



7/10/2024 | 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. Oaths of Office

- a. Shannon Tolliver
- b. Marianne Mitchell
- c. Richard Todd Boyer

2. Call to Order/Roll Call

3. Election of Officers

- a. Motion to Elect BZAP Chair
- b. Motion to Elect BZAP Vice Chair

4. Unfinished Business

- a. 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.
- b. 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.

5. Informal Review

- a. 4471-78 Masters Court - Informal review of a proposed eight-foot tall, 135-foot long, wood privacy fence with acoustic insulation to replace an existing six-foot tall wood fence located behind the City's shared-use path.

6. Updates from the Community Development Department

7. Adjournment



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 10, 2024

Subject: Motion to Elect BZAP Chair

Overview

1. Motion and second to elect a Chair;
2. Vote to elect a Chair.

The term would expire on the day of the March 2026 BZAP meeting.

Zoning Code Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March." "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."

"In the absence of the Chair and Vice-Chair, the Secretary shall call the Board to order and call the roll. If a quorum (four members) is present, the Board shall appoint one of its members to perform the duties of the Chair for that meeting, or until the appearance of the Chair and/or Vice-Chair."

Attachments

None





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 10, 2024

Subject: Motion to Elect BZAP Vice Chair

Overview

1. Motion and second to elect a Vice-Chair;
2. Vote to elect a Vice-Chair.

The term would expire on the day of the March 2026 BZAP meeting.

Zoning Code Requirements

Section 2(b) and 2(c) of the Board's Rules and Regulations states: The Board shall elect one of its members Chair for a term of two years ending on the day after the last meeting in March." "The Board shall also elect one of its members Vice Chair who shall perform the duties of the Chair in the event the Chair is unable, for any cause, to perform his or her duties. The term of office of the Vice Chair shall be for two years ending on the day of the meeting in March."

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Attachments

None



Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: July 10, 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

- 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).

The Board recently approved a variance for a nearby property at 1974 Collingswood Road (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. The applicant has cited this approval as precedent.

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
3.	BZAP Staff Report - 1942 Collingswood Rd. - 6/26/24





Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: July 10, 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.

Overview

The applicant postponed this application at the June 26, 2024 BZAP hearing. The Board expressed concerns about the setback of the proposed fireplace to property lines and adjacent structures. There was also concern about the design not matching on all the plan sheets. No changes have been made since the formal meeting.

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).

The Board recently approved a variance for a nearby property at 1974 Collingswood Road (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. The applicant has cited this approval as precedent.

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2.	1942 Collingswood Road BZAP Staff Report Pictures
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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?

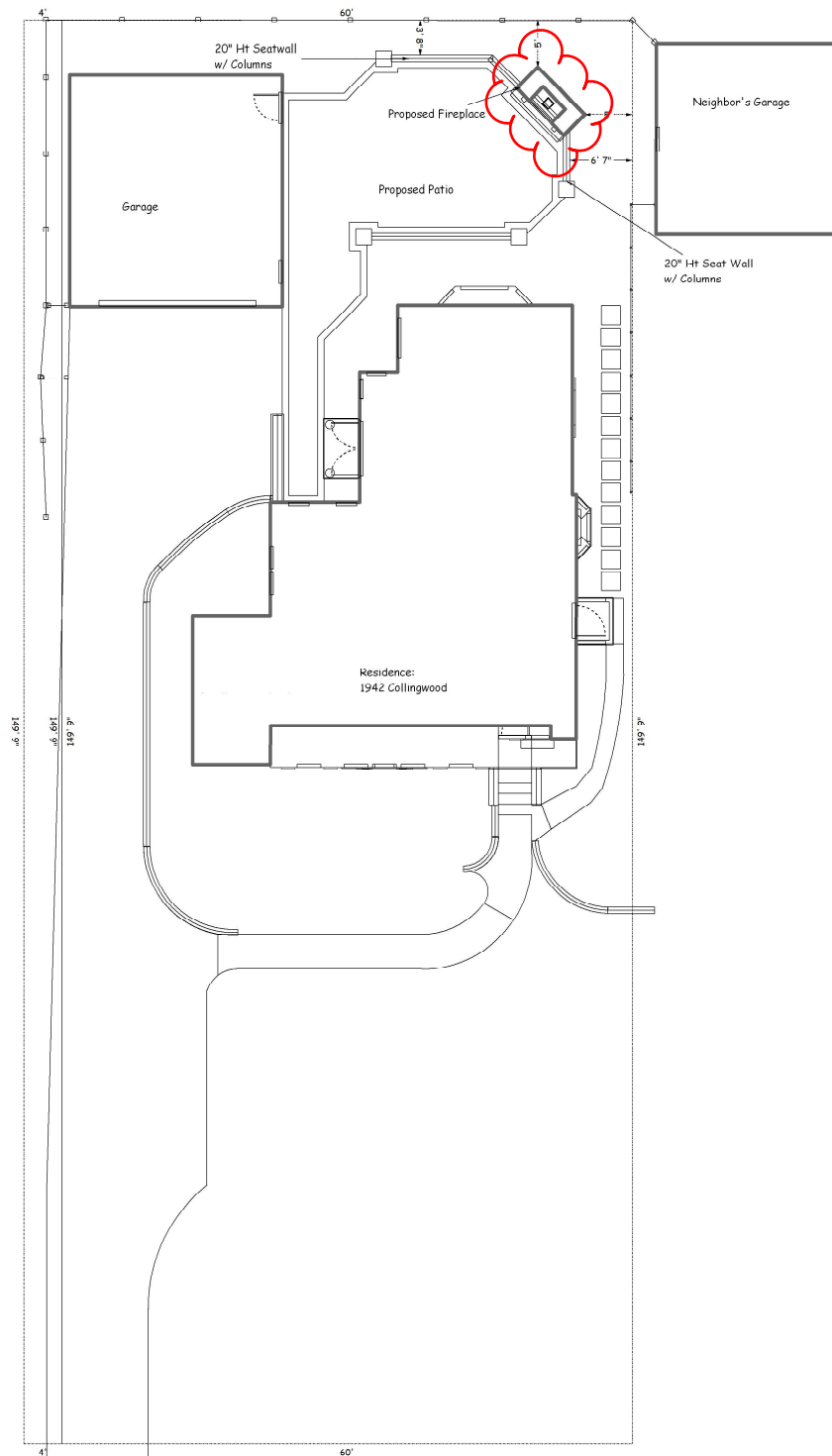
It will not alter the the character of the neighborhood, but will enhance it by blocking views of nearby garage walls, and allowing for a contiguous multi-functional outdoor living space.

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?

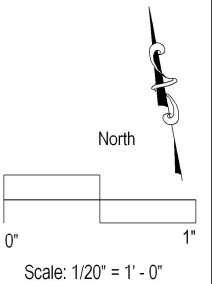
Without the variance approval there will be very limited use of our only outdoor space. We plan to spend as much time as possible enjoying the new patio & fireplace with our family & grandchildren - fostering many future memories we look forward to building with them.



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



PROJECT: Hatch Patio Area

DRAWN: MFR

DESIGN: JJ

DATE: 05/20/24

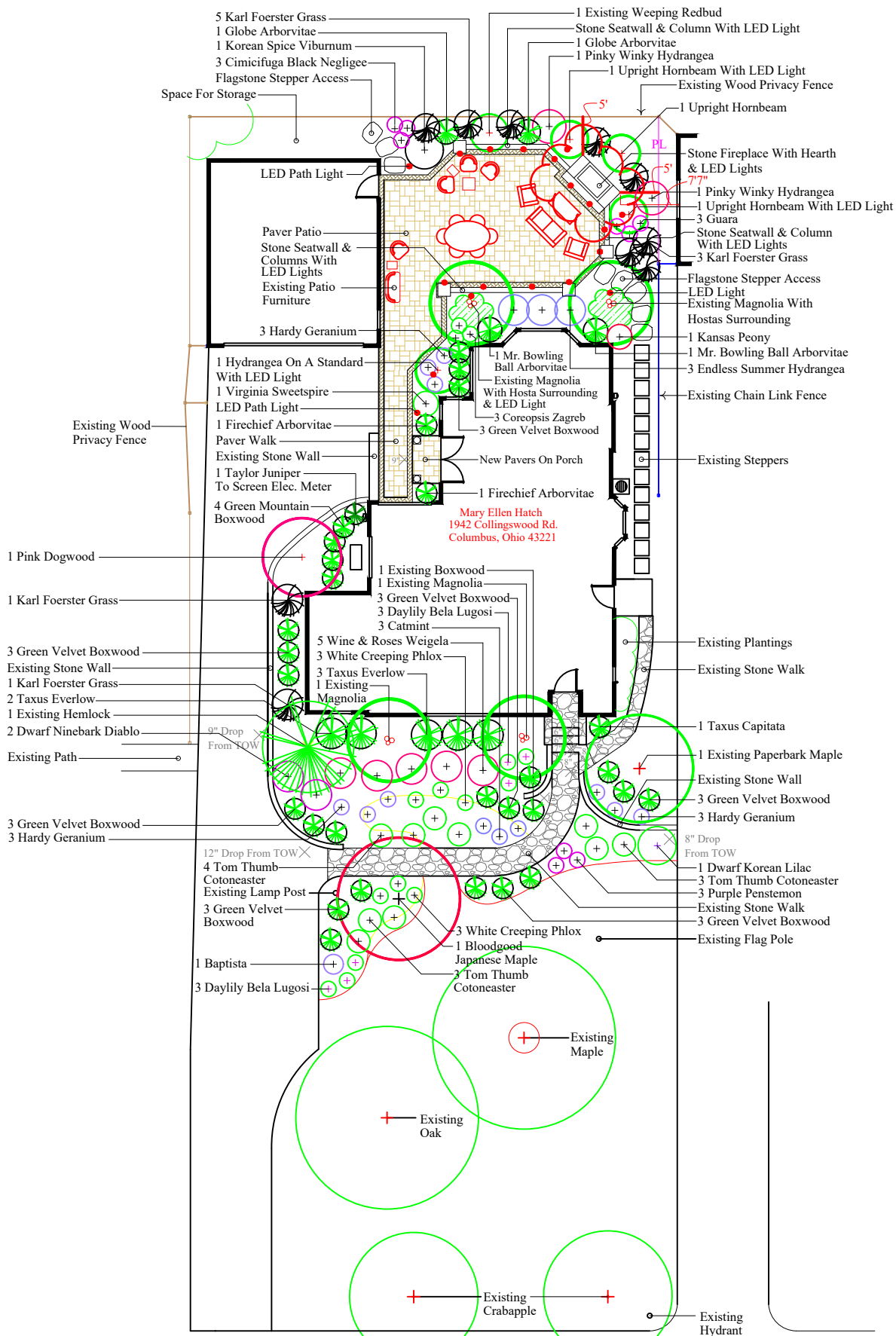
REV:

REV:

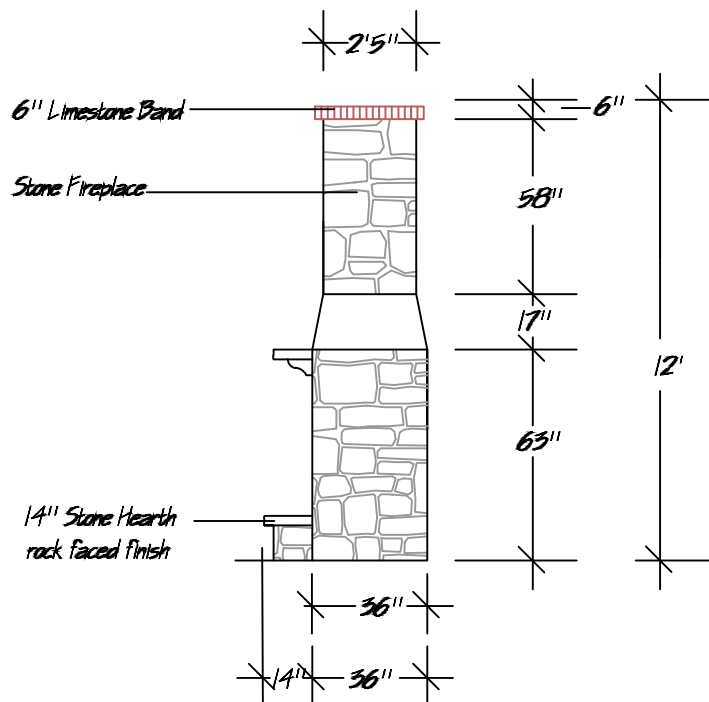
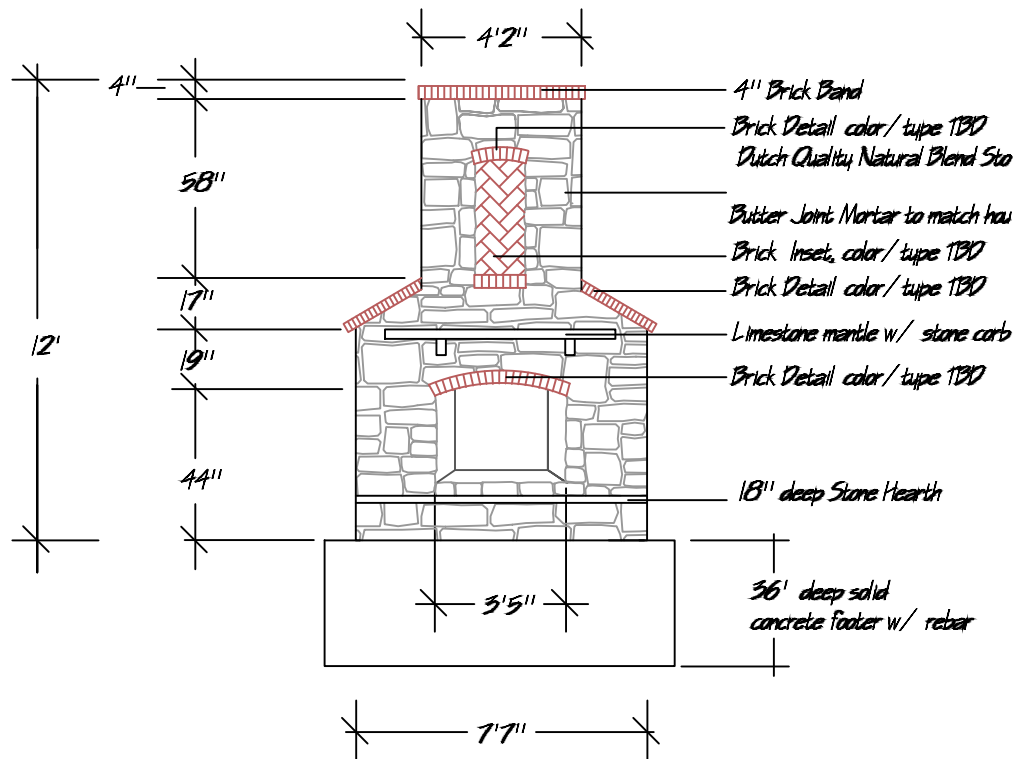
REV:

REV:

SHEET: 1
OF
1

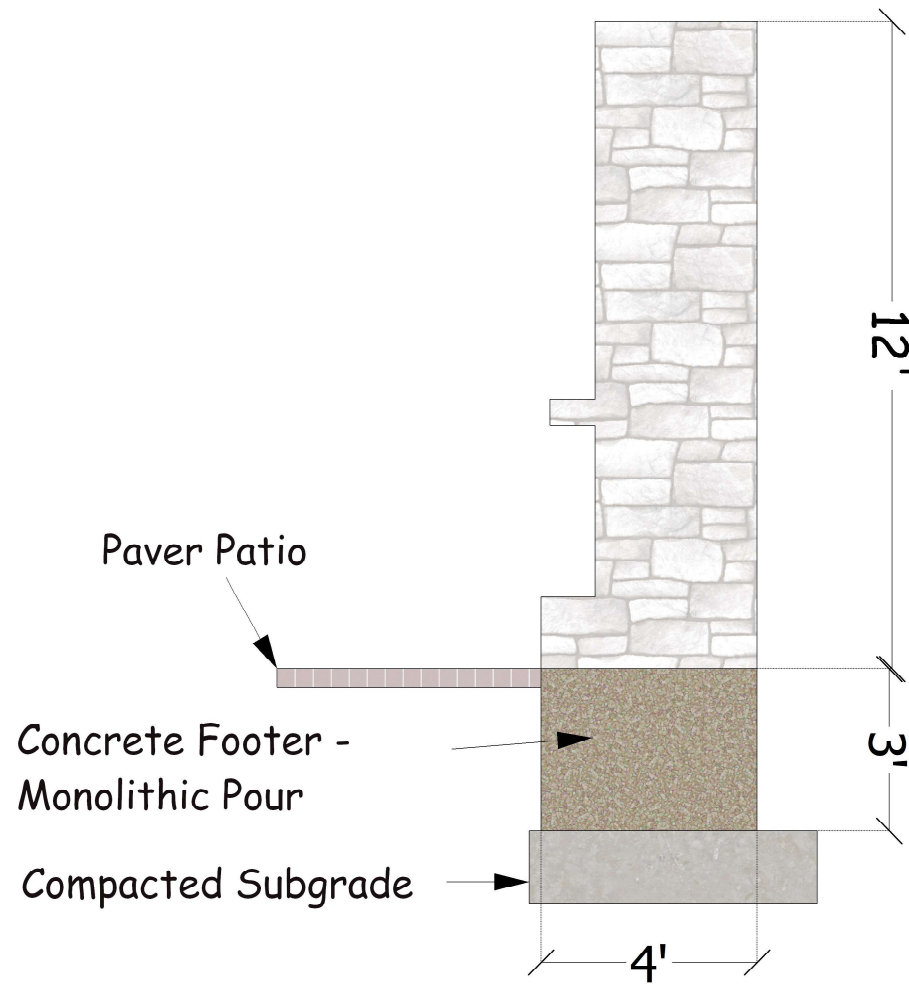


Fireplace Detail
Scale: 1/10" = 1'-0"

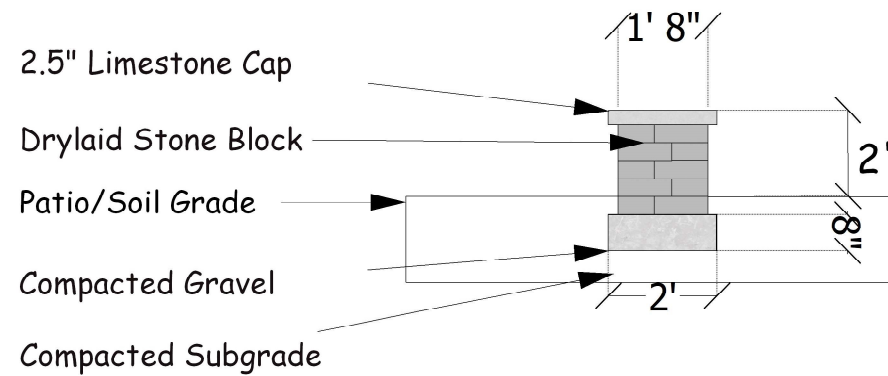


Side Elevation

Outdoor Fireplace Footer Detail



Column and Wall Footer Detail



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:







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.

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:
✓ 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 ROESLER		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: <u>Mary Ellen Hatch</u>			Date: <u>5/20/2024</u>
✓ 1919 Lane Ave	Elizabeth Grimm	9589 0710 5270 1126 8200 81	5/21/2024

Certification of Notice

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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:
DAVID C HATCH Dear Neighbor - Please accept this letter to inform you that we are asking for a varience for a new patio and fireplace in our backyard. There will be a hearing at the UA Municipal Bldg on June 26th at 6:00pm. Feel free to contact us with any questions. 614-832-4066 Best - David & Mary Ellen Hatch			

Date:

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,

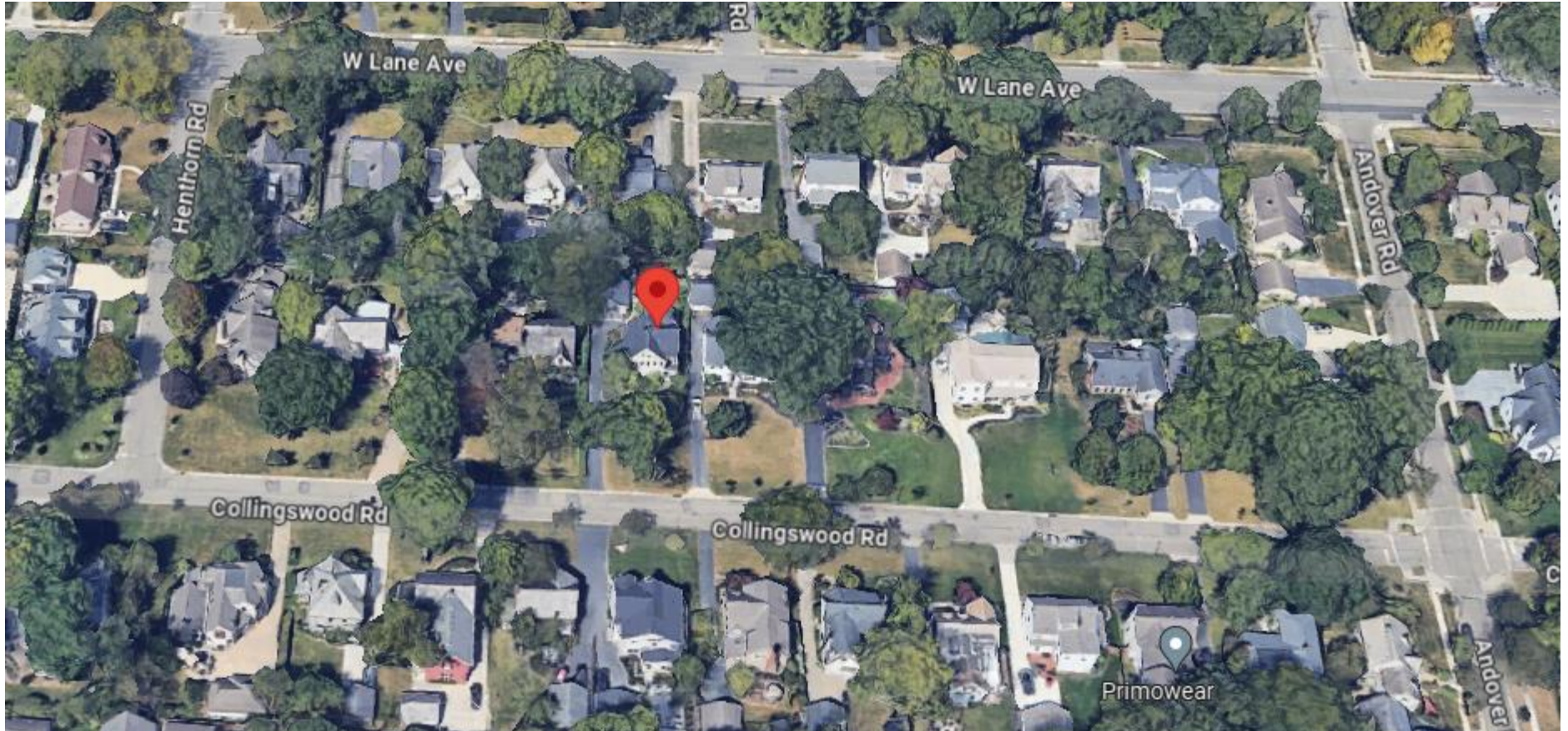
Julie Kirk
1934 Collingswood Rd
(614) 571-5425

1942 Collingswood Road

BZAP Staff Report Pictures



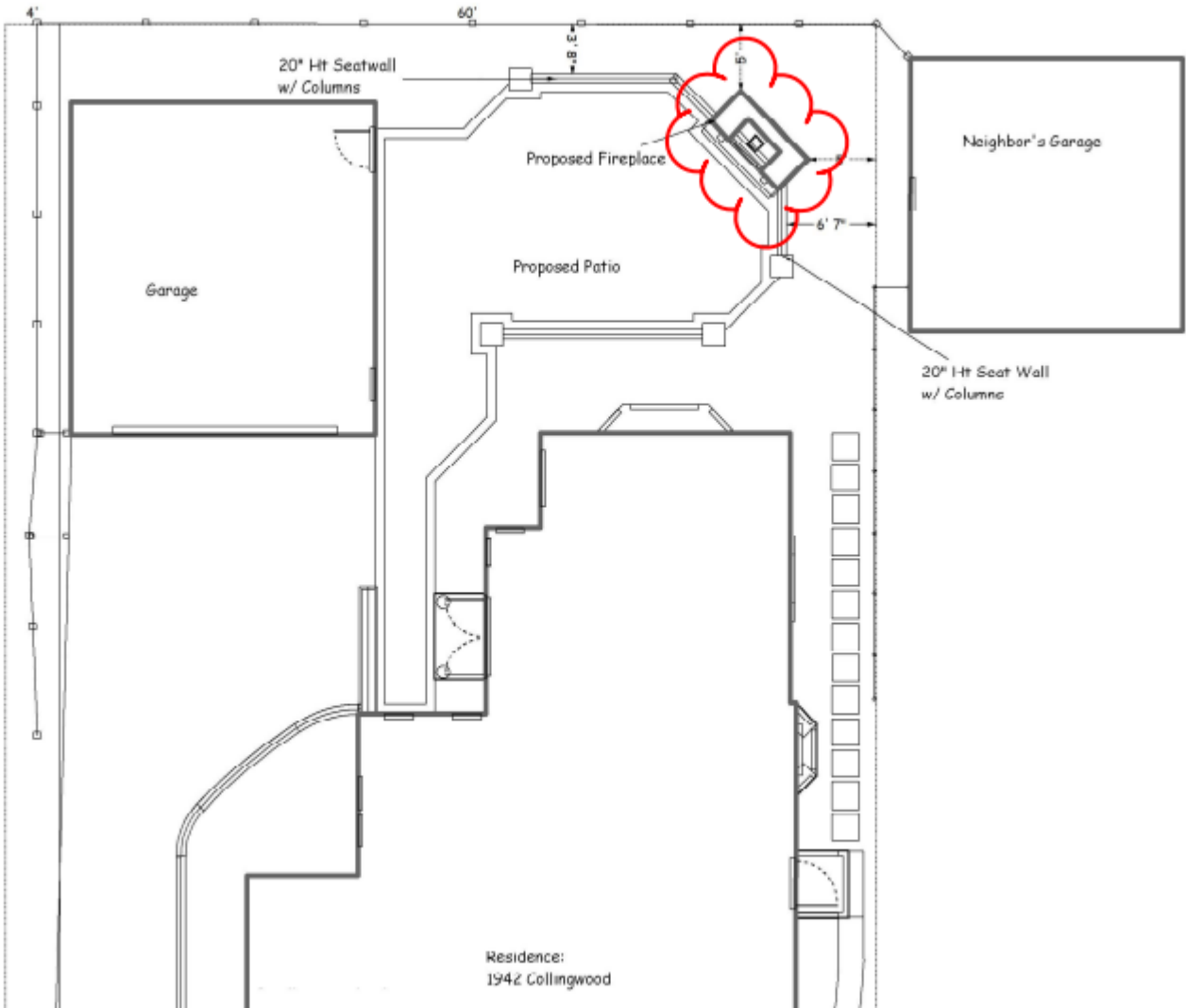
Google Maps ® Aerial – Looking North



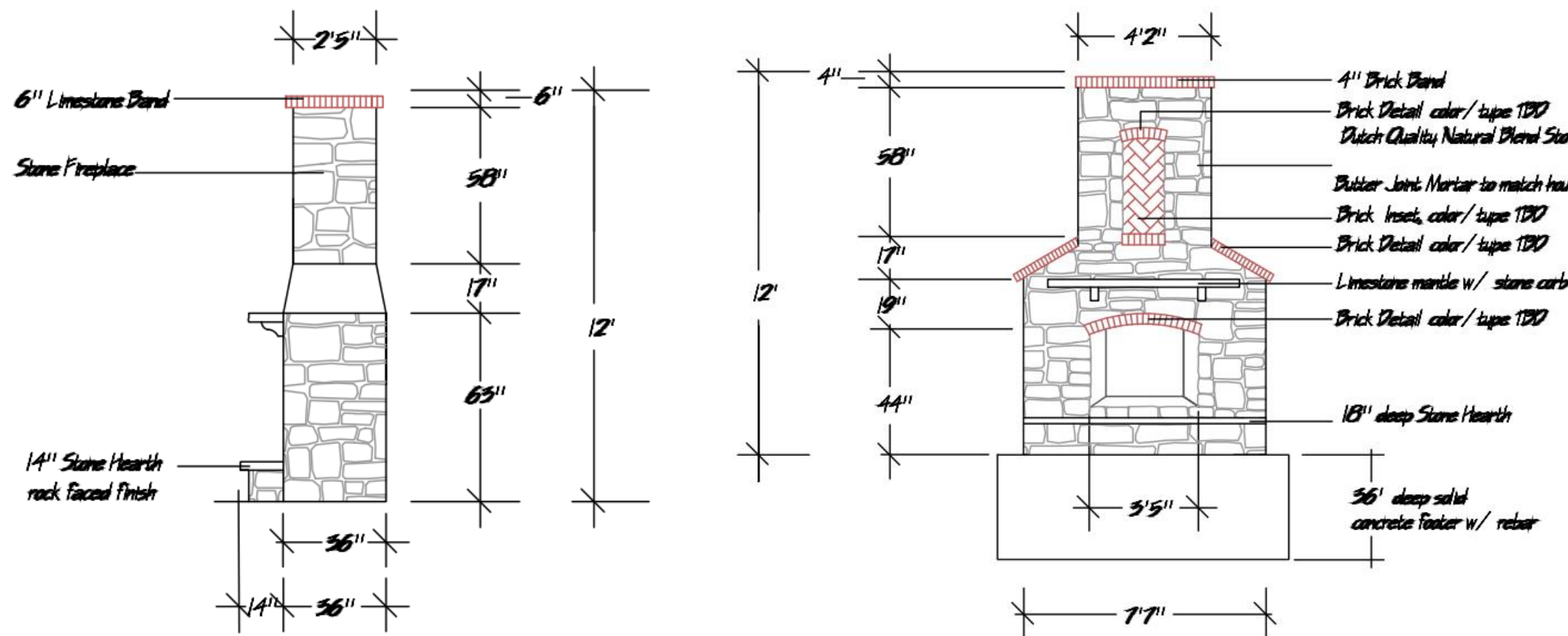
Existing Front Elevation



Proposed Site Plan



Proposed Fireplace Elevations



Existing Backyard



Proposed Developments (3-D Model)



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



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 10, 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

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

The City's third-party architect offered a plan, which was shared with the applicant, that included a sloped roof on the front garage bay only, leaving the remainder to read as a "connector" piece between the garage and the main house. This would keep the main house more distinct and lessen the obstructed window issue. He is supportive of the revised exterior materials and plan.

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 Drive - revised plans 07.03.24
2.	3134 Asbury Dr BZAP Staff Report Pictures
3.	BZAP Staff Report - 3134 Asbury Drive
4.	2024.04.19 AS.3134ASBURY Permit Set - Sealed
5.	3134 Asbury Dr Variance App





Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 10, 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.

Overview

The applicant postponed this application at the June 26, 2024 BZAP hearing. The Board expressed concerns about the exterior materials, the positioning and design of the garages, and how modern the home was in comparison to others on the street. Since the hearing, the applicant has supplied more information on the proposed materials, added more stone to the elevations, and re-designed the garage bays.

Zoning Code Requirements

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

The City's third-party architect offered a plan, which was shared with the applicant, that included a sloped roof on the front garage bay only, leaving the remainder to read as a "connector" piece between the garage and the main house. This would keep the main house more distinct and lessen the obstructed window issue. He is supportive of the revised exterior materials and plan.

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2.	3134 Asbury Dr BZAP Staff Report Pictures
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5.	3134 Asbury Dr Variance App







Thermory USA

Benchmark Thermally modified Ash wood

Installed Vertically

All throughout the main structure, Pool equipment room



q

Benchmark Ash
Cladding 1x6 T/G (JEM)

USE: Exterior, Interior	APPLICATION: Cladding
MODIFICATION STRENGTH: Intense	FINISH: Unoil
TEXTURE: Smooth	COLOR: Brown
BRAND: Benchmark Ash	SPECIES: White Ash
PROFILE: T&G	COVERAGE: 5.9 In
WIDTH: 6.1 In	THICKNESS: .79 In
INSTALLATION TYPE: Visible	INSTALLATION METHOD: Screw



Stone Veneer

Entire Garages and Columns in the Rear



CRAFT® ORCHARD LIMESTONE

Wildflower



DESCRIPTION

TECHNICAL SPECS

Wildflower Craft Orchard Limestone introduces an inviting and highly versatile color palette. Soft hues of wispy whites, cream undertones and natural grey highlights, all hand applied by our artisans...one stone at a time.



DOWNLOAD
IMAGE



DOWNLOAD
HATCH



INSTALLATION
GUIDE



TECHNICAL
DATA



ORDER
SAMPLE



VISUALIZE
THIS

Thermory USA

Benchmark Thermally modified Ash wood

Installed Horizontally Garage Doors cladding, In between both windows in the 1-car garage



q Benchmark Ash
Cladding 5/4x4 C72
(JEM)

USE: Exterior, Interior	APPLICATION: Cladding, Wall Paneling
MODIFICATION STRENGTH: Intense	FINISH: Unoil
TEXTURE: Smooth	COLOR: Brown
BRAND: Benchmark Ash, Sauna	SPECIES: White Ash
PROFILE: C72	COVERAGE: 3.2 In
WIDTH: 3.6 In	THICKNESS: 1.02 In
INSTALLATION TYPE: Hidden	INSTALLATION METHOD: Screw



Smooth Stucco - One Story Structure in the rear
Entire Rear One Story Structure Except for Columns



Marvin Elevate Windows

Brand is subject to change

All throughout

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong, and fully paintable Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

FIBERGLASS INTERIOR COLORS

STONE WHITE
Available with your choice of exterior finish colors

BRONZE
Available when paired with Bronze exterior finish

GUNMETAL
Available when paired with Gunmetal exterior finish

EBONY
Available when paired with Ebony exterior finish

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

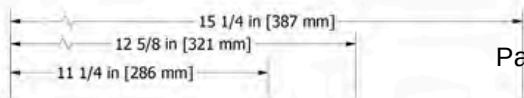
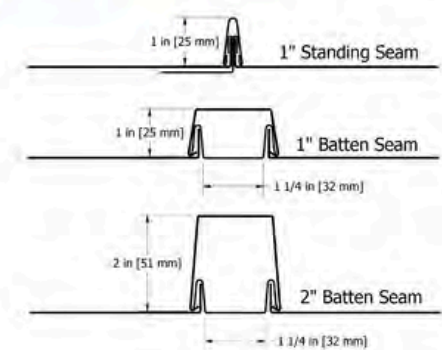
EBONY



Standing Seam Roof

All throughout

70% PVDF based coatings provide high performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking and abrasion. Meets the requirement of AAMA 2605-13 for aluminum substrates. [Download color chart.](#)



PC™ SYSTEM

SKU: Panel: PCP110, PCP120, PCP150, PCP999
Seam: PCS114
Batten: PCB001, PCB002
Copper: PCP147

MATERIAL

.032, .040 aluminum
24, 22* ga. metallic coated steel
24 ga. 55% Al-Zn alloy coated steel with acrylic coating
16 oz. copper* (PCP147 only)

PANEL SPECS

Coverage: 11 1/4", 12 5/8", 14 5/8", 15 1/4"
Custom widths available*
**Copper and Dark Bronze Anodized only
Minimum Length: 2'-0" for straight, 3'-0" for curved
Standing Seam: 1"
Batten Seam: 1" x 1 1/2" or 2" x 1 1/2"

AVAILABLE

Straight, Tapered, Stretch Curved* (Convex and Concave)
*Available in standing seam only

TEXTURE

Smooth or Stucco Embossed

3134 Asbury Drive

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Front Elevation



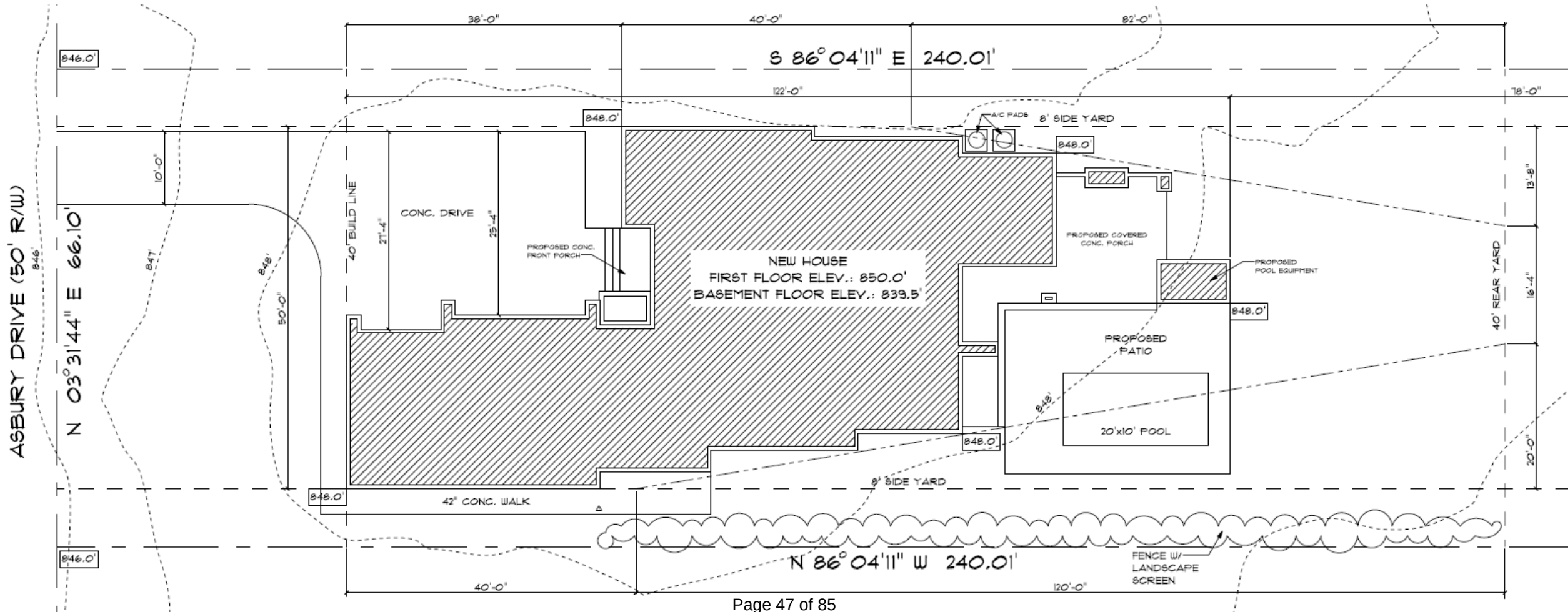
Proposed Front Elevation



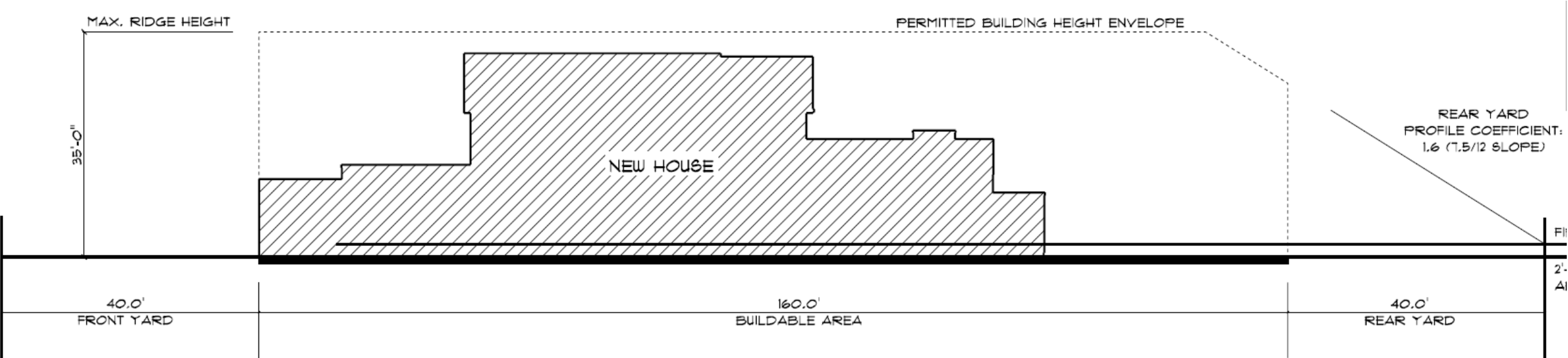
Proposed Rear Elevation



Proposed Site Plan



Side Massing



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



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



- These plans have been developed and designed in accordance with the 2018 Residential Code of Ohio (2018 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.
- All HVAC work shall be installed in accordance with the Building code in effect in the Jurisdiction.
- All electrical shall be installed in accordance with the N.E.C. in this Jurisdiction.
- Dimensional lumber used for all framing, exterior studs, studs, sole plates, and cap plates shall be SPPRCE (NFI PR No. 2, or better, (None).
- Joists to receive tie or maple floors may need to be stiffened beyond minimum code requirements to prevent cracking - builder and installer shall determine size.
- Dimensional lumber used for wall studs, sole plates, and cap plates shall be Spruce Fir No. 2 or better. (None).

8. All dimensional layer must have a minimum moisture content of 10%.
9. Where the term "G N" is noted on the plan sheet it means glue and nail, gluing shall conform to the information stated below. Nailing shall apply according to the following table and the gluing nailing pattern in contact with the glue shall attain full strength.
9. Where gluing of wood members is specified the glue that is to be used is "Tikbond Construction Adhesive" as manufactured by F&K International or equivalent.
10. Where gluing is specified it will be composed as follows:
 - a. Place continuous beads of glue on one of the surfaces to be glued.
 - b. Apply the second surface to the first and maintain 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 Bill of Materials.
RBN = ring nail, nail G/N = common wire nail
a. 10d RBN to joists @ 12" o.c. $\leq 6"$ c/s
b. 6d plate nails to sub floor; glue + 10d G/N @ 6" c/s
c. Studs to sole plate fasteners with 2-10d G/N
d. Studs to cap plates fasteners with 2-10d G/N
e. Stud-to-stud and plate-to-plate: 2-10d G/N @ 6" c/s
f. Nail sheathing to studs with 10d RBN @ 6" c/s
g. Roof trusses to walls: Simpson Strong-Tie anchor H2.5
h. Multiple 2x4 trusses @ 4' N with 6d G/N's as required
i. Multiple 2x4 trusses: Simpson Strong-Tie anchor H2.5
j. Roof trusses to LVL's: Simpson Strong-Tie anchor H2.5
k. Joists to studs: 10d RBN @ 6" c/s
l. 6d RBN to studs @ 12" o.c. at all intermediate studs
m. 6d RBN to studs @ 12" o.c. at all intermediate studs

3. Where "LVL", "FBI" or "FBI" is noted on the drawings the products used must meet the following criteria:
 - HEMLOCK LVL (LVL) M.O.E. = 1,000,000 psi. - F = 2600 psi
 - TIMBERSTRAND (LVL) M.O.E. = 1,300,000 psi. - F = 1900 psi
 - PARALAM LVL M.O.E. = 2,000,000 psi. - F2600 psi
4. 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 and footings. The framing shall be connected to the upper floor member shall bear no more than 1/8" from the member below. The builder shall provide additional studs, 2x6 (min) vertical blocking under the offset load to transfer the end load to the lower member.
5. It is the responsibility of the contractor to notify the owner that all houses have a potential to have rafter levels which may exceed the recommended levels established by the United States Environmental Protection Agency. The contractor is responsible for notifying the owner of this potential. The owner must be taken concerning rafter. It is not the responsibility of Residential Design Solutions, Inc., or the Engineer to determine if a rafter station setting is required.
6. All elements of construction not specifically noted on these drawings shall conform to the Local Building Codes, Requirements, and Regulations.
7. It is the contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction. Residential Design Solutions, Inc. and the Engineer are not engaged in construction and so do not assume any liability. It is the responsibility of the contractor to follow all safety codes.
8. All steel beams in these plans are designed for 50 KSI yield strength.

- 1. All interior and exterior eastrails shall be provided with a means to illustrate the astral, including the landing and the tracks.
- 2. Ceiling heights in basements without habitable spaces shall not be less than 8 feet 6 inches clear eastrail for under beams, girders, ducts or other obstructions where the clear height will be 6 feet 6 inches.
- 3. Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the main vehicle entry.
- 4. The dimensions of a window well serving an E.E.O. window shall provide a minimum clear area of 9 square feet with a minimum horizontal projection and width of 6 inches.
- 5. Hazardous glazing shall be located in the following locations: In all doors including sliding glass doors and sideglazing; glazing in doors and enclosures for rest labs, whirlpools, bathtubs and showers; glazing in walls above bathtubs or rest lab and of a door in a closed position or otherwise noted on drawings.

6. Opening 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 its attic area by applying 1 layer of 5/8" fire grade drywall on the garage side.
8. Every sleeping room shall have at least one operable window or exterior door leading out for emergency escape. The minimum clear opening shall be 20" high, 20" wide and a width of 20 inches or less. Clear opening not less than 5 ft x 6 ft.
9. A minimum 3" landing shall be provided at all exterior doors, with 2 or more stairs, at no more than 8 1/4" below the finished floor, including doors into garages.
10. The minimum stair height shall be 1 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 treads unless noted otherwise on plans.
11. The greatest stair height and tread depth within any flight of stairs shall not exceed the smallest one by more than 3/8".
12. Under stair treads at a point not more than 12" from the edge where the treads are narrower shall not be less than 3" and the minimum depth of stairs shall not be less than 8".
13. Enclosed accessible space under stairs shall have walls, under stair nosing and 1/2" gypsum board.
14. Handrails shall be provided for stairs with a minimum of 36" handrails shall have a minimum 1 1/2" of 3/4" and a maximum 2 1/2" of 3/8" from the nosing of the treads.
15. Handrails shall have a circular cross section with a diameter of 1 1/4" to 2", and a rectangular 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 related floor surfaces located more than 30" above the floor or grade shall have guardrails not less than 36" in height. Open side rails shall be solid rails or rails with vertical balusters. The height of the guardrails not less than 34" in height from the nosing of the stairs.

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 alarm shall be listed in accordance with UL 21 and installed in accordance with the provisions of the BCO and the manufacturer's wiring equipment provisions of NFPA 72. On each level within each dwelling unit a smoke alarm utilizing photoelectric and ionization technologies shall be installed. In addition, a dual-sensor smoke alarm is required in a sleeping area. A detector within an existing dwelling unit shall include photoelectric technology. Smoke alarms shall be hardwired and interconnected with battery back-up. In rooms with sloped ceilings, the alarm shall be installed on the ceiling or mounted horizontally from the highest point, or per the manufacturer's recommendations.

19. Carbon monoxide alarm: 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 with fuel-burning appliances are installed and in detached single-family garages. In existing dwellings where work requiring a permit occurs in existing buildings, there shall be at least one carbon monoxide alarm. In fuel-fired appliances exist, carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Single alarm units shall be listed in con- with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.
20. Fire alarm: All fire alarm 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 25.
22. All exposed insulating materials installed in floor, roof and wall assemblies, ceiling spaces and attics shall have a flame spread index not to exceed 25. All exposed insulating materials installed in attics shall not to exceed 450 (no urethane) in accordance with ASTM E 84.
23. Bills and sleepers on a concrete or masonry slab which is in direct contact with the ground shall be preservative treated in accordance with ASTM A193 unless exempted from this code by an appropriate moisture barrier.
24. Wood columns shall be approved wood of natural decay resistance or approved pressure preservative treated wood.
25. When whippersnips tools are to be installed an access panel must be provided to the interior of the motor for the servicing maintenance and / or removal of the motor and pump.

- The assumed soil bearing capacity shall be 1500 PSF U.O.
- The finished grade shall fall a minimum of 6' in front of main building perimeter.
- 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 freeze/thaw exposure shall have a minimum 28 day compressive strength of 4500 PSI and shall contain 5% air-entrained material. All concrete shall be placed at least 4 inches above ground level. Minimum 3/4" rebar, steps and garage floor slabs shall be a minimum 4".
- All concrete work shall comply with:
 - A. ACI 308-14 "Specifications for Structural Concrete for Buildings"
 - B. ACI 308-14 "Building Code Requirements for Reinforced Concrete"
- All footings shall be as follows: (based on 1500 PSF soil bearing)

Footing width	8"	12"	16"	20"
8"	8'	8'	8'	8'
12"	8'	8'	8'	8'
16"	8'	8'	8'	8'
20"	8'	8'	8'	8'
- Masonry fireplace footings shall be a pad type footing which shall extend 6" (min) past all faces of the fireplace foundation and shall be 7" (min) deep.
- Footings shall extend below the frost line of the Local Government minimum depth. The masonry shall be topped and sealed with a composite sealant.
- Foundation anchorages shall be min. 1/2" diameter bolts, not dipped galvanized or stainless steel, and shall extend 12" into poured concrete or masonry. Bolts shall be spaced 4'-0" on center, max. 12" from corners, size, and shall be compatible with other materials.
- When required, foundation waterproofing shall consist of 2 mils non-synthetic latex, 35 lb. polymer modified asphalt, 6 mil polyethylene or 40 mil polymer modified asphalt, full height from the top of footer to grade plus 2 feet. Membrane shall be applied and sealed with a composite sealant. When an existing home has a supplemental interior foundation drainage system tied to a sump pump, no water proofing shall be required.
- Backfill shall not be placed against the wall until the wall has sufficient strength and will bear anchor bolts without movement, or has been sufficiently braced to prevent damage by the backfill.
- All surfaces of steel column shall be given a shop coat of rust inhibitive paint unless treated to provide corrosion resistance.
- Exterior ventilation openings are not required when the ground surface is covered with approved vegetation and the windward side of the building is supplied with conditioned air and the perimeter walls are insulated in accordance with Section 1C9.
- All anchor bolts shall conform to ASTM A307.
- All reinforcing steel shall be grade 60.
- Cover footings on column connections.
- Brace all steel column, bearing plates, and anchor bolts below grade with 2x4's and 2x6's.
- 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 loading. It is the responsibility of the Owner and Contractor to obtain professional engineering reports for determining that the total and differential settlements of the foundations are within the tolerable limits of this structure and shall be acceptable to the local authority having jurisdiction over the building permit sheet. The Owner and the Contractor are encouraged to obtain the services of a soils engineering firm to determine the suitability of the foundation and the soil conditions. If the contractor determines that the structure with no detrimental effects to the building, The Contractor shall inform the architect of their findings. If the usual settlement of the foundation shall not be placed on frozen ground and shall not be allowed to freeze.

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 1/12" diameter steel bolts spaced at 12" on center and 6" from edge of joist, beam or girder. Steel bolts shall be 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 install.
4. All steel beams installed in an open rafter shall be secured to the foundation resting the requirements set forth in the RGO 503.6.3.
5. All built up beams are connected with 1/2" diameter truss bolts at 24" o.c. top and bottom (suggested).
6. Manufacturer's connection details may be used in lieu of this instruction.
7. Pitch Beams are connected with 1/2" dia. truss bolts @ 16" o.c. from end and 24" o.c. U.N.C. bolts @ 24" o.c. from top & bottom.
8. Drilling and notching of pre-engineered floors shall be done per manufacturer's recommendations.
9. Sub flooring shall be 3/4" flange and groove (T & G) exterior grade.

[illegible]

1.	Loadings:	Live:	Dead:
	Roof	25psf	20psf
	Roof Snow	20psf	0psf
	Attic (w/storage)	20psf	0psf
	2nd Floor	40psf	15psf
	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, Termites and Decay - Moderate to Heavy
5. Minimum required frost depth 36"

1. When heating and cooling equipment is located in an equipment room, an unobstructed 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 2 cubic feet per 1000 Btu/hr, or an air supply shall be provided to assure proper fuel combustion.
3. An approved drain shall be provided to dispose of condensate from the cooling coil. Condensate drain shall terminate outside of the building or to 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 overall air changes per hour, the constructed building and energy code requirements when determining both.

- 1. Trusses shall be pre-engineered by the manufacturer, all true data and uplift shears shall be provided prior to framing inspection.
- 2. Rafters shall be spaced at 24" on center and shall be cut to fit the brackets exterior walls where joints are parallel to the rafters. Where not parallel, rafters shall be tied where the rafter is located as near the plate as practical.
- 3. Rafters shall be secured to the ridge board with 2x4's. Rafters will be framed to ridge board or to each other with a gusset plate as a tie.
- 4. Ridge board shall be at least 1" nominal thickness and not less in depth than the rafters and that all valleys and hips shall be well braced. Rafters 12" high not less than 2" wide. At all angles and hips, rafters shall be kept true to the edge of the rafter. Hip valley rafters shall be supported at the ridge by a 2x4's. The ridge board shall be cut to fit the rafters. The rafters shall be cut to fit the specific load at that point. When the cut end of the rafter exceeds the ridge board shall be constructed of a solid 2x4 with an additional 2x4 on top and fastened to the ridge board.
- 5. Roof assemblies shall have rafters or trusses ties provided at load bearing locations.
- 6. Roof sheathing shall be installed with blocking or edge clips when rafters are 24" on center and gables or trusses are 36" on center.
- 7. Slopes less than four in twelve sheingles shall be installed over (2) layers of 5/8" flat topped particle to eaves with 10" top lap and 12" end lap, with laps offset, at least 1 foot from rafters in preceding course.
- 8. Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide 1/2" plywood at eaves and 7/16" OSB elsewhere.
- 9. 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 construction and the American Institute of Steel Construction Design TPI-88. Roof trusses shall be designed for the following load:

- | | |
|--|-----------|
| 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. |

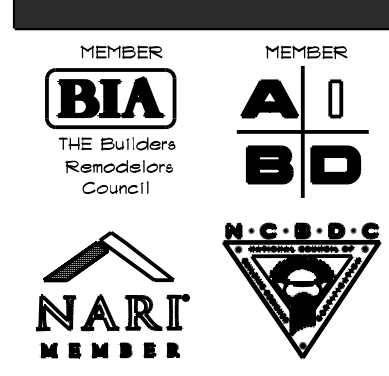


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AS.3134A8BURY
(24010)

GROUP LLC,
10315 SAWMILL ROAD
POWELL, OH 43065

All square footage for conditioned area is calculated per the American National Standards Institute (ANSI) "Square Footage-Methods for Calculating" (ANSI Z165-2021)

FIRST FLOOR:	<u>2230.0</u>	Sq. Ft.
SECOND FLOOR:	<u>1,400.5</u>	Sq. Ft.
FINISHED LOWER LEVEL:	<u>175.0</u>	Sq. Ft.
TOTAL FINISHED AREA:	<u>5415.5</u>	Sq. Ft.
UNFINISHED BASEMENT:	<u>326.0</u>	Sq. Ft.
TOTAL CONDITIONED AREA:	<u>5741.5</u>	Sq. Ft.
GARAGES:	<u>814.0</u>	Sq. Ft.
COVERED PORCHES:	<u>470.0</u>	Sq. Ft.
POOL EQUIPMENT:	<u>60.0</u>	Sq. Ft.



2 WORKING DAYS



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SH*	DESCRIPTION
C8.1	COVER SHEET & GENERAL NOTES
C8.1.1	SITE STUDY
A.1	FOUNDATION PLAN
A.1.1	LOWER LEVEL PLAN
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, & LVE SCHEDULE

S.1	LOWER LEVEL FRAMING PLAN
S.2	FIRST FLOOR FRAMING PLAN
S.3	SECOND FLOOR FRAMING PLAN
S.4	ROOF PLAN
E.1	LOWER LEVEL ELECTRICAL PLAN
E.2	FIRST FLOOR ELECTRICAL PLAN
E.3	SECOND FLOOR ELECTRICAL PLAN

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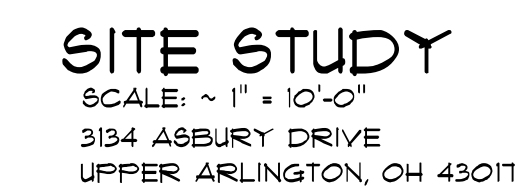
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INDICATED OR THESE PLANS. ANY OTHER PRODUCT
USE, OR MODIFICATION OF THESE PLANS OR
THE ARCHITECTURAL WORK, DISPICTED IS PROHIBIT

D&N	DL	02.13.2024
LAY	JB	02.21.2024
D&N	JB	04.11.2024
CHK	DL	04.11.2024
PNCH	JB	04.18.2024

SHEET.

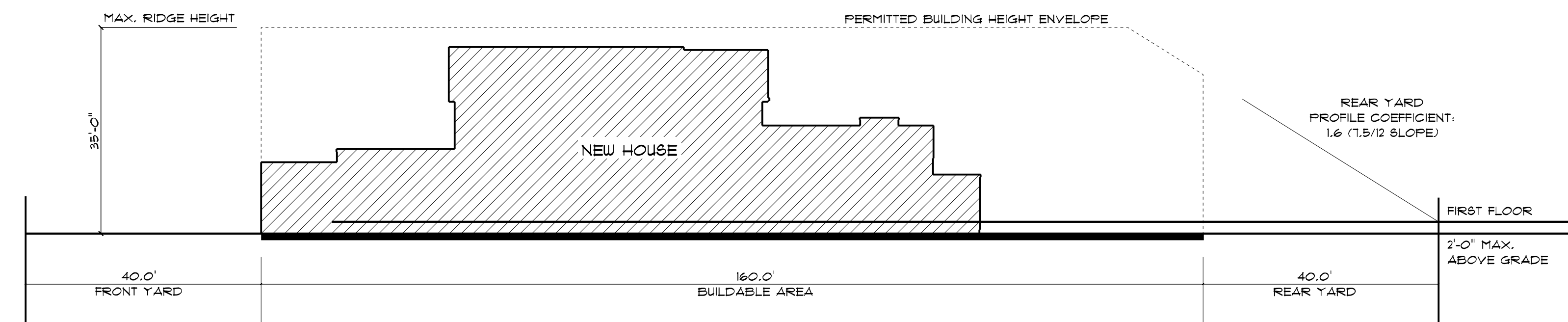


SEALED FOR STRUCTURAL ONLY



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

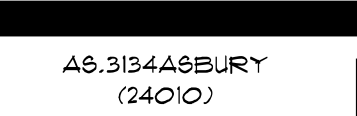
LOT AREA COVERAGE:	
TOTAL LOT SQUARE FOOTAGE:	15,940.0 S.F.
ALLOWABLE DEVELOPMENT COVERAGE LIMIT (50%):	7,970.0 S.F.
TOTAL DEVELOPMENT COVERAGE:	6,558.0 S.F. (41%)
ALLOWABLE BUILDING COVER LIMIT (25%):	4,985.0 S.F.
TOTAL BUILDING COVERAGE:	3,164.0 S.F. (24%)



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



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



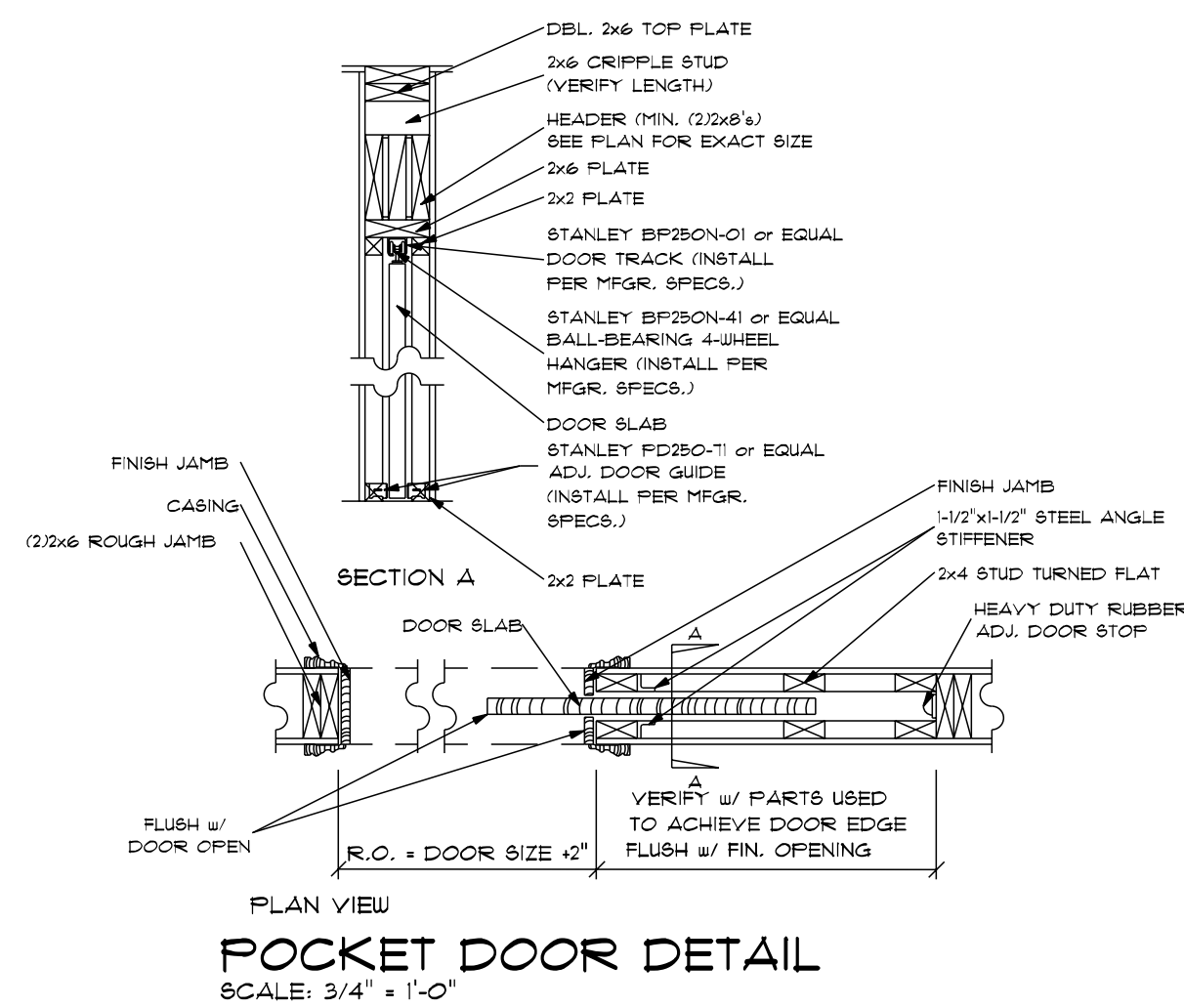
10329 SAWMILL ROAD
POWELL, OH 43065

TOWER LEVEL PLAN

SECRET

A.1.1





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

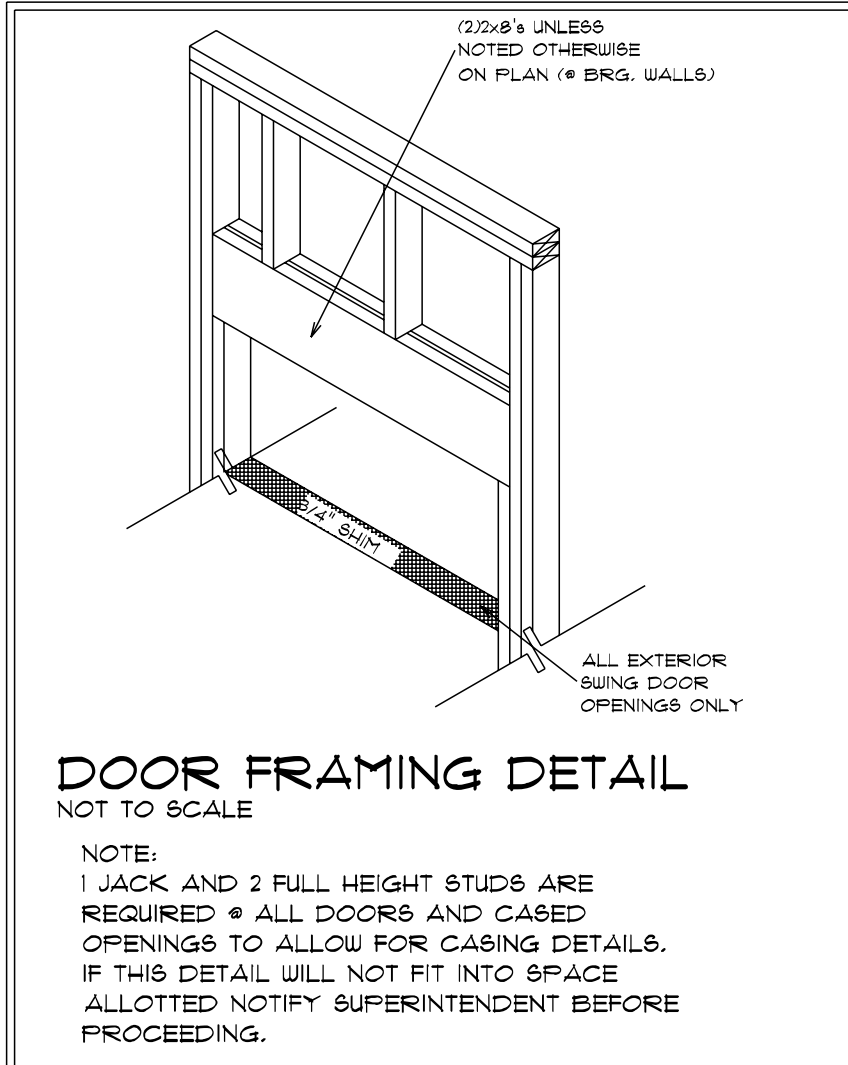
ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPGRADE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.

NOTE: FOR ENCLOSED UNDERSIDE OF STAIR STORAGE PROVIDE FIRE-STOPPING AT TOP & BOTTOM OF STAIR STRINGER & COMPLETELY DETAIL THE JOIST SIDE.

NOTE: THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY REINFORCED WITH ONE (1) COMPLETE WITH THE BRIDGE WALL REQUIREMENTS USING METHOD C-5. ANY WALL AREAS THAT REQUIRE ALTERNATE REINFORCEMENT METHODS SHALL BE INDICATED AND LABELED WITH SPECIFIC METHOD REQUIRED. REFER TO BRIDGE WALL PLANS FOR SPECIFIC REQUIREMENTS. ALL HORIZONTAL JOINTS IN THE SHEATHING SHALL BE BLOCKED TO ACCOMMODATE FASTENING REQUIREMENTS. ALL AREAS 8' 0\"/>

NOTE TO CONTRACTOR AND FELLOW SUB-CONTRACTORS: IT IS VERY DIFFICULT TO CONFIRM 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 APPEAR, NOTIFY RESIDENTIAL DESIGNED SOLUTIONS IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING COULD LEAD TO ADDITIONAL AND POTENTIALLY EXTENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

SEE BRACE WALL DETAIL SHEET S.2



- STAIR REQUIREMENTS
- MINIMUM TREAD DEPTH: 10"
 - NOISING PROJECTION: 3/4" - 1 1/4"
 - MAXIMUM RISER HEIGHT: 7 3/4"
 - MAXIMUM VARIANCE IN RISER HEIGHT: 3/8"
 - MINIMUM HEADROOM HEIGHT AT STAIR ANGLE: 6' 8"
 - MINIMUM LANDING DEPTH: 36"
 - MINIMUM HANDRAIL HANDRAIL HEIGHT: 34" / 28"
 - MINIMUM GUARDRAIL HEIGHT: 34"
 - AT ALL RAISED FLOOR SURFACES (DECK, ETC.): 36"
 - MAXIMUM BALUSTER SPACING (CLEAR OPENING): 4"
 - MINIMUM STAIR WIDTH EXCLUDING WALL HANDRAIL: 3' 0"
 - HANDRAIL MAY NOT EXCEED 3 1/4" IN CROSS SECTION DIMENSION. (SEE RCD SECTION 311.8.8)
 - HANDRAILS SHALL EXTEND TO THE END OF THE LAST RISER & RETURN TO WALL OR NEEL POST PER THE RCD SECTION 311.8.4
- UNDER STAIRS, SEE RCD SECTION 311.8.2.1
SPIRAL STAIRS, SEE RCD SECTION 311.10.1
- WINDOW NOTES:
- ALL WINDOW SIZES SHOWN ARE FOR NOMINAL WINDOW SIZES (EX: 3060 IS 3' 0" x 6' 0")
 - WINDOW GLASS REQUIREMENTS:
MAXIMUM SILL HEIGHT ABOVE THE FLOOR: 44"
MINIMUM NET CLEAR OPENING HEIGHT: 34"
MINIMUM NET CLEAR OPENING WIDTH: 32"
MINIMUM NET CLEAR OPENING: 5.1 SQ. FT.
 - GRADE FLOOR WINDOWS ARE ALLOWED A NET CLEAR OPENING OF 5' 0" SQ. FT.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT WINDOWS FOR ALL SLEEPING AREAS MEET THE ABOVE MINIMUM REQUIREMENTS.

- FLOOR PLAN NOTES:
- REFER TO GENERAL NOTES AND GENERAL CODE REQUIREMENTS ON SHEET C.A.1.
 - ALL NEW WALLS ARE DIMENSIONED STUD-TO-STUD.
 - ALL INTERIOR WALLS ARE 3 1/2" EXTERIOR WALLS ARE 4" (STUD & SHEATHING) UNLESS OTHERWISE NOTED.
 - ALL ANGLED WALLS ARE 48" UNLESS OTHERWISE NOTED. BOTH SIDES OF THE SQUARE OF THE ANGLE ARE EQUAL EVEN IF ONLY ONE SIDE IS DIMENSIONED.
 - ALL OPENINGS SHALL HAVE A MINIMUM UNLIT OR (2) 2x4 x 1/2" FLYWOOD SPACER. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2x4 & 1/2" FLYWOOD SPACER. THE FASTENING SCHEDULE ON SHEET C.A.1.
 - ALL FLOORS SHALL BE A MINIMUM OF (2) 2x4 x 1/2" FLYWOOD SPACER. APPLY GLUE TO THE FULL MATING SURFACE OF BOTH 2x4 & 1/2" FLYWOOD SPACER. THE FASTENING SCHEDULE ON SHEET C.A.1.
 - FLOOR JOISTS SHALL BE CROWNED BEFORE PLACEMENT & SHALL BE DOUBLED UNDER ALL PARALLEL WALLS.
 - REFER TO THE WINDOW NOTES ON THIS SHEET.
 - SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED w/ BATTERY BACKUP.
 - CONTRACTOR SHALL RUM ALL EXTERIOR DOOR THRESHOLDS 3/4" VERIFY w/ BUILDER PRIOR TO COMMENCEMENT.
 - 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.
 - FLOOR BEAMS ARE CONNECTED w/ 1/2" DIAMETER THRU BOLTS & 1/2" O.C. Z FROM TOP & BOTTOM UNLS. STAGGER TOP & BOTTOM ROWS 4".
- STAIR DATA
- 1ST FLOOR TO 2ND FLOOR: 18 RISERS x 11 1/2" x 7 3/4" w/ 11 TREADS x 10" x 11" LANDING
 - 2ND FLOOR TO LOWER LEVEL: 16 RISERS x 11 1/2" x 7 3/4" w/ 11 TREADS x 10" x 11" LANDING

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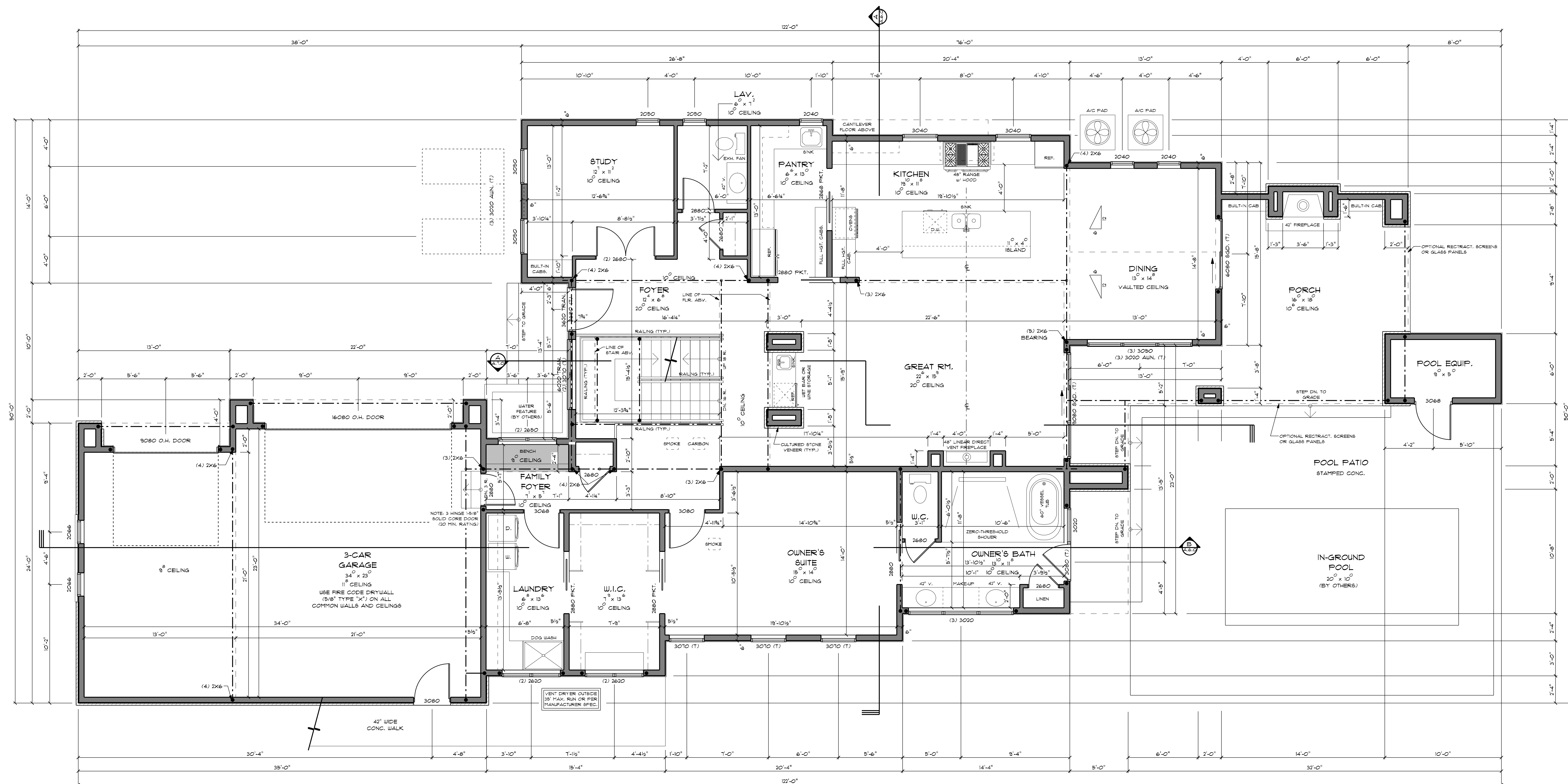
BIA THE BUILDERS' Association
MB THE BUILDERS' Association
NARI NATIONAL ASSOCIATION OF RESIDENTIAL ARCHITECTS

DATE: 01/15/2024
BY: J. HOFFER
REVISION:

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48.314488BURY (74010)

10335 BALMILL ROAD
FOUILL, OH 43065



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

HAFFAR GROUP LLC,

MARKET RESIDENCE
10335 BALMILL ROAD
FOUILL, OH 43065

FIRST FLOOR PLAN

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DATE: 01/15/2024
BY: J. HOFFER
REVISION:

NOTE: REFER TO SHEETS C0.1 & A.2 FOR
GENERAL FRAMING
NOTES. SEE SHEET A.2 FOR WINDOW
REQUIREMENTS AND STAIR
CALCULATIONS AND REQUIREMENTS.

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COORDINATION OF ALL CONSTRUCTION
REQUIREMENTS WITH CONSTRUCTION CONTRACTORS.

A0.314448BURY
(74010)

HAFER GROUP LLC,

10335 SAUNDERS ROAD
FOUILL, OH 43065

MARKET RESIDENCE

10335 SAUNDERS ROAD
FOUILL, OH 43065

SECOND FLOOR PLAN

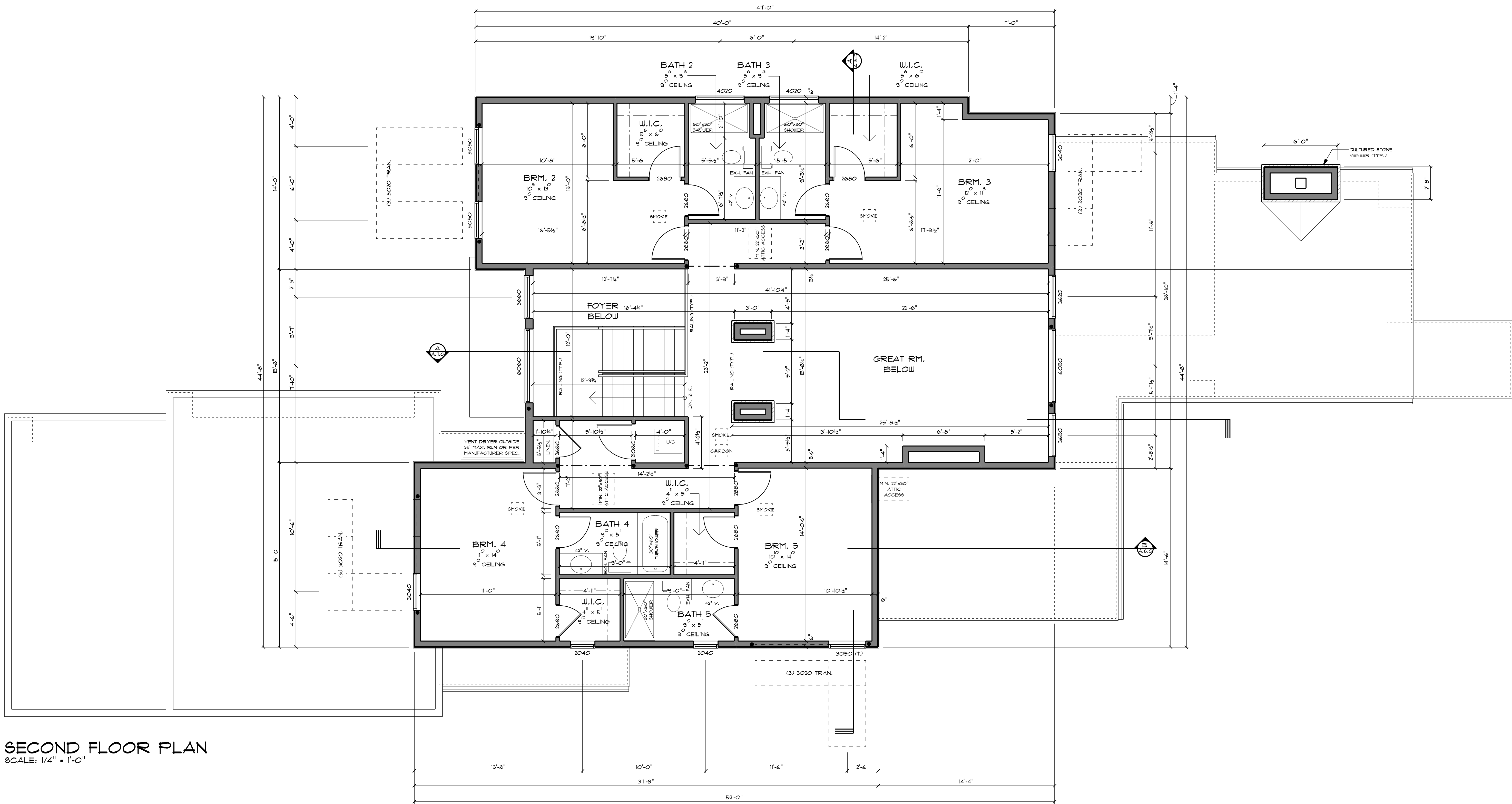
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ATTENTION OF THE DESIGNER.
THE DESIGNER SHALL BE RESPONSIBLE FOR THE
COORDINATION OF ALL CONSTRUCTION
REQUIREMENTS WITH CONSTRUCTION
CONTRACTORS.

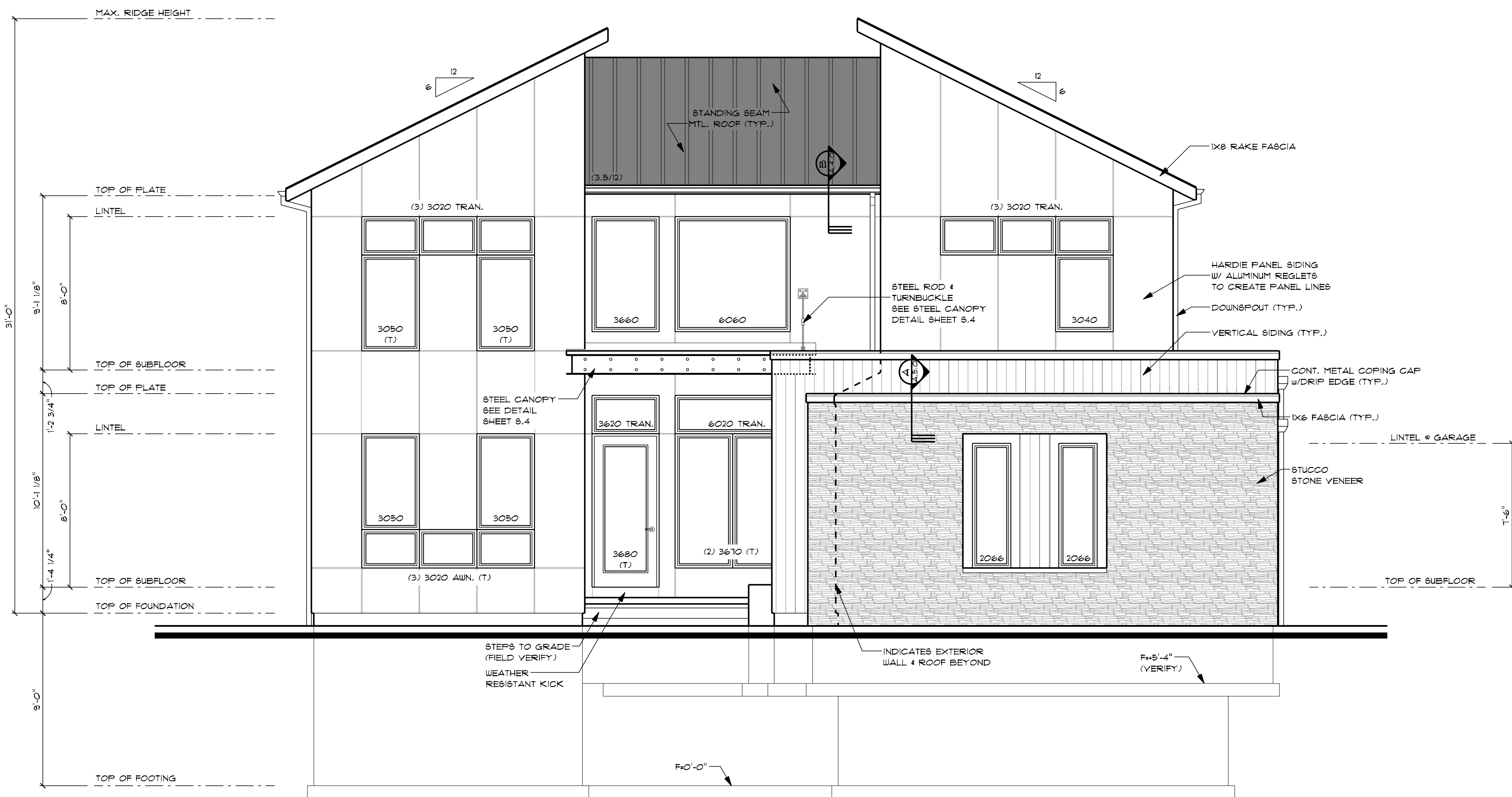
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BY	02.21.2024
DATE	04.11.2024
BY	04.11.2024
DATE	04.11.2024
BY	04.11.2024

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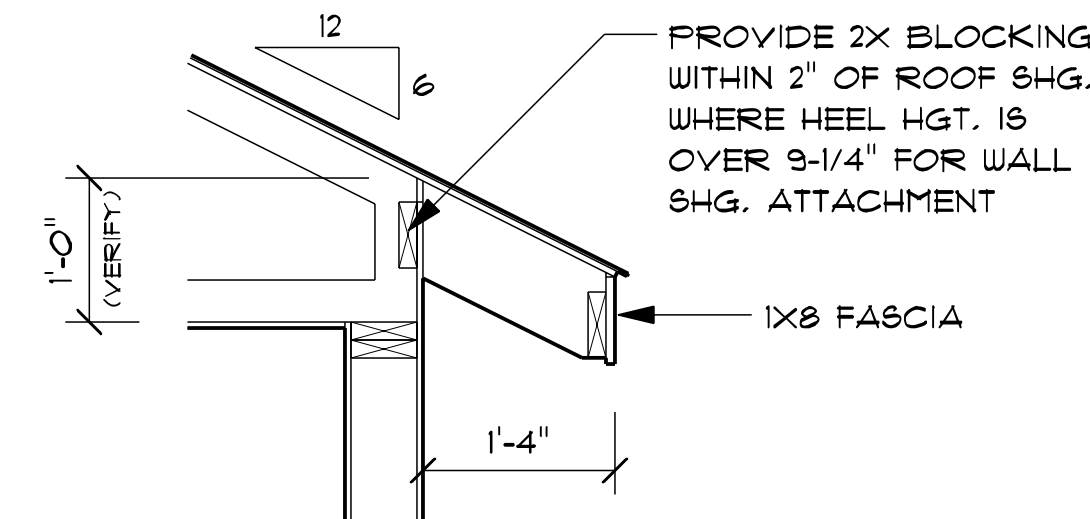
A.3



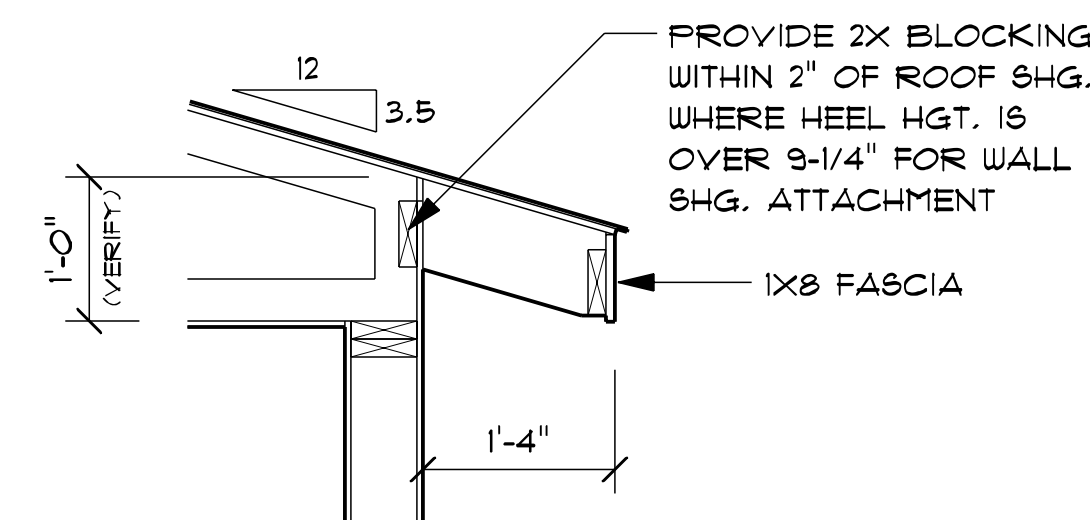
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



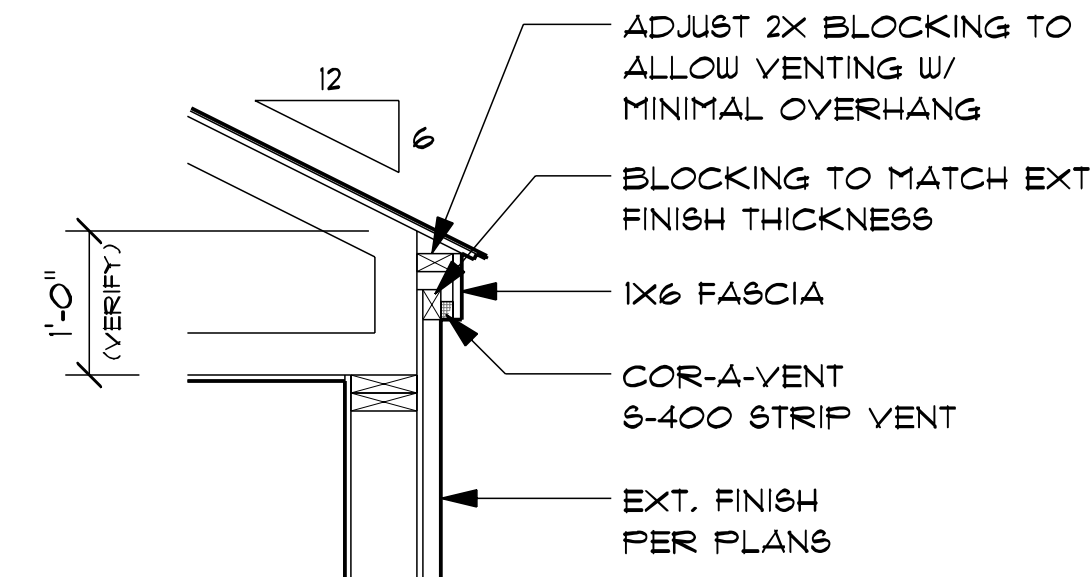
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



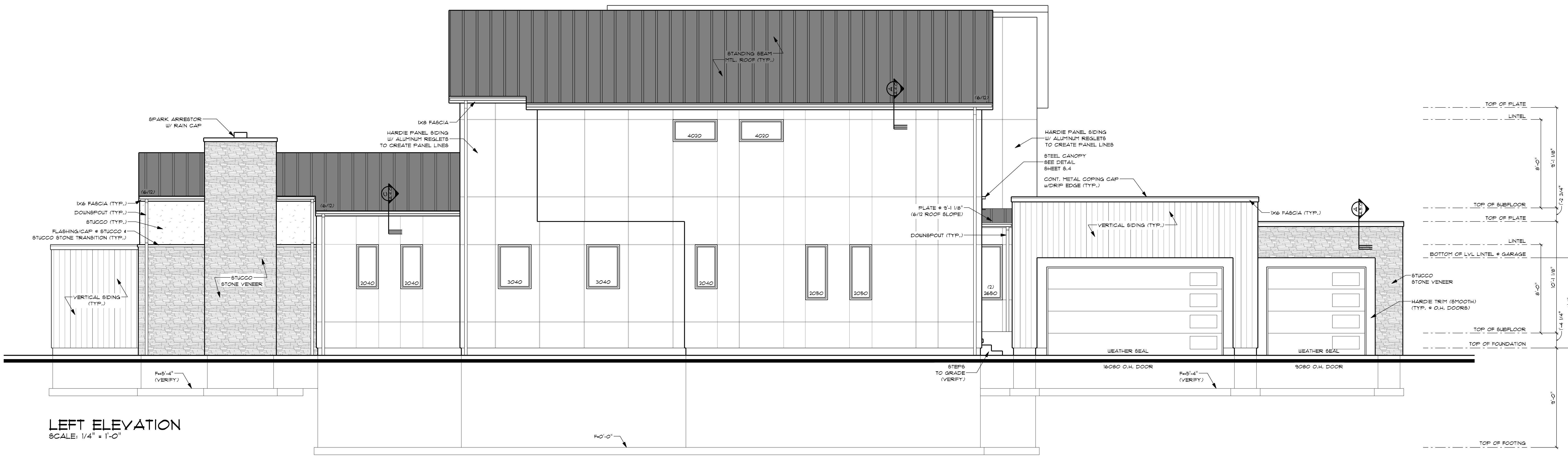
EAVE DETAIL
SCALE: 3/4" = 1'-0"



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



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



LEFT ELEVATION
SCALE: 1/4" = 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 3/4". ADJUST HEEL ACCORDINGLY. ALL FASCIA/PRIEZE 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/ 1"x6"s 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 SLIDING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND FOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN SHOTTY DOORS.
4. GLAZING IN ITEM 4, 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 ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE GROUND FLOOR FINISH OR 36 INCHES (914 MM) ABOVE THE FLOOR FINISH.
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 WHERE 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:
 - 1.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 M²).
 - 1.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - 1.3. TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - 1.4. 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 BALUSTERS PANELS AND NONSTRUCTURAL INFILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLINGING 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 LATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAFTERS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR 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.

EXCEPTS: 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 & OR 1.
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 PERPENDICULAR 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 1 AND 10, WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 36 INCHES (914 MM) (6 INCHES (152 MM) ABOVE THE FLOOR, THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 80 POUNDS PER LINEAR FOOT (145 KG/M) WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 INCHES (25 MM) IN HEIGHT.
6. OUTBOARD PANELS IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN ITEM 1, WHEN THE BOTTOM EDGE OF THE GLASS IS 36 FEET (914 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. LOWVISED 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:
10. THE SIDE OF A STAIRWAY, LANDING OR RAFTERS HAS A GUARDRAIL OR HANDRAIL, INCLUDING BALUSTERS OR INFILL PANELS, COMPLYING WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, AND
11. THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE RAILING.

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NARI MEMBER
NATIONAL ASSOCIATION OF RESIDENTIAL ARCHITECTS

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48.313448BURY (24010)

HAFFAR GROUP LLC,
10035 BALMILL ROAD
FOULLE, OH 43065

MARKET RESIDENCE
3100 MARKET STREET
JUPITER, FLORIDA 33450

FRONT AND LEFT ELEVATIONS

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BY: JH
REVISION: 01
DATE: 04.11.2024
BY: JH
REVISION: 02
DATE: 04.11.2024
BY: JH
REVISION: 03
DATE: 04.11.2024
BY: JH
REVISION: 04

1-SET

A.4

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

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(24010)

JHAFAR GROUP LLC,

10329 SAWMILL ROAD
POWELL, OH 43065

MARKET RESIDENCE

MARKET RESEARCH

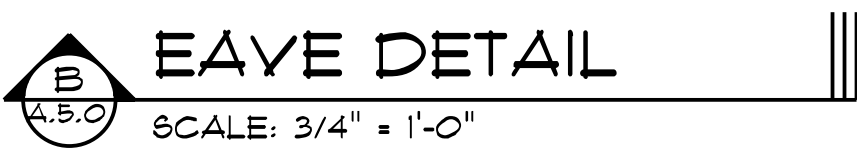
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CHK	DL	04.17.2024
PNCH	JB	04.18.2024

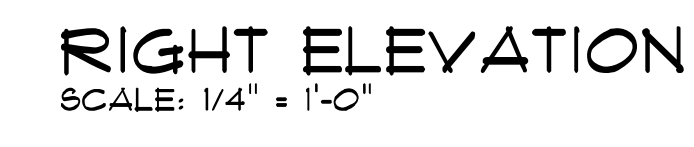
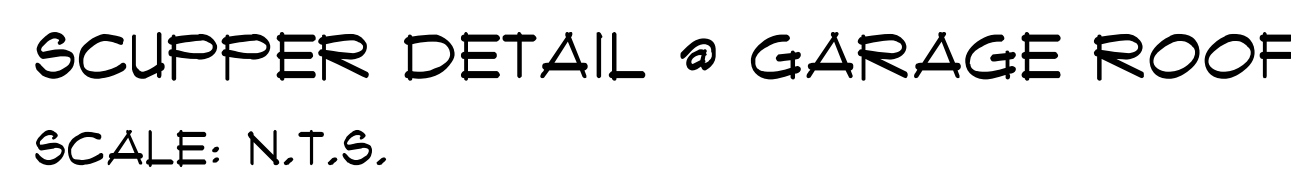
SHEET: 11

A.5

██████████



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



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(24010)

THAIFAR GROUP LLC,

10329 SAUMILL ROAD
POWELL, OH 43065

MARKET RESIDENCE
3134 ASHLBY DRIVE

MARKET RESEARCH BY DESIGN

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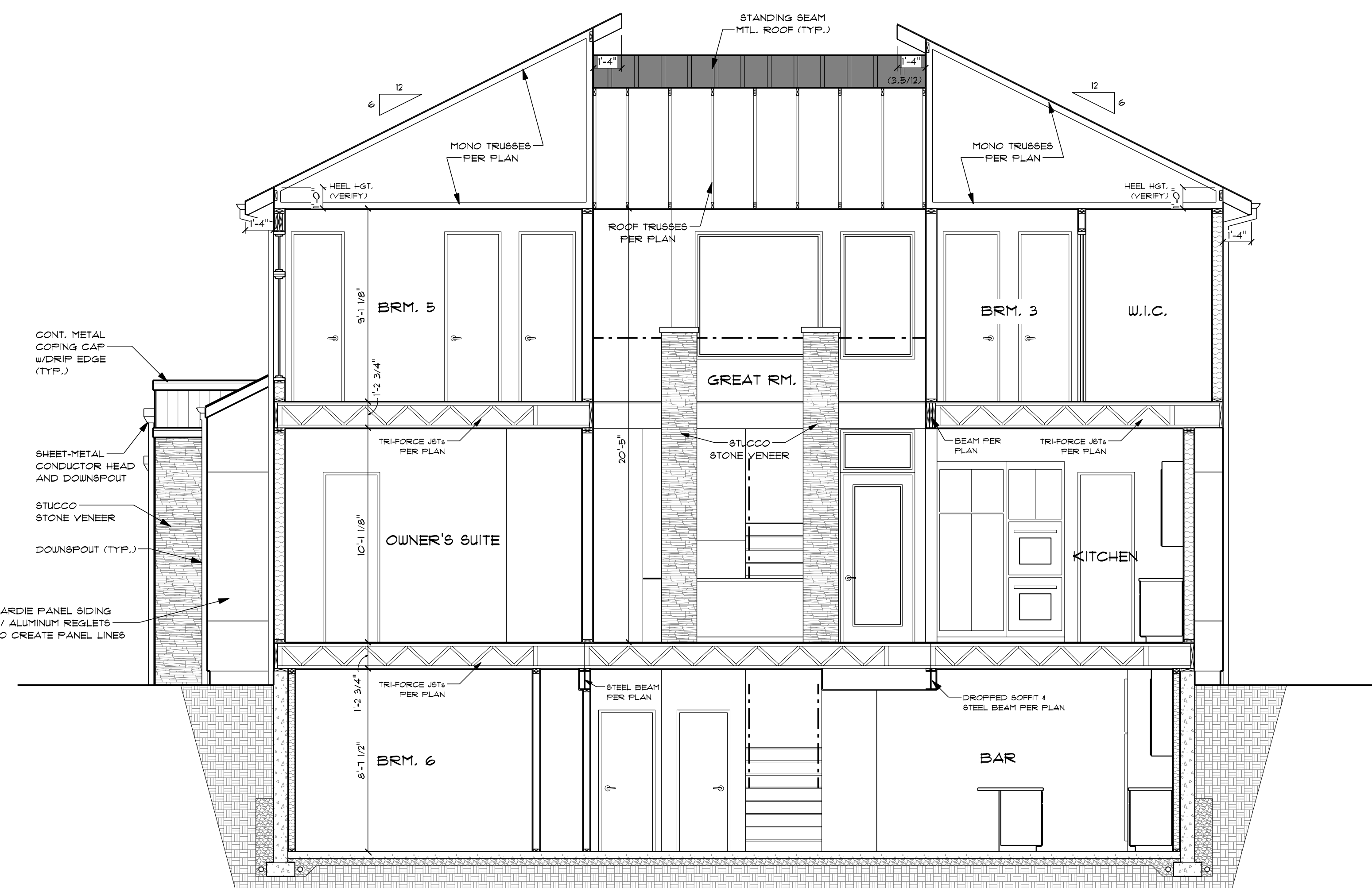
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D&N	DL	02/23/2024
LAY	DL	02/21/2024
REV	DL	02/21/2024
CM&C	DL	02/21/2024
PNCH	DL	04/18/2024

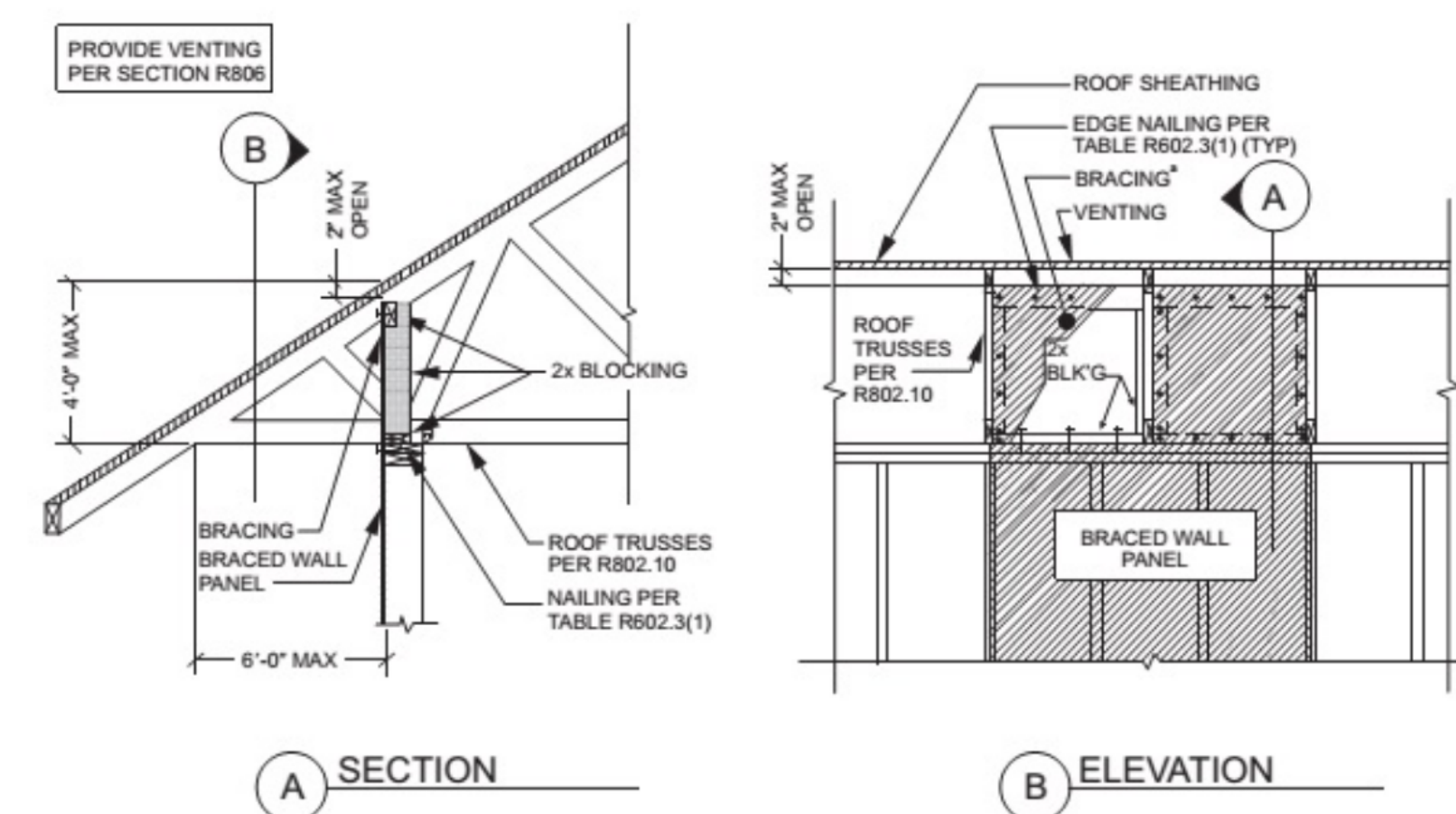
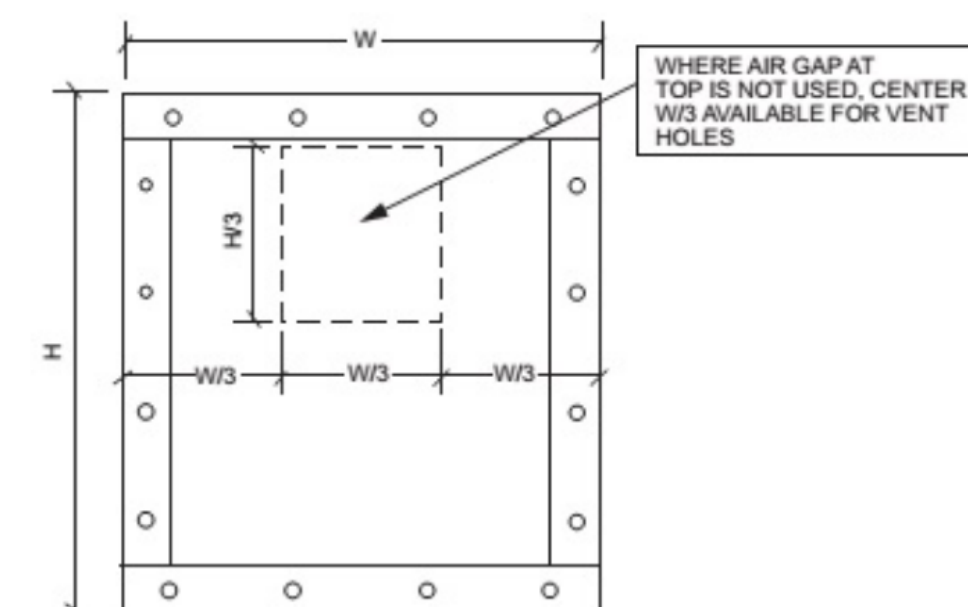
SHEET: 

A.6

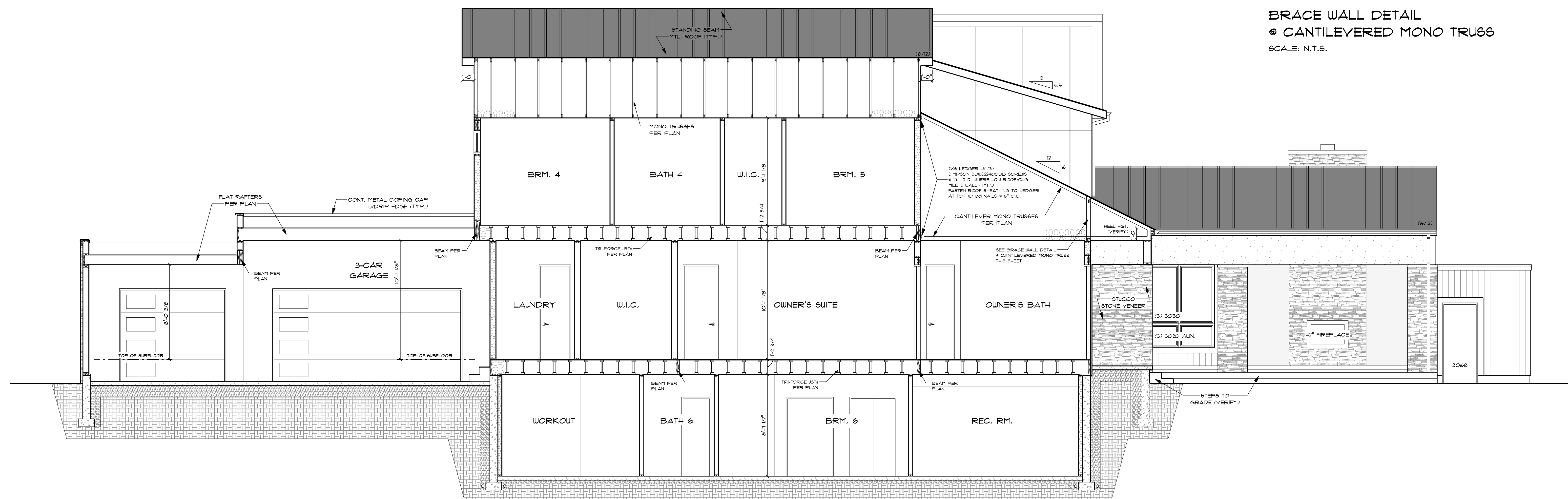
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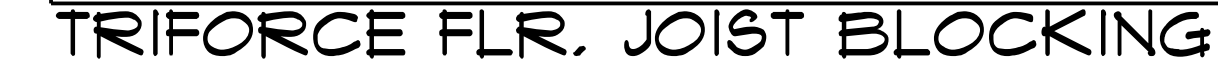
 BUILDING SECTION THRU KITCHEN
SCALE: 1/4" = 1'-0"



BRACE WALL DETAIL
@ CANTILEVERED MONO TRUSS
SCALE: N.T.S.



 BUILDING SECTION THRU GARAGE
SCALE: 1/4" = 1'-0"

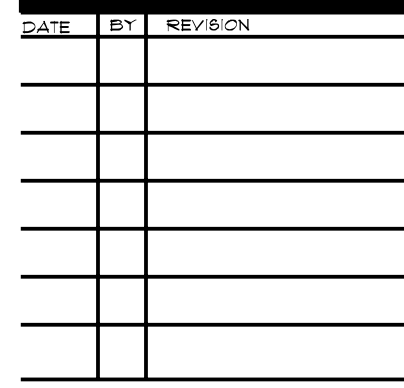


ALL STRUCTURE SHOWN ON THESE
CONSTRUCTION DOCUMENTS
SHOULD BE CONSIDERED AS "MINIMUM
REQUIREMENTS". THE
BUILDER OR CONTRACTOR MAY CHOOSE TO
UPSIZE OR ADD
MEMBERS FOR EASE OF CONSTRUCTION.

NOTE:

- 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 MFR

www.rdshomedesign.com



AS.3134A9BURY
(24010)

10329 SAWMILL ROAD
POWELL, OH 43065

MARKET RESEARCH
3134 ASBURY DRIVE
UPPER ARLINGTON, OH 43221

COPYRIGHT 2021

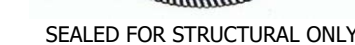
D&N	DL	02.13.2024
L&Y	JB	02.27.2024
DET	JB	04.11.2024
CHK	DL	04.11.2024
PNCH	JB	04.18.2024

[illegible]

S 1

D. 1

S.1



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

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

6 PORCH ROOF DETAIL
SCALE: N.T.S.

Ⓐ PORCH ROOF DETAIL
SCALE: NTS

8
1-2

PORCH ROOF DETAIL

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 TG24 OR TG28 ON EXTERIOR WALLS WITH SC168OR TRUSS88-DO NOT TRUSS88 TO TOP PLATE OF WALLS.

1/2" DRYWALL ON CEILING TO HAVE DRYWALL CLIP ALL INTERIOR WALLS - DRYWALL SCREWED TO ALL SURFACES SCREWS + GLUE ON ALL WALLS.

USE SIMPSON D6 DRYWALL STOPS WHEN APPLYING CEILING - HOLD BACK SCREWS + NAILS IN CEILING DRYWALL 1" FROM ALL WALLS.

[illegible]

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/PLASTER (8" BEARING)
-  POINT LOAD FROM ABV.
-  2/2x4 @ (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 MFG'R

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:

- [illegible]

2749.6 S.F. ATTIC SPACE

ATTIC VENTILATION

WHEN DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTACHED & ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED TO THE EXTERIOR WALLS OF ROOF RAFTERS SHALL BE PROTECTED AGAINST THE ENTRY OF EXCESSIVE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/10 TO 1/80 OF THE AREA OF SPACE VENTILATED. THE VENTILATING OPENING SHALL BE LOCATED IN THE UPPER PORTION OF THE SPACE. THE 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 & THE BALANCE OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED BY CORNICE VENTS OR CORNICE VENTS. THE BALANCE OF THE REQUIRED VENTILATING AREA SHALL BE NOT LESS THAN 1/10 TO 1/300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER BEING GIVEN A TRANSMISSION RATE NOT EXCEEDING 1/10 PERM IS INSTALLED ON THE WAIRY SIDE OF THE

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

PROVIDE RIDGE VENTS OR:

ROOF VENTS: 18" x 16" = 61 SQ. IN. (11 NEEDED)
SOFFIT VENTS: 16" x 8" = 64 SQ. IN. (11 NEEDED)

NOTE TO FRAMING CONTRACTOR AND BUILDER

BECAUSE IT IS IMPOSSIBLE TO KNOW HOW EACH CONTRACTOR WOULD PREFER TO FRAME THE ROOF OF EACH HOUSE, WE HAVE STANDARDIZED ON PROVIDING THE MINIMUM SIZE STRUCTURAL MEMBER THAT WILL MEET THE NEEDS OF EACH SITUATION AS REVIEWED BY THE STRUCTURAL ENGINEER WE CONSULT WITH. THIS MEANS THAT YOU WILL HAVE A LARGER HP MEMBER THAN THE ADJACENT RAFTERS AND SOME ADJUSTMENTS IN PLATE HEIGHT AND/OR SEAT CUTS SHOULD BE ANTICIPATED.

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

FALSE CHIMNEYS, DORMERS, GUTTERS, AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL, OTHER THAN WHERE A METAL FLUE IS REQUIRED TO PENETRATE THE ROOF.

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

[illegible]

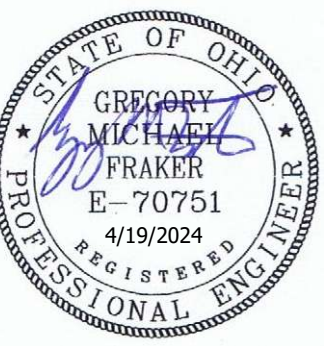
AS.3134A8BUR
(24010)

HAEFAR GROUP LLC,

MARKET RESIDENCE
3134 ASBURY DRIVE

ROOF PLAN

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



SEALED FOR STRUCTURAL ONLY

THE ARCHITECTURAL WORKS DIRECTED HEREIN ARE THE SOLE PROPERTY OF RESIDENTIAL DESIGNED SOLUTIONS, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. IS PROHIBITED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF RESIDENTIAL DESIGNED SOLUTIONS, INC. IS PROHIBITED.

DATE	02.23.2024
BY	02.23.2024
DATE	04.11.2024
BY	04.11.2024
DATE	04.18.2024
BY	04.18.2024

S.4

Page 66 of 85

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, 4 BATHS.

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

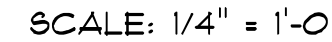
CLG. MOUNTED LIGHT FIXTURE w/PULL CHA

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

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, EXCEPTED WILL BE BRANCH CIRCUITS FOR UNFINISHED BASEMENTS, GARAGES, EXTERIOR OUTLETS, & BATHS.

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 CARBON MONOXIDE ALARMS SHALL BE LISTED IN COMPLIANCE WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

TFC





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.



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

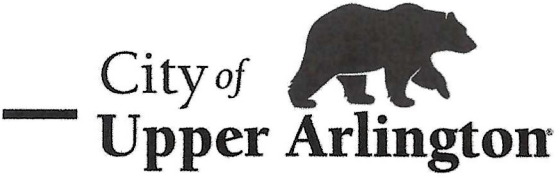
Describe activity which requires Board of Zoning and Planning review:

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 000 2 1900 730	05/24/24
3083 avalon rd	Stephen Vivian	7022 3330 000 2 1900 7456	05/24/24
3095 avalon rd	Matthew Van Buren	7022 3330 000 2 1900 7449	05/24/24
3148 asbury dr	John Emanuele	7022 3330 000 2 1900 7432	05/24/24
3140 Asbury dr	Twenty-three LTD	7022 3330 000 2 1900 7425	05/24/24
3126 Asbury dr	CD 526 Holdings LLC	7022 3330 000 2 1900 7401	05/24/24
3112 Asbury dr	Daniel Smith	7022 3330 000 2 1900 7418	05/24/24
3137 3137 Asbury dr	Jennie Ferguson	7022 3330 000 2 1900 7395	05/24/24
2295 zollinger rd	Francis Dibenedetto	7022 3330 000 2 1900 7388	05/24/24
2309 zollinger rd	Robert Pearson	7022 3330 000 2 1900 7371	05/24/24
2315 zollinger rd	James Ford	7022 3330 000 2 1900 7366	05/24/24
2323 zollinger rd	Twenty-three LTD	7022 3330 000 2 1900 7357	05/24/24
2359 zollinger rd	David Zadnick	7022 3330 000 2 1900 7340	05/24/24
Applicant Signature: <u>[Signature] authorized rep of Haffar Group LLC</u>			Date: <u>05/24/24</u>



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: _____

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

Describe activity which requires Board of Zoning and Planning review:

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:
3092 Avalon rd	Steven Ricca	7022 3330 0002 1900 7470	05/24/24
957 Palmer ave	Michael 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

Location 3600 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



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 10, 2024

Subject: 4471-78 Masters Court - Informal review of a proposed eight-foot tall, 135-foot long, wood privacy fence with acoustic insulation to replace an existing six-foot tall wood fence located behind the City's shared-use path.

Overview

A representative of the Masters Court Condominium Association will be present to request feedback on a proposed replacement fence plan (see attached). The existing six-foot tall wood fence would be replaced with an eight-foot tall wood fence with acoustic panels located on the inside of the double-sided fence. It would be located along the Masters Court driveway, the shared-use path along Riverside Drive that connects to Lane Road, and on the north property line. The acoustic panels and height would help block noise from Riverside Drive.

Zoning Code Requirements

- Fences shall not exceed six (6) feet in height, as measured above the elevation of the surface of the ground at such point, unless the side and/or rear yard abuts a Commercial or Planned District, then a fence may extend up to eight (8) feet in height (Article 6.09).

Very few fences that exceed six feet in height have been installed in the community, mostly when adjacent to commercial property. Staff is not aware of any taller fences along Riverside Drive that would be similar to this proposal.

Attachments

1.	Variance email 06.04.24
2.	Masters Court 8 ft Fence proposal
3.	Residential SoundFence - Acoustic Sciences Corporation



Justin Milam

From: Jayne Vandenburg <jayneandy@live.com>
Sent: Tuesday, June 4, 2024 11:54 AM
To: Planning
Subject: Pre-variance fence discussion with P&Z team
Attachments: Masters Court 8 ft Fence proposal.pdf; Residential SoundFence - Acoustic Sciences Corporation.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Justin,
Thanks so much for talking with me this morning.

As the traffic noise on Riverside Drive has increased, it has become virtually impossible for residents at the west end of our condo community to have a conversation on their outdoor patios. Therefore, we are interested in replacing our current 6'H. wood fence at the west end with an 8'H. acoustic fence. While this will not totally deaden the noise, we are told that it will reduce noise by about 15%.

Prior to submitting for a variance, we would like to meet with the P&Z members on July 10th at 6pm to discuss the possibility of an 8' acoustic fence. Attached, please find our site plan to show the extent and a brochure on the type of fence we are envisioning.

Do let me know if there is anything else you need in advance or at the workshop. I look forward to your feedback.

Thanks much!
Jayne Vandenburg
Landscape Coordinator for Masters Court Condo Asso.
4478 Masters Drive, Upper Arlington, OH 43220
614-203-3686

Margaret Eichel

Applicant:

Posted Address: 4472 Masters Court, Upper Arlington, Ohio

SHELBORNE HEIGHTS EXTENSION No. 5
P.B. 38, Pg. 99

Lat 5

60' 30' 0' 60'

Scale: 1" = 60'

Date: 2-26-2002

Scale: 1" = 60'

Date: 2-26-2002

SHELBOURNE HEIGHTS EXTENSION No. 4

Plat Book 36, Page 43

LOT 19

LOT 18

LOT # 68
PARCEL NO. 0.714 A
O.R.V. 1250

1.242 Ac.

WALLACE F. ACKLEY COMPANY PARTNERSHIP

1.038 Ac.

ORV 16360 H-17

LOT 16

City of Upper Arlington
2.54 AC.
D.B. 3218, Pg. 609

RIVERSIDE DRIVE

135'

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pins set are 30"x1" O.D. with an orange plastic plug inscribed "P.S. 6579", unless otherwise noted. Basis of bearing is the centerline of Riverside Drive as South 04 degrees 50 minutes 00 seconds West per ORV 12507 F07

A circular seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL SURVEYOR" at the bottom, separated by two stars. The center of the seal contains the name "ALBERT J. MYERS" and the number "6579".

Myers Surveying Co., Inc.

By Allen Myers
Professional Surveyor

Myers Order No. - 15-02/21/0 2 Rec.

Field

DWG

Ltr.

 $\frac{1}{C_k}$

= 8' ACOUSTIC FENCE PROPOSED
WOOD ON BOTH SIDES W/ SOUND
INSULATION BETWEEN.

7/10/24

2020



Residential SoundFence

Acoustical Residential SoundFence for reducing sounds in noisy neighborhoods and residential areas. Acoustic fences will reduce the sound from heat pumps, pool filters, pool pumps, traffic noise and more. Residential sound-proofing in neighborhoods.

[CONTACT US FOR DETAILS](#)

Category: [Construction](#)

Tags: [isolation](#), [soundproof](#)

Description

Downloads

Description

The Residential SoundFence works by the principle of sound absorption. As with many ASC products, the core of a Residential SoundFence panel is made from medium-density fiberglass which has been sealed to contain loose fibers. All fabric and adhesives are carefully chosen to ensure **acoustic transparency** so the sound absorbing material is allowed to do its job.

Common highway sound walls work by blocking sound. This can be effective when the noise source is a great distance away, the sound wall is a great distance away, and the coverage area is the size of an entire neighborhood. However, when an individual residence requires protection from noise sources as close as their own backyard or their neighbor's yard, the Residential SoundFence is a much more sensible and cost-effective solution than a huge poured concrete/cinder block highway sound wall.

"All the panels are up and the fence is slatted. The difference is very apparent! I am now able to open my living room window with traffic going

Questions?



by and hold a conversation. This is something I was never able to do before. I am very impressed with the product.” – Rob Noyer

When the source of the noise is fairly close to the person that it is bothering, the effective (and neighborly) thing to do is to **get rid of the noise!** Traditional concrete sound walls reflect noise off of their surfaces, sending it right back where it came from. This means that your neighbor’s heat pump is now keeping them awake all night, instead of you. One could imagine the vicious circle this might present, and the escalation of tensions between neighbors. When you choose ASC’s Residential SoundFence, up to 80% of the noise is fully absorbed by the panel, preventing it from bothering you or your neighbors ever again.

Residential SoundFence – for those who like to be good neighbors.

SoundFence Design

A standard neighborhood Soundfence panel is usually 5' x 92.25" in order to fit a traditional 6' fence with 8' post centers. However, ASC can tailor your SoundFence panels to most custom fence sizes. The recommended SoundFence design suggests you use 4x4 pressure treated posts and a pressure treated Ground Seal, buried 3" below grade and extending at least a few inches above grade. This Seal prevents unwanted noise from sneaking under the fence. The ground seal can be 2x6, 2x10, or 4x6 for extra strength.

The actual SoundFence Panels rest on 2x4 pressure treated top and bottom rails, strung between the posts. These rails can be used to attach 1x4 cedar slats, or left un-slatted.

To size your Panels, subtract from the finished height the “ground seal”, plus the 2x4 support rails, and any slat reveal above the top rail. Therefore, a 6 foot high fence would likely have SoundFence Panels that are 63.5" high.

SoundFence Panels do not require cedar slats, but do require a weather cap to protect the Panel from direct impact of rain.

The SoundFence is most effective at frequencies above 500Hz which is also the frequency range most perceived by the human ear. SoundFence flattens the perception curve across the sound spectrum while at the same time lowering the overall noise level. SoundFence not only reduces the overall noise level, but reshapes the perceived noise to meet the architectural standards for acceptable levels which is a perceived flat spectrum.

ASC-SoundFence Controls Heat Pump and AC Noise

Compressor noise is usually not as much of a problem as fan noise. Some manufacturers include compressor noise suppression, but that still leaves fan noise to keep you and your neighbors awake at night. By their very design, heat pumps and AC units are simply noisy beasts. Contractors usually place the heat pump where it is most convenient, and away from the bedroom of the homeowners, but this usually means the heat pump is located next to the neighbor's bedroom.

Heat pumps can be located up to 30 feet away from the house, but this is rare, and no one wants to move it after it is installed. The only option that kills noise at the source is an **ASC-SoundFence**.

Heat Pump Solutions with ASC SoundFence

Reducing the annoyance of heat pumps is easy with ASC SoundFence. Simply surround the open sides of the heat pump with 2 or 3 SoundFence panels, and reduce noise by 90%.

Follow the examples below, or contact ASC for a custom-designed solution.

You supply:

– (4) 4x4 Posts on 4' centers

- Bottom rail
- Top rail

ASC Supplies:

- (3) SoundFence Panels

At 4' height, approximate cost = \$1,674 + shipping

You supply:

- (3) 4x4 Posts on 4' centers
- Bottom rail
- Top rail

ASC Supplies:

- (2) SoundFence Panels

At 4' height, cost = \$1116 + shipping

Note: above rendering uses transparent panels to better visualize the entire situation.

Actual panels are fully opaque!

How It Works:

Panels are designed to fit around the noise source, maintaining enough space to allow servicing and maintenance. If required, Panels are suspended on simple "L" post hinges in case they ever need to be removed. If the heat pump is in the open back yard, build the sound absorbing fence all around the pump, leaving at least 2-4 feet of space between the pump and the sound absorbing fence walls. This reduces noise across property lines and into your own back yard.

If the heat pump is along the side of the house, locate the sound absorbing fence alongside the pump about two feet away. Put gates at either end to block sight but let air

through. This absorbs noise from the neighbors and keeps what is left on your own property.

Always remove the fiberglass pad from your heat pump: it acts as a resonator. Replace the pad with a gravel bed and concrete block. Dig down 6 inches around the heat pump and backfill with sound absorbing yard material such as crushed volcanic rock or sand.

For “non-standard” applications, we can engineer a custom plan that will give you the peace of mind you deserve. To get started, fill out our Online Info Request Form. We'll also need you to e-mail photos and a rough site plan. This service entails a small fee which will be applied to your SoundFence order.

Applications

- reducing heat pump noise levels
- reducing automobile/truck traffic noise
- outdoor neighborhood noise control

Details/Specs

- each panel is 3" thick
- robust 2×4 cedar frame for mounting options
- typical panel size is 4' wide by 6' tall
- typical panel (4'x6') cost is \$670/each
- noise attenuation from 4-12 dB* **(results vary depending on external factors)*

What do I do?

1. Identify your maximum fence height (consult local ordinances)
2. Plan a fence layout — surround the noise source if possible, block all lines of sight at least
3. Call a local fencing contractor to either build the new fence or install SoundFence panels in an existing fence
4. Contact ASC with your panel dimensions for example: *I need 4 panels sized 46" wide and 58" tall*)

The problem is not limited to wild parties or garage rock bands. Noise that ordinarily wouldn't bother anybody, like ringing phones, pool pumps, or a TV, have now become the sound-track of modern living. We try to tune it out, yet the stress it causes is still present, and there's seemingly no way around it. That's why ASC developed the SoundFence.

Benefits

With no sound wall present, sound travels freely onto the property and sound reverberates on the property freely. Traffic noise can intrude, even from a relatively great distance.

With the typical highway soundwall, sound is reflected from both sides of the wall. Car noise bounces back onto the roadway, but yard noise bounces back to the house. An echo effect is created. The diffraction effect can also recurve noise back to ground level, causing a horizontal hissing sound coming off the top of the wall. A real headache.

With the ASC SoundFence, sound is absorbed on both sides of the fence. There is no echo chamber effect as sound intensity is greatly reduced. Both street and backyard noise is reduced and a more comfortable ambiance is achieved.

Installation

The SoundFence goes up in 3 easy steps. Here are the basics for a standard installation:

Step one is building the fence frame with ground seal at the bottom:

Step two is to place the SoundFence Panels into the fence frame:

Step three is installing the slats:

Related products

**Industrial
SoundFence**

dRC-1
\$135.00

**Acoustic
Coffered
Ceiling**

**Studio
Grade
Mufflers**

WindowPlug
\$799.00

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