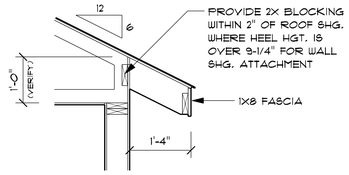

A A4.0 EAVE DETAIL
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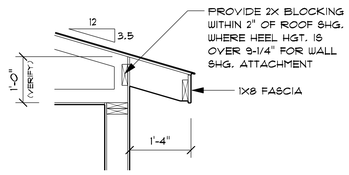

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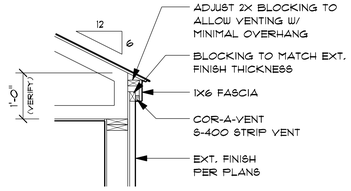

C A4.0 EAVE DETAIL
SCALE: 3/4" = 1'-0"

TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS w/ ACTUAL FIELD CONDITIONS ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN. INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS 3'-0". ADJUST HEEL ACCORDINGLY. ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS. CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.

GENERAL NOTES:
1. ALL TRIM BOARDS TO BE BACKED w/ 7/16"OSB FOR STUCCO WALLS.
2. CORNER BOARDS TO BE OMITTED w/ STUCCO.
3. METHOD & QUANTITY OF ROOF VENTING TO BE DETERMINED BY BUILDER; ADHERE TO LOCAL CODE REQUIREMENTS.

NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ITEM 6. IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET, STORAGE AREA OR BATHROOM. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 1.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE DRAIN INLET AND 36 INCHES (914 MM) HORIZONTALLY FROM THE INSIDE EDGE OF THE TUB OR COMPARTMENT.
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH(610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M2).
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
   7.4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OFA WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.

EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS:

1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLASS IN ITEMS 1, 6 OR 7.
3. GLAZING IN ITEM 6. WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
4. GLAZING IN ITEM 6. IN WALLS PERPEN- DICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OR WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THESE APPLICATIONS SHALL COMPLY WITH ITEM 1.
5. GLAZING IN ITEMS 7 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 36 INCHES ± 2 INCHES (914 MM ± 51MM) ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OFWITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (14.5 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1" INCHES (38 MM) IN HEIGHT.
6. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7600 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
7. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF THESE NOTES.
8. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
9. SAFETY GLAZING IN ITEMS 10 AND 11 IS NOT REQUIRED WHERE:
   9.1. THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARDRAIL OR HANDRAIL INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE; AND
   9.2. THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

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MARKET RESIDENCE
3154 ABBERLY DRIVE
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FRONT AND LEFT ELEVATIONS

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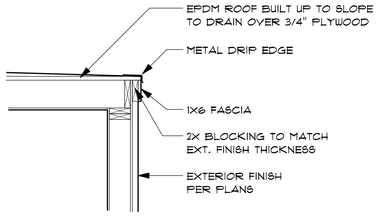
LAY	JB	03.21.2024
CST	JB	04.11.2024
CHK	DL	04.11.2024
FNCH	JB	04.16.2024

SHEET:
A4
A4.0

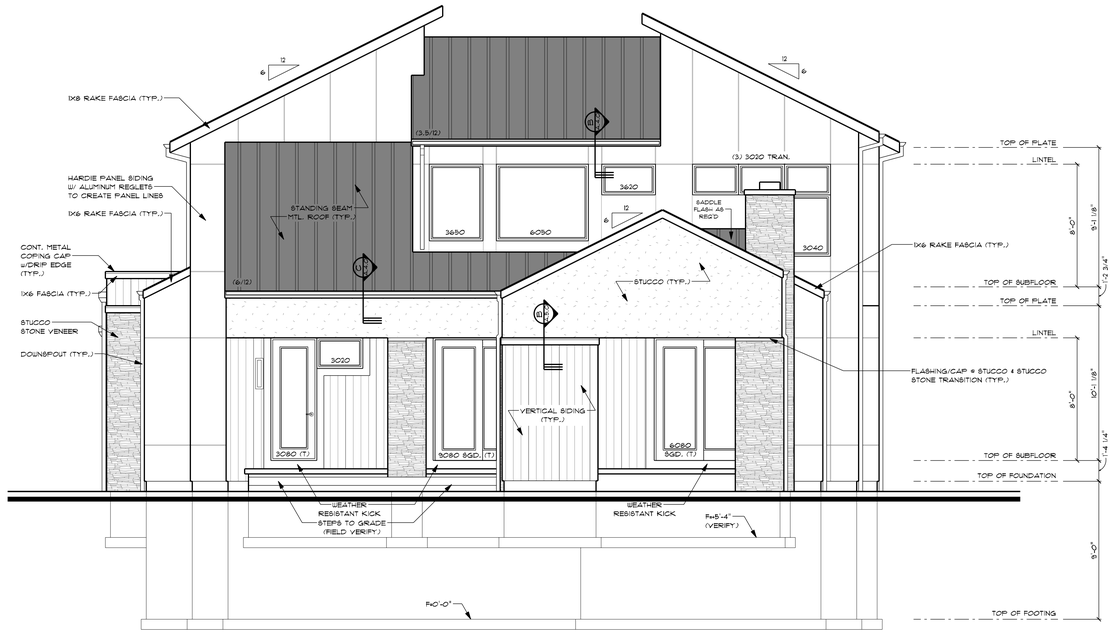
NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

NOTE: SEE SHEET A.6 FOR ELEVATION NOTES AND REQUIREMENTS.

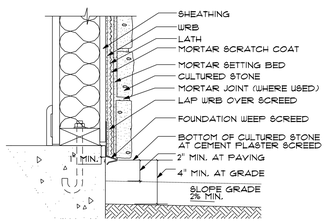


B A5.0

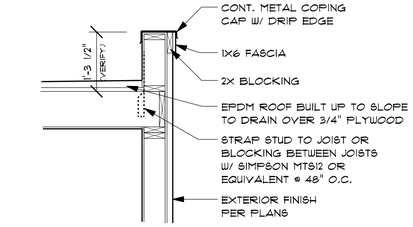
EAVE DETAIL
SCALE: 3/4" = 1'-0"



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

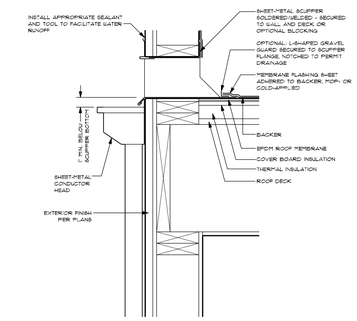


STUCCO STONE WEEP DETAIL
SCALE: N.T.S.

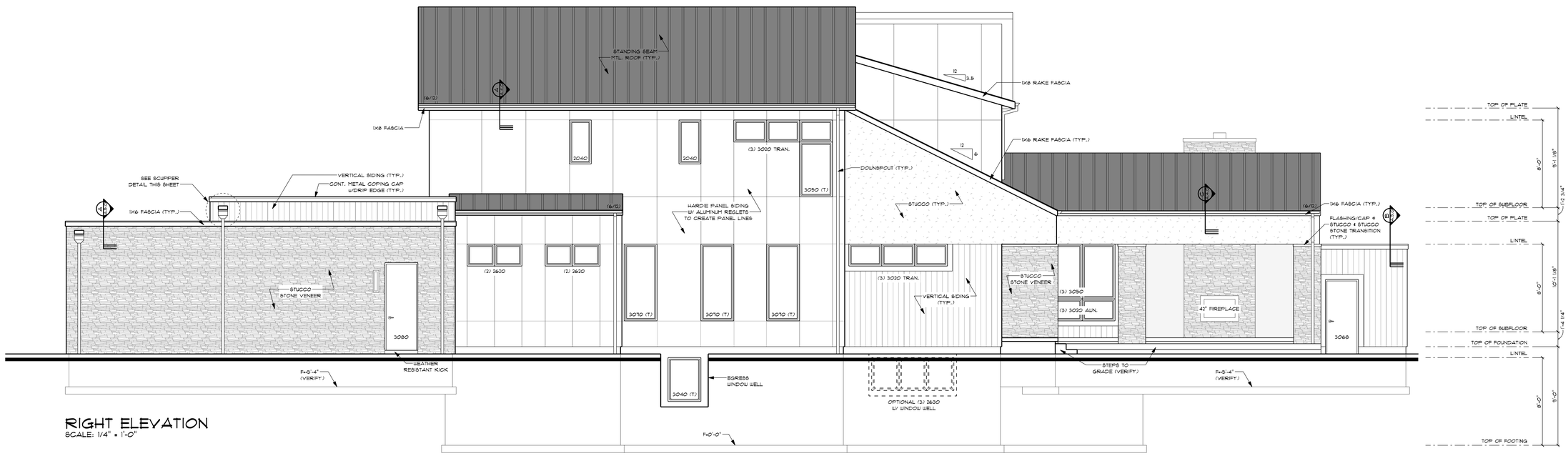


A A5.0

PARAPET DETAIL
SCALE: 3/4" = 1'-0"



SCUPPER DETAIL @ GARAGE ROOF
SCALE: N.T.S.



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

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(24010)

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REAR AND RIGHT ELEVATIONS

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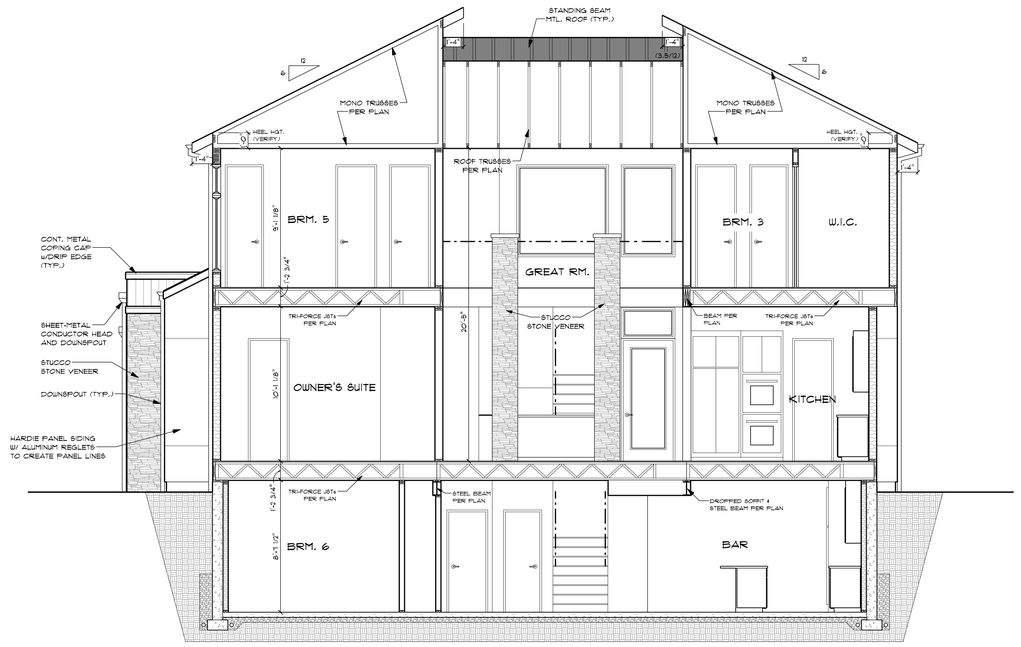
DRAWN	DL	03.13.2024
LAY	JB	03.21.2024
CST	JB	04.11.2024
CHK	DL	04.11.2024
PNCH	JB	04.16.2024

SHEET:
A5
A5.0 OF

TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS w/ ACTUAL FIELD CONDITIONS. ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN. INCREASE OVERHANGS AT STUCCO STONE VENEER WALLS 3-1/2". ADJUST HEEL ACCORDINGLY. ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS. CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.

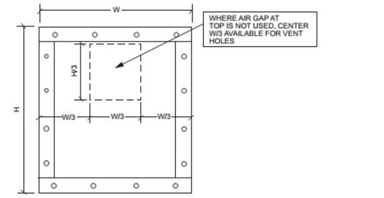
NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

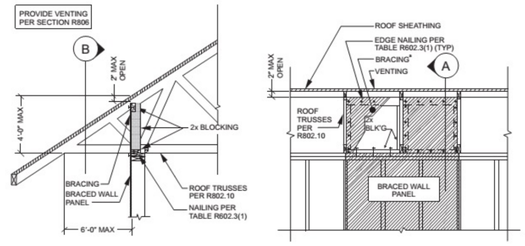
NOTE: SEE SHEET A.6 FOR ELEVATION NOTES AND REQUIREMENTS.



A 2.6.0 BUILDING SECTION THRU KITCHEN

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



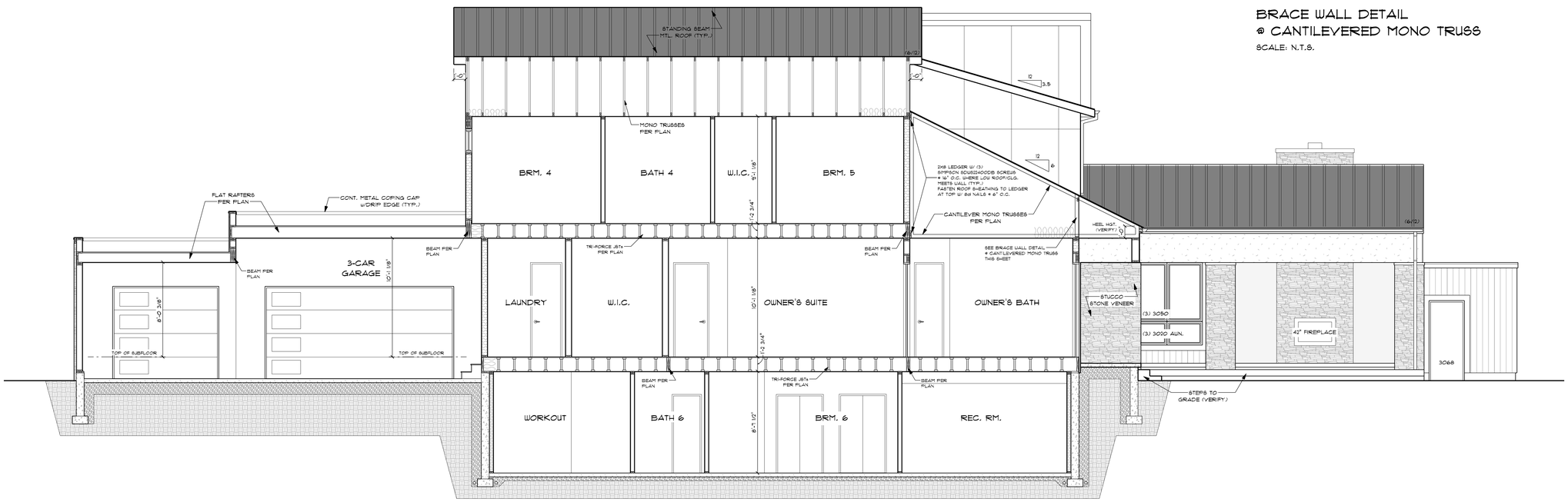


A SECTION

B ELEVATION

BRACE WALL DETAIL @ CANTILEVERED MONO TRUSS

SCALE: N.T.S.



B 2.6.0 BUILDING SECTION THRU GARAGE

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

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BUILDING SECTIONS

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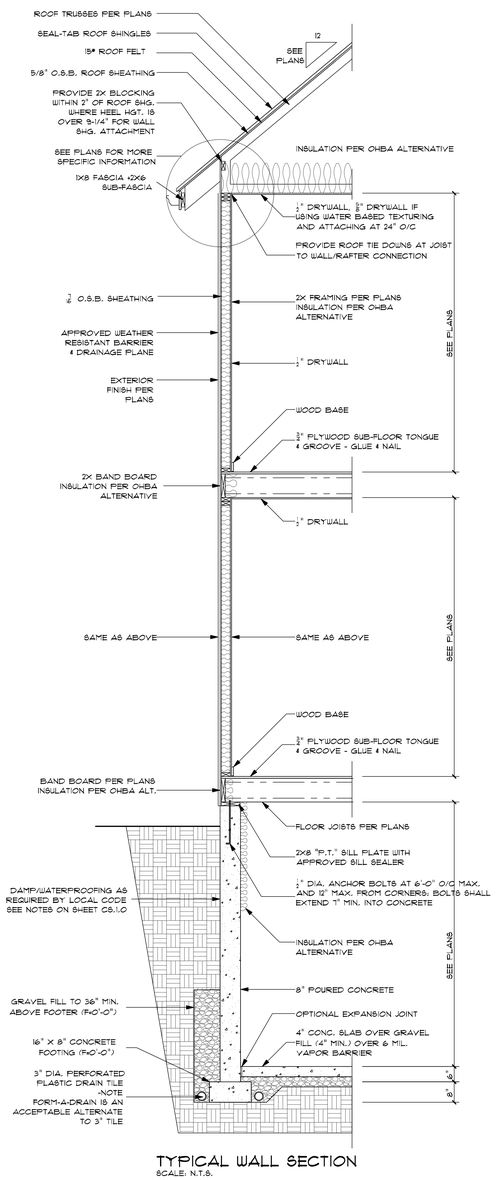
LAY	JB	02.21.2024
DET	JB	04.11.2024
CHK	DL	04.11.2024
PHOT	JB	04.18.2024

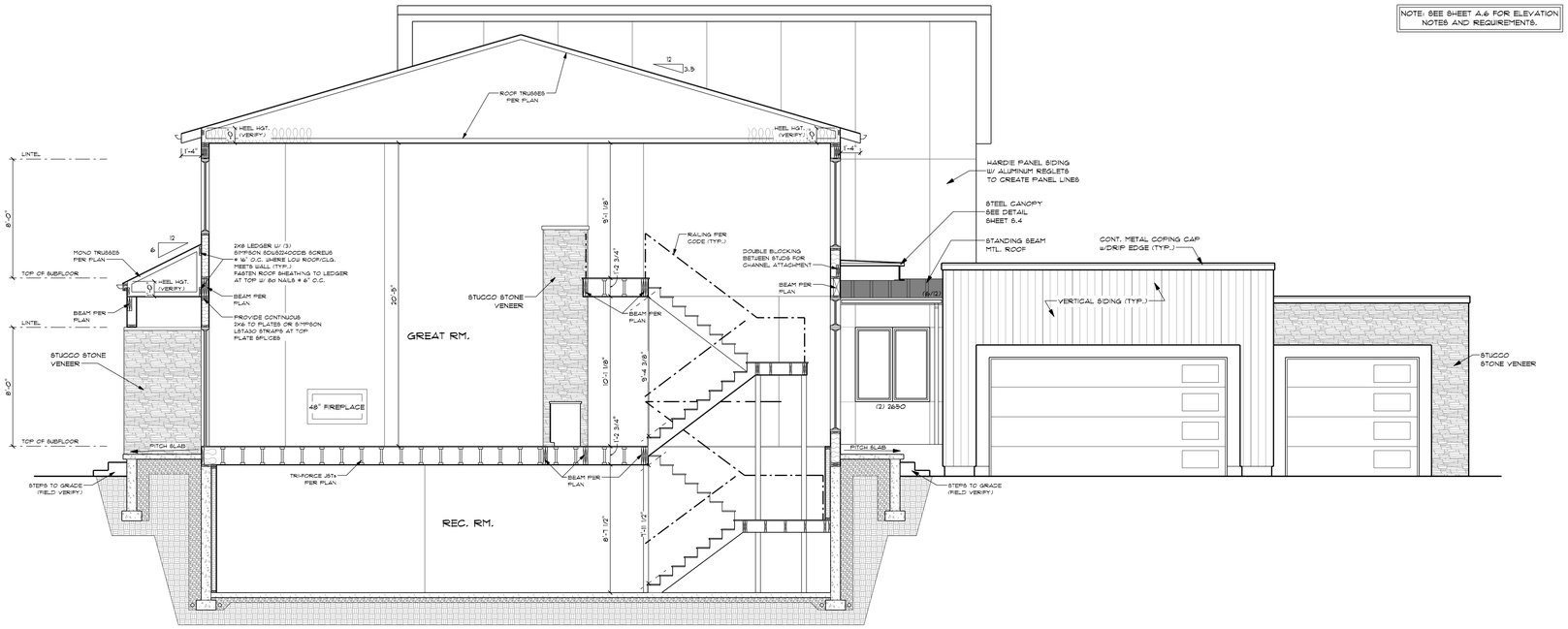
SHEET:
A.6



TYPICAL WALL SECTION

SCALE: N.T.S.

NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.



BUILDING SECTION THRU STAIRS

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

NOTE:
GRADE SHALL FALL 6" (MIN.) WITHIN FIRST 10' FROM BUILDING PERIMETER.

NOTE: SEE SHEET A.6 FOR ELEVATION NOTES AND REQUIREMENTS.

TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS w/ ACTUAL FIELD CONDITIONS ADJUST HEEL AS REQUIRED TO ALLOW FOR ELEVATION DETAILS SHOWN. INCREASE OVERHANGS AT STUCCO STONE VENEER GABLE 2'-0". ADJUST HEEL ACCORDINGLY. ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS. CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES.

LIGHT, VENT, & EGRESS SCHEDULE

MANUFACTURER: PELLA 250 SERIES USED FOR AREA INFO.

ROOM	ROOM S.F.	TYPE	MODEL # (see notes 1&3)	QTY.	OPERABLE	TEMP. GLAZ.	UNIT S.F. GLAZING	TOTAL S.F. GLAZING	S.F. GLAZ. REQ'D.	UNIT S.F. VENT	TOTAL S.F. VENT	S.F. VENT REQ'D.	S.F. EGRESS (see note 2)
LOWER LEVEL													
BRM.6	191.50	CASEMENT	3040 - 1	1	Y	Y	8.40	8.40	15.32	8.20	8.20	7.66	7.00
FIRST FLOOR													
FOYER	225.00	GL. DOOR	3680 - 1	1	Y	Y	15.90	15.90	18.00	26.80	26.80	9.00	26.80
		FIXED	3620 - 1	1	N	N	4.70	4.70		-	-		-
		CASEMENT	3070 - 2	1	N	Y	15.70	31.40		-	-		-
		FIXED	6020 - 1	1	N	N	8.50	8.50		-	-		-
		FIXED	3660 - 1	1	N	N	16.90	16.90		-	-		-
		FIXED	6060 - 1	1	N	N	30.70	30.70		-	-		-
STUDY	147.00	CASEMENT	3050 - 1	2	Y	N	10.90	21.80	11.76	10.50	21.00	5.88	9.00
		AWNING	3020 - 3	1	N	Y	3.90	11.70		-	-		-
		CASEMENT	2050 - 1	1	Y	N	6.40	6.40		6.00	6.00		-
LAV.	43.00	CASEMENT	2050 - 1	1	Y	N	6.40	6.40	3.44	6.00	6.00	1.72	-
PANTRY	85.00	CASEMENT	2040 - 1	1	Y	N	5.00	5.00	6.80	4.70	4.70	3.40	-
KITCHEN	232.00	CASEMENT	3040 - 1	2	Y	N	8.40	16.80	18.56	8.20	16.40	9.28	7.00
DINING	190.00	CASEMENT	2040 - 1	2	Y	N	5.00	10.00	15.20	4.70	9.40	7.60	-
		CASEMENT	3050 - 3	1	Y	N	10.90	32.70		10.50	31.50		9.00
		AWNING	3020 - 3	1	N	Y	3.90	11.70		-	-		-
		SGD.	6080 - 1	1	Y	Y	35.50	35.50		18.00	18.00		-
GREAT RM.	353.00	SGD.	9080 - 1	1	Y	Y	52.20	52.20	28.24	17.60	17.60	14.12	17.60
		FIXED	3620 - 1	1	N	N	4.70	4.70		-	-		-
		FIXED	6050 - 1	1	N	N	25.20	25.20		-	-		-
		FIXED	3650 - 1	1	N	N	13.80	13.80		-	-		-
OWNER'S SUITE	261.00	CASEMENT	3070 - 1	3	Y	Y	15.70	47.10	20.88	15.30	45.90	10.44	12.00
OWNER'S BATH	161.50	FIXED	3020 - 3	1	N	N	3.90	11.70	12.92	-	-	6.46	-
		FIXED	3020 - 1	1	N	N	3.90	3.90		-	-		-
		GL. DOOR	3080 - 1	1	Y	Y	13.70	13.70		21.50	21.50		21.50
W.I.C.	104.50	AWNING	2620 - 2	1	Y	N	2.80	5.60	8.36	4.40	8.80	4.18	-
LAUNDRY	90.00	AWNING	2620 - 2	1	Y	N	2.80	5.60	7.20	4.40	8.80	3.60	-
FAMILY FOYER	40.00	CASEMENT	2650 - 2	1	Y	N	8.60	17.20	3.20	8.30	16.60	1.60	-
SECOND FLOOR													
BRM. 2	177.50	CASEMENT	3050 - 1	2	Y	Y	10.90	21.80	14.20	10.50	21.00	7.10	9.00
		FIXED	3020 - 3	1	N	N	3.90	11.70		-	-		-
BATH 2	50.00	AWNING	4020 - 1	1	Y	N	5.00	5.00	4.00	6.00	6.00	2.00	-
BRM. 3	186.00	CASEMENT	3040 - 1	1	Y	N	8.40	8.40	14.88	8.20	8.20	7.44	7.00
		FIXED	3020 - 3	1	N	N	3.90	11.70		-	-		-
BATH 3	50.00	AWNING	4020 - 1	1	Y	N	5.00	5.00	4.00	6.00	6.00	2.00	-
BRM.4	153.00	CASEMENT	3040 - 1	1	Y	N	8.40	8.40	12.24	8.20	8.20	6.12	7.00
		FIXED	3020 - 3	1	N	N	3.90	11.70		-	-		-
W.I.C.	25.00	CASEMENT	2040 - 1	1	Y	N	5.00	5.00	2.00	4.70	4.70	1.00	-
BRM.5	152.50	CASEMENT	3050 - 1	1	Y	Y	10.90	10.90	12.20	10.50	10.50	6.10	9.00
		FIXED	3020 - 3	1	N	N	3.90	11.70		-	-		-
BATH 5	45.50	CASEMENT	2040 - 1	2	Y	N	5.00	5.00	3.64	4.70	4.70	1.82	-

1). SCHEDULE INFORMATION SHOWN FOR MULTIPLE MULLED UNITS REFLECTS INDIVIDUAL UNIT SIZE.
2). EGRESS FOR ONE WINDOW ONLY OF MULLED UNIT.
3). WHEN 3 OR MORE UNITS ARE MULLED TOGETHER, ONLY THE END MOST UNITS SHALL BE OPERABLE, UNLESS NOTED OTHERWISE.

NOTE:

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" AFF. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQ.FT.. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" THE MINIMUM NET CLEAR OPENING SHALL BE 20". THE MINIMUM GLAZING AREA SHALL BE 8% OF THE HABITABLE FLOOR AREA AND THE MINIMUM VENTILATION SHALL BE 4% OF THE HABITABLE FLOOR AREA.

* NOTE:

THE GLAZED AREAS MAY BE OMITTED IN ROOMS WHERE THE OPENING IS NOT REQUIRED AS DESCRIBED ABOVE, AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE ROOM, OR A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OS 15 CUBIC FEET PER MINUTE (CFM) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM, AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (6.461X) OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES (762mm) ABOVE THE FLOOR LEVEL.

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STAIR SECTION, TYPICAL WALL, AND L.V.E. SCHEDULE

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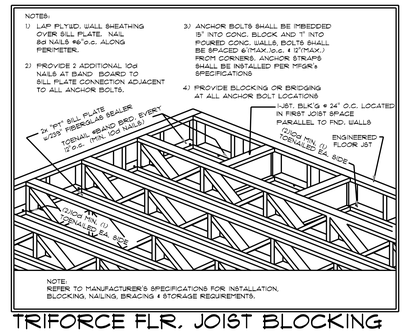
LAY	JB	03.21.2024
SET	JB	04.1.2024
CHK	GL	04.1.2024
FNCH	JB	04.16.2024

SHEET: A7



TRIFORCE FLR. JOIST BLOCKING

NOTE: REFER TO SHEETS CS.1.1 & A.2 FOR GENERAL FRAMING NOTES. REFER TO SHEET S.2 FOR ADDITIONAL STRUCTURAL NOTES

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STRUCTURAL LEGEND

- DIRECTION & SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREAS INDICATED)
- DIRECTION & SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/PAD
- BEAM POCKET (4" BEARING)
- BEAM POCKET w/PILASTER (8" BEARING)
- POINT LOAD FROM ABV.
- (2)2x4's (MIN. BEARING)

NOTE:
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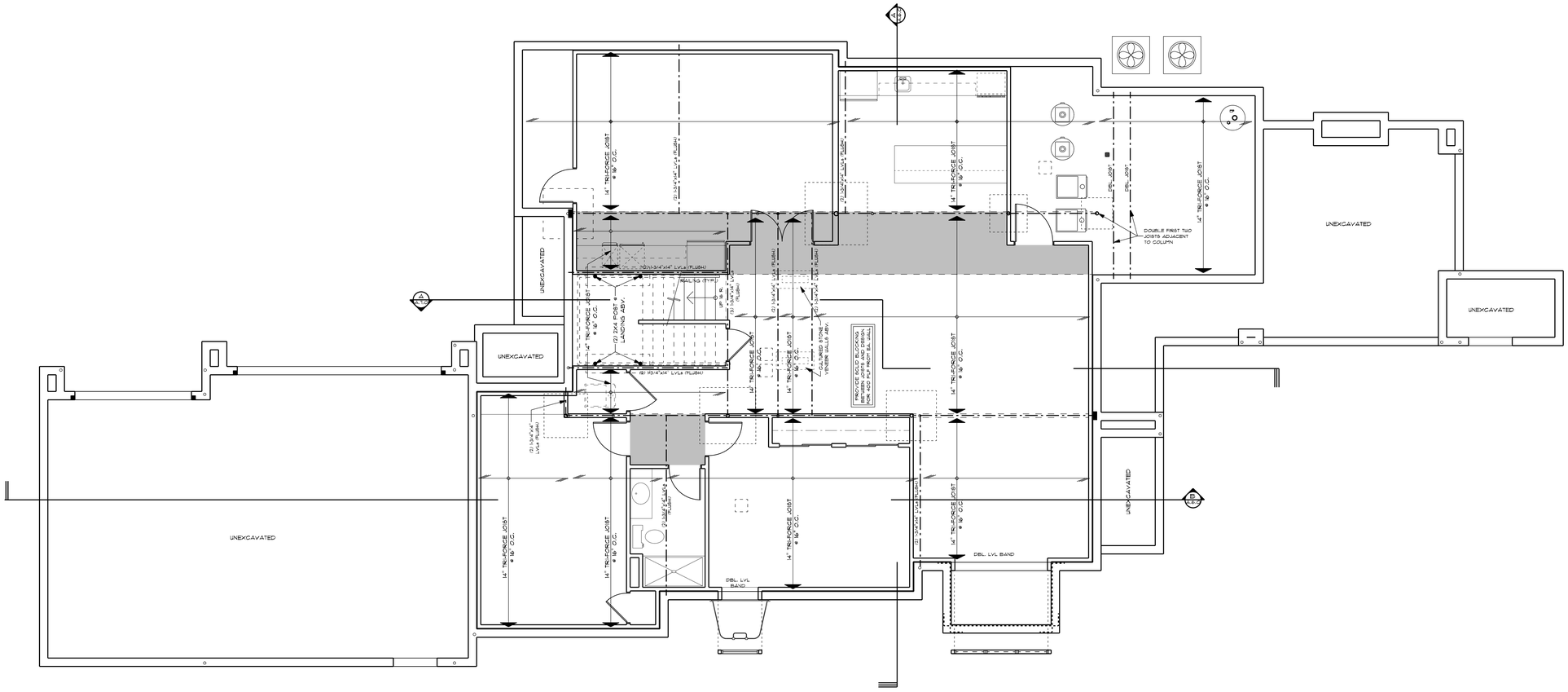
- ALL BATH & KITCHEN SOFFITS TO BE FIELD DESIGNED BY THE OWNER & BUILDER.
- ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MFGR.



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

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LOWER LEVEL FRAMING PLAN

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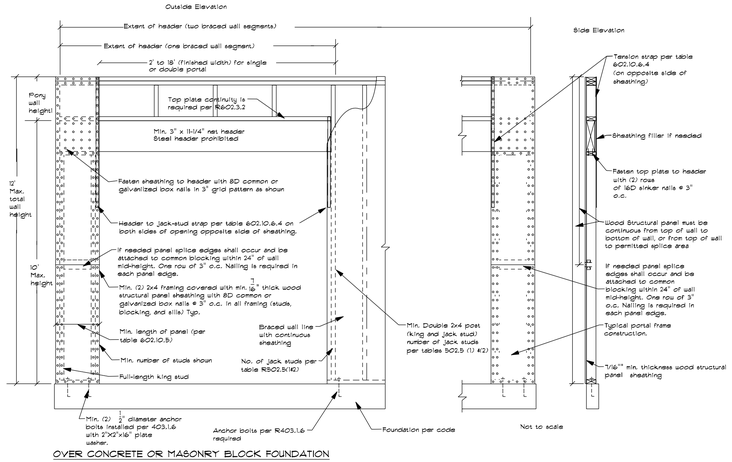
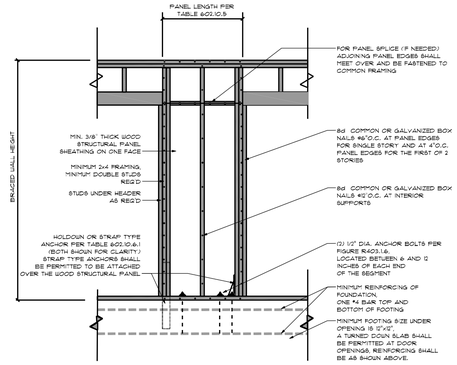
SHEET: S.1



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

WALL BRACING METHODTHOD CS-PF

SCALE: N.T.S.



WALL BRACING METHOD ABW

RCO FIGURE 602.10.6.1 ALTERNATE BRACED WALL PANEL
SCALE: N.T.S.

TABLE 602.10.6.1
MINIMUM HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS

SEISMIC DESIGN CATEGORY & WIND SPEED	SUPPORTING/STORY	HOLD-DOWN FORCE (POUNDS)				
		HEIGHT OF BRACED WALL PANEL				
		8 FT.	9 FT.	10 FT.	11 FT.	12 FT.
SDC A, B & C ULTIMATE DESIGN WIND SPEED < 140mph	ONE STORY	1,800	1,800	1,800	2,000	2,200
	FIRST OF TWO STORIES	3,000	3,000	3,000	3,300	3,600

FOR SI: 1" = 25.4 MM, 1 FOOT = 304.8 MM, 1 POUND = 4.45 N, 1 MILE PER HOUR = 0.447 M/S
NP = NOT PERMITTED

BRACED WALL KEY

CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL
CS-PF = CONTINUOUS SHEATHED PORTAL FRAME
ABW = ALTERNATE BRACED WALL PANEL
GB = GYPSUM BOARD

NOTE:
THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY SHEATHED WITH OSB TO COMPLY WITH THE BRACE WALL REQUIREMENTS USING METHOD CS-WSP. ANY WALL AREAS THAT REQUIRE ALTERNATE BRACING METHODS WILL BE INDICATED AND LABELED WITH THE SPECIFIC METHOD REQUIRED.

ALL HORIZONTAL JOINTS IN THE SHEATHING WILL BE BLOCKED TO ACCOMMODATE FASTENING REQUIREMENTS WHICH ARE 6" o.c. @ THE EDGES AND 12" o.c. IN THE FIELD. ALL WITH 8d COMMON NAILS. ANY TRUSS HEELS OVER 9-1/4" WILL HAVE THE OSB EXTENDED UP TO THE UNDERSIDE OF THE RAFTER TAIL AND FASTENED IN THE SAME MANNER. TRUSS HEEL SHEATHING MUST SPAN ACROSS THE TOP PLATES AND EXTEND DOWN THE WALL AT LEAST 24".

NOTE: REFER TO SHEETS CS.1 & A.2 FOR GENERAL FRAMING NOTES. REFER TO SHEET S.2 FOR ADDITIONAL STRUCTURAL NOTES

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- DIRECTION + SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/PAD
- BEAM POCKET (4" BEARING)
- BEAM POCKET w/PILASTER (8" BEARING)
- POINT LOAD FROM ABV. (12"x4'x (MIN. BEARING)

NOTE:
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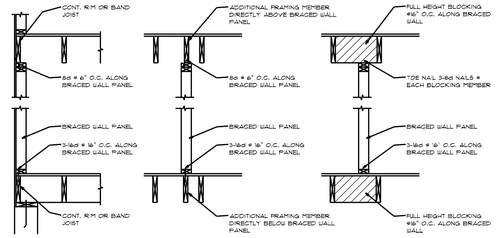
- ALL BATH & KITCHEN SOFFITS TO BE FIELD DESIGNED BY THE OWNER & BUILDER.
- ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MFG'R



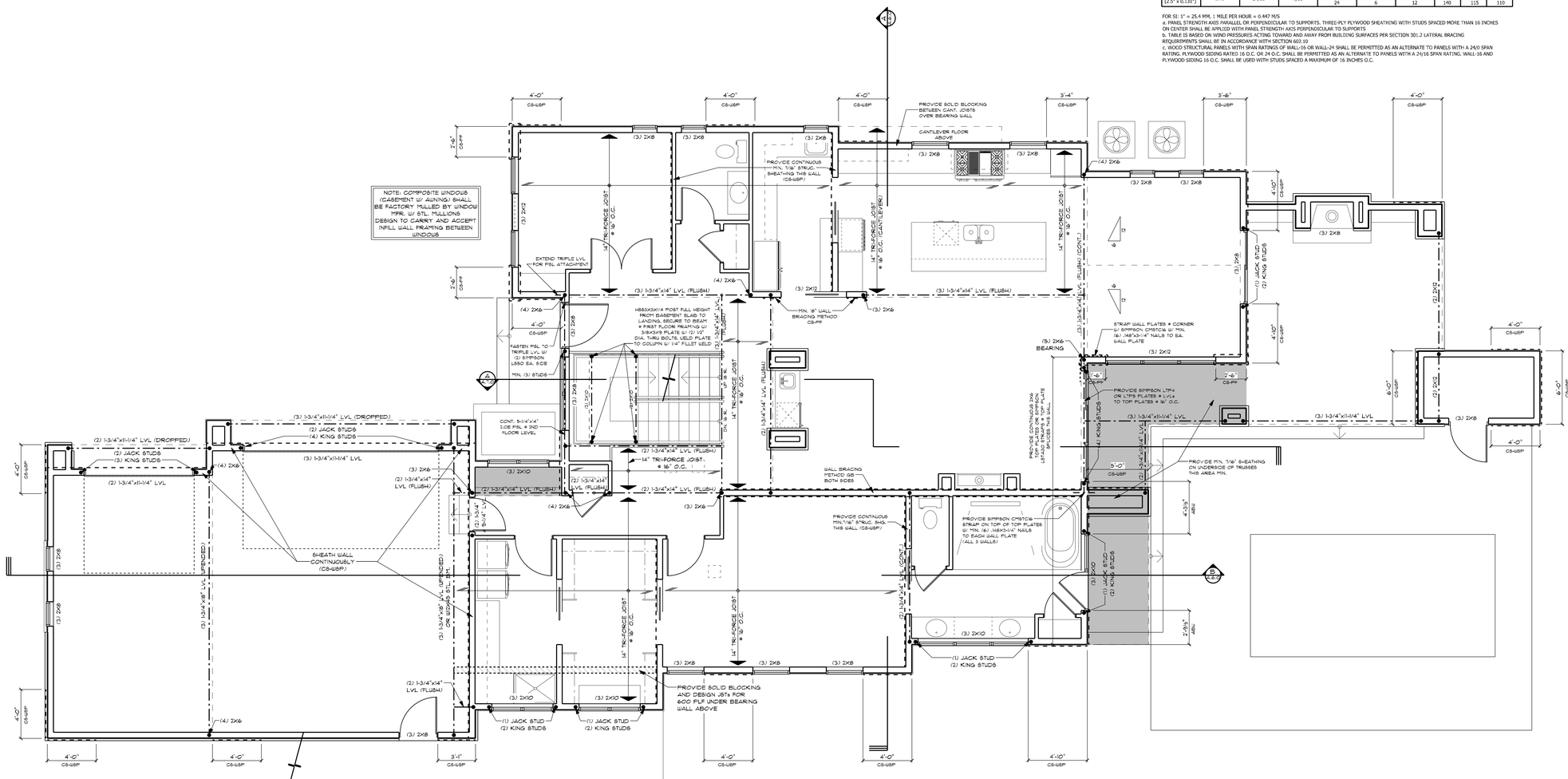
BRACED WALL DETAIL

FIGURE R602.10.6(2)
BRACED WALL PANEL CONNECTION WHEN RAFTER/ATL. TO FLOOR/CEILING FRAMING

TABLE 602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WINDW PRESSURES a,b,c

MINIMUM NAIL SIZE	MINIMUM NAIL PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH) WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d COMMON (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

FOR SI: 1" = 25.4 MM, 1 MILE PER HOUR = 0.447 M/S
a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16 INCHES ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS.
b. TABLE IS BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES PER SECTION 301.2 LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 602.10
c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED A MAXIMUM OF 16 INCHES O.C.



FIRST FLOOR FRAMING PLAN

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

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SHEET: S.2

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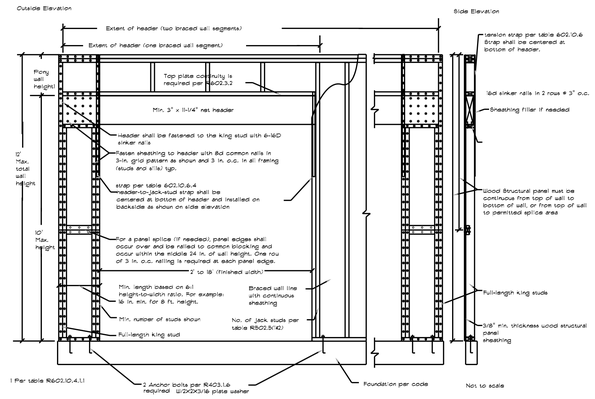
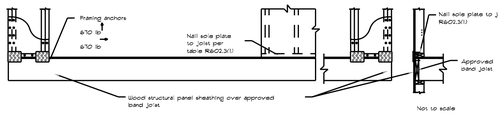
TABLE 602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS[a]

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[1]					
				Ultimate Design Wind Speed V_{ult} (mph)					
				110	115	130	110	115	130
				Exposure B			Exposure C		
2 × 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 × 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
DR = Design Required.
a. Straps shall be installed in accordance with manufacturer's recommendations.



OVER RAISED WOOD FLOORS OR SECOND FLOOR - FRAMING ANCHOR OPTION



WALL BRACING METHOD CS-PF
SCALE: N.T.S.

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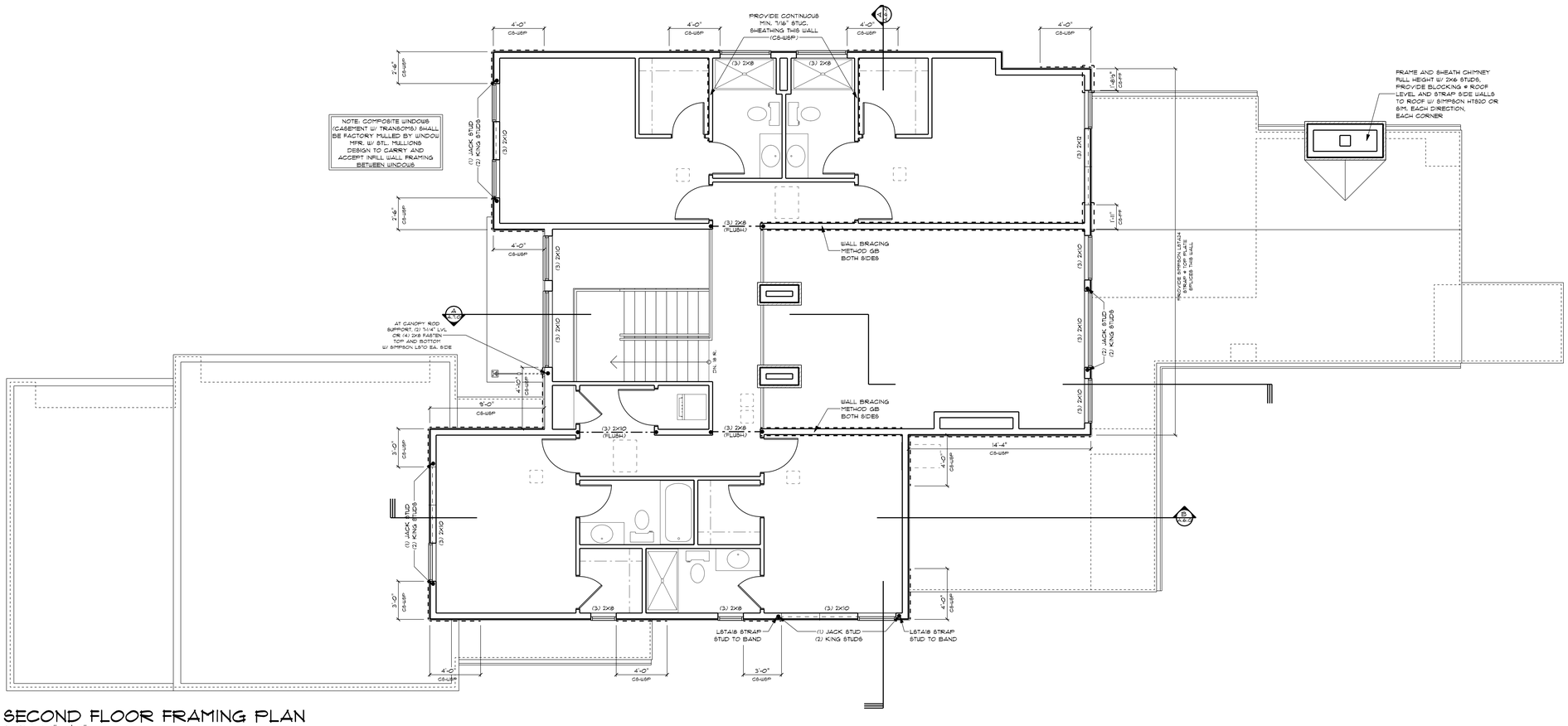

SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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SECOND FLOOR FRAMING PLAN

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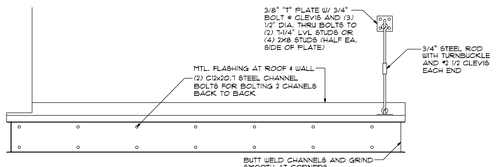
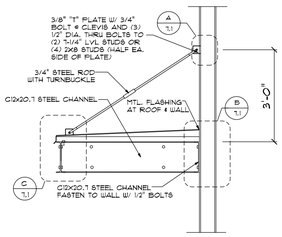
CHK	SL	04.17.2024
FNCH	JB	04.18.2024

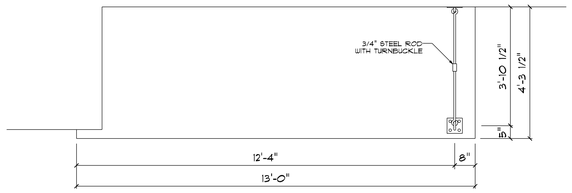
SHEET:
S.3



FRONT ELEVATION VIEW
SCALE: 1/2" = 1'-0"

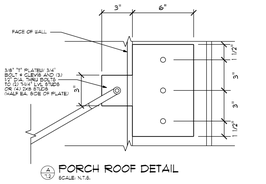


SIDE ELEVATION VIEW
SCALE: 1/2" = 1'-0"



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

STEEL CANOPY DETAIL



PORCH ROOF DETAIL
SCALE: N.T.S.

NOTE:

TRUSS CLIPS TO BE USED TO CONNECT TOP WALL PLATES TO TRUSS TO ACCOMMODATE TRUSS LIFT.

SIMPSON MODEL STC ON ALL INTERIOR WALL CONNECTIONS USE SIMPSON TC24 OR TC28 ON EXTERIOR WALLS WITH SCISSOR TRUSSES-DO NOT NAIL TRUSSES TO TOP PLATE OF WALLS.

1/2" DRYWALL ON CEILING TO HAVE DRYWALL CLIPS AT ALL INTERIOR WALLS - DRYWALL SCREWED TO ALL SURFACES SCREWS 4 GLUE ON ALL WALLS.

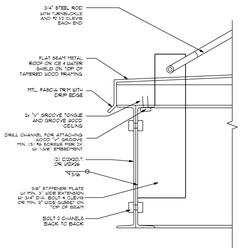
USE SIMPSON DS DRYWALL STOPS WHEN APPLYING TO CEILING - HOLD BACK SCREWS 4 NAILS IN CEILING DRYWALL 8" FROM ALL WALLS.

NOTE: REFER TO SHEET C8.1.1 4 A.2 FOR GENERAL FRAMING NOTES.

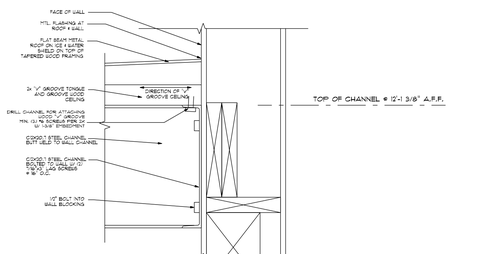
STRUCTURAL LEGEND

- DIRECTION 4 SPAN OF STRUCTURAL MEMBERS (SPECIFIC AREAS INDICATED)
- DIRECTION 4 SPAN OF STRUCTURAL MEMBERS
- POST w/ PIER
- PIPE COLUMN w/PAD
- BEAM POCKET (4" BEARING)
- BEAM POCKET w/PILASTER (8" BEARING)
- POINT LOAD FROM ABV.
- 12"x4" (MIN. BEARING)

NOTE:
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL BATH 4 KITCHEN SOFFITS TO BE FIELD DESIGNED BY THE OWNER 4 BUILDER.
- ALL TRUSSES TO BE DESIGNED 4 ENGINEERED BY TRUSS MFGR



PORCH ROOF DETAIL
SCALE: N.T.S.



PORCH ROOF DETAIL
SCALE: N.T.S.

SCAB RAFTER CHART

2x4 SCAB	6'-0"	24" o.c.
2x6 SCAB	9'-0"	24" o.c.
2x8 SCAB	12'-0"	24" o.c.
2x10 SCAB	15'-0"	24" o.c.
2x12 SCAB	18'-0"	24" o.c.

ROOF NOTES:

1. REFER TO GENERAL NOTES ON SHEET C8.1.
2. REFER TO THE FASTENING SCHEDULE ON SHEET C8.1.
3. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED W/ A RAFTER TIE LOCATED AS NEAR THE PLATE AS IS PRACTICAL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4'-0" O.C. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, W/ GUSSET PLATES AS A TIE.
4. RIDGE BOARD SHALL BE AT LEAST 1" NOMINAL THICKNESS 4 NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 1", THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2X12 W/ AN ADDITIONAL 2X (AS REQUIRED) FURRED TO THE BOTTOM EDGE OF THE 2X12.
5. VALLEY 4 HIP RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION WALL, OR BE DESIGNED TO CARRY/DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
6. HIP 4 VALLEY RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS 4 NOT LESS IN DEPTH THAN THE CUT ENDS OF THE RAFTERS.
7. ENDS OF CEILING JOISTS SHALL BE LAPPED OR BUTTED OVER BEARING PARTITIONS OR BEAM, 4 TOE-NAILED TO THE BEARING MEMBER. WHEN CEILING JOIST ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAP JOIST SHALL BE GLUED 4 NAILED TOGETHER 4 BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST.
8. ALL LINTELS IN EXTERIOR 4 LOAD BEARING INTERIOR WALLS SHALL BE A MINIMUM OF (2)2x8's GLUED 4 NAILED, UNLESS NOTED OTHERWISE.
9. ALL POSTS SHALL BE A MINIMUM OF (2)2x4's GLUED 4 NAILED, UNLESS OTHERWISE NOTED.
10. ALL RAFTER 4 CEILING JOISTS SIZED FOR MINIMUM ALLOWABLE MEMBER, BUILDER MAY UPSIZE MEMBERS FOR FRAMING EASE.
11. AN ICE BARRIER THAT CONSISTS OF AT LEAST (2) LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR SELF-ADHERED POLYMER BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT 4 EXTEND FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. UNDERLAYMENT SHALL COMPLY w/ ASTM D 226 TYPE I.

2749.6 S.F. ATTIC SPACE

ATTIC VENTILATION

WHEN DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS 4 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. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN (1) TO (150) OF THE AREA OF SPACE VENTILATED EXCEPT THAT THE AREA MAY BE (1) TO (300), PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS W/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY BE NOT LESS THAN (1) TO (300) OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING (1) PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

2749.6 SQ. FT. / 300 = 9.17 / 2 = 4.58 SQ. FT. OF FREE FLOU REQUIRED IN UPPER 1/3 OF ROOF = 4.58 OF FREE FLOU REQUIRED AT EAVES.

PROVIDE RIDGE VENTS OR:

ROOF VENTS: 18"x18" = 61 SQ. IN. (11 NEEDED)

SOFFIT VENTS: 16" x 8" = 64 SQ. IN. (1 NEEDED)

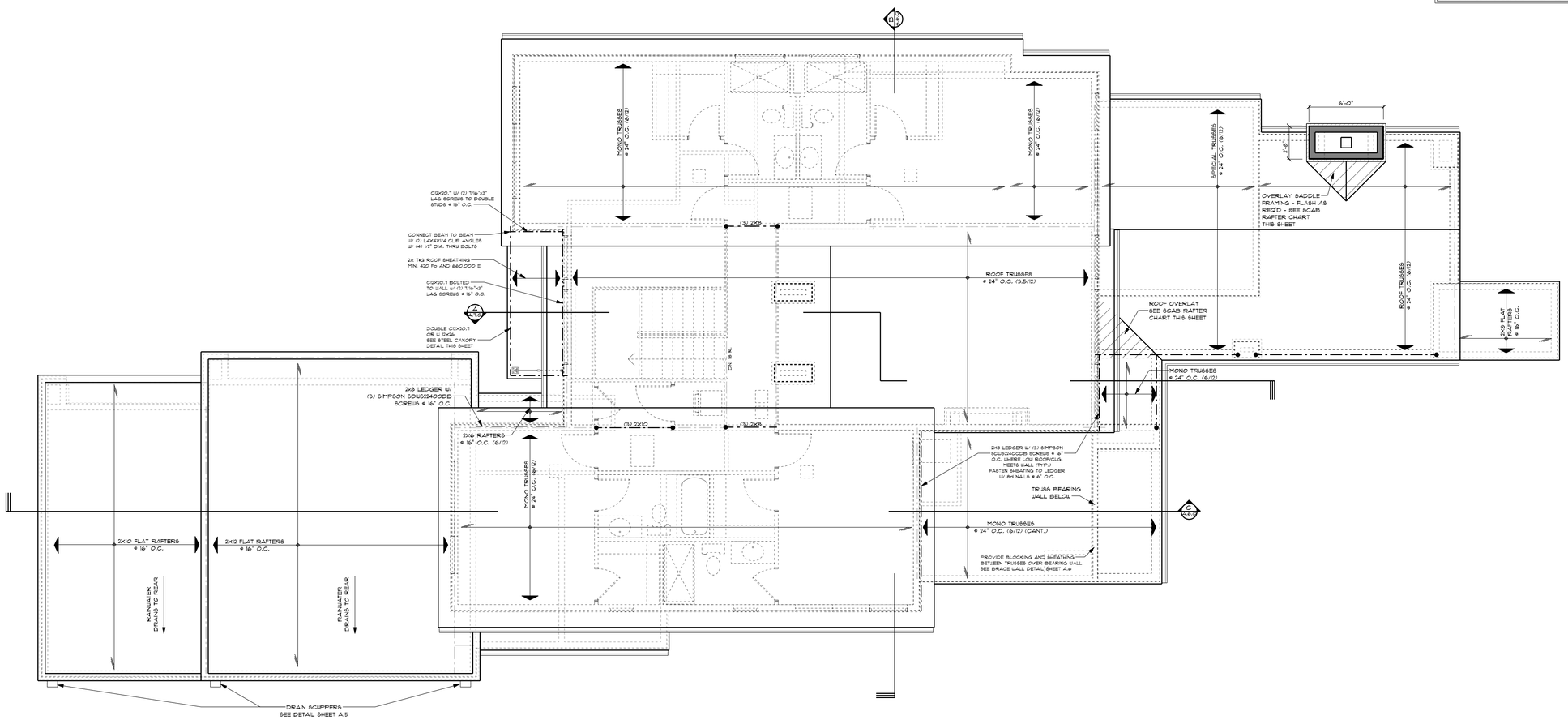
NOTE TO FRAMING CONTRACTOR AND BUILDER

BECAUSE IT IS IMPOSSIBLE TO KNOU HOU EACH CONTRACTOR UOULD PREFER TO FRAME THE ROOF OF EACH HOUSE, UE HAVE STANDARDIZED ON PROVIDING THE MINIMUM SIZE STRUCTURAL MEMBER THAT UILL MEET THE NEEDS OF EACH SITUATION AS REVIEUED BY THE STRUCTURAL ENGINEER UE CONSULT WITH. THIS MEANS THAT YOU WILL HAVE A LARGER HIP MEMBER THAN THE ADJACENT RAFTERS AND SOME ADJUSTMENTS IN PLATE HEIGHT AND/OR SEAT CUTS SHOULD BE ANTICIPATED. UPSIZING MEMBERS FOR ALIGNMENT ON EASE OF CONSTRUCTION IS YOUR CHOICE.

ON ROOFS THAT HAVE UNEVEN PITCHES UHERE THE EAVE IS AT A UNIFORM HEIGHT, THE PLATE HEIGHT LABELLED IS NOMINAL. YOU WILL NEED TO ADJUST SLIGHTLY FOR THE PITCH THROUGH EITHER YOUR SEAT CUT OR PLATE HEIGHT.

FALSE CHIMNEYS, DORMERS, CUPOLA'S, AND OTHER SIMILAR FEATURES, SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOUN INTO THE ROOF TO CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOUN TO THIS LEVEL, OTHER THAN UHERE A METAL FLUE NEEDS TO GO THROUGH FROM THE FIREBOX.

TRUSS MANUFACTURER SHALL VERIFY ALL HEEL CUTS 4ACTUAL FIELD CONDITIONS - ADJUST HEEL AS REQUIRED TO ALLOU FOR ELEVATION DETAILS SHOUN - INCREASE OVERHANGS AT STUCCO STONE VENEER UALLS BY 3-1/2" - ADJUST HEEL ACCORDINGLY - ALL FASCIA/FRIEZE BOARDS SHALL ALIGN PER ELEVATIONS - CONTACT DESIGNER IMMEDIATELY WITH ANY QUESTIONS AND/OR DESIGN ISSUES



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

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(24010)

HAFFAR GROUP LLC,
10329 SAWMILL ROAD
POWELL, OH 43065

MARKET RESIDENCE
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UPPER ARLINGTON, OH 43221

ROOF PLAN

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LAYT	JB	03.21.2024
DET	JB	04.11.2024
CHK	DL	04.11.2024
PNCH	JB	04.16.2024

SHEET: S.4

STATE OF OHIO GREGORY MICHAEL FRAKER E-70751 4/19/2024 REGISTERED PROFESSIONAL ENGINEER
SEALED FOR STRUCTURAL ONLY

ALL BASEMENT RECEPTACLES (FINISHED OR UN-FINISHED AREAS) TO HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION.

ALL ELECTRICAL SERVICE TO HOMES ARE REQUIRED TO HAVE A SURGE PROTECT DEVICE INSTALLED. THIS APPLIES TO NEW AND REMODELED HOMES.

TAMPER RESISTANT OUTLETS SHALL BE INSTALLED IN THE DWELLING AREAS SPECIFIED IN NEC 210.12 (B)

ALL ONE- AND TWO-FAMILY HOMES ARE REQUIRED TO HAVE A LABELLED ELECTRICAL DISCONNECT IN A READIBLY ACCESSIBLE OUTDOOR LOCATION.

RECEPTACLES SERVING 250-VOLT APPLIANCES SHALL HAVE GFCI PROTECTION WHEN LOCATED IN AREAS CALLED OUT IN SECTION 210.8(A) OF THE NEC.

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. EXCLUDED WILL BE BRANCH CIRCUITS FOR UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & BATHS.

GROUNDING ELECTRODE SYSTEM INSTALLATION

(A) ROD, PIPE AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF NEC 250.53(A)(3)
(B) IF FRACTICABLE, ROD, PIPE AND PLATE RELATED ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE AND PLATE ELECTRODES SHALL BE FREE FROM NON-CONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.
(C) A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8). THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BINDED TO ONE OF THE FOLLOWING:
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3) GROUNDING SERVICE ENTRANCE CONDUCTOR
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5) ANY GROUNDING SERVICE ENCLOSURE
(D) IF MULTIPLE ROD, PIPE OR PLATE ELECTRODE ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION, THEY SHALL NOT BE LESS THAN 6 FEET APART.
(E) WHERE MORE THAN ONE OF THE ELECTRODES OF THE TYPE SPECIFIED IN 250.52(A)(5) OR (A)(7) ARE USED, EACH ELECTRODE OF ONE GROUNDING SYSTEM (INCLUDING THAT USED FOR STRIKE TERMINATION DEVICES) SHALL NOT BE LESS THAN 6 FEET FROM ANY OTHER ELECTRODE OF ANY OTHER GROUNDING SYSTEM. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED A SINGLE GROUNDING ELECTRODE SYSTEM.
(F) THE BONDING JUMPER(S) USED TO CONNECT THE GROUNDING ELECTRODES TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 250.64 AND SHALL BE CONNECTED IN THE MANNER SPECIFIED IN 250.10.

NOTE: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SINGLE STATION CARBOM MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ELECTRIC SYMBOLS

- $ — SINGLE POLE SWITCH
- $3 — 3 WAY SWITCH
- $4 — 4 WAY SWITCH
- $DM — ANY SWITCH WITH DIMMER
- $M — MOTION ACTIVATED SWITCH/SENSOR
- — 110V DUPLEX RECEPTICAL
- — 220V SINGLE RECEPTICAL
- — 110V DUPLEX SPLIT RECEPTICAL
- — SPECIAL OUTLET
- — TELEPHONE OUTLET
- — CABLE OUTLET
- — DATA PORT (COMPUTER JACK)
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- WP — WEATHERPROOF
- — JUNCTION BOX
- — OWNER SELECTED CLG. MOUNTED FIXTURE
- — OWNER SELECTED CLG. MOUNTED FIXTURE (INSTALL BOX FAN)
- — STAIR LIGHT
- — OWNER SELECTED WALL MOUNTED FIXTURE
- LPC — CLG. MOUNTED LIGHT FIXTURE W/PULL CHAIN
- — CEILING RECESSED FIXTURE NOTE: RECESSED CANS TO BE LED 3000K, 1100 LUMENS
- — CEILING RECESSED (ADJUSTABLE SPLAY)
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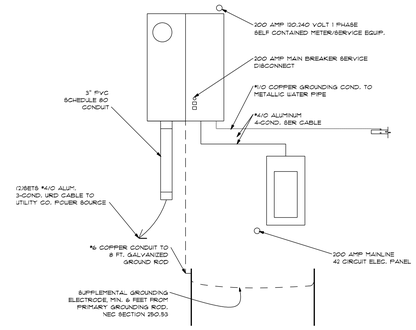
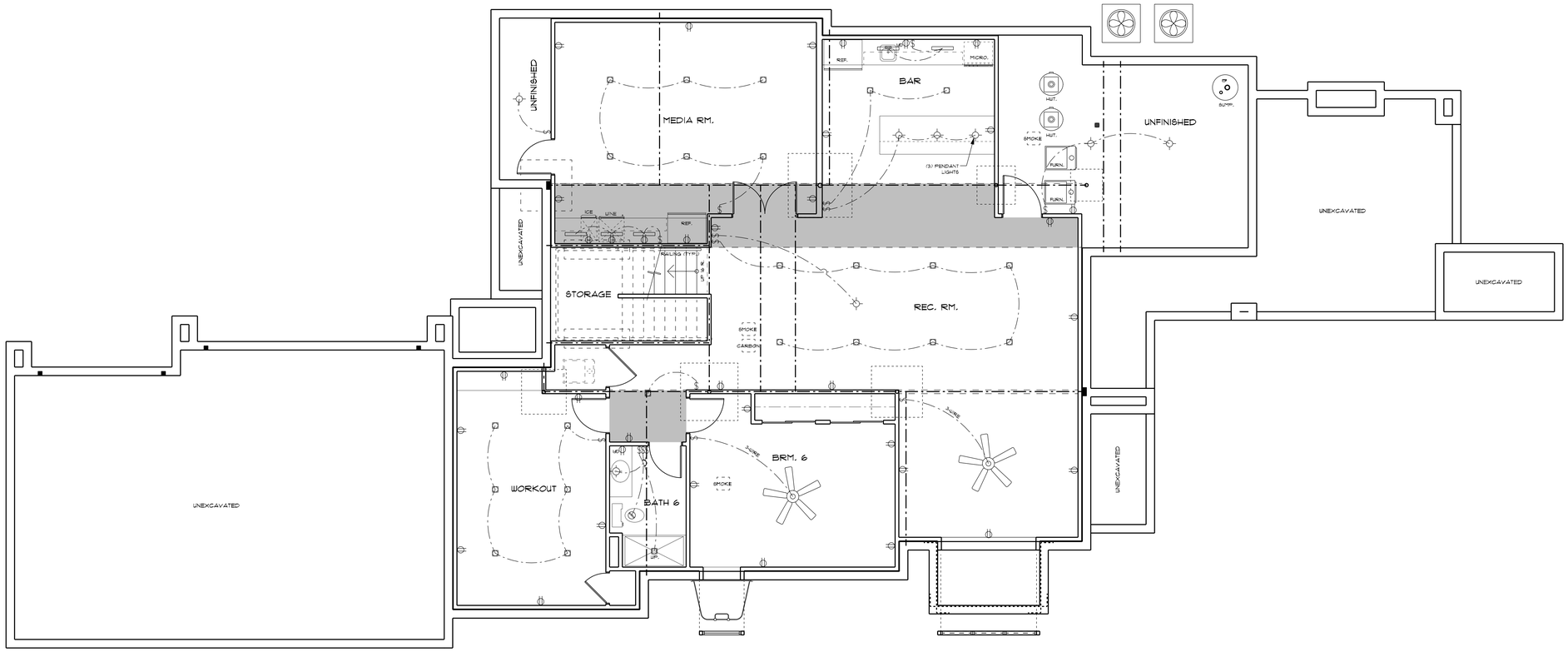


POWER RISER DIAGRAM



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

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LOWER LEVEL ELECTRICAL PLAN

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LAY	JB	03.27.2024
CKT	JB	04.11.2024
SHT	DL	04.17.2024
PNCH	JB	04.18.2024

SHEET:
E1

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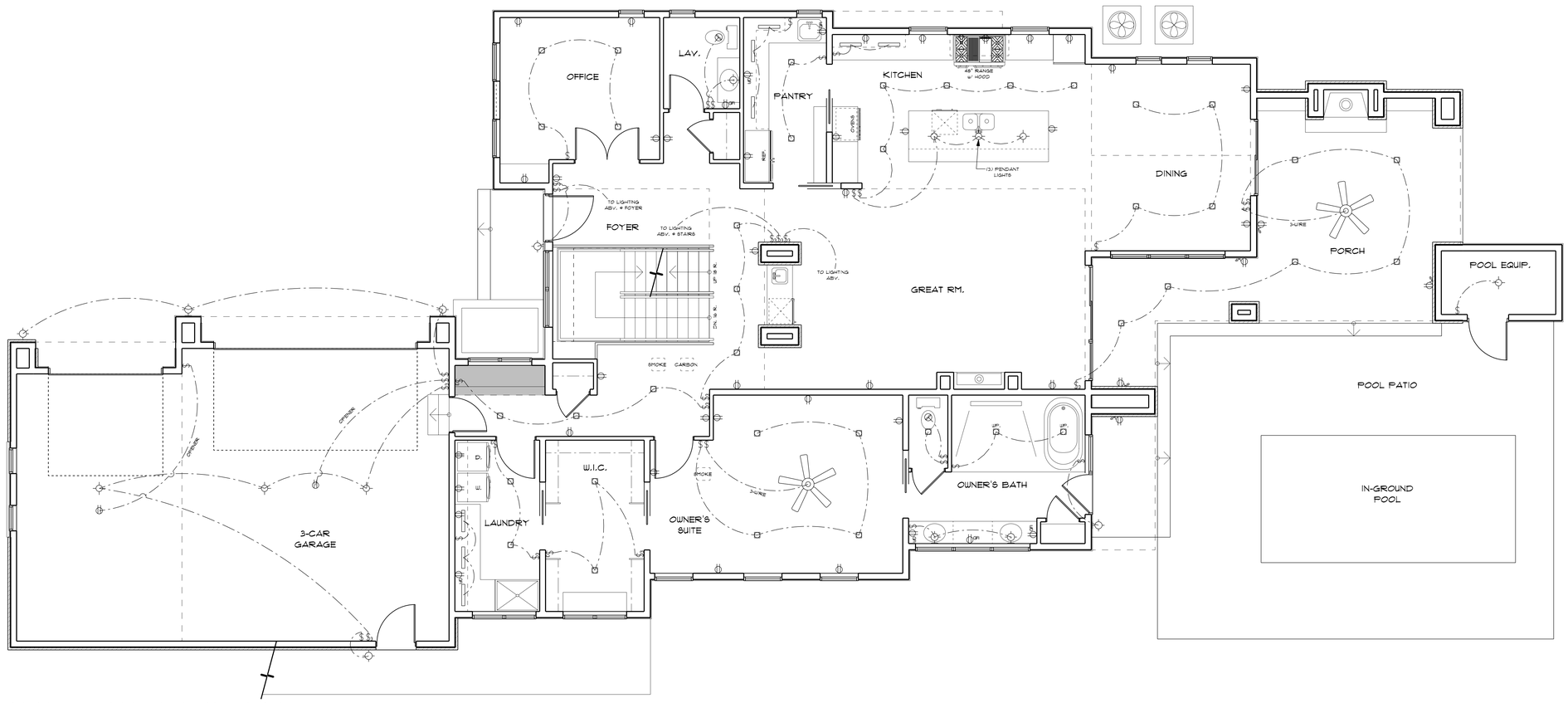

FIRST FLOOR ELECTRICAL PLAN
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FAX 430-8071
www.rdshomedesign.com

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A6.313468URY
(24010)

HAFFAR GROUP LLC,
10329 SAWMILL ROAD
POWELL, OH 43065

MARKET RESIDENCE
3134 ASBURY DRIVE
UPPER ARLINGTON, OH 43221

FIRST FLOOR ELECTRICAL PLAN

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DRN	DL	02.13.2024
LAY	JR	03.21.2024
DET	JR	04.11.2024
CHK	DL	04.17.2024
PNCH	JR	04.18.2024

SHEET:
E2.2

ALL BASEMENT RECEPTACLES (FINISHED OR UN-FINISHED AREAS) TO HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION.

ALL ELECTRICAL SERVICE TO HOMES ARE REQUIRED TO HAVE A SURGE PROTECT DEVICE INSTALLED. THIS APPLIES TO NEW AND REMODELED HOMES.

TAMPER RESISTANT OUTLETS SHALL BE INSTALLED IN THE DWELLING AREAS SPECIFIED IN NEC 210.12 (B)

ALL ONE- AND TWO-FAMILY HOMES ARE REQUIRED TO HAVE A LABELLED ELECTRICAL DISCONNECT IN A READIBLY ACCESSIBLE OUTDOOR LOCATION.

RECEPTACLES SERVING 250-VOLT APPLIANCES SHALL HAVE GFCI PROTECTION WHEN LOCATED IN AREAS CALLED OUT IN SECTION 210.8(A) OF THE NEC.

NOTE: ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION FOR THE ENTIRE BRANCH CIRCUIT. EXCLUDED WILL BE BRANCH CIRCUITS FOR UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & BATHS.

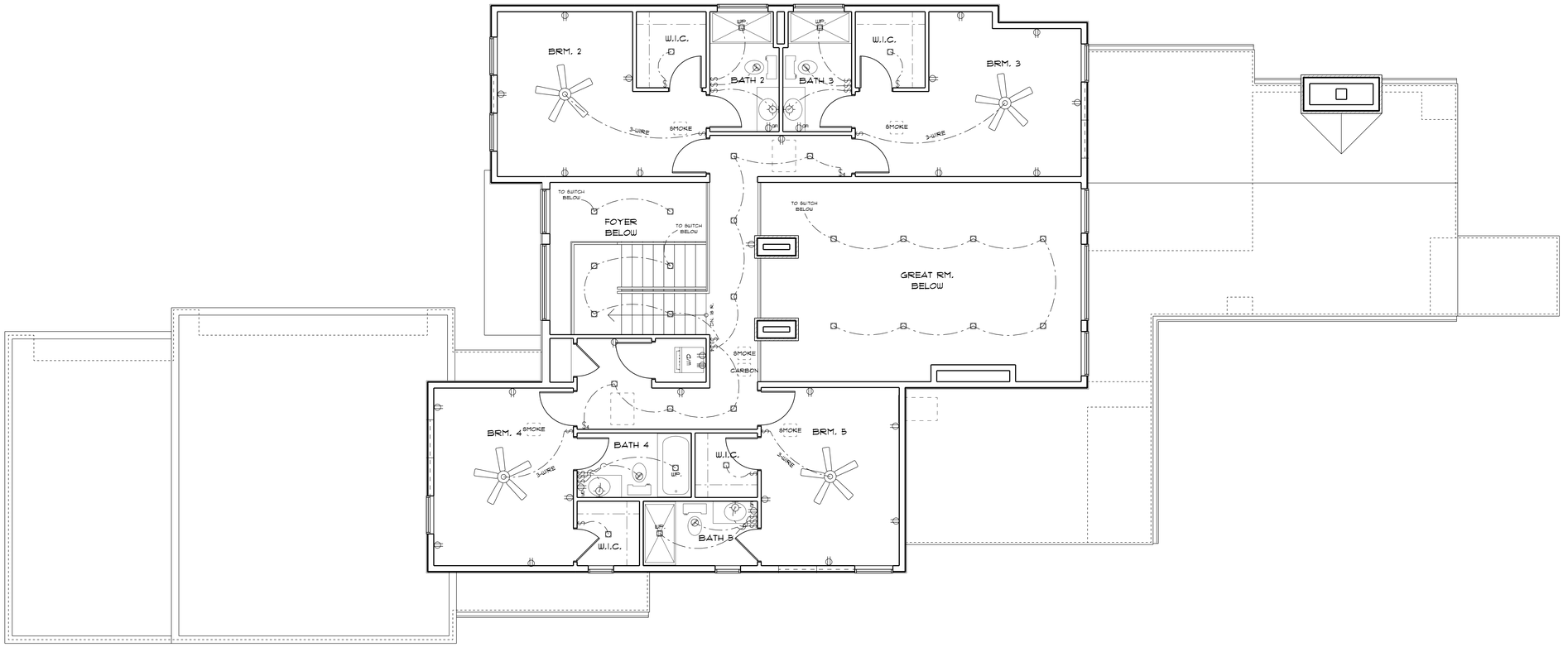
GROUNDING ELECTRODE SYSTEM INSTALLATION

(A) ROD, PIPE AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF NEC 250.53(A)(3)
(B) IF PRACTICABLE, ROD, PIPE AND PLATE RELATED ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE AND PLATE ELECTRODES SHALL BE FREE FROM NON-CONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.
(C) A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(8). THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BONDED TO ONE OF THE FOLLOWING:
1) ROD, PIPE OR PLATE ELECTRODE
2) GROUNDING ELECTRODE CONDUCTOR
3) GROUNDING SERVICE ENTRANCE CONDUCTOR
4) NONFLEXIBLE GROUNDING SERVICE RACEWAY
5) ANY GROUNDING SERVICE ENCLOSURE
(D) IF MULTIPLE ROD, PIPE OR PLATE ELECTRODE ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION, THEY SHALL NOT BE LESS THAN 6 FEET APART.
(E) WHERE MORE THAN ONE OF THE ELECTRODES OF THE TYPE SPECIFIED IN 250.52(A)(5) OR (A)(7) ARE USED, EACH ELECTRODE OF ONE GROUNDING SYSTEM (INCLUDING THAT USED FOR STRIKE TERMINATION DEVICES) SHALL NOT BE LESS THAN 6 FEET FROM ANY OTHER ELECTRODE OF ANY OTHER GROUNDING SYSTEM. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED A SINGLE GROUNDING ELECTRODE SYSTEM.
(F) THE BONDING JUMPER(S) USED TO CONNECT THE GROUNDING ELECTRODES TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 250.64 AND SHALL BE CONNECTED IN THE MANNER SPECIFIED IN 250.70.

NOTE: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SINGLE STATION CARBOM MONOXIDE ALARMS SHALL BE LISTED IN COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ELECTRIC SYMBOLS

- $ — SINGLE POLE SWITCH
- $3 — 3 WAY SWITCH
- $4 — 4 WAY SWITCH
- $DM — ANY SWITCH WITH DIMMER
- $M — MOTION ACTIVATED SWITCH/SENSOR
- — 110V DUPLEX RECEPTICAL
- — 220V SINGLE RECEPTICAL
- — 110V DUPLEX SPLIT RECEPTICAL
- — SPECIAL OUTLET
- — TELEPHONE OUTLET
- — CABLE OUTLET
- — DATA PORT (COMPUTER JACK)
- GFCI — GROUND FAULT CIRCUIT INTERRUPTER
- WP — WEATHERPROOF
- J — JUNCTION BOX
- — OWNER SELECTED CLG. MOUNTED FIXTURE
- — OWNER SELECTED CLG. MOUNTED FIXTURE (INSTALL BOX FAN)
- — STAIR LIGHT
- — OWNER SELECTED WALL MOUNTED FIXTURE
- PC — CLG. MOUNTED LIGHT FIXTURE W/PULL CHAIN
- — CEILING RECESSED FIXTURE NOTE: RECESSED CANS TO BE LED 3000K, 1100 LUMENS
- — CEILING RECESSED (ADJUSTABLE SPLAY)
- ROT — CEILING EXHAUST W/ REMOTE FAN (VENT LOCATION) MOTOR IN ATTIC - VERIFY LOCATION W/ BUILDER
- — CEILING EXHAUST FAN - NUTINE QT SERIES
- — COMBINATION CEILING EXHAUST FAN AND LIGHT FIXTURE - NUTONE QT SERIES
- — SERVICE PANEL (MAY BE RECESSED OR SURFACE MOUNTED)
- — EXTERIOR FLOOD LIGHTS
- — FLUORESCENT FIXTURE
- — UNDER CABINET MOUNTED (KICHLER)
- — TRACK LIGHTS
- — CEILING FAN
- — COMBINATION CEILING FAN AND LIGHT FIXTURE



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

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DATE	BY	REVISION

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SECOND FLOOR ELECTRICAL PLAN

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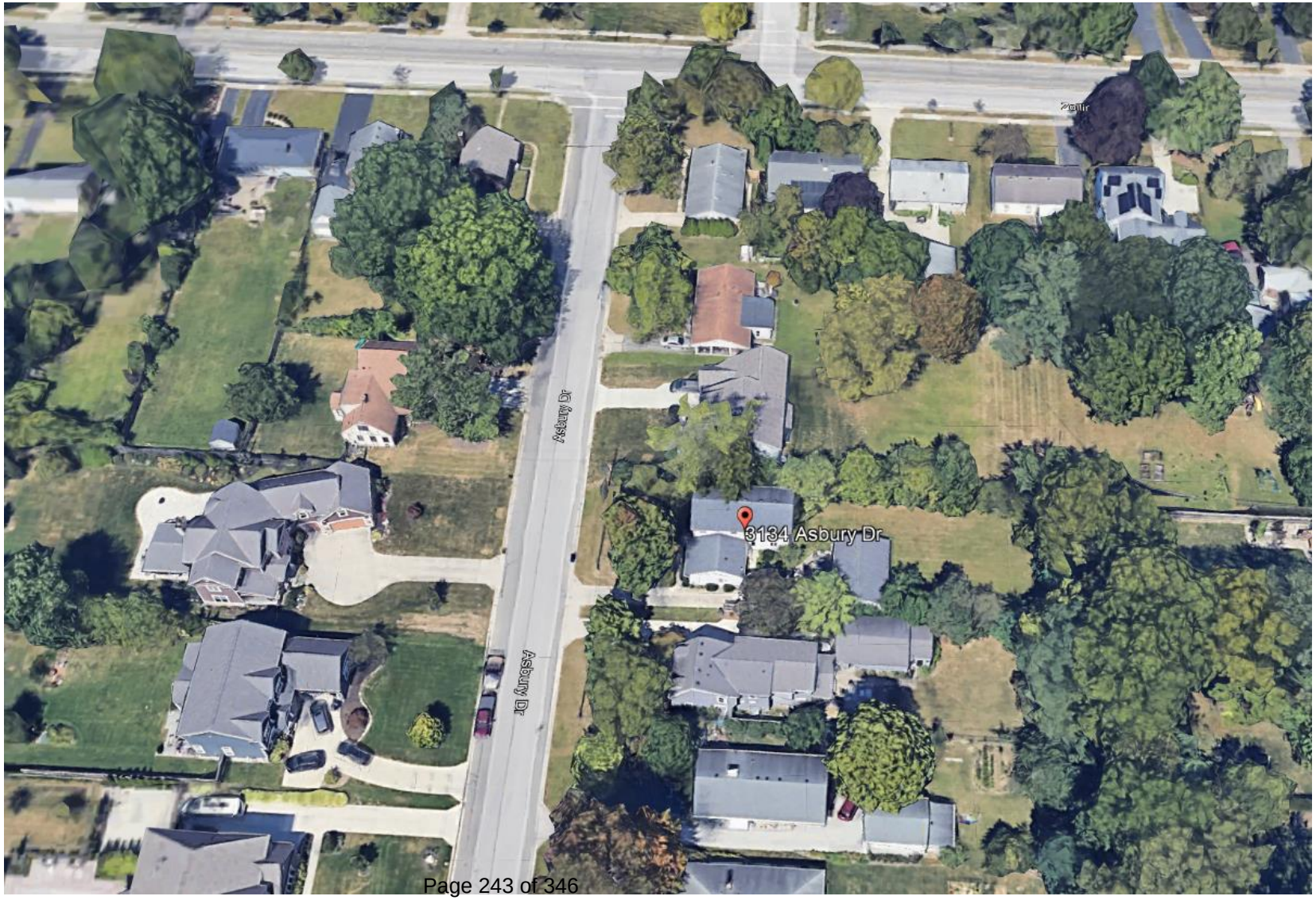
ISSUE	DL	02.19.2024
LAY	JB	03.21.2024
SET	JB	04.11.2024
CHKD	DL	04.11.2024
FNCH	JB	04.18.2024

SHEET:
E3

3134 Asbury Drive

BZAP Staff Report Pictures

Google Maps ® Aerial – Looking North

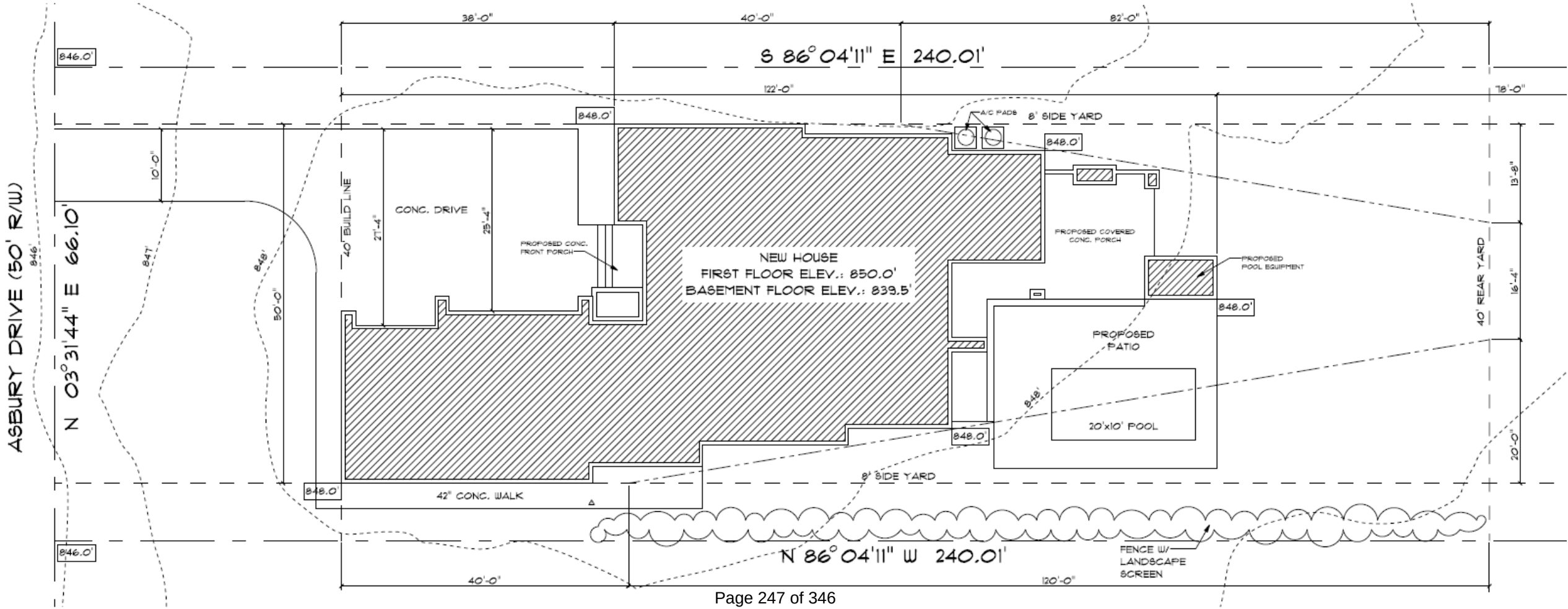


Existing Front Elevation

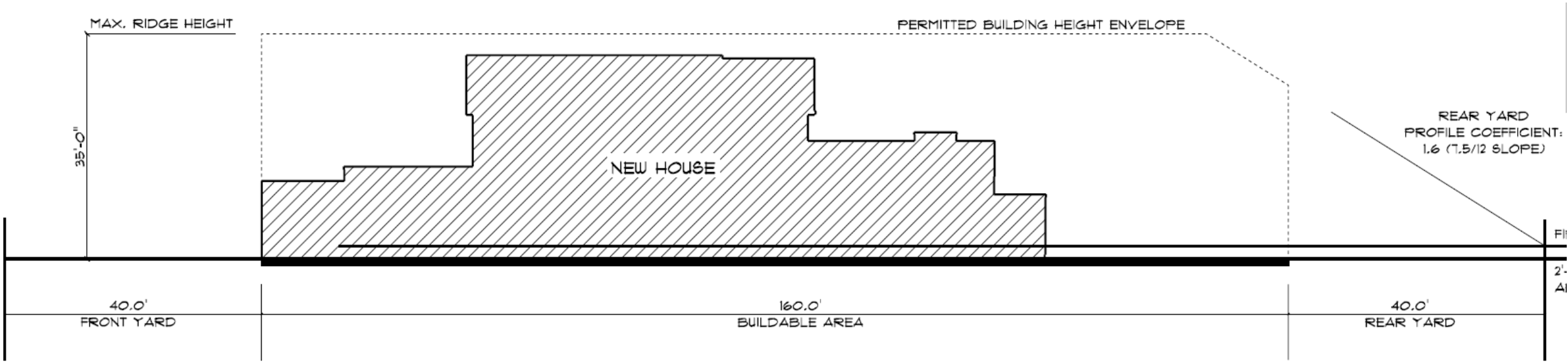
Proposed Front Elevation

Proposed Rear Elevation

Proposed Site Plan



Side Massing



REAR YARD PROFILE LIMIT

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

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 26, 2024

Subject: Holy Trinity Lutheran Church, 2001 Northwest Boulevard (DEV-01-24) - Review of an Amended Major Site Plan and Conditional Use (for a columbarium with scatter garden) and new signage.

Site Description/History

Update since the April 3, 2024 Work Session:
The Church has obtained a certificate from the State of Ohio Department of Commerce to operate the Holy Trinity Lutheran Church Memorial Park and has also retained legal counsel should any issues arise during the licensing and operation of the proposed cemetery. The application has been revised to only include the proposed columbarium/scatter garden and new/replacement signage. All other previous aspects of the project, including interior building and skylight improvements and landscaping, have been removed from the plan as they can be administratively approved by Staff. An updated notice has been mailed to nearby property owners as a courtesy.

Holy Trinity Lutheran Church is located at 2001 Northwest Boulevard and comprises the entire 1.81-acre block between Glenn and Westwood Avenues. It is zoned R-1c, One-Family Residence District, which permits single-family dwellings in low- to medium-density residential neighborhoods, as well as institutional uses, cultural uses, recreational uses, and limited daycare. The site is developed with a 33,401-square foot church building (built in 1951) of varying heights (up to 35 feet) and has a 73-space parking lot behind the building to the south. Access to the site is currently from three driveways, two on Westwood Avenue and one on Glenn Avenue. The building has entrances on the south and east elevations. There is a fenced-in playground area located along Glenn Avenue, near the northwest corner of the site.

The subject parcel is irregular in shape, with frontage along Northwest Boulevard (269 feet), Glenn Avenue (269 feet), and Westwood Avenue (312 feet); this property incorporates Lots 12-20 of the Kingswood Subdivision. To the north, across Northwest Boulevard, and to the east, across Westwood Avenue, are four-unit apartment buildings zoned R-2a, One-to-Four Family Residence District. To the west, across Glenn Avenue, is an AT&T facility zoned O, Office District. There is vegetation in varying densities along the southern (parking lot) boundary, and there are mature trees and some street trees along the three frontages. There are existing concrete sidewalks located along all three street frontages as well. A freestanding, internally illuminated sign is located near the middle of the site's Northwest Boulevard frontage.

The applicant attended the April 3, 2024 Work Session to introduce and discuss the project with the Board. The Board appeared to be supportive of the project in general but wanted to make sure the State regulations for the cemetery would be followed. The applicant did not have information at the Work Session to address those questions. The Church was last before the Board in 2009, where approval was granted for a sanctuary/chapel addition, to remedy building setback encroachments and vacate platted utility easements. Several neighbors have reached out to Staff with concerns about the proposed use, the number of events, and ensuring State law is followed.

Proposal

The proposal includes new signage along Glenn Avenue, relocated signage along Northwest Boulevard, and a columbarium with scatter gardens in front of and attached to the Northwest Boulevard elevation of the church. This follows improvements that are occurring to the playground that is located along Glenn Avenue. The proposed development coverage is below the previously approved variance granted by the Board.

Columbarium and Scatter Garden

Under the Unified Development Ordinance (UDO/zoning code), a columbarium is a cemetery, which is a Conditional Use in the R-1 District. The City does not have any other zoning regulations specific to cemeteries. The proposed columbarium would be the first one in the community, but there appears to be growing interest in places of worship across the country to have on-site memorial gardens and columbariums. There are a variety of styles typically associated with this type of use, from a grand, large-scale building to simple, small columns. The Church is proposing a 2'-8" x 15' stone structure that is 9'-5" tall with a standing seam metal roof connected to the building. It includes 48 granite-faced niches in three separate 4x4 areas. It would be opposite the sanctuary and face Northwest Boulevard. Scatter gardens with curbing, where loved ones can scatter ashes into a sacred landscaped area, are proposed in oval-shaped gardens along the walkway. The Church asserts that adding a columbarium and scattering grounds supports their existing use as a place of worship.

Signage

The existing freestanding sign located along Northwest Boulevard would be removed and a new freestanding sign would be installed slightly further to the west, in front of an existing bay window. This sign measures 2' x 7', is located atop a 1'-6" stone base, and will be installed perpendicular to the road. It includes a black background with push-through letters containing the Church's logo. Address numbers are located on the side of the sign for identification. A second freestanding sign will be installed along Glenn Avenue for the childcare center. This sign is nearly square at 2' x 2'-6", and is atop a 1'-3" stone base. It also includes a black background with push-thru letters with the Church's Child Development Center logo. Both signs do not meet the City's 2.5:1 width/height ratio. However, having smaller signs in this location is advisable.

Zoning Code Requirements

Amended Major Site Plan:
Standards for Approval: The following standards shall be considered in the review of Major Site Plan applications, where Staff has offered commentary on each:

- (a) That it fully complies with all applicable requirements of this Ordinance; *This application conforms with the Ordinance in that the primary use is not changing and the proposed columbarium and memory garden areas are complementary to the existing use. They are quite modest and well-designed, and will have negligible impacts on the neighborhood/community. The proposed signage is modest, as well, and creates more functional wayfinding.*
- (b) That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use; *This application maintains the primary use of the site as a place of worship or church. The addition of the columbarium, garden areas, and new signage will have minimal impacts on neighboring properties and will actually be an improvement from existing site conditions.*
- (c) That it is consistent with the use and character of surrounding properties; *The primary use and function of the property, a place of worship or church, is not changing. The amenities being added to the property are secondary to the primary use and will have minimal impacts on neighboring properties.*
- (d) That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; *No changes are proposed to site access. Positive improvements are being made to the internal walkability of the site.*
- (e) That it provides safe ingress and egress for emergency services. *No changes are being made to ingress and egress. The Fire Division has adequate access to the site.*

Conditional Use:
Conditional uses are those uses that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by BZAP. The granting of conditional use approval imposes such conditions as necessary to make the use compatible with other uses permitted in the same district zone or vicinity. A conditional use shall be allowed in a zoning district after permission is granted by BZAP in accordance with the provisions of the UDO. Development standards for most of the conditional uses are described in Section 6.10; cemeteries are not listed.

(1) Standards for Approval: The following standards shall be considered in the review of conditional use applications, where Staff has offered commentary on each:

- (a) The conditional use is permitted in the district for which it is proposed; *A cemetery is listed as a conditional use in the R-1 zoning district per Table 5-A. Cemetery is defined as: the land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbarium, crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery.*

- (b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the City's Master Plan or this UDO; *The application is in alignment with the UDO by allowing an improvement and reinvestment into a site that is consistent and compatible with the historic character and outstanding residential environment of Upper Arlington, especially its Historic District.*
- (c) The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area; *The columbarium will not alter the essential character of the area and the improvements will look integrated into the building and site. One will not know that a "cemetery" is located on the property based on the design of the columbarium.*
- (d) The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses; *The proposed columbarium will not be disturbing to any use as it is intended to be a quiet, peaceful retreat area for loved ones to remember their family and friends.*
- (e) The conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services; *Yes, this is currently adhered to and will not change.*
- (f) The conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community; *Yes, this is currently adhered to and will not change.*
- (g) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors; *Staff does not anticipate the proposed columbarium will generate excessive traffic, noise, glare or odors. It is more of a passive use that is internal to the site.*
- (h) The conditional use will have vehicular approaches to the property, which shall be designed so as not to interfere with traffic on surrounding public thoroughfares; *Yes, acceptable vehicular approaches exist, are not being altered and there is no current issue.*
- (i) The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance. *Correct, no issue.*

Expiration: A conditional use certificate shall authorize a particular conditional use on a specific parcel for which it was approved. The conditional use certificate is non-assignable and shall expire six months from the date of enactment, unless prior to that date the applicant commences actual construction or business. If the conditional use is approved by BZAP as part of a development or site plan, the conditional use shall not expire until such plan has expired. There shall be no modification of a conditional use certificate except by BZAP.

Variances:
Back in 2009, the Board granted a total of 11 variances, which were largely a result of existing site conditions. Those included: development coverage (65.3 percent), number of parking

spaces (73), signage in a residential district, minimum parking lot buffer (six feet), playground in Glenn Avenue front yard, and four-foot tall fence in the Glenn Avenue front yard. These variances do not need to be granted again. The subject application adds two variances for signage, both of which are relatively minor and supported by Staff:

- To allow an additional freestanding sign in a residential district (Article 6.06); and
- To allow signage that does not meet the City's size and location requirements (Article 6.06).

State Requirements:
Cemeteries are regulated by State law, including a registration process through the Ohio Department of Commerce. In general, both cemeteries and scattering grounds for the spreading of cremated ashes are generally considered to be a "cemetery" under State law. The City cannot grant a variance to any State law or requirement. Since the applicant appeared at the Work Session, the Church has initiated its registration application process for the cemetery using the Holy Trinity Lutheran Church Memorial Park name. The Church has indicated that they plan to comply with all applicable State law and requirements and have secured a license from the State.

Alternatives
As a conditional use, the Board could conclude that the proposal does not meet the standards for approval under the UDO.

Requested Action and Findings
Staff has reviewed the application and plans and met with the applicant numerous times over the past several months. Staff has also discussed the plans with some adjacent neighbors who oppose the plan. One concern raised in opposition to the plan is a state law provision which they believe prevents a cemetery from being approved in this location. Overall, the plan substantially improves the Church property by addressing maintenance and aesthetic concerns and allowing the building to be the focus. It adds a small columbarium to the building, which looks more like a decorative stone wall as opposed to a traditional large columbarium building or cemetery. Staff recognizes that this is a growing trend for places of worship as several churches within Central Ohio have recently added them to their grounds. It also would not substantially increase the number of events, gatherings, or traffic going to and from the Church. For these reasons and those previously outlined, Staff recommends that this Amended Major Site Plan application be conditionally approved, as it meets the City's standards of approval for site plans, conditional uses, and variances.

Staff would recommend the following conditions:

1. That all requirements from the State of Ohio be satisfied prior to the submittal of a Building Permit application; and
2. That if additional niches, memorial gardens, or columbariums are proposed in the future, they meet all requirements for cemetery expansions from the State of Ohio, be

similar in design as the one proposed, and be reviewed by the Board at a future Work Session.

Attachments

1.	OH Dept of Commerce Certificate
2.	UA Prelim Comments - 2001 Northwest Blvd
3.	BZAP Staff Report Pics - HTLC
4.	Peppe email 04.01.24
5.	HTLC Revised Application for 6.26.24

Ohio Department of Commerce

Division of Real Estate & Professional Licensing

ORIGINAL ISSUE DATE: 04/11/2024 REGISTRATION NO.:2024002395
TYPE: Cemetery Benevolent / Religious Registration

Holy Trinity Lutheran Church Memorial Park

IS DULY REGISTERED IN THE STATE OF OHIO, BY THE DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING, PURSUANT TO OHIO REVISED CODE SECTION 4767.02(A).

IN TESTIMONY THEREOF, WITNESS MY HAND, 04/18/2024

Daphne Hawk,
Superintendent

Holy Trinity Lutheran Church Memorial Park
2001 Northwest Blvd
Upper Arlington, OH 43212-1102

City of Upper Arlington

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

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

Date: Friday, March 29, 2024

To: Kurt Miller, WSA Studio

From: Alyssa Kelly, AICP, Planning Officer

RE: Holy Trinity Lutheran Church – 2001 Northwest Boulevard (DEV-01-24)

This memo serves as a summary of preliminary Staff comments regarding the March 20, 2024 submittal of an Amended Major Site Plan for proposed exterior modifications to Holy Trinity Lutheran Church, as well as a Conditional Use for a columbarium. Board of Zoning and Planning (BZAP) review of an Amended Major Site Plan and Conditional Use are required per Unified Development Ordinance (UDO) Articles 4.05(F) and 4.05(N).

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 approval. This letter will be reviewed at the April 3, 2024 Work Session. 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 variances that will be required for the replacement sign regarding its location in a residential district, as well as details related to size, location on the property, landscaping requirements, etc. Please review UDO 6.06 for signage requirements and meet code requirements as closely as possible.
2) **Landscape Plan** – The City Forester has provided initial comments on the landscape plan (see attached). Please modify plans to address these comments.
3) **Additional Information Required** – Please submit the existing and proposed development coverage for the site, details on the proposed internment area, and details on the proposed exterior lighting, including fixture type.
4) **State Requirements** – Please confirm that the proposed columbarium will meet all state requirements, including those in the Ohio Revised Code and Ohio Administrative Code.
5) **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.
6) **Neighbor Concerns** – Staff has received at least one call from a neighbor (Peppe) regarding the proposed columbarium. You may choose to proactively contact this individual prior to the formal BZAP hearing.

Thank you for submitting this application and for your work on these improvements. Please contact me with any questions or concerns.

Best Regards,

Alyssa Kelly

Planning Officer
614-583-5071
akelly@uaoh.net

C: Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Chad Gibson, AICP, Community Development Director
Justin Milam, AICP, Senior Planner
Roger Eastep, Chief Building Official
Gary Wilfong, PE, Public Service Director
Carla Odebralski, PE, City Engineer
Aaron Scott, PE, Assistant City Engineer
Alan Thompson, UAFD Battalion Chief
Brian Brown, Lieutenant
Darlene Pettit, Assistant City Attorney
Sam Simmons, City Forester

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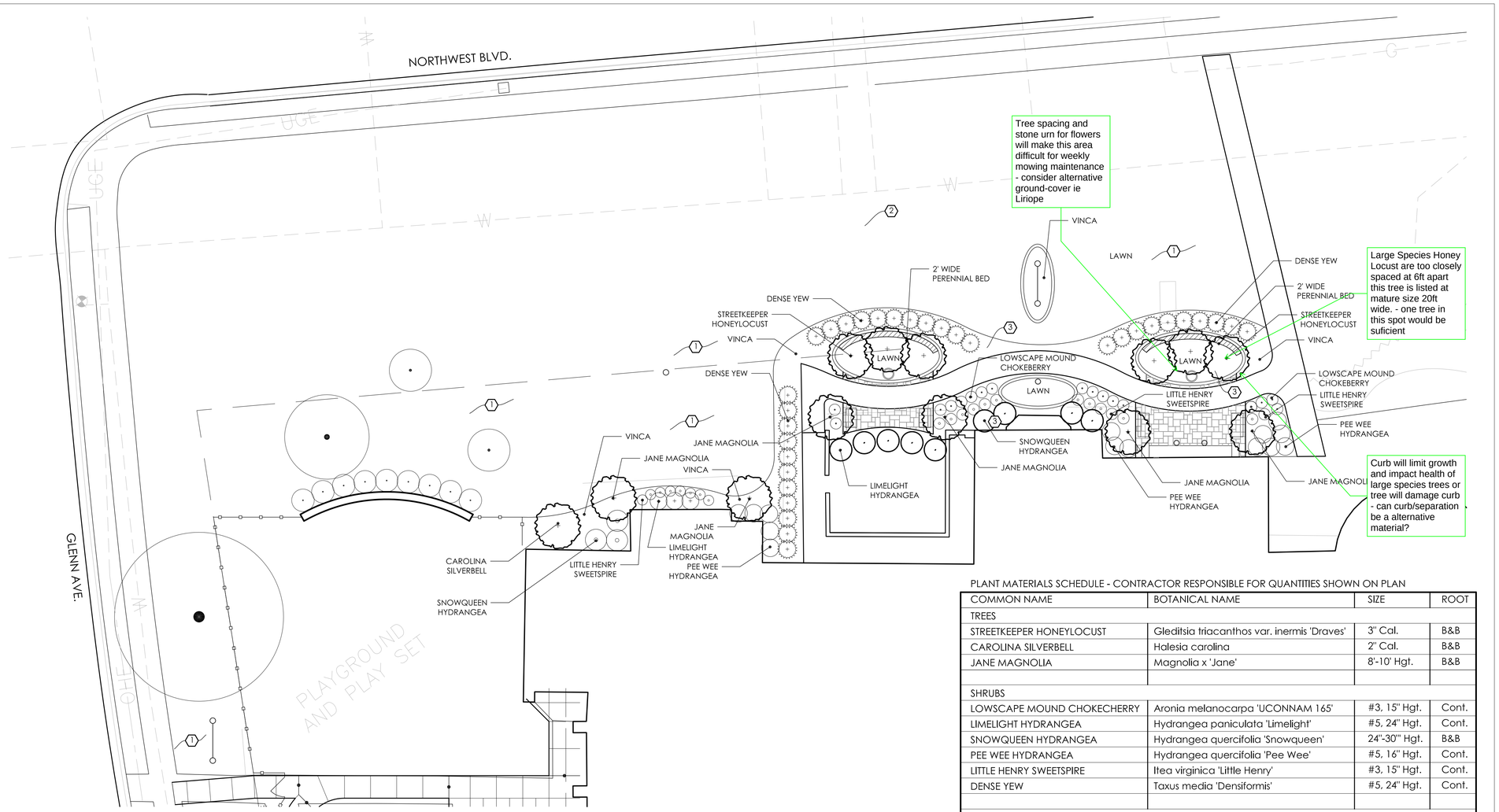


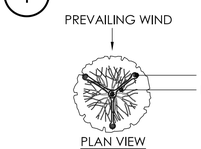
PLANT MATERIALS SCHEDULE - CONTRACTOR RESPONSIBLE FOR QUANTITIES SHOWN ON PLAN

COMMON NAME	BOTANICAL NAME	SIZE	ROOT
TREES			
STREETKEEPER HONEYLOCUST	Gleditsia triacanthos var. inermis 'Draves'	3" Cal.	B&B
CAROLINA SILVERBELL	Halesia carolina	2" Cal.	B&B
JANE MAGNOLIA	Magnolia x 'Jane'	8'-10' Hgt.	B&B
SHRUBS			
LOWSCAPE MOUND CHOKECHERRY	Aronia melanocarpa 'UCONNAM 165'	#3, 15" Hgt.	Cont.
LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	#5, 24" Hgt.	Cont.
SNOWQUEEN HYDRANGEA	Hydrangea quercifolia 'Snowqueen'	24"-30"' Hgt.	B&B
PEE WEE HYDRANGEA	Hydrangea quercifolia 'Pee Wee'	#5, 16" Hgt.	Cont.
LITTLE HENRY SWEETSPIRE	Itea virginica 'Little Henry'	#3, 15" Hgt.	Cont.
DENSE YEW	Taxus media 'Densiformis'	#5, 24" Hgt.	Cont.
GROUND COVER & PERENNIALS			
PERIWINKLE	Vinca minor	2 1/4" Peat Pot	Flat
PERENNIAL MIX	X	#1	Cont.

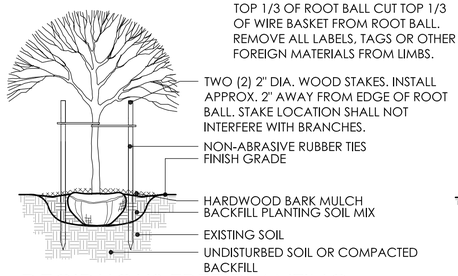
1 PLANTING PLAN

0' 5' 10' 20'

NORTH

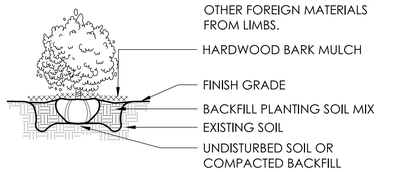


NOTES:
1. ROOT FLARE TO BE FLUSH WITH ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

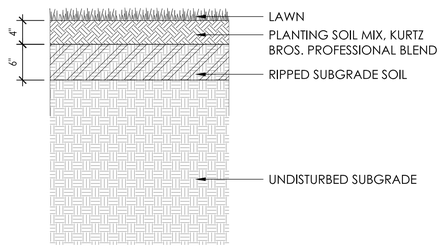


2 DECIDUOUS TREE PLANTING
NTS

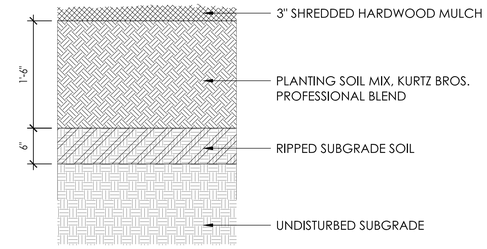
NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



3 SHRUB PLANTING
NTS



4 SOIL PROFILE AT LAWN
NTS



5 SOIL PROFILE AT PLANT BED
NTS

GENERAL NOTES:

1. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
2. CONTRACTOR IS RESPONSIBLE FOR COST OF REPAIRS TO EXISTING CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR DAMAGES TO THE SATISFACTION OF THE OWNER.
3. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LAWN AREAS.
5. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
6. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
7. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
8. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. ALL PLANT BEDS SHALL BE IRRIGATED. PROVIDE IRRIGATION PLANS FOR REVIEW.

PLANTING CONSTRUCTION NOTES:

(1) REPAIR LAWN AREA, FILL VOIDS WITH TOPSOIL AS REQUIRED AND MEET ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(2) NEW LAWN AREA, FILL AREA WITH CLEAN FILL, AS REQUIRED TO BRING TO GRADE, PROVIDING TOPSOIL ON TOP 6" AND MEETING ADJACENT SURFACES FLUSH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

(3) LANDSCAPE AREA, PROVIDE MINIMUM DEPTH OF 18" SOIL MIX FOR SHRUBS AND PERENNIALS AND 24" DEPTH SOIL MIX WHEN TREES ARE PLANTED IN BED. SEE SPECIFICATIONS FOR SOIL MIX. HOLD TOP OF SOIL DOWN 3" FROM TOP OF CURB AND/OR ADJACENT PAVEMENT TO ALLOW FOR INSTALLATION OF MULCH. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

WSA
982 S. FRONT STREET
COLUMBUS, OH 43206
614.824.1633
SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH
COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
Columbus, OH 43212

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
20 MAR 2024

PROJECT NUMBER
202406.00

DRAWN BY: KK | CHECKED BY: PL

PLANTING PLAN

L2.01

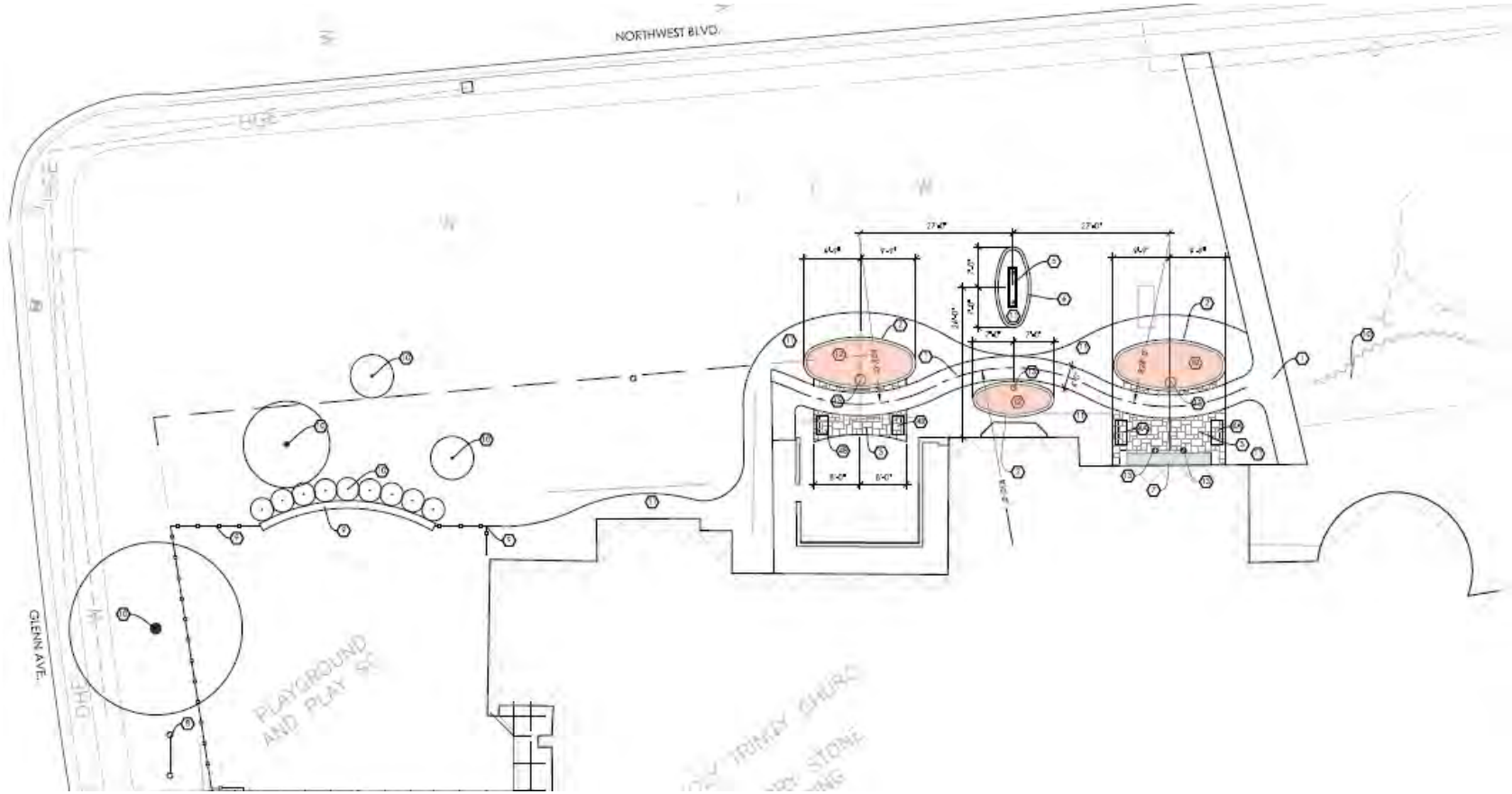
2/15/2024 2:29:09 PM

Holy Trinity Lutheran Church
2001 Northwest Boulevard

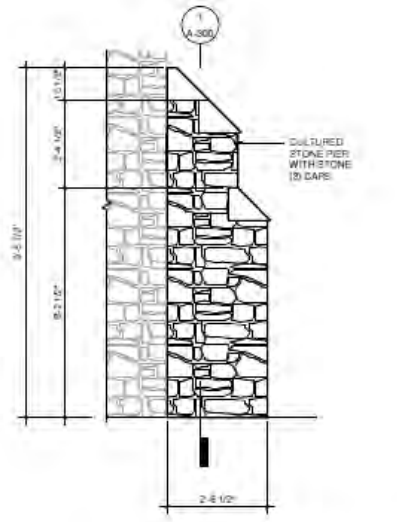
BZAP Staff Report Pictures

Google Maps ® Aerial – Looking West

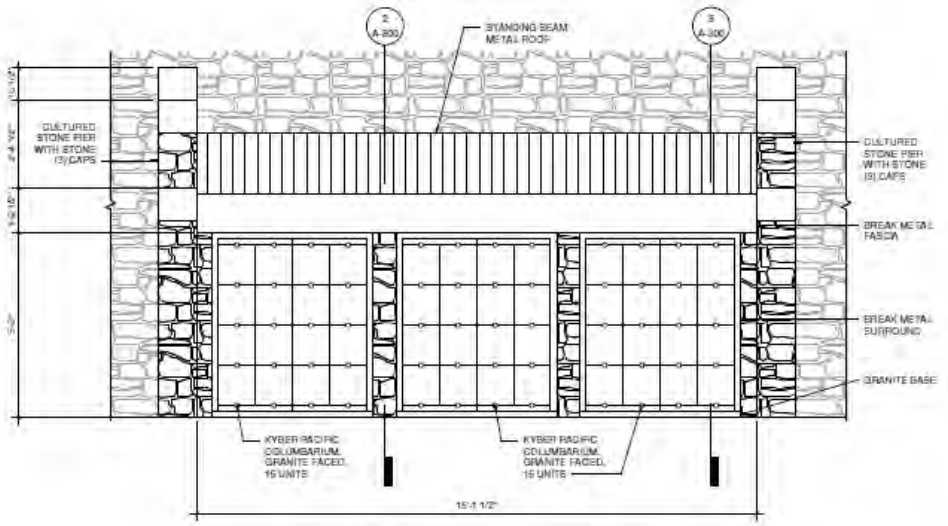
Proposed Site Plan



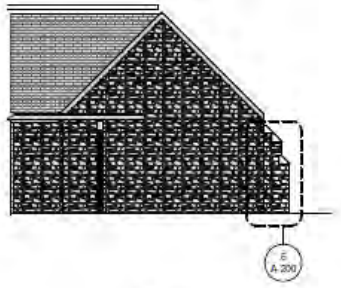
Proposed Elevations



6 COLUMBARIUM SIDE ELEVATION



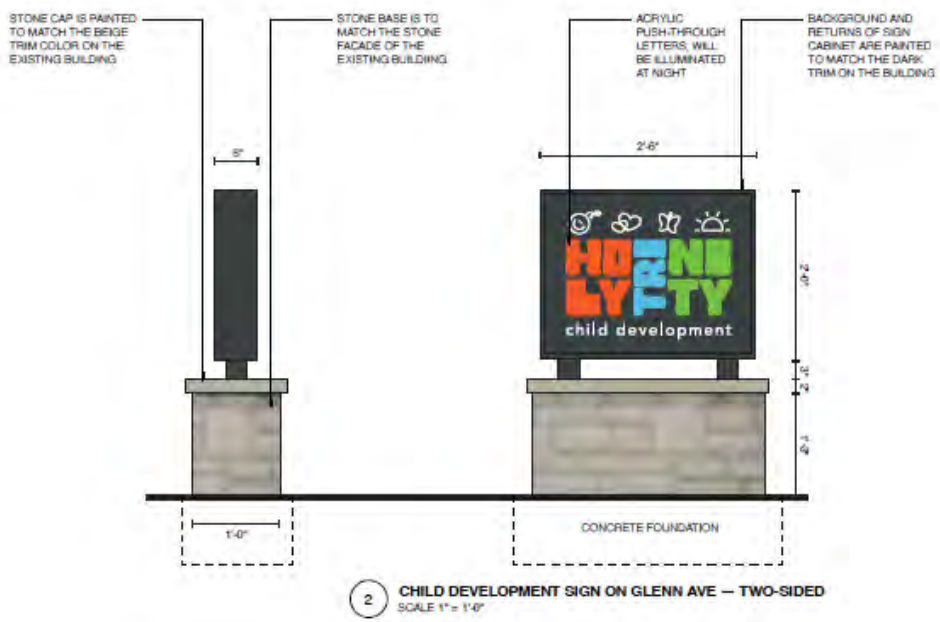
5 COLUMBARIUM FRONT ELEVATION



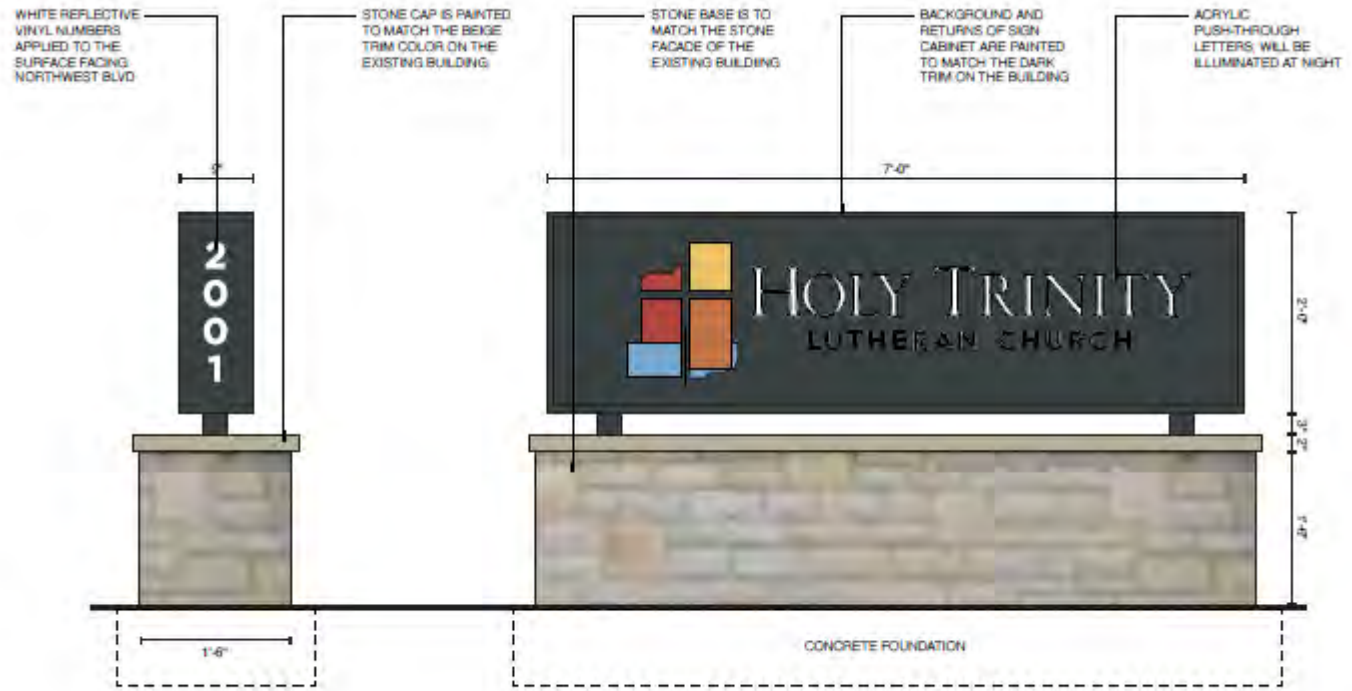
4 WEST ELEVATION

3 NORTH BUILDING ELEVATION

Proposed Signage



2 CHILD DEVELOPMENT SIGN ON GLENN AVE — TWO-SIDED
SCALE 1" = 1'-0"



1 MONUMENT SIGN ON NORTHWEST BLVD — TWO-SIDED
SCALE 1" = 1'-0"

Existing Street Elevation

Existing Street Elevation (from Google Maps®)

Justin Milam

From: Chad Gibson
Sent: Tuesday, April 2, 2024 9:36 AM
To: Alyssa Kelly; Justin Milam
Cc: Darlene Pettit; Abbie Emison
Subject: FW: Holy Trinity Lutheran Church application for on-site burials
Attachments: PXL_20240402_005057457.jpg

FYI

From: Kathy <peppek@aol.com>
Sent: Monday, April 1, 2024 8:53 PM
To: Chad Gibson <cgibson@uaoh.net>
Cc: John Cadwallader <jcadwallader@fbtlaw.com>; Jeff Florey <jflorey@wfaco.com>
Subject: Holy Trinity Lutheran Church application for on-site burials

Mr. Chad Gibson
Senior Planner
City of Upper Arlington, Ohio

Dear Chad,
I own the apartment building on Northwest Boulevard between Westwood and Elmwood Avenues in Upper Arlington that is adjacent and east of Holy Trinity Lutheran Church. The church is located at 2001 Northwest Blvd.

I am not interested in litigation or negotiation regarding this matter.

I am interested in my private property rights and the enforcement of the appropriate Ohio statutes (Ohio Revised Code) by the City of Upper Arlington. I am strongly opposed to creation of a cemetery, defined by the Ohio Revised Code, to include a columbarium, sprinkle garden and lawn for cremains, as described in Pastor Wachtman's letter of March 12, 2024 (attached).

I read the codified Ohio Revised Code Chapter 1721 that deals with various sections of law for cemeteries. I am not an attorney but simply reading the ORC concerning the definitions and establishment of a cemetery and all the related items shows that this is a complicated situation. Sections of it clearly state fact patterns.

I am therefore requesting an analysis and review by the Upper Arlington City Attorney of Holy Trinity Lutheran Church's application to establish a columbarium and sprinkling garden and lawn. It is my hope that such analysis can be accomplished prior to the Board of Zoning and Planning hearing on April 17 at 6 PM so that it will better inform the process underway.

I think that some of the areas for legal analysis include:
Ohio Revised Code Section 1721.01 - .15:
1721.03 - Proximity to Dwellings - may not be located 100 yards from a dwelling.
Definition of a cemetery
1721.21 - Endowment and care trust fund establishment with $50,000 care trust

TO: ALYSSA KELLY, AICP,
PLANNING OFFICIER
—
CITY OF UPPER
ARLINGTON
COMMUNITY
DEVELOPMENT
3600 TREMONT ROAD
UPPER ARLINGTON,
OH 43221
—
DATE: 06.14.2024
RE: DEPARTMENT
BOARD OF ZONING
AND PLANNING REVIEW:
HOLY TRINITY
LUTHERAN CHURCH –
2001 NORTHWEST
BOULEVARD (DEV-01-24)

Alyssa,

Please see the itemized list below updating the BZAP Documents regarding 2001 Northwest Boulevard, DEV-01-24:

[G-001.0]	Updated Drawing List to reflect adjusted zoning-related scope. Updated Code Information.
[C-1.0]	Updated Survey Site Plan to document existing conditions.
[C-1.1]	No revisions.
[C-2.0]	Updated Demolition Plan to coordinate with existing conditions.
[C-3.0]	Coordinated Landscape layout for reference only.
[L1.00}	Added Demolition Notes. Updated Construction Notes.
[L1.01}	Updated to include columbarium and signage scope only. Adjacent Landscape scope to be submitted to the Upper Arlington Building Department for review and permitting.
[L2.01}	Omitted from BZAP application.
[S.001.0]	No revisions.
{S-101.0]	Updated to include columbarium and signage scope only.
[A-101.0]	Updated to include columbarium and signage scope only. Coordinated Landscape layout for reference only. Added Finish Schedule.
[A-102.0]	Updated to include columbarium and signage scope only.
[A-200.0]	Updated to include columbarium and signage scope only.
[A-300.0]	Updated to include columbarium and signage scope only.

Please review and reach out with additional questions or concerns. We appreciate your assistance throughout the review process.

Thank you,

KURT MILLER, AIA,LEED GA
DESIGN MANAGER
—
WSA STUDIO
982 S FRONT ST
COLUMBUS, OH 43206
614.824.1633

ATTACHMENTS:

20240604 Holy Trinity Church – Letter to Neighbors
20240604 Holy Trinity Church – Notice to Neighbors
20240612 Holy Trinity Church - UA BZAP Updated Drawings

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HOLY TRINITY LUTHERAN CHURCH

COLUMBARIUM AND RENOVATIONS

2001 Northwest Blvd, Columbus, OH 43212

UA BZAP SUBMISSION | 12 JUNE 2024

PREPARED BY

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SANDSDECKER
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https://www.sandsdecker.com/

STRUCTURAL ENGINEER
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1166 Dublin Rd #200, Columbus, OH 43215
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330 W Spring ST #350, Columbus, OH 43215
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MEP ENGINEER
KARPINSKI ENGINEERING
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https://karpinskieng.com/

PREPARED FOR

OWNER
HOLY TRINITY LUTHERAN CHURCH
2001 Northwest Blvd, Columbus, OH 43212
(614) 486-9433
https://www.engagedbygrace.org/

CODE INFORMATION

PROJECT TITLE	Holy Trinity Lutheran Church
PROJECT ADDRESS	2001 Northwest Blvd, Upper Arlington, OH 43212
APPLICABLE CODES	2024 Ohio Building Code 2024 Ohio Mechanical Code 2024 Ohio Plumbing Code Ohio Electrical Code 2023, NFPA 70, 2023 Ohio Fire Sprinkler Code 2022, NFPA 13, 2022 Ohio Fire Alarm Code 2022, NFPA 72, 2022 Ohio Energy Code 2021 Ohio Accessibility Code 2017
PROJECT DESCRIPTION	Construction of a new exterior columbarium. Replacement of existing exterior sign for the church. Addition of exterior sign for the on-site daycare.
USE & OCCUPANCY	A-3 - No change
CONSTRUCTION TYPE	IIIB - No change
FLOOR AREA	Existing - No change
BUILDING HEIGHT	Existing - No change
FIRE PROTECTION SYSTEMS	Existing - No change
OCCUPANCY	Existing - No change
NUMBER OF EXITS	Existing - No change
PLUMBING SYSTEMS	Existing - No change

CHAPTER 1: ADMINISTRATIVE	CODE SECTION
This project complies with the Perscriptive Compliance Method (Chapter 5) of the 2024 Ohio Existing Building Code.	**101.4.7**

SYMBOLS KEY

- 1 — **VIEW TITLE**, SCALE: 1/8" = 1'-0" (N)
- # / A-# — PLAN OR DETAIL ENLARGEMENT LOCATION OF DRAWING
- # / A-# — EXTERIOR ELEVATION INDICATOR LOCATION OF DRAWING
- # / A-# — BUILDING SECTION CUT LOCATION OF DRAWING
- # / A-# — WALL SECTION CUT LOCATION OF DRAWING
- # / A-# — DETAIL SECTION CUT LOCATION OF DRAWING
- 4 / 3 A-# 1 / 2 — INTERIOR ELEVATION INDICATOR AND LOCATION OF DRAWINGS
- FIRST FLOOR DESCRIPTION, 100'-0" ELEVATION BENCHMARK
- PT-# — INTERIOR FINISH INDICATION
- ROOM NAME #### — ROOM TAG
- RM # / ### / X / DOOR — NEW CONSTRUCTION DOOR & TAG
- EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED
- #X — INTERIOR WALL TYPE INDICATOR SEE SCHEDULE
- ### — CEILING HEIGHT INDICATOR
- W# — WINDOW ELEVATION
- X — REVISION TAG, AREA REVISED
- # — NEW COLUMN BUBBLE_ AND GRID LINE
- # — EXISTING COLUMN BUBBLE AND GRID LINE
- # — MASONRY FACE BUBBLE AND REFERENCE LINE
- # — CODED NOTE

COMMON ABBREVIATIONS

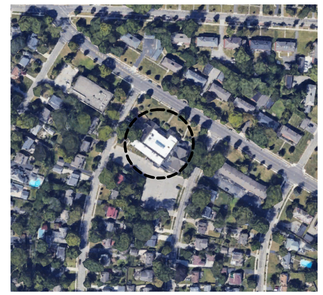
@	At	CL:	Centerline	FL:	Floor	LP:	Low Point	PVC:	Polyvinyl Chloride	T.O.:	Top Of
#	Number / Pound	CLG:	Ceiling	FLUOR:	Fluorescent	MAINT:	Maintenance	PVMT:	Pavement	TEMP:	Temporary, Tempered
ø	Diameter	CLR:	Clear	FP:	Fireproof	MAX:	Maximum	QT:	Quarry Tile	THRU:	Through
⊥	Perpendicular	CMU:	Concrete Masonry Unit	FT:	Foot, Feet	MB:	Machine Bolt	RAD:	Radius	TPTN:	Toilet Partition
x	By			FTG:	Footing, Fitting	MECH:	Mechanical	RB:	Resilient Base	TYP:	Typical
AB:	Anchor Bolt	CO:	Cleanout	FUR:	Furred	MEZZ:	Mezzanine	RCP:	Reflected Ceiling Plan	UL:	Underwriters' Laboratories
ACT:	Acoustical Tile	COL:	Column	FURN:	Furniture	MFR:	Manufacturer	REBAR:	Reinforcing Bar		
ADA:	Americans with Disabilities Act	CONC:	Concrete	GA:	Gauge, Gage	MIN:	Minimum	REFR:	Refrigerator	UNO:	Unless Noted Otherwise
ADH:	Adhesive	CONST:	Construction	GALV:	Galvanized	MISC:	Miscellaneous	REINF:	Reinforced		
ADJ:	Adjacent	CONT:	Continuous	GC:	General Contractor	MLWK:	Millwork	REQD:	Required	VB:	Vinyl Base
AFF:	Above Finished Floor	COR:	Corridor	GFI:	Ground Fault Interrupted	MO:	Masonry Opening	REQS:	Requirements	VCT:	Vinyl Composition Tile
ALT:	Alternate	CPT:	Carpet			MTD:	Mounted	RESIL:	Resilient	VERT:	Vertical
ALUM:	Aluminum	CSS:	Countersunk Screw	GL:	Glass	MTL:	Metal	REV:	Revision	VIF:	Verify In Field
AMT:	Amount	CT:	Ceramic Tile	GLZ:	Glaze	(N):	New	RH:	Right Hand	W/:	With
ANOD:	Anodized	CTD:	Coated	GYP BD:	Gypsum Board	NIC:	Not In Contract	RM:	Room	W/O:	Without
APPROX:	Approximate	CW:	Clockwise	HB:	Hose Bib	NOM:	Nominal	RO:	Rough Opening	WB:	Wood Base
ARCH:	Architectural	DBL:	Double	HGT:	Height	NTS:	Not To Scale	S4S:	Surface Four Sides	WC:	Watercloset/Wall Cabinet
ASPH:	Asphalt	DEMO:	Demolition	HID:	High Intensity Discharge	OC:	On Center	SALV:	Salvage		
ATTEN:	Attenuation	DIAG:	Diagonal			OD:	Outside Diameter	SAN:	Sanitary	WD:	Wood
AVG:	Average dv	DIA:	Diameter	HM:	Hollow Metal	OH:	Opposite Hand	SB:	Sink Base Cabinet	WIN:	Window
AX:	Axis	DIM:	Dimension	HOR:	Horizontal	OHD:	Overhead Door	SCHED:	Schedule	WP:	Waterproof
BC:	Base Cabinet	DN:	Down	HR:	Hour	OPCI:	Owner Provided Contractor Installed	SECT:	Section	WT:	Weight
BD:	Board,	DR:	Door	HT:	Height			SF:	Square Foot	WWF:	Welded Wire Fabric
BDY:	Boundary	DTL:	Detail	HVAC:	Heating Ventilating & Air Conditioning	OPNG:	Opening	SIM:	Similar		
BIT:	Bituminous	DWG:	Drawing			OVFL:	Overflow	SPEC:	Specification		
BLDG:	Building	DS:	Downspout	IN:	Inch	PLAM:	Plastic Laminate	SQ:	Square		
BLT-IN:	Built-In	EL:	Elevation	INCR:	Increase	PERF:	Perforate	SS:	Stainless Steel		
BM:	Beam, Bench Mark	ELEC:	Electrical	INSUL:	Insulation	PERIM:	Perimeter	STC:	Sound Transmission Class		
B.O.:	Bottom Of	ENCL:	Enclosure	INT:	Interior	PERP:	Perpendicular				
BW:	Both Ways	EQ:	Equal	J-BOX:	Junction Box	PLWD:	Plywood	STD:	Standard		
B/W:	Between	EQPM:	Equipment	JAN:	Janitor	PLUMB:	Plumbing	STL:	Steel		
C/C:	Center to Center	EW:	Each Way	JST:	Joist	PNL:	Panel	STM:	Steam		
CAB:	Cabinet	EXIST:	Existing	JT:	Joint	PR:	Pair	STOR:	Storage		
CCW:	Counter Clockwise	EXT:	Exterior	L:	Angle	PREFAB:	Prefabricated	STRUCT:	Structural		
CF:	Cubic Feet	FD:	Floor drain	LAV:	Lavatory	PRTN:	Partition	SUSP:	Suspended, Suspend		
CJ:	Control Joint	FDN:	Foundation	LH:	Left Hand	PT:	Paint				
		FE:	Fire Extinguisher								
		FIN:	Finish, finished								
		FIXT:	Fixture								

MATERIAL INDICATION

- EARTH
- COMPACTED EARTH
- CONCRETE
- MASONRY
- BRICK
- GYPSUM BOARD
- WOOD FRAMING
- WOOD BLOCKING
- PLYWOOD
- PLASTIC LAMINATED WOOD
- FINISH WOOD
- CERAMIC OR QUARRY TILE
- BATT INSULATION
- RIGID INSULATION
- ACOUSTIC CEILING TILE
- STEEL
- ALUMINUM

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING DEMOLITION AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT.
2. THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PROVIDED DRAWINGS AND DOCUMENTS FOR THIS PROJECT.
3. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
4. FRAMING DIMENSIONS ARE WITNESSED TO FACE OF STUD UNLESS NOTED OTHERWISE.
5. ALL INTERIOR DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
6. COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, CONVECTORS, CABINET UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS.



VICINITY MAP
NOT TO SCALE

DRAWING LIST

GENERAL
G-001 TITLE SHEET

CIVIL
C-1.0 SURVEY SITE PLAN
C-1.1 GENERAL NOTES & SEDIMENT CONTROL DETAILS
C-2.0 DEMOLITION PLAN
C-3.0 SITE GRADING PLAN

LANDSCAPE
L1.00 DEMOLITION PLAN
L1.01 LAYOUT AND MATERIALS PLAN

STRUCTURAL
S-001.0 GENERAL NOTES
S-101.0 STRUCTURAL PLANS AND DETAILS

ARCHITECTURAL
A-101.0 GROUND FLOOR PLAN
A-102.0 ROOF PLAN
A-200.0 ENLARGED PLANS AND BUILDING ELEVATIONS
A-300.0 SECTIONS AND DETAILS
I-300 EXTERIOR SIGNS

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SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH
COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
Columbus, OH 43212

#	DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
12 JUNE 2024

PROJECT NUMBER
202406.00

DRAWN BY: KM | **CHECKED BY:** GG

TITLE SHEET

G-001.0

8/13/2024 11:11:44 AM

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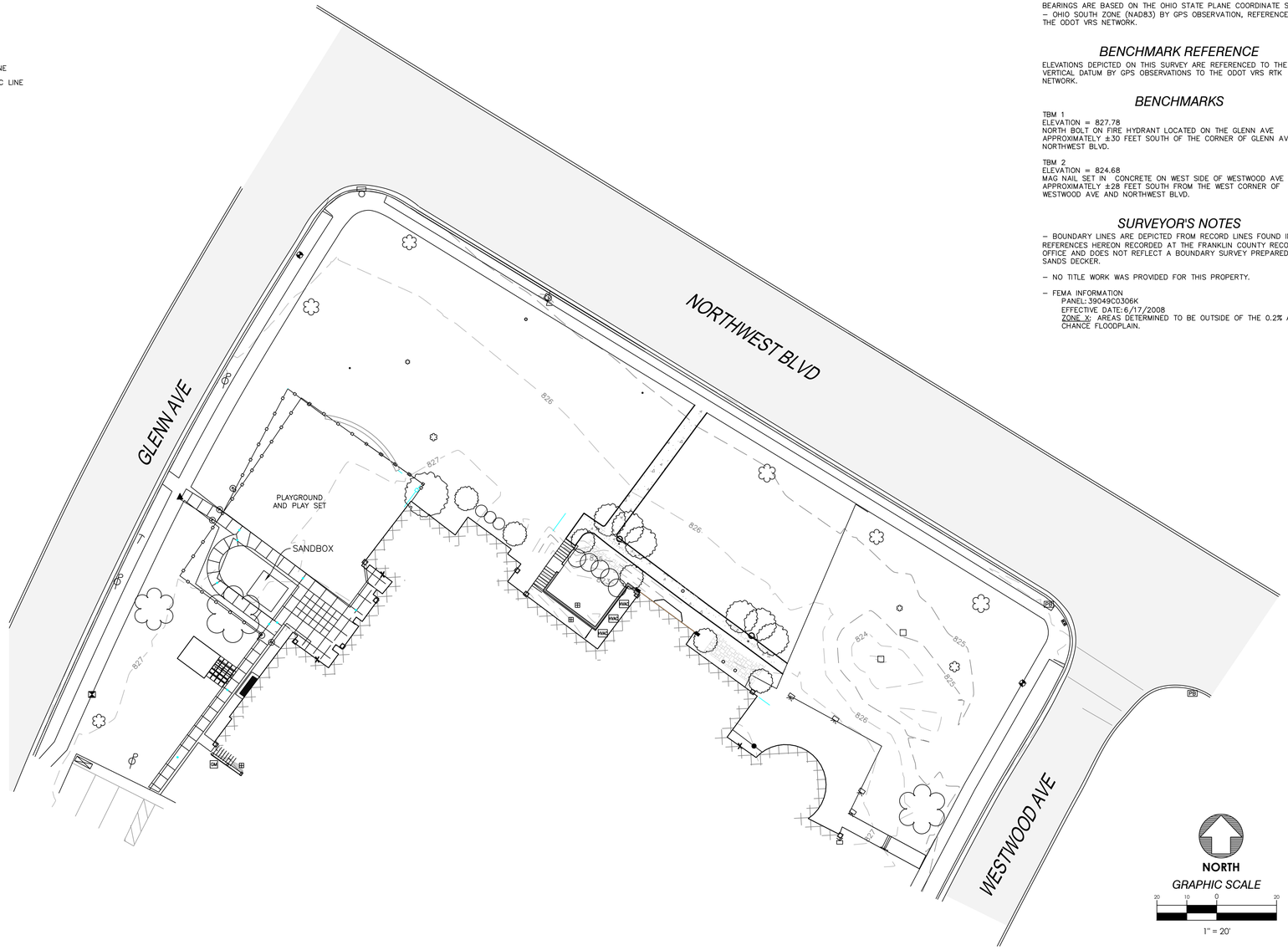
LEGEND

- STORM LINE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- BAR FENCE
- LANDSCAPE EDGE
- HAND RAIL
- MANHOLE
- DOWNSPOUT
- CATCH BASIN
- YARD DRAIN
- CURB INLET
- CLEANOUT
- FIRE HYDRANT
- WATER MAIN VALVE
- WATER VALVE
- GAS VALVE
- GAS METER
- LIGHT POLE
- POWER POLE
- GROUND LIGHT
- GUY WIRE
- HVAC UNIT
- PULL BOX
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- POST
- SIGN
- PARKING BLOCK
- FINISHED FLOOR
- BENCHMARK
- CONCRETE
- ASPHALT
- BRICK
- BUILDING



HORIZONTAL REFERENCE

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM – OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.

BENCHMARK REFERENCE

ELEVATIONS DEPICTED ON THIS SURVEY ARE REFERENCED TO THE NAVD88 VERTICAL DATUM BY GPS OBSERVATIONS TO THE ODOT VRS RTK NETWORK.

BENCHMARKS

TBM 1
ELEVATION = 827.78
NORTH BOLT ON FIRE HYDRANT LOCATED ON THE GLENN AVE APPROXIMATELY ±30 FEET SOUTH OF THE CORNER OF GLENN AVE AND NORTHWEST BLVD.

TBM 2
ELEVATION = 824.68
MAG NAIL SET IN CONCRETE ON WEST SIDE OF WESTWOOD AVE APPROXIMATELY ±28 FEET SOUTH FROM THE WEST CORNER OF WESTWOOD AVE AND NORTHWEST BLVD.

SURVEYOR'S NOTES

– BOUNDARY LINES ARE DEPICTED FROM RECORD LINES FOUND IN REFERENCES HEREON RECORDED AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND DOES NOT REFLECT A BOUNDARY SURVEY PREPARED BY SANDS DECKER.

– NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.

– FEMA INFORMATION
PANEL: 39049C0306K
EFFECTIVE DATE: 6/17/2008
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

HOLY TRINITY CHURCH	
CURRENT SITE AREA	1.814 ac = 79,014.84 sf
PRE-CONSTRUCTION IMPERVIOUS	51,598.65 sf
TOTAL PRE-CONSTRUCTION IMPERVIOUS PERCENTAGE	65.3%
TOTAL NEW IMPERVIOUS (NOT INCLUDING RIGHT-OF-WAY)	= (-122.92 sf)
POST-CONSTRUCTION IMPERVIOUS	51,475.73 sf
TOTAL POST-CONSTRUCTION IMPERVIOUS PERCENTAGE	65.1%

UTILITIES

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, AND OTHER INFORMATION IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED BY THE OWNERS OF THE UTILITY COMPANY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED, OR GUARANTEED TO BE COMPLETE OR ACCURATE.

THE FOLLOWING UTILITY OWNERS WERE CONTACTED AS LISTED BY OUPS CONFIRMATION TICKET A315004994:

COLUMBIA GAS OF OHIO	1–800–344–4077
AT&T OHIO	1–800–660–1000
AEP OHIO POWER	1–800–277–2177
MCI INC	1–888–624–5622
CITY OF UPPER ARLINGTON	1–614–583–5070
CHARTER COMMUNICATIONS	1–866–849–1945

*DENOTES THE UTILITY LINE IS DRAWN FROM PLANS

WSA
982 S. FRONT STREET
COLUMBUS, OH 43206
614.824.1633
SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY CHURCH

COLUMBARIUM AND RENOVATIONS

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DATE PRINTED
17 MAY 2024

PROJECT NUMBER
202406.00

DRAWN BY: JMG | **CHECKED BY:** LA

SURVEY SITE PLAN

C-1.0

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GENERAL NOTES:

APPROVED PLANS: THE CIVIL/SITE DRAWINGS PREPARED BY SANDS DECKER FOR THIS PROJECT ARE NOT FOR CONSTRUCTION UNLESS AND UNTIL ALL APPLICABLE APPROVALS HAVE BEEN SECURED AND THE DRAWINGS ARE ISSUED FOR CONSTRUCTION. LAYOUT, FABRICATION OF MATERIALS, CONSTRUCTION, OR ANY CONSTRUCTION-RELATED ACTIVITIES ASSOCIATED WITH THESE DRAWINGS IS NOT TO PROCEED UNLESS EACH SHEET INCLUDES THE ISSUED FOR CONSTRUCTION LABEL.

GENERAL: THE CURRENT STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MATERIAL SPECIFICATIONS (ODOTCMS) TOGETHER WITH THE REQUIREMENTS OF UPPER ARLINGTON, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF CONTRACT, SHALL GOVERN ALL MATERIALS & WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS. WHEN THERE IS OR APPEARS TO BE A CONFLICT BETWEEN THE ABOVE REFERENCED SPECIFICATIONS & THESE PLANS, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. UNLESS OTHERWISE SPECIFIED, ALL ITEM NUMBERS REFER TO ODOTCMS.

PROJECT LIMITS: THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT, THE EXISTING RIGHTS-OF-WAY, CONSTRUCTION EASEMENTS & PERMANENT EASEMENTS, & SHALL NOT TRESPASS UPON PRIVATE PROPERTY WITHOUT WRITTEN CONSENT OF THE PROPERTY OWNER.

PROTECTION OF SURVEY MONUMENTS: THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, & ANY OTHER SURVEY MONUMENTS OR MARKERS. IF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, OR HIS SUB-CONTRACTORS RESULT IN DESTRUCTION OF OR DAMAGE TO ANY OF THE ABOVE ITEMS, THOSE ITEMS SHALL BE ACCURATELY RESTORED, AT THE CONTRACTOR'S EXPENSE, BY A LICENSED SURVEYOR REGISTERED IN THE STATE OF OHIO.

MISCELLANEOUS WORK: ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR & THE COST OF SAME SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS.

PERMITS: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THESE DOCUMENTS.

TRAFFIC CONTROL: THE CONTRACTOR SHALL USE ADEQUATE LIGHTS, SIGNS, FLAGGERS, & BARRICADES AS REQUIRED IN ITEM 614 TO SAFEGUARD THE TRAVELING PUBLIC AT ALL TIMES. ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS. WHERE IT IS ANTICIPATED THAT WORK WILL CLOSE A ROAD OR STREET, THE CONTRACTOR SHALL INFORM THE RESIDENTS TO BE AFFECTED, THE LOCAL LAW ENFORCEMENT AGENCY, THE LOCAL FIRE DEPARTMENT, & THE ENGINEER AS TO THE EXTENT, NATURE, & THE TIME OF THE ANTICIPATED WORK. THE CONTRACTOR SHALL SUBMIT A PLAN & SCHEDULE FOR DETOURING TRAFFIC 10 DAYS PRIOR TO THE CLOSING OF ANY ROAD OR STREET TO THE ENGINEER & ROAD OWNER. DURING A CLOSING OF A ROAD OR STREET, THE CONTRACTOR SHALL PROVIDE ACCESS TO PROPERTIES FOR EMERGENCY VEHICLES & THE PROPERTY OWNERS. NO ROAD OR STREET SHALL BE CLOSED UNTIL THE SCHEDULE IS APPROVED BY THE AGENCY HAVING CONTROL OF THE ROAD.

SAFETY OF CONSTRUCTION: THE CONTRACTOR SHALL COMPLY WITH THE FEDERAL OCCUPATIONAL SAFETY & HEALTH ACT OF 1970 (OSHA) & ALL OTHER APPLICABLE FEDERAL, STATE, & LOCAL LAWS, REGULATIONS, FINDINGS & ORDERS RELATING TO SAFETY & HEALTH CONDITIONS ON THE WORK SITE. CONSTRUCTION METHODS FOR COMPLETING THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS SHALL BE CONSISTENT WITH THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AMENDED CONSTRUCTION STANDARDS FOR EXCAVATIONS, 29 CFR PART 1926, SUB-PART P, EFFECTIVE MARCH 5, 1990.

EROSION & SEDIMENT CONTROL: PROJECTS DISTURBING LESS THAN ONE ACRE & NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT ARE NOT REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO THE OHIO EPA FOR COVERAGE UNDER THEIR GENERAL CONSTRUCTION STORM WATER PERMIT & ARE NOT REQUIRED TO MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN (SWP3) ON SITE. THE CONTRACTOR SHALL, HOWEVER, INSTALL & MAINTAIN SILT FENCES, DITCH CHECKS, TEMPORARY SEEDING, & OTHER MEASURES AS NECESSARY TO CONTROL SOIL EROSION & PREVENT SEDIMENT-LADEN RUN-OFF FROM EXITING THE SITE OR ENTERING STORM SEWER SYSTEMS OR DRAINAGE WAYS.

EXISTING UTILITIES: THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS APPROXIMATE. THE LOCATION, SIZES, & OTHER INFORMATION SHOWN IS ONLY AS ACCURATE AS THAT PROVIDED BY THE OWNERS OF THE UTILITY. THIS INFORMATION IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. THE ENGINEER DOES NOT INDEPENDENTLY VERIFY NOR FIELD LOCATE UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO PHYSICALLY LOCATE & VERIFY, IN THE FIELD, THE HORIZONTAL & VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL SUPPORT, PROTECT & RESTORE ALL EXISTING UTILITIES & THEIR ASSOCIATED ITEMS. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE SECTIONS OF THE OHIO REVISED CODE INCLUDING SECTIONS 153.64 & 3781.28. THE CONTRACTOR SHALL NOTIFY THE REGISTERED UTILITY PROTECTION SERVICE & ALL UTILITY OWNERS HAVING FACILITIES IN THE CONSTRUCTION AREA WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE. THE CONTRACTOR SHALL GIVE NOTIFICATION AS REQUIRED BY OHIO REVISED CODE, AT LEAST TWO (2) & NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION OPERATIONS, EXCLUDING SATURDAYS, SUNDAYS, & LEGAL HOLIDAYS, & SHALL COORDINATE HIS WORK WITH THE UTILITY OWNERS UNTIL HIS WORK IS COMPLETED. THE CONTRACTOR SHALL KEEP THE UTILITY OWNERS APPRISED OF HIS SCHEDULE & REQUIREMENTS & SHALL PROVIDE THE PROJECT OWNER WITH EVIDENCE OF HAVING NOTIFIED THE UTILITIES & PROVIDED THEM WITH HIS WORK SCHEDULE PRIOR TO BEGINNING ANY WORK.

THE CONTRACTOR MAY REVIEW THE INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY OWNERS AT THE ENGINEER'S OFFICE PRIOR TO SUBMITTING A BID. CONTRACTORS REQUIRING MORE INFORMATION REGARDING EXISTING UTILITIES SHOULD CONDUCT THEIR OWN FIELD INVESTIGATIONS OR OTHERWISE LOCATE THE UTILITIES PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION. SEE EXISTING SITE SURVEY FOR A LISTING OF UTILITIES THAT MAY HAVE UNDERGROUND FACILITIES IN THE PROJECT AREA.

DRAINAGE TILE: ALL FARM DRAINS, ROADWAY DRAINS, & OTHER DRAINAGE TILE WHICH ARE ENCOUNTERED WITHIN THE CONSTRUCTION LIMITS DURING CONSTRUCTION SHALL BE PROVIDED WITH AN UNOBSTRUCTED OUTLET. EXISTING COLLECTOR TILES WHICH ARE LOCATED BELOW THE PROPOSED FINISHED ELEVATION & WHICH CROSS THE TRENCH SHALL BE REPLACED WITHIN THE TRENCH LIMITS BY ITEM 611 CONDUIT. THE LOCATION, TYPE, SIZE, & GRADE OF THE REQUIRED REPLACEMENT SHALL BE DETERMINED BY THE PROJECT ENGINEER OR HIS SITE REPRESENTATIVE DURING CONSTRUCTION. NECESSARY BENDS OR FITTINGS, COMPACTED GRANULAR BACKFILL, & ASSOCIATED ITEMS SHALL BE INCLUDED IN THE BID PRICE.

CONFLICTS IN GRADE: IN ALL CONFLICTS IN GRADE BETWEEN THE WATER LINES OR WATER SERVICES & OTHER EXISTING UTILITIES, THE WATER LINE/SERVICE LINE SHALL BE LOWERED DURING CONSTRUCTION. A MINIMUM 18" VERTICAL & 10' HORIZONTAL CLEARANCE SHALL BE MAINTAINED BETWEEN THE WATER LINE & ANY SANITARY OR STORM SEWER; 12" MINIMUM VERTICAL CLEARANCE FOR OTHER UTILITIES. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES AHEAD OF HIS CONSTRUCTION OPERATIONS TO ALLOW FOR ADJUSTMENTS IN GRADE TO THE WATER LINE THAT MAY BE REQUIRED AS A RESULT OF POTENTIAL CONFLICTS WITH AN EXISTING UTILITY. NO ADDITIONAL COMPENSATION WILL BE MADE TO THE CONTRACTOR FOR LOWERING THE WATER LINE TO AVOID CONFLICTS WITH EXISTING UTILITIES.

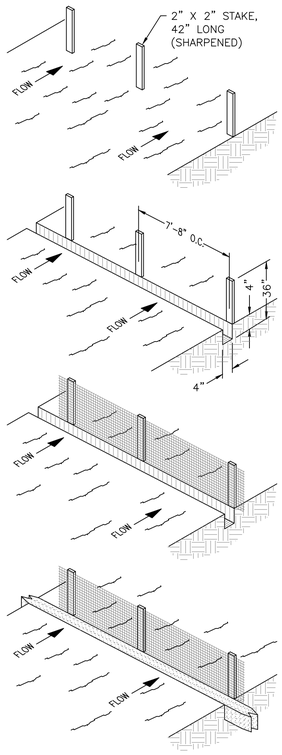
FINAL GRADING & CLEAN-UP: THE CONTRACTOR SHALL CLEAN UP ALL DEBRIS & MATERIALS RESULTING FROM HIS OPERATION & RESTORE ALL SURFACES, STRUCTURES, DITCHES, SIGNS, MAILBOXES, FENCES, GUARDRAILS, OR OTHER PHYSICAL FEATURES OR PROPERTY DISTURBED OR DAMAGED DURING WORK UNDER THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE ENGINEER. THE COST OF ALL SUCH WORK SHALL BE INCLUDED WITH THE VARIOUS RELATED ITEMS.

SEEDING & MULCHING: ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION & ELEVATION OR TO THE PROPOSED ELEVATIONS SHOWN ON THE DRAWINGS, & PROPER DRAINAGE SHALL BE PROVIDED. AFTER FINAL GRADING, THE SEED BED SHALL BE RAKED & ALL STONES, CLODS, LUMPS & OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIAMETER SHALL BE REMOVED PRIOR TO SEEDING & MULCHING. ALL AREAS SHALL BE SEEDED PER ITEM 659.09, CLASS 1 FOR RESIDENTIAL AREAS OR CLASS 2 FOR RURAL ROADSIDE AREAS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL WATER, RE-SEED & MULCH AS NECESSARY UNTIL AN ACCEPTABLE STAND OF GRASS IS ACHIEVED.

STORM SEWER & CULVERT CONSTRUCTION: UNLESS SHOWN OTHERWISE ON THESE PLANS, STORM SEWER & CULVERT CONSTRUCTION SHALL CONFORM TO ODOT SPECIFICATIONS. PIPE SHALL BE CORRUGATED POLYETHYLENE SMOOTH LINED PIPE, ITEM 707.33, OR REINFORCED CONCRETE CIRCULAR PIPE, ITEM 706.02.

BEDDING & BACKFILL: STORM SEWERS UNDER EXISTING OR PROPOSED PAVEMENT LIMITS & DRIVES SHALL BE INSTALLED AS REQUIRED FOR TYPE B OR TYPE D CONDUIT, ITEM 611.02. BACKFILL SHALL BE ITEM 703.11, TYPE 1, UP TO THE PAVEMENT. SUBGRADE OR WITHIN 6" OF FINISHED GRADE. THE PAVEMENT LIMITS SHALL BE 5' BEYOND THE EDGE OF PAVEMENT, PAVED SHOULDER OR BACK OF CURB. STORM SEWER OUTSIDE PAVEMENT LIMITS SHALL BE INSTALLED AS REQUIRED FOR TYPE C CONDUIT, ITEM 611.02, USING NATURAL BACKFILL. BEDDING FOR TYPE B, C OR D CONDUIT SHALL CONSIST OF NOS. 57, 6, 67, 7, 78, OR 8, ITEM 703, AS REQUIRED BY THE PIPE MANUFACTURER. ANY SETTLEMENT WHICH OCCURS DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

UNDERDRAIN: WHERE DOWNSPOUTS FROM RESIDENTIAL DWELLINGS ARE TO CONNECT INTO THE STREET UNDERDRAIN SYSTEM, THE UNDERDRAIN SHALL BE 6" MINIMUM OR AS OTHERWISE SPECIFIED. 4" UNDERDRAINS ARE ACCEPTABLE WITHOUT DOWNSPOUT CONNECTIONS. PIPE USED FOR UNDERDRAIN SHALL CONFORM TO ITEM 707.31, CORRUGATED POLYETHYLENE DRAINAGE TUBING.



SILT FENCE: THIS BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC & IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. HEIGHT OF BARRIER SHALL NOT EXCEED 36". HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE STRUCTURE FAILURE.
2. FILTER FABRIC SHALL BE FROM A CONTINUOUS ROLL & CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FABRIC SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, & SECURELY SEALED.
3. POSTS SHALL BE SPACED AT 10' (MAX.) APART & DRIVEN SECURELY INTO THE GROUND 12" (MIN.). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT WIRE MESH SUPPORT, POST SPACING SHALL NOT EXCEED 6'.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE & 4" DEEP ALONG THE LINE OF POSTS & UP-SLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP-SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1" LONG, TIE WIRES OR HOG RINGS. WIRE MESH SHALL EXTEND INTO THE TRENCH 2" (MIN.) & SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
6. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE MESH & 8" OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. FABRIC SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. WHEN EXTRA STRENGTH FILTER FABRIC & CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT MAY BE ELIMINATED. IN SUCH CASE, FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
8. THE TRENCH SHALL BE BACKFILLED & SOIL COMPACTED OVER THE FILTER FABRIC.
9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

INSPECT IMMEDIATELY AFTER EACH RAINFALL & AT LEAST DAILY DURING PROLONGED RAINFALL. REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FILTER FABRIC DECOMPOSE OR BECOME INEFFECTIVE WHILE THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO EXISTING GRADE, PREPARED & SEEDED.

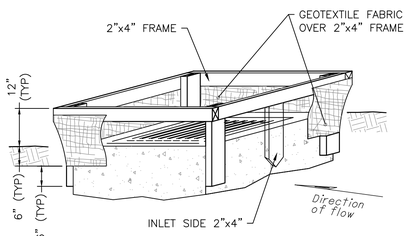
DESIGN CAPACITY CHART:

MAX. DRAINAGE AREA PER 100 LF OF BARRIER	RANGE OF SLOPE PER DRAINAGE AREA
0.5 AC.	<2%
0.25 AC.	≥2% BUT <20%
0.125 AC.	≥20% BUT <50%

SEDIMENT FENCE (1)
NOT TO SCALE

NOTE:
THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE. STRAW WATTLES OR COMPOST ROLLS HAVE TO BE A MINIMUM OF 12" IN DIAMETER NOW (OEPA).

ADDITIONALLY:
THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.



SEE ODOT SCD DM-4.4 FOR ADDITIONAL DETAILS.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM PANELS, SURFACE & VICINITY OF UNIT AFTER EACH RAIN EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN CONTAINMENT AREA OF UNIT AS NEEDED.

INLET PROTECTION (LAWN AREAS) (2)
NOT TO SCALE

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GENERAL NOTES & SEDIMENT CONTROL DETAILS

C-1.1

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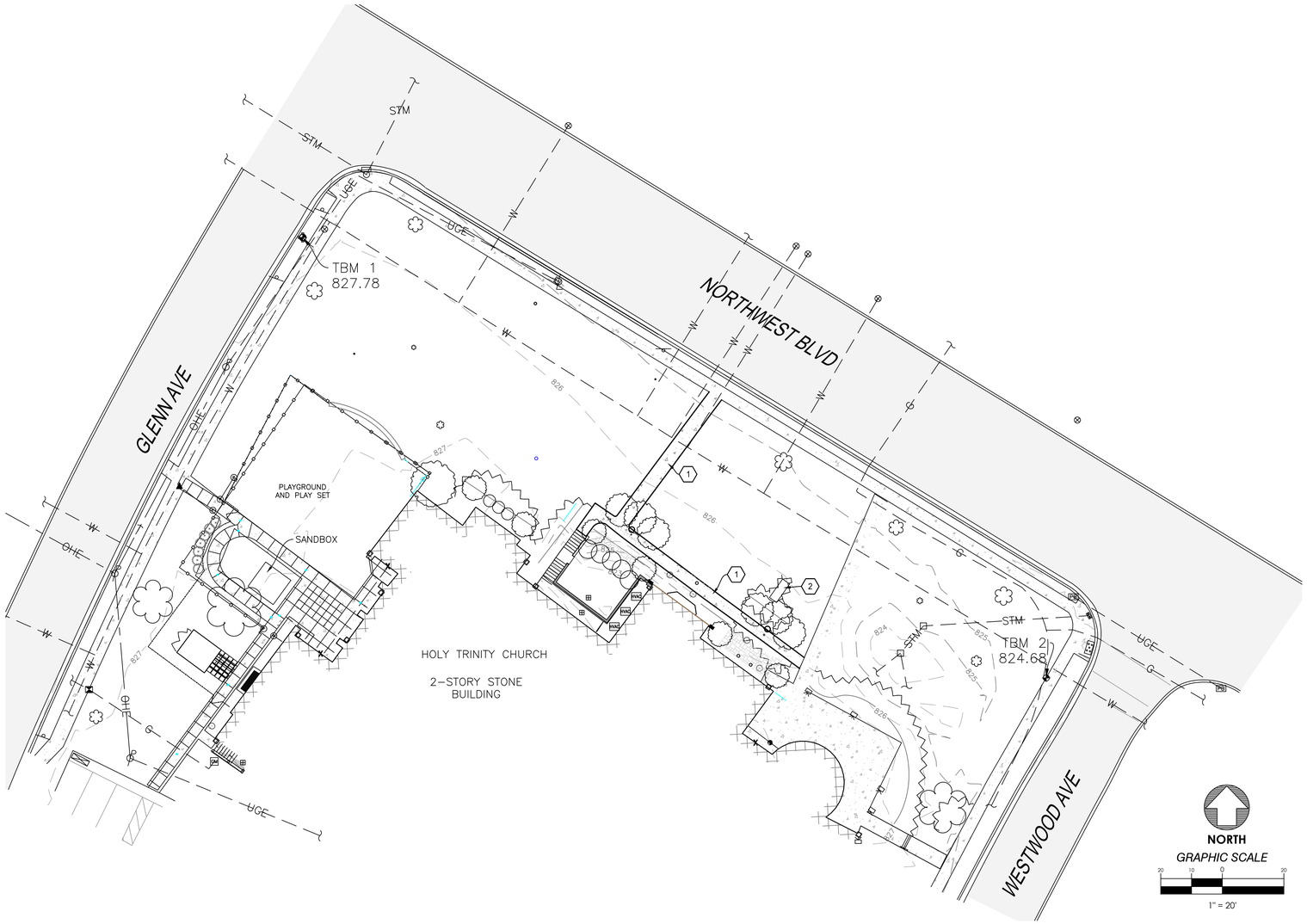

SITE DEMOLITION KEYNOTES

1. EXISTING SIDEWALK TO BE REMOVED
2. EXISTING CHURCH SIGN AND BRICK FOUNDATION TO BE REMOVED.

MISC. NOTES

- ALL ITEMS ARE EXISTING & ARE TO REMAIN UNLESS INDICATED OTHERWISE BY KEY NOTE.
- ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND LOCAL REQULATIONS, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION, REMOVAL, RELOCATION, AND/OR ABANDONMENT OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY AND SHALL MEET ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REQUIREMENTS. ANY ABANDONED OR INACTIVE UTILITIES ENCOUNTERED ON-SITE. WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE REMOVED TO THE PROPERTY LINE AND CAPPED.
- THE REMOVAL OF ANY ITEMS WHICH HAVE IN-GROUND FOUNDATIONS, BASES OR FOOTERS OF ANY KIND SHALL INCLUDE COMPLETE REMOVAL OF SAID FOUNDATIONS.
- VOIDS REMAINING AFTER DEMOLITION WHICH DO NOT FALL WITHIN AREAS OF PROP. PAVEMENT SHALL BE BROUGHT TO WITH 6" OF FINISHED GRADE THEN FINISHED WITH TOPSOIL, SEEDING & MULCHING PER SPECIFICATIONS.

LEGEND

EX. CONCRETE PAVEMENT/WALK (TBR)

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DEMOLITION PLAN

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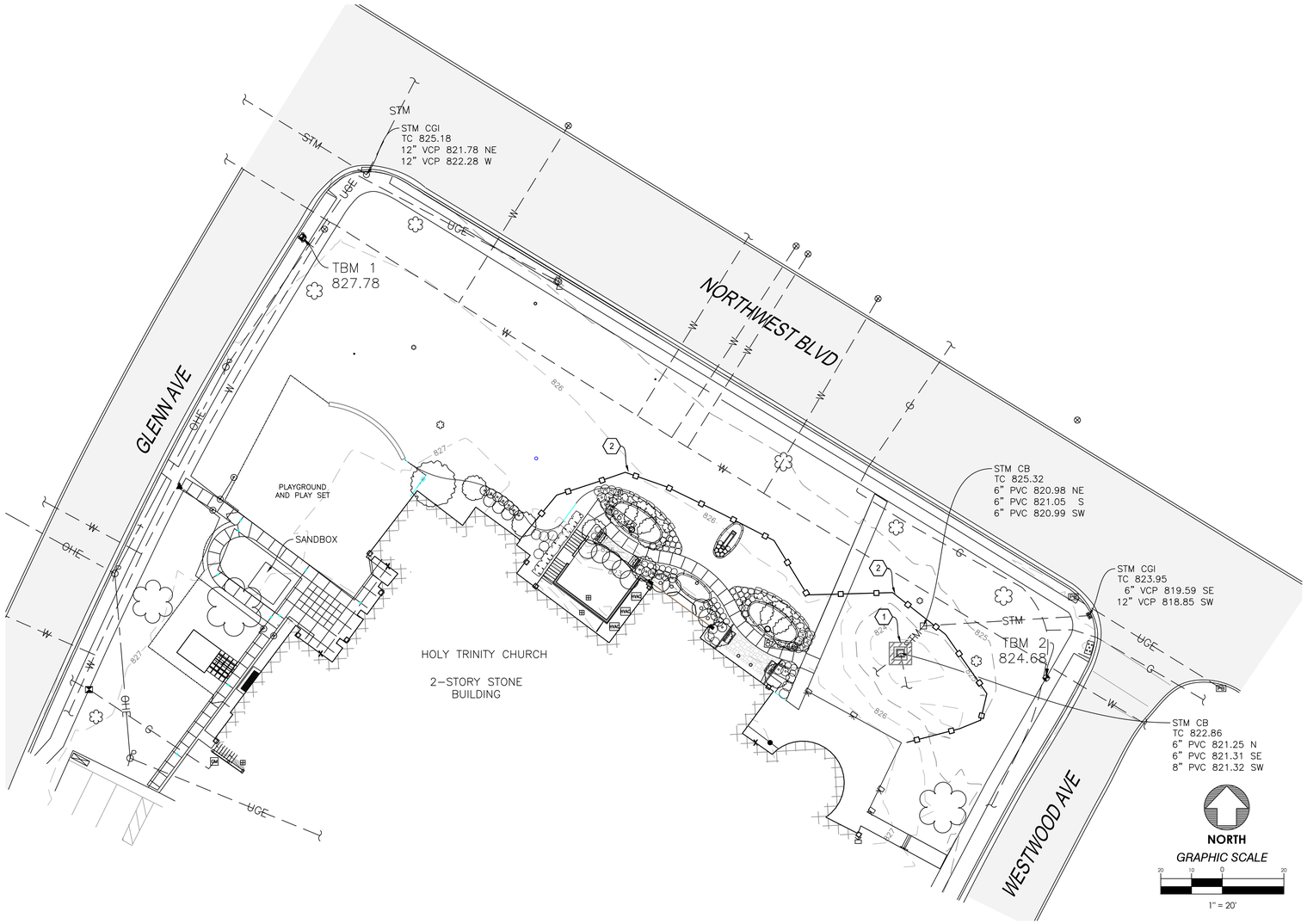

1 SITE GRADING KEYNOTES

1. INLET PROTECTION, SEE DETAIL 2 ON SHEET C-1.1
2. SEDIMENT FENCE, SEE DETAIL 1 ON SHEET C-1.1.

MISC. NOTES

- ALL GRADES SHOWN ARE PAVEMENT ELEVATIONS AT FACE OF CURB, WHERE APPLICABLE UNLESS OTHERWISE NOTED. EX = EXISTING, TC = TOP OF CASTING, BC = TOP/BACK OF CURB.
- GRADE BOXES HAVE BEEN TRUNCATED FOR LEGIBILITY. ADD 700 OR 800 TO ALL SPOT ELEVATIONS UNLESS OTHERWISE IDENTIFIED.
- ALL DISTURBED AREAS LEFT UNPAVED SHALL BE SEEDED & MULCHED.
- ALL EXISTING AND PROPOSED STORM SEWER INLETS SHALL BE FITTED WITH EROSION CONTROL DEVICES DURING CONSTRUCTION.
- ANY EXISTING MANHOLES, WATER VALVES, OR OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO GRADE ACCORDING TO THE UTILITY OWNER'S REQUIREMENTS.
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A TEMPORARY CONSTRUCTION ENTRANCE TO MITIGATE TRACKING OF DIRT AND DEBRIS ONTO PUBLIC STREETS.
- CONTRACTOR SHALL UTILIZE APPROVED CONCRETE WASHOUT AREAS. LOCATIONS TO BE DETERMINED IN THE FIELD.
- ALL SLOPE 3:1 AND STEEPER SHALL REQUIRE ODOT ITEM 671, TEMPORARY EROSION CONTROL MATTING, TYPE C. INSTALLED AND SECURED ACCORDING TO ODOT STD. DWG. DM-4.2 OR MANUFACTURER'S RECOMMENDATIONS.

LEGEND

INLET PROTECTION

SEDIMENT FENCE

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EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY CHURCH

COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS

2001 Northwest Blvd,
COlumbus, OH 43212

PRELIMINARY
NOT FOR
CONSTRUCTION

PERMIT SUBMISSION

DATE PRINTED
17 MAY 2024

PROJECT NUMBER
202406.00

DRAWN BY: JMG | **CHECKED BY:** LA

SITE GRADING PLAN

C-3.0

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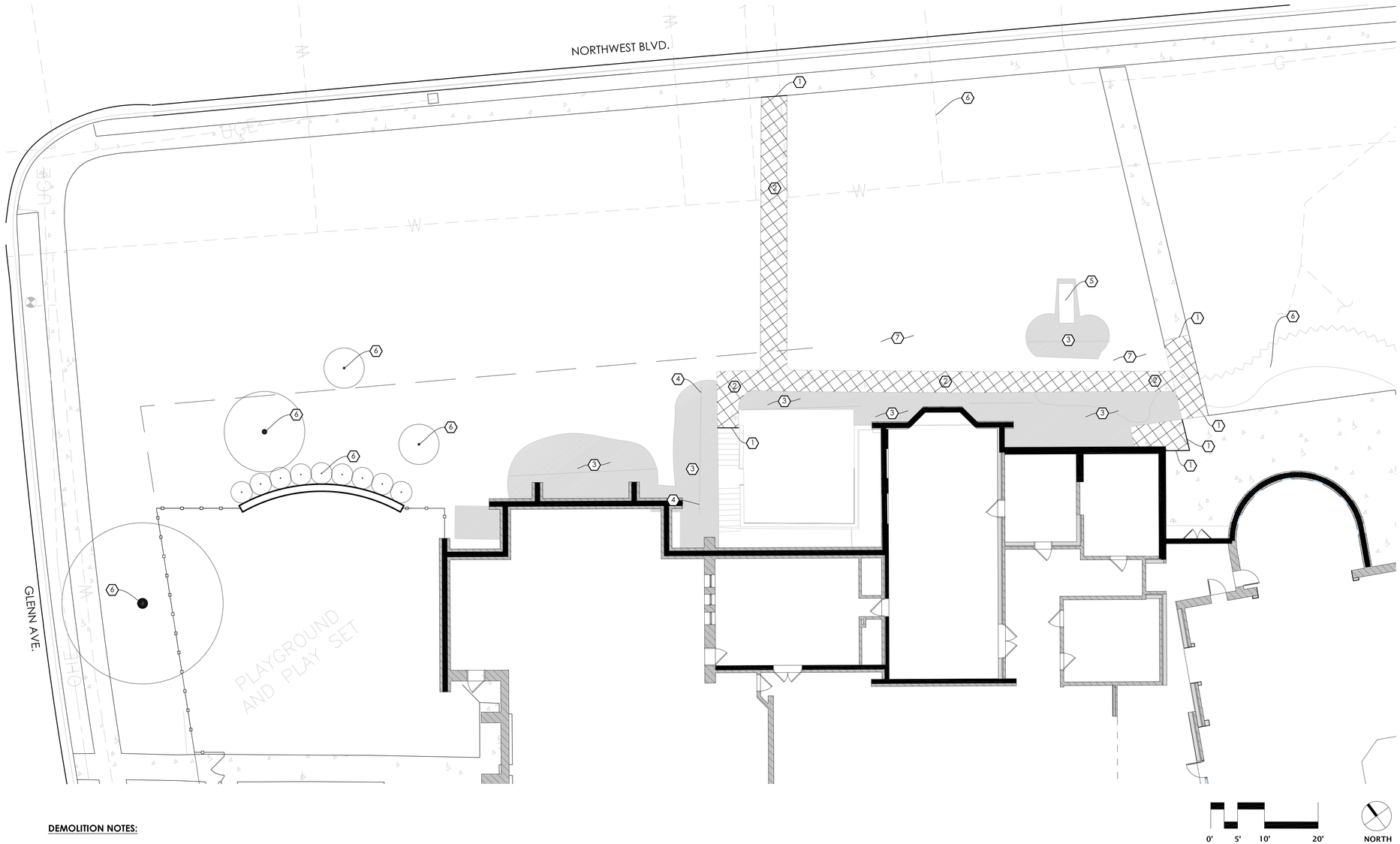

DEMOLITION NOTES:

EXISTING UTILITIES

A. Locate, identify, disconnect, and seal or cap utilities indicated to be removed or abandoned in place.

B. Interrupting Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others, unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify Architect not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Architect's written permission.

CLEARING AND GRUBBING

A. Remove obstructions, trees, shrubs, and other vegetation to permit installation of new construction.

1. Do not remove trees, shrubs, and other vegetation indicated to remain or to be relocated.
2. Grind down stumps and remove roots larger than 2 inches in diameter, obstructions, and debris to a depth of 18 inches below exposed subgrade.
3. Use only hand methods or air spade for grubbing within protection zones.
4. Chip removed tree branches and dispose of off-site.

B. Fill depressions caused by clearing and grubbing operations with satisfactory soil material unless further excavation or earthwork is indicated.

1. Place fill material in horizontal layers not exceeding a loose depth of 8 inches, and compact each layer to a density equal to adjacent original ground.

TOPSOIL STRIPPING

A. Remove sod and grass before stripping topsoil.

B. Strip topsoil to depth of 6 inches in a manner to prevent intermingling with underlying subsoil or other waste materials.

1. Remove subsoil and nonsoil materials from topsoil, including clay lumps, gravel, and other objects larger than 2 inches in diameter; trash, debris, weeds, roots, and other waste materials.
2. Remove topsoil from areas receiving proposed pavements.

C. Stockpile topsoil away from edge of excavations without intermixing with subsoil or other materials. Grade and shape stockpiles to drain surface water. Cover to prevent windblown dust and erosion by water.

1. Limit height of topsoil stockpiles to 60 inches.
2. Do not stockpile topsoil within protection zones.
3. Dispose of surplus topsoil. Surplus topsoil is that which exceeds quantity indicated to be stockpiled or reused.
4. Stockpile surplus topsoil to allow for respreading deeper topsoil.

SITE IMPROVEMENTS

A. Remove existing above- and below-grade improvements as indicated and necessary to facilitate new construction.

B. Remove slabs, paving, curbs, gutters, and aggregate base as indicated.

1. Unless existing full-depth joints coincide with line of demolition, neatly saw-cut along line of existing pavement to remain before removing adjacent existing pavement. Saw-cut faces vertically.
2. Paint cut ends of steel reinforcement in concrete to remain with two coats of antirust coating, following coating manufacturer's written instructions. Keep paint off surfaces that will remain exposed.

DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. Remove surplus soil material, unsuitable topsoil, obstructions, demolished materials, and waste materials including trash and debris, and legally dispose of them off Owner's property.

B. Burning tree, shrub, and other vegetation waste is not permitted. Burning of other waste and debris is prohibited.

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, BUILDING WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF BUILDING, FINISHED FACE OF WALL OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
2. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN AND ACTUAL DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. WORK SHOWN IS BASED ON A SURVEY ORIGINALLY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.
7. ALL DEMOLITION MATERIALS TO BE DISPOSED OF LEGALLY OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AT LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.

CONSTRUCTION NOTES:

1. LIMIT OF PAVEMENT REMOVAL, SAWCUT PAVEMENT STRAIGHT AND VERTICAL.
2. REMOVE EXISTING CONCRETE PAVEMENT AND GRAVEL BASE AS NECESSARY FOR NEW CONSTRUCTION.
3. EXISTING PLANT MATERIAL TO BE REMOVED.
4. REMOVE EXISTING GUARDRAIL.
5. REMOVE SIGN, WALL, AND FOUNDATION.
6. EXISTING PLANT MATERIALS TO REMAIN.
7. REMOVE SOD AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

DEMOLITION LEGEND:

CONCRETE AND BASE TO BE REMOVED.

PLANT MATERIALS AND ROOT BALLS TO BE REMOVED.

Ohio Utilities Protection Service
Call 811 before you dig

WSA
982 S. FRONT STREET
COLUMBUS, OH 43206
614.824.1633
SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH
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UA BZAP SUBMISSION

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12 JUNE 2024

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DRAWN BY: KK | CHECKED BY: PL

DEMOLITION PLAN

L1.00

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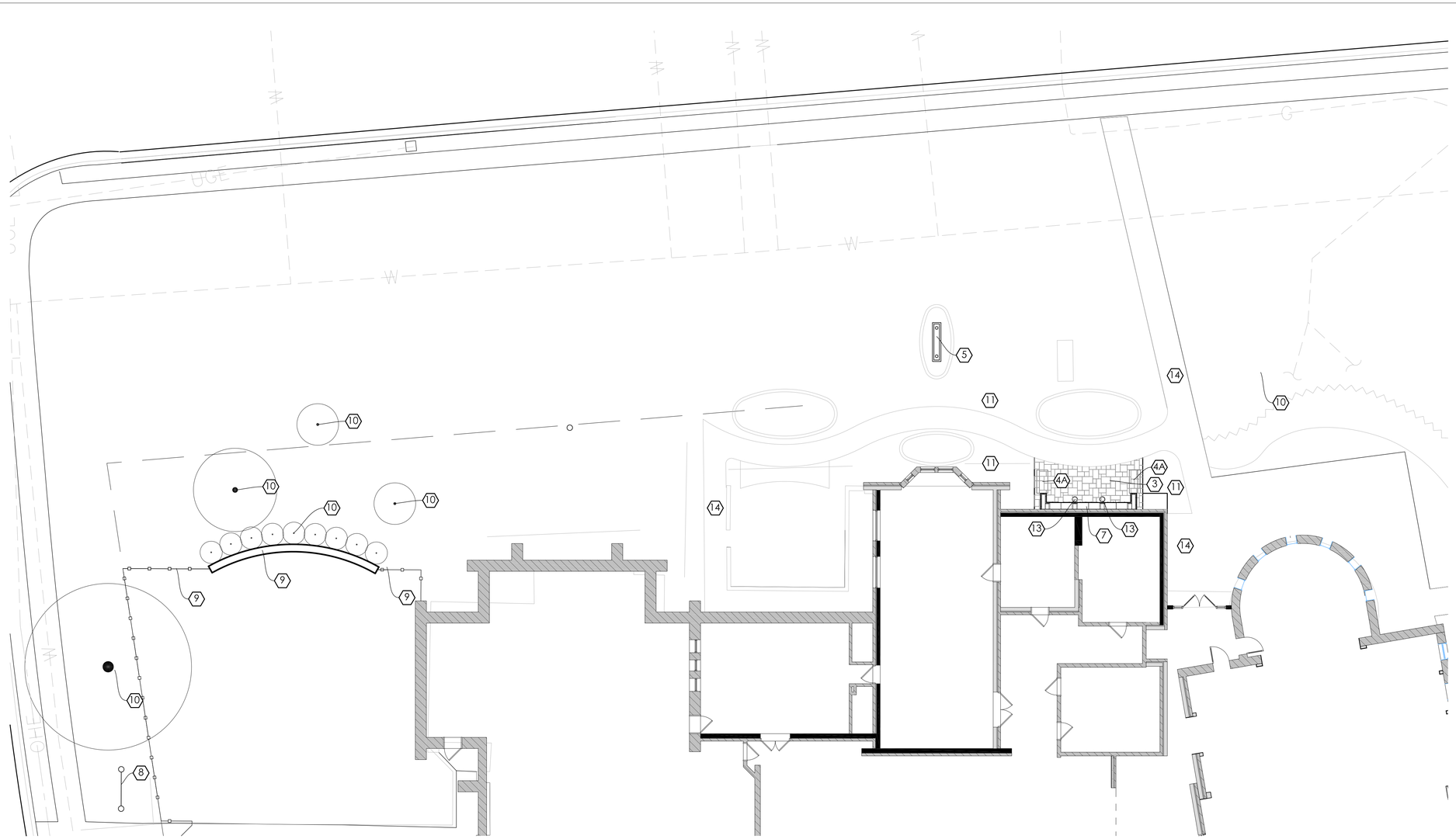

1 LAYOUT & MATERIALS PLAN

0' 5' 10' 20'

NORTH

GENERAL NOTES:

1. ALL DIMENSIONS USING CURBS, WALLS OR PAVEMENT AS A REFERENCE ARE FROM FACE OF CURB, FINISHED FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. LOCATION OF THE EXISTING UNDERGROUND UTILITIES IS APPROXIMATE & HAS NOT BEEN VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK & IS RESPONSIBLE FOR DAMAGES OCCASIONED DUE TO NEGLIGENCE IN LOCATING & PRESERVING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSION GIVEN & DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.
4. ALL LAYOUT TO BE BY A REGISTERED SURVEYOR OR ENGINEER. THE OWNER'S REPRESENTATIVE WILL REVIEW THE LAYOUT FOR GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
5. WORK SHOWN IS BASED ON A SURVEY PROVIDED BY SANDS DECKER, 1495 OLD HENDERSON RD. COLUMBUS, OHIO 43220 (614)459-6992.

CONSTRUCTION NOTES:

1. NOT USED
2. NOT USED
3. STONE PAVING ON AGGREGATE BASE, RANDOM ASHLAR PATTERN, SEE DETAIL 3, L1.01.
4A. 6' BENCH. 1939 WORLD'S FAIR ARMLESS BENCH BY KENNETH LYNCH & SONS, (203) 264-2831. www.klynchandsons.com POWDER COAT COLOR: BLACK. SLATS NATURAL CUMARU.
4B. NOT USED
5. NEW SIGN, SEE ARCHITECT'S DRAWINGS.
6. NOT USED
7. COLUMBARIUM, SEE ARCHITECT'S DRAWINGS
8. NEW PRESCHOOL SIGN, SEE ARCHITECT'S DRAWINGS.
9. EXISTING FENCE AND WALL.
10. EXISTING PLANT MATERIAL.
11. PROPOSED PLANT BED - SUBMITTED TO BUILDING DEPARTMENT
12. NOT USED
13. NOT USED
14. EXISTING SIDEWALK.
15. NOT USED
16. NOT USED

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LAYOUT AND MATERIALS PLAN

L1.01

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010000 - GENERAL STRUCTURAL NOTES

1. THE GENERAL STRUCTURAL NOTES ARE INTENDED TO AUGMENT THE DRAWINGS. SHOULD CONFLICTS EXIST BETWEEN THE DRAWINGS, AND THE GENERAL STRUCTURAL NOTES, THE STRICTEST PROVISION SHALL GOVERN.
2. GOVERNING CODE:
   OHIO BUILDING CODE - 2024 EDITION
3. SEE STRUCTURAL PLANS FOR DESIGN SOIL BEARING PRESSURE AND LIVE LOADS. LIVE LOADS REDUCED IN ACCORDANCE WITH THE GOVERNING CODE, IF APPLICABLE.
4. ROOF SNOW LOAD:

GROUND SNOW LOAD (Pg)	- 20 PSF
SNOW EXPOSURE FACTOR (Ce)	- 1.0
IMPORTANCE FACTOR (Is)	- 1.0
THERMAL FACTOR (Ct)	- 1.2
FLAT ROOF SNOW LOAD (Pf)	- 16.8 PSF
UNIFORM ROOF DESIGN SNOW LOAD	- 16.8 PSF

5. WIND LOAD:

BASIC WIND SPEED	- 108 MPH
RISK CATEGORY	- II
EXPOSURE CATEGORY	- EXPOSURE B
INTERNAL PRESSURE COEFFICIENT (G Cpi)	- 0.0

6. SEISMIC LOAD:

RISK CATEGORY	- II
IMPORTANCE FACTOR (Ie)	- 1.0
MAPPED SPECTRAL RESPONSE ACCELERATION AT SHORT PERIOD (Ss)	- 0.119
MAPPED SPECTRAL RESPONSE ACCELERATION AT ONE-SECOND PERIOD (S1)	- 0.060
SITE CLASS	- D
SPECTRAL RESPONSE PARAMETER AT SHORT PERIOD (SDs)	- 0.127
SPECTRAL RESPONSE PARAMETER AT ONE-SECOND PERIOD (SD1)	- 0.096
SEISMIC DESIGN CATEGORY	- B
SEISMIC RESPONSE COEFFICIENT (Cs)	- 0.063

   BASIC SEISMIC FORCE RESISTING SYSTEM:
   A9 -ORDINARY REINFORCED MASONRY SHEAR WALLS (R=2, Ω=2 1/2, Cd=1 3/4)
   DESIGN BY EQUIVALENT LATERAL FORCE PROCEDURE.
7. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS, OR TIE-DOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS RELATING TO EXISTING CONSTRUCTION AND EXISTING SERVICE ON THE SITE.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF COLUMNS, WALLS, OPENINGS ETC. WITH THE ARCHITECTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND DRAWINGS OF ANY OTHER DISCIPLINE.
11. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION DEAD LOAD APPLIED TO THE STRUCTURAL FRAMING.
12. DO NOT MODIFY, ALTER OR REPAIR ANY STRUCTURAL MEMBER WITHOUT PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
13. SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY CONTRACTOR PRIOR TO SUBMISSION TO STRUCTURAL ENGINEER.

033000 - CAST-IN-PLACE CONCRETE

1. SPECIFICATIONS AND STANDARDS:
   CONCRETE WORK, DETAILING, FABRICATION AND PLACING OF BARS AND CONCRETE SHALL BE GOVERNED BY THE APPLICABLE VERSION OF:
   A. ACI 301, ACI 315, AND ACI 318.
   B. CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS.
   C. ACI 306 AND ACI 305 FOR COLD AND HOT WEATHER CONCRETING, RESPECTIVELY. THE CONTRACTOR SHALL AT ALL TIMES HAVE A COPY OF THE RELEVANT SPECIFICATIONS QUOTED ABOVE ON THE SITE AND THE SUPERVISORY PERSONNEL SHALL BE THOROUGHLY FAMILIAR WITH THE CONTENTS THEREOF.
2. CONTINGENCIES:
   A. LEAN CONCRETE UNDER FOUNDATIONS FOR EARTH FILL DUE TO ACCIDENTAL OVEREXCAVATION OR SOFT SPOTS.
3. CONCRETE REQUIREMENTS AND LOCATION IN JOB:

CLASS	LOCATION	f'c	MAX W/C RATIO	SPECIAL REQUIREMENTS
1	FOOTINGS	3000 PSI		
2	LEAN CONCRETE	1500 PSI		NO TESTS, SOFT SOIL REPLACE
3	FLOWABLE FILL	85 PSI		NO TESTS, UTILITY BACKFILL UNDER FOOTINGS

   SUBMIT CONCRETE MIXES FOR APPROVAL IN ACCORDANCE WITH ACI 301 BEFORE PLACING ANY CONCRETE. ALL MIXES SHALL INCLUDE EITHER ASTM C150 PORTLAND CEMENT OR ASTM C595 PORTLAND-LIMESTONE CEMENT AND ALL AGGREGATE SHALL CONFORM TO ASTM C33.
4. REINFORCING REQUIREMENTS:
   A. BARS: ASTM A615, GRADE 60.
5. FOOTINGS:
   A. BEND ALL BARS 24 DIAMETERS AROUND CORNERS OF FOOTINGS. BARS AT THE INSIDE FACE OF THE CORNER SHALL BE CONTINUED ACROSS TO THE OUTSIDE AND THEN BENT.
6. SPLICES:
   A. NO SPLICES IN BEAM, JOIST, OR SLAB STEEL UNLESS SPECIFICALLY SHOWN OTHERWISE.
   B. TENSION SPLICES, WHEN PERMITTED - LAP IN ACCORDANCE WITH THE ACI CODE AND THE TABLE SHOWN BELOW.

   LAP SPLICE SCHEDULE:

BAR SIZE	LAP CLASS	TOP BAR (f'c<4000 PSI)	TOP BAR (f'c≥4000 PSI)	OTHER BAR (f'c<4000 PSI)	OTHER BAR (f'c≥4000 PSI)
#3	A	22"	19"	17"	15"
	B	28"	24"	22"	19"
#4	A	29"	25"	22"	19"
	B	37"	32"	29"	25"
#5	A	36"	31"	28"	24"
	B	47"	40"	36"	31"
#6	A	43"	37"	33"	29"
	B	56"	48"	43"	37"
#7	A	62"	54"	48"	42"
	B	81"	70"	62"	54"
#8	A	71"	62"	55"	47"
	B	93"	80"	71"	62"
#9	A	80"	70"	62"	54"
	B	104"	91"	80"	70"
#10	A	91"	78"	70"	60"
	B	118"	102"	91"	78"
#11	A	100"	87"	77"	67"
	B	130"	113"	100"	87"

   NOTES:
   a. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW THEM.
   b. ALL LAP SPLICES SHALL BE CLASS B UNLESS OTHERWISE NOTED.
   c. VALUES ARE NORMAL WEIGHT CONCRETE NON-EPOXY COATED BARS.
   C. LAP WELDED WIRE REINFORCING 1 SPACE + 2" AT ALL EDGES AND ENDS OF SHEETS.
7. COVER:
   A. MINIMUM CONCRETE COVER, UNLESS NOTED OTHERWISE:
      - UNFORMED SURFACE IN CONTACT WITH THE GROUND: 3".
      - FORMED SURFACES EXPOSED TO EARTH OR WEATHER: 1 1/2" FOR #5 OR SMALLER, 2" FOR #6 OR LARGER.
      - FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER: WALLS & SLABS: 3/4", BEAMS & COLUMNS (TO TIES OR STIRRUPS): 1 1/2".

042000 CONCRETE UNIT MASONRY

1. SPECIFICATIONS AND STANDARDS: DESIGN OF MASONRY SHALL BE GOVERNED BY THE APPLICABLE VERSION OF:
   A. TMS 402, TMS 403, AND TMS 404.
2. COMPRESSIVE STRENGTH OF MASONRY (f'm) 2,500 PSI, DETERMINED BY UNIT STRENGTH OR PRISM METHOD.
3. MASONRY MATERIALS:
   A. HOLLOW AND SOLID LOAD BEARING CONCRETE MASONRY UNITS - ASTM C90 - NORMAL WEIGHT. NET COMPRESSIVE STRENGTH OF CMU = 3,250 PSI.
   B. CONCRETE BRICK - ASTM C55 GRADE N1.
   C. MORTAR:
      - CONCRETE UNIT MASONRY WALLS - ASTM C270 TYPE S.
   D. COARSE MASONRY GROUT: COMPLY WITH ASTM C476.
      - 28-DAY COMPRESSIVE STRENGTH TO MATCH F'M GIVEN IN ITEM 2.
      - PROVIDE GROUT WITH A SLUMP OF 8-11 INCHES AS MEASURED ACCORDING TO ASTM C143.
      - TESTING - PROVIDE ONE SET OF TESTS FOR EACH 5,000 SF OF WALL WITH A MINIMUM OF ONE TEST PER DAY. TESTS SHALL CONSIST OF EITHER (2) 6"X12" CYLINDERS, (3) 4"X8" CYLINDERS OR A GROUT TEST PER ASTM C1019.
   E. MASONRY REINFORCEMENT:
      - HORIZONTAL JOINT REINFORCEMENT: 9 GA DEFORMED WIRE, LADDER TYPE REINFORCEMENT.
        a. IN EVERY SECOND BLOCK COURSE, FULL HEIGHT, AND WHERE SHOWN ON DRAWINGS.
        b. IN FIRST BED JOINT ABOVE AND BELOW OPENINGS EXTENDING 24" BEYOND OPENING.
        c. LAP REINFORCEMENT A FULL WIDTH AT CORNERS AND INTERSECTIONS.
      - VERTICAL REINFORCEMENT: ASTM A615, GRADE 60.
4. REINFORCED MASONRY:
   A. INSTALL REINFORCING BARS IN LOCATIONS SHOWN. SEE TABLE BELOW FOR LAP SPLICE REQUIREMENTS.

   CMU LAP SPLICE SCHEDULE (f'm≥2000 PSI):

BAR SIZE	8" CMU - CENTERED	12" CMU - CENTERED	8" CMU - EDGE	12" CMU - EDGE
#4	13"	N/A	22"	N/A
#5	20"	13"	35"	34"
#6	38"	24"	64"	64"
#7	52"	33"	87"	87"
#8	79"	50"	131"	131"
#9	N/A	64"	N/A	166"

   NOTES: CENTERED & EDGE REFER TO THE REINFORCING BAR POSITION IN MASONRY WALL. FOR EDGE CONDITIONS, PROVIDE 2" OF COVER FROM EXTERIOR FACE OF CMU TO EDGE OF REINFORCING BAR.

   B. GROUT BLOCK WITH COARSE MASONRY GROUT VIBRATED IN PLACE TO FILL ALL VOIDS AND INTERSECTIONS. FOLLOW RECOMMENDATIONS OF NCMA TEK NO. 3-2.

061000 - ROUGH CARPENTRY

1. SPECIFICATIONS AND STANDARDS:
   A. DESIGN AND DETAILING OF CONNECTIONS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION RECOMMENDED PRACTICE BY THE AMERICAN FOREST AND PAPER ASSOCIATION.
2. MATERIALS:
   A. ONLY USE DIMENSIONAL LUMBER - SPRUCE-PINE-FIR #1/#2 OR BETTER: E = 1,400,000 PSI. Fb = 875 PSI. Fv = 135 PSI. Fc = 1150 PSI. DIMENSIONAL LUMBER FOR PRESSURE TREATED AND FRT STRESSES - BEFORE TREATMENT - SOUTHERN PINE #1 OR BETTER: E = 1,600,000 PSI. Fb = 1250 PSI (2x8). Fy = 175 PSI. Fc = 1500 PSI (2x8).
   B. NAILS: COMMON WIRE NAILS: ASTM F1667.
   C. STEEL CONNECTION MATERIALS: ASTM A36.
   D. WOOD SCREWS: ASME B18.6.1.
   E. METAL FRAMING ANCHORS AND CONNECTORS: 16 OR 18 GA. GALVANIZED STEEL (ASTM A653, G60) SIZED FOR FULL LOAD CARRYING CAPACITY OF SUPPORTED MEMBER. NOMENCLATURE BASED ON ANCHORS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC.
   F. ALL SHEATHING TO HAVE EXTERIOR GLUE.
   G. PRESERVATIVE TREATMENT
      - AWPA U1.
      - PRESSURE-TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES, CATEGORY UC3b.
      - PRESSURE-TREAT MEMBERS IN CONTACT WITH GROUND WITH WATER-BORNE PRESERVATIVES, CATEGORY UC4a.
      - STEEL FASTENERS AND CONNECTION MATERIALS IN CONTACT WITH PRESERVATIVE TREATED MATERIAL SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.
3. CONSTRUCTION REQUIREMENTS:
   A. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS.
   B. CONNECT ALL FRAMING SECURELY TOGETHER WITH NAILS, SPIKES, OR FRAMING ANGLES.

SMBH SHEET LIST

NUMBER	NAME
S-001.0	GENERAL NOTES
S-101.0	PLAN

ABBREVIATIONS

#	NUMBER	FABR	FABRICATE (OR)	OC	ON CENTER (S)
#	POUND (S)	FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER
#/FT	POUNDS PER LINEAL FOOT	FFE	FINISHED FLOOR ELEVATION	OF	OUTSIDE FACE
CL	CENTERLINE	FIN	FINISHED	OPNG	OPENING
PL	PLATE	FL	FULL LENGTH	OPP	OPPOSITE (HAND)
Ø	DIAMETER	FLR	FLOOR	OPT	OPTIONAL
		FND	FOUNDATION	ORIG	ORIGINAL
AB	ANCHOR BOLT	FOM	FACE OF MASONRY	OSB	ORIENTED STRAND BOARD
ADDL	ADDITIONAL	FOS	FACE OF SHEATHING	OSL	OUT STANDING LEG
ADJ	ADJACENT	FOV	FACE OF VENEER	OVHD	OVERHEAD
AFF	ABOVE FINISHED FLOOR	FOW	FACE OF WALL	OVS	OVERSIZED ROUND HOLES
ANC	ANCHOR	FS	FAR SIDE		
APPROX	APPROXIMATELY	FT	FEET, FOOT	P/C	PRECAST CONCRETE
ARCH	ARCHITECT(URAL)	FTG	FOOTING	PAF	POWDER ACTUATED FASTENER (S)
				PEMB	PRE-ENGINEERED METAL BUILDING
B PL	BASE PLATE	GA	GAGE	PLF	POUND PER LINEAR FOOT
B, BOT	BOTTOM	GALV	GALVANIZED	PLWD	PLYWOOD
BLDG	BUILDING	GC	GENERAL CONTRACTOR	PNL	PANEL
BLK	BLOCK	GEN	GENERAL	PREL	PRELIMINARY
BLKG	BLOCKING	GR	GRADE	PROJ	PROJECT
BM	BEAM	GRND	GROUND	PSF	POUNDS PER SQUARE FOOT
BRG	BEARING	GRTG	GRATING	PSI	POUNDS PER SQUARE INCH
BRK	BRICK			PSL	PARALLEL STRAND LUMBER
BS	BOTH SIDES	H, HORIZ	HORIZONTAL		
BSMT	BASEMENT	HD	HEADED	QTY	QUANTITY
BTWN	BETWEEN	HK	HOOK		
		HS	HIGH-STRENGTH	RD	ROOF DRAIN
c/c	CENTER-TO-CENTER	HVAC	HEATING VENTILATING AIR CONDITIONING	REF	REFERENCE
CB	CONCRETE BEAM			REINF	REINFORCE (ING), (ED)
CE	CONTINUOUS END	ID	INSIDE DIAMETER (DIMENSION)	REQ	REQUIRE (MENTS)
CFWF	COLD FORMED METAL FRAMING	IF	INSIDE FACE	REQD	REQUIRED
CJ	CONTROL JOINT	IN	INCH	REV	REVIS (ION), (ED)
CLR	CLEAR	INT	INTERIOR, INTERMEDIATE	RF	ROOF
CMU	CONCRETE MASONRY UNIT			RM	ROOM
COL	COLUMN	JST	JOIST	RTU	ROOF TOP UNIT
CONC	CONCRETE	JT	JOINT		
CONN	CONNECT (ION)			S	SOUTH
CONST	CONTRUCT (ION)	KP	KIP (1000 POUNDS)	SC	SLIP-CRITICAL
CONT	CONTINUOUS (ATION)	KSF	KIPS PER SQUARE FOOT	SCHED	SCHEDULE
CONTR	CONTRACTOR			SECT	SECTION
CTR	CENTER	LAT	LATERAL	SHT	SHEET
CW	CURTAIN WALL	LBS, #	POUNDS	SIM	SIMILAR
CY	CUBIC YARDS	LG	LONG	SL	SLOPE (D)
		LL	LIVE LOAD	SP	SPACE (S), (ED)
DA	DRILLED ANCHOR	LLH	LONG LEG HORIZONTAL	SPEC	SPECIFICATION (S)
DBL	DOUBLE	LLV	LONG LEG VERTICAL	SPL	SPLICE
DBLS	DOUBLE TIES	LNTL	LINTEL	SQ	SQUARE
DE	DISCONTINUOUS END	LOC	LOCATION	SS	STAINLESS STEEL
DET	DETAIL	LSH	LONG SIDE HORIZONTAL	SSL	SHORT SLOTTED HOLES
DIA	DIAMETER	LSL	LONG SLOTTED HOLES	SSR	SHEAR STUD RAILS
DIAG	DIAGONAL	LSV	LONG SIDE VERTICAL	STA	STATION
DIM	DIMENSION	LVL	LAMINATED VENEER LUMBER	STD	STANDARD
DL	DEAD LOAD	LW	LONG WAY	STIFF	STIFFENER
DR	DISTRIBUTION RIB			STL	STEEL
DWG	DRAWING	MAS	MASONRY	STRUCT	STRUCTURE (AL)
DWL	DOWEL	MATL	MATERIAL	SVC	SERVICE
		MAX	MAXIMUM	SW	SHORT WAY
E	EAST	MBR	MEMBER	SYM	SYMMETRICAL
E-, EXTG	EXISTING	MECH	MECHANICAL		
EA	EACH	MEZZ	MEZZANINE	T	TOP
EE	EACH END	MFR	MANUFACTURE (R)	T&B	TOP AND BOTTOM
EF	EACH FACE	MIN	MINIMUM	T/	TOP OF
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	TEMP	TEMPERATURE, TEMPORARY
EL	ELEVATION	MO	MASONRY OPENING	THD	THREADED
ELEV	ELEVATOR	MPH	MILES PER HOUR	THK	THICK (NESS)
EMBED	EMBEDDED (MENT)	MTL	METAL	TOS	TOP OF STEEL
ENGR	ENGINEER			TOSL	TOP OF SLAB
EOS	EDGE OF SLAB	N	NORTH	TOT	TOTAL
EQ	EQUAL	N/A	NOT APPLICABLE	TYP	TYPICAL
ES	EACH SIDE	NF	NEAR FACE		
EW	EACH WAY	NIC	NOT IN CONTRACT	UN	UNLESS NOTED
EXP	EXPANSION	NO, #	NUMBER	UNO	UNLESS NOTED OTHERWISE
EXT	EXTERIOR	NOM	NOMINAL		
		NS	NEAR SIDE	V	VERTICAL
FAB	FROM ADJACENT BEAM	NSH	NORMAL SLOTTED HOLES	VERT	VERTICAL
		NTS	NOT TO SCALE		
				W	WEST
		o/o	OUT-TO-OUT	W/	WITH
				W/C	WATER/CEMENT RATIO
				W/O	WITHOUT
				WD	WOOD
				WL	WIND LOAD
				WP	WORK (ING) POINT
				WT	WEIGHT
				WWR	WELDED WIRE REINFORCING
				XX	EXTRA STRONG
				XXS	DOUBLE EXTRA STRONG

WSA
962 S. FRONT STREET
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614.824.1633
SANDS DECKER ENGINEERS & SURVEYORS
EDGE
SMBH STRUCTURAL ENGINEERING
Karpinski

HOLY TRINITY LUTHERAN CHURCH

COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS
2001 Northwest Blvd,
Columbus, OH 43212

PRELIMINARY NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
12 JUNE 2024

PROJECT NUMBER
202406.00

DRAWN BY: EVS | CHECKED BY: JN

GENERAL NOTES

S-001.0

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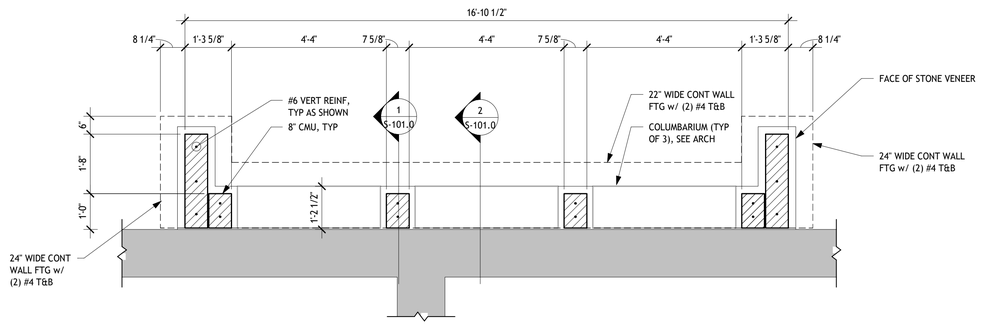


COLUMBARIUM FOUNDATION PLAN

1/2" = 1'-0"

NORTH

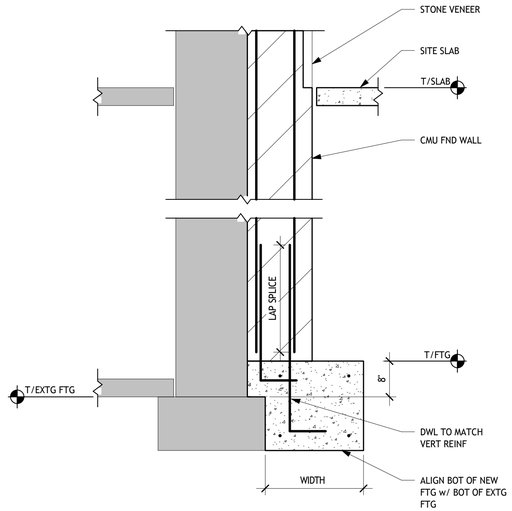
1. VERIFY LOCATIONS OF COLUMNS, WALLS, OPENINGS, ETC. WITH ARCHITECTURAL DRAWINGS BEFORE PLACING FOUNDATIONS.
2. TOP OF SLAB ELEVATION 100'-0" EXCEPT AS NOTED. SEE CIVIL DRAWINGS FOR REFERENCE SITE ELEVATION.
3. PRESUMPTIVE DESIGN SOIL BEARING PRESSURE 1,500 PSF. ANY SOFT SPOTS OR VARIATIONS IN SUBSURFACE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. THE DESIGN BEARING CAPACITY SHALL BE FIELD VERIFIED BY AN INDEPENDENT TESTING AGENCY SPECIALIZING IN SOILS INVESTIGATIONS.
4. INFORMATION FOR THE EXISTING BUILDING HAS BEEN TAKEN FROM DRAWINGS AND HAS NOT BEEN VERIFIED IN THE FIELD. CONTRACTOR SHALL VERIFY ALL RELEVANT CONDITIONS AND DIMENSIONS OF EXISTING CONSTRUCTION BEFORE PROCEEDING WITH THE WORK.
5. BOTTOM OF ALL EXTERIOR FOOTINGS ARE TO MATCH BOTTOM OF EXISTING FOOTINGS.
6. WHERE FILL IS ON BOTH SIDES OF A FOUNDATION WALL, INSTALL THE FILL UNIFORMLY ON BOTH SIDES OF THE WALL.
7. REFERENCE: GENERAL STRUCTURAL NOTES - S-001.0

COLUMBARIUM ROOF FRAMING PLAN

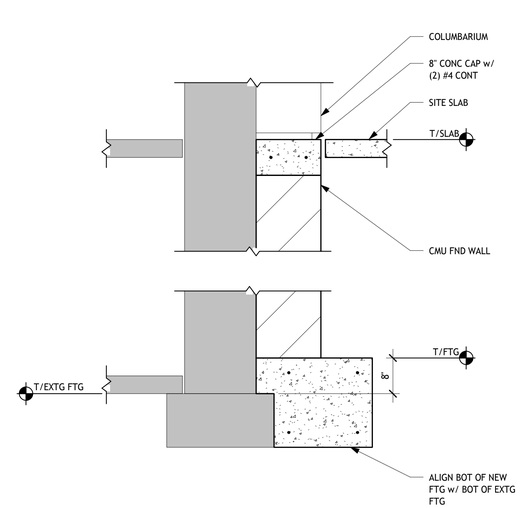
1/2" = 1'-0"

NORTH

1. DESIGN LIVE LOADS: ROOF SNOW LOAD BASED ON 20 PSF GROUND SNOW LOAD.
2. ROOF CONSTRUCTION: 19/32" (5/8" NOMINAL) APA RATED SHEATHING WITH EDGE CLIPS. PANEL INDEX 32/16, INTERIOR WITH EXTERIOR GLUE. EXPOSURE 1. INSTALL WITH 10d NAILS AT 6"c/c AT SUPPORTED PANEL EDGES AND 10d NAILS AT 12"c/c AT INTERMEDIATE SUPPORTS.
3. SPACE WOOD JOISTS AT 2'-0" ON CENTER. TYPICAL UNLESS NOTED.
4. REFERENCES: GENERAL STRUCTURAL NOTES - S-001.0



1 S-101.0 SECTION 3/4" = 1'-0"



2 S-101.0 SECTION 3/4" = 1'-0"

3 S-101.0 SECTION 3/4" = 1'-0"

4 S-101.0 SECTION 3/4" = 1'-0"

5 S-101.0 SECTION 3/4" = 1'-0"

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EDGE
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Karpinski

HOLY TRINITY LUTHERAN CHURCH

COLUMBARIUM AND RENOVATIONS

PROJECT ADDRESS

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Columbus, OH 43212

PRELIMINARY
NOT FOR CONSTRUCTION

UA BZAP SUBMISSION

DATE PRINTED
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STRUCTURAL PLANS AND DETAILS

S-101.0

6/12/2024 7:32:10 AM

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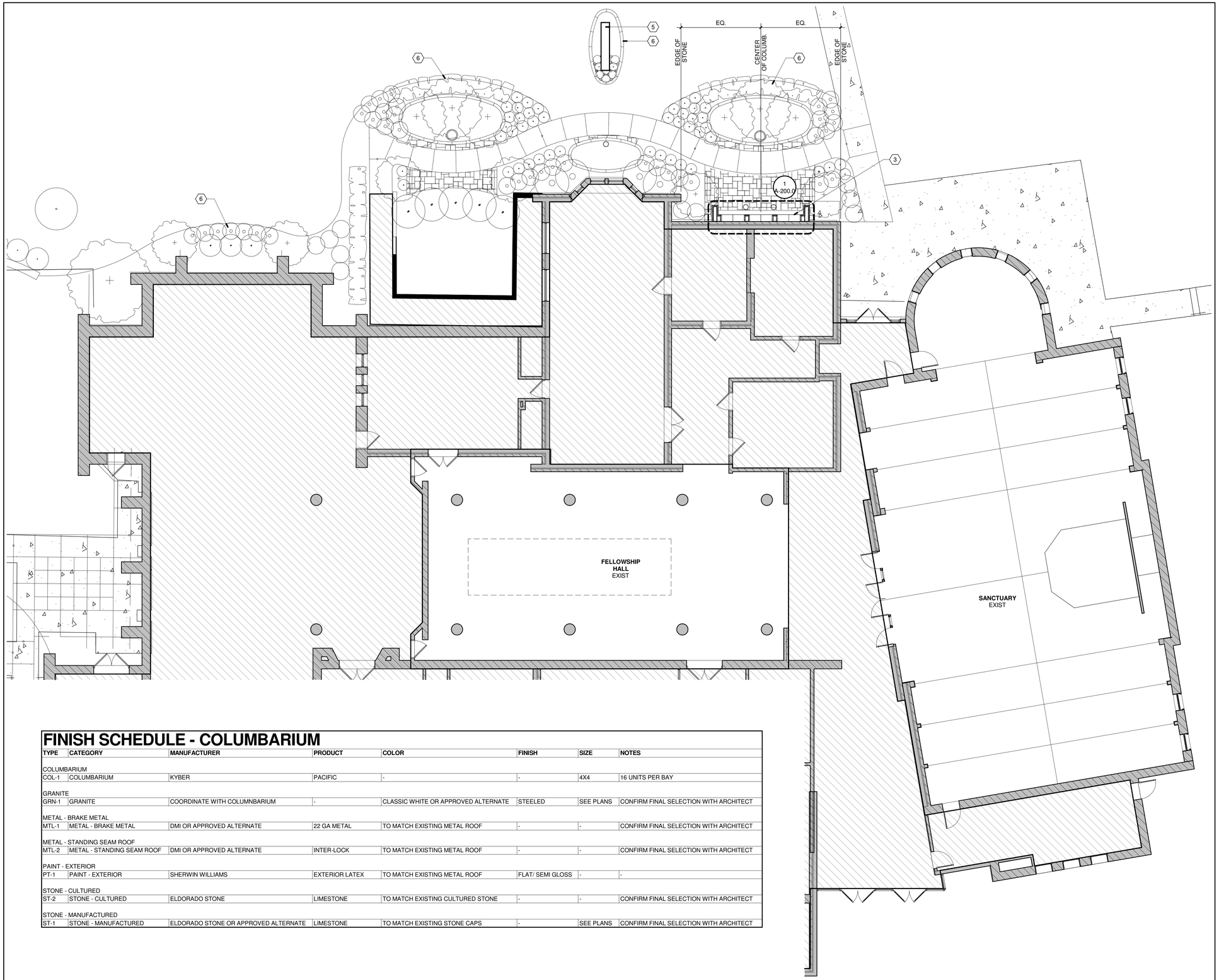
GROUND LAY SET

6/13/2024 11:11:45 AM



1 **FLOOR 1 PLAN**
SCALE: 1/8" = 1'-0"

N

FINISH SCHEDULE - COLUMBARIUM

TYPE	CATEGORY	MANUFACTURER	PRODUCT	COLOR	FINISH	SIZE	NOTES
COLUMBARIUM							
COL-1	COLUMBARIUM	KYBER	PACIFIC	-	-	4X4	16 UNITS PER BAY
GRANITE							
GRN-1	GRANITE	COORDINATE WITH COLUMNBARIUM	-	CLASSIC WHITE OR APPROVED ALTERNATE	STEELED	SEE PLANS	CONFIRM FINAL SELECTION WITH ARCHITECT
METAL - BRAKE METAL							
MTL-1	METAL - BRAKE METAL	DMI OR APPROVED ALTERNATE	22 GA METAL	TO MATCH EXISTING METAL ROOF	-	-	CONFIRM FINAL SELECTION WITH ARCHITECT
METAL - STANDING SEAM ROOF							
MTL-2	METAL - STANDING SEAM ROOF	DMI OR APPROVED ALTERNATE	INTER-LOCK	TO MATCH EXISTING METAL ROOF	-	-	CONFIRM FINAL SELECTION WITH ARCHITECT
PAINT - EXTERIOR							
PT-1	PAINT - EXTERIOR	SHERWIN WILLIAMS	EXTERIOR LATEX	TO MATCH EXISTING METAL ROOF	FLAT/ SEMI GLOSS	-	-
STONE - CULTURED							
ST-2	STONE - CULTURED	ELDORADO STONE	LIMESTONE	TO MATCH EXISTING CULTURED STONE	-	-	CONFIRM FINAL SELECTION WITH ARCHITECT
STONE - MANUFACTURED							
ST-1	STONE - MANUFACTURED	ELDORADO STONE OR APPROVED ALTERNATE	LIMESTONE	TO MATCH EXISTING STONE CAPS	-	SEE PLANS	CONFIRM FINAL SELECTION WITH ARCHITECT

GENERAL NOTES

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LEGEND

- AREA NOT IN SCOPE
- NEW DOOR
- EXISTING DOOR TO REMAIN
- NEW GYP BD WALL
- NEW MASONRY WALL
- EXISTING WALL TO REMAIN
- 1 HOUR FIRE PROTECTION
- 2 HOUR FIRE PROTECTION
- 3 HOUR FIRE PROTECTION

CODED NOTES

#	-FLOOR PLAN - BZAP-
	Description
3	NEW COLUMBARIUM
4	NEW STANDING SEAM METAL ROOF
5	NEW CHURCH SIGNAGE, SEE ELECTRICAL FOR POWER CONNECTION
6	NEW LANDSCAPING, SEE LANDSCAPE

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GROUND FLOOR PLAN

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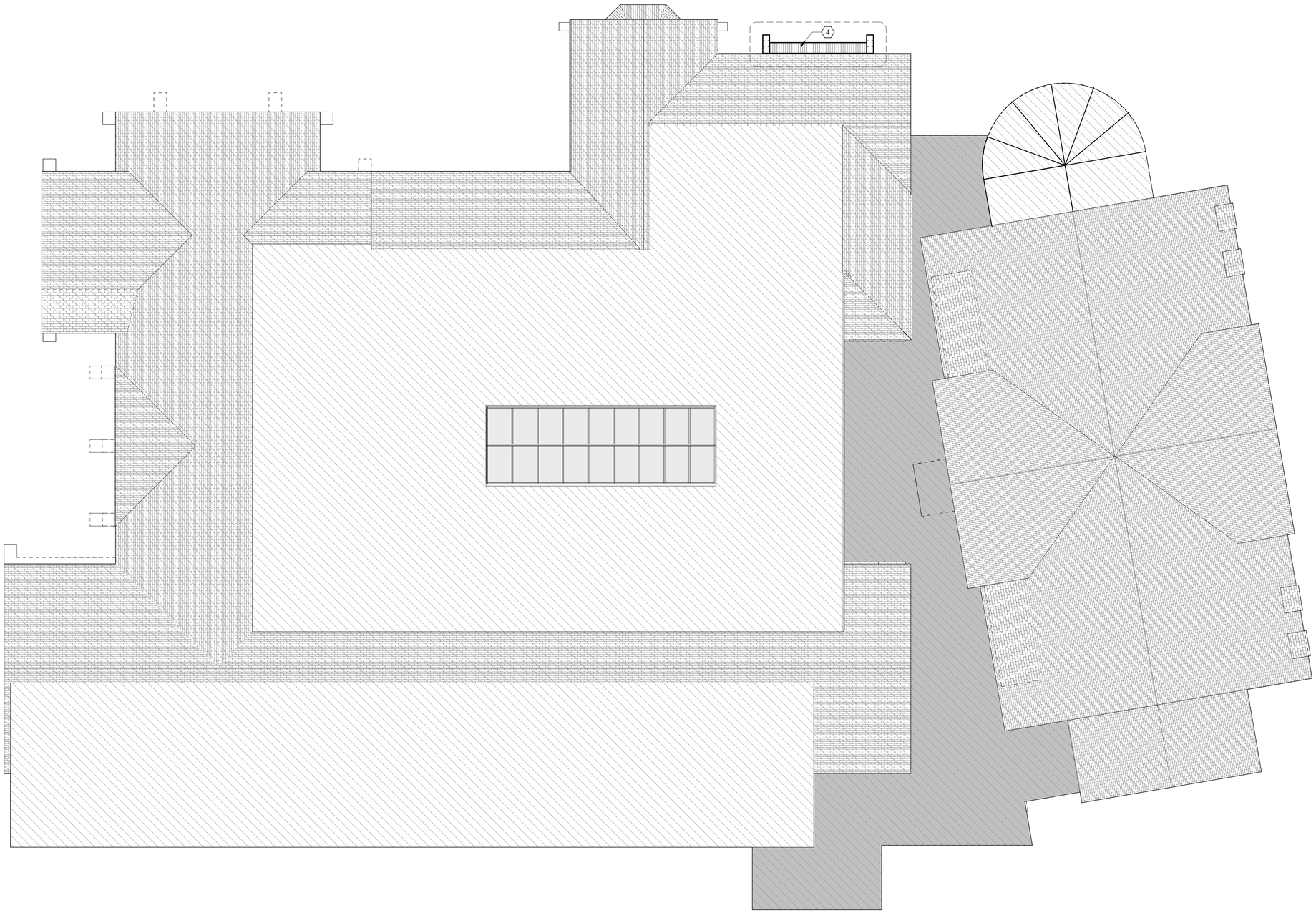

1 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

N

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LEGEND

- EXISTING SHINGLE ROOFING
- EXISTING MEMBRANE ROOFING (TPO V.I.F.)
- EXISTING MEMBRANE ROOFING 9EPDM V.I.F.)
- STANDING SEAM METAL ROOF
- AREA NOT IN SCOPE

CODED NOTES

#	-FLOOR PLAN - BZAP-
	Description
3	NEW COLUMBARIUM
4	NEW STANDING SEAM METAL ROOF
5	NEW CHURCH SIGNAGE, SEE ELECTRICAL FOR POWER CONNECTION
6	NEW LANDSCAPING, SEE LANDSCAPE

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ROOF PLAN

A-102.0

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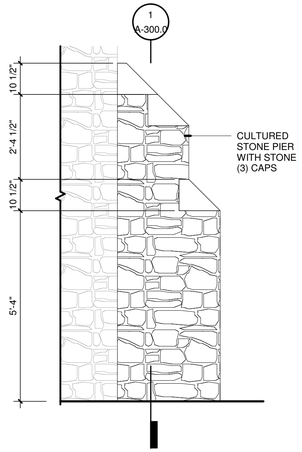
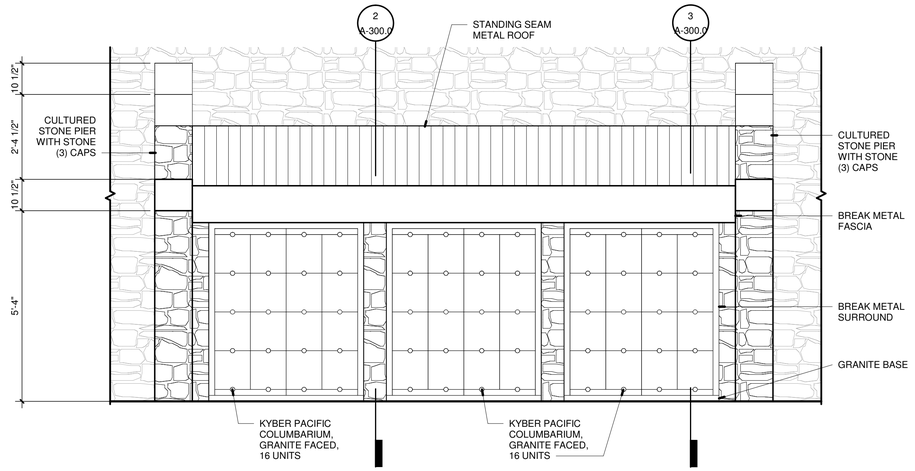
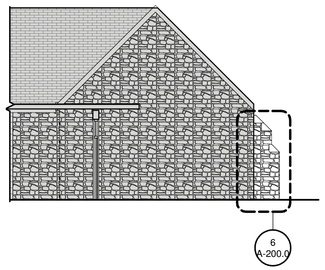


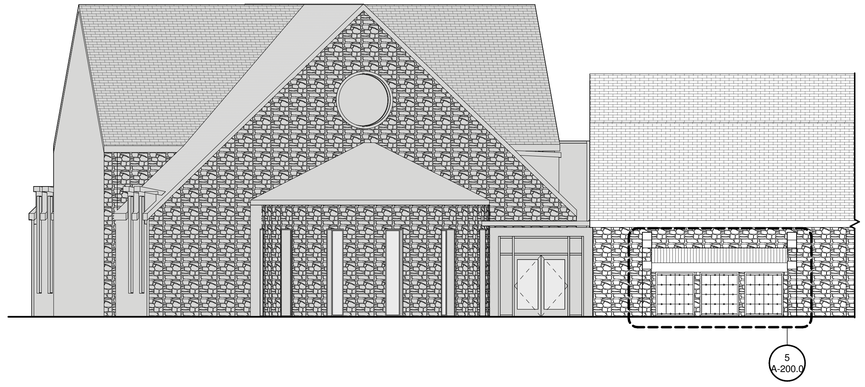
6 **COLUMBARIUM SIDE ELEVATION**
SCALE: 1/2" = 1'-0"



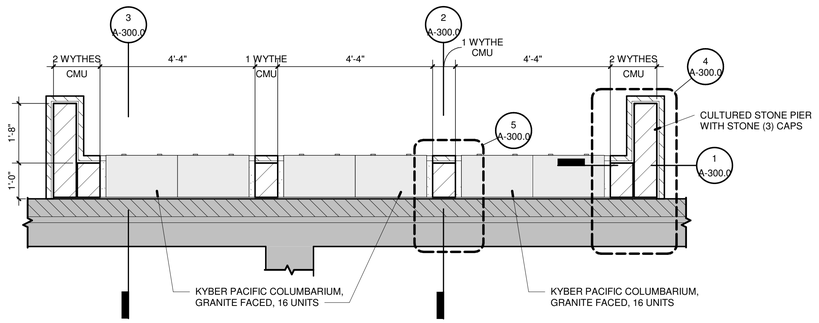
5 **COLUMBARIUM FRONT ELEVATION**
SCALE: 1/2" = 1'-0"



4 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 **NORTH BUILDING ELEVATION**
SCALE: 1/8" = 1'-0"



1 **COLUMBARIUM ENLARGED PLAN**
SCALE: 1/2" = 1'-0"

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Karpinski

HOLY TRINITY LUTHERAN CHURCH
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ENLARGED PLANS AND BUILDING ELEVATIONS

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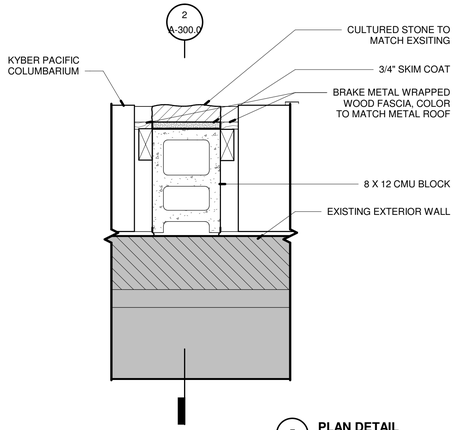
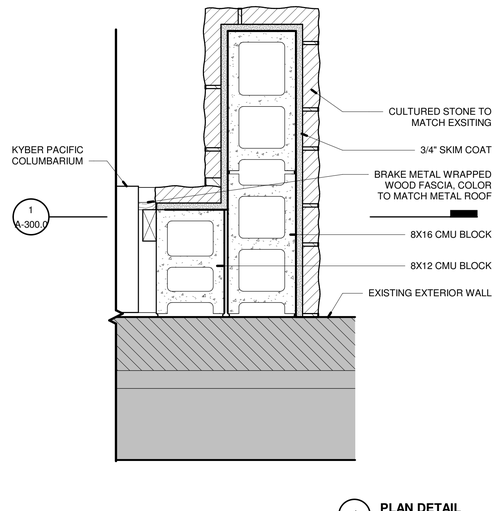
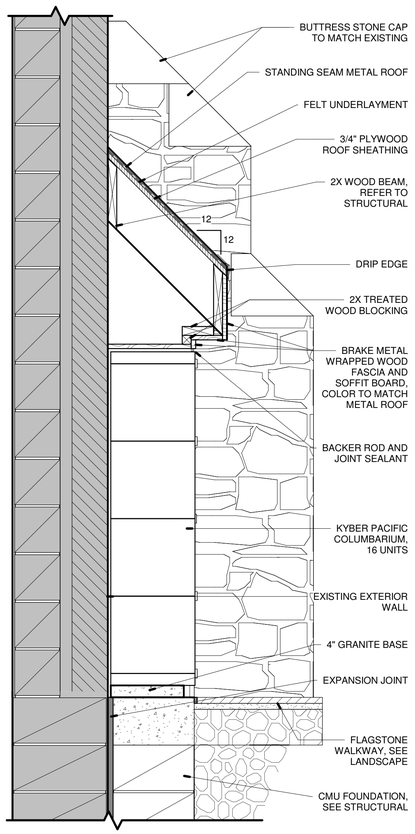


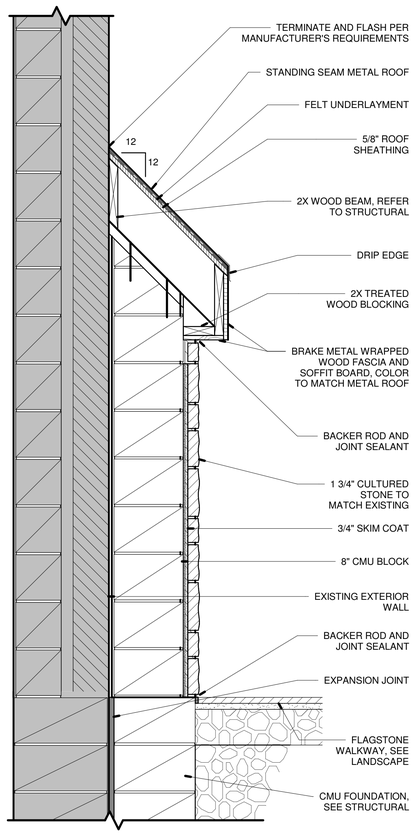
5 **PLAN DETAIL**
SCALE: 1 1/2" = 1'-0"



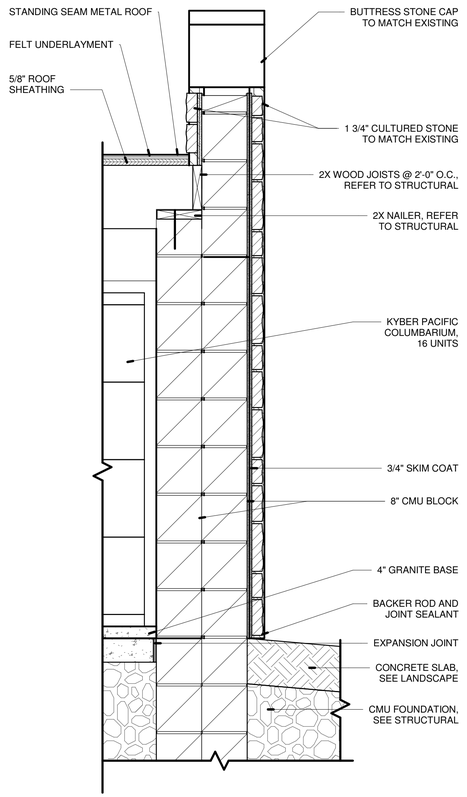
4 **PLAN DETAIL**
SCALE: 1 1/2" = 1'-0"



3 **WALL SECTION**
SCALE: 1" = 1'-0"



2 **WALL SECTION**
SCALE: 1" = 1'-0"



1 **WALL SECTION**
SCALE: 1" = 1'-0"

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SECTIONS AND DETAILS

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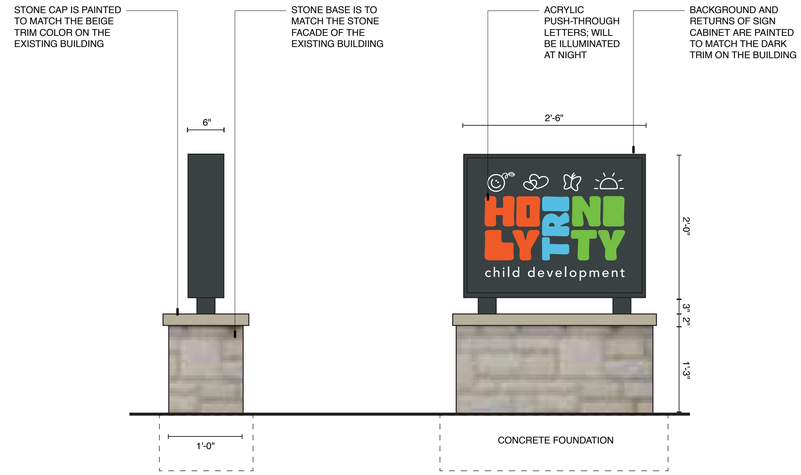
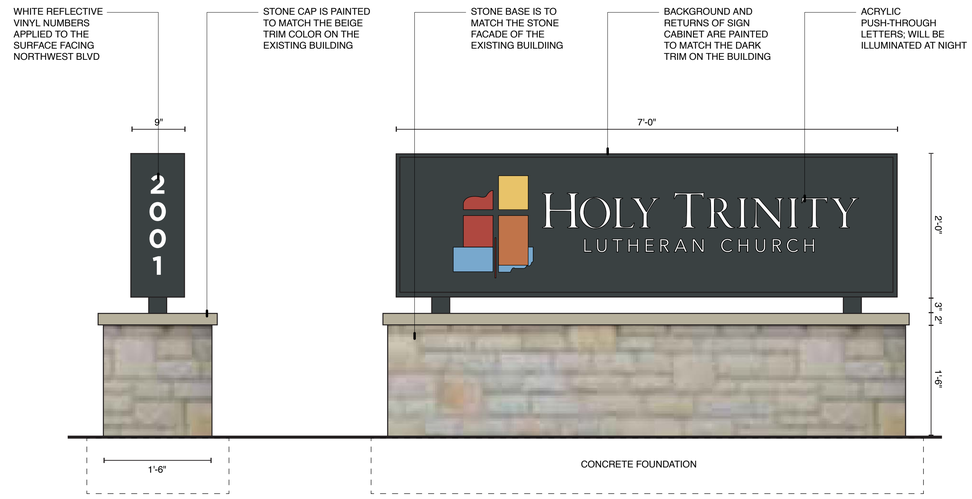


2 **CHILD DEVELOPMENT SIGN ON GLENN AVE — TWO-SIDED**
SCALE 1" = 1'-0"



1 **MONUMENT SIGN ON NORTHWEST BLVD — TWO-SIDED**
SCALE 1" = 1'-0"

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EXTERIOR SIGNS

I-300

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Kurt Miller, AIA - WSA

Location of property subject to BZAP request: 2001 Northwest Blvd., Columbus, Ohio 43212

This application will be heard by the Board of Zoning and Planning on: 06/26/2024 at 6:00 p.m.

Describe activity which requires Board of Zoning and Planning review:

Variances for signage to Holy Trinity Lutheran Church
Conditional Use for a Columbarium

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:
1970 Glenn Ave. Columbus, OH 43212	Jeffrey and Stephanie Buehler	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1956 Glenn Ave. Columbus, OH 43212	Janice Harris and Holly Harris	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1973 Glenn Ave. Columbus, OH 43212	Michael and Paige Trotta	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1942 Westwood Ave Columbus, OH 43212	Lynn Meehan	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1999 Glenn Ave. Columbus, OH 43212	Christine Bohannan	Notice on tabled application via reglular mail per staff instructions	6/4/2024
4271 Stratton Rd. Columbus, OH 43220	MSJ Sycamore Properties LLC	Notice on tabled application via reglular mail per staff instructions	6/4/2024
2355 Andover Rd. Columbus, OH 43221	Robert Owens and Jeanne Owens	Notice on tabled application via reglular mail per staff instructions	6/4/2024
2618 Bryden Rd. Columbus, OH 43209	2022 Northwest, LLC	Notice on tabled application via reglular mail per staff instructions	6/4/2024
2006 Northwest Blvd Columbus, OH 43212	Samuel Stephenson	Notice on tabled application via reglular mail per staff instructions	6/4/2024
2004 Northwest Blvd Columbus, OH 43212	Peter Haggard	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1520 McCoy Rd. Columbus, OH 43220	Nisrine Hamad and Thura Harfi	Notice on tabled application via reglular mail per staff instructions	6/4/2024
2000 Northwest Blvd. Columbus, OH 43212	Ryan Abbruzzese	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1965 Glenn Ave. Columbus, OH 43212	David Duverney	Notice on tabled application via reglular mail per staff instructions	6/4/2024
Applicant Signature: K D Miller			**Date:** 6/14/24

City of Upper Arlington

COMMUNITY DEVELOPMENT DEPARTMENT

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

Revised: May 2023

Certification of Notice

Applicant Name: Kurt Miller, AIA - WSA

Location of property subject to BZAP request: 2001 Northwest Blvd., Columbus, Ohio 43212

This application will be heard by the Board of Zoning and Planning on: 06/26/2024 at 6:00 p.m.

Describe activity which requires Board of Zoning and Planning review:

Variances for signage to Holy Trinity Lutheran Church
Conditional Use for a Columbarium

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.

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1991 Glenn Ave. Columbus, OH 43212	Divyanga Singh and Amar Vadlamudi	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1981 Glenn Ave. Columbus, OH 43212	Keith and Rachel Jones	Notice on tabled application via reglular mail per staff instructions	6/4/2024
2025 Northwest Blvd Columbus, OH 43212	Ohio Bell Telephone Co.	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1962 Glenn Ave. Columbus, OH 43212	James McGuire and Lenore Rickert	Notice on tabled application via reglular mail per staff instructions	6/4/2024
P.O. Box 309 Plain City, OH 43064	Marketitz LLC	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1966 Westwood Ave. Columbus, OH 43212	Andrew and Gina Glynn	Notice on tabled application via reglular mail per staff instructions	6/4/2024
2845 Margate Rd. Columbus, OH 43221	Michael Peppe	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1951 Westwood Ave. Columbus, OH 43212	Kelli Briggs	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1958 Westwood Ave. Columbus, OH 43212	Todd and Amber Kuehn	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1978 Glenn Ave. Columbus, OH 43212	Jay Zenitsky and Patricia Rancour	Notice on tabled application via reglular mail per staff instructions	6/4/2024
1943 Westwood Ave. Columbus, OH 43212	Robert and Elizabeth Mackin	Notice on tabled application via reglular mail per staff instructions	6/4/2024
		Notice on tabled application via reglular mail per staff instructions	
		Notice on tabled application via reglular mail per staff instructions	

Applicant Signature: [signature] **Date:** 6/14/24

Engaged by Grace.

Holy Trinity
Lutheran Church

2001 Northwest Blvd
Columbus, Ohio 43212

www.engagedbygrace.org
email@engagedbygrace.org

614-486-9433

invite.

embrace.

empower.

Tuesday, June 4, 2024

Dear *neighbor's name*,

Greetings again from your neighbors at Holy Trinity Lutheran Church. I am writing today with an update on church property activity that I detailed in my March 12 letter earlier this year.

As you are likely aware that the playground renovation was completed last fall, we have now received shipment of the new stain glass round window for the sanctuary which simply awaits installation. We have also twice delayed, for the sake of procedural clarity, consideration by the Upper Arlington Board of Zoning and Planning Board [BZAP] of our site master plan including skylight replacement, drainage repair, new landscape with a memorial garden and columbarium. In that time, we have determined the new church sign and columbarium are the only portions of the master plan in line for BZAP consideration. All other facets of the plan are now being managed though building permits.

With that clarification, we will present to BZAP our application for approval of a sign variance and conditional use for a columbarium in Upper Arlington City Hall chambers at 6:00pm, Wednesday, June 26. I, also, still remain available by appointment to review the project with you in person if that would ever be helpful.

Thank you, again, for your ongoing consideration of these matters. And as always, please be in touch if there is ever any way we might be of service to you and your family. And I hope to see you at the parade.

Best regards,

Steve Wachtman
Pastor, Holy Trinity Lutheran Church
steve.wachtman@engagedbygrace.org
614-579-8128 (direct)

NOTICE OF HEARING

As the owner of property within one hundred (100) feet of the boundaries of the subject property identified below, you are hereby notified that the following application will come before the City of Upper Arlington Board of Zoning and Planning (BZAP) for hearing and consideration.

APPLICATION NO.	2001 Northwest Boulevard (DEV-01-24) Variances for signage to Holy Trinity Lutheran Church Conditional Use for a Columbarium
DATE	June 26, 2024
TIME:	6:00 p.m.
LOCATION:	Council Chambers Municipal Services Center 3600 Tremont Road Upper Arlington, Ohio 43221

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

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: June 26, 2024

Subject: 3519 Redding Road (DEV-02-24) - Request to subdivide the existing parcel into two separate parcels to allow the construction of two single-family residences.

Site Description/History

The subject property, 3519 Redding Road, is located at the southwest corner of Redding Road and Springhill Drive, and is zoned R-1c, One-Family Residence District. It features 160 feet of frontage along each roadway with a four-foot wide concrete sidewalk and a crosswalk located within Redding Road right-of-way at the intersection. It was originally platted as Lots #42 (60 feet wide) and #43-44 (each 52 feet wide) from the Amended Sciotangy Heights subdivision (1924). Building lines include a 30-foot setback along Redding Road and a 20-foot setback along Springhill Drive (for a corner lot). A 1,545-square foot ranch home sits along the setback lines and has access to a side-load garage from Springhill Drive. At least five mature trees occupy the site, where attempts will be made to preserve them.

Proposal

The proposal includes the demolition of the existing single-family residence and the subdivision of the property into two separate parcels. Tract #1 is a corner parcel with 82 feet of frontage on Redding Road and 160 feet on Springhill Drive. Building setback lines of 30 feet on Redding Road and 20 feet on Springhill Drive would remain. The lot would total 13,146 square feet (0.30 acres). Tract #2 has 82 feet of frontage on Redding Road with 160 feet of depth. The lot would total 13,137 square feet (0.30 acres). Sample designs for the two new homes have been included, but not yet reviewed by Staff for neighborhood compatibility. Similar designs for these two homes were built (or are under construction) in the River Ridge neighborhood to the west, near Wickliffe Progressive School.

	Tract 1 (Corner Lot)	Tract 2	Redding Street Segment Median	Springhill Street Segment Median	R-1c Minimum Standards
Frontage	82' (Redding Rd.) 160'	82'	95'	90'	75'

	(Springhill Dr.)				
Size	0.30 acres	0.30 acres	0.29 acres	0.37 acres	0.21 acres

Zoning Code Requirements

Unified Development Ordinance (UDO) Article 2.07 defines a minor subdivision as a division of a parcel of land (also known as a lot split) that is approved by BZAP and does not require a plat to be approved by City Council. A minor subdivision includes a division of a parcel of land along an existing public street or road, and not involving the opening, widening, or extension of any street or road, and involving not more than five (5) lots, any one of which is less than five (5) acres, after the original tract has been completely subdivided.

This request would be classified as such, and the following Standards for Approval shall be considered, as outlined in Article 4.05(P):

- (a) The proposed subdivision is not contrary to the applicable standards of the UDO; *The proposed subdivision is largely compliant with UDO standards, including the base R-1 zoning standards, but not the neighborhood compatibility standards based on lot width and size.*
- (b) The lot width and lot size of all proposed lots shall meet or exceed both the lot width and lot size of the median measurements of the lots on the street segment and have adequate area to accommodate the building area and other site requirements. For a proposed minor subdivision of a lot on the corner of a street segment, the proposed lots must meet the median measurements of both street segments that comprise the corner lot. If two (2) or more lots or a combination of lots and portions of lots with continuous frontage in the same ownership exist on the street segment, then such lots shall be considered one (1) lot for purposes of this subsection (b); *The proposed lots meet the minimum R-1c zoning standards of having 75 feet of frontage and 9,000 square feet (0.21 acres) of area. The two lots fall short of meeting the street segment median frontage of 95 feet on Redding Road, but meet the 90-foot requirement along Springhill Drive. The two lots meet and exceed the street segment median for lot size for homes on Redding Road (0.29 acres), but not for Springhill Drive (0.37 acres).*
- (c) The property has been surveyed and an acceptable sketch, legal description and other information relating to the property has been submitted with the application; *Complete.*
- (d) The proposed lots have been approved for access management by the City Engineer; *Though no Building Permits have been submitted, the City Engineer has indicated that the site currently does and will have proper access.*
- (e) The proposed lots have been approved for stormwater management by the City Engineer; *Though no Building Permits have been submitted, the City Engineer has indicated that the site does and will have proper stormwater management.*
- (f) The proposed lots have been approved for emergency access by the Fire Chief. *Though no Building Permits have been submitted, the Fire Chief has indicated that the site does and will have proper emergency access.*

City Staff placed a yard sign at the property on June 6th notifying the public of the upcoming meeting and property owners within 300 feet have been notified via mail of this application per code requirements. The City has not fielded any questions or concerns from neighbors regarding this application.

Alternatives

The property was originally platted as three separate lots and when the property was for sale, several potential buyers questioned if it could revert to three lots. Knowing that all lot splits must be approved by BZAP, many potential buyers did not want the uncertainty of such a proposal. The applicant has always looked at only having two homes on this parcel. If the lot split is disapproved, one home would be possible.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. There is a long history of lot splits in this area, primarily on Redding Road, that have occurred under previous ordinances, court decisions and zoning boards. The area was included in a neighborhood planning study as well, which provided guidance that the character of Redding Road could support lot splits, but not adjacent intersecting streets. With the new process for minor subdivisions launching within the past year or so, new standards are in place to regulate lot splits, with a more narrow focus on frontage and width in comparison to the street segment. The two lots meet the minimum standards of the R-1c zoning district, but fall just short of the street segment medians for frontage on Redding Road (95 feet required versus 82 feet proposed) and Tract #1 falls short of meeting the median lot area for Springhill Drive (0.37 acres required versus 0.30 acres proposed). However, the three lots immediately to the south have the same depth, but are only 52 feet wide, and include new homes that are compatible with the neighborhood. The two lots to the south were approved by BZAP in 2022 via a lot split application for 3501 Redding Road, and the two south of that were approved by City Council (from an appeal of BZAP's decision) in 2019 via a lot split and application for 3485 Redding Road. This plan would complete the transformation of the west side of the block from larger lots to narrow lots that more closely reflect the subdivision plat. For these reasons, Staff recommends that this application be approved, noting Finding #4 (character of the area) and Finding #8 (spirit and intent of the zoning ordinance).

Attachments

1.	3519 Redding Rd Minor Subdivision DEV-02-24
2.	BZAP Staff Report Pics - 3519 Redding Road

24-1968

Minor Subdivision or Lot Line Adjustment

Status: Active

Submitted On: 5/8/2024

Primary Location

3519 REDDING RD
UPPER ARLINGTON, OH 43221

Owner

The Tuckerman Home Group Inc
W Nationwide Blvd. 448
COLUMBUS, OH 43215

Applicant

Liz Russell-Pickard
614-319-3306
liz@painterandassociates.com
5029 Cemetery Road
Hilliard, OH 43026

Application Information

Subdivision Type*

Lot Split

Resulting # of Lots*

2

Total # of Acres*

0.604

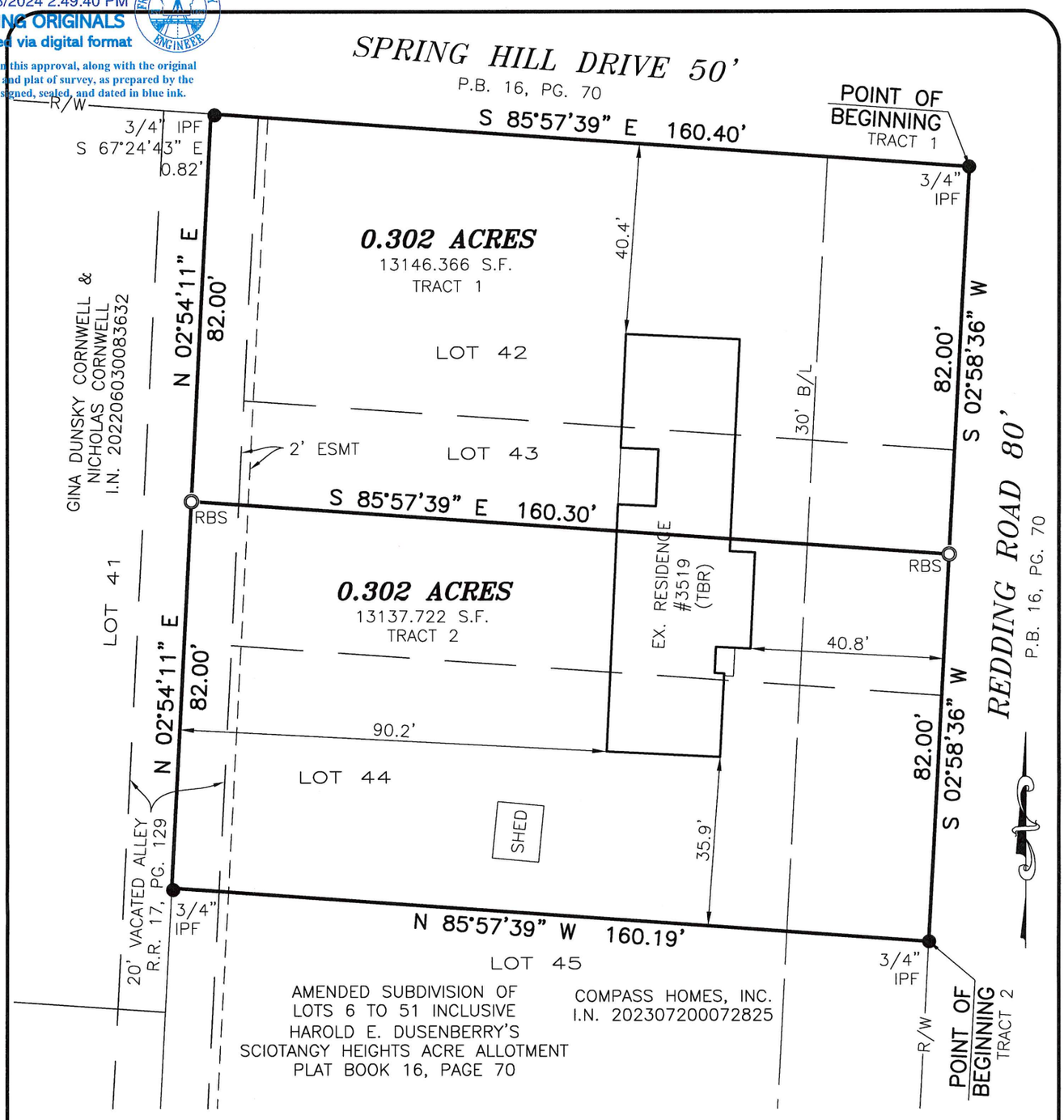
Subdivision Name

Dusenberry's Sciotangy Heights

Description of Request*

Split one lot into two.

BRAD FOSTER, P.E., P.S.
jwiggins
04/23/2024 2:49:40 PM
PENDING ORIGINALS
ubmitted via digital format
ease return this approval, along with the original
escription and plat of survey, as prepared by the
surveyor, signed, sealed, and dated in blue ink.
FRANKLIN COUNTY ENGINEER



DEED REFERENCE:

THE TUCKERMAN HOME GROUP, INC.
I.N. 202403280030013
P.I.D 070-005724

LEGEND

●	IPF	IRON PIN FOUND
	RBF	REBAR FOUND
○	RBS	REBAR SET

GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WESTERLY LINE OF REDDING ROAD, HAVING A BEARING OF SOUTH 02°58'36" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0168K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MARCH OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

SCOTT D. GRUNDEI, P.S. DATE
REGISTERED SURVEYOR NO. 8047

DRAWN BY: DJH

SURVEY OF
TWO (2) 0.302 ACRES TRACTS
LYING IN
LOTS 42, 43 & 44
AMENDED SUBDIVISION OF
LOTS 6 TO 51 INCLUSIVE
HAROLD E. DUSENBERRY'S
SCIOTANGY HEIGHTS ACRE ALLOTMENT
PLAT BOOK 16, PAGE 70
CITY OF UPPER ARLINGTON,
COUNTY OF FRANKLIN
STATE OF OHIO

LANDMARK SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DATE: 4/17/24 FILE NO. TTHG1-JOB14-SPL

LANDMARK
SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. TTHG1–JOB14–BTS

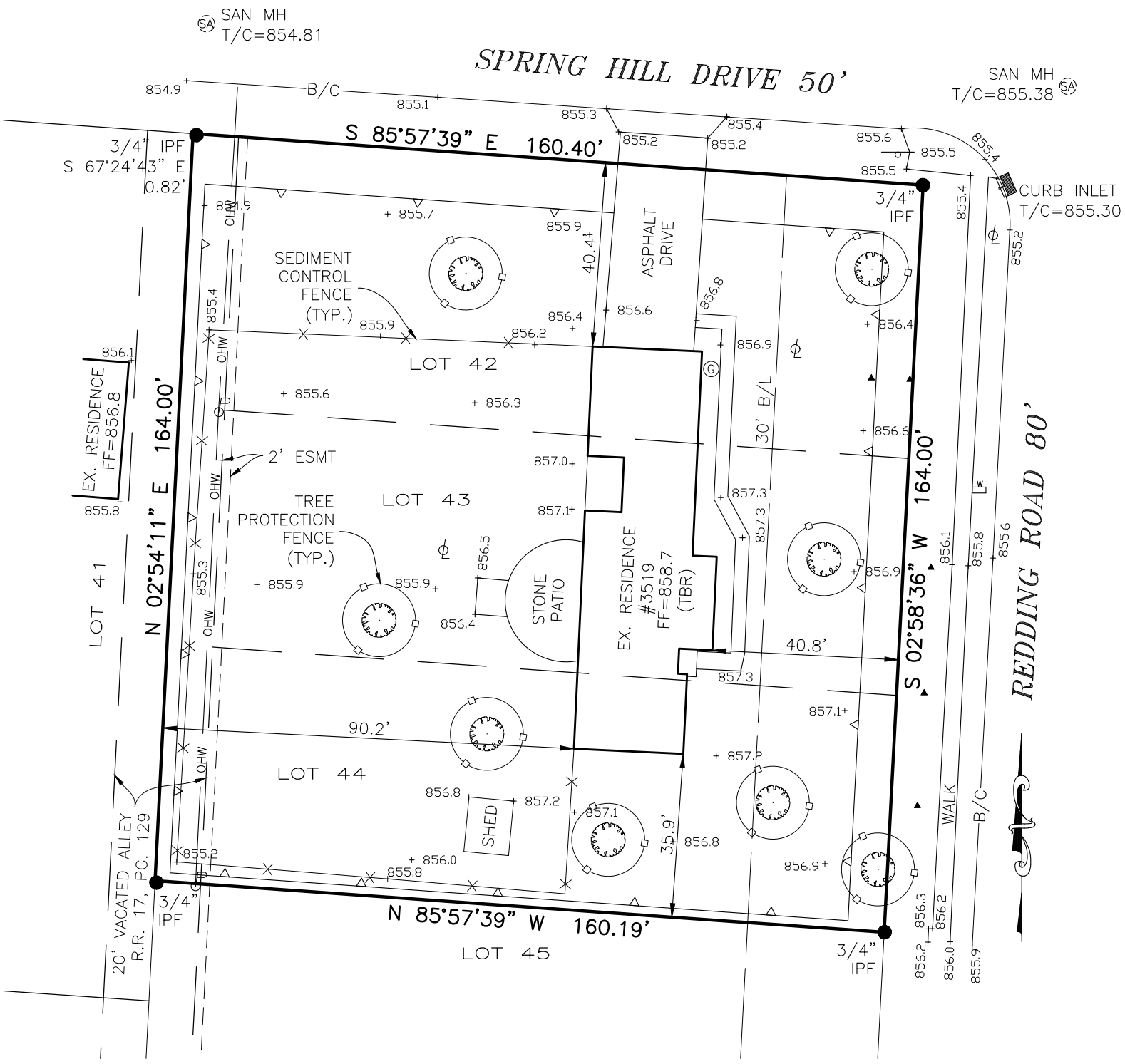
DATE: 4/3/24

FOR THE TUCKERMAN HOME GROUP, INC. HOUSE STYLE CUSTOM COUNTY OF FRANKLIN

LOT/SUBDIVISION LOTS 42, 43 & 44 AMENDED SCIOTANGY HEIGHTS CITY/TWP OF UPPER ARLINGTON

ADDRESS 3519 REDDING ROAD SCALE 1"= 30' DRAWN BY: DJH

BK: 16 PG: 70



LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- WATER VALVE
- FIRE HYDRANT
- CURB INLET
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- DECIDUOUS TREE
- CONIFEROUS TREE
- XXX.X EXISTING SPOT GRADE
- B/C BACK OF CURB
- E/P EDGE OF PAVEMENT
- —XXX— EXISTING CONTOUR
- —OHW— OVERHEAD UTILITY WIRES
- —X— EXISTING FENCE

* ALL DISTURBED AREAS ARE TO BE SMOOTHED OUT AND SEEDED AND MULCHED AFTER THE HOUSE IS REMOVED.

TBR = TO BE REMOVED

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL–TIME–NETWORK.

STATE OF OHIO
SCOTT D. GRUNDEI
S–8047
REGISTERED PROFESSIONAL SURVEYOR

SITE AND RESTORATION PLAN

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN MARCH OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundei 4/3/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

SHEET 1 OF 2

LANDMARK
SURVEY GROUP
690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

REVISIONS	DESCRIPTION

ORDER NO. TTHG1-JOB14-BTS

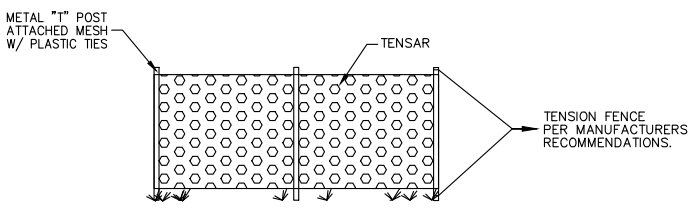
DATE: 4/3/24

FOR THE TUCKERMAN HOME GROUP, INC. HOUSE STYLE CUSTOM COUNTY OF FRANKLIN

LOT/SUBDIVISION LOTS 42, 43 & 44 SCIOTANGY HEIGHTS CITY/TWP OF UPPER ARLINGTON

ADDRESS 3519 REDDING ROAD SCALE 1"= 30' DRAWN BY: DJH

BK: 16 PG: 70

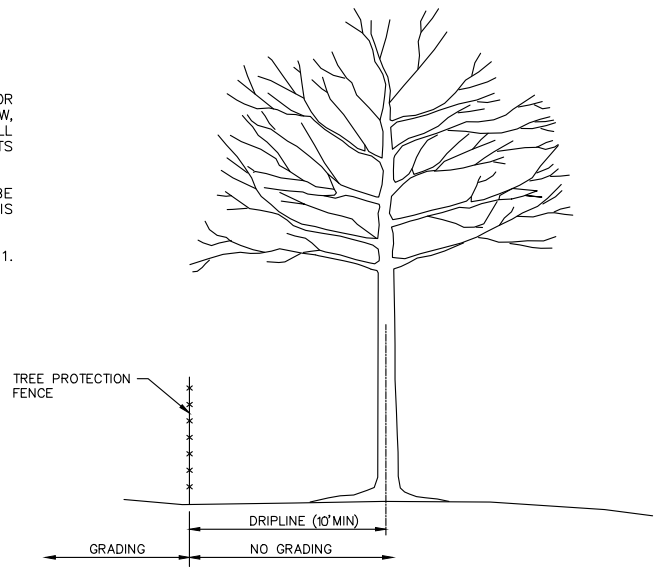


TREE PROTECTION FENCE DETAIL

PROTECTION FENCE SHALL BE 4' HIGH TENSAR "SAFETY GRID", COLOR ORANGE, AS MANUFACTURED BY TENSAR CORPORATION, MORROW, GEORGIA 30260, (800) 942-9448, OR EQUAL. INSTALLATION SHALL BE PER MANUFACTURE'S RECOMMENDATIONS. INTERMEDIATE POSTS SHALL BE SPACED EVERY 10 FEET.

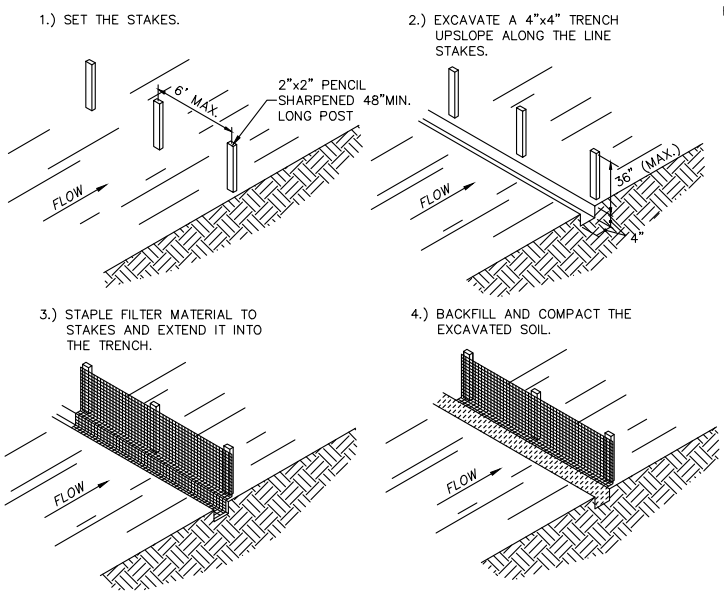
FENCE SHALL BE INSTALLED NO CLOSER TO THE TREES TO BE PROTECTED THAN THE DRIP LINE OF THE TREE OR 10' WHICHEVER IS GREATER.

FOR REQUIRED TREE PROTECTION FENCE LOCATIONS SEE SHEET 1.



TREE PROTECTION DETAIL

-NOT TO SCALE-



SEDIMENT FENCE DETAIL

CONTRACTOR SHALL PLACE SEDIMENT FENCE AS LOCATED ON THIS SHEET PRIOR TO CONSTRUCTION.

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE TO THE STRUCTURE).

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP AND SECURELY SEALED.

POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). EXTRA STRENGTH FABRIC SHALL BE USED.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

THE FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.

IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF THE SEDIMENT FENCE DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE SEDIMENT FENCE SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER.

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY THE FABRIC SHALL BE REPLACE PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE PREPARED AND SEEDED.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

DESCRIPTION OF 0.302 ACRES
TRACT 1
LYING SOUTH OF SPRING HILL DRIVE
AND WEST OF REDDING ROAD

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being all of lot 42, and part of lot 43 of Amended Subdivision of Lots 6 to 51 Inclusive Harold E. Dusenberry's Sciotangy Heights Acre Allotment, of record in Plat Book 16, Page 70, and part of a 20 feet wide alley vacated by Road Record 17, Page 129, and being conveyed to The Tuckerman Home Group, Inc., by deed of record in Instrument Number 202403280030013, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a 3/4 inch iron pin found, at the northeasterly corner of said lot 42, the southwesterly intersection of Spring Hill Drive (50 feet wide, P.B. 16, Pg. 70) and Redding Road (80 feet wide, Plat Book 16, Page 70);

Thence South 02°58'36" West, a distance of 82.00 feet, along the easterly line of said lots 42 and 43, and the westerly line of said Redding Road, to a rebar set;

Thence North 85°57'39" West, a distance of 160.30 feet, across said lot 43, and said vacated alley, to a rebar set, on the westerly line of said The Tuckerman Home Group, Inc., on the easterly line of a tract of land conveyed to Gina Dunsky Cornwell and Nicholas Cornwell, by deed of record in Instrument Number 202206030083632, and in the centerline of said vacated alley;

Thence North 02°54'11" East, a distance of 82.00 feet, along the line common to said The Tuckerman Home Group Inc. and Cornwell tracts, and along the centerline of said vacated alley, to a point, at the northerly common corner of said The Tuckerman Home Group, Inc. and Cornwell tracts, and on the southerly line of said Spring Hill Drive, referenced by a 3/4 inch iron pin found, South 67°24'43" East, a distance of 0.82 feet;

Thence South 85°57'39" East, a distance of 160.40 feet, along the northerly line of said The Tuckerman Home Group, Inc. tract, the northerly line of said lot 42, and the southerly line of said Spring Hill Drive, to the **Point of Beginning**, containing 0.302 acres more or less, and being subject to all easements, restrictions, and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the westerly line of Redding Road, having a bearing of South 02°58'36" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in March of 2024.

LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 4/24/24

Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047

DESCRIPTION OF 0.302 ACRES
TRACT 2
LYING SOUTH OF SPRING HILL DRIVE
AND WEST OF REDDING ROAD

Situated in the State of Ohio, County of Franklin, City of Upper Arlington, being all of lot 44, and part of lot 43 of Amended Subdivision of Lots 6 to 51 Inclusive Harold E. Dusenberry's Sciotangy Heights Acre Allotment, of record in Plat Book 16, Page 70, and part of a 20 feet wide alley vacated by Road Record 17, Page 129, and being conveyed to The Tuckerman Home Group, Inc., by deed of record in Instrument Number 202403280030013, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a 3/4 inch iron pin found, at the southeasterly corner of said lot 44, the northeasterly corner of lot 45 of said Amended Subdivision of Lots 6 to 51 Inclusive Harold E. Dusenberry's Sciotangy Heights Acre Allotment, and on the westerly line of Redding Road (80 feet wide, Plat Book 16, Page 70);

Thence North 85°57'39" West, a distance of 160.19 feet, along the line common to said lots 44 and 45, the southerly line of said The Tuckerman Home Group Inc. tract, the northerly line of a tract of land conveyed to Compass Homes, Inc., by deed of record in Instrument Number 202307200072825, across said vacated alley, to a 3/4 inch iron pin found, at the westerly common corner of said The Tuckerman Home Group Inc. and Compass Homes Inc., tracts, on the easterly line of a tract of land conveyed to Gina Dunsky Cornwell and Nicholas Cornwell, by deed of record in Instrument Number 202206030083632, and in the centerline of said vacated alley;

Thence North 02°54'11" East, a distance of 82.00 feet, along the line common to said The Tuckerman Home Group Inc. and Cornwell tracts, and along the centerline of said vacated alley, to a rebar set;

Thence South 85°57'39" East, a distance of 160.30 feet, across said vacated alley, and said lot 43, to a rebar set, on the easterly line of said lot 43, and the westerly line of said Redding Road;

Thence South 02°58'36" West, a distance of 82.00 feet, along the line common to said lots 43 and 44, and said Redding Road, to the **Point of Beginning**, containing 0.302 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the westerly line of Redding Road, having a bearing of South 02°58'36" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in March of 2024.

LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 4/24/24

Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047

painter & associates
ATTORNEYS AT LAW LLC

NATHAN D. PAINTER • REBECCA MUNCY BROOKS, OF COUNSEL • ADAM CROWELL, OF COUNSEL • KYLE LINDENBAUM, OF COUNSEL • THOMAS L. HART, OF COUNSEL

May 20, 2024

Re: Lot Line Adjustment Application 24-1968, 3519 Redding Road

Dear Property Owner:

I represent Tuckerman Home Group in an application for a lot line adjustment for 3519 Redding Road, which is currently composed of three lots. Tuckerman Home Group is proposing to reduce the parcel to two buildable lots.

The Upper Arlington Board of Zoning and Planning Review will hold a hearing on this application on June 26, 2024 at 6:00 pm at 3600 Tremont Road.

Do not hesitate to contact me if you have any questions. Thank you.

Sincerely,

Thomas L. Hart
Attorney

Enclosures

5029 CEMETERY RD. HILLIARD, OH 43026 P: 614.319.3306 F: 614.594.7170 WWW.PAINTERANDASSOCIATES.COM

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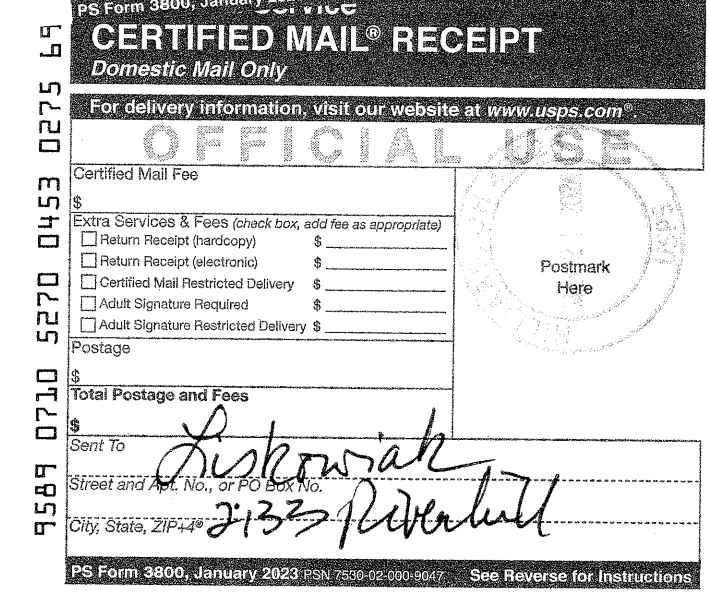
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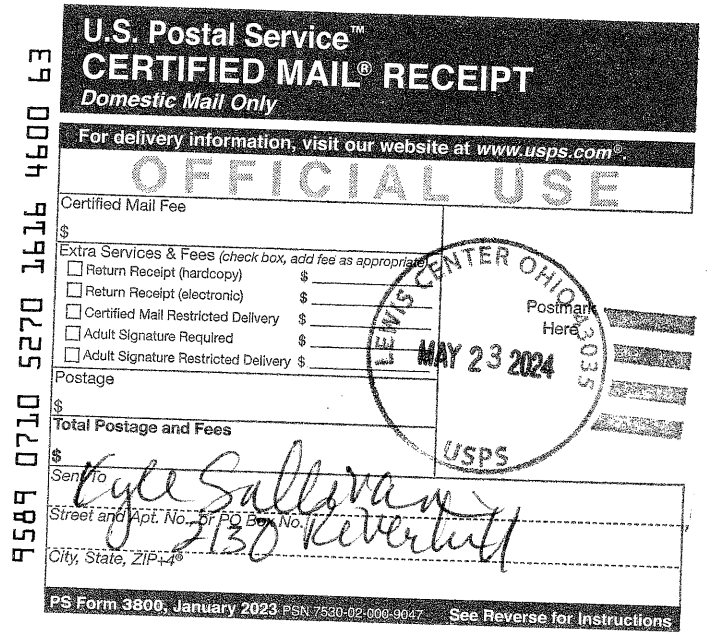
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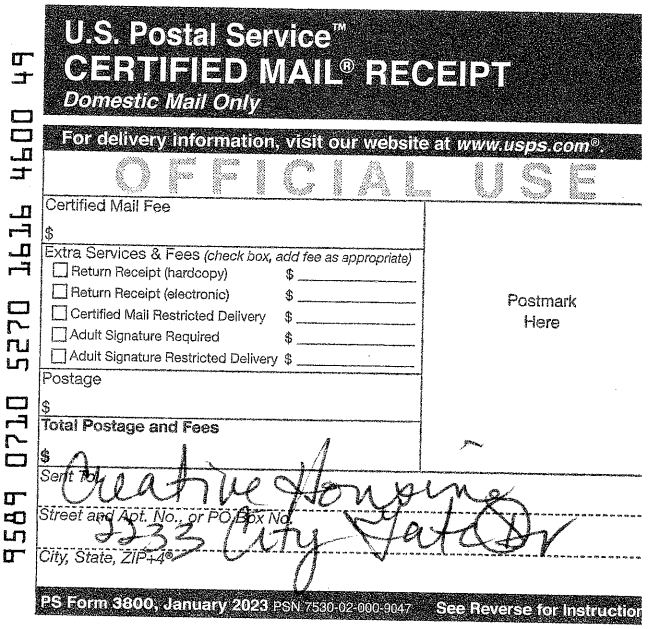
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Sent To Spangler/Judy
Street and Apt. No., or PO Box No. 2057 Fohlmeyer
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9589 0710 5270 0453 0275 90

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Sent To Jr Alexander
Street and Apt. No., or PO Box No. 3557 Redding
City, State, ZIP+4®

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Street and Apt. No., or PO Box No. 2067 Fohlmeyer
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Street and Apt. No., or PO Box No. 2576 Edmonton
City, State, ZIP+4®

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- ☐ Adult Signature Restricted Delivery $

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Sent To E Adams
Street and Apt. No., or PO Box No. 2081 Fohlmeyer Rd
City, State, ZIP+4®

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
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Sent To Sondie
Street and Apt. No., or PO Box No. 2043 Fohlmeyer Rd
City, State, ZIP+4®

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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
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Sent To
Street and Apt. No., or PO Box No.
3534 Reddington Rd
City, State, ZIP+4®
LEWIS CENTER OHIO 43035
Postmark Here
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Return Receipt (electronic) $
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Adult Signature Restricted Delivery $
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Street and Apt. No., or PO Box No.
2003 Reddington Rd
City, State, ZIP+4®
LEWIS CENTER OHIO 43035
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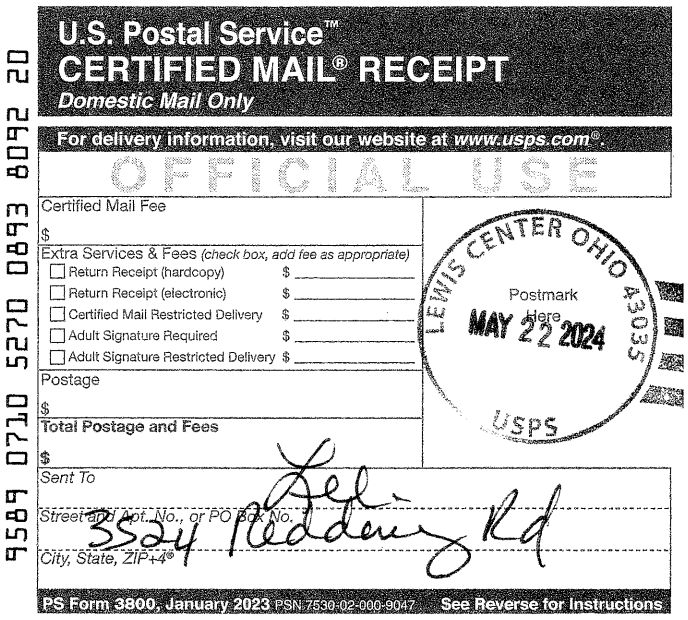
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Return Receipt (electronic) $
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Adult Signature Restricted Delivery $
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3524 Reddington Rd
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LEWIS CENTER OHIO 43035
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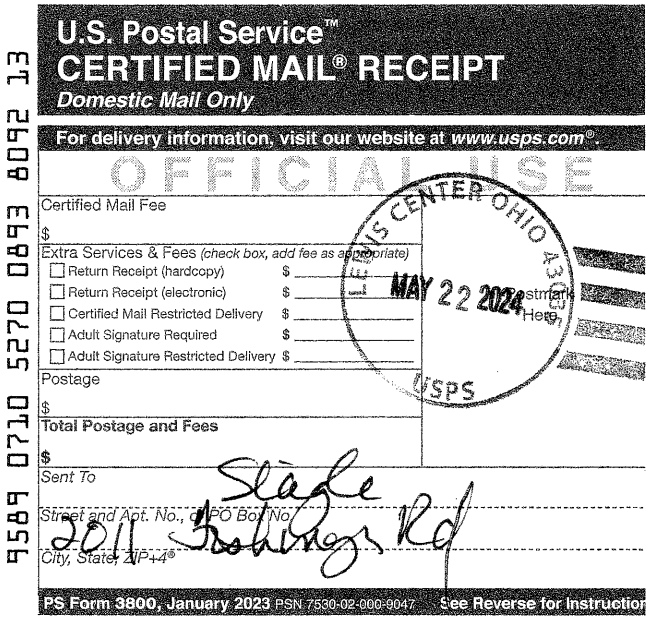
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions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Return Receipt (electronic) $
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Adult Signature Restricted Delivery $
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2011 Reddington Rd
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Return Receipt (electronic) $
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Adult Signature Required $
Adult Signature Restricted Delivery $
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Total Postage and Fees
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LEWIS CENTER OHIO 43035
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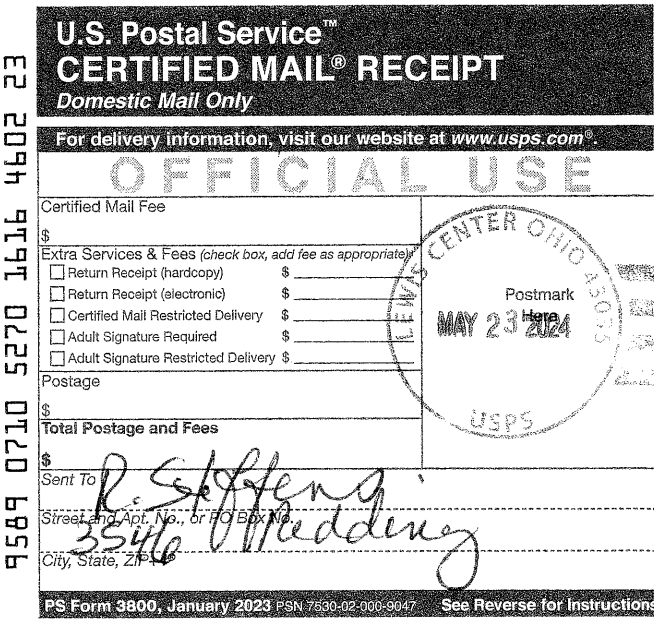
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Adult Signature Restricted Delivery $
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Sent To
Kurt + Dara Lowys

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3460 Reddington

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M. Anderson & C. North

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3500 Reddington

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3466 Scioto Tangy Dr

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C. Marrico + N. Hatem

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3477 Scioto Tangy Dr

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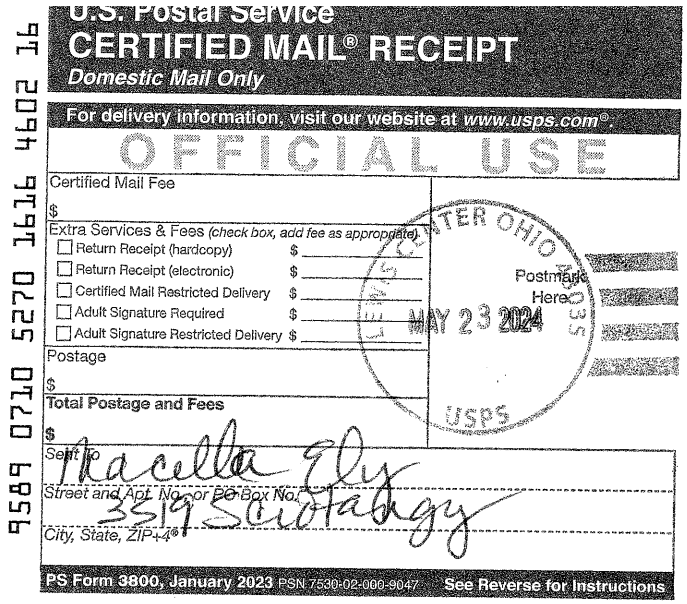
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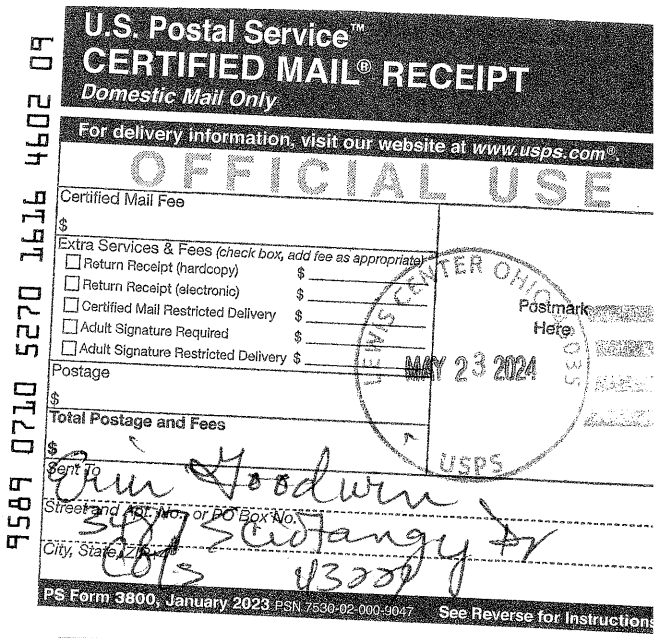
3519 Scioto Tangy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☐ Adult Signature Restricted Delivery $
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3501 Scioto Tangy Dr
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☐ Adult Signature Restricted Delivery $
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
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Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®
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9589 0710 5270 0893 8092 51
LEWIS CENTER OHIO 43035
MAY 22 2024
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Postmark Here
D. Wright
350 Scioto Tangy Dr

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
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☐ Return Receipt (hardcopy) $
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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Total Postage and Fees
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351 Scioto Tangy Dr
Columbus OH 43221

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- ☐ Adult Signature Required $
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Sent To
John & Krista Doyle

Street and Apt. No., or PO Box No.
[illegible] Scotfangy Dr

City, State, ZIP+4®
[illegible]

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9589 0710 5270 1616 4602 30

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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
Total Postage and Fees
Sent To
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06/05/2024
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Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.68
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JUN 05 2024
06/05/2024
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Buffer search results

Results **1 - 59** of **59**

	Alt ID	Site Address	Owner 1	Owner 2
070N137 08500	070-005910-00	3459 REDDING RD	UNDERWOOD JAMES T	UNDERWOOD MARLA E
070N137 08600	070-006002-00	2075 RIVERHILL RD	CREATIVE HOUSING INC	
070N137 08700	070-006001-00	RIVERHILL RD	BAHE AARON A JR	BAHE ELIZABETH
070N137 08800	070-006000-00	2091 RIVERHILL RD	BAHE AARON A JR	BAHE ELIZABETH
070N137 08900	070-005998-00	2105 RIVERHILL RD	RODGERS BRADFORD D	RODGERS MBALLOU F
070N137 09000	070-005997-00	RIVERHILL RD	WESTENDORF CHRISTOPHER J	CHAFFIN DEBRA S
070N137 09100	070-005996-00	2121 RIVERHILL RD	WESTENDORF CHRISTOPHER J	CHAFFIN DEBRA S
070N137 09200	070-005994-00	2133 RIVERHILL RD	LISKOWIAK LINDSAY M	LISKOWIAK EDWARD D
070N137 09800	070-005986-00	2130 RIVERHILL RD	SULLIVAN KYLE	
070N137 09900	070-005985-00	RIVERHILL RD	PLANT AUDREY E	
070N137 10000	070-005984-00	2112 RIVERHILL RD	PLANT AUDREY E	
070N137 10100	070-005983-00	RIVERHILL RD	PLANT AUDREY E	
070N137 10300	070-005982-00	2096 RIVERHILL RD	TRIPATHI RAVI SAILESH	TRIPATHI PRIYA MOHAN
070N137 10500	070-005980-00	2088 RIVERHILL RD	DIPIETRO JOHN D	HESELTON KATHRYN A
070N137 10600	070-005979-00	2080 RIVERHILL RD	PARULEKAR TERESA MARIE	PARULEKAR MARC SAMIR
070N137 10700	070-005978-00	3485 REDDING RD	MURRAY JACOB THOMAS	MURRAY DEVIN NICOLE
070N137 10800	070-005726-00	3493 REDDING RD	LITZLER JAMES L	LITZLER KELLY M
070N137 10900	070-005725-00	REDDING RD	SHIN TIMOTHY J	SHIN SUNYOUNG E
070N137 11000	070-005724-00	3519 REDDING RD	THE TUCKERMAN HOME GROUP INC	
070N137 11200	070-005722-00	2063 SPRINGHILL DR	CORNWELL GINA DUNSKY	CORNWELL NICHOLAS
070N137 11400	070-005720-00	2075 SPRINGHILL DR	COLLAR NICOLE M	COLLAR BENJAMIN S
070N137 11600	070-005718-00	2087 SPRINGHILL DR	HURT ASHLEY N	
070N137 11700	070-005717-00	2097 SPRINGHILL DR	GUIRLINGER SAMANTHA MARY	ELLIS THEODORE JOHN JR
070N137 11800	070-005716-00	2111 SPRINGHILL DR	CZUBA KATALIN	
070N137 12300	070-005711-00	2106 SPRINGHILL DR	CHRISTOPHER JANET K AFDT	
070N137 12400	070-005709-00	2090 SPRINGHILL DR	BRETHEL WILLIAM T	BRETHEL SHERI R
070N137 12500	070-005708-00	2080 SPRINGHILL DR	RUNDIO GARY M	
070N137 12600	070-005707-00	2070 SPRINGHILL DR	HOLLADAY ERNEST A	HOLLADAY SANDY C
070N137 12700	070-005706-00	2058 SPRINGHILL DR	RADFORD LARRY	RADFORD CYNTHIA
070N137 12800	070-005705-00	3545 REDDING RD	LOMBARDI ANGELA M	
070N137 12900	070-005704-00	3557 REDDING RD	GRABAUSKAS JOSEPH P TTEE	GRABAUSKAS THOMAS C TTEE
070N137 13000	070-007372-00	3567 REDDING RD	COLUMBO REAL ESTATE INVESTMEN...	
070N137 13200	070-005701-00	2043 FISHINGER RD	SONDEJ JOHN	SONDEJ PAULA
070N137 13300	070-005700-00	2057 FISHINGER RD	SPANGLER CAITLAIN E	JUDY NICK A
070N137 13500	070-005698-00	2069 FISHINGER RD	BUCK ROBERT V	BUCK PAMELA DEE
070N137 13700	070-005696-00	2081 FISHINGER RD	ADAMS KATHARINE TR	
070N138 01100	070-005731-00	2003 FISHINGER RD	PLILER CHRISTINE R	
070N138 01200	070-005732-00	2011 FISHINGER RD	SLAGLE CHERYL A	SLAGLE WILLIAM D II
070N138 01300	070-005733-00	3546 REDDING RD	STEFFENS ROBERT THOMAS	
070N138 01400	070-005734-00	3534 REDDING RD	MACDONELL SARA W	
070N138 01500	070-005735-00	REDDING RD	MACDONELL SARA W	
070N138 01600	070-005736-00	3524 REDDING RD	LEE JESSICA L	LEE RYAN BROOKS
070N138 01800	070-005738-00	3510 REDDING RD	MILLER KARL J	
070N138 01900	070-005739-00	REDDING RD	MILLER KARL J	

070N138 02000	070-005740-00	3500 REDDING RD	ANDERSON MICHELLE M	NORTH CHRISTOPHER C
070N138 02100	070-005741-00	REDDING RD	ANDERSON MICHELLE M	NORTH CHRISTOPHER C
070N138 02200	070-005742-00	3488 REDDING RD	MARSICO CHELSEA	HATEM NATHAN
070N138 02300	070-005743-00	3476 REDDING RD	KARRAM MARK A	KARRAM SANDRA S
070N138 02400	070-005744-00	3460 REDDING RD	LOUYS KURT A	LOUYS TARA D
070N138 06300	070-005912-00	3467 SCIOTANGY DR	WRIGHT ASHLEY NICOLE	LEAS NICOLAS
070N138 06400	070-005914-00	3477 SCIOTANGY DR	BARRETT THOMAS E	
070N138 06500	070-005915-00	3487 SCIOTANGY DR	GOODWIN ERIN	
070N138 06600	070-005917-00	3501 SCIOTANGY DR	WRIGHT DOUGLAS L	
070N138 06700	070-005918-00	3511 SCIOTANGY DR	PAYNE ALEXANDER R	PAYNE NATALIE
070N138 06701	070-005919-00	SCIOTANGY DR	PAYNE ALEXANDER R	PAYNE NATALIE
070N138 06800	070-005920-00	3519 SCIOTANGY DR	ELY MARCELLA A	
070N138 06900	070-005921-00	3525 SCIOTANGY DR	WEESE NORETTA B	
070N138 07000	070-005923-00	3535 SCIOTANGY DR	TESTA PATRICK	TESTA CATHY S
070N138 07100	070-005924-00	3547 SCIOTANGY DR	DOYLE JOHN M	DOYLE KRISTA G

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SBA STUDIOS PROJECT #: 2023-475

2363 WICKLIFFE ROAD

UPPER ARLINGTON, OHIO

INDEX OF DRAWINGS

A0-0	COVER SHEET / INDEX
A1-0	BASEMENT PLAN
A1-0a	OPTIONAL FINISHED BASEMENT PLAN
A1-1	FIRST FLOOR PLAN
A1-2	SECOND FLOOR PLAN
A1-3	ROOF PLAN
A2-1	EXTERIOR ELEVATIONS (FRONT & REAR)
A2-2	EXTERIOR ELEVATIONS (RIGHT & LEFT SIDES)
A3-1	WALL SECTIONS / OHBA COMPLIANCE PATH #1
A4-1	L&V SCHEDULE / STAIR SECTIONS / NOTES
A4-2	WALL BRACING
J1-0	FIRST FLOOR JOIST PLAN
J1-1	SECOND FLOOR JOIST PLAN
E1-0	BASEMENT ELECTRICAL PLAN
E1-0a	OPTIONAL FINISHED BASEMENT ELECTRICAL PLAN
E1-1	FIRST FLOOR ELECTRICAL PLAN
E1-2	SECOND FLOOR ELECTRICAL PLAN

GENERAL HOUSE INFORMATION

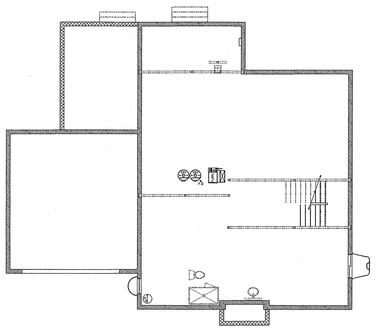
HOUSE SQUARE FOOTAGE:	2,946 S.F.
BASEMENT SQUARE FOOTAGE:	1,467 S.F.
OPTIONAL FIN. BASEMENT SQUARE FOOTAGE:	1,003 S.F.
COVERED PORCH SQUARE FOOTAGE:	234 S.F.
GARAGE SQUARE FOOTAGE:	528 S.F.
HOUSE WIDTH:	58'-0"
HOUSE DEPTH:	50'-8"
HOUSE HEIGHT:	27'-10 15/16"

GENERAL REQUIREMENTS

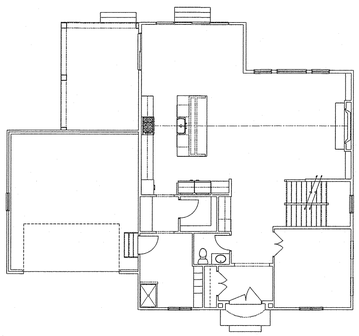
1. GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
2. ELEMENTS OF CONSTRUCTION, WHETHER OR NOT SPECIFICALLY NOTED ON THESE DRAWINGS, ARE TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, & NATIONAL BUILDING CODES.
3. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT CODE SHALL GOVERN. BUILDER SHALL BE FAMILIAR W/ PROVISIONS OF ALL APPLICABLE CODES AND INSURE COMPLIANCE OF WORK WITH THOSE CODES.
4. THIS IS A "BUILDERS SET OF DRAWINGS", IT REQUIRES THE BUILDER USING THESE DRAWINGS TO BE FAMILIAR WITH GENERAL BUILDING AND CONSTRUCTION PRINCIPALS AS WELL AS BUILDING CODE REQUIREMENTS. IF THE BUILDER USING THESE DRAWINGS NEEDS SPECIFIC INFORMATION NOT PROVIDED IN THIS SET OF DRAWINGS THE BUILDER SHOULD NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING.
5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE W/ STATE AND FEDERAL REGULATIONS REGARDING SAFETY, & COMPLIANCE W/ REQUIREMENTS SPECIFIED IN THE OWNER/BUILDER CONTRACT IS, & SHALL BE, THE BUILDER'S RESPONSIBILITY.
6. BUILDER SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
7. CHANGES TO THESE DRAWINGS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. SBA STUDIOS, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.
8. THESE DRAWINGS SHOULD NOT BE SCALED. IN CASE OF DISCREPANCY, THE WRITTEN DIMENSIONS SHALL RULE. VERIFY WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
9. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION & NOTIFY ARCHITECT OF ANY DISCREPANCIES
10. ALL INTERIOR DIMENSIONS ARE TO ROUGH FACE OF STUDS, BLOCK OR OTHER ROUGH FRAMING.
11. ALL EXTERIOR DIMENSIONS ARE TO ROUGH FACE OF BLOCK, POURED CONCRETE, OR SHEATHING.
12. ALL MATERIALS USED ARE TO BE NEW, FIRST CLASS QUALITY BUILDING MATERIALS. STORE ALL MATERIALS IN SUCH A MANNER SO AS NOT TO OVERSTRESS OR DAMAGE ANY STRUCTURE OR MATERIALS DURING INSTALLATION.
13. CONTRACTOR TO PROVIDE BLOCKING, AS NECESSARY, IN WALLS AND CEILINGS TO ANCHOR ALL WALL AND CEILING MOUNTED FIXTURES / EQUIPMENT. FIELD VERIFY LOCATIONS WITH OWNER.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
		Master Set 02.16.2024

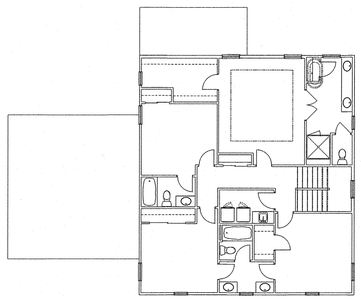
BASEMENT PLAN



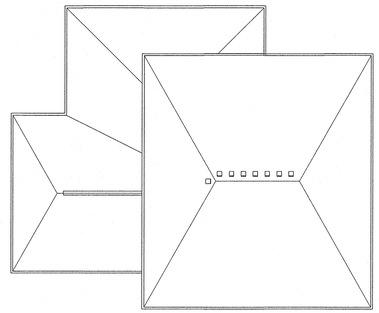
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



2363 WICKLIFFE
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: VARIES
SHEET # / DESCRIPTION
COVER SHEET
A0-0
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

HOME GROUP

OUR REPUTATION LIVES
WITH YOUR HOME

Tuckerman Project Standards

Rev. 01/01/2021

All contractors must adhere to local community and "neighbor rules" (especially in Upper Arlington and Bexley infill communities)

Block Masons

Pour all beam pockets and pilasters solid with concrete

Pour piers between garage doors with rebar set into 3rd course down at a minimum

Set all beam pockets a minimum of 9" down from top of wall for W8X beams, and look to plans for larger beam sizes

Leave washers and nuts on foundation for framing contractor

Framing Contractor

Framing carpentry crew must adhere to current local building codes

Follow all specified framing species and grades notes per the blueprints

Space all wall and floor plywood with 1/8" gaps to allow for expansion

Tyvek to be installer per MFG specifications- all windows and doors to be flashed properly

Glue all joist hanger buckets when setting joists to stop squeaks

Install 7/16" plywood on ceiling of second floor furnace rooms prior to mechanical trades

Layout joists for pluming drains to toilets, tubs and tubs prior to mechanical trades

Set/shim all window 1/16" up from sills to allow for home settlement

All windows and exterior doors to be installed plumb and square and shimmed for smooth operation

Set exterior doors on ¾" plywood strips

Block all bearing point from trusses down to foundation PRIOR to mechanicals

All exterior porch beams and columns to be furred out to proper width and depths to be ready for trim carpenters

Fur down all garage and interior ceilings soffits as needed for mechanical trades

Pry back all "shiner" nails from sides of joists to eliminate floor squeaks

Confirm all nailing and bolting patterns for trusses and LVL's to engineered design sheets provided by lumber company

Follow floor joist layout per engineer sheets provided by lumber co. If in conflict with blueprints, contact superintendent

Adhere to truss bracing per engineered truss design sheets

Only galvanized nails to be used in treated lumber in basement floor sills and wall sill plates

All horizontal and vertical joints in wall sheathing to fall on studs, plate, band or blocking

Cross bridging shall not be touching or rubbing on plywood or future drywall

Do not remove foundation wall bracing until framing is complete

Fur out stud cavities behind plumbing and HVAC lines as needed for insulation

Leave gaps at parallel joists in lower levels so insulation can be installed in band boards

Leave gaps at corner interior wall studs for insulation

Let (2) 2x studs into floor system below for all 1/2 walls to secure to flooring

Install double joists below kitchen islands to support weight of granite

Frame all slider bypass door openings ½" higher than other interior doors

Brick racks to by framed by framing contractor

French door pocket doors to be framed at 83.5" height. Single pocket doors to be framed at 84" height

Block across top full width opening and side length for barn door hardware

Properly brace and secure all framing members at each days end in case of storms

Sweep home and stack lumber and keep jobsite clean and safe each day

Install temporary protection at all windows, doors and stair openings throughout construction

Plywood and Tyvek all living walls that are common to attic areas by framing contractor

Other Trade Contractors

Plumber to install felt paper below all shower pans to prevent squeaking

All insulation behind showers and tubs to be unfaced

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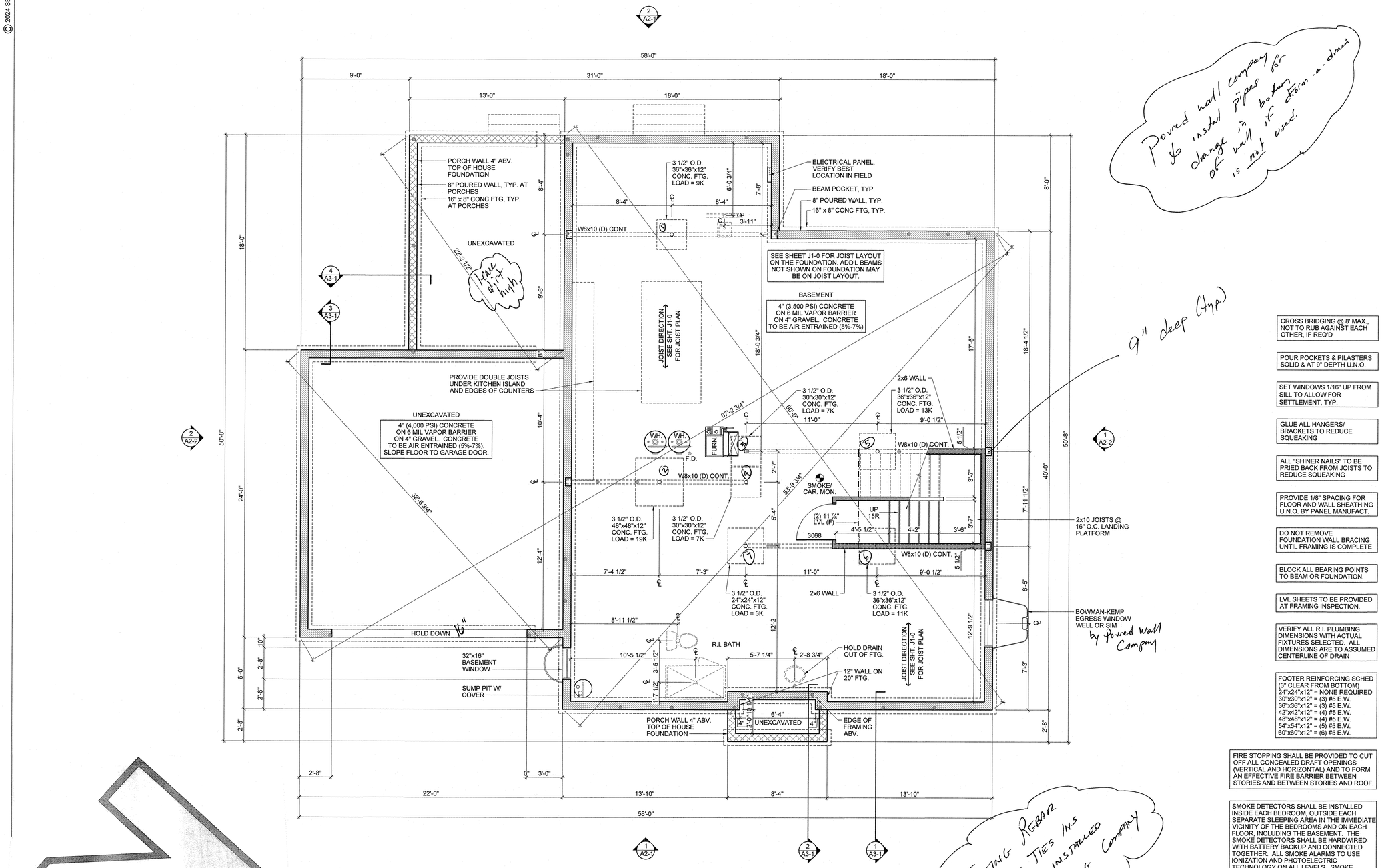


Poured wall company to install pipes for drainage in bottom of wall if drain is not used.

9" deep (typ.)

by Poured Wall Company

Footing Rebar Angle Ties ins to be installed by Footing Company

FOUNDATION WALL HEIGHT = 9' TALL

ALL FLOOR JOISTS OVER UNFINISHED BASEMENT AREAS TO BE PROVIDED WITH FIRE PROTECTION PER 2019 RCO 302.13

CROSS BRIDGING @ 8' MAX., NOT TO RUB AGAINST EACH OTHER, IF REQ'D

POUR POCKETS & PILASTERS SOLID & AT 9" DEPTH U.N.O.

SET WINDOWS 1/16" UP FROM SILL TO ALLOW FOR SETTLEMENT, TYP.

GLUE ALL HANGERS/ BRACKETS TO REDUCE SQUEAKING

ALL "SHINER NAILS" TO BE PRIED BACK FROM JOISTS TO REDUCE SQUEAKING

PROVIDE 1/8" SPACING FOR FLOOR AND WALL SHEATHING U.N.O. BY PANEL MANUFACT.

DO NOT REMOVE FOUNDATION WALL BRACING UNTIL FRAMING IS COMPLETE

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

VERIFY ALL R.I. PLUMBING DIMENSIONS WITH ACTUAL FIXTURES SELECTED. ALL DIMENSIONS ARE TO ASSUMED CENTERLINE OF DRAIN

FOOTER REINFORCING SCHED (3" CLEAR FROM BOTTOM)
24"x24"x12" = NONE REQUIRED
30"x30"x12" = (3) #5 E.W.
36"x36"x12" = (3) #5 E.W.
42"x42"x12" = (4) #5 E.W.
48"x48"x12" = (4) #5 E.W.
54"x54"x12" = (5) #5 E.W.
60"x60"x12" = (6) #5 E.W.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

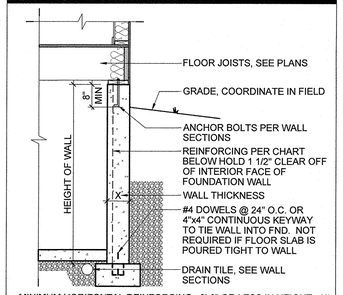
BEAM CONNECTIONS AT OPEN POCKETS IN FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH 2019 RCO SECTIONS 502.6.3 AND 502.9.1 MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED

MOST CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, CHECK FOR CORROSIVE COMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING, SEE WALL SECTIONS.
2. CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION
3. CEILING HEIGHTS IN BASEMENTS WITH HABITABLE SPACES OR HALLWAYS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-4" MINIMUM.
4. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
5. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

FOUNDATION WALL REINFORCING



MINIMUM HORIZONTAL REINFORCING: 8'-0" OR LESS IN HEIGHT: (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT MID HEIGHT. GREATER THAN 8'-0" IN HEIGHT, PROVIDE (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT THIRD POINTS OF THE WALL

FOUNDATION WALL DESIGN - POURED WALLS			
CONCRETE = f'c MIN = 3,000 PSI | REINFORCING fy MIN = 60,000 PSI, MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF			
WALL MAX HEIGHT	REINF	WALL THICKNESS	
		8" THICK WALL	10" THICK WALL	12" THICK WALL
8'-0"		#5 @ 30" O.C.	NONE	NONE
9'-0"		#6 @ 29" O.C.	#6 @ 39" O.C.	#4 @ 48" O.C.
10'-0"		#6 @ 22" O.C.	#6 @ 27" O.C.	#6 @ 34" O.C.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

2363 WICKLIFFE
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
BASEMENT PLAN
A1-0
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

1 BASEMENT PLAN

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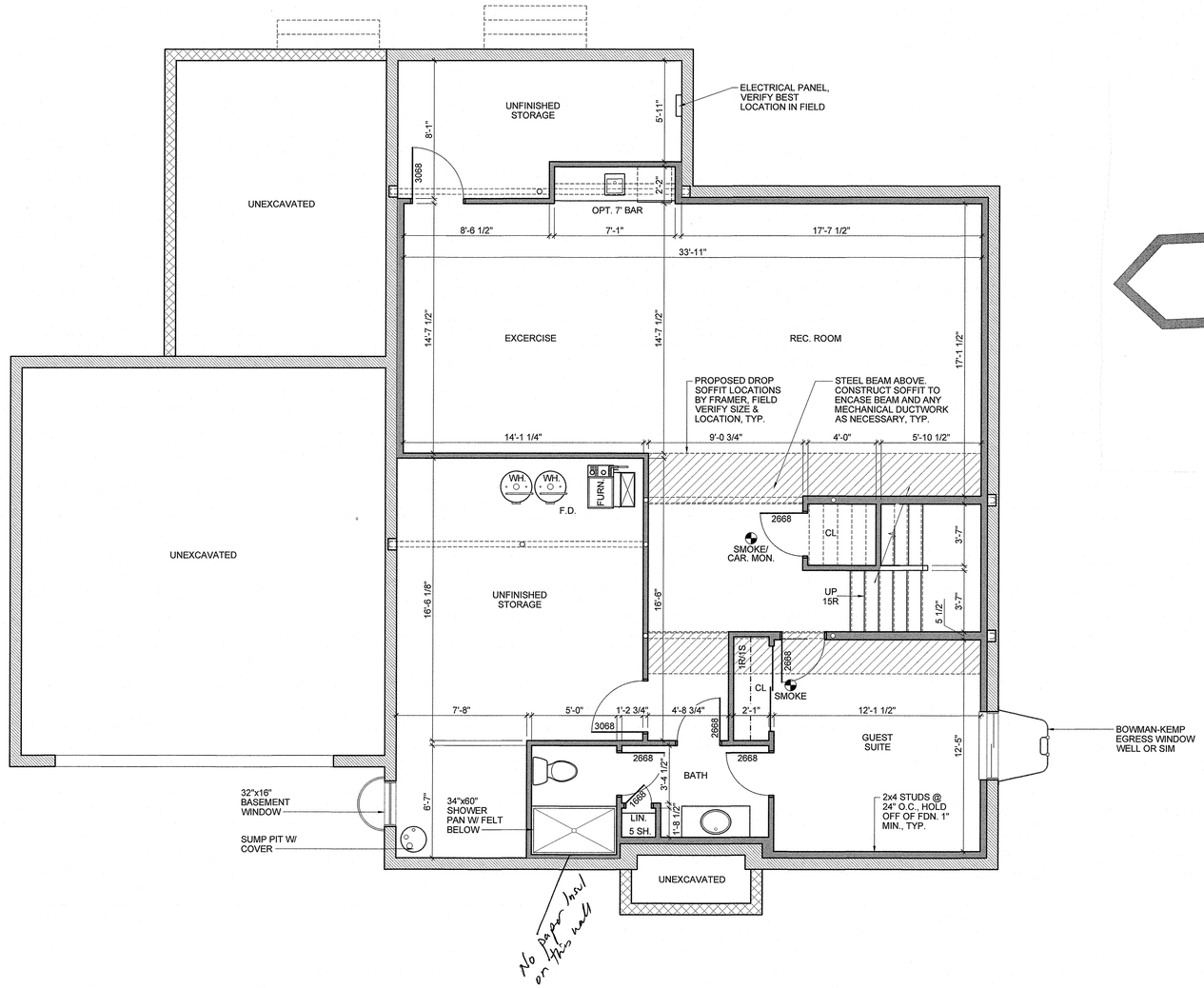
OPTIONAL FINISHED BASEMENT



FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
4. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
5. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
6. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
10. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
11. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
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FRAMER

INT. OR EXT. STAIR STRINGERS ARE TO BE 16" O.C. OR LESS UNLESS PRE-ENGINEERED BY OTHERS

GLUE ALL HANGERS/ BRACKETS TO REDUCE SQUEAKING

FRAMER RESPONSIBLE FOR ALL MECH. DROPS, BUILD DOWNS, SQ. COLUMNS, PORCH BREAST WORK, & BLOCKING FOR CASEWORK & FIN. TRIM

APPLY FELT PAPER BELOW ALL PRE-FAB SHOWERS AND / OR TUBS

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

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STATE OF OHIO
SCOTT D. BAKER
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SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

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SHEET # / DESCRIPTION
FIN. BASEMENT PLAN
A1-0a
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

1 OPTIONAL FINISHED BASEMENT PLAN 1,003 S.F.

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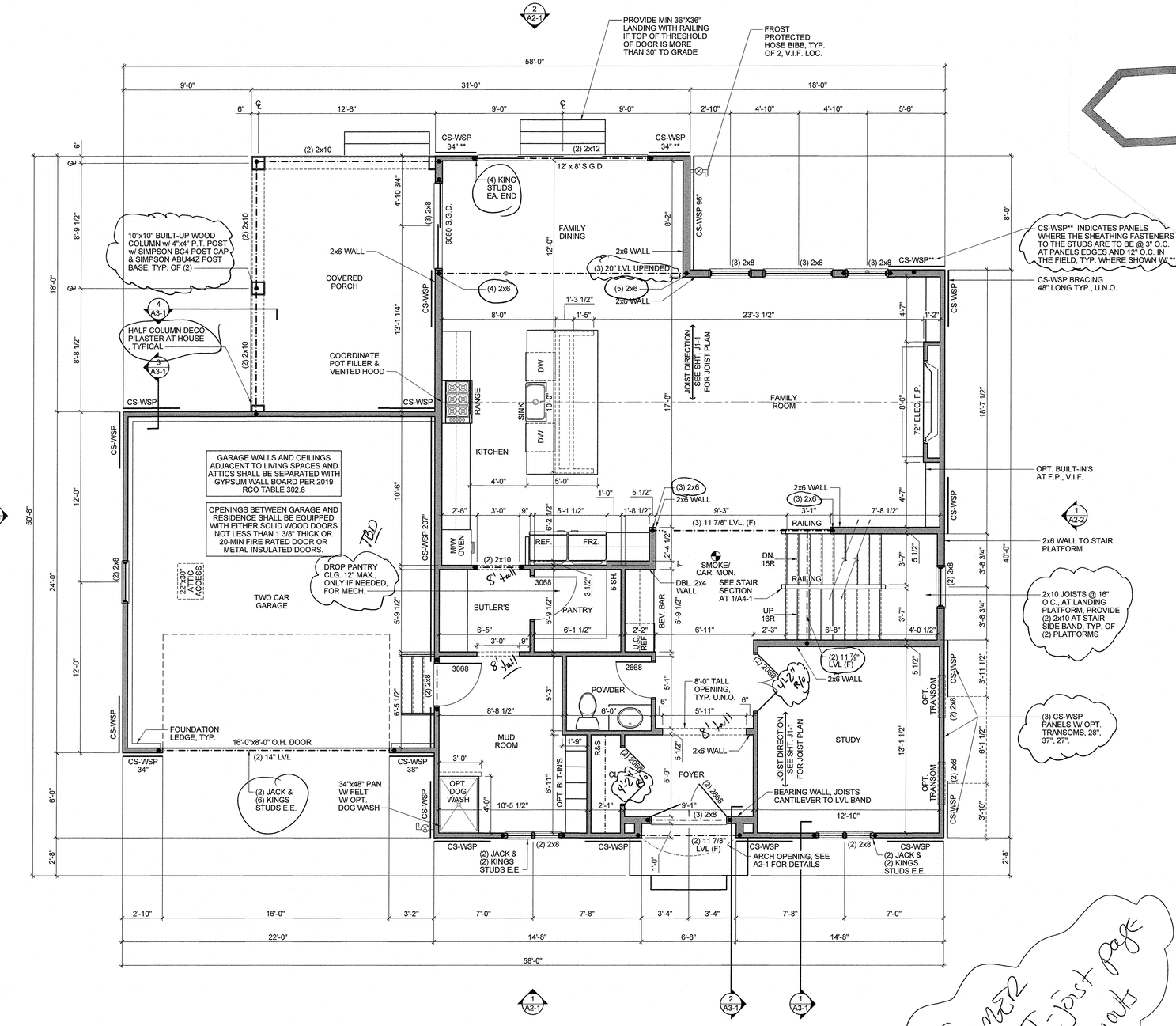

FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
4. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
5. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
6. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
10. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
11. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

2363 WICKLIFFE
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR PLAN
A1-1
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

1 FIRST FLOOR PLAN 1,577 S.F.

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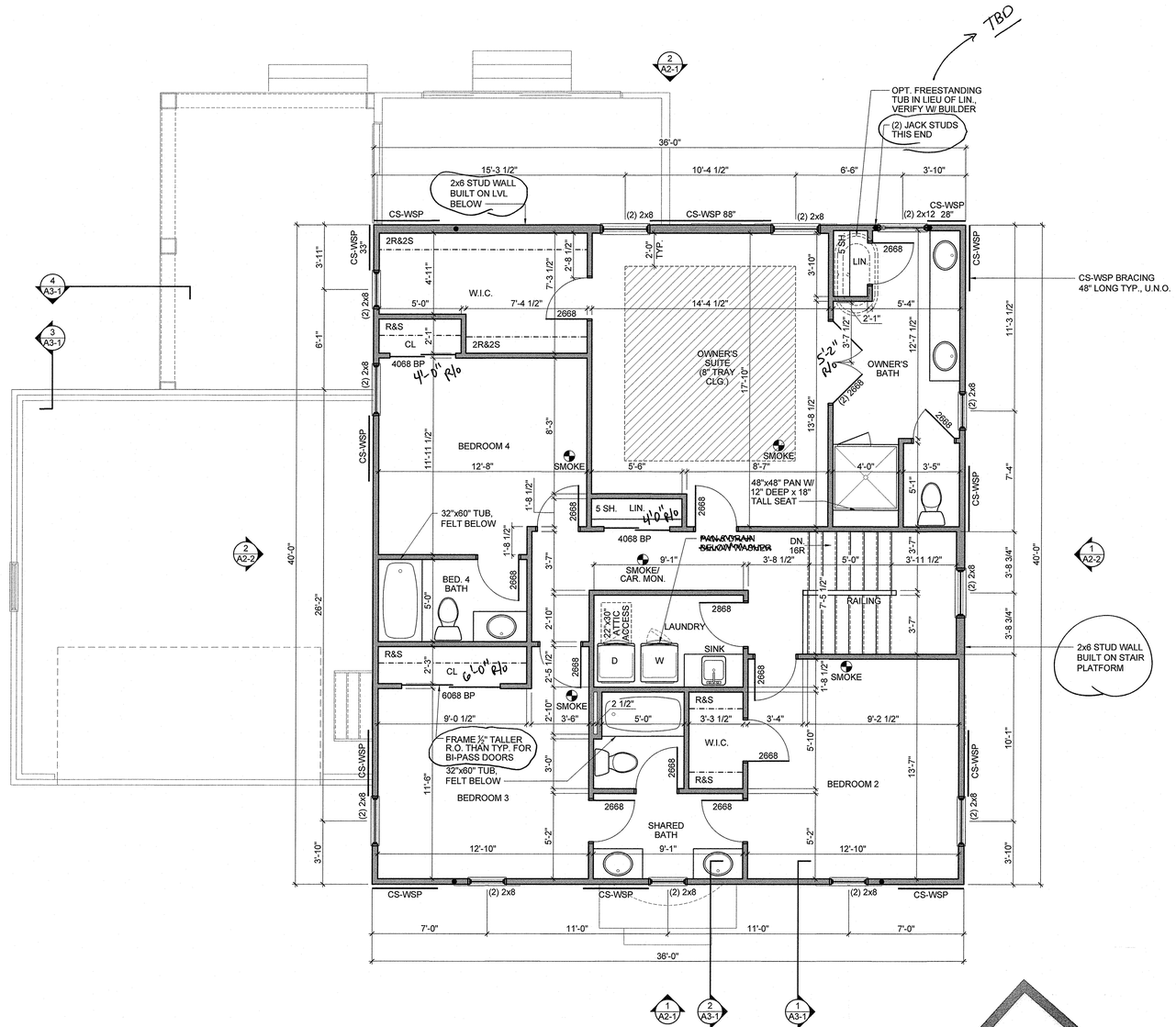

SECOND FLOOR WALL HEIGHTS = 8'-1 1/8" A.F.F. UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C.

INT. OR EXT. STAIR STRINGERS ARE TO BE 16" O.C. OR LESS UNLESS PRE-ENGINEERED BY OTHERS

LET (2) 2x STUDS INTO THE FLOOR BELOW AND BRACE ON UNBRACED ENDS OF HALF WALLS, TYP. U.N.O.

ALL "SHINER NAILS" TO BE PRIED BACK FROM JOISTS TO REDUCE SQUEAKING

CROSS BRIDGING @ 8' MAX., NOT TO RUB AGAINST EACH OTHER

GLUE ALL HANGERS/ BRACKETS TO REDUCE SQUEAKING

PROVIDE 1/8" SPACING FOR FLOOR AND WALL SHEATHING U.N.O. BY PANEL MANUFACT.

FRAMER RESPONSIBLE FOR ALL MECH. DROPS, BUILD DOWNS, SQ. COLUMNS, PORCH BREAST WORK, & BLOCKING FOR CASEWORK & FIN. TRIM

APPLY FELT PAPER BELOW ALL PRE-FAB SHOWERS AND / OR TUBS

UNFACED INSULATION BEHIND ALL SHOWERS OR TUBS COMMON TO THE ATTIC.

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

PROVIDE ACCESS WHIRLPOOL /AIR TUB EQUIP. FOR THE SERVICING, MAINT. AND/OR REMOVAL OF MOTOR AND PUMP

ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

EXTERIOR BRACED WALL PANEL:
CONTINUOUS SHEATHING, MINIMUM 7/16" OSB OR PLYWOOD PER CODE:

- METHOD CS-WSP PER RCO 2019 TABLE 602.10.4 - ATTACHED PER TABLE 602.3(3)
- RCO 2019 TABLE 602.10.1.3: BRACED WALL LINE SPACING 60 FT MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO
- RCO 2019 SECTION 602.4.2: CONTINUOUS SHEATHING
- TABLE 602.10.5: MIN. PANEL LENGTHS

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- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

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STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR PLAN
A1-2
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

1 SECOND FLOOR PLAN 1,369 S.F.

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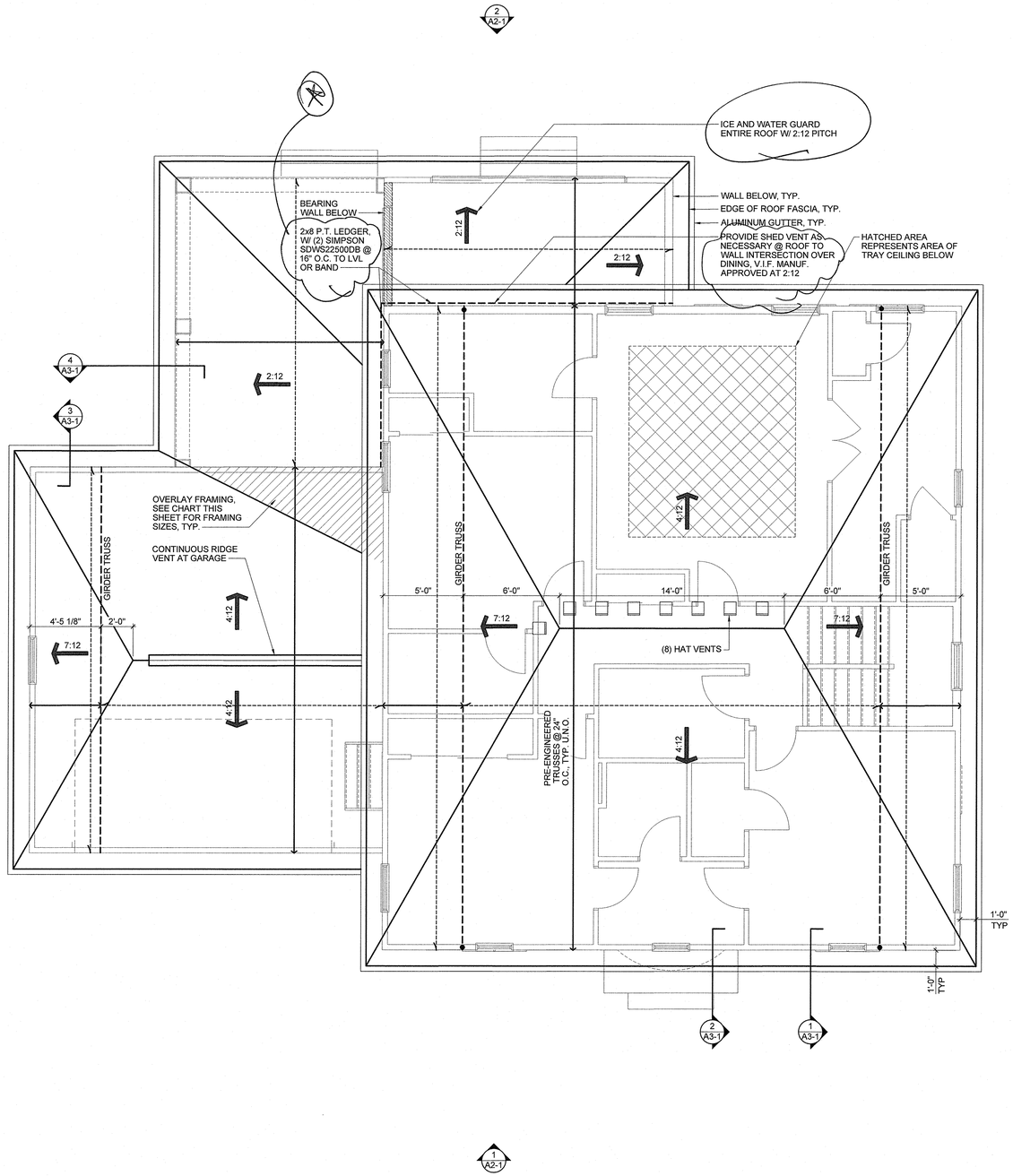

SUB-FASCIA BOARDS TO BE INSTALLED BY FRAMER

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

CONTRACTOR TO PROVIDE TRUSS DATA AND TRUSS LAYOUT ON SITE AT FRAMING INSPECTION

ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPPING WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER

OVERLAY FRAMING:
0'-0" - 6'-0" SPAN: 2x4 @ 24" O.C.
6'-0" - 9'-0" SPAN: 2x6 @ 24" O.C.
9'-0" - 12'-0" SPAN: 2x8 @ 24" O.C.
12'-0" - 15'-0" SPAN: 2x10 @ 24" O.C.
15'-0" - 18'-0" SPAN: 2x12 @ 24" O.C.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

PROVIDE ICE AND WATER SHIELD AT:
1. ALL VALLEYS, INTERSECTIONS OF ROOF PITCH CHANGES & ROOF PENETRATIONS.
2. FROM EDGE OF ROOF TO 24" PAST THE INSIDE FACE OF THE EXTERIOR WALL.
3. WHERE ROOF PLANES INTERSECT VERT. WALLS (18" MIN. UP WALL AND ONTO ROOF).

FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION MINIMUM 4" MEASURED VERTICALLY. BAFFLE TO BE A SOLID MATERIAL.

ROOF VENT NFVA CALCULATION:
CONTINUOUS RIDGE VENT ASSUMED TO BE 18" NET FREE VENT AREA PER LINEAR FOOT OF RIDGE VENT. ROOF LOUVERS (HAT VENTS) ASSUMED TO BE 50" NET FREE VENT AREA PER INDIVIDUAL ROOF LOUVER. SHED VENT ASSUMED TO BE 9" NET FREE VENT AREA PER LINEAR FOOT OF VENT.

ATTIC VENTILATION:
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 FROM THE ENTRANCE OF RAIN OR SNOW.

THE MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE VENTILATED SPACE, EXCEPT THAT THE AREA MAY BE 1 TO 300 IF NOT LESS THAN 40% AND NOT MORE THAN 50% 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 1/3 OF THE ATTIC SPACE.

HOUSE ATTIC: 1,596 S.F.
GARAGE / PORCH/DINING ATTIC: 1,021 S.F.

ROOF PLAN NOTES

1. CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER CODE FOR PROPER ROOF DRAINAGE.
2. FALSE CHIMNEYS, DORMERS, CUPOLAS AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHALL EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM A FIREBOX.
3. PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING INTO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. PROVIDE MINIMUM 22"x30" ATTIC OPENING INTO OVERLAY FRAMED ROOF AREAS. ATTIC ACCESS OPENINGS FROM CONDITIONED SPACES TO BE GASKETED.
4. ROOFS TO HAVE A 1'-0" OVERHANG FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO OUTSIDE FACE OF FASCIA, U.N.O.

TRUSS NOTES

1. TRUSS PROFILES (SEE ELEVATIONS) ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT PER THE CONSTRUCTION DOCUMENTS.
2. FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER / OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECT.
3. TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIA ALIGN PER EXTERIOR ELEVATIONS.

RAFTER NOTES

1. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE RAFTERS ARE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 48" O.C.
2. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
3. RIDGE BOARDS SHALL BE AT LEAST 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 11 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x FURRED TO THE BOTTOM EDGE OF THE 2x12.
4. VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
5. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
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- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

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UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO REGISTERED ARCHITECT
SCOTT D. BAKER
14654
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
ROOF PLAN
A1-3
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

1 ROOF PLAN

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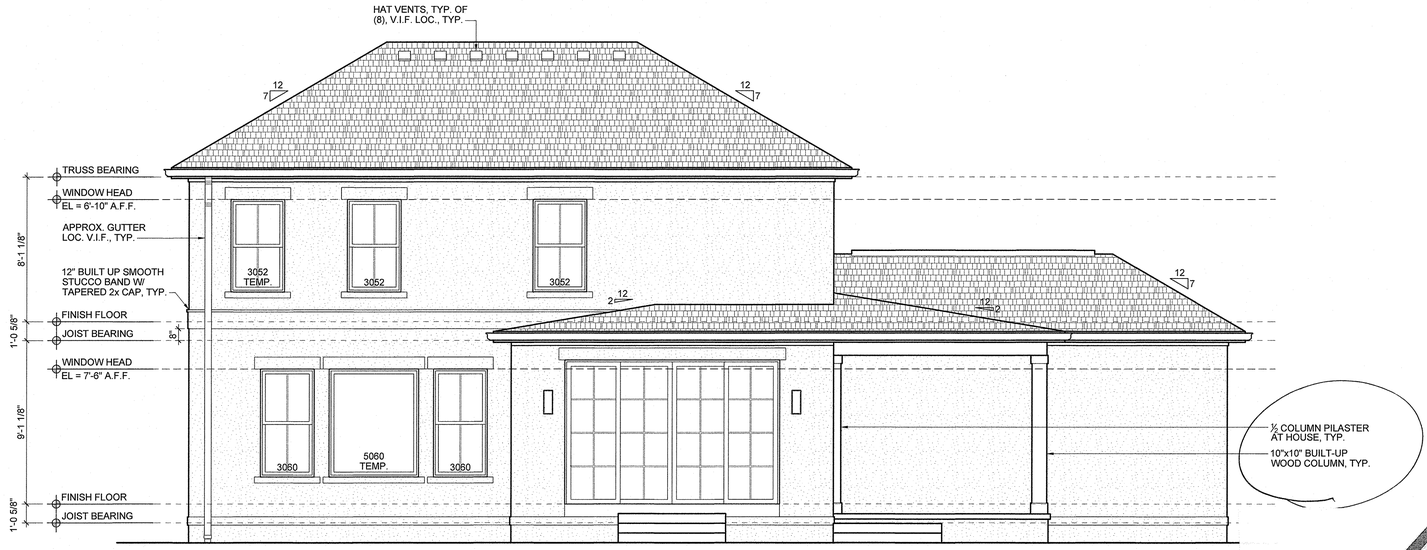
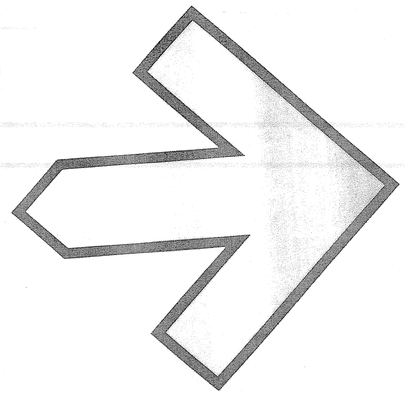
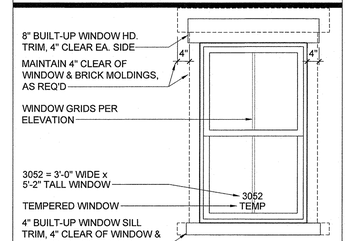


2 REAR ELEVATION

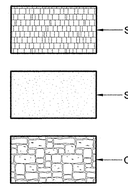


1 FRONT ELEVATION

WINDOW TRIM ELEVATION



ELEVATION MATERIAL LEGEND



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SCALE:	1/4" = 1'-0"
SHEET # / DESCRIPTION	
EXTERIOR ELEVATIONS	
A2-1	
DATE:	01.10.2024
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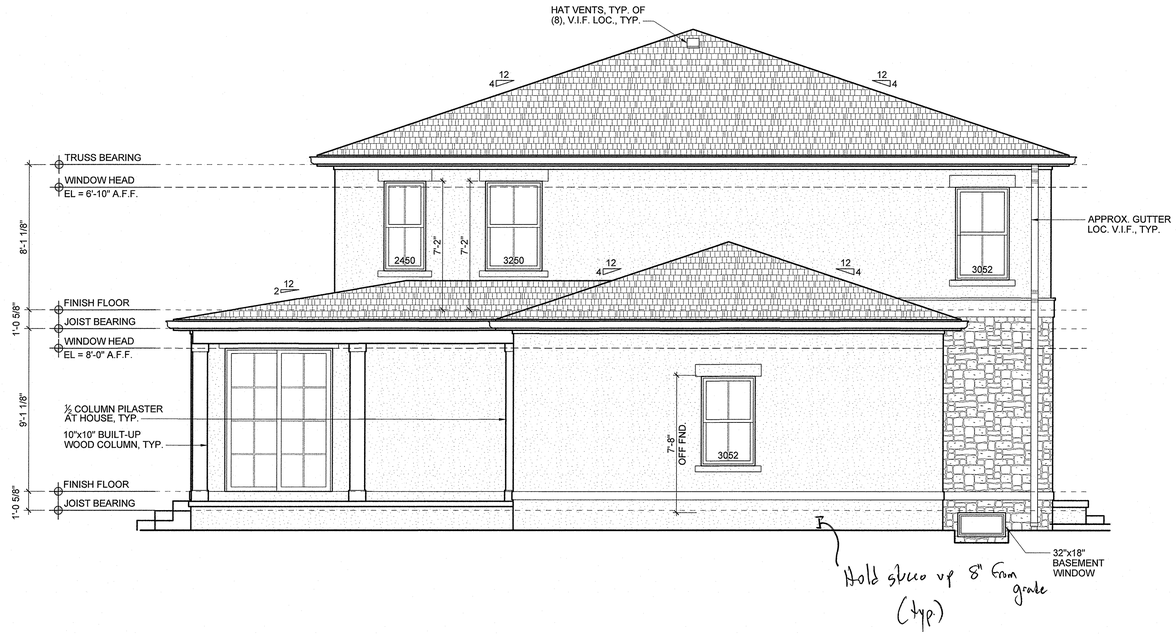
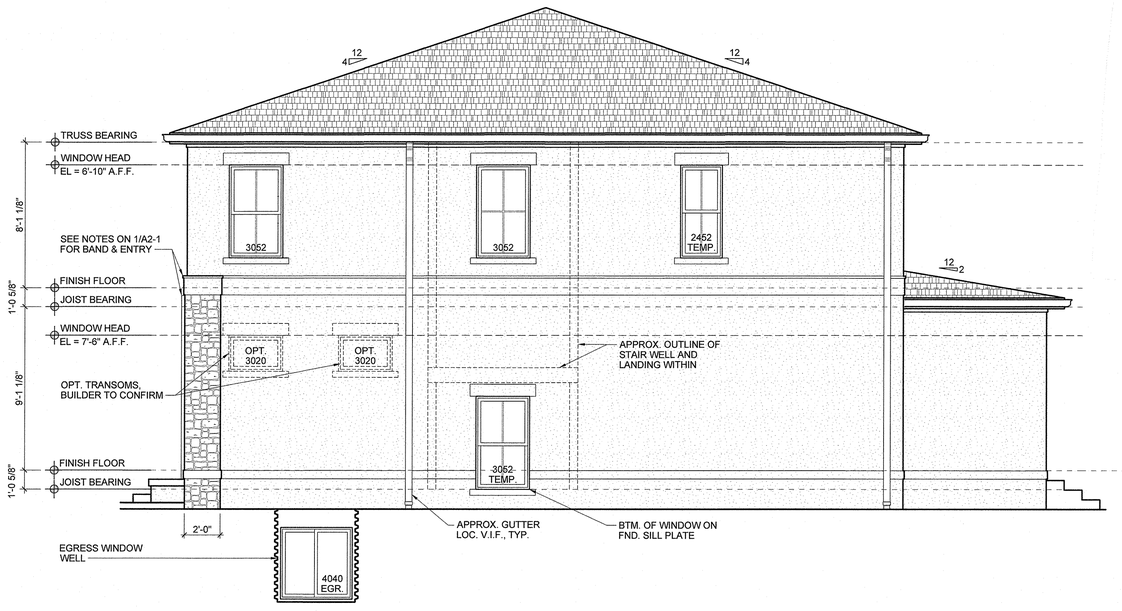


2 LEFT ELEVATION



1 RIGHT ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- STUCCO
- CULTURED STONE

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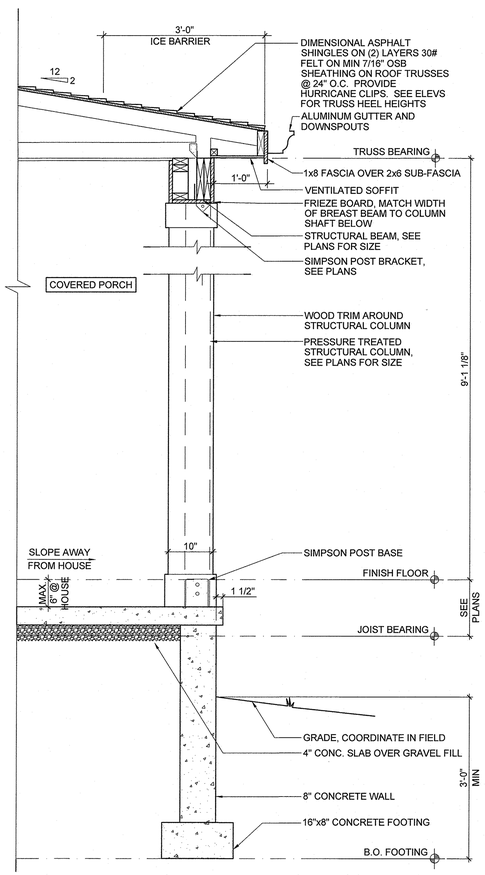
OHIO HOME BUILDERS ASSOCIATION (OHBA)

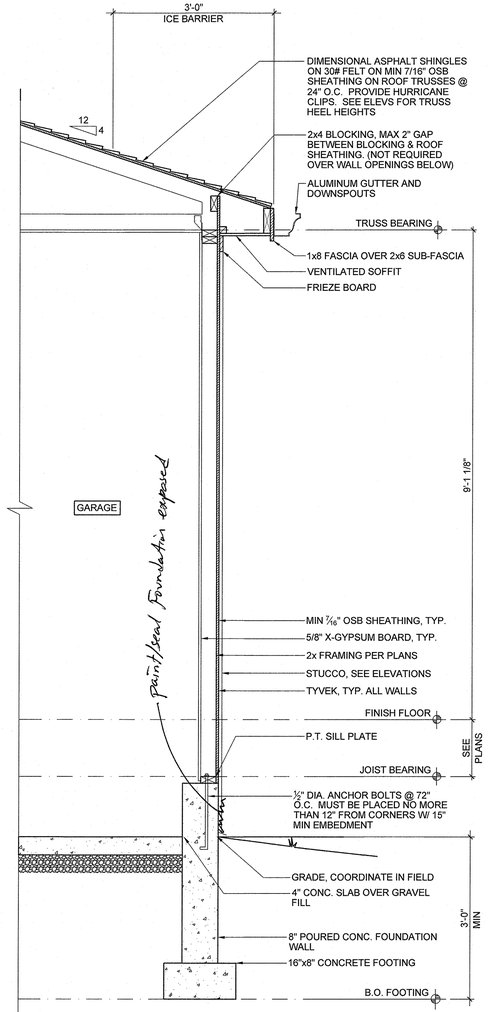
CLIMATE ZONE 5, COMPLIANCE PATH #1

COMPONENT	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	R-15	R-15 OR R-19
CEILING R-VALUE	R-49	R-49
FENESTRATION U-FACTOR	U=0.32	U=0.32
SKYLIGHT U-FACTOR	U=0.60	-
FLOOR VALUE OVER UNCONDITIONED SPACE	30 (19 IF SUFFICIENT TO FILL CAVITY)	30
BASEMENT WALL VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13 (MIN 4 FEET)	10 / 13 (MIN 4 FEET)
SLAB R-VALUE	10, 2 FEET	-
CRAWL SPACE R-VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13	-
DUCT INSULATION R-VALUES OUTSIDE THERMAL ENVELOPE	SUPPLY R-8, OTHERS MIN. R-6	-
POST-CONSTRUCTION DUCT TIGHTNESS TESTING (RCO TABLE 1112.3.2.2(a)		
LEAKAGE TO OUTDOORS (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 6 CFM (2.83 L/s)
TOTAL LEAKAGE (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 9 CFM (4.24 L/s)
ROUGH-IN DUCT TIGHTNESS TESTING (RCO TABLE 1112.3.2.2(b) (DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE)		
TOTAL LEAKAGE WITH AIR HANDLER INSTALLED (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 6 CFM (2.83 L/s)
TOTAL LEAKAGE WITHOUT AIR HANDLER INSTALLED (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 4 CFM (1.89 L/s)
MISC:		
CONTROLS	PROGRAMMABLE THERMOSTAT INITIALLY HEATING NO HIGHER THAN 70 F, COOLING NO LOWER THAN 78 F	
LIGHTING SYSTEMS	MINIMUM OF 90% PERMANENT LIGHTING HIGH-EFFICACY LAMPS	

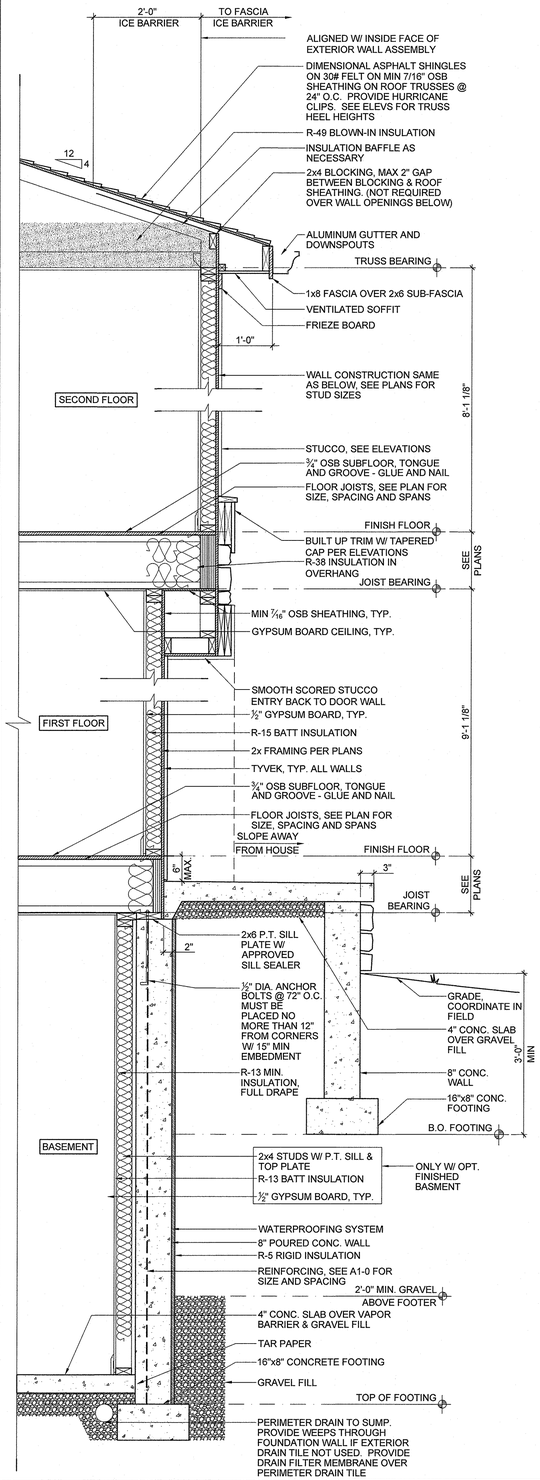
6 OHBA - COMPLIANCE PATH #1



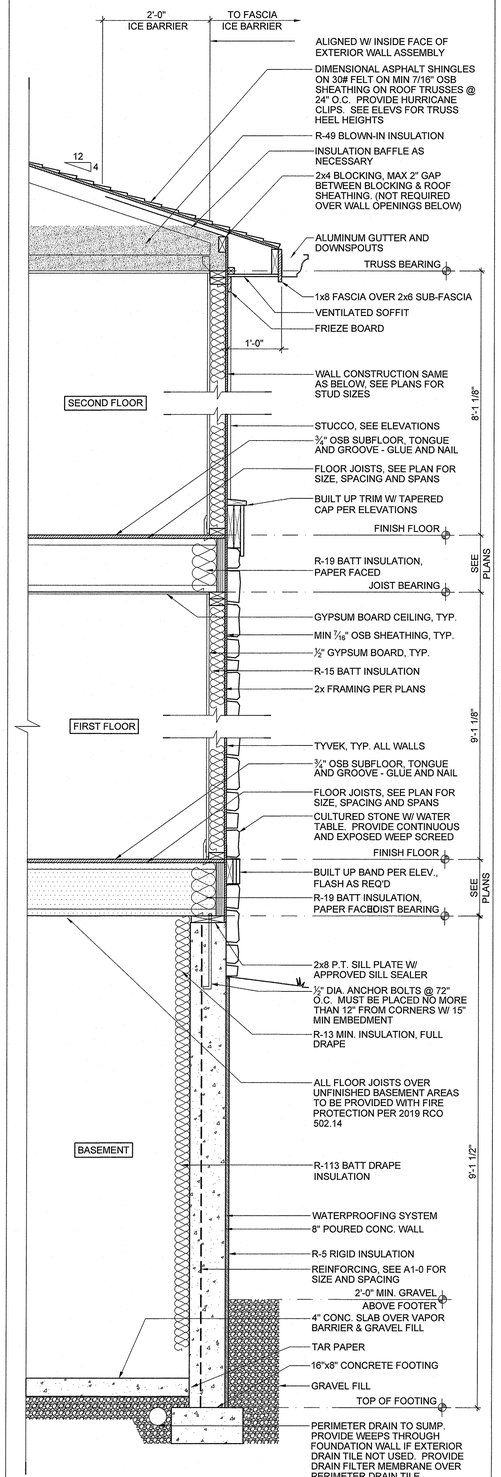
4 COVERED PORCH SECTION



3 GARAGE WALL SECTION



2 FRONT ENTRY WALL SECTION



1 TWO STORY WALL SECTION

WALL SECTION NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
2. SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
3. ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
4. GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
5. AIR BARRIER & INSULATION INSTALLATION TO COMPLY WITH 2019 RCO TABLE 1102.4.1.1
6. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
   - A. AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
   - B. AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
   - C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
   - D. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
   - E. AT ALL WALL AND ROOF INTERSECTIONS
   - F. ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES
   - G. LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

2363 WICKLIFFE
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO REGISTERED ARCHITECT
SCOTT D. BAKER
14654
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: 3/4" = 1'-0" U.N.O.
SHEET # / DESCRIPTION
WALL SECTIONS
A3-1
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

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GENERAL

GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO

DESIGN ROOF SNOW LOAD = 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE 7:
- A. GROUND SNOW LOAD = (Pg) = 25 PSF
- B. FLAT ROOF SNOW LOAD = 20 PSF
- C. SNOW LOAD EXPOSURE FACTOR (Ce) = 1.0
- D. SNOW LOAD IMPORTANCE FACTOR (I) = 1.0

WIND PARAMETERS:
- A. BASIC WIND SPEED = 115 MPH
- B. WIND LOAD IMPORTANCE FACTOR = 1.0
- C. WIND EXPOSURE = EXPOSURE B

DESIGN LIVE LOADS:
- A. 1ST FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
- B. 2ND FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
- C. ATTIC = 20 PSF (AREAS WHERE HEIGHT IS > 30")
- D. EXT. BALCONIES & DECKS = 40 PSF OR OCCUPANCY
- E. ROOF = 25 PSF LIVE LOAD + 20 PSF DEAD LOAD

SEISMIC DESIGN PARAMETERS:
- A. OCCUPANCY CATEGORY = II
- B. SITE CLASS = D

SOIL DESIGN PARAMETERS:
- A. DESIGN ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1,500 PSF BASED ON 2019 RCO TABLE 401.4.1.
- B. EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
- C. THE WATER TABLE SHALL BE BELOW THE LOWEST FOOTING BEARING LEVEL OF THE STRUCTURE
- D. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE PRESUMPTIVE WALL LOADING IS CORRECT. CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING IF THE SOIL DOES NOT CONFORM TO THESE REQUIREMENTS. IF SOIL DOES NOT CONFORM TO THESE REQUIREMENTS, CONTRACTOR TO PROVIDE ENGINEER SEALED GEOTECHNICAL REPORT FOR EVALUATION FOR POTENTIAL ADDITIONAL REQUIREMENTS.

GENERAL NOTES:
- A. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIE-DOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ARCHITECT AND ENGINEER HAVE NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS OR METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
- B. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER ARE NOT ENGAGED IN, AND DO NOT SUPERVISE CONSTRUCTION.
- C. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE DRAWINGS CONFLICT WITH THESE STRUCTURAL NOTES, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

PREFABRICATED WOOD ROOF TRUSSES

MATERIALS:
- A. LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2018 EDITION; 19% MAX. M.C.
- B. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS G60 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.

DESIGN: ROOF TRUSSES
- A. TOP CHORD LIVE LOAD = 25 PSF | TOP CHORD DEAD LOAD: = 10 PSF
- B. BOTTOM CHORD LIVE LOAD = 5 PSF (40 PSF AT ROOM TRUSSES)| BOTTOM CHORD DEAD LOAD = 5 PSF
- C. NET WIND UPLIFT = 8 PSF
- D. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
- E. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
- F. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
- G. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.

MISCELLANEOUS:
- A. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
- B. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1X4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
- C. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE BUILDING DEPARTMENT OR BUILDER, PRIOR TO FABRICATION AND ERECTION.

STRUCTURAL STEEL

SPECIFICATIONS: WELDING PERSONNEL AND PROCEDURES ARE TO BE QUALIFIED PER AWS D1.1. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATE AND ERECTION TO BE GOVERNED BY:
- A. AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- B. AISC 303-10 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
- C. STRUCTURAL WELDING CODE, AWS D1.1 M.2010 OF THE AMERICAN WELDING SOCIETY SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS (AUGUST 1, 2014)

MATERIALS:
- A. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70, STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN; SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT TZ," SIMPSON STRONG-TIE "STRONG BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS : HILTI "HIT-ICE/HIT HY 150, "SIMPSON STRONG-TIE "ACRYLIC-TIE," ITW RED-HEAD "A7 ACRYLIC."
- B. ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS. SEE ADJUSTABLE COLUMN DETAIL FOR ADJUSTABLE PIPE COLUMNS. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS SHOWN ON THE DRAWINGS

CONNECTIONS:
- A. WOOD NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:

FLANGE WIDTH	BOLTS	POWDER ACTUATED FASTENERS
4"	3/8" DIA @ 30" O.C.	.145" DIA @ 18" O.C.
5" OR GREATER	1/2" DIA @ 42" O.C	.145" DIA @ 18" O.C

- B. BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TABS OR CAP PLATE TYPE CONNECTIONS. WHERE A CONTINUOUS BEAM WITH A CAP PLATE IS USED, PROVIDE MINIMUM 3/8" STIFFENER PLATES EACH SIDE OF BEAM WEB CENTERED OVER COLUMN.
- C. CONNECTIONS TO BE SELECTED BY THE FABRICATOR TO DEVELOP THE FULL UNIFORM LOAD CAPACITY OF THE MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER IS GREATER.
- D. BEAM CONNECTIONS AT OPEN POCKETS IN FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH 2019 RCO SECTIONS 502.6.3 AND 502.9.1 MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED OR REQUIRED BY THE DESIGN

PAINT:
- A. DO NOT PAINT STEEL OR ANCHOR BOLTS WHICH WILL BE GALVANIZED OR ENCASED IN CONCRETE OR MASONRY, DO NOT PAINT SURFACES TO BE FIELD WELDED OR WHERE SLIP-CRITICAL (S.C.) BOLTS ARE SPECIFIED. PAINT ALL INTERIOR STEEL WITH ONE COAT OF STANDARD SHOP PRIMER, PAINT LINTELS, EXPOSED MEMBERS, AND ALL EXTERIOR STEEL WITH TWO COATS OF RED OXIDE PRIMER UNLESS SPECIFIED BY ARCHITECTURAL SPECIFICATIONS OR HOT DIP GALVANIZED. TOUCH-UP AND REPAIR ANY DAMAGED OR FIELD WELDED AREAS WITH EQUIVALENT PRIMER OR ZINC RICH PRIMER AS REQUIRED.

MISCELLANEOUS:
- A. MINIMUM BEAM BEARING ON MASONRY = 7 1/2 INCHES UNLESS NOTED OTHERWISE.
- B. MINIMUM BEAM BEARING ON CONCRETE = 5 INCHES UNLESS NOTED OTHERWISE
- C. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS: 1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT / 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT
- D. ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS
- E. STEEL BELOW GRADE IS TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE
- F. PROVIDE WASHER AND HEAVY NUT AT ALL ANCHOR BOLTS (BOTH ENDS)
- G. PROVIDE BOLT HOLES FOR WOOD NAILERS BOLTED TO BEAMS AND COLUMNS.
- H. STEEL AND FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL, HOT DIP GALVANIZED, OR OTHERWISE PROTECTED FROM CORROSION, COMPATIBLE WITH THE CHEMICALS IN THE WOOD

MASONRY

SPECIFICATIONS: MASONRY CONSTRUCTION & MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 602-16)", PUBLISHED BY THE MASONRY SOCIETY
MATERIALS:
- A. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
- B. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
- C. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER TMS 802-16.
- D. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY-WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
- E. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
- F. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
- G. PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, 2 COURSES UNDER LINTELS.
- H. FILL CORE SOLID AROUND ANCHOR BOLTS.
- I. PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.

STRUCTURAL LUMBER

MATERIALS:
- A. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE 2018 NATIONAL DESIGN SPECIFICATION SUPPLEMENT; 19% MAX. M.C.
- B. PLYWOOD: PLYWOOD: CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH.
- C. OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 23/32 INCH THICK, STURD-I-FLOOR WITH SPAN RATING OF 24 O.C., EXPOSURE 1, TONGUE AND GROOVE.
- D. MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON iLEVEL JOIST.

SPECIFICATIONS:
- A. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | U.S. PRODUCT STANDARD PS1 | 2018 INTERNATIONAL RESIDENTIAL CODE

CONNECTIONS:
- A. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
- B. JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
- C. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
- D. SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USED 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
- E. SHEATHING TO WALL STUDS - NAILED - USE 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.
- F. ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
- G. SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.
- H. 3 OR MORE PLY LVL AND WOOD BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".
- I. 2 PLY WOOD AND LVL BEAMS - (3) ROWS OF 10d NAILS @ 10" O.C.
- J. MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.

MISCELLANEOUS:
- A. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
- B. IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE. IF SHEATHING IS NOT PROVIDED, USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
- C. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
- D. USE DOUBLE STUDS ((1) KING STUD & (1) JACK STUD) AT BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
- E. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- F. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
- G. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
- H. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
- I. WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2x BLOCKING EQUAL TO THE JOISTS DEPTH AT MAXIMUM 24" ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM TWO JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

PRE-ENGINEERED WOOD FLOOR JOISTS

MATERIALS:
PROVIDE ENGINEERED WOOD PRODUCTS AND INSTALLED SYSTEMS WHICH HAVE BEEN ENGINEERED, MANUFACTURED, FABRICATED AND INSTALLED TO MEET THE SPECIFIED PERFORMANCE REQUIREMENTS AND REFERENCED BUILDING CODE.

DESIGN:
- A. DEFLECTION REQUIREMENTS: MAXIMUM LIVE LOAD DEFECTION IS TO BE L/360. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
- B. LOADING REQUIREMENTS: LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF MINIMUM FOR FLOORS, INCREASE WHERE REQUIRED FOR SPECIFIC FLOOR FINISHES.
- C. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
- D. SHOP DRAWINGS AND CALCULATIONS SHALL INDICATE COMPLIANCE WITH SPECIFIED PERFORMANCE, CODE AND MANUFACTURERS REQUIREMENTS.
- E. PRODUCT DATA: SUBMIT MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING, PREPARATION INSTRUCTIONS AND RECOMMENDATIONS, STORAGE AND HANDLING REQUIREMENTS, INSTALLATION METHODS.

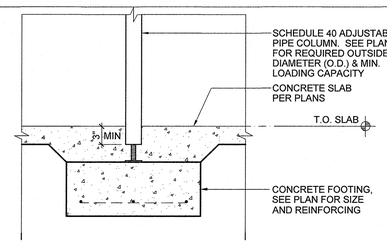
MISCELLANEOUS:
- A. STORE PRODUCTS UNTIL READY FOR INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO PROTECT AND PREVENT DAMAGE.
- B. MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S LIMITS.
- C. PROVIDE ENGINEERED CONNECTORS SPECIFICALLY DESIGNED FOR CONNECTION TYPE AND APPLICATIONS.
- D. PROVIDE NAIL AND FASTENER TYPE AND SIZES PER MEMBER MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
- E. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
- F. CONDITIONS AND PRACTICES NOT PERMITTED:
  - DO NOT PLACE HOLES CLOSER TO SUPPORTS THAN RECOMMENDED BY MANUFACTURER
  - DO NOT OVER CUT HOLES AND DAMAGE FLOOR JOISTS
  - DO NOT MAKE HOLES WITH HAMMER UNLESS A KNOCKOUT IS PROVIDED FOR THIS PURPOSE
  - DO NOT HAMMER ON FLANGE AND DAMAGE JOIST
  - DO NOT CUT, NOTCH OR DRILL FLANGE - DO NOT USE 16d OR LARGER NAILS IN FLANGE
  - DO NOT BEVEL CUT JOIST ENDS INSIDE EDGE OF BEARING - DO NOT SUPPORT JOIST ON WEB
  - DO NOT INSTALL VISIBLY DAMAGED JOISTS

REINFORCED CONCRETE

SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND ACI 332-14 "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

STRUCTURAL CONCRETE:
- A. FOOTINGS, PIERS & UNDERPINNING: F'C = 3,000
- B. INTERIOR SLABS ON GRADE, WALLS, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED (AIR-ENTRAINED 5%-7% IF SUBJECT TO FREEZE / THAW DURING CONSTRUCTION = F'C = 3,500
- C. GARAGE SLABS, EXTERIOR SLABS ON GRADE, RETAINING WALLS, BASEMENT WALLS, PIERS AND COLUMNS, PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED. (AIR-ENTRAINED 5%-7%) = F'C = 4,000

MISCELLANEOUS:
- A. ALL DEFORMED REINFORCING BARS: FY = 60,000
- B. ALL WELDED WIRE MESH: ASTM A-185 MINIMUM 8" LAPS
- C. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.
- D. PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE AT 10' O.C. MAXIMUM SPACING EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1
- E. AT ALL OPENINGS AND REENTRANT CORNERS IN FOUNDATION WALLS, PROVIDE MINIMUM ONE #4 REBAR x 24" LONG DIAGONALLY AT EACH CORNER



NOTE: ALL PIPE COLUMNS INSTALLED PER THE DETAIL ABOVE SHALL BE CONSIDERED AS A FIXED COLUMN FOR LOADING PURPOSES. IN AREAS WHERE THE ADJUSTABLE SCREW CANNOT BE ENCASED PER THE DETAIL ABOVE, IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS SHOWN ON THE DRAWINGS

LIGHT AND VENTILATION REQUIREMENTS FOR HABITABLE SPACES

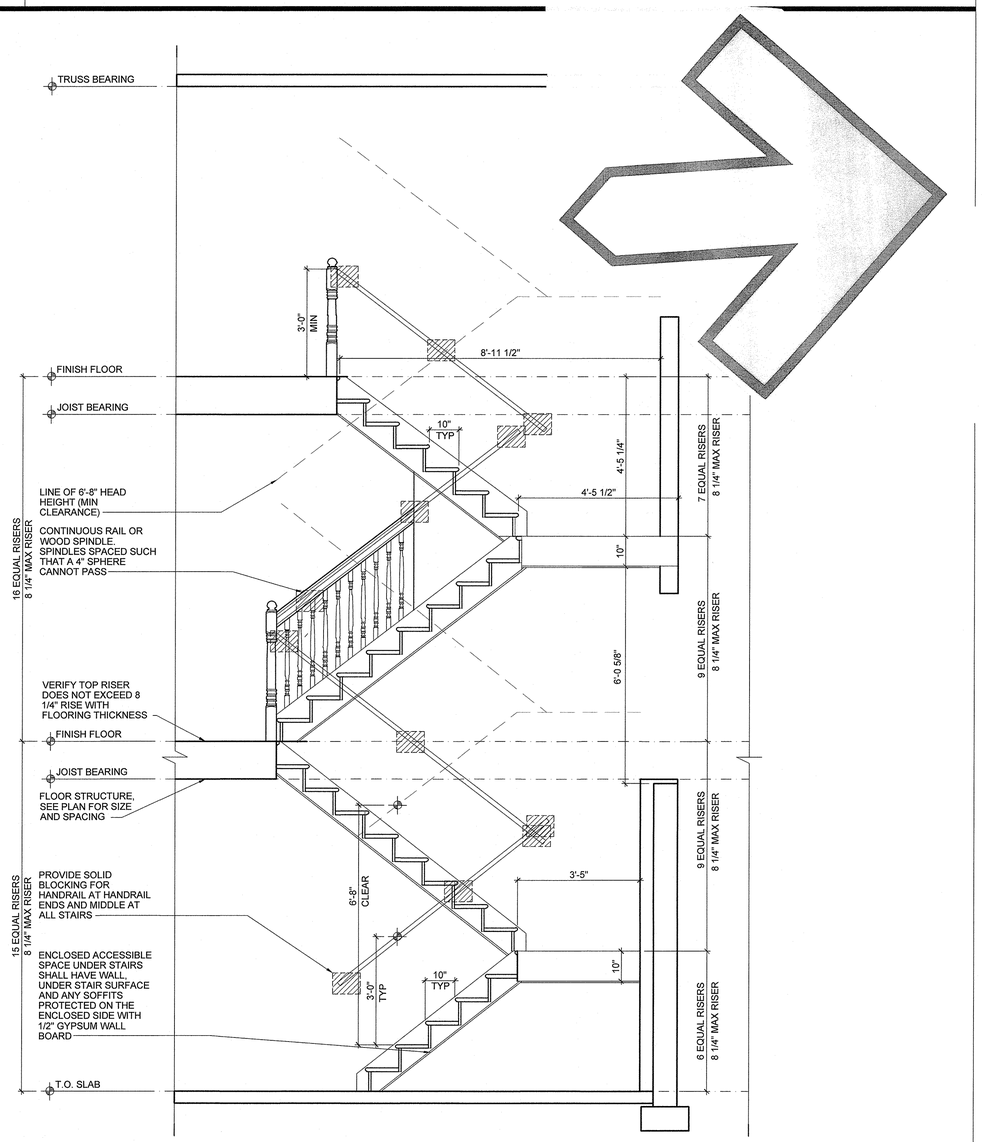
ROOM NAME	ROOM SIZE SQ. FT.	WINDOW TYPE	REQUIRED GLAZING	REQ'D VENTILATION	TEMPERED GLAZING	BEDROOM EGRESS
BASEMENT						
OPT. GUEST SUITE	150.6	SL.	12.0	6.0	NO	(1) @ 8.0
OPT. REC. / EXC.,**	560.2	S.H.	44.8	22.4	NO	NO
FIRST FLOOR						
GREAT./DIN./KIT.	808.1	VARIES.	64.6	32.3	YES/NO	NO
STUDY	168.5	S.H.	13.5	6.7	NO	NO
MUD HALL	120.6	S.H.	9.6	4.8	NO	NO
SECOND FLOOR						
OWNER'S SUITE	244.8	S.H.	19.6	9.8	NO	(2) @ 7.5
BEDROOM 2	170.6	S.H.	13.6	6.8	NO	(1) @ 7.5
BEDROOM 3	156.5	S.H.	12.5	6.3	NO	(1) @ 7.5
BEDROOM 4	145.3	S.H.	11.6	5.8	NO	(1) @ 7.5
ALL NUMBERS LISTED ARE IN SQ. FT.						

2019 RCO - SECTION 303 LIGHT, VENTILATION AND HEATING
303.1: HABITABLE ROOMS: ALL 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, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH RCO SECTION 1505
2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL)
3. USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN RCO SECTION 202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING

** DENOTES ROOMS REQUIRING ADDITIONAL VENTILATION OR LIGHTING BY THE BUILDING COMPONENTS.

2 LIGHT AND VENTILATION SCHEDULE

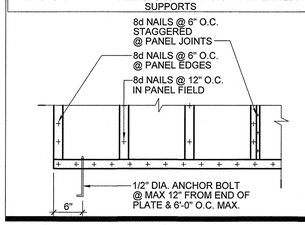


GENERAL STAIR NOTES

1. HANDRAILS SHALL HAVE A HEIGHT OF 34" - 38" AND SHALL RUN CONTINUOUS THE FULL LENGTH OF THE STAIRS, AND SHALL EXTEND 6" BEYOND THE TOP AND BOTTOM RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE INTO A NEWEL POST. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ANY OPEN SIDES SHALL HAVE BALUSTERS WITH LESS THAN 4" CLEAR SPACE BETWEEN. HANDRAIL TO BE NO LESS THAN 1 1/4" DIA. AND NO GREATER THAN 2" DIAMETER. GUARDRAILS SHALL BE PROVIDED WHEN FLOOR ELEVATION IS MORE THAN 36" ABOVE ADJACENT FLOOR OR GRADE
2. MAXIMUM RISER HEIGHT TO BE 8 1/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LANDING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
3. MINIMUM TREAD DEPTH TO BE 9". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
4. ALL NOSING TO BE A 1" PROTRUSION. THE RADIUS OF THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING IN THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES (11 LUX) MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

WALL SHEATH. ATTACHMENT

ALTERNATE ATTACHMENT METHOD:
16 GA. 1 3/4" LONG STAPLES W/ MIN. 7/16" CROWN WIDTHS INSTALLED AT 3" O.C. AT ALL PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS


8d NAILS @ 6" O.C. STAGGERED @ PANEL JOINTS
8d NAILS @ 6" O.C. @ PANEL EDGES
8d NAILS @ 12" O.C. IN PANEL FIELD
1/2" DIA. ANCHOR BOLT @ MAX 12" FROM END OF PLAT

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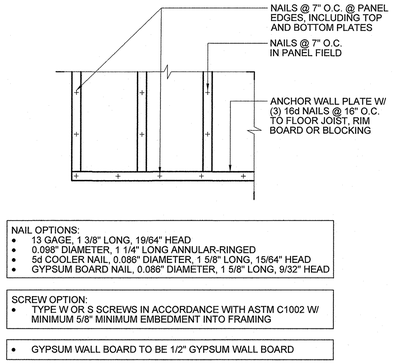
4 NOT USED

3 GB BRACING DETAILS

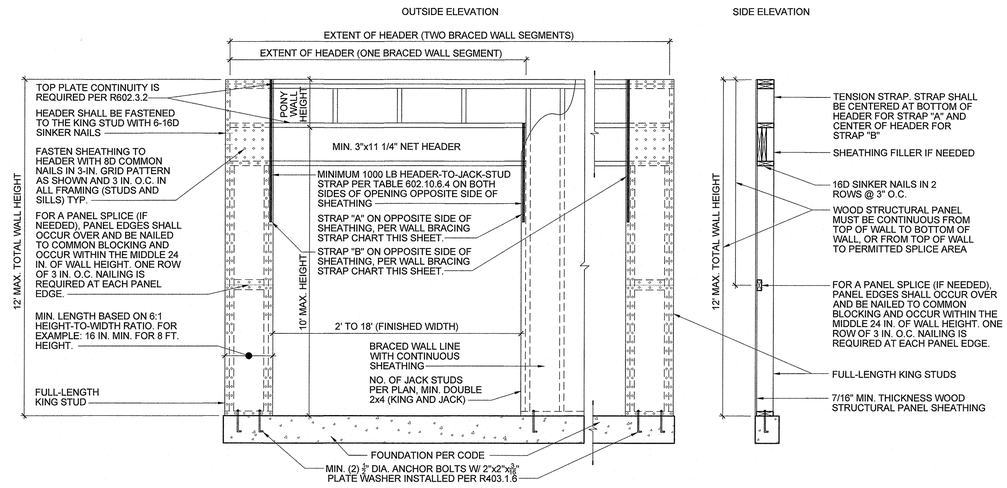


NAIL OPTIONS:
- 13 GAGE, 1 3/8" LONG, 19/64" HEAD
- 0.098" DIAMETER, 1 1/4" LONG ANNULAR-RINGED
- 5d COOLER NAIL, 0.086" DIAMETER, 1 5/8" LONG, 15/64" HEAD
- GYPSUM BOARD NAIL, 0.086" DIAMETER, 1 5/8" LONG, 9/32" HEAD

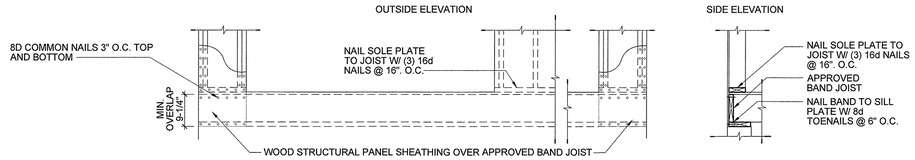
SCREW OPTION:
- TYPE W OR S SCREWS IN ACCORDANCE WITH ASTM C1002 W/ MINIMUM 5/8" MINIMUM EMBEDMENT INTO FRAMING

- GYPSUM WALL BOARD TO BE 1/2" GYPSUM WALL BOARD

2 CS-PF WALL BRACING DETAILS



OVER RAISED WOOD FLOORS - WOOD STRUCTURAL PANEL OVERLAP



1B WALL BRACING STRAP CHARTS FOR 2x4 WALLS

2019 RCO TABLE 602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHODS PFH, PFG, AND CS-PF BRACED WALL PANELS - 2x4 STUD WALLS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LB)[a,b,c,d] BASIC WIND SPEED = 115 MPH EXPOSURE B		
				CAPACITY	HEADER TO STUD (STRAP A)	STUD TO HEADER TO STUD (STRAP B)
2x4 STUDS NO. 2 GRADE	0'	10'	18'	1000	LSTA18	MST37
	1'	10'	9'	1000	LSTA18	MST37
			16'	1000	LSTA18	MST37
			18'	1200	LSTA21	MST37
	2'	10'	9'	1000	LSTA18	MST37
			16'	2025	(2) LSTA24	MST37
			18'	2400	(2) LSTA24	(2) MST37

a. PROVIDE ADDITIONAL STUDS AS REQUIRED FOR MULTIPLE STRAPS
b. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
c. MSTC37 (22) 16d NAILS TOTAL, HALF ABOVE HEADER AND HALF BELOW HEADER
d. ALTERNATE STRAPS WITH THE CAPACITY SHOWN ARE ACCEPTABLE, LONGER STRAPS WITH EQUIVALENT CAPACITY MAY BE REQUIRED FOR STRAP B WHERE PONY WALL HEIGHT IS GREATER THAN 10'

1A WALL BRACING STRAP CHARTS FOR 2x6 WALLS

2019 RCO TABLE 602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHODS PFH, PFG, AND CS-PF BRACED WALL PANELS - 2x6 STUD WALLS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LB)[a,b,c,d] BASIC WIND SPEED = 115 MPH EXPOSURE B		
				CAPACITY	HEADER TO STUD (STRAP A)	STUD TO HEADER TO STUD (STRAP B)
2x6 STUDS NO. 2 GRADE	2'	12'	9'	1000	LSTA18	MST37
			16'	2050	(2) LSTA24	MST37
			18'	2450	(2) LSTA24	(2) MST37
	4'	12'	9'	1500	ST2122	MST37
			16'	3150	(3) ST22	(2) MST37
			18'	3675	(3) ST22	(2) MST37

a. PROVIDE ADDITIONAL STUDS AS REQUIRED FOR MULTIPLE STRAPS
b. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
c. MSTC37 (22) 16d NAILS TOTAL, HALF ABOVE HEADER AND HALF BELOW HEADER
d. ALTERNATE STRAPS WITH THE CAPACITY SHOWN ARE ACCEPTABLE, LONGER STRAPS WITH EQUIVALENT CAPACITY MAY BE REQUIRED FOR STRAP B WHERE PONY WALL HEIGHT IS GREATER THAN 10'

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2363 WICKLIFFE
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE:	1/2" = 1'-0"
SHEET # / DESCRIPTION	
WALL BRACING	
A4-2	
DATE:	01.10.2024
CONSTRUCTION DOCUMENTS	
SBA STUDIOS PROJECT #	2023-475

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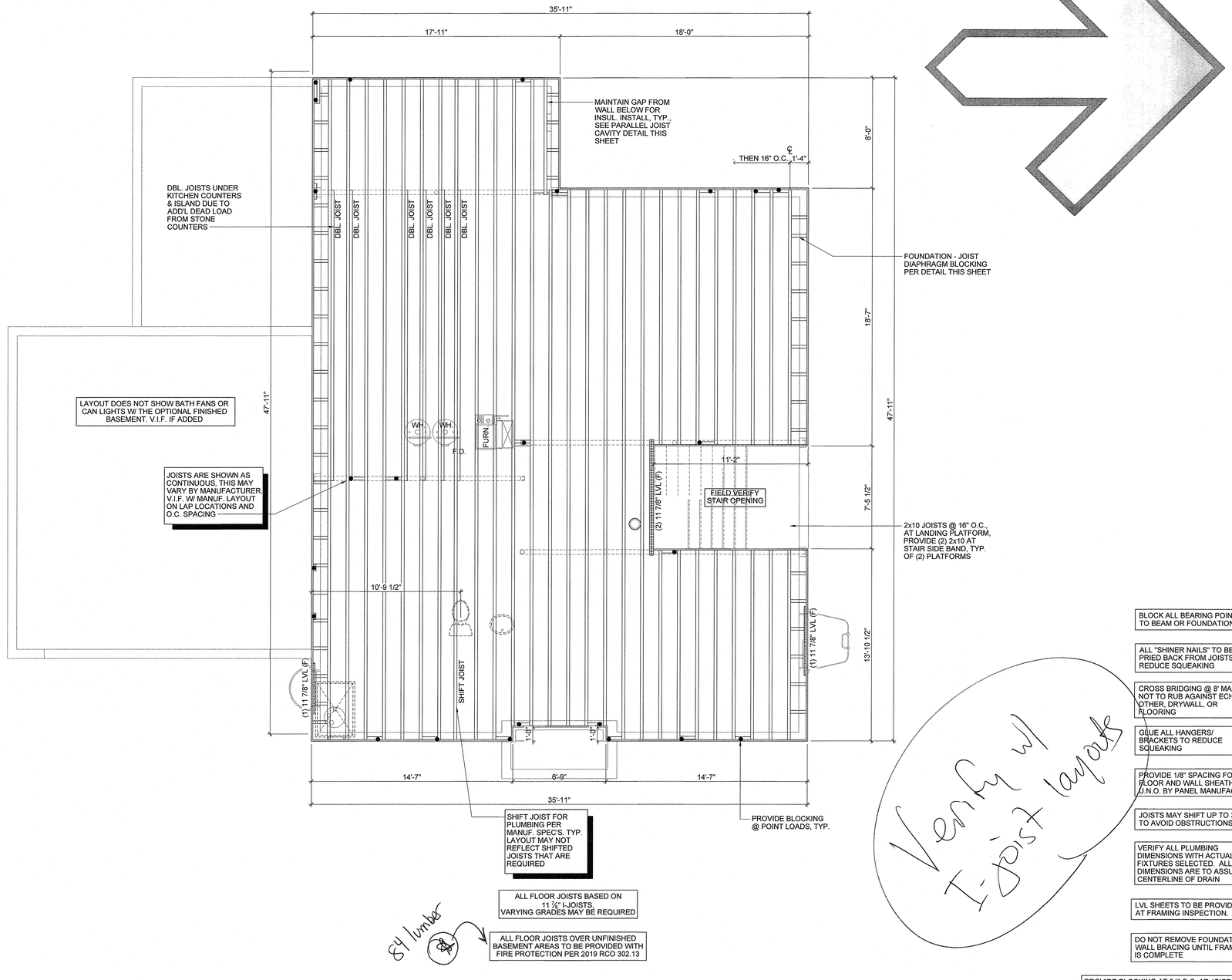


ALL FLOOR JOISTS BASED ON 11 7/8" I-JOISTS. VARYING GRADES MAY BE REQUIRED

ALL FLOOR JOISTS OVER UNFINISHED BASEMENT AREAS TO BE PROVIDED WITH FIRE PROTECTION PER 2019 RCO 302.13

64 lumber

Verify w/ I-joist layouts

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

ALL "SHINER NAILS" TO BE PRIED BACK FROM JOISTS TO REDUCE SQUEAKING

CROSS BRIDGING @ 8' MAX., NOT TO RUB AGAINST ECH OTHER, DRYWALL, OR FLOORING

GLUE ALL HANGERS/ BRACKETS TO REDUCE SQUEAKING

PROVIDE 1/8" SPACING FOR FLOOR AND WALL SHEATHING U.N.O. BY PANEL MANUFACT.

JOISTS MAY SHIFT UP TO 3" TO AVOID OBSTRUCTIONS

VERIFY ALL PLUMBING DIMENSIONS WITH ACTUAL FIXTURES SELECTED. ALL DIMENSIONS ARE TO ASSUMED CENTERLINE OF DRAIN

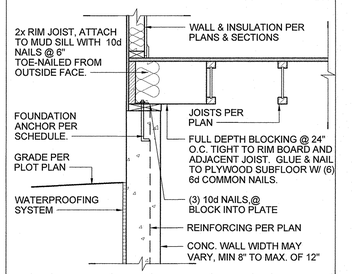
LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

DO NOT REMOVE FOUNDATION WALL BRACING UNTIL FRAMING IS COMPLETE

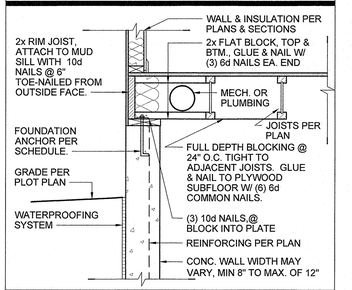
PROVIDE BLOCKING AT 24" O.C. AT JOIST PARALLEL TO FOUNDATION, TYP. @ DIMENSIONAL LUMBER FLOOR FRAMING.

MOST NEW CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, PLEASE CHECK FOR CORROSIVE CAMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

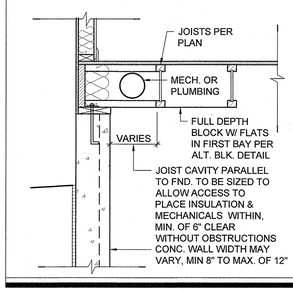
FOUND. & JOIST BLOCKING TYP.



FOUND. & JOIST ALT. BLOCKING



PARALLEL JOIST CAVITY DETAIL



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2363 WICKLIFFE

UPPER ARLINGTON, OHIO

PREPARED FOR:

TUCKERMAN HOME GROUP

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ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE:	1/4" = 1'-0"
SHEET # / DESCRIPTION	
FIRST FLOOR JOIST PLAN	
J1-0	
DATE:	01.10.2024
CONSTRUCTION DOCUMENTS	
SBA STUDIOS PROJECT #	2023-475

1 FIRST FLOOR JOIST PLAN

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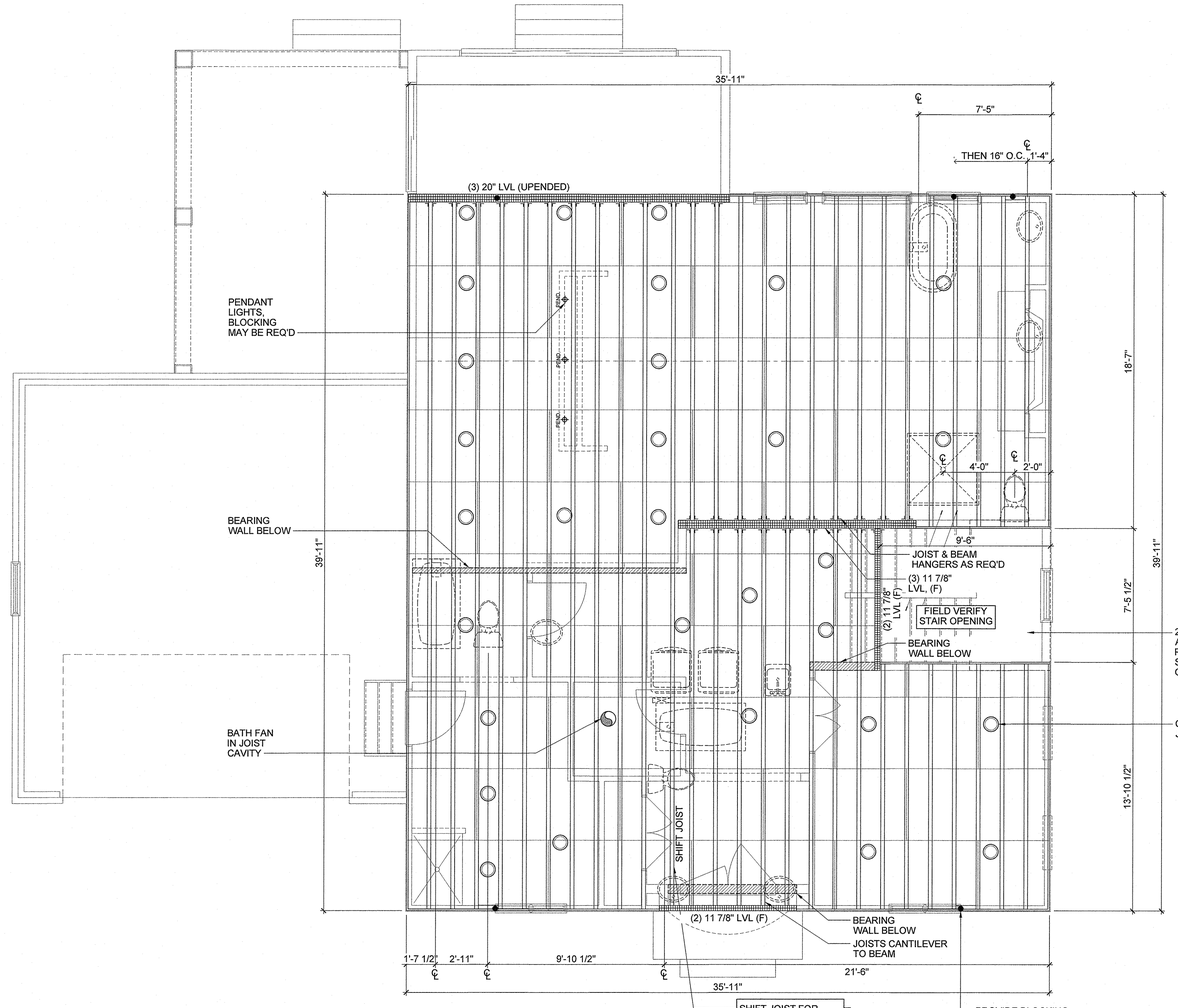

ALL FLOOR JOISTS BASED ON 11 7/8" I-JOISTS U.N.O. VARYING GRADES MAY BE REQUIRED

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

ALL "SHINER NAILS" TO BE PRIED BACK FROM JOISTS TO REDUCE SQUEAKING

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VERIFY ALL PLUMBING DIMENSIONS WITH ACTUAL FIXTURES SELECTED. ALL DIMENSIONS ARE TO ASSUMED CENTERLINE OF DRAIN

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

DO NOT REMOVE FOUNDATION WALL BRACING UNTIL FRAMING IS COMPLETE

Verify with I-Joist layouts

PROVIDE BLOCKING AT 24" O.C. AT JOIST PARALLEL TO FOUNDATION, TYP. @ DIMENSIONAL LUMBER FLOOR FRAMING.

MOST NEW CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, PLEASE CHECK FOR CORROSIVE CAMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

1 SECOND FLOOR JOIST PLAN

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

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STATE OF OHIO REGISTERED ARCHITECT
SCOTT D. BAKER
14654
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR JOIST PLAN
J1-1
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

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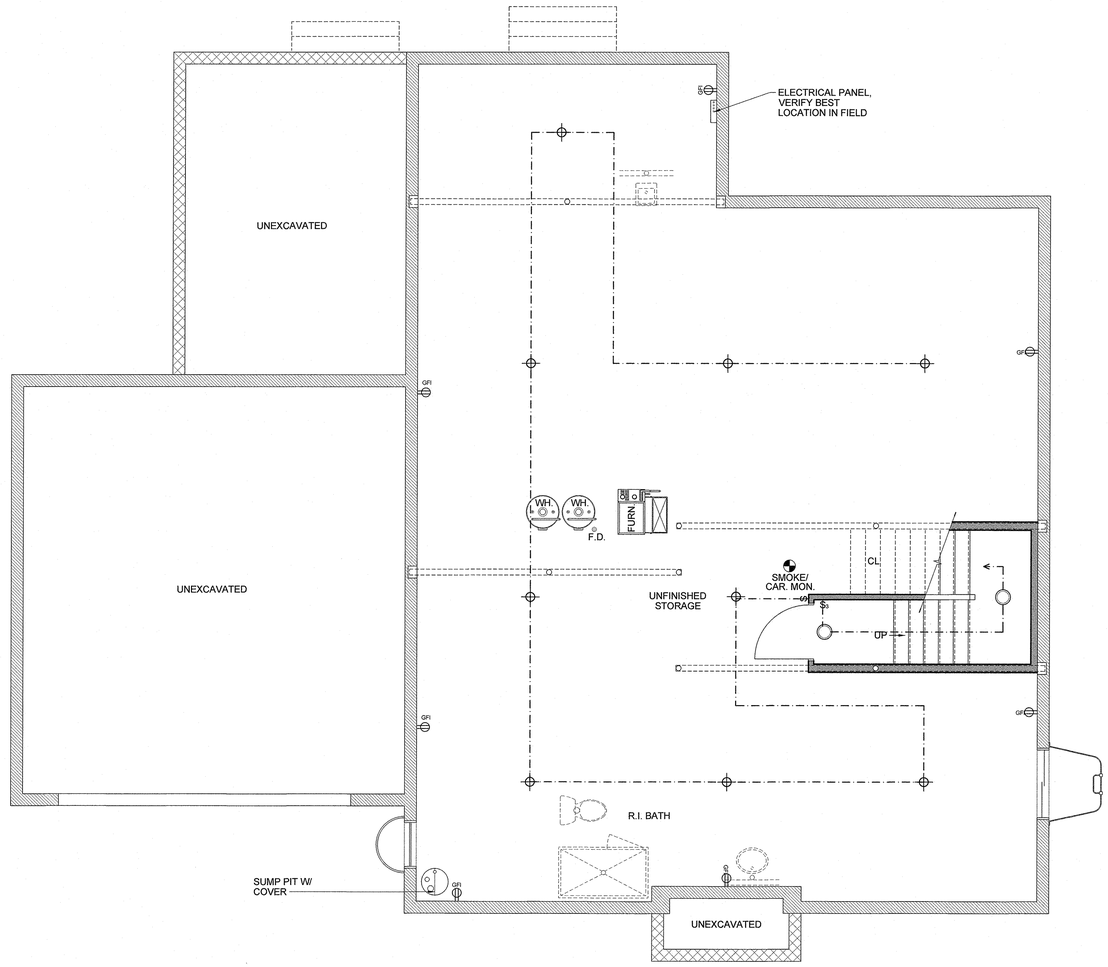

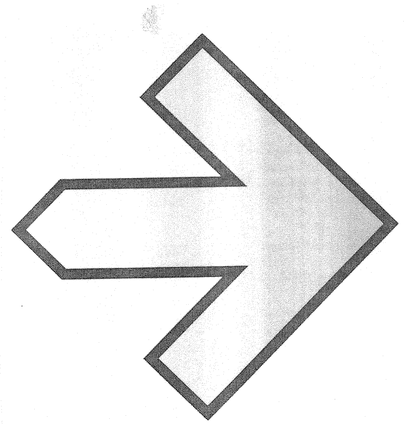

OUTLETS & FIXTURES ARE SHOWN AS GENERIC LOCATIONS AND MAY VARY W/ CONSTRUCTION

COORDINATE WITH THE BUILDER ON THE LOCATION & QUANTITY FOR PHONE, CABLE, & ALL OTHER LOW VOLTAGE ELECTRIC, TYPICAL.

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM BATHROOM DOORS

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM OUTERMOST EDGE OF CEILING FAN BLADES

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

1 BASEMENT ELECTRICAL PLAN

ELECTRICAL NOTES

1. ALL WORK SHALL MEET OR EXCEED ALL 2017 NEC STANDARDS.
2. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH 20A BREAKERS
3. ALL RECEPTACLES NOT OTHERWISE NOTED TO HAVE GFCI PROTECTION ARE TO BE ARC FAULT PROTECTED AND TAMPER-PROOF
4. ALL BATHROOM RECEPTACLES SHALL BE GFCI RECEPTACLES ALL RECEPTACLES IN THE KITCHEN MOUNTED AT COUNTERTOP HEIGHT ARE TO HAVE GFCI PROTECTION.
5. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH AUDIBLE ALARM AND BATTERY BACKUP AND SHALL BE ELECTRONICALLY INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY DETECTOR SHALL GO INTO ALARM. SMOKE DETECTORS SHALL BE BRK CAT. $4120B.
6. CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
7. PROVIDE 120/240 V STOVE RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC.
8. PROVIDE PORCELAIN LAMP, RECEPTACLE AND LIGHT SWITCH IN ATTIC NEAR ALL ATTIC ACCESSES.
9. PROVIDE 220 DRYER RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC. PROVIDE A DUPLEX RECEPTACLE FOR WASHER. MOUNT BOTH RECEPTACLES AT 30" A.F.F. TO BOTTOM OF RECEPTACLES.
10. INSTALL WALL OUTLETS WITH THE BOTTOM OUTLET AT LEAST 18" A.F.F.
11. INSTALL WALL SWITCHES WITH THE SWITCH ITSELF BEING NO HIGHER THAN 42" A.F.F.
12. INSTALL PHONE JACKS NO LOWER THAN 18" A.F.F.
13. INSTALL CABLE CONNECTION NO LOWER THAN 18" A.F.F.
14. INSTALL THERMOSTAT NO HIGHER THAN 48" A.F.F.
15. ELECTRICAL PANEL TO BE 200 AMP, 3 WIRE SERVICE COMPLETE WITH BREAKER TYPE PANEL BOX.
16. PROVIDE RECEPTACLE BELOW SINK FOR DISHWASHER AND GARBAGE DISPOSAL

ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT
- PH — PHONE JACK
- GD — GARAGE DOOR OPENER
- DB — DOORBELL
- CABLE JACK
- $ — LIGHT SWITCH
- $3 — 3-WAY LIGHT SWITCH
- ELECTRICAL OUTLET
- GFI — GFI PROTECTED ELECTRICAL OUTLET
- GFI WP — GFI / EXTERIOR OUTLET W/ COVER
- 220 — 220 ELECTRICAL OUTLET
- BATH FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT

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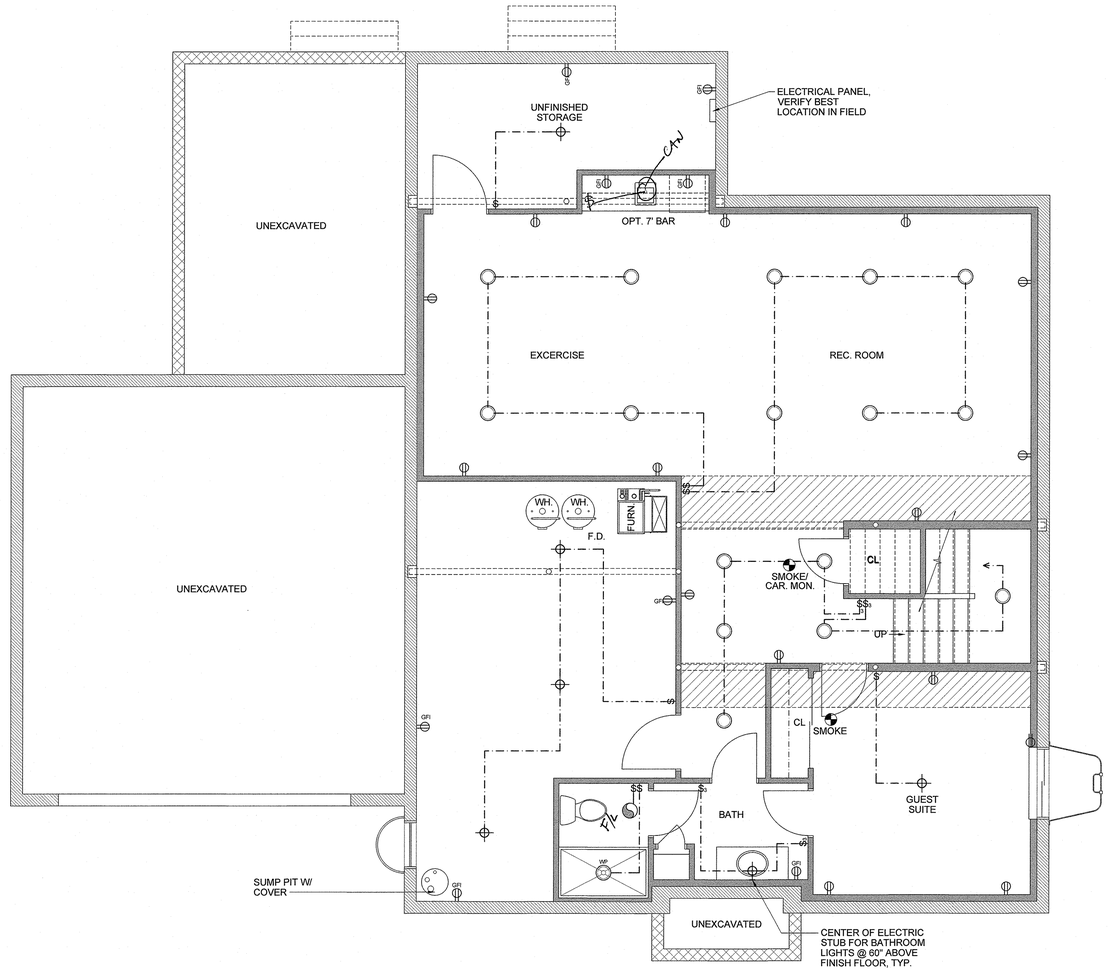
OPTIONAL FINISHED BASEMENT



OUTLETS & FIXTURES ARE SHOWN AS GENERIC LOCATIONS AND MAY VARY W/ CONSTRUCTION

COORDINATE WITH THE BUILDER ON THE LOCATION & QUANTITY FOR PHONE, CABLE, & ALL OTHER LOW VOLTAGE ELECTRIC, TYPICAL.

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM BATHROOM DOORS

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM OUTERMOST EDGE OF CEILING FAN BLADES

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

ELECTRICAL NOTES

1. ALL WORK SHALL MEET OR EXCEED ALL 2017 NEC STANDARDS.
2. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH 20A BREAKERS
3. ALL RECEPTACLES NOT OTHERWISE NOTED TO HAVE GFCI PROTECTION ARE TO BE ARC FAULT PROTECTED AND TAMPER-PROOF
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10. INSTALL WALL OUTLETS WITH THE BOTTOM OUTLET AT LEAST 18" A.F.F.
11. INSTALL WALL SWITCHES WITH THE SWITCH ITSELF BEING NO HIGHER THAN 42" A.F.F.
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ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT
- PH — PHONE JACK
- GD — GARAGE DOOR OPENER
- DB — DOORBELL
- CABLE JACK
- $ — LIGHT SWITCH
- $3 — 3-WAY LIGHT SWITCH
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- GFI — GFI PROTECTED ELECTRICAL OUTLET
- GFI WP — GFI / EXTERIOR OUTLET W/ COVER
- 220 — 220 ELECTRICAL OUTLET
- BATH FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

2363 WICKLIFFE
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO — SCOTT D. BAKER 14654 — REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE:	1/4" = 1'-0"
SHEET # / DESCRIPTION	FIN. BASEMENT ELEC. PLAN
	E1-0a
DATE:	01.10.2024
	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2023-475

1 OPTIONAL FINISHED BASEMENT ELECTRICAL PLAN

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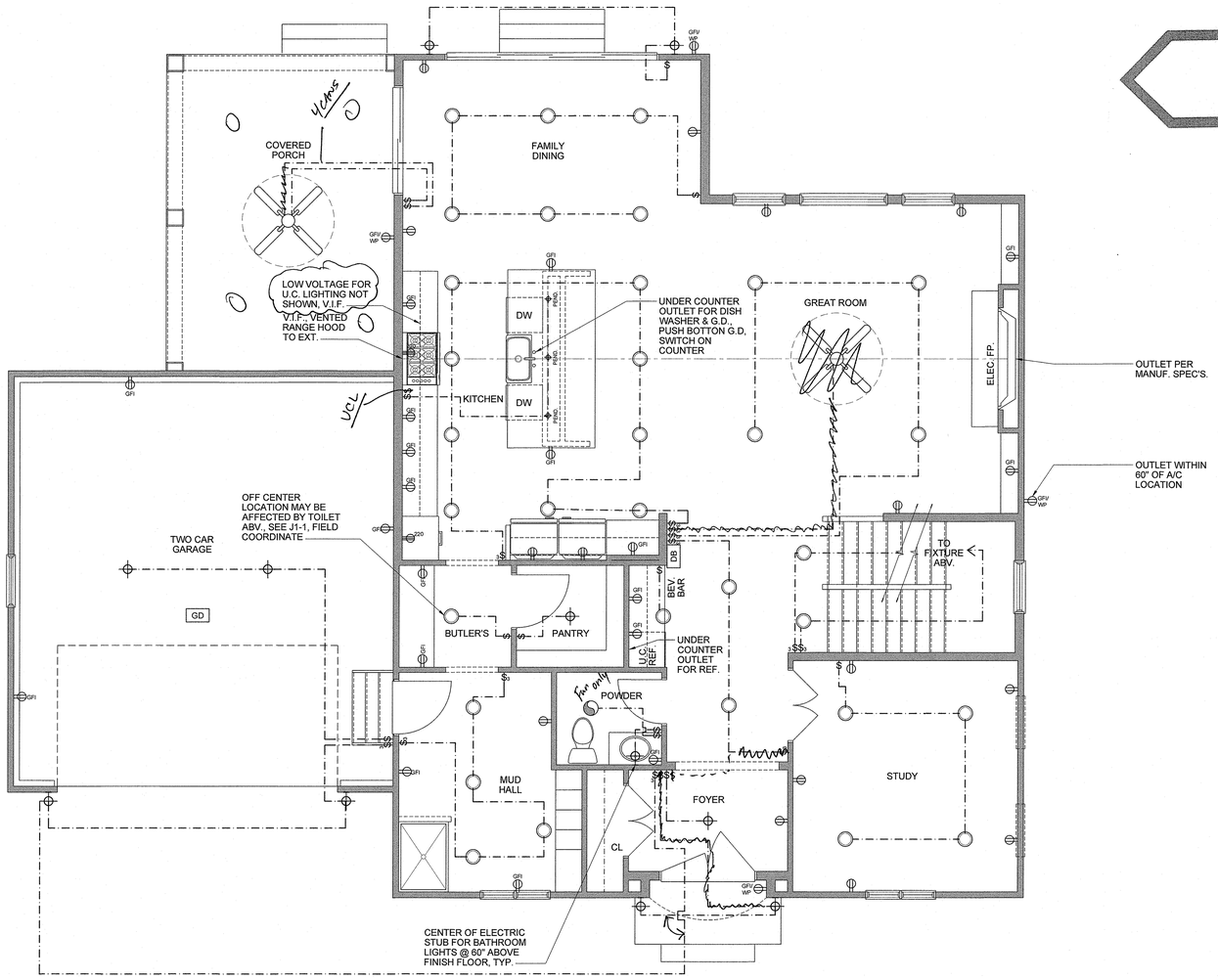

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1 FIRST FLOOR ELECTRICAL PLAN

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UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
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614.562.7761 WWW.SBA-STUDIOS.COM

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SCOTT D. BAKER
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1ST FLOOR ELEC. PLAN
E1-1
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

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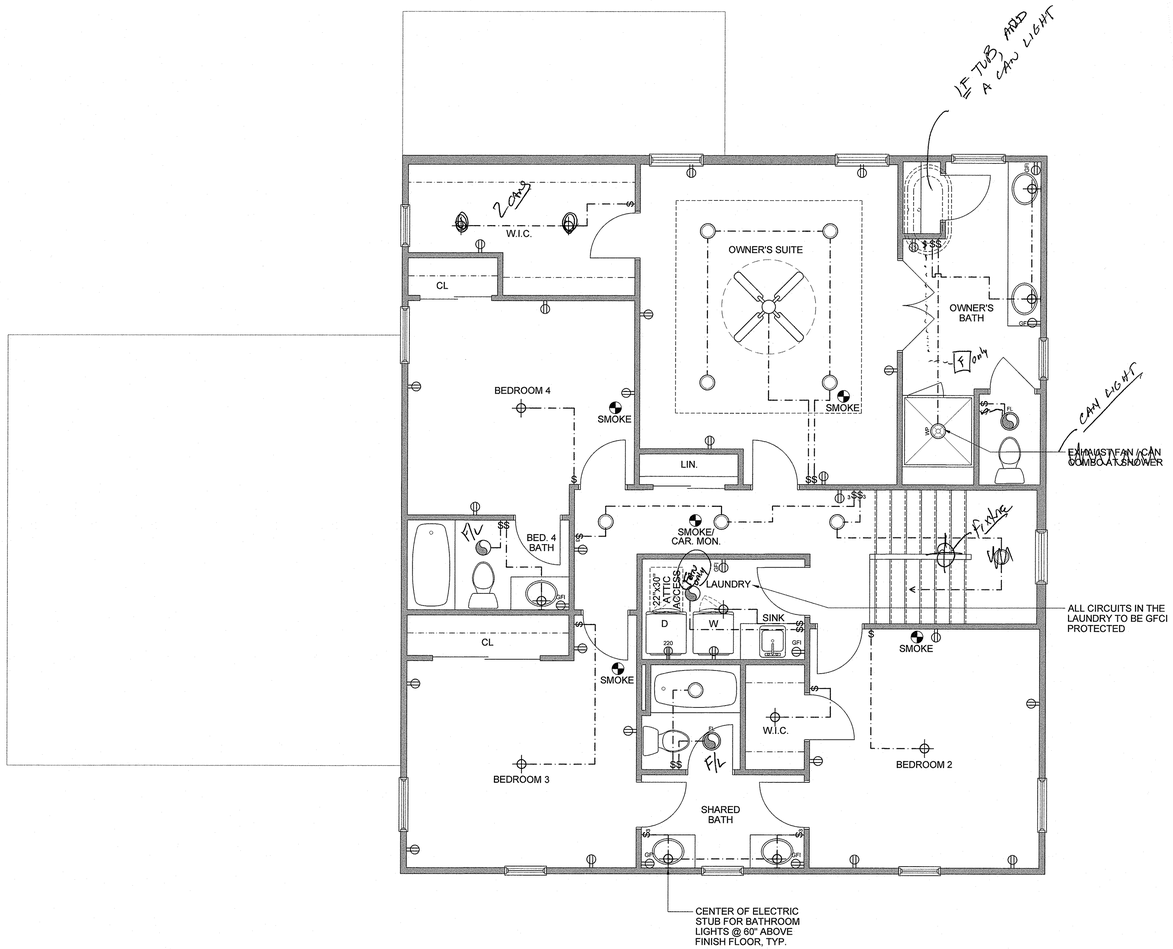

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2363 WICKLIFFE

UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
2ND FLOOR ELEC. PLAN
E1-2
DATE: 01.10.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-475

1 SECOND FLOOR ELECTRICAL PLAN

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SBA STUDIOS PROJECT #: 2022-342

2585 EASTCLEFT DRIVE

UPPER ARLINGTON, OHIO

INDEX OF DRAWINGS

A0-0	COVER SHEET / INDEX
A1-0	BASEMENT PLAN
A1-0a	FINISHED BASEMENT PLAN
A1-1	FIRST FLOOR PLAN
A1-2	SECOND FLOOR PLAN
A1-3	ROOF PLAN
A2-1	EXTERIOR ELEVATIONS (FRONT & REAR)
A2-2	EXTERIOR ELEVATIONS (RIGHT AND LEFT SIDES)
A3-1	WALL SECTIONS
A3-2	WALL SECTIONS / OHBA COMPLIANCE PATH #1
A4-1	L&V SCHEDULE / STAIR SECTIONS / NOTES
A4-2	WALL BRACING
E1-0	FINISHED BASEMENT ELECTRICAL PLAN
E1-1	FIRST FLOOR ELECTRICAL PLAN
E1-2	SECOND FLOOR ELECTRICAL PLAN

GENERAL HOUSE INFORMATION

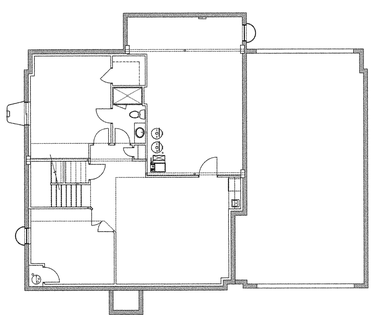
HOUSE SQUARE FOOTAGE:	3,215 S.F.
BASEMENT SQUARE FOOTAGE:	1,478 S.F.
FINISHED BASEMENT SQUARE FOOTAGE:	965 S.F.
COVERED PORCH SQUARE FOOTAGE:	27 S.F.
GARAGE SQUARE FOOTAGE:	829 S.F.
HOUSE WIDTH:	57'-8"
HOUSE DEPTH:	50'-0"
HOUSE HEIGHT:	27'-10 1/16"

GENERAL REQUIREMENTS

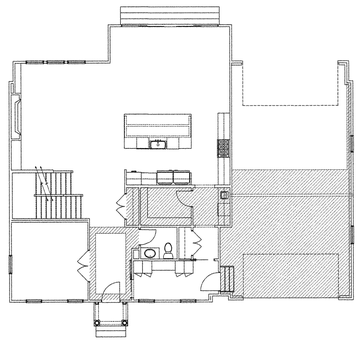
1. GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
2. ELEMENTS OF CONSTRUCTION, WHETHER OR NOT SPECIFICALLY NOTED ON THESE DRAWINGS, ARE TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, & NATIONAL BUILDING CODES.
3. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT CODE SHALL GOVERN. BUILDER SHALL BE FAMILIAR W/ PROVISIONS OF ALL APPLICABLE CODES AND INSURE COMPLIANCE OF WORK WITH THOSE CODES.
4. THIS IS A "BUILDERS SET OF DRAWINGS", IT REQUIRES THE BUILDER USING THESE DRAWINGS TO BE FAMILIAR WITH GENERAL BUILDING AND CONSTRUCTION PRINCIPALS AS WELL AS BUILDING CODE REQUIREMENTS. IF THE BUILDER USING THESE DRAWINGS NEEDS SPECIFIC INFORMATION NOT PROVIDED IN THIS SET OF DRAWINGS THE BUILDER SHOULD NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING.
5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE W/ STATE AND FEDERAL REGULATIONS REGARDING SAFETY, & COMPLIANCE W/ REQUIREMENTS SPECIFIED IN THE OWNER/BUILDER CONTRACT IS, & SHALL BE, THE BUILDER'S RESPONSIBILITY.
6. BUILDER SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
7. CHANGES TO THESE DRAWINGS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. SBA STUDIOS, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.
8. THESE DRAWINGS SHOULD NOT BE SCALED. IN CASE OF DISCREPANCY, THE WRITTEN DIMENSIONS SHALL RULE. VERIFY WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
9. CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION & NOTIFY ARCHITECT OF ANY DISCREPANCIES
10. ALL INTERIOR DIMENSIONS ARE TO ROUGH FACE OF STUDS, BLOCK OR OTHER ROUGH FRAMING.
11. ALL EXTERIOR DIMENSIONS ARE TO ROUGH FACE OF BLOCK, POURED CONCRETE, OR SHEATHING.
12. ALL MATERIALS USED ARE TO BE NEW. FIRST CLASS QUALITY BUILDING MATERIALS. STORE ALL MATERIALS IN SUCH A MANNER SO AS NOT TO OVERSTRESS OR DAMAGE ANY STRUCTURE OR MATERIALS DURING INSTALLATION.
13. CONTRACTOR TO PROVIDE BLOCKING, AS NECESSARY, IN WALLS AND CEILINGS TO ANCHOR ALL WALL AND CEILING MOUNTED FIXTURES / EQUIPMENT. FIELD VERIFY LOCATIONS WITH OWNER.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	11-02-2022	RAFTERS AT SLOPED CEILING
		Master Set 11/13/2022

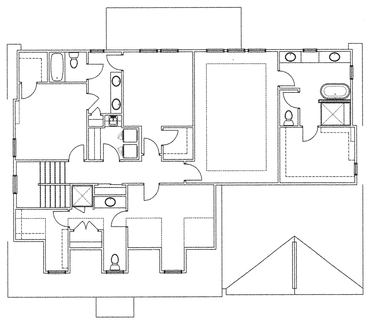
FINISHED BASEMENT PLAN



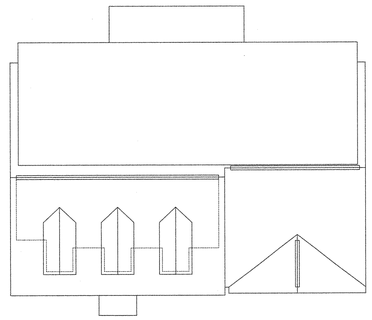
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



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STATE OF OHIO
SCOTT D BAKER
14654
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SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: VARIES

SHEET # / DESCRIPTION

COVER SHEET

A0-0

DATE: 10.11.2022

CONSTRUCTION DOCUMENTS

SBA STUDIOS PROJECT # 2022-342

HOME GROUP

OUR REPUTATION LIVES WITH YOUR HOME

Tuckerman Project Standards

Rev. 01/01/2021

All contractors must adhere to local community and "neighbor rules" (especially in Upper Arlington and Bexley infill communities)

Block Masons

Pour all beam pockets and pilasters solid with concrete

Pour piers between garage doors with rebar set into 3rd course down at a minimum

Set all beam pockets a minimum of 9" down from top of wall for W8X beams, and look to plans for larger beam sizes

Leave washers and nuts on foundation for framing contractor

Framing Contractor

Framing carpentry crew must adhere to current local building codes

Follow all specified framing species and grades notes per the blueprints

Space all wall and floor plywood with 1/8" gaps to allow for expansion

Tyvek to be installer per MFG specifications- all windows and doors to be flashed properly

Glue all joist hanger buckets when setting joists to stop squeaks

Install 7/16" plywood on ceiling of second floor furnace rooms prior to mechanical trades

Layout joists for pluming drains to toilets, tubs and tubs prior to mechanical trades

Set/shim all window 1/16" up from sills to allow for home settlement

All windows and exterior doors to be installed plumb and square and shimmed for smooth operation

Set exterior doors on ¾" plywood strips

Block all bearing point from trusses down to foundation PRIOR to mechanicals

All exterior porch beams and columns to be furred out to proper width and depths to be ready for trim carpenters

Fur down all garage and interior ceilings soffits as needed for mechanical trades

Pry back all "shiner" nails from sides of joists to eliminate floor squeaks

Confirm all nailing and bolting patterns for trusses and LVL's to engineered design sheets provided by lumber company

Follow floor joist layout per engineer sheets provided by lumber co. If in conflict with blueprints, contact superintendent

Adhere to truss bracing per engineered truss design sheets

Only galvanized nails to be used in treated lumber in basement floor sills and wall sill plates

All horizontal and vertical joints in wall sheathing to fall on studs, plate, band or blocking

Cross bridging shall not be touching or rubbing on plywood or future drywall

Do not remove foundation wall bracing until framing is complete

Fur out stud cavities behind plumbing and HVAC lines as needed for insulation

Leave gaps at parallel joists in lower levels so insulation can be installed in band boards

Leave gaps at corner interior wall studs for insulation

Let (2) 2x studs into floor system below for all 1/2 walls to secure to flooring

Install double joists below kitchen islands to support weight of granite

Frame all slider bypass door openings ½" higher than other interior doors

Brick racks to by framed by framing contractor

French door pocket doors to be framed at 83.5" height. Single pocket doors to be framed at 84" height

Block across top full width opening and side length for barn door hardware

Properly brace and secure all framing members at each days end in case of storms

Sweep home and stack lumber and keep jobsite clean and safe each day

Install temporary protection at all windows, doors and stair openings throughout construction

Plywood and Tyvek all living walls that are common to attic areas by framing contractor

Other Trade Contractors

Plumber to install felt paper below all shower pans to prevent squeaking

All insulation behind showers and tubs to be unfaced

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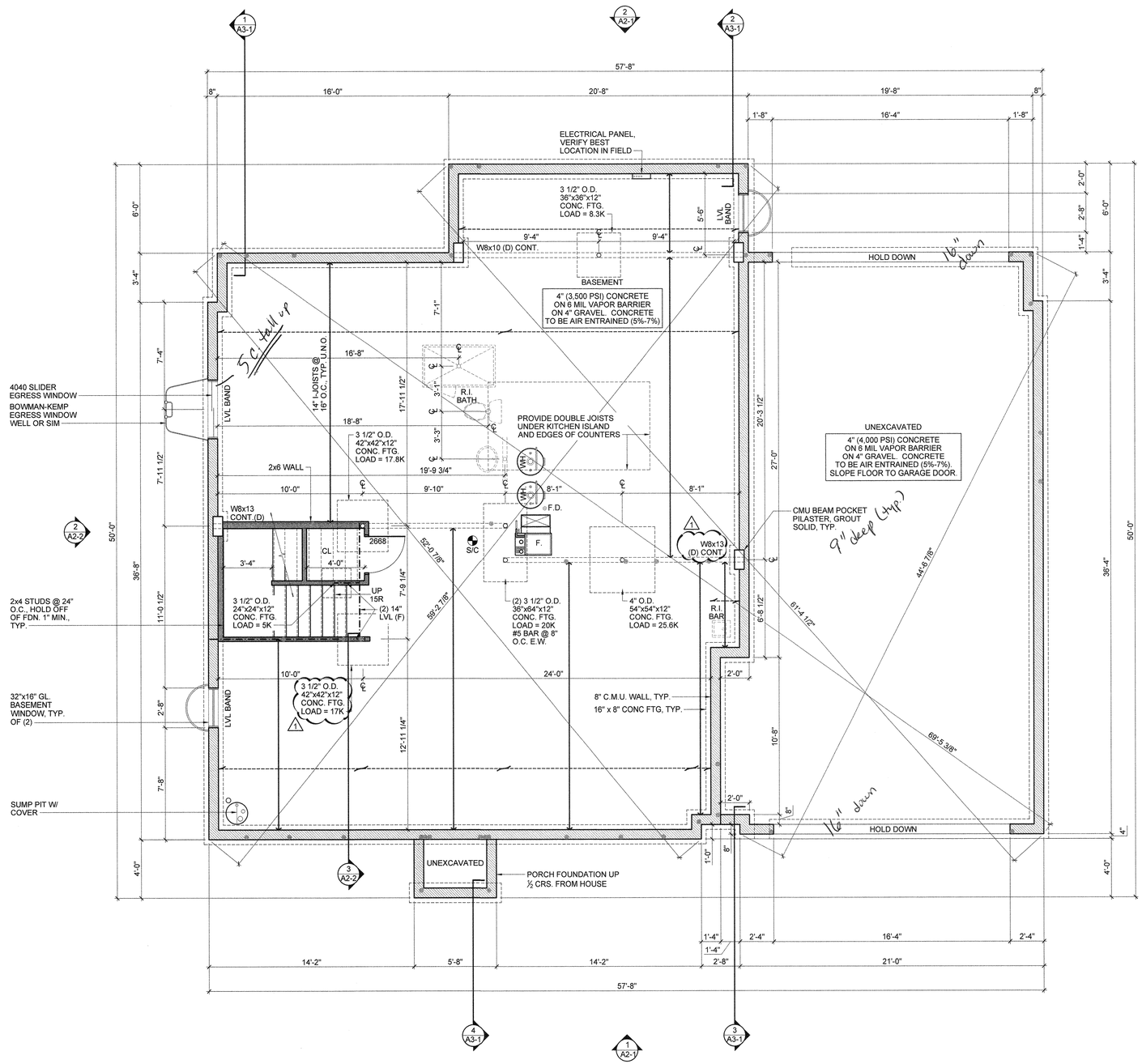


FOUNDATION WALL HEIGHT = 13 CRS.

ALL FLOOR JOISTS OVER UNFINISHED BASEMENT AREAS TO BE PROVIDED WITH FIRE PROTECTION PER 2019 RCO 302.13

CROSS BRIDGING @ 8' MAX., NOT TO RUB AGAINST EACH OTHER

POUR POCKETS & PILASTERS SOLID & AT 9" DEPTH U.N.O.

SET WINDOWS 1/16" UP FROM SILL TO ALLOW FOR SETTLEMENT, TYP.

GLUE ALL HANGERS/ BRACKETS TO REDUCE SQUEAKING

ALL "SHINER NAILS" TO BE PRIED BACK FROM JOISTS TO REDUCE SQUEAKING

PROVIDE 1/8" SPACING FOR FLOOR AND WALL SHEATHING U.N.O. BY PANEL MANUFACT.

DO NOT REMOVE FOUNDATION WALL BRACING UNTIL FRAMING IS COMPLETE

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

VERIFY ALL R.I. PLUMBING DIMENSIONS WITH ACTUAL FIXTURES SELECTED. ALL DIMENSIONS ARE TO ASSUMED CENTERLINE OF DRAIN

FOOTER REINFORCING SCHED (3" CLEAR FROM BOTTOM)
24"x24"x12" = NONE REQUIRED
30"x30"x12" = (3) #5 E.W.
36"x36"x12" = (3) #5 E.W.
42"x42"x12" = (4) #5 E.W.
48"x48"x12" = (4) #5 E.W.
54"x54"x12" = (5) #5 E.W.
60"x60"x12" = (6) #5 E.W.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

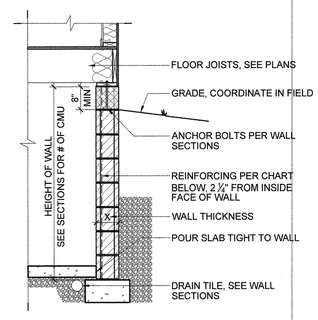
BEAM CONNECTIONS AT OPEN POCKETS IN FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH 2019 RCO SECTIONS 502.6.3 AND 502.9.1 MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED

MOST CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, CHECK FOR CORROSIVE COMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING, SEE WALL SECTIONS.
2. CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION
3. CEILING HEIGHTS IN BASEMENTS WITH HABITABLE SPACES OR HALLWAYS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-4" MINIMUM.
4. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
5. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

FOUNDATION WALL REINFORCING



FOUNDATION WALL DESIGN - CMU WALLS

REINFORCING fy MIN = 60,000 PSI
MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF

WALL MAX HEIGHT	REINF	WALL THICKNESS		
		8" THICK WALL	10" THICK WALL	12" THICK WALL
8'-0",12 CRS.		#5 @ 24" O.C.	#5 @ 40" O.C.	#6 @ 72" O.C.
8'-8",13 CRS.		#6 @ 32" O.C.	#6 @ 40" O.C.	#6 @ 56" O.C.
9'-4",14 CRS.		#6 @ 24" O.C.	#6 @ 32" O.C.	#6 @ 48" O.C.
10'-0",15 CRS.		#6 @ 16" O.C.	#5 @ 24" O.C.	#6 @ 40" O.C.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	11-02-2022	RAFTERS AT SLOPED CEILING

2585 EASTCLEFT DR.

UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
BASEMENT PLAN
A1-0
DATE: 10.11.2022
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2022-342

1 BASEMENT PLAN

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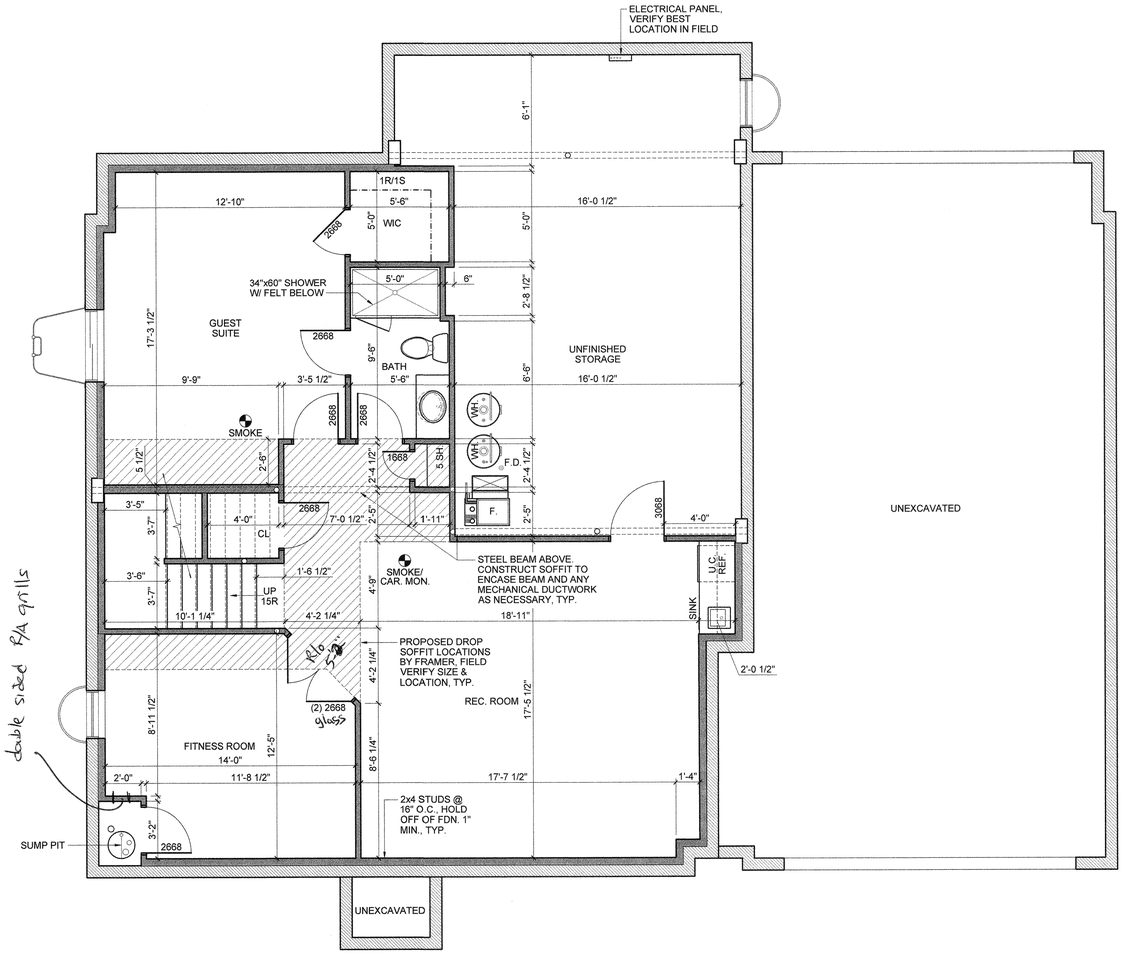

1 FINISHED BASEMENT PLAN — 965 S.F. FINISHED

FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
4. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
5. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
6. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
10. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
11. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
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- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

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ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

INT. OR EXT. STAIR STRINGERS ARE TO BE 16" O.C. OR LESS UNLESS PRE-ENGINEERED BY OTHERS

GLUE ALL HANGERS/ BRACKETS TO REDUCE SQUEAKING

FRAMER RESPONSIBLE FOR ALL MECH. DROPS, BUILD DOWNS, SQ. COLUMNS, PORCH BREAST WORK, & BLOCKING FOR CASEWORK & FIN. TRIM

APPLY FELT PAPER BELOW ALL PRE-FAB SHOWERS AND / OR TUBS

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

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2585 EASTCLEFT DR.
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PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO REGISTERED ARCHITECT
SCOTT D. BAKER 14654
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIN. BASEMENT PLAN
A1-0a
DATE: 10.11.2022
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2022-342

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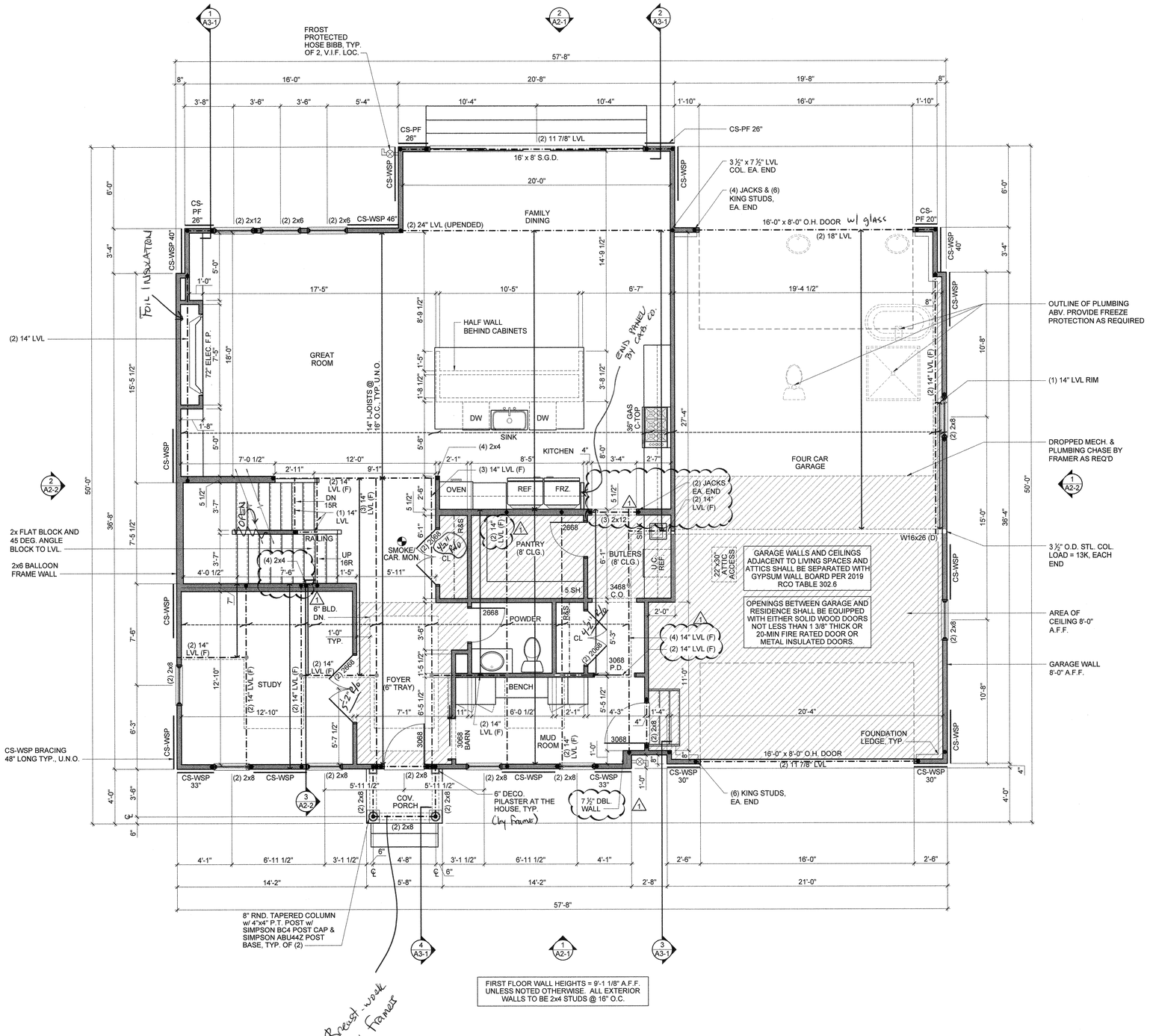

FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
4. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
5. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
6. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
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11. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
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- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

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STATE OF OHIO REGISTERED ARCHITECT
SCOTT D. BAKER 14654
SCOTT D. BAKER, LICENSE #14654
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SHEET # / DESCRIPTION
FIRST FLOOR PLAN
A1-1
DATE: 10.11.2022
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2022-342

1 FIRST FLOOR PLAN — 1,586 S.F.

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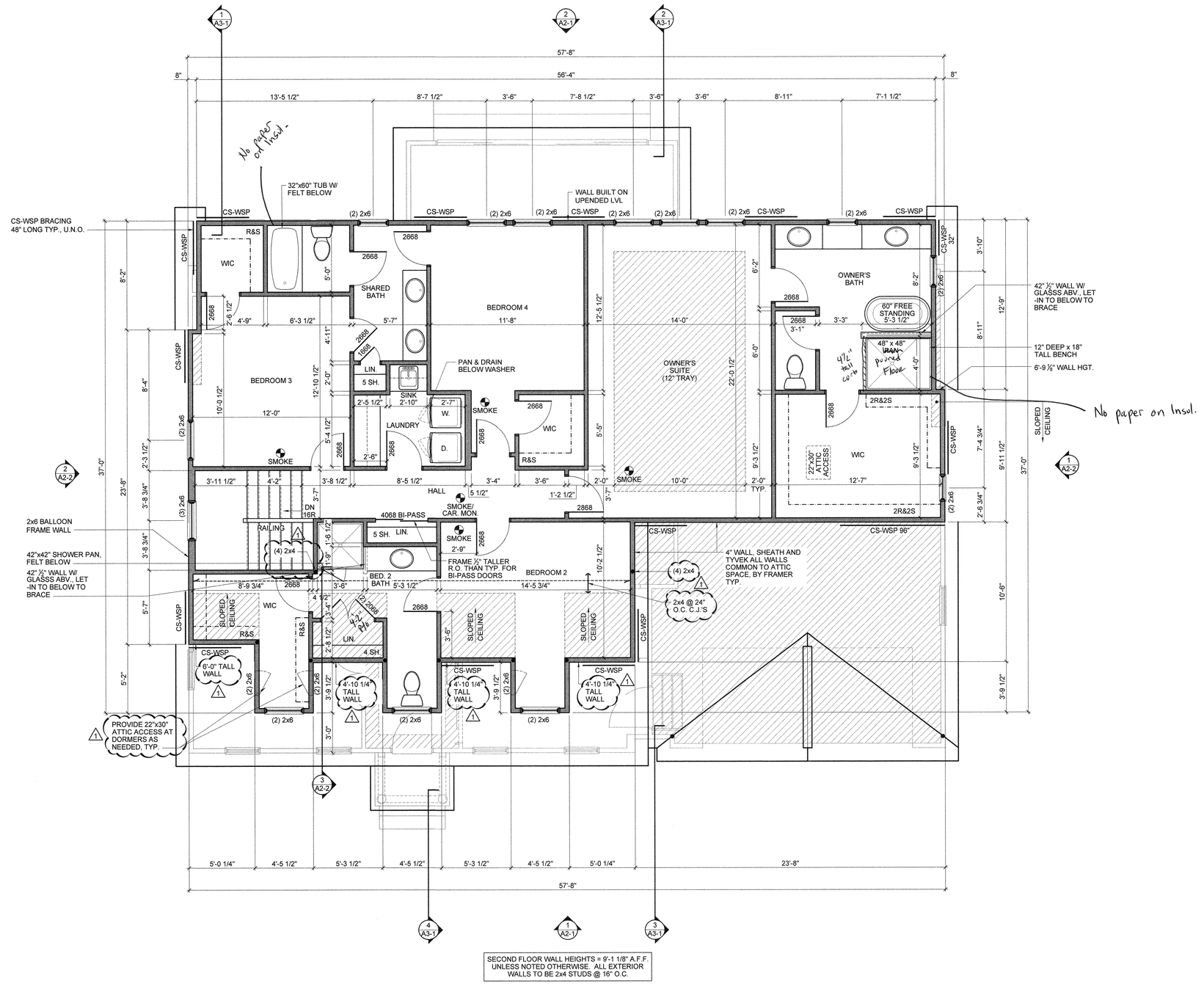

SECOND FLOOR WALL HEIGHTS = 9'-1 1/8" A.F.F. UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C.

INT. OR EXT. STAIR STRINGERS ARE TO BE 16" O.C. OR LESS UNLESS PRE-ENGINEERED BY OTHERS

LET (2) 2x STUDS INTO THE FLOOR BELOW AND BRACE ON UNBRACED ENDS OF HALF WALLS, TYP. U.N.O.

ALL "SHINER NAILS" TO BE PRIED BACK FROM JOISTS TO REDUCE SQUEAKING

CROSS BRIDGING @ 8' MAX., NOT TO RUB AGAINST EACH OTHER

GLUE ALL HANGERS/ BRACKETS TO REDUCE SQUEAKING

PROVIDE 1/8" SPACING FOR FLOOR AND WALL SHEATHING U.N.O. BY PANEL MANUFACT.

FRAMER RESPONSIBLE FOR ALL MECH. DROPS, BUILD DOWNS, SQ. COLUMNS, PORCH BREAST WORK, & BLOCKING FOR CASEWORK & FIN. TRIM

APPLY FELT PAPER BELOW ALL PRE-FAB SHOWERS AND / OR TUBS

UNFACED INSULATION BEHIND ALL SHOWERS OR TUBS COMMON TO THE ATTIC.

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

PROVIDE ACCESS WHIRLPOOL /AIR TUB EQUIP. FOR THE SERVICING, MAINT. AND/OR REMOVAL OF MOTOR AND PUMP

ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

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EXTERIOR BRACED WALL PANEL: CONTINUOUS SHEATHING, MINIMUM 7/16" OSB OR PLYWOOD PER CODE:

- METHOD CS-WSP PER RCO 2019 TABLE 602.10.4 - ATTACHED PER TABLE 602.3(3)
- RCO 2019 TABLE 602.10.1.3: BRACED WALL LINE SPACING 60 FT MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO
- RCO 2019 SECTION 602.4.2: CONTINUOUS SHEATHING
- TABLE 602.10.5: MIN. PANEL LENGTHS

FLOOR PLAN NOTES

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5. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
6. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
10. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
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STRUCTURAL LEGEND

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- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

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SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

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SECOND FLOOR PLAN
A1-2
DATE: 10.11.2022
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2022-342

1 SECOND FLOOR PLAN 1,629 S.F.

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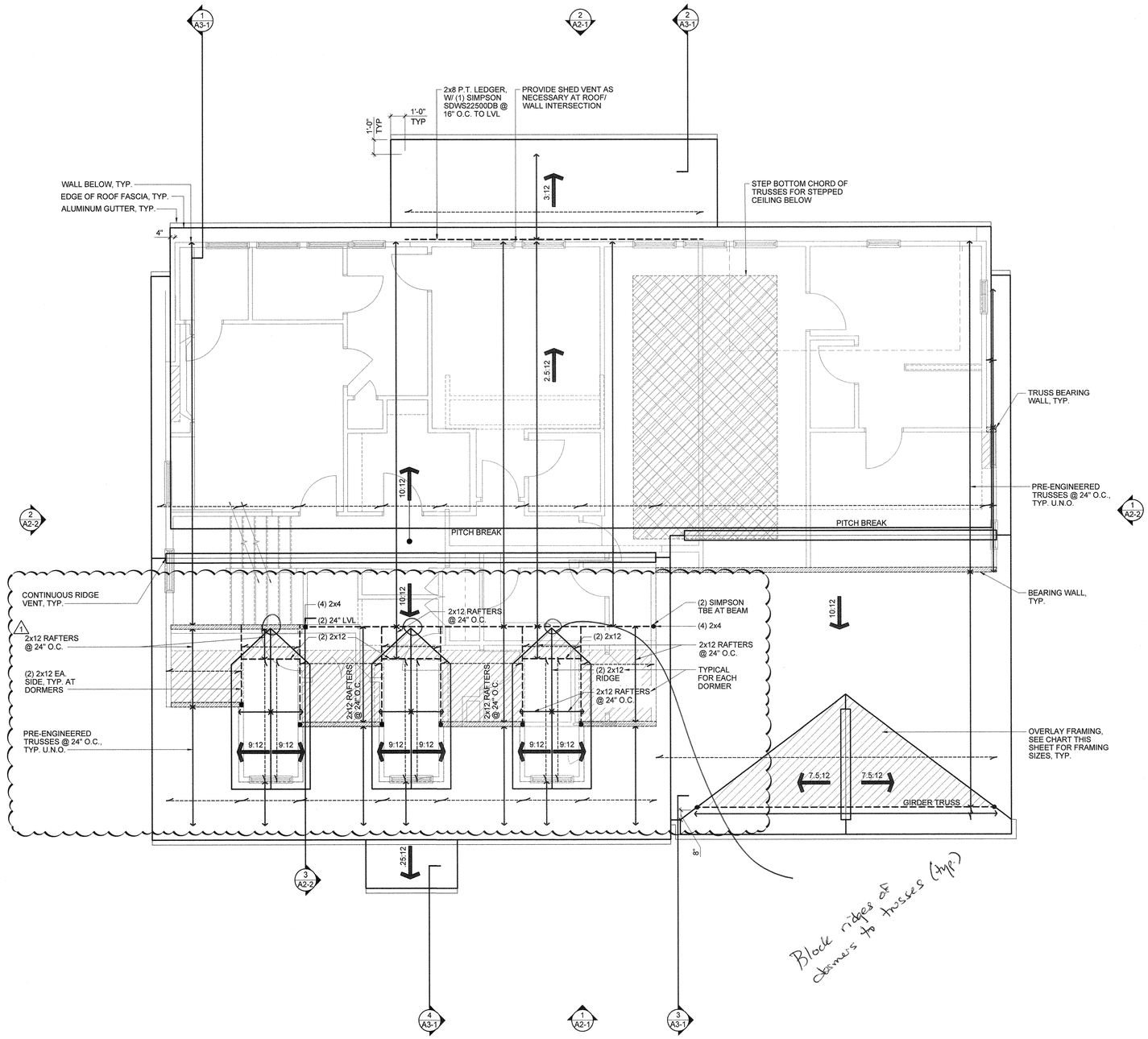

SUB-FASCIA BOARDS TO BE INSTALLED BY FRAMER

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

CONTRACTOR TO PROVIDE TRUSS DATA AND TRUSS LAYOUT ON SITE AT FRAMING INSPECTION

ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPPING WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER

OVERLAY FRAMING:
0'-0" - 6'-0" SPAN: 2x4 @ 24" O.C.
6'-0" - 9'-0" SPAN: 2x6 @ 24" O.C.
9'-0" - 12'-0" SPAN: 2x8 @ 24" O.C.
12'-0" - 15'-0" SPAN: 2x10 @ 24" O.C.
15'-0" - 18'-0" SPAN: 2x12 @ 24" O.C.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

PROVIDE ICE AND WATER SHIELD AT:
1. ALL VALLEYS, INTERSECTIONS OF ROOF PITCH CHANGES & ROOF PENETRATIONS.
2. FROM EDGE OF ROOF TO 24" PAST THE INSIDE FACE OF THE EXTERIOR WALL.
3. WHERE ROOF PLANES INTERSECT VERT. WALLS (18" MIN. UP WALL AND ONTO ROOF).

FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION MINIMUM 4" MEASURED VERTICALLY. BAFFLE TO BE A SOLID MATERIAL.

ROOF VENT NFVA CALCULATION:
CONTINUOUS RIDGE VENT ASSUMED TO BE 18" NET FREE VENT AREA PER LINEAR FOOT OF RIDGE VENT. ROOF LOUVERS (HAT VENTS) ASSUMED TO BE 50" NET FREE VENT AREA PER INDIVIDUAL ROOF LOUVER. SHED VENT ASSUMED TO BE 9" NET FREE VENT AREA PER LINEAR FOOT OF VENT.

ATTIC VENTILATION:
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 FROM THE ENTRANCE OF RAIN OR SNOW.

THE MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE VENTILATED SPACE, EXCEPT THAT THE AREA MAY BE 1 TO 300 IF NOT LESS THAN 40% AND NOT MORE THAN 50% 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 1/3 OF THE ATTIC SPACE.

HOUSE ATTIC:	2,488.6 S.F.
FRONT PORCH ATTIC:	27 S.F.
DINING ATTIC:	158.7 S.F.

ROOF PLAN NOTES

1. CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER CODE FOR PROPER ROOF DRAINAGE.
2. FALSE CHIMNEYS, DORMERS, CUPOLAS AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHALL EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM A FIREBOX.
3. PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING INTO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. PROVIDE MINIMUM 22"x30" ATTIC OPENING INTO OVERLAY FRAMED ROOF AREAS. ATTIC ACCESS OPENINGS FROM CONDITIONED SPACES TO BE GASKETED.
4. ROOFS TO HAVE A 1'-0" OVERHANG FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO OUTSIDE FACE OF FASCIA, U.N.O.

TRUSS NOTES

1. TRUSS PROFILES (SEE ELEVATIONS) ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT PER THE CONSTRUCTION DOCUMENTS.
2. FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER / OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT.
3. TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIA ALIGN PER EXTERIOR ELEVATIONS.

RAFTER NOTES

1. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE RAFTERS ARE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 48" O.C.
2. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
3. RIDGE BOARDS SHALL BE AT LEAST 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 11 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x FURRED TO THE BOTTOM EDGE OF THE 2x12.
4. VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
5. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	11-02-2022	RAFTERS AT SLOPED CEILING

2585 EASTCLEFT DR.
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
ROOF PLAN
A1-3
DATE: 10.11.2022
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2022-342

1 ROOF PLAN

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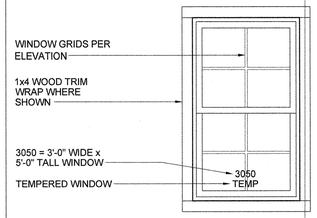
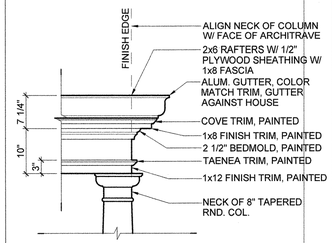
2 REAR ELEVATION

1 FRONT ELEVATION

WINDOW TRIM ELEVATION



FRONT PORCH DETAIL



ELEVATION MATERIAL LEGEND

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	A2-1
DATE:	10.11.2022
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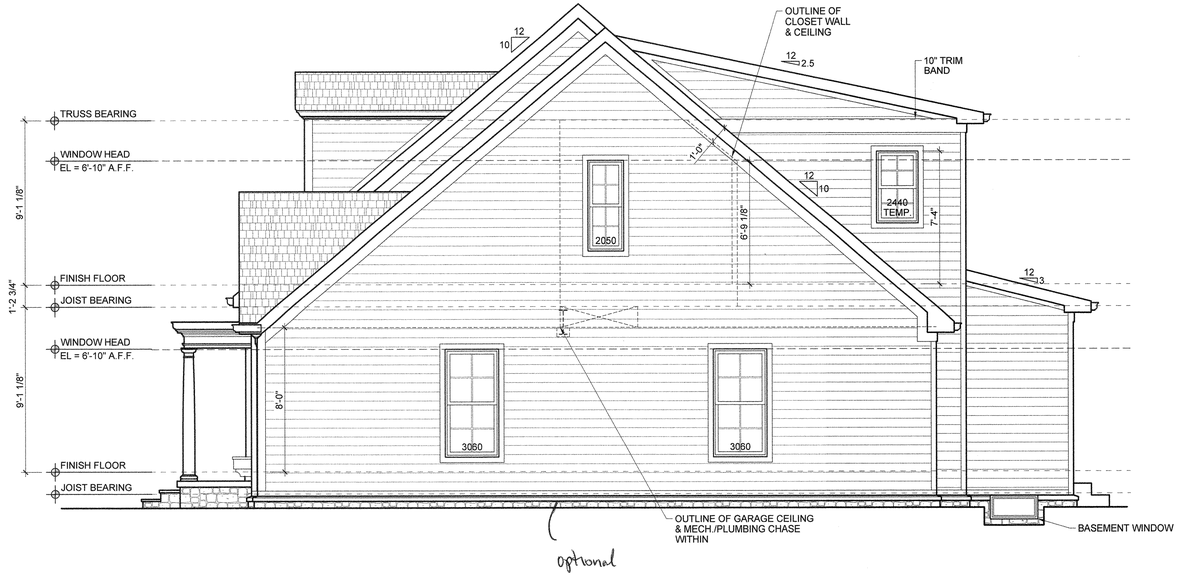
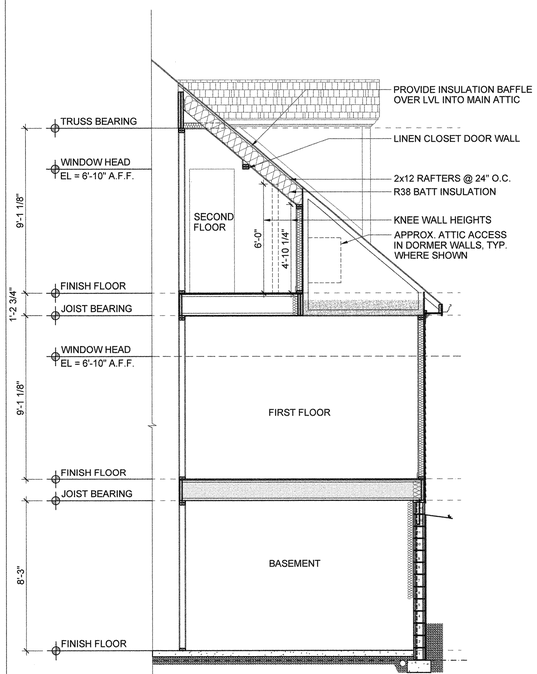
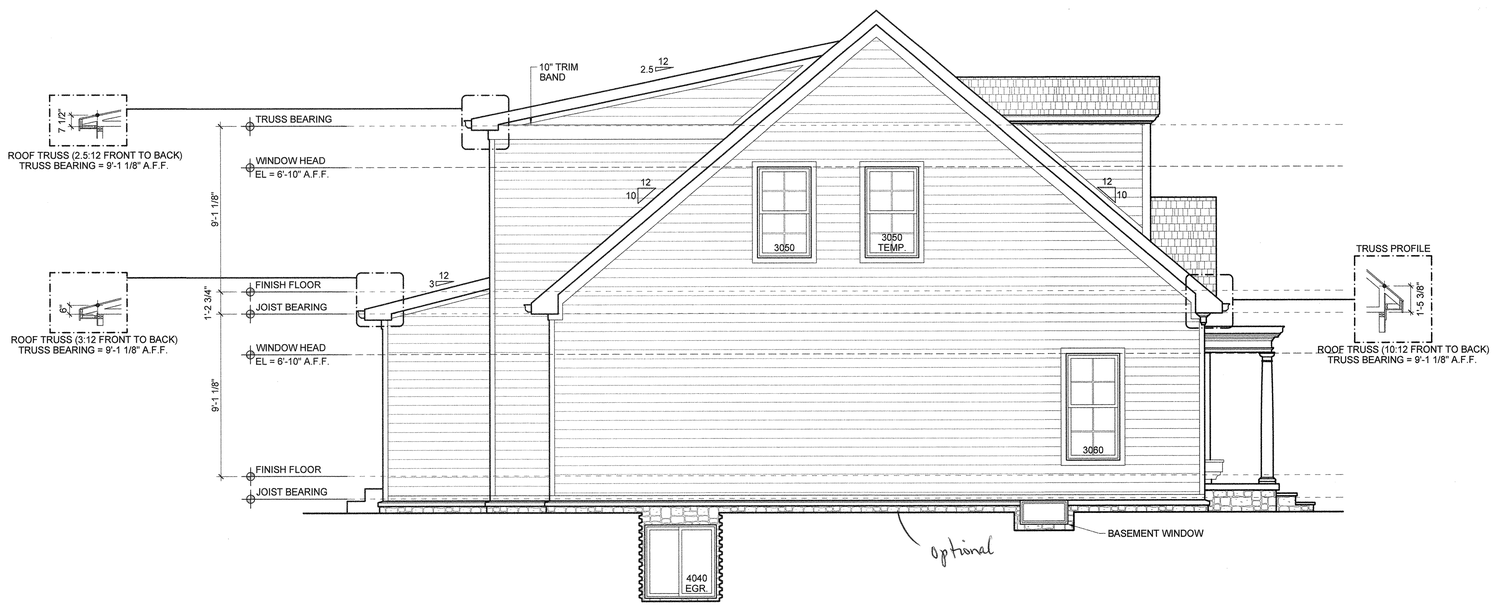


4 NOT USED

2 LEFT ELEVATION

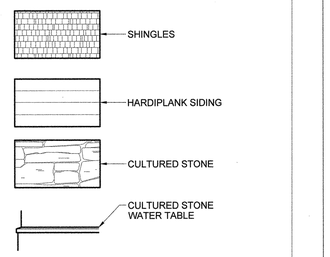


3 PARTIAL CUT SECTION THRU RAFTERS



1 RIGHT ELEVATION

ELEVATION MATERIAL LEGEND



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SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-2
DATE: 10.11.2022
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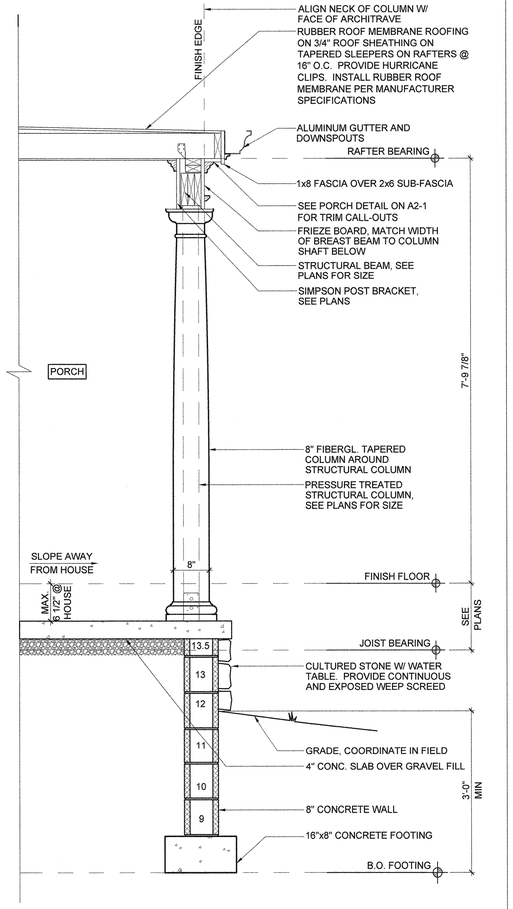
OHIO HOME BUILDERS ASSOCIATION (OHBA)

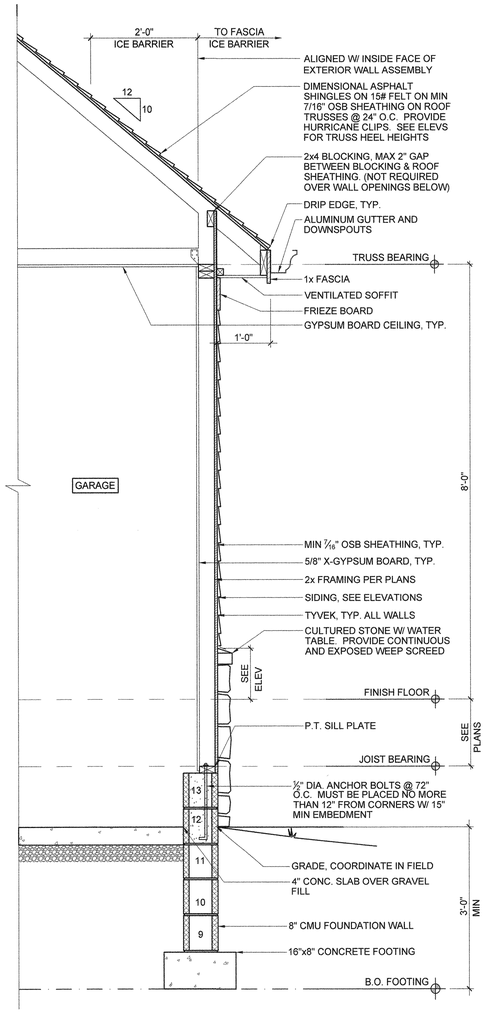
CLIMATE ZONE 5, COMPLIANCE PATH #1

COMPONENT	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	R-15	R-15 OR R-19
CEILING R-VALUE	R-49	R-49
FENESTRATION U-FACTOR	U=0.32	U=0.32
SKYLIGHT U-FACTOR	U=0.60	-
FLOOR VALUE OVER UNCONDITIONED SPACE	30 (19 IF SUFFICIENT TO FILL CAVITY)	30
BASEMENT WALL VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13 (MIN 4 FEET)	10 / 13 (MIN 4 FEET)
SLAB R-VALUE	10, 2 FEET	-
CRAWL SPACE R-VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13	-
DUCT INSULATION R-VALUES OUTSIDE THERMAL ENVELOPE	SUPPLY R-8, OTHERS MIN. R-6	SUPPLY R-8, OTHERS MIN. R-6
POST-CONSTRUCTION DUCT TIGHTNESS TESTING (RCO TABLE 1112.3.2.2(a)		
LEAKAGE TO OUTDOORS (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 6 CFM (2.83 L/s)
TOTAL LEAKAGE (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 9 CFM (4.24 L/s)
ROUGH-IN DUCT TIGHTNESS TESTING (RCO TABLE 1112.3.2.2(b) (DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN CONDITIONED SPACE)		
TOTAL LEAKAGE WITH AIR HANDLER INSTALLED (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 6 CFM (2.83 L/s)
TOTAL LEAKAGE WITHOUT AIR HANDLER INSTALLED (PER 100 S.F. OF CONDITIONED FLOOR AREA)		LESS THAN OR EQUAL TO 4 CFM (1.89 L/s)
MISC:		
CONTROLS	PROGRAMMABLE THERMOSTAT INITIALLY HEATING NO HIGHER THAN 70 F, COOLING NO LOWER THAN 78 F	
LIGHTING SYSTEMS	MINIMUM OF 90% PERMANENT LIGHTING HIGH-EFFICACY LAMPS	

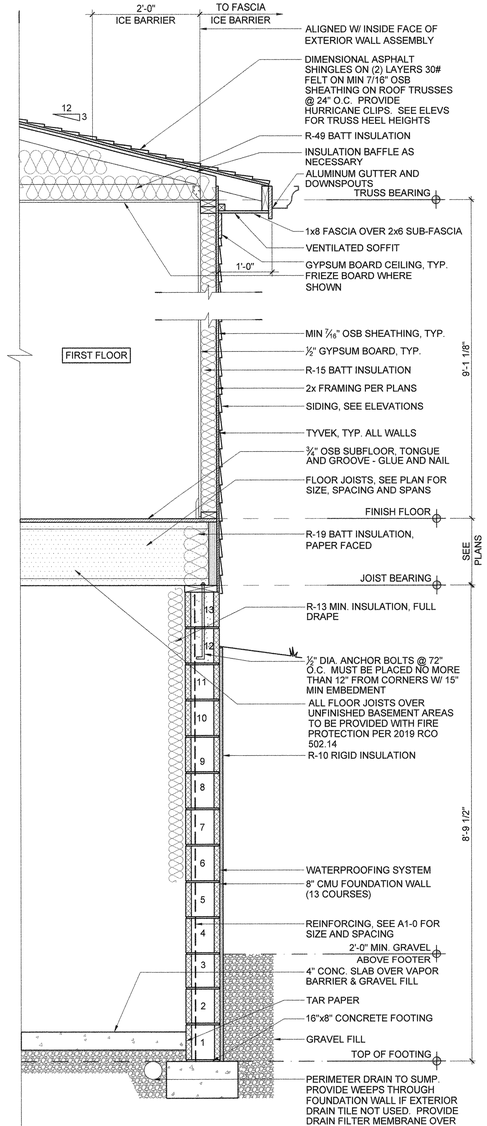
6 OHBA - COMPLIANCE PATH #1



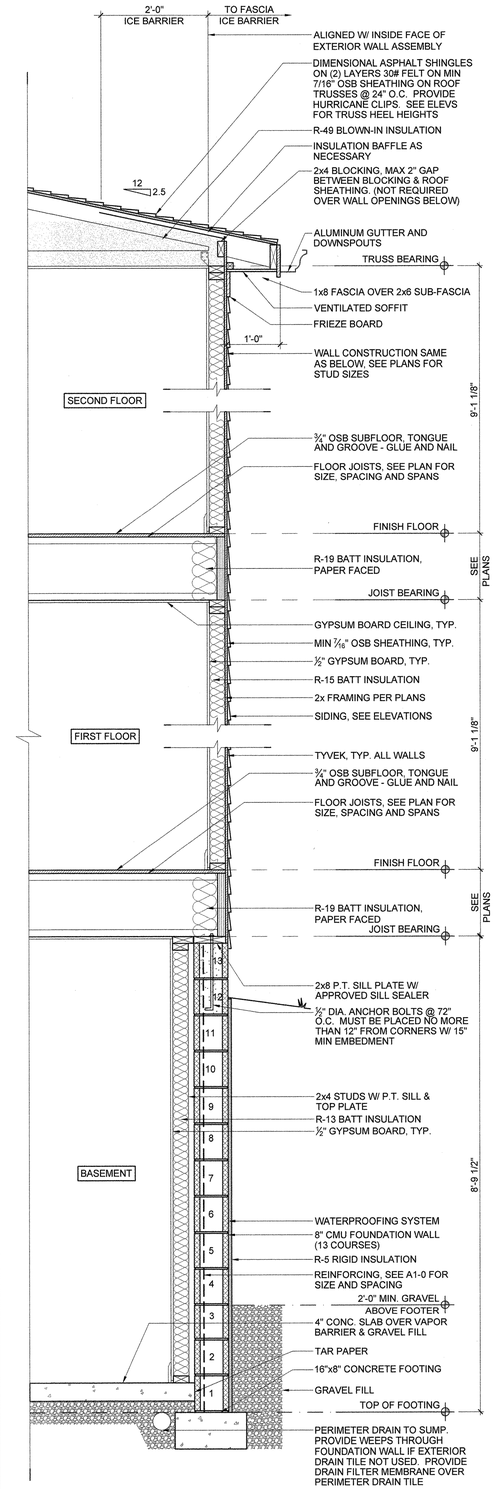
5 FRONT PORCH WALL SECTION



4 GARAGE WALL SECTION



2 ONE-STORY WALL SECTION



1 TWO-STORY WALL SECTION

WALL SECTION NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
2. SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
3. ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
4. GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
5. AIR BARRIER & INSULATION INSTALLATION TO COMPLY WITH 2019 RCO TABLE 1102.4.1.1
6. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
   - A. AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
   - B. AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
   - C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
   - D. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
   - E. AT ALL WALL AND ROOF INTERSECTIONS
   - F. ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES
   - G. LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

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SCOTT D. BAKER
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EXPIRATION DATE 12/31/2023

SCALE:	3/4" = 1'-0"
SHEET # / DESCRIPTION	
	WALL SECTIONS
	A3-1
DATE:	10.11.2022
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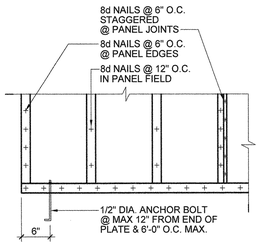
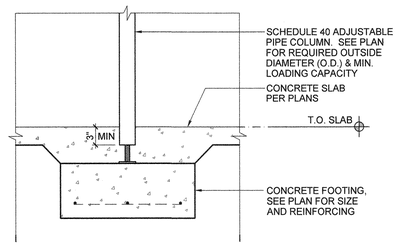
ALTERNATE ATTACHMENT METHOD:
16 GA, 1 3/4" LONG STAPLES W/ MIN. 7/16" CROWN WIDTHS INSTALLED AT 3" O.C. AT ALL PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS



5 WALL SHEATHING ATTACHMENT



NOTE: ALL PIPE COLUMNS INSTALLED PER THE DETAIL ABOVE SHALL BE CONSIDERED AS A FIXED COLUMN FOR LOADING PURPOSES. IN AREAS WHERE THE ADJUSTABLE SCREW CANNOT BE ENCASED PER THE DETAIL ABOVE, IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS SHOWN ON THE DRAWINGS

COLUMNS IN EXTERIOR WALLS TO BE NON-ADJUSTABLE

4 ALTERNATE COLUMN DETAIL

SCALE: 3/4" = 1'-0"

LIGHT AND VENTILATION REQUIREMENTS FOR HABITABLE SPACES

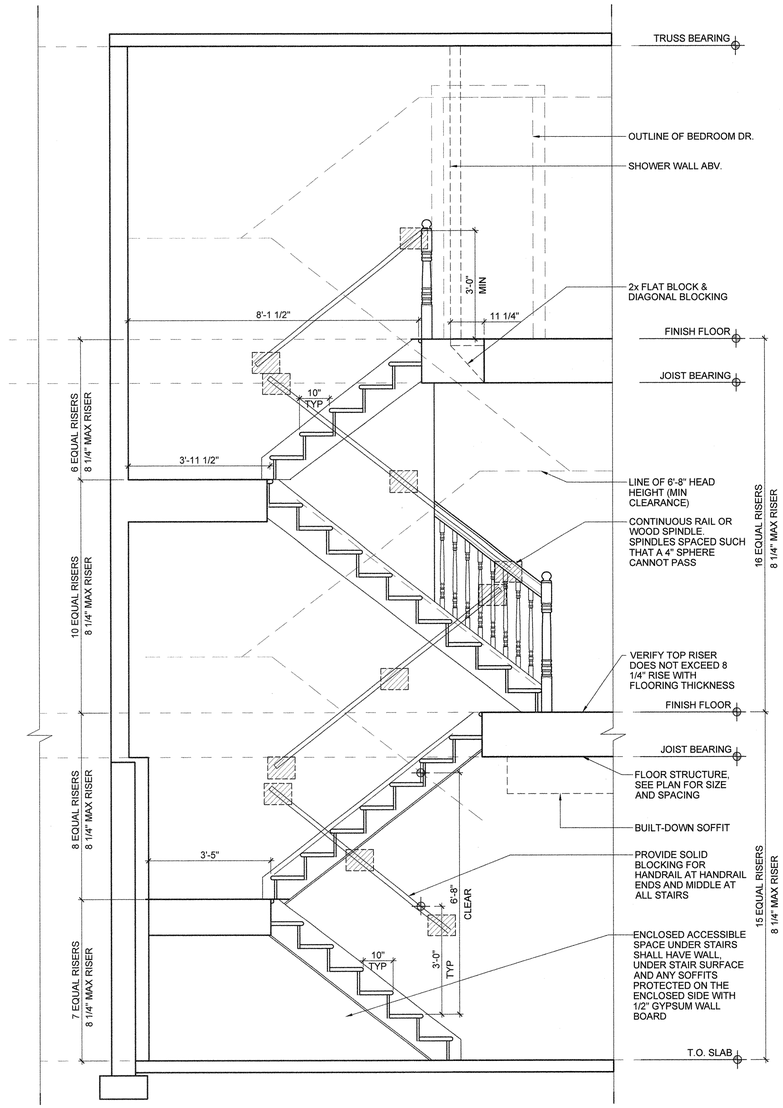
ROOM NAME	ROOM SIZE SQ. FT.	WINDOW TYPE	REQUIRED GLAZING	ACTUAL GLAZING	REQ'D VENTILATION	ACTUAL VENTILATION	TEMPERED GLAZING	BEDROOM EGRESS
BASEMENT								
GUEST SUITE**	224.0	SL.	17.9	16.0	9.0	8.0	NO	(1) @ 8.0
FITNESS ROOM**	158.6	S.H.	12.7	3.6	6.3	1.8	NO	NO
REC. ROOM**	408.0	S.H.	32.6	0.0	16.3	0.0	NO	NO
FIRST FLOOR								
GREAT./DIN./KIT.	808.1	VARIES.	64.6	144.0	32.3	72.0	YES/NO	NO
STUDY	170.7	S.H.	13.7	44.0	6.8	22.0	NO	NO
MUD HALL	109.3	S.H.	8.7	14.0	4.4	7.0	YES	NO
SECOND FLOOR								
OWNER'S SUITE	268.2	S.H.	21.5	45.0	10.7	22.5	NO	(3) @ 7.5
BEDROOM 2	170.6	S.H.	13.6	29.6	6.8	14.8	NO	(1) @ 7.5
BEDROOM 3	187.6	S.H.	15.0	30.0	7.5	15.0	NO	(2) @ 7.5
BEDROOM 4	192.8	S.H.	15.4	30.0	7.7	15.0	NO	(2) @ 7.5
ALL NUMBERS LISTED ARE IN SQ. FT.								

2019 RCO - SECTION 303 LIGHT, VENTILATION AND HEATING
303.1: HABITABLE ROOMS: ALL 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, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH RCO SECTION 1505
2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL)
3. USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN RCO SECTION 202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING

** DENOTES ROOMS REQUIRING ADDITIONAL VENTILATION OR LIGHTING BY THE BUILDING COMPONENTS.

2 LIGHT AND VENTILATION SCHEDULE



GENERAL

GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO

DESIGN ROOF SNOW LOAD = 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE 7:
A: GROUND SNOW LOAD = (Pg) = 25 PSF
B: FLAT ROOF SNOW LOAD = 20 PSF
C: SNOW LOAD EXPOSURE FACTOR (Ce) = 1.0
D: SNOW LOAD IMPORTANCE FACTOR (I) = 1.0

DESIGN LIVE LOADS:
A: 1ST FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
B: 2ND = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
C: ATTIC = 20 PSF (AREAS WHERE HEIGHT IS > 30")
D: EXTERIOR BALCONIES & DECKS = 40 PSF OR OCCUPANCY
E: ROOF = 25 PSF LIVE LOAD + 20 PSF DEAD LOAD

WIND PARAMETERS:
A: BASIC WIND SPEED = 115 MPH
B: WIND LOAD IMPORTANCE FACTOR = 1.0
C: WIND EXPOSURE = EXPOSURE B

SEISMIC DESIGN PARAMETERS:
A: OCCUPANCY CATEGORY = II
B: SITE CLASS = D

SOIL DESIGN PARAMETERS:
A: DESIGN ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1,500 PSF BASED ON 2019 ORC TABLE 401.4.1.
B: EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
C: THE WATER TABLE SHALL BE BELOW THE LOWEST FOOTING BEARING LEVEL OF THE STRUCTURE
D: IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE PRESUMPTIVE WALL LOADING IS CORRECT. CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING IF THE SOIL DOES NOT CONFORM TO THESE REQUIREMENTS. IF SOIL DOES NOT CONFORM TO THESE REQUIREMENTS, CONTRACTOR TO PROVIDE ENGINEER SEALED GEOTECHNICAL REPORT FOR EVALUATION FOR POTENTIAL ADDITIONAL REQUIREMENTS.

GENERAL NOTES:
A: THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND IT'S COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIE-DOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ARCHITECT AND ENGINEER HAVE NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS OR METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
B: IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER ARE NOT ENGAGED IN, AND DO NOT SUPERVISE CONSTRUCTION.
C: SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE DRAWINGS CONFLICT WITH THESE STRUCTURAL NOTES, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

PREFABRICATED WOOD ROOF TRUSSES

MATERIALS:
A: LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2018 EDITION; 19% MAX. M.C.
B: METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS G60 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.

DESIGN: ROOF TRUSSES
A: TOP CHORD LIVE LOAD = 25 PSF | TOP CHORD DEAD LOAD: = 10 PSF
BOTTOM CHORD DEAD LOAD = 5 PSF | BOTTOM CHORD LIVE LOAD = 5 PSF (40 PSF AT ROOM TRUSSES)
NET WIND UPLIFT = 8 PSF
B: FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
C: SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
D: MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
E: MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.

MISCELLANEOUS:
A: BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
B. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1X4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
C. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE BUILDING DEPARTMENT OR BUILDER, PRIOR TO FABRICATION AND ERECTION.

STRUCTURAL STEEL

MATERIALS:
A: STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN; SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT TZ," SIMPSON STRONG-TIE "STRONG BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS : HILTI "HIT-ICE/HIT HY 150, "SIMPSON STRONG-TIE "ACRYLIC-TIE," ITW RED-HEAD "A7 ACRYLIC "
B: MINIMUM BEAM BEARING ON MASONRY = 7 1/2 INCHES UNLESS NOTED OTHERWISE.
C: MINIMUM BEAM BEARING ON CONCRETE = 5 INCHES UNLESS NOTED OTHERWISE
D: EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS: 1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT | 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT
E: ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS. SEE ADJUSTABLE COLUMN DETAIL FOR ADJUSTABLE PIPE COLUMNS. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS SHOWN ON THE DRAWINGS

CONNECTIONS:
A: WOOD NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:

FLANGE WIDTH	BOLTS	POWDER ACTUATED FASTENERS
4"	3/8' DIA @ 30" O.C.	.145" DIA @ 18" O.C.
5" OR GREATER	1/2" DIA @ 42" O.C.	.145" DIA @ 18" O.C.

B. BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TABS OR CAP PLATE TYPE CONNECTIONS. WHERE A CONTINUOUS BEAM WITH A CAP PLATE IS USED, PROVIDE MINIMUM 3/8" STIFFENER PLATES EACH SIDE OF BEAM WEB CENTERED OVER COLUMN.
C. CONNECTIONS TO BE SELECTED BY THE FABRICATOR TO DEVELOP THE FULL UNIFORM LOAD CAPACITY OF THE MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER IS GREATER.
D. BEAM CONNECTIONS AT OPEN POCKETS IN FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH 2019 RCO SECTIONS 502.6.3 AND 502.9.1 MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED

MASONRY

SPECIFICATIONS:
A: MASONRY CONSTRUCTION & MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-13)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

MATERIALS:
A: CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
B: MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
C: BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER ACI 530.1, TABLE 7.
D: JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES, EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE HEAVY "WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
E: BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
F: WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
G: PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, 2 COURSES UNDER LINTELS.
H: FILL CORE SOLID AROUND ANCHOR BOLTS.
I: PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.

STRUCTURAL LUMBER

MATERIALS:
A: STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE 2018 NATIONAL DESIGN SPECIFICATION SUPPLEMENT; 19% MAX. M.C.
B: PLYWOOD: PLYWOOD: CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH.
C: OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 23/32 INCH THICK, STURD-I-FLOOR WITH SPAN RATING OF 24 O.C., EXPOSURE 1, TONGUE AND GROOVE.
D: MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON ILEVEL JOIST.

SPECIFICATIONS:
A: SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | U.S. PRODUCT STANDARD PS1 | 2018 INTERNATIONAL RESIDENTIAL CODE

CONNECTIONS:
A: JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
B: JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
C: SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
D: SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USED 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
E: SHEATHING TO WALL STUDS - NAILED - USE 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.
F: ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
G: SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.
H: 3 OR MORE PLY WOOD AND LVL BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".
I: 2 PLY WOOD AND LVL BEAMS - (3) ROWS OF 10d NAILS @ 10" O.C.
J: MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.

MISCELLANEOUS:
A: USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
B: IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE. IF SHEATHING IS NOT PROVIDED, USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
C: USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
D: USE DOUBLE STUDS ((1) KING STUD & (1) JACK STUD) AT BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
E: APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
F: IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
G. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
H: PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
I: WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2x BLOCKING EQUAL TO THE JOISTS DEPTH AT MAXIMUM 24" ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM TWO JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

PRE-ENGINEERED WOOD FLOOR JOISTS

MATERIALS:
PROVIDE ENGINEERED WOOD PRODUCTS AND INSTALLED SYSTEMS WHICH HAVE BEEN ENGINEERED, MANUFACTURED, FABRICATED AND INSTALLED TO MEET THE SPECIFIED PERFORMANCE REQUIREMENTS AND REFERENCED BUILDING CODE.
DESIGN:
a. DEFLECTION REQUIREMENTS: MAXIMUM LIVE LOAD DEFECTION IS TO BE L/360. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
b. LOADING REQUIREMENTS: LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF MINIMUM FOR FLOORS, INCREASE WHERE REQUIRED FOR SPECIFIC FLOOR FINISHES.
c. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
d. SHOP DRAWINGS AND CALCULATIONS SHALL INDICATE COMPLIANCE WITH SPECIFIED PERFORMANCE, CODE AND MANUFACTURERS REQUIREMENTS.
e. PRODUCT DATA: SUBMIT MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING, PREPARATION INSTRUCTIONS AND RECOMMENDATIONS, STORAGE AND HANDLING REQUIREMENTS, INSTALLATION METHODS.

MISCELLANEOUS:
a. STORE PRODUCTS UNTIL READY FOR INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO PROTECT AND PREVENT DAMAGE.
b. MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S LIMITS.
c. PROVIDE ENGINEERED CONNECTORS SPECIFICALLY DESIGNED FOR CONNECTION TYPE AND APPLICATIONS.
d. PROVIDE NAIL AND FASTENER TYPE AND SIZES PER MEMBER MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
e. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
f. CONDITIONS AND PRACTICES NOT PERMITTED:
- DO NOT PLACE HOLES CLOSER TO SUPPORTS THAN RECOMMENDED BY MANUFACTURER
- DO NOT OVER CUT HOLES AND DAMAGE FLOOR JOISTS
- DO NOT MAKE HOLES WITH HAMMER UNLESS A KNOCKOUT IS PROVIDED FOR THIS PURPOSE
- DO NOT HAMMER ON FLANGE AND DAMAGE JOIST
- DO NOT CUT, NOTCH OR DRILL FLANGE - DO NOT USE 16d OR LARGER NAILS IN FLANGE
- DO NOT BEVEL CUT JOIST ENDS INSIDE EDGE OF BEARING - DO NOT SUPPORT JOIST ON WEB
- DO NOT INSTALL VISIBLY DAMAGED JOISTS

REINFORCED CONCRETE

1. MATERIALS:
A: SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE, "ACI 318 04 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," AND ACI 332 14 "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
B: STRUCTURAL CONCRETE:

CLASS	LOCATION	F'C
I	FOOTINGS, PIERS & UNDERPINNING	3,000
II	INTERIOR SLABS ON GRADE, WALLS, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.	3,500
III	EXTERIOR SLABS ON GRADE, RETAINING WALLS, BASEMENT WALL, PIERS AND COLUMNS, PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.	4,000 (W/ AIR)

C: ALL DEFORMED REINFORCING BARS: FY = 60,000
D. ALL WELDED WIRE MESH: ASTM A-185 MINIMUM 8" LAPS
2: DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.
3. PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE AT 10' O.C. MAXIMUM SPACING EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1
4. AT ALL OPENINGS AND REENTRANT CORNERS IN FOUNDATION WALLS, PROVIDE MINIMUM ONE #4 REBAR x 24" LONG DIAGONALLY AT EACH CORNER

3 STRUCTURAL NOTES

1 STAIR SECTION

GENERAL STAIR NOTES

1. HANDRAILS SHALL HAVE A HEIGHT OF 34" - 38" AND SHALL RUN CONTINUOUS THE FULL LENGTH OF THE STAIRS, AND SHALL EXTEND 6" BEYOND THE TOP AND BOTTOM RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE INTO A NEWEL POST. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ANY OPEN SIDES SHALL HAVE BALUSTERS WITH LESS THAN 4" CLEAR SPACE BETWEEN. HANDRAIL TO BE NO LESS THAN 1 1/4" DIA. AND NO GREATER THAN 2" DIAMETER. GUARDRAILS SHALL BE PROVIDED WHEN FLOOR ELEVATION IS MORE THAN 36" ABOVE ADJACENT FLOOR OR GRADE
2. MAXIMUM RISER HEIGHT TO BE 8 1/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LANDING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
3. MINIMUM TREAD DEPTH TO BE 9". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
4. ALL NOSING TO BE A 1" PROTRUSION. THE RADIUS OF THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING IN THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES (11 LUX) MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	11-02-2022	RAFTERS AT SLOPED CEILING

2585 EASTCLEFT DR.
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE: 1/2" = 1'-0"
SHEET # / DESCRIPTION
STAIR SECTION / NOTES
A4-1
DATE: 10.11.2022
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2022-342

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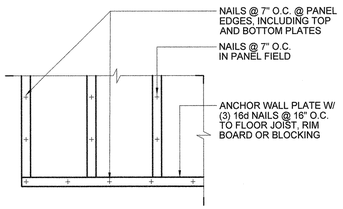
4 NOT USED

3 GB BRACING DETAILS

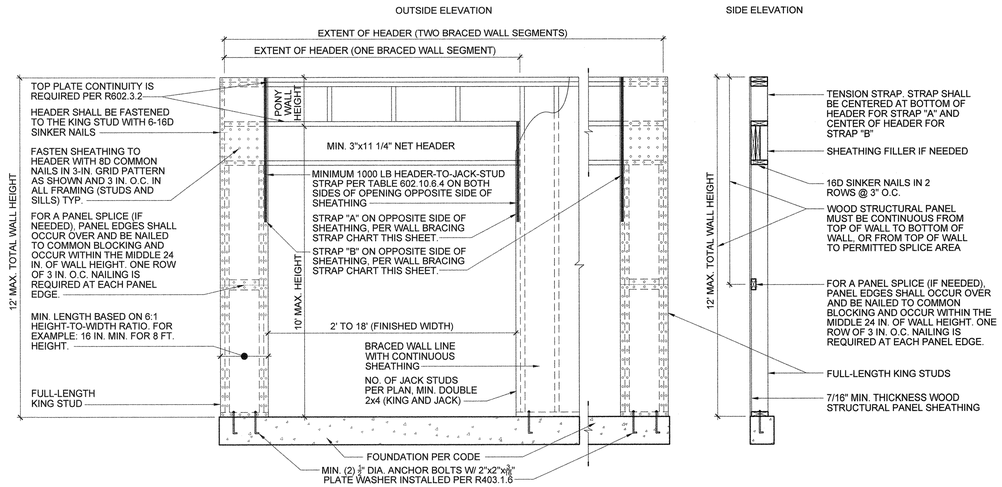


NAIL OPTIONS:
- 13 GAGE, 1 3/8" LONG, 19/64" HEAD
- 0.098" DIAMETER, 1 1/4" LONG ANNULAR-RINGED
- 5d COOLER NAIL, 0.086" DIAMETER, 1 5/8" LONG, 15/64" HEAD
- GYPSUM BOARD NAIL, 0.086" DIAMETER, 1 5/8" LONG, 9/32" HEAD

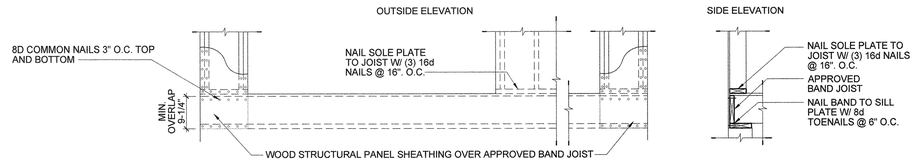
SCREW OPTION:
- TYPE W OR S SCREWS IN ACCORDANCE WITH ASTM C1002 W/ MINIMUM 5/8" MINIMUM EMBEDMENT INTO FRAMING

- GYPSUM WALL BOARD TO BE 1/2" GYPSUM WALL BOARD

2 CS-PF WALL BRACING DETAILS



OVER RAISED WOOD FLOORS - WOOD STRUCTURAL PANEL OVERLAP



1B WALL BRACING STRAP CHARTS FOR 2x4 WALLS

2019 RCO TABLE 602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHODS PFH, PFG, AND CS-PF BRACED WALL PANELS - 2x4 STUD WALLS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LB)[a,b,c,d] BASIC WIND SPEED = 115 MPH EXPOSURE B		
				CAPACITY	HEADER TO STUD (STRAP A)	STUD TO HEADER TO STUD (STRAP B)
2x4 STUDS NO. 2 GRADE	0'	10'	18'	1000	LSTA18	MST37
	1'	10'	9'	1000	LSTA18	MST37
			16'	1000	LSTA18	MST37
			18'	1200	LSTA21	MST37
	2'	10'	9'	1000	LSTA18	MST37
			16'	2025	(2) LSTA24	MST37
			18'	2400	(2) LSTA24	(2) MST37

a. PROVIDE ADDITIONAL STUDS AS REQUIRED FOR MULTIPLE STRAPS
b. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
c. MSTC37 (22) 16d NAILS TOTAL, HALF ABOVE HEADER AND HALF BELOW HEADER
d. ALTERNATE STRAPS WITH THE CAPACITY SHOWN ARE ACCEPTABLE, LONGER STRAPS WITH EQUIVALENT CAPACITY MAY BE REQUIRED FOR STRAP B WHERE PONY WALL HEIGHT IS GREATER THAN 10"

1A WALL BRACING STRAP CHARTS FOR 2x6 WALLS

2019 RCO TABLE 602.10.6.4
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURES
PERPENDICULAR TO METHODS PFH, PFG, AND CS-PF BRACED WALL PANELS - 2x6 STUD WALLS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (FEET)	MAXIMUM TOTAL WALL HEIGHT (FEET)	MAXIMUM OPENING WIDTH (FEET)	TENSION STRAP CAPACITY REQUIRED (LB)[a,b,c,d] BASIC WIND SPEED = 115 MPH EXPOSURE B		
				CAPACITY	HEADER TO STUD (STRAP A)	STUD TO HEADER TO STUD (STRAP B)
2x6 STUDS NO. 2 GRADE	2'	12'	9'	1000	LSTA18	MST37
			16'	2050	(2) LSTA24	MST37
			18'	2450	(2) LSTA24	(2) MST37
	4'	12'	9'	1500	ST2122	MST37
			16'	3150	(3) ST22	(2) MST37
			18'	3675	(3) ST22	(2) MST37

a. PROVIDE ADDITIONAL STUDS AS REQUIRED FOR MULTIPLE STRAPS
b. STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
c. MSTC37 (22) 16d NAILS TOTAL, HALF ABOVE HEADER AND HALF BELOW HEADER
d. ALTERNATE STRAPS WITH THE CAPACITY SHOWN ARE ACCEPTABLE, LONGER STRAPS WITH EQUIVALENT CAPACITY MAY BE REQUIRED FOR STRAP B WHERE PONY WALL HEIGHT IS GREATER THAN 10"

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STATE OF OHIO
SCOTT D. BAKER
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REGISTERED ARCHITECT

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EXPIRATION DATE 12/31/2023

SCALE:	1/2" = 1'-0"
SHEET # / DESCRIPTION	
	WALL BRACING
	A4-2
DATE:	10.11.2022
	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2022-342

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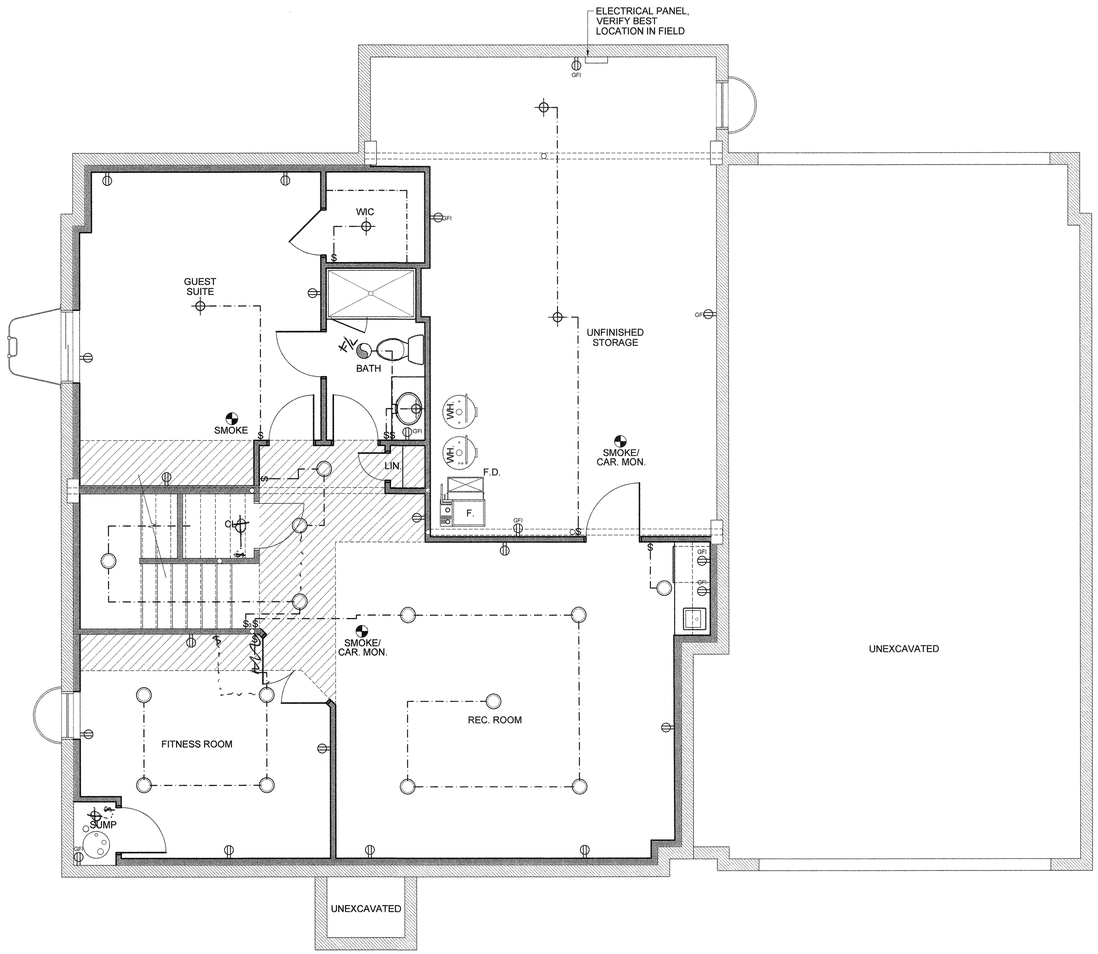

OUTLETS & FIXTURES ARE SHOWN AS GENERIC LOCATIONS AND MAY VARY W/ CONSTRUCTION

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM BATHROOM DOORS

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM OUTERMOST EDGE OF CEILING FAN BLADES

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

1 BASEMENT ELECTRICAL PLAN

ELECTRICAL NOTES

1. ALL WORK SHALL MEET OR EXCEED ALL 2020 NEC STANDARDS.
2. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH 20A BREAKERS
3. ALL RECEPTACLES NOT NOTED TO HAVE GFCI PROTECTION ARE TO BE ARC FAULT PROTECTED AND TAMPER-PROOF
4. ALL WET OR DAMP ROOMS, INCLUDING BATH ROOMS, KITCHENS, LAUNDRY ROOMS, UNDER A SINK, OR SIMILAR, SHALL BE GFCI RECEPTACLES PER NEC 210.8(A)(1) THROUGH (A)(11). ALL RECEPTACLES IN THE KITCHEN MOUNTED AT COUNTERTOP HEIGHT ARE TO HAVE GFCI PROTECTION.
5. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH AUDIBLE ALARM AND BATTERY BACKUP AND SHALL BE ELECTRONICALLY INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY DETECTOR SHALL GO INTO ALARM. SMOKE DETECTORS SHALL BE BRK CAT. $4120B.
6. CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
7. PROVIDE 120/240 V STOVE RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC.
8. PROVIDE PORCELAIN LAMP, RECEPTACLE, AND LIGHT SWITCH IN ATTIC NEAR ALL ATTIC ACCESS LOCATIONS.
9. PROVIDE 220 DRYER RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC. PROVIDE A DUPLEX RECEPTACLE FOR WASHER. BOTH RECEPTACLES TO BE GFCI. MOUNT BOTH RECEPTACLES AT 30" A.F.F. TO BOTTOM OF RECEPTACLES.
10. INSTALL WALL OUTLETS WITH THE BOTTOM OUTLET AT LEAST 18" A.F.F.
11. INSTALL WALL SWITCHES WITH THE SWITCH ITSELF BEING NO HIGHER THAN 42" A.F.F.
12. INSTALL PHONE JACKS NO LOWER THAN 18" A.F.F.
13. INSTALL CABLE CONNECTION NO LOWER THAN 18" A.F.F.
14. INSTALL THERMOSTAT NO HIGHER THAN 48" A.F.F.
15. ELECTRICAL PANEL TO BE 200 AMP, 3 WIRE SERVICE COMPLETE WITH BREAKER TYPE PANEL BOX.
16. PROVIDE GFCI RECEPTACLE BELOW SINK FOR DISHWASHER AND GARBAGE DISPOSAL
17. PROVIDE A TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE FOR EACH DWELLING
18. AN EMERGENCY OUTDOOR DISCONNECTION SHALL BE PROVIDED PER NEC 230.85

ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT
- PH — PHONE JACK
- GD — GARAGE DOOR OPENER
- DB — DOORBELL
- CABLE JACK
- $ — LIGHT SWITCH
- $3 — 3-WAY LIGHT SWITCH
- ELECTRICAL OUTLET
- GFI — GFI PROTECTED ELECTRICAL OUTLET
- GFI WP — GFI / EXTERIOR OUTLET W/ COVER
- 220 — 220 ELECTRICAL OUTLET
- BATH FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	11-02-2022	RAFTERS AT SLOPED CEILING

2585 EASTCLEFT DR.
UPPER ARLINGTON, OHIO
PREPARED FOR:

TUCKERMAN HOME GROUP

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
SCOTT D. BAKER
14654
REGISTERED ARCHITECT

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2023

SCALE:	1/4" = 1'-0"
SHEET # / DESCRIPTION	
BASEMENT ELEC. PLAN	
E1-0	
DATE:	10.11.2022
CONSTRUCTION DOCUMENTS	
SBA STUDIOS PROJECT #	2022-342

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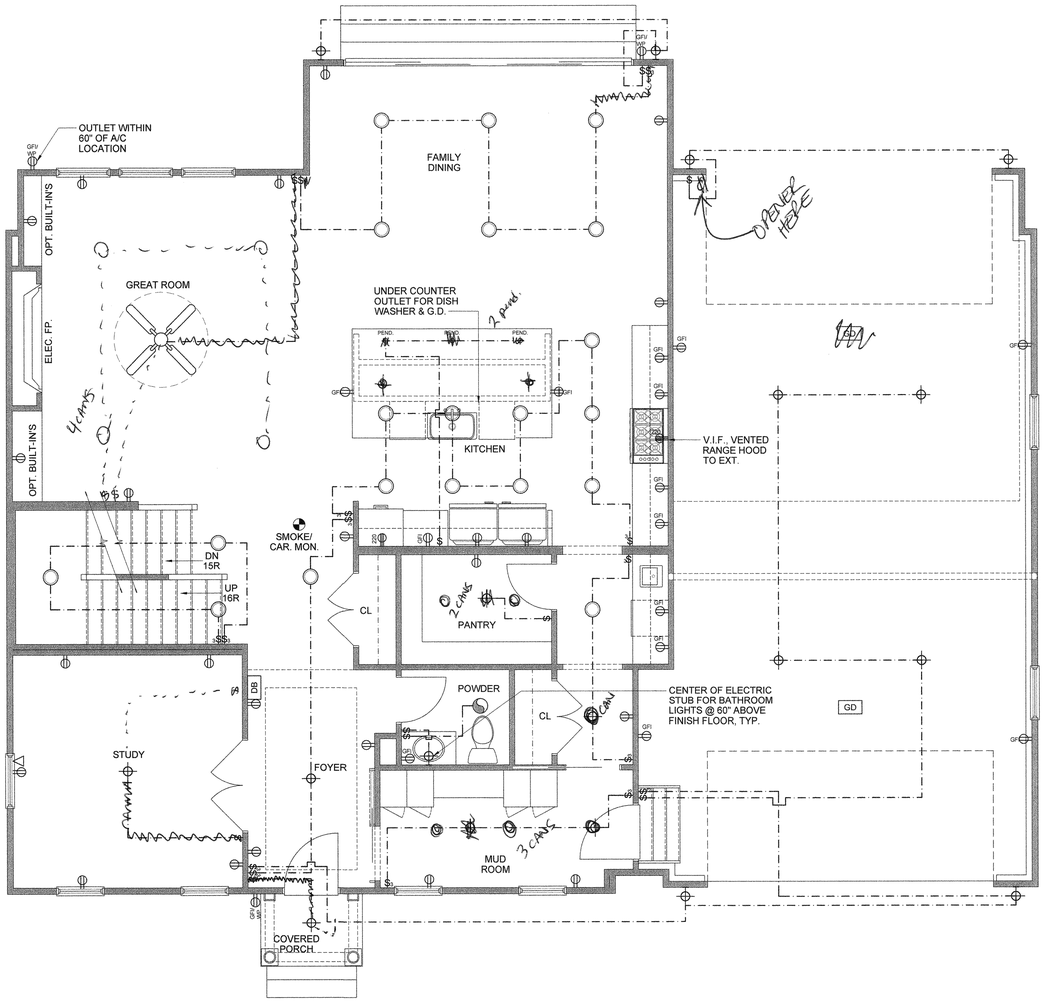

OUTLETS & FIXTURES ARE SHOWN AS GENERIC LOCATIONS AND MAY VARY W/ CONSTRUCTION

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM BATHROOM DOORS

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM OUTERMOST EDGE OF CEILING FAN BLADES

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

1 FIRST FLOOR ELECTRICAL PLAN

ELECTRICAL NOTES

1. ALL WORK SHALL MEET OR EXCEED ALL 2020 NEC STANDARDS.
2. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH 20A BREAKERS
3. ALL RECEPTACLES NOT NOTED TO HAVE GFCI PROTECTION ARE TO BE ARC FAULT PROTECTED AND TAMPER-PROOF
4. ALL WET OR DAMP ROOMS, INCLUDING BATH ROOMS, KITCHENS, LAUNDRY ROOMS, UNDER A SINK, OR SIMILAR, SHALL BE GFCI RECEPTACLES PER NEC 210.8(A)(1) THROUGH (A)(11). ALL RECEPTACLES IN THE KITCHEN MOUNTED AT COUNTERTOP HEIGHT ARE TO HAVE GFCI PROTECTION.
5. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH AUDIBLE ALARM AND BATTERY BACKUP AND SHALL BE ELECTRONICALLY INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY DETECTOR SHALL GO INTO ALARM. SMOKE DETECTORS SHALL BE BRK CAT. $4120B.
6. CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
7. PROVIDE 120/240 V STOVE RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC.
8. PROVIDE PORCELAIN LAMP, RECEPTACLE, AND LIGHT SWITCH IN ATTIC NEAR ALL ATTIC ACCESS LOCATIONS.
9. PROVIDE 220 DRYER RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC. PROVIDE A DUPLEX RECEPTACLE FOR WASHER. BOTH RECEPTACLES TO BE GFCI. MOUNT BOTH RECEPTACLES AT 30" A.F.F. TO BOTTOM OF RECEPTACLES.
10. INSTALL WALL OUTLETS WITH THE BOTTOM OUTLET AT LEAST 18" A.F.F.
11. INSTALL WALL SWITCHES WITH THE SWITCH ITSELF BEING NO HIGHER THAN 42" A.F.F.
12. INSTALL PHONE JACKS NO LOWER THAN 18" A.F.F.
13. INSTALL CABLE CONNECTION NO LOWER THAN 18" A.F.F.
14. INSTALL THERMOSTAT NO HIGHER THAN 48" A.F.F.
15. ELECTRICAL PANEL TO BE 200 AMP, 3 WIRE SERVICE COMPLETE WITH BREAKER TYPE PANEL BOX.
16. PROVIDE GFCI RECEPTACLE BELOW SINK FOR DISHWASHER AND GARBAGE DISPOSAL
17. PROVIDE A TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE FOR EACH DWELLING
18. AN EMERGENCY OUTDOOR DISCONNECTION SHALL BE PROVIDED PER NEC 230.85

ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT
- PH — PHONE JACK
- GD — GARAGE DOOR OPENER
- DB — DOORBELL
- ▽ — CABLE JACK
- $ — LIGHT SWITCH
- $3 — 3-WAY LIGHT SWITCH
- ELECTRICAL OUTLET
- GFI — GFI PROTECTED ELECTRICAL OUTLET
- GFI WP — GFI / EXTERIOR OUTLET W/ COVER
- 220 — 220 ELECTRICAL OUTLET
- BATH FAN/LIGHT COMBO
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E1-1
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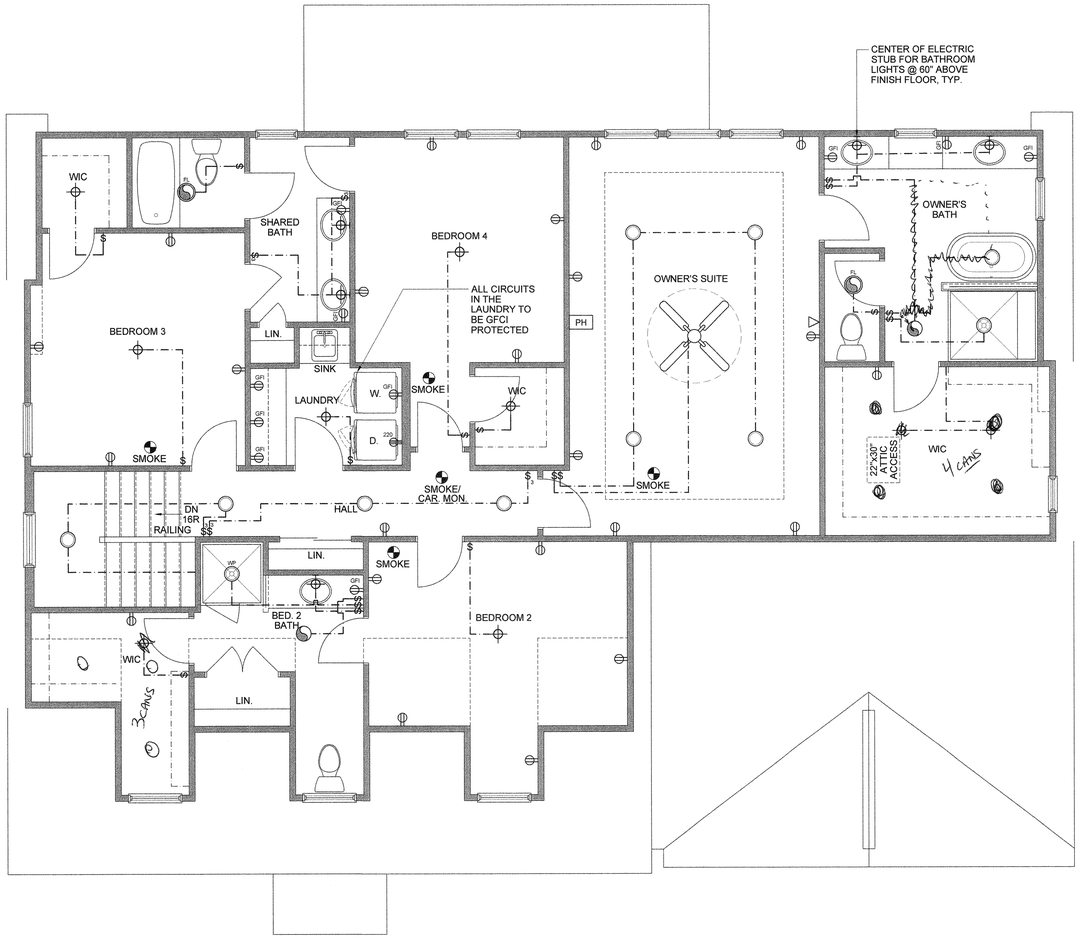

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1 SECOND FLOOR ELECTRICAL PLAN

ELECTRICAL NOTES

1. ALL WORK SHALL MEET OR EXCEED ALL 2020 NEC STANDARDS.
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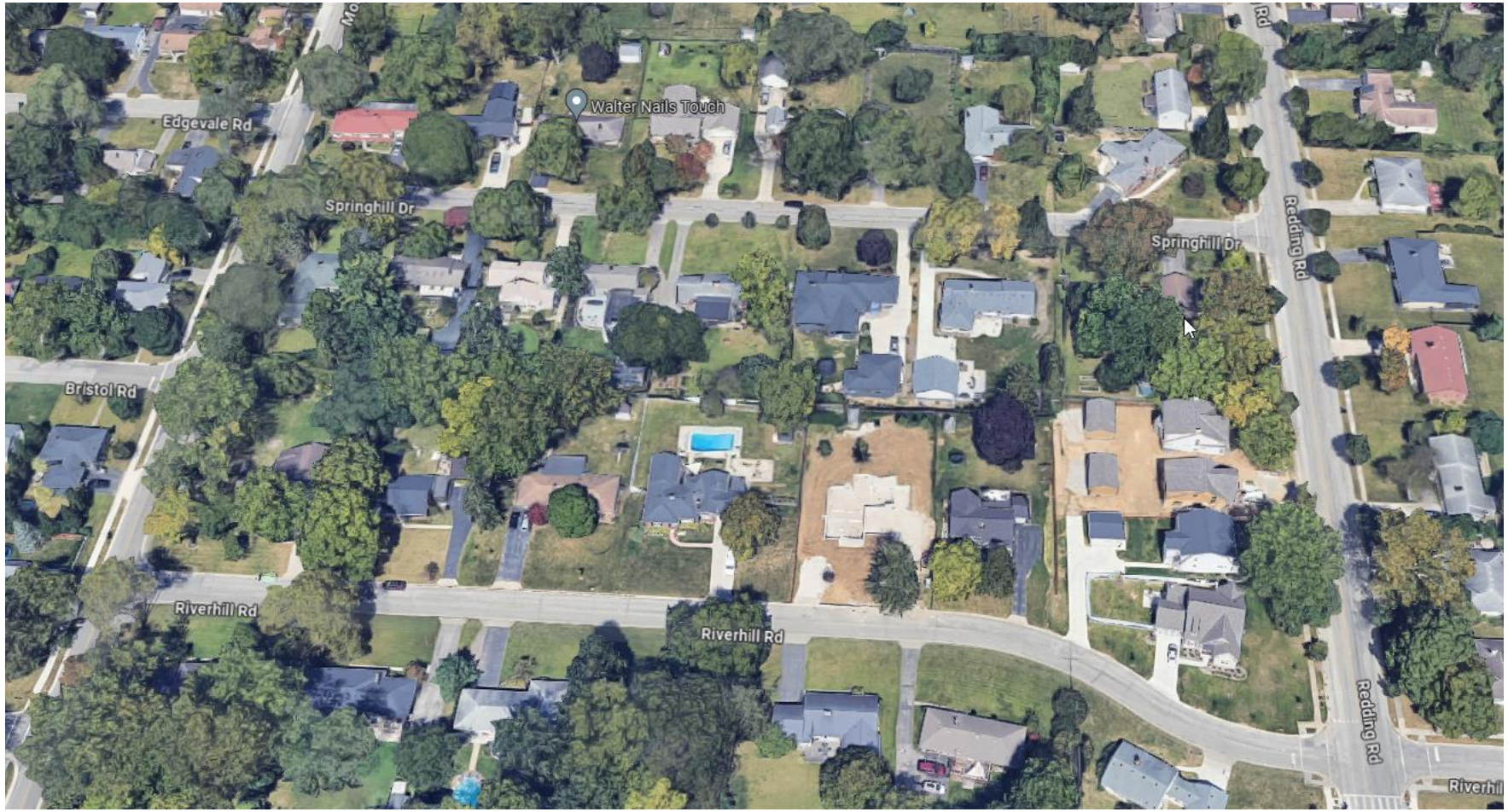
3519 Redding Road

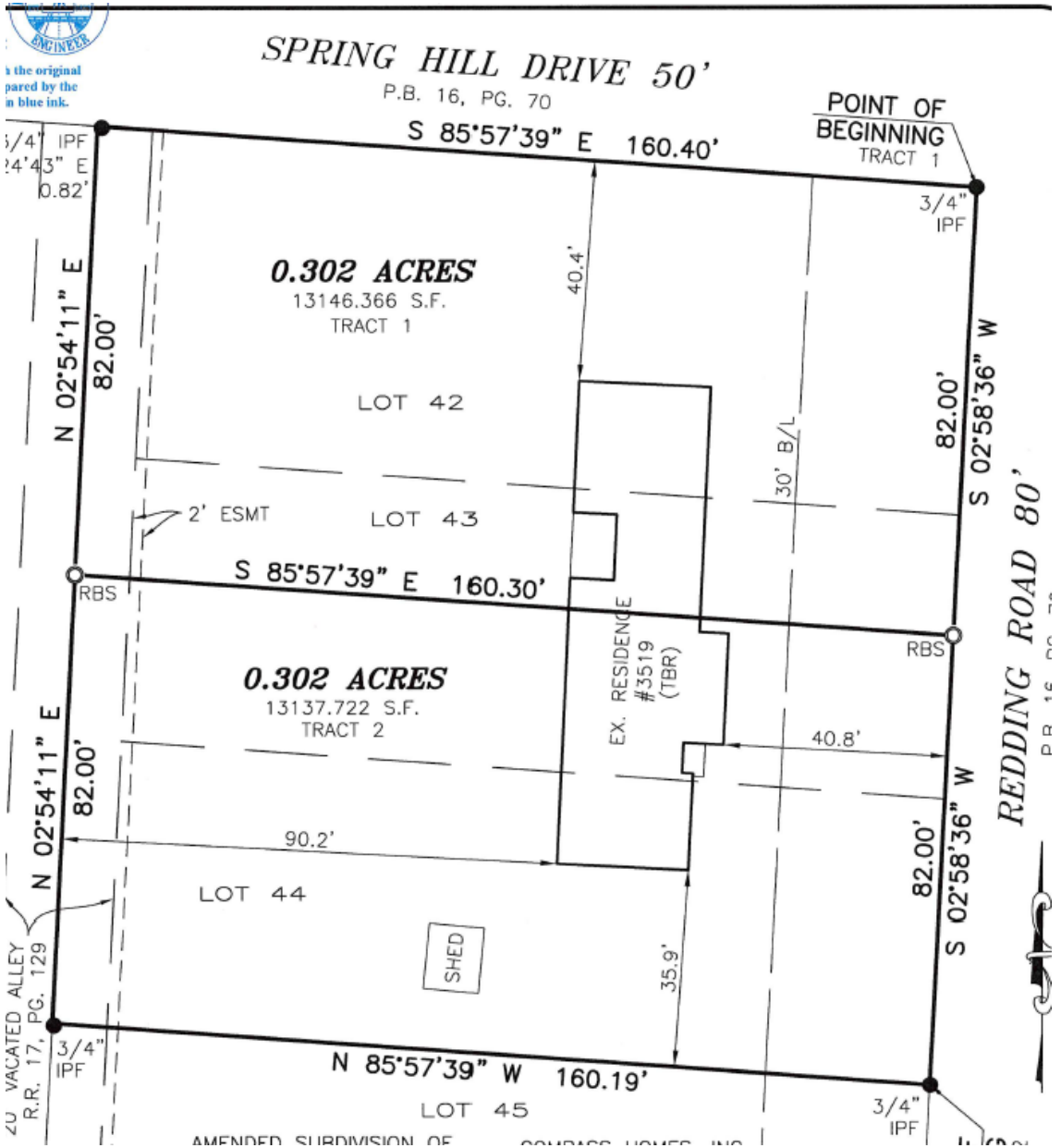
BZAP Staff Report Pictures

Google Maps ® Aerial – Looking North



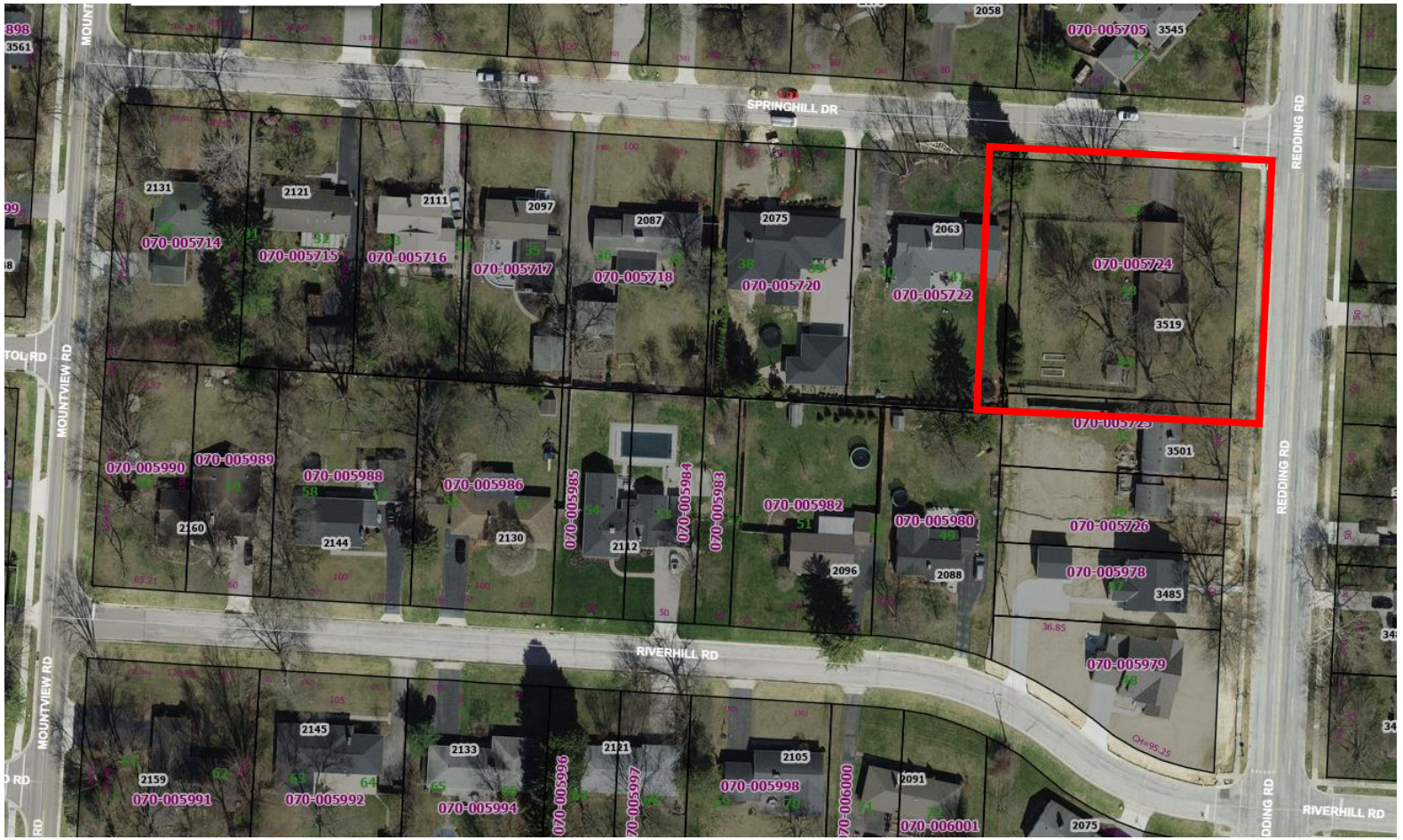
Existing Single-Family Residence

Proposed Site Plan



Street Segment Parcels and Data

	Frontage	Area
Redding Road (median)	95'	0.295
Springhill Road (median)	90'	0.37
Proposed Tract #1	82' Redding	0.30
	160' Springhill	
Proposed Tract #2	82'	0.30



Recent New Homes to the South

https://storymaps.arcgis.com/stories/cbd5be234c164187916650ce30ce57e3