



7/24/2024 | 6:00 PM

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

If you are joining through Zoom, please click the link below to join the meeting:
<https://us06web.zoom.us/j/87960308160>

1. Call to Order/Roll Call

2. Oath of Office

- a. Oath of Office for Marianne Mitchell.

3. Consent Agenda

- a. Review of the July 10, 2024 and June 26, 2024 BZAP meeting minutes.
- b. 2244 Cranford Road (VAR-38-24) - To allow a carport that is 50'-5" from the front property line, when a 60-foot setback is the minimum.
- c. 1287 Norwell Drive (VAR-39-24) - To allow a covered porch that encroaches up to 10 feet into the 40-foot minimum rear yard setback (existing 12-foot encroachment).
- d. 3427 Leighton Road (VAR-40-24) - To allow an addition that attaches the detached garage to the home and results in both a two-foot encroachment into the 10-foot minimum rear yard setback and a projection into the rear yard profile of up to three feet.
- e. 2726 Wellesley Drive (VAR-42-24) - To allow an addition that encroaches up to 2'-2" into the 10-foot minimum side yard setback (existing encroachment).

4. Variance/Conditional Uses

- a. 1687 Doone Road (VAR-41-24) - To allow an addition that encroaches 9'-5" into the 20-foot (unplatted) minimum front yard setback along Hartford Road and results in 32.5 percent building cover when 29 percent is the limit.

5. Development/Site Plans

- a. 2430 Kensington Drive (DEV-03-24) - Review of a Certificate of Economic Hardship to allow the Contributing Structure (residence) to be demolished prior to

the 180-day waiting period for historic demolitions and approval of a replacement home.

- b. 2080 Stanford Road (Building Permit #24-3069) - Review of a replacement single-family residence where the previous home was subject to a Historic Demolition.

6. Updates & Reports

- a. Updates from the Community Development Department.

7. Adjournment

6/26/2024 | 6:00 PM

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

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

Members Absent: Kevin Carpenter, Marianne Mitchell, Donald Osterhout

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

1. Call to Order/Roll Call

Chair Tolliver called the meeting to order at 6:17 pm.

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

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

The motion carried (4-0).

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

2. Consent Agenda

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

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

Finding #1 noted in the Staff Report.

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

Finding #3 and #9 noted in the Staff Report.

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

Finding #1 and #4 noted in the Staff Report.

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

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

The motion carried (4-0).

3. Variance/Conditional Uses

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

Ms. Kelly provided an overview of the project which is located on the south side of Lane Road. It is a large lot, almost two acres in size, in the R1-B zoning district. The property includes a one and a half story house in the back portion of the lot. The homeowners are currently in the process of improving the backyard, including replacing the existing pool. As part of these improvements the homeowners would like to construct a pool house for entertainment purposes. The proposed pool house exceeds the height limit; the code allows pool houses that are located outside of the buildable area, such as this one, to be up to 10 feet in height. The total size of the proposed pool house is 860 feet, including the covered porch. The homeowners are requesting the extra height



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to ensure the pool house fits with the architecture of the existing home and provides sufficient entertainment space. Ms. Kelly noted that there are a number of properties to the east that have larger accessory structures, some approved by variances, and others located in the buildable area. The properties to the south are smaller in nature. Staff is generally supportive of the application, but would recommend a slight reduction in height.

Mr. Barringer asked if the only variance required is for the structure's height. Ms. Kelly said the updates to the code put in place last year mean that all the other requirements are met.

Mr. Westbrook asked if Staff recommends reducing the height by one foot ten inches. Ms. Kelly confirmed.

Mr. Milam said the code used to allow for these types of accessory structures to be 12 feet in height, but it was recently reduced to 10 feet. He also noted when a nearby accessory structure was granted a variance, the justification was related to the large lot size.

Monette Friedlander, the applicant's representative, said that they reviewed Staff's recommendation and she and the homeowners agree to reduce the height of the pool house by one foot ten inches.

Mr. Barringer asked if they were trying to match the roof pitch of the house. Ms. Friedlander confirmed.

Chair Tolliver asked for public comment and the following person came forward:

- Harold Moellering, a neighbor, expressed concern about privacy and drainage. The people who owned the house before had trees that provided screening. Mr. Moellering said he would like more landscaping to provide screening. He is also concerned that the pool house will increase incidences of loud rock music. Mr. Moellering is also concerned about drainage.

Mr. Milam noted that the applicant is proposing adding six trees of eight to ten feet in height along the rear property line. He also said that a building permit would be required for the proposed pool house which would include evaluation of drainage issues. Mr. Milam said that the noise issue is handled by the police, but that in the past the Board has added a condition to approval that any permanent outdoor speakers not face the neighbor's property. Mr. Milam also said the City's public service team will review the curbing on Haverford Road.



Mr. Barringer said he would like to include a condition that the landscaping be installed per the plan and if there is any reduction in the number of trees, the changes should be reviewed by the City's forestry staff.

Chair Tolliver asked for clarification on the conditions. Mr. Barringer asked about the enforcement of the conditions. Mr. Milam explained the enforcement process.

Chair Tolliver asked if the Board could put a condition on permanent speakers. Mr. Milam confirmed this could be a condition.

Mr. Westbrook moved, seconded by Mr. Barringer, to approve the 2437 Lane Road (VAR-30-24) application to allow a swimming pool house that is 16'-8" in height, with Findings #4, #8 and #9, and with the conditions that the structure not be used as sleeping quarters, submittal of a landscape plan, and any permanent speakers not face the south.

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

The motion carried (4-0).

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

Ms. Kelly provided an overview of the project, which is located outside of the historic district. The application is to approve an already installed patio shelter that does not meet the 10-foot rear yard setback. The application resulted from an anonymous code complaint. The structure is under 10-feet in height and meets all coverage requirements; the only issue is its location within the 10-foot setback. It is a prefabricated structure that was installed along with the patio. Staff is not supportive because of the location and the fact that it was the result of a complaint. However, they have received letters of support from neighbors.

Ms. Pettit noted that a portion of the patio is in a platted utility easement and anything put in an easement is constructed at the owners' risk, even with a Hold Harmless Agreement.



Mr. Barringer asked for clarification on what “existing patio” meant in the drawings. Ms. Kelly said that this was the patio that was already constructed before the extended patio and structure.

Mr. Westbrook noted the fence location.

Stephanie McGrath, the applicant, provided background on why they installed the structure in that location. They did not realize they needed a permit because it was a prefabricated structure. She noted that once they were aware of the issue, they took immediate action. Ms. McGrath said her family uses the gazebo as a shade structure for their children. She also said that their immediate neighbors are all supportive of the structure and she explained the structure is cemented into the ground and not easily movable.

Chair Tolliver and Mr. Barringer noted there is not much screening towards the back of the yard.

Ms. McGrath explained that the easement was used for a gas line, but it was relocated to the front of the house.

Mr. Westbrook asked if there was sanitary sewer. Ms. McGrath said that sanitary sewer is located in the front of the house.

Chair Tolliver noted the Hold Harmless Agreement and Ms. McGrath said they are willing to sign the agreement.

Mr. Westbrook asked who installed the patio and structure. Ms. McGrath said that her husband and father installed the patio and structure.

Mr. McGrath asked if there was an inspection of the structure. Ms. Kelly said that because the structure is under 200 square feet, no building permit is required; it only requires zoning approval and not building review or inspections.

Mr. Barringer noted that typically he would like to see additional screening, but because it is located in an easement, it does not make sense. In addition, it is an open structure and there are no speakers or kitchen.

Mr. Westbrook asked if the easement was exclusive to Columbia Gas. Ms. Kelly said it is a platted easement; any utilities or the City can use the easement. She also noted that there are overhead AEP power lines as well.



Ms. Kelly said the patio encroaches into the easement by approximately one foot and the structure does not encroach into the easement at all.

Mr. Barringer noted that the structure is not very high, there is a fence, and the structure is open.

Mr. Westbrook moved, seconded by Mr. Barringer, to approve the 1865 Baldrige Road (VAR-31-24) application with Finding #7 and a condition that a Hold Harmless Agreement be submitted and approved.

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

The motion carried (4-0).

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

Ms. Kelly gave an overview of the improvements the homeowner would like to make to their garage and the addition of a bay window to the north elevation of the home. These items result in encroachments into both of the side yard setbacks and a side yard sum deficiency. Staff is generally supportive of the application, but requested that the applicant review the bay window addition. The code allows a bay window to encroach up to two feet into the setback if it is cantilevered, as opposed to having a foundation. Staff spoke with the architect and she stated that cantilevering is not possible in this case because of foundation issues.

Brenda Parker, the applicants' architect, said that they are looking to expand the garage to comfortably fit two cars. When the homeowners recently completed a rear addition, Ms. Parker had shown an eight-foot setback in the drawings and the homeowners were operating under that assumption. The homeowners wanted to add a bay window and during the previous renovation had the contractors install a foundation for the window. Due to the home construction it is impossible to cantilever the bay window.



Ms. Parker noted that the proposed window is six feet wide and projects three feet eight inches from the house. She said that most of the properties in this area are smaller lot widths and have an eight-foot setback; this lot is just slightly larger, so it requires a 10-foot setback.

Mr. Westbrook said he does not see much difference between a foundation bay window and a cantilevered bay window. Mr. Barringer noted that regardless of the construction, the bay window still encroaches one foot eight inches.

Mr. Barringer asked if the window faces a fence or vegetation. Ms. Parker said that the bay window faces a privacy fence and there is a large amount of vegetation, all on the applicants' side of the fence.

Mr. Barringer moved, seconded by Mr. McGrath, to approve the 2120 Elgin Road (VAR-32-24) application with Findings #3 and #7.

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

The motion carried (3-1).

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

Ms. Kelly gave an overview of the application, noting that this is a contributing structure to the historic district. The applicant is looking to improve their backyard with entertaining space. The home sits approximately 30 feet back from the front yard setback. This is typical for the area, but not the City overall. This application request is for the location of a fireplace. There is a 10-foot setback required from property lines for detached fireplaces and a 15-foot setback from buildings. These setbacks were previously recommendations from the Fire Division, but were recently codified by City Council.

Ms. Kelly noted that the fireplace is less than the 15-foot height maximum, is wood burning and located adjacent to neighboring detached garages. A seat wall and columns are also included in the plan. In their review, the Engineering Department indicated they would require any footings and foundations to be at least five feet from a sewer. Some of the seating encroaches into the utility easement. As such, approval of this application would require a Hold Harmless



Agreement and approval from the City Engineer. Staff has generally heard complaints over smoke, etc. with outdoor fireplaces, but this property is somewhat constrained and has screening. Ms. Kelly noted that there is precedence to approve fireplaces close to property lines, as the Board recently approved an existing gas fireplace also located on Collingswood Road. Staff has some concerns with noise and smoke with this application.

Andrew Hampel, contractor for the applicant, explained their design process for locating the fireplace. He has not had any issues with this type of fireplace regarding smoke or noise. Mr. Hampel noted that the neighbors are supportive and the fireplace will not visually impact the neighbors.

Chair Tolliver asked if they looked at putting the fireplace against the garage. Mr. Hampel said that if it were located attached to the garage there would be no way to have seating and create a pinch point for traffic flow.

Chair Tolliver said she is concerned that they have not explored other options. Mr. Hampel said they reviewed other options, but all other options do not allow for functional outdoor space.

Mr. Barringer said he also has concerns because the renderings show a television above the fireplace. This is located very close to the neighbor's garage. He recommends coming to a work session to talk through this process.

Mr. McGrath asked for clarification on the recent adjustment of the setbacks. Mr. Milam said the setbacks have long been recommendations from the Fire Division and City Council recently made the recommendations mandatory. Mr. Hampel said he does not believe attaching the fireplace to the garage will make the fireplace safer. Mr. Milam noted that there are other requirements if the fireplace is attached to the garage.

Mary Ellen Hatch, the homeowner, explained that the fireplace will not be seen by any neighbors and the immediate neighbors are supportive. If the fireplace is moved it will be more visible to the neighbors.

Mr. Hampel noted that another detached fireplace was approved post-installation on the same street. Ms. Pettit said that was a separate situation with a different set of facts.

Mr. Westbrook suggested coming back to the next work session when more members are present.



Mr. Barringer moved, seconded by Mr. Westbrook, to postpone the 1942 Collingswood Road (VAR-34-24) application to the July 10, 2024 Work Session.

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

The motion carried (4-0).

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

Mr. Milam gave an overview of the project, which requires review based on the City's neighborhood compatibility ordinance and the City Manager's Neighborhood Compatibility Policy. Within these policies, there is a specific call out that modern homes taller than 22 feet require approval by BZAP to ensure they fit in with the fabric of the neighborhood. This application is for a home that is 31 feet height. The property in question is located south of Zollinger Road on the east side. Most of the homes are stone, stucco, brick, and some HardiePlank. The proposed home has some stone and large panel HardiePlank siding. Staff was concerned that it does not fit into the neighborhood, but it does meet all setback requirements. This is a large home, but there are other large homes on Asbury Drive. The third-party architect reviewed the plans and he was supportive of the house as-is; however, Staff still has concerns with the materials. Mr. Milam noted that if the home was a traditional style it would not be required to come before the Board. The height would be acceptable if it was not a modern design.

Ms. Pettit noted that Staff can only administratively approve these types of modern homes if they are below 22 feet in height.

Mr. McGrath asked for more information from the applicant on the materials.

Andrew Sarrouf, the applicant, discussed the design process and how they intend to blend in with the neighborhood in massing, materials, color, and height. He noted another property that is similar at 2991 Avalon Road.

Mr. Westbrook asked about the intended color palette. Mr. Sarrouf said they will choose a warmer color and use a beige stone. HardiePlank panels were proposed, but he is not opposed to smooth stucco. Mr. Barringer said that he



prefers the HardiePlank panels and noted that there are others on the street using similar vertical HardiePlank.

Mr. Milam said that the third-party architect supported the project with no changes to materials.

Mr. Westbrook said he is supportive of the project, but would like the architect to come back or work with Staff/third-party architect to approve a color scheme. Chair Tolliver agreed. Mr. Milam noted that the code does discuss color schemes and they have had approval of a color palette as a condition before.

Chair Tolliver asked for public comment and the following person came forward:

- Jennie Ferguson, a neighbor, said that the color scheme is an important part of the evaluation and the Board should evaluate the design based on the street segment (i.e., Asbury Drive, from Farleigh Road to Zollinger Road). She is concerned the proposed home has stark features and stands out and does not blend in with the neighborhood. She is asking for the applicant to come back to a work session.

Mr. Westbrook noted that if the house was 22 feet in height the applicant could build without approval. An additional nine feet is not a great deal more height and there are more drastically modern houses in other neighborhoods that have not hurt those neighborhoods.

Mr. Barringer said that it meets all the size and massing requirements, which are key aspects.

Chair Tolliver said she has some concerns about the materials; Mr. McGrath agreed. He is struggling with the garage and the flat roof design. Chair Tolliver asked if the applicant could come back and show more information on colors, materials, etc. Mr. Barringer said this would give some opportunity to discuss the front vs. rear elevations.

Mr. McGrath asked for more information on the materials and colors, perhaps examples. In addition, he would like to see other options for the garage.

Mr. Westbrook moved, seconded by Mr. McGrath, to postpone the 3134 Asbury Drive (VAR-37-24) application to the July 10, 2024 Work Session.

VOTING AYE: Daniel Barringer, Matt McGrath, Shannon Tolliver, Bill Westbrook
VOTING NAY: None



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ABSENT: Kevin Carpenter, Marianne Mitchell, Donald Osterhout
ABSTAIN: None

The motion carried (4-0).

4. Development/Site Plans

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

Mr. Milam provided an update, noting that the project has been scaled down to include only the columbarium and scatter garden, and a signage variance request. He said not a great deal has changed from when the project came before the Board in April. The columbarium contains 48 niches with an adjacent scatter garden that includes curbing to contain the ashes. The proposed signage is within the setback, but because it is in a residential area there are more requirements. Mr. Milam noted that the applicant's counsel filed a brief today and they have obtained a license from the State to operate (attached hereto and incorporated herein as Exhibit A). Staff is supportive of the application; they feel it is compatible and will not impact the adjacent neighbors.

Ms. Pettit shared that the Board needs to first decide whether the application meets the standards of the conditional use. The State law should be evaluated after the question of conditional use is decided. She also asked for Board members to be clear on the motivation for their votes.

Mr. Milam also said that Staff proposed conditions for approval, including that all State of Ohio requirements must be satisfied.

Ms. Pettit clarified what type of things are covered by the State law regarding columbariums. Cemeteries (columbariums are considered cemeteries) must be registered with the state. While columbariums are just for ashes, they are treated like burial plots by the state.

Mr. Milam reviewed the conditional use standards for approval and Staff's findings. Cemeteries throughout the country are usually conditional uses. Staff does not feel this will be a negative addition to the neighborhood and it will not have an impact on traffic. Staff feel the conditional use should be approved.

Chair Tolliver asked how the Board should evaluate the State law. Ms. Pettit said that the Board should not place an impossible condition on the applicant.



Catherine Cunningham, the applicant's attorney, discussed the background of the project and the legal basis. She noted that there are two signage issues, the variance for an existing sign which is being moved, and a variance for a new sign. The next issue is the columbarium, which is a conditional use. She said that cemeteries in Upper Arlington's code specifically include columbariums and are only allowed as a conditional use in a residential zone. She disagrees with Staff that scatter gardens should be considered cemeteries; however, she does not think this makes a large difference. Ms. Cunningham said the church has registered for both the columbarium and scatter gardens. She noted that this is a church, not a stand-alone cemetery association. She believes that Board needs to look at how the columbariums and scatter gardens are compatible with the neighborhood. The church has worked with the State to be in compliance with state law.

Pastor Steve Wachtman, Pastor of Holy Trinity Lutheran Church, provided an overview of the church's vision and motivation for the columbarium and scatter garden, as well as new signage. He noted that they have registered as the Holy Trinity Memorial Park. He shared that the plan was unanimously approved by the congregation.

Ms. Cunningham asked the pastor when the church was incorporated and if it has been in continuous operation since that date. Pastor Wachtman stated it was incorporated in 1947 and it has been in continuous use since that time, although it moved to its current building in 1951. Pastor Wachtman said that he has reached out to other churches that have a columbariums and scatter gardens to learn from their experiences.

Kurt Miller, architect for the applicant, discussed the design process, which began with the 2009 improvements. The columbarium was designed to fit in with the church and the neighborhood as a place for reflection, not as a primary feature of the church. The materials will match the existing church. The columbarium is a manufactured product and faced with granite that matches the church. Mr. Miller reviewed the columbarium location and dimensions.

Chair Tolliver asked for public comment and the following person came forward:

- Scott North, representative of Mike Pepe, who owns an apartment building within 100 yards of the church, objected to the project on the grounds that it is illegal according to State Law, unless Mr. Pepe consents, which he does not. Mr. North believes the law is clear and



while the Board has the ability to grant a conditional variance, they do not have the ability to do something illegal under state law. Mr. Pepe believes this use is incompatible with a residential area.

Chair Tolliver asked Ms. Pettit for clarification on the State law. It is up to the Board to decide whether it approves the conditional use with a condition that it meets state law.

Mr. Westbrook stated that he's a member of a church that has a columbarium located less than 100 yards from residences. There are examples of other churches in the area that have columbariums and/or scatter gardens, including a scatter garden in Upper Arlington.

Mr. Barringer asked if the fact that they have a license means that the State has approved of the use. Ms. Cunningham said it is a registration and the State does have enforcement power over registration.

Mr. McGrath asked for more clarification on the scatter gardens. Ms. Cunningham said that disposal of cremains is not regulated on private property. Pastor Wachtman explained the design of the scatter gardens and how the cremains will be distributed. There will be ivy and ground cover in the area. Pastor Wachtman said once the cremains are scattered they will remain there.

Mr. Barringer asked if cremains were different from ashes. Pastor Wachtman said that they are more similar to pebbles. Mr. McGrath asked if cremains require any special maintenance. Pastor Wachtman said they do not.

Mr. Miller went through the site plan of the scatter gardens and the landscaping for each of the three ovals. He noted they worked with Staff to select appropriate vegetation.

Mr. McGrath asked if the size of these scatter gardens is similar to others. Mr. Miller said it is. Mr. Milam said Staff looked at scatter garden designs and their research indicated that what is proposed is smaller than the typical design.

Mr. North noted that the registration does not change the law. He suggested asking the Attorney General's office for a legal opinion or hire outside counsel. Mr. McGrath asked if he thinks the Board should be able to make these decisions. Mr. North said the Board is bound by state law and must comply.

Ms. Pettit reiterated that the issue before the Board is for a conditional use and the Board needs to make a determination on this issue.



Mr. Westbrook asked if it is appropriate to ask the Attorney General's office. Ms. Cunningham said municipalities cannot ask the Attorney General for an opinion; municipalities have home rule power that trumps the state.

Ms. Pettit reviewed potential outcomes if the Board's finding is appealed to the Court of Common Pleas. Either party has the potential to appeal the decision.

Ms. Cunningham asked and Mr. Milam confirmed an appeal will first goes to City Council. Ms. Cunningham asked that the Board make a clear decision on the signage variances.

Mr. Barringer asked where the child care sign is located because he is concerned about signage in the residential neighborhood. Mr. Milam confirmed no signage will be located past the church.

Mr. North stated that Mr. Pepe does not oppose the signage or landscaping.

Mr. Barringer said there is enough parking and any activity at the church will not impact the residential neighborhood. He believes it is at the end of the apartment building. Pastor Wachtman said the church conducts six to ten funeral services a year and expects three to five columbarium/scatter garden uses a year.

Chair Tolliver said that when she reviews the standards of approval for the conditional use and the signage variances she believes the application meets them all. She would like to include the conditions that all requirements of the State of Ohio be satisfied prior to the submittal of the building permit and any additions to the columbarium be brought back to the Board.

Mr. McGrath stated he agrees.

Mr. McGrath moved, seconded by Mr. Westbrook, to approve the Holy Trinity Lutheran Church, 2001 Northwest Boulevard (DEV-01-24) application with the conditions that all State of Ohio requirements be met and that any changes to the columbarium or scatter garden come back to the Board of Zoning and Planning for approval.

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



The motion carried (4-0).

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

Mr. Milam reviewed the application to subdivide the parcel at 3519 Redding Road. All lot splits are required to come before the Board. Mr. Milam noted that the proposed lots are largely the same size. One will front Redding Road and the other on Redding Road or Springhill Drive. Staff did receive sample home plans, but did not evaluate them for neighborhood compatibility. Mr. Milam reviewed the standards of approval and Staff's findings. He noted that the street segment medians are just short, but very close. Staff has not received any correspondence from neighbors and is supportive of the application.

Nathan Painter, the applicant's attorney, gave an overview of the site plan process and reasoning for subdividing the parcel.

Mr. McGrath asked where the exits would be located. Mr. Painter said they plan to have one on Redding Road and one on Springhill Drive. Mr. McGrath asked if they had submitted site plans. Mr. Painter said they had submitted preliminary site plans. Ms. Kelly said that it was unclear from the site plans which way the homes will face, but it seems that the intent was for both to face Redding Road, although that could change.

Mr. Milam said they would work with the applicant on appropriate site plans. Ms. Pettit noted that the homes will have to go through their own neighborhood compatibility review.

Mr. Barringer asked how Staff determined which yard was the front yard. Mr. Milam said that for corner lots there are two front yards.

Mr. McGrath said he is concerned about additional curb cuts on Redding Road.

Mr. Milam said they could add a condition or requirement that the corner lot empty on to Springhill Road.

Mr. Westbrook moved, seconded by Mr. McGrath, to approve the 3519 Redding Road (DEV-02-24) application with the condition that the corner lot empty onto Springhill Drive.

VOTING AYE: Daniel Barringer, Matt McGrath, Shannon Tolliver, Bill Westbrook

VOTING NAY: None



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ABSENT: Kevin Carpenter, Marianne Mitchell, Donald Osterhout
ABSTAIN: None

The motion carried (4-0).

5. Updates from the Community Development Department

- Mr. Milam introduced the Community Development Department's intern, Victoria Brubaker.

6. Adjournment

Mr. Westbrook moved, seconded by Mr. Barringer, to adjourn.

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

The motion carried (4-0) and the meeting was adjourned at 9:14 pm.

ATTEST:

CHAIR:



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**BEFORE THE CITY OF UPPER ARLINGTON
BOARD OF ZONING AND PLANNING**

In Re: BZAP Application No. DEV-01-24

**HOLY TRINITY LUTHERAN CHURCH’S
BRIEF IN SUPPORT OF MAJOR SITE PLAN APPLICATION
AND CONDITIONAL USE APPLICATION**

I. INTRODUCTION

The Holy Trinity Evangelical Lutheran Church nka “Holy Trinity Lutheran Church” (“Church”) was incorporated in the State of Ohio in 1947 to provide religious activities and ministry. In 1951, the Church was built at 2001 Northwest Boulevard, which is now located in an R-1c, One-Family Residence District. The Church has been providing religious activities, services and ministry in the City of Upper Arlington and surrounding communities at that location for more than 72 years.

In March 2024, the Church filed an Application with the Board of Zoning and Planning (“BZAP”) for an Amended Major Site Plan for many exterior modifications to the Church. The modifications include: (1) two proposed freestanding signs – one replacing and slightly relocating an existing freestanding sign for the Church (on Northwest Blvd.) and a second new freestanding sign at the Church’s child development center (on Glenn Avenue); and (2) a proposed columbarium. The March 2024 application also included landscaping, skylights and other interior and exterior improvements.

The two proposed signs each require a variance primarily because they are located in a residential district. UDO 6.03. As staff indicated on pages 4-5 of the June 26, 2024 Staff Report (“Staff Report”), in 2009, BZAP granted a total of 11 variances, which were largely a result of existing conditions, including one variance for the existing Church monument sign on Northwest

Boulevard. Since the Church proposes to raze that existing sign and reconstruct a similar, but not identical, sign in a similar, but not identical, location (to accommodate other exterior improvements), a new variance is required for the replacement sign. A second modest on-premises monument sign is proposed at Glenn Avenue at the child development center that will also require a variance for a new sign.

The proposed columbarium requires a conditional use permit because the City's Unified Development Ordinance ("UDO") includes a columbarium in the definition of a cemetery. UDO 2.03. Cemeteries (including columbaria) are conditionally permitted *exclusively* in residential zoning classifications, including the R-1c district. UDO 4.05(f), 6.10 and Table 5A. A cemetery is not a permitted use in any zoning district or a conditional use in any non-residential zoning district in Upper Arlington.

The application now before this Board was amended to exclude aspects of the project that meet the standards of the UDO and are only subject to staff approval, such as all interior and some exterior maintenance items and improvements including skylights and landscaping. The elements that remain before this Board are the two requested sign variances and the proposed conditional use for the columbarium. The proposed variances and conditional use meet the requirements of the UDO and the provisions as will be shown at the hearing and as stated and recommended by staff. The Church asks BZAP to grant the requested minor variances and conditional use permit because they meet the standards of the UDO and are in compliance with all state and local laws.

II. EACH PROPOSED SIGN MEETS THE UDO STANDARDS FOR A VARIANCE AND THE VARIANCES SHOULD BE GRANTED BY BZAP, AS RECOMMENDED BY STAFF.

BZAP granted the Church a variance in 2009 for its freestanding monument sign located on Northwest Boulevard. The Church now needs a variance to raze and relocate that existing

monument sign slightly further to the west to accommodate new improvements to the land, essentially extending its existing 2009 variance to a new sign. The new sign will be of similar size (2' x 7' sign on a 1'6" stone base). The Church is also requesting a second sign variance to locate a new freestanding monument sign (2' x 2'6" sign on a 1'6" stone base) on Glenn Avenue to identify the child development center on the Church site and to separate its location, circulation and parking from other areas at the Church.

The factors "to be considered and weighed by BZAP" in determining whether the owner has practical difficulties sufficient to grant an area variance are set forth in Section 4.09(D)(1)-(9) of the Urban Development Ordinance ("UDO"). Each factor is stated below followed by a brief explanation of the Church's compliance with each element. There will also be testimony at the hearing on each element:

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

The subject parcel is large (1.81 acres) and irregular in shape (9 combined lots), particularly when compared to the surrounding properties and has frontage on three sides. A variance for the existing monument sign has previously been granted. The relocated sign on Northwest Boulevard will be a similar size at a similar location and is simply an extension and minor modification of the prior variance. A new variance for the second modest sign on Glenn Avenue should be granted to accommodate wayfinding for the child development center, and facilitate traffic circulation, parking, drop-off and safety for the users of the center. These conditions are unique to the Church which is located in a residential neighborhood.

- (2) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

To accommodate the renovations and improvements to the Church property in furtherance of keeping and maintaining the use of the historic Holy Trinity Lutheran Church, the sign on Northwest Boulevard must be slightly moved and will be replaced with a new structure more harmonious with the Church's architecture. The additional child development center sign is necessary for overall safety and business awareness, and better flow of

traffic within the Church area. While the Church can remain without the variances, lack of signage will be detrimental to its identification, essential church functions and particularly wayfinding of the public to the Church.

(3) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

The variances are not substantial and are the minimum necessary in order to replace and relocate the existing sign continue and identify the location of the child development center for the efficient use and operation of the Church, its members and the public. They are also in keeping with the historic nature and character of the Church in this residential neighborhood.

(4) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

The Church has been part of the neighborhood since 1951. It previously received a variance for a similar sign when this Board found it necessary for the same reasons as now. The neighborhood would remain unaltered by the replacement sign and a modest new sign and adjoining properties would suffer no detriment by the additional variances.

(5) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup;

Signs on the Church property have no adverse affect on governmental services in any way and assist service providers in locating and providing services to the Church and its child development center.

(6) Whether special conditions or circumstances exist as a result of actions of the current or a previous owner;

No. The Church has been operating at this location for more than 72 years. The replacement and new signs are necessary to continue those operations.

(7) Whether the property owner's predicament feasibly can be resolved through some method other than a variance;

The signs on the Church property require variances due to its location in the R-1c District. The variances are necessary to ensure safety and to inform people where the Church and its child development center are located.

(8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or

The Church has been maintained as a historic part of the community for decades. Substantial justice will be done by granting the variances, to permit the Church to continue its operations, provide identification, location, circulation and safety around the Church and its daycare for the general public and service provider, and allow the Church to continue to maintain and improve its property.

(9) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.”

The variances will not confer any special privilege that has been denied to other lands, structures, or buildings in the same district. There are a few other similar (church) uses in the same district and all are subject to similar regulations.

When this Board considers and weighs the factors for a variance, it is clear that the two variances should be granted, as recommended by Staff.

III. THE COLUMBARIUM MEETS THE UDO STANDARDS FOR A CONDITIONAL USE, AND A CONDITIONAL USE SHOULD BE GRANTED BY BZAP AS RECOMMENDED BY STAFF.

The factors “to be considered in the review of conditional use applications” are set forth in Section 4.05(F)(1)(a)-(i) of the UDO and in the Staff Report. Each standard is stated below followed by a brief explanation of the Church’s compliance with each standard. There will also be testimony at the hearing on each standard.

Under Section 2.03 of the UDO, a cemetery “means land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbarium, crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery.” A cemetery is a conditionally permitted use in all residential districts in Upper Arlington, including the R-1c district where the Church is located. The standards of UDO 4.05(F)(1) are as follows:

- (a) The conditional use is a permitted conditional use in the district for which it is proposed;

A cemetery is listed as a Conditional Use in the R-1 zoning district in Table 5-A.

- (b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the City's Master Plan or this UDO;

The application aligns with the code by allowing a conditional use for a columbarium at a historic church that is located in a residential district, the only district in which cemeteries are conditionally permitted. It is tastefully integrated into the existing architecture and structure of the Church and is an unobtrusive extension of an exterior wall. As staff reported, it is also "consistent and compatible with the historic character and outstanding residential environment of Upper Arlington, especially its Historic District."

- (c) The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The design and location of the columbarium is almost indistinguishable from the existing Church structure by design and location. It will not alter the essential character of the Church, the neighborhood, the general vicinity or change its character in any way. The columbarium seamlessly integrates into the already extant practice of religious expression and memorial of life at the Church.

- (d) The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses;

A columbarium is not hazardous. It is a historic practice that permits the end of life to be preserved with dignity and grace at a secure location on private Church property. It will not be disturbing to any neighbors. As staff stated, its use is "a quiet, peaceful retreat area for loved ones to remember their family and friends."

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

A columbarium has no effect on essential public services.

- (f) The conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

There are no additional public costs or impacts from a private columbarium on Church property.

- (g) The conditional use will not involve uses, activates, processes, materials, equipment and conditions or operations that will be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

The proposed columbarium will have no impact on traffic and will produce no noise, glare, or odors. It is a passive use of the Church property that is internal to the site. It is intended to be a quiet, thoughtful, reflective and meditative location for all.

- (h) The conditional use will have vehicular approaches to the property, which shall be designed so as not to interfere with traffic on surrounding public thoroughfares;

The proposed columbarium will have no impact on the existing vehicular approaches and access to the Church property and no significant impact the current use of Church and its property.

- (i) The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance;

The proposed columbarium will have no impact on any existing natural, scenic, or historic feature of major importance on the Church property, which will not change.

The Columbarium meets all requirements for a Conditional Use Permit, and it should be granted, as recommended by staff.

IV. BY REGISTERING THE “HOLY TRINITY LUTHERAN CHURCH MEMORIAL PARK” AS A CEMETERY WITH THE OHIO DEPARTMENT OF COMMERCE, THE CHURCH HAS DONE ALL THAT IS REQUIRED BY THE STATE OF OHIO TO POSSESS AND MAINTAIN A COLUMBARIUM ON ITS PRIVATE PROPERTY.

When the proposed columbarium initially came before this Board, issues were raised by neighboring property owners regarding other state law requirements that might be applied to the

proposed use and may supersede the UDO. There are none and the Church has met all of the state requirements for its proposed columbarium.

Both the City of Upper Arlington and the State of Ohio consider a columbarium a cemetery. UDO 2.03 and Ohio Revised Code (“R.C.”) 4767.02(A), 4757.02. The only state law requirements that apply to the Church for its proposed columbarium are those requiring the Church to register with the Ohio Department of Commerce to own, operate, or maintain a cemetery. R.C. 4767.02(A), 4767.03. The Church applied for and received a “Cemetery Benevolent / Religious Registration” for the “Holy Trinity Lutheran Church Memorial Park” from the Ohio Department of Commerce for a columbarium on its property on April 11, 2024. See Exhibit B. There are no additional state law requirements for a church to own or operate a cemetery other than this registration and its annual renewal. There are also no state statutes that regulate the location of a cemetery within a municipality, which is exclusively within the constitutional authority of the City of Upper Arlington. Ohio Constitution, Article XVIII, Section 7 (Home Rule) and Section 3 (Police Powers).

There are provisions in R.C. Chapter 1721 that regulate “a company or association *incorporated for cemetery purposes.*”¹ These entities are statutorily authorized to “appropriate or otherwise acquire” property for a cemetery and regulated by R.C. Chapter 1721. R.C. 1721.01.

¹ The Church is much different than a cemetery association which is “[a] company or association incorporated for cemetery purposes.” R.C. 1721.01. This is consistent with the history of the legislation. Prior to the reclassification of laws into the Ohio Revised Code, Section 1721.01 was part of the General Assembly’s passing of laws on February 24, 1848, which became Chapter 9 of Title II of Part 2 Sections 3571-3586. *State ex rel. Stuart v. Meyer*, 19 Ohio App. 436, 444, 3 Ohio Law Abs. 575 (6th Dist. 1925). These laws were created to distinguish and hold separate corporations that were made specifically for the purposes of creating a cemetery and even granted them the right to appropriate land for the cemetery purposes. A church has no such powers.

This distinction is further evidenced by the Ohio Department of Commerce’s treatment of Cemetery Associations as compared to churches. The Ohio Department of Commerce’s website has different headings for a Cemetery Association and churches. Ohio Department of Commerce, *Ohio Cemetery Registration Guide*, <https://com.ohio.gov/divisions-and-programs/real-estate-and-professional-licensing/cemeteries/guides-and-resources/ohio-cemetery-registration-guide> (accessed Jun. 18, 2024).

According to the Ohio Department of Commerce, only seven to nine percent of all cemeteries in Ohio are owned and operated by “cemetery associations.” The Church is not a cemetery association or an association incorporated for cemetery purposes.

The Church was incorporated in 1947 “to maintain and carry forward Christian activities and charities” “for worship and religious education, and to do all things appertaining thereto” “in accordance with the Word of God and the doctrines and practices of the Evangelical Lutheran Church” not solely for cemetery purposes. See Articles of Incorporation, Exhibit A. The columbarium is an integral part of the religious activities of the Church, much like a funeral or other church activities relating to the human experience and religious doctrines, from the beginning of life until its end. Furthermore, the state did not register the Church as a cemetery association. Instead, it registered the proposed columbarium as a “Cemetery Benevolent / Religious Registration.” The Church is not subject to other state statutory regulations of cemetery associations.

There have been assertions that state law restricts the proximity of a cemetery (including a columbarium) to a dwelling. R.C. 1721.03. That statute applies only to “a company or association incorporated for cemetery purposes” or “a benevolent or religious society.” It does not apply to churches. Churches are not restricted by state law from locating cemeteries on their private property, so long as they register their cemeteries with the Ohio Department of Commerce under R.C. 4767.02 and 4767.03. That distinction was recognized in *State ex rel. Stuart v. Meyer*, 19 Ohio App. 436, 443-444, 448 (1925).

The Church has complied with the only state statutes that apply to it and registered with the Ohio Department of Commerce. R.C. 4767.01-.03. The Church is acting within its capacity

as a corporation for religious purposes and may devote a portion of its privately owned real estate to cemetery purposes. *Stuart v. Meyer*, *id* at 450.

V. CONCLUSION

The Church meets the factors and standards of the UDO for the two variances and a conditional use permit for a cemetery, as identified and recommended by staff, and requests that BZAP grant its application. In addition, the Church has complied with all the laws of the State of Ohio, which cannot be a basis for the denial of the conditional use permit by this Board.

Respectfully submitted,

/s/ Catherine A. Cunningham

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Columbus, OH 43215
(614) 462-5486
E-mail: ccunningham@keglerbrown.com

*Counsel for Applicant,
Holy Trinity Lutheran Church*

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UNITED STATES OF AMERICA,
STATE OF OHIO,
OFFICE OF SECRETARY OF STATE

I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that the paper to which this is attached is a true and correct copy from the original record now in my official custody as Secretary of State.



Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 20th day of June, A.D. 2024.

Ohio Secretary of State

A handwritten signature in blue ink, appearing to read "Frank LaRose".

Validation Number:

202417203310



THE STATE OF OHIO, COUNTY OF Franklin, ss.

Personally appeared before me, the undersigned, a Notary Public, in and for said county, this 26th day of April, 1947, the above named, Rolland E. Miller and W. H. Knodner and G. R. Mayo, who each severally acknowledged the signing of the foregoing articles of incorporation to be his free act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year last aforesaid.

(SEAL)

Harold M. Palmer
Notary Public,
HAROLD M. PALMER, Notary Public, State of Ohio

§8623-97. A corporation not for profit may be formed hereunder for any purpose or purposes not involving pecuniary gain or profit for which natural persons may lawfully associate themselves, provided that where the General Code makes special provisions for the filing of articles of incorporation of designated classes of corporations not for profit, such corporations shall be formed under such provisions and not hereunder.

§8623-98. Any number of persons, not less than three, a majority of whom are citizens of the United States, may become a corporation not for profit by subscribing, acknowledging and filing in the office of the secretary of state articles of incorporation, hereinafter called "articles," setting forth:

1. The name of the corporation;
2. The place in this state where the principal office of the corporation is to be located;
3. The purpose or purposes for which it is formed;
4. The names and postoffice addresses of its trustees, not less than three, who are to serve until the first annual meeting or other meeting called to elect trustees;
5. If desired, the names of any persons who, together with the subscribers to the articles, are to be members of the corporation upon organization;
6. If desired, any qualifications for membership in such corporation;
7. Any lawful provision which may be desired for the purpose of defining, limiting or regulating the exercise of the powers of the corporation, and of the trustees and of the members, or of any class of members, and for the purpose of creating or defining rights and privileges of the members among themselves. Any provision authorized to be made in the regulations of such corporation may, if desired, be included in its articles.

No name may be used which shall be likely to mislead the public.

50 O'Leary

17-0

Page 180 Line 27
Number 201627
Form B

Articles of Incorporation
—OF—
THE HOLY TRINITY EVANGELICAL
LUTHERAN CHURCH

C-161-2330
Filed in the office of the Secretary of State,
at Columbus, Ohio, on the 28 day of
April, 1947, and recorded
in Volume 527 Page 206
of the Records of Incorporation.
Samuel J. Hunsicker
Secretary of State.

REMARKS
Articles of incorporation must be subscribed by at least three persons, a majority of whom must be citizens of the United States. They may be acknowledged before any officer who is authorized to take acknowledgment of deeds.
FILING FEE \$25.00

Mail to Harold M. Palmer
Name Harold M. Palmer
Address 44 E. Broad Street
City Columbus State Ohio

C161 2381

APPROVED
FOR FILING

Articles of Incorporation

—OF—

DATE

THE HOLY TRINITY EVANGELICAL LUTHERAN CHURCH

The undersigned, a majority of whom are citizens of the United States, desiring to form a corporation, not for profit, under the General Corporation Act of Ohio, do hereby certify:

FIRST. The name of said corporation shall be.....

The Holy Trinity Evangelical Lutheran Church

SECOND. The place in this State where the principal office of the corporation is to be located is

City of Upper Arlington
(City, Village or Township)

Franklin

County.

THIRD. The purpose or purposes for which said corporation is formed are:

- A. To establish and maintain a religious association in accordance with the Word of God and the doctrines and practices of the Evangelical Lutheran Church; to receive and disburse gifts, donations, bequests, legacies, and funds originating from other sources; to maintain and carry forward such christian activities and charities as properly belong to the church orgination.
- B. To acquire, hold, convey, lease, mortgage, sell or otherwise dispose of real or personal property necessary or convenient to which purposes; to borrow money and contract debts; to contract for the construction and maintenance of necessary buildings for worship and religious education, and to do all things appertaining thereto.

FOURTH. The following persons shall serve said corporation as trustees until the first annual meeting or other meeting called to elect trustees

GIVE STREET AND POSTOFFICE ADDRESS

<i>Ralph C. Ansel</i>	<i>1257 Hammond Pl.</i>
<i>Barton J. Ansel</i>	<i>555 Lindsey St.</i>
<i>Lester R. Kink</i>	<i>843 Timberman Rd.</i>
<i>Marion H. Good</i>	<i>1004 Sells ave</i>

IN WITNESS WHEREOF, We have hereunto subscribed our names, this..... day of

April

19*47*

Rolland E. Millison

Wm. H. Kink

Chas. R. Ling

INCORPORATORS.

ALL ARTICLES OF INCORPORATION FILED MUST BE ACCOMPANIED BY FOLLOWING
DESIGNATION OF AGENT.

Original Appointment of Agent

(Section 8623-129, G. C. O.)

C161 2332

KNOW ALL MEN BY THESE PRESENTS, That Dale O. Roscoe
(Name of agent)
of 1257 Thornwood Place, in Columbus 8, Ohio
(Street or Avenue) (City or town)
Franklin County, Ohio, a natural person and resident
of said county, being the county in which the principal office of
The Holy Trinity Evangelical Lutheran Church located, is hereby appointed as the person on
(Name of corporation)
whom process, tax notices and demands against said The Holy Trinity Evangelical Lutheran Church
(Name of corporation)
may be served.

THE HOLY TRINITY EVANGELICAL LUTHERAN CHURCH
(Name of corporation)

Rolland E. Milliser

W. H. Knoderer

G. R. Lingo
(Incorporators)

Columbus, Ohio,

APR 26 1947

1947

THE HOLY TRINITY EVANGELICAL LUTHERAN CHURCH
(Name of corporation)

Gentlemen: I hereby accept the appointment as the representative of your company upon
whom process, tax notices, or demands may be served.

Dale O. Roscoe
(Agent)

State of Ohio,

County of Franklin, ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County,
this 26th day of April, 1947, the above
named Dale O. Roscoe who acknowledged the signing of the
foregoing to be his free act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal on the day and year last aforesaid.

Harold L. Jensen
Notary Public in and for

Franklin County, Ohio.

Ohio Department of Commerce
Division of Real Estate & Professional Licensing

ORIGINAL ISSUE DATE: 04/11/2024

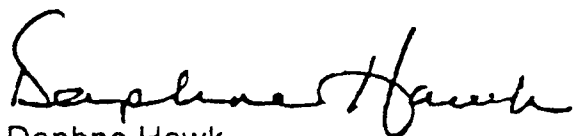
REGISTRATION NO.: 2024002395

TYPE: Cemetery Benevolent / Religious Registration

Holy Trinity Lutheran Church Memorial Park

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

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



Daphne Hawk,
Superintendent

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

EXHIBIT

B

7/10/2024 | 6:00 PM

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

Members Present: Daniel Barringer, Todd Boyer, Shannon Tolliver, Bill Westbrook

Members Absent: Kevin Carpenter, Matt McGrath, Marianne Mitchell

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

1. Oaths of Office

Ms. Emison administered Oaths of Office to Shannon Tolliver and Richard Todd Boyer.

2. Call to Order

Chair Tolliver called the meeting to order at 6:03 pm.

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

VOTING AYE: Daniel Barringer, Todd Boyer, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Kevin Carpenter, Matt McGrath, Marianne Mitchell

ABSTAIN: None

The motion carried (4-0).

3. Election of Officers

a. Motion to elect BZAP Chair



Mr. Barringer moved, seconded by Mr. Westbrook, to elect Shannon Tolliver as BZAP Chair. Shannon Tolliver accepted the nomination.

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

The motion carried (4-0).

b. Motion to elect BZAP Vice Chair

Mr. Barringer moved, seconded by Mr. McGrath, to elect Marianne Mitchell as BZAP Vice Chair. Chair Tolliver confirmed that Ms. Mitchell would accept the nomination.

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

The motion carried (4-0).

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

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.**

Ms. Kelly provided a brief update on the application which includes improvements to the backyard. It will include a patio space with a free-standing wood-burning fireplace and seat walls. The homeowner would like to put the fireplace as close as five feet to the side and rear property lines. The proposed seat walls are in the easement, so the application will require approval by the City Engineer. The City Engineer has confirmed they will approve, but they would like the seat walls to be at least five feet from the sanitary sewer line. Ms. Kelly stated they do occasionally get complaints about this type of backyard use, so they are cautious in recommending approval so close to the property line. She said that Staff has discussed the



project with the City's Fire Marshall and Building Official and they do not believe there should be an issue with meeting code requirements.

Andrew Hampel, the applicant's contractor, stated there is no other place to locate the fireplace without attaching it to the house. He noted that there is a metal cage at the top of the fireplace to prevent any sparking. He also said the fireplace is 12 feet tall and the height will help reduce any smoke issues. The noise will not be excessive; it will be a typical backyard use. He noted that all the neighbors are supportive and have written letters. They plan to add landscaping and it is designed to fit into the neighborhood. Mr. Hampel noted that the viewline will be towards another garage.

Chair Tolliver asked what would change if the fireplace was against a structure, such as the garage. Mr. Milam said that it would eliminate the 15-foot setback requirement, but it would introduce other issues. Mr. Barringer said that if attached it would trigger the building code. Mr. Barringer said he is uncomfortable adding a television so close to the property line.

Mary Ellen Hatch, the property owner, presented pictures of the yard and potential location of the fireplace and patio (attached hereto and incorporated herein as Exhibit A). She noted all the landscaping that has been added and that her neighbors are supportive of the project. She said that all the noise will be directed inwards towards their backyard, not towards their neighbors' yards.

Mr. Barringer said he remains concerned with the previous fireplace case, which was gas, smaller and did not have a television. He does not want to set a precedent for the future. Chair Tolliver said she also struggles with approving the project. Mr. Westbrook noted that there are only a small number of members present at the meeting tonight.

Mr. Milam showed the previously approved freestanding fireplace, which was 11 feet in height, gas, included a television, and was located three feet from the property line.

Mr. Barringer said he would like to know more about the smoke and would prefer no noise-making accessories. Ms. Hatch said she would remove the television, if that is an issue. They will be running gas and electric out to the fireplace for lights. Ms. Hatch noted that the proposed fireplace faces garages.

Mr. Westbrook asked if the applicant would switch from wood-burning to gas. Ms. Hatch said that while they have both in their home, she prefers it



to be woodburning outside, but if that is what it takes to get the project approved, she would change. Mr. Westbrook said that he would be more supportive if it was switched to gas. The contractor said that he has never had an issue with smoke from the fireplaces he has built.

Mr. Westbrook suggested that the applicant postpone. Chair Tolliver recommended that they give the design another look or try and locate it somewhere else. Ms. Hatch asked if switching the fireplace to wood-burning and removing the television would allow the Board to support the application. Mr. Westbrook stated he is not as concerned with the smoke issue, but they want to consider the neighbors.

Mr. Milam noted that the television is potentially 10 feet from the property line, if mounted. Mr. Barringer said they could add a condition that any entertainment must be 10 feet from the property line.

Mr. Boyer said he is fine with the fireplace because of the location being close to garages, even though it is large. Ms. Kelly noted they are below the 15-foot height limit.

Chair Tolliver also stated that there are conditions for a Hold Harmless Agreement and approval by the City Engineer.

Chair Tolliver asked for public comment; there was none.

Mr. Barringer moved, seconded by Mr. Westbrook, to approve the 1942 Collingswood Road variance (VAR-34-24) application with the conditions that a Hold Harmless Agreement be submitted and approved and approval by the City Engineer.

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

The motion carried (3-1).

- 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.**

Mr. Milam gave an update on the project and stated the applicant looked at the color palette, roof pitch, and materials. He reviewed the new elevations:



stone was added to the garage; the roof pitch was changed and earth-toned colors were added. The third-party architect reviewed the plan and does not recommend additional changes.

Andrew Sarrouf, the applicant provided samples of the materials and noted the changes they made. He said they selected warmer colors and felt these fit with the neighborhood.

Mr. Milam reviewed the City Manager's Neighborhood Compatibility guidelines. For a modern house it must fit into the street segment in terms of materials, setbacks and roof height. Chair Tolliver asked if the roof pitch was the only major item that changed. The applicant confirmed.

Mr. Westbrook said he is supportive of the changes; he likes the color and stone that was added. Mr. Barringer asked if there were any landscape plans that could be reviewed by the City Forester. Mr. Milam said that could be added as a condition. The applicant agreed to have the plan reviewed by the City Forester.

Chair Tolliver asked for public comment and the following people came forward:

- Jennie Ferguson, a neighbor stated that the architectural style is quite modern and it is very high at 31 feet. She noted that the third-party architect only approved the plan as long as a modern home is compatible. She feels the modern components and the height do not fit in with the street segment. Ms. Ferguson passed out a presentation on the street segment homes (attached hereto and incorporated herein as Exhibit B). She noted that they were mostly colonial and ranch homes. Ms. Ferguson said that this is a spec home, there is no homeowner requesting the variance. She would like to continue to have conversations about the architecture. She does not want this to create a precedent. She would like more neighbors to have a chance to speak.

Mr. Boyer asked if the property at 3140 Asbury Drive required a variance. Mr. Barringer said that it most likely did not because it was not considered "modern". Ms. Ferguson said that there are no "modern" homes in the street segment.

Mr. Milam said that the home at 3140 Asbury Drive was built in 2018, which was when the Neighborhood Compatibility guidelines were just being evaluated.



Mr. Westbrook noted that 3141 Asbury Drive does not look colonial. Ms. Ferguson said the issue is all the other new homes have garages integrated into their architecture and blend into the front of the home.

Chair Tolliver asked if there were any other residents interested in this application. Mr. Milam said that they have not had any direct communication from any other neighbors. He also noted that a number of the street segment homes had come before BZAP for various reasons.

Mr. Milam reviewed the impetus for the Neighborhood Compatibility policy.

Mr. Westbrook said he was aware of the house that triggered the Neighborhood Compatibility policy and its construction has not hurt the neighborhood at all. Mr. Barringer said the design seems to blend in with the street and the street does have a variety of styles.

Mr. Milam reviewed the initial landscape plan that was submitted, which highlighted retaining existing trees. There will also be multiple trees added.

Mr. Boyer asked the applicant if they looked at using different materials. The applicant said they incorporated stucco to avoid looking too dark without being too complicated. Mr. Boyer said he is satisfied with the scale of the home.

Mr. Barringer moved, seconded by Mr. Westbrook, to approve the 3134 Asbury Drive variance (VAR-37-2024) application.

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

The motion carried (4-0).

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.**

Mr. Milam gave an overview of the project which includes a new fence that backs up to a shared use path by Wyandotte Park. It would include two



facing fences with acoustic panels on the inside. There are no other eight-foot fences located along Riverside Drive. The only other acoustic panels are installed behind Whole Foods.

Jane Vandenburg, a resident, explained why their neighborhood association would like to install a new fence. The increased traffic on Riverside Drive makes it almost impossible to carry on conversations in their backyards. They are interested to see if the Board is supportive. The southern end is rental units that have already put up a new fence. On the north end is a park and vegetation. They are looking at acoustically absorbent or more noise reflective fence options.

Chair Tolliver asked where eight-foot fences are allowed. Mr. Milam said they are allowed where residential is adjacent to commercial property, as long as they are not in the front yard.

Mr. Barringer said he would be more comfortable if the fence was just along Riverside Drive. Chair Tolliver asked what they gain from the extra two feet of fence. Ms. Vandenburg said it is an expensive undertaking and they would like to get as much abatement as possible.

Mr. Barringer said he would be supportive of eight feet only on Riverside Drive and then six feet otherwise. Chair Tolliver understands the issue, but would be supportive of eight feet only on Riverside Drive.

Mr. Boyer asked if the acoustical abatement material would need any sort of variance; Mr. Milam said it would not. Mr. Milam noted there was also a low stone wall by the existing fence.

6. Updates from the Community Development Department.

Mr. Milam gave the following update:

- Overview of the next steps in the Envision Henderson process.
- Scioto Villas signed off on the plat; expect movement shortly.
- Golden Bear project construction should begin in the next two weeks.

7. Adjournment

Mr. Westbrook moved, seconded by Mr. Barringer, to adjourn.

VOTING AYE: Daniel Barringer, Todd Boyer, Shannon Tolliver, Bill Westbrook

VOTING NAY: None

ABSENT: Kevin Carpenter, Matt McGrath, Marianne Mitchell



ABSTAIN: None

The motion carried (4-0) and the meeting was adjourned at 7:37 pm.

ATTEST:

CHAIR:







BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



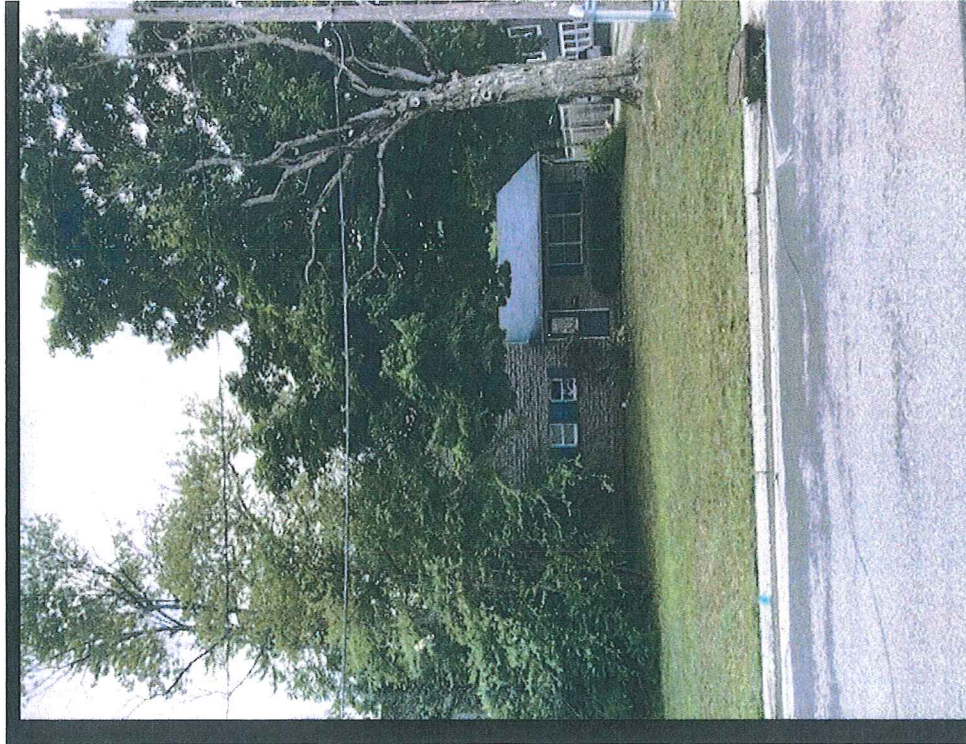
3148 Asbury Drive



3140 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3134 Asbury Drive



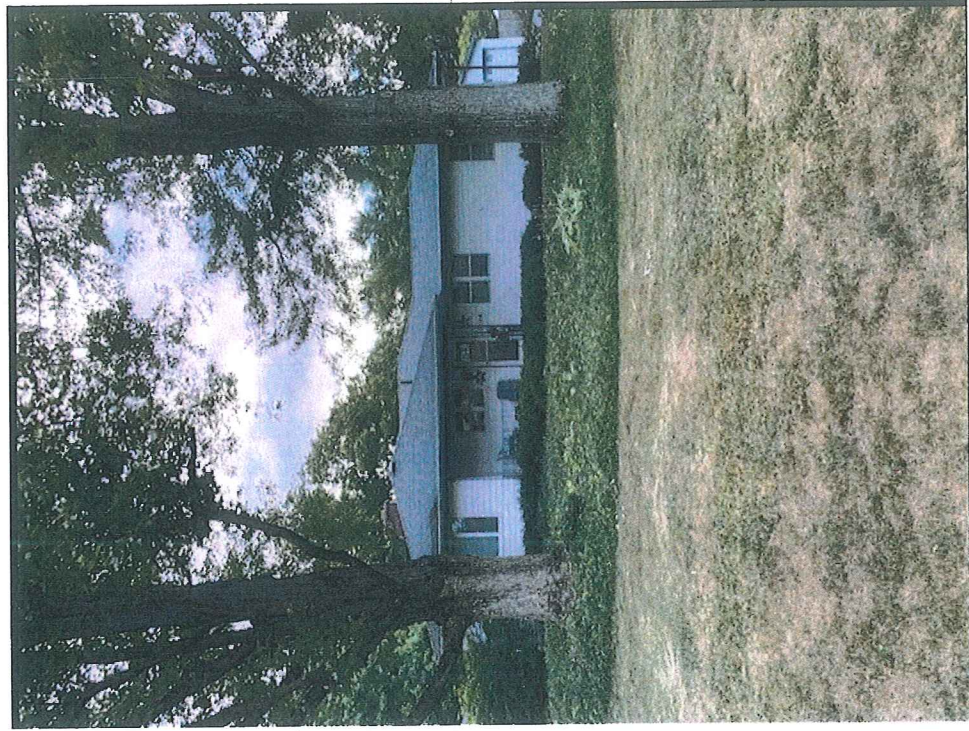
3126 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

**BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)**



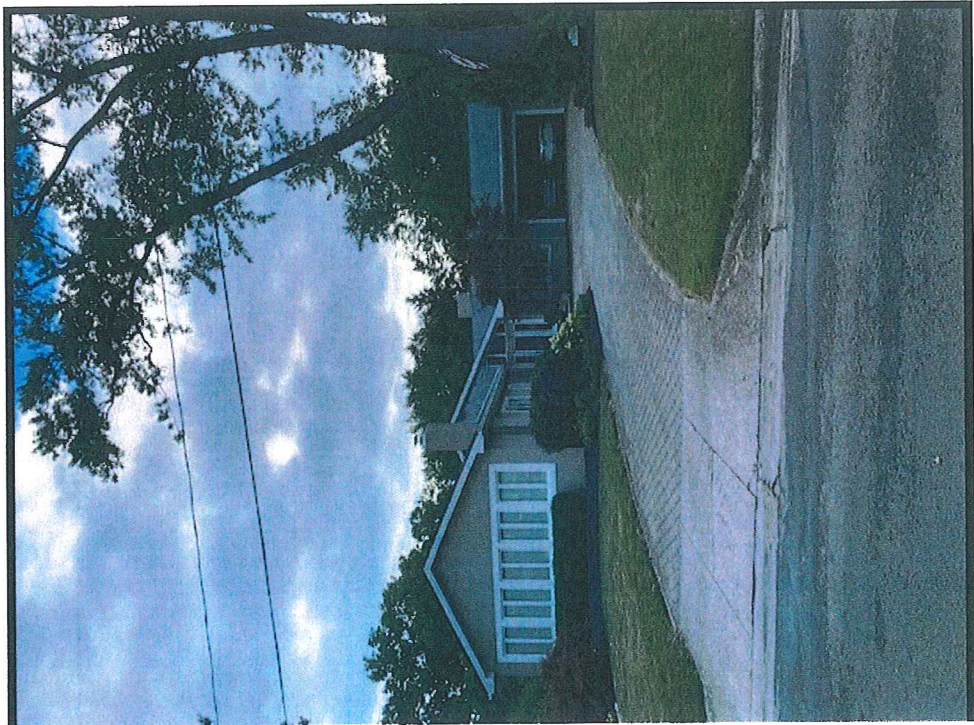
3112 Asbury Drive



3106 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3096 Asbury Drive



3084 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3072 Asbury Drive



3016 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



2990 Asbury Drive



2380 Farleigh Road (corner of Farleigh and Asbury)

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



2400 Farleigh Road (corner of Farleigh and Asbury)



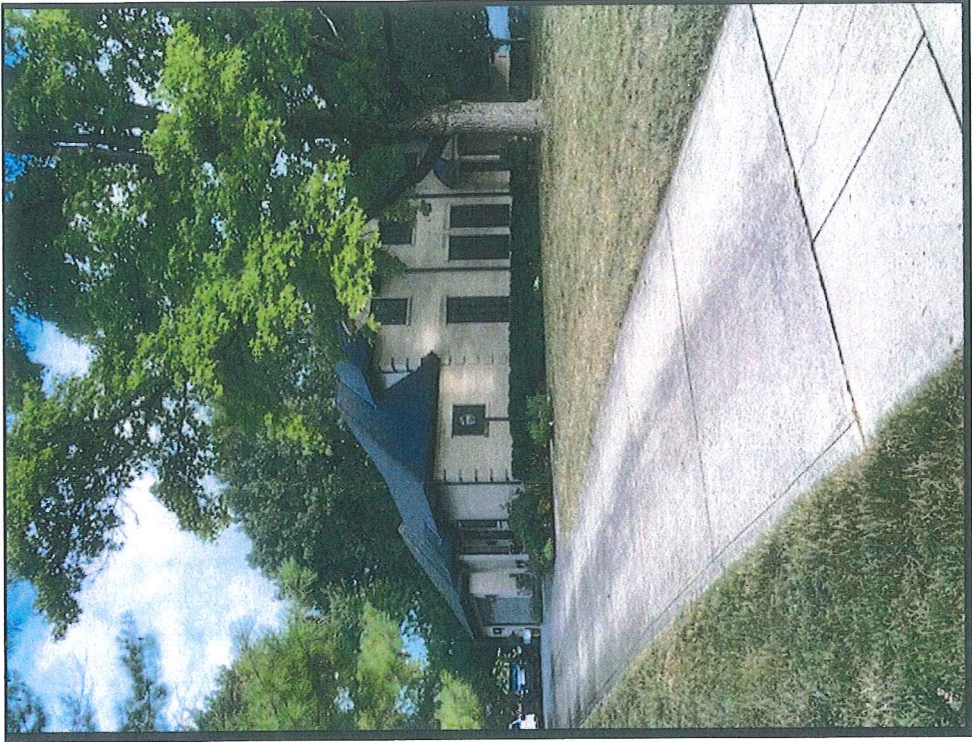
3001 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3013 Asbury Drive



3027 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3041 Asbury Drive



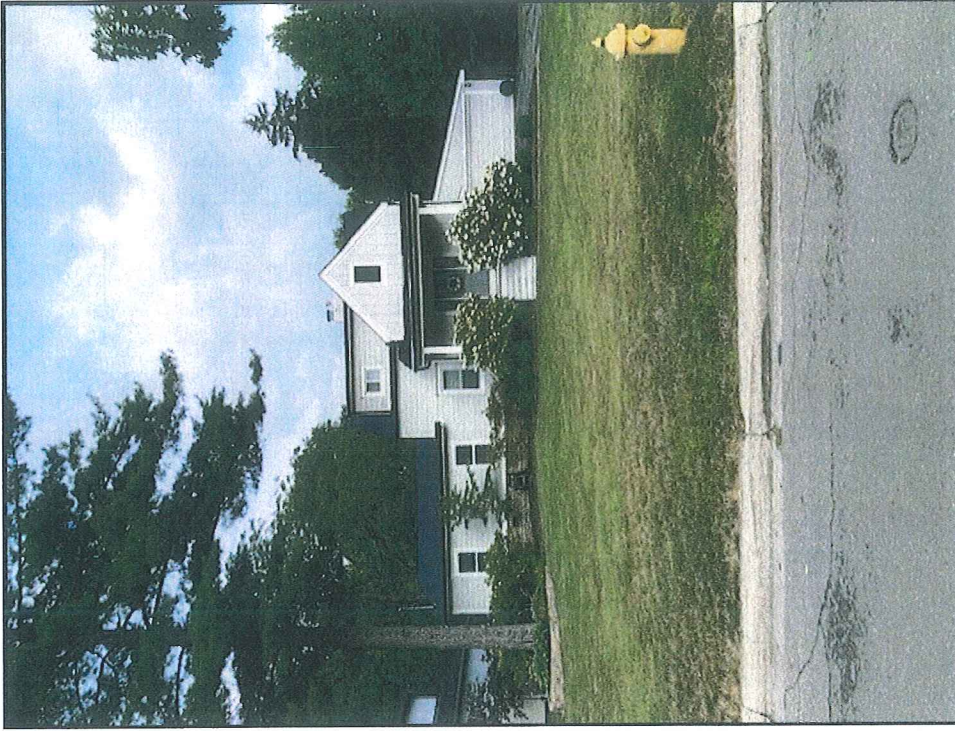
3041 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

**BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)**



3063 Asbury Drive



3075 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3087 Asbury Drive



3101 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3135 Asbury Drive



3117 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

BZAP Meeting Date: July 10, 2024
3134 Asbury Drive (VAR-37-24)



3137 Asbury Drive



3141 Asbury Drive

Street Segment: Asbury Drive between intersecting streets of Zollinger Road and Farleigh Road as defined by Section 2, Policy for Neighborhood Compatibility (adopted August 23, 2022).

Authors: Victoria Brubaker, Intern

BZAP Meeting Date: July 24, 2024

Subject: 2244 Cranford Road (VAR-38-24) - To allow a carport that is 50'-5" from the front property line, when a 60-foot setback is the minimum.

Site Description/History

The subject property, 2244 Cranford Road, is located on the north side of the street, between Ramsgate and Mountview Roads, and is zoned [R-1c](#), One-Family Residence District. The property is 60' x 125', similar to others in the neighborhood. It was platted with a 35-foot building setback line as Lot #31 in Block #30 in the [River Ridge](#) subdivision. A one-story home sits along the building setback line. The home was constructed in 1952 and purchased by the applicant in March 2003.

Proposal

The proposal includes the construction of a 19'-3" x 10'-6" (202 square-foot) detached carport with an enclosed area for storage on its south end measuring 6'-8" x 10'-6" (70 square feet). The carport will be less than one-foot from the residence, but it will remain detached, and is three feet from the side property line. It is roughly nine feet tall, will have a low-sloping roof and the storage area will be finished with siding. The structure will be built atop an already existing area of blacktop. A concrete pad currently exists on the property in a similar location and will be removed. An addition to the rear of the home has also recently been permitted and is under construction. A patio at the rear of the property is also planned for the future.

Zoning Code Requirements

- To allow a carport that is 50'-5" from the front property line, when a 60-foot setback is the minimum ([Article](#) 6.09).

This ordinance was established to ensure detached carports and garages remain secondary to the principal structure.

Alternatives

The applicant has examined other possible site plans, and this location best fits their needs, while still situating the structure as secondary to the main home from the street.



Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal will reduce development cover by eliminating current paving and reducing the driveway. This is a typical structure for the neighborhood and will not alter the essential character of the neighborhood (Finding #4). Therefore, Staff recommends approval of the application as submitted.

Attachments

1.	BZAP Staff Report Pics - 2244 Cranford Road
2.	2244 Cranford Rd - Variance App

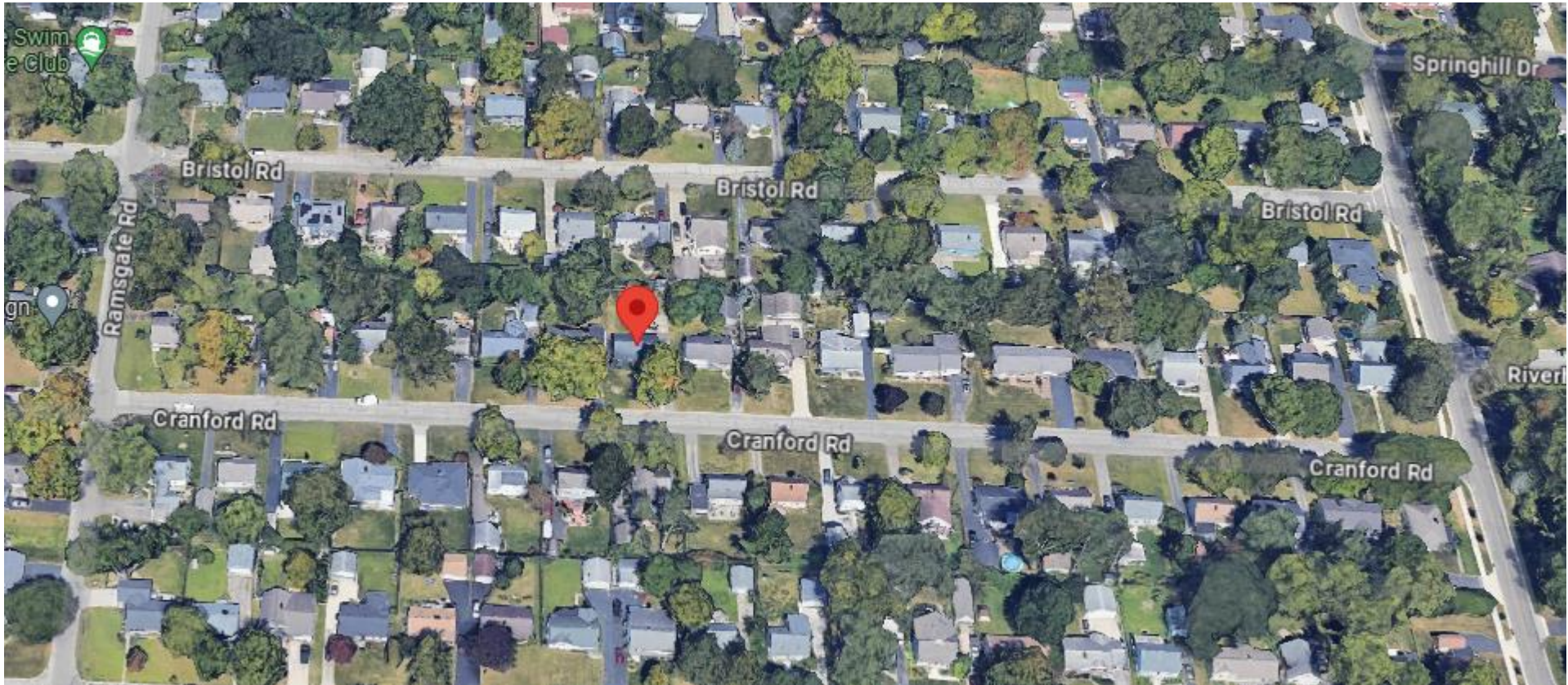


2244 Cranford Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



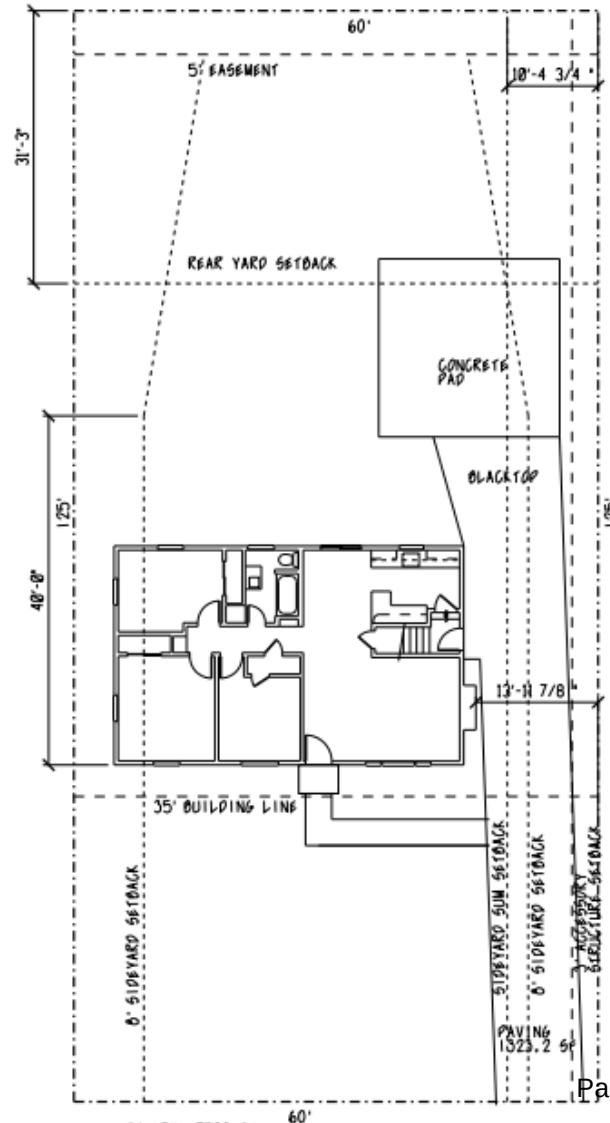
Existing Cranford Road Elevation



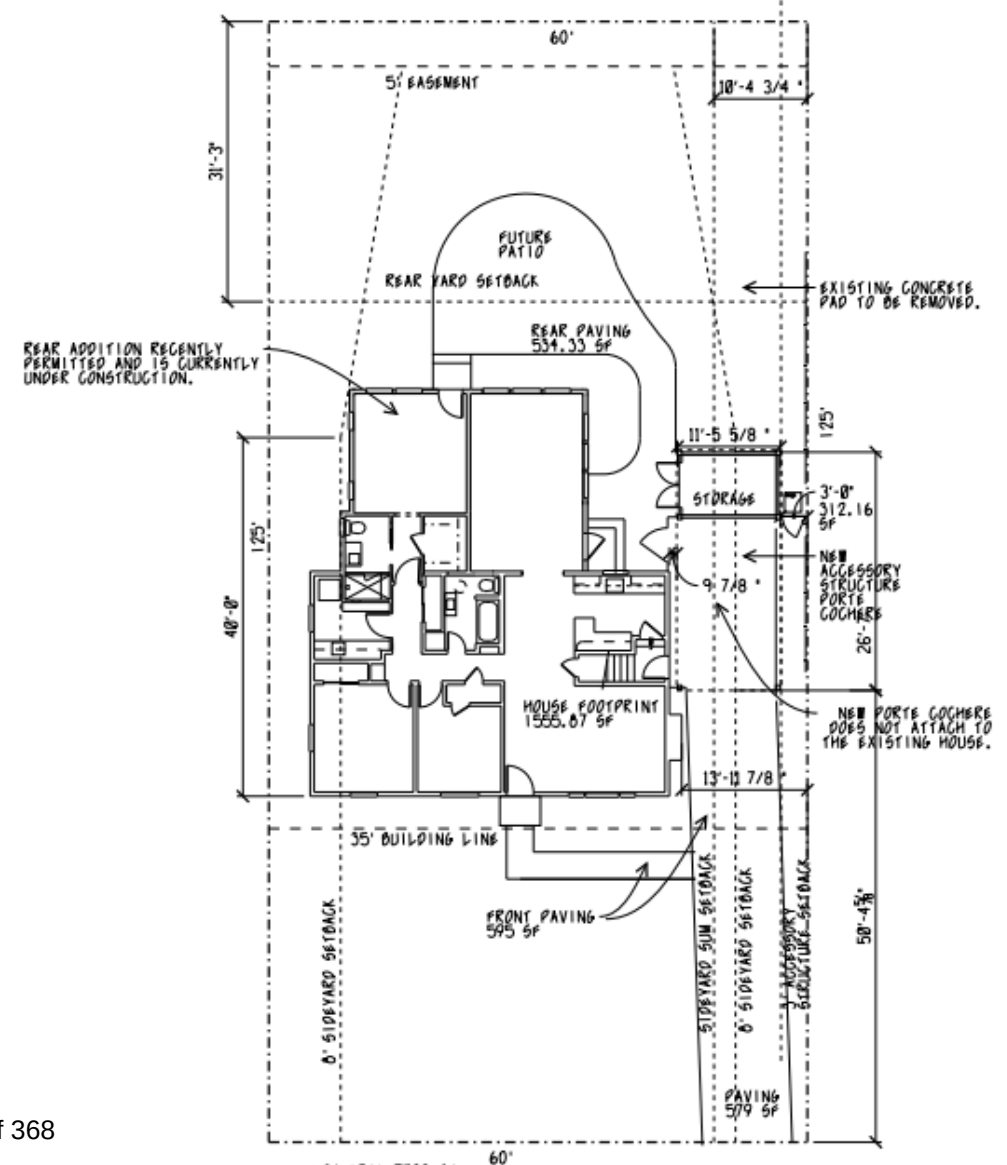
Existing Driveway



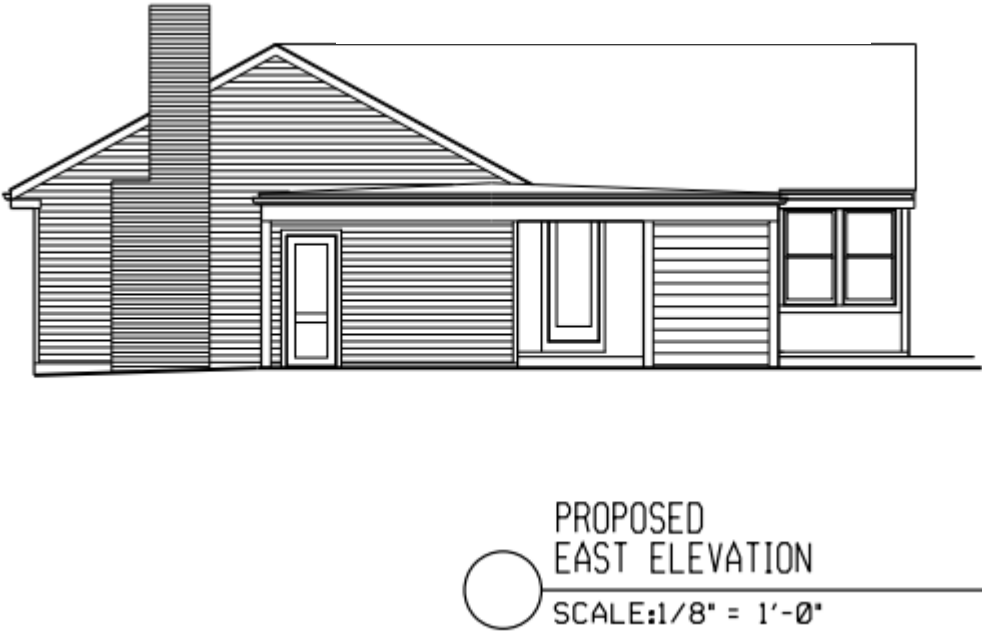
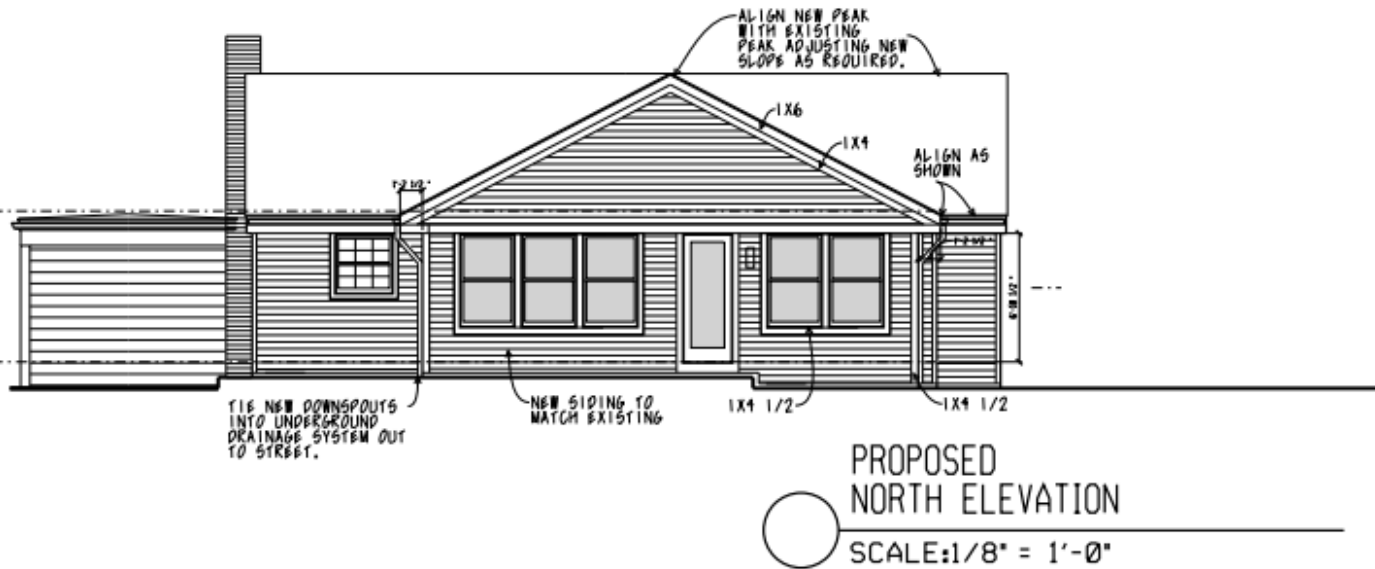
Existing & Proposed Site Plans



Page 63 of 368



Proposed Elevations





24-2776

Variance Application

Status: Active

Submitted On: 6/18/2024

Primary Location

2244 CRANFORD RD
UPPER ARLINGTON, OH 43221

Owner

SMUCKER SARA C
CRANFORD 2244 COLUMBUS,
OH 43221

Applicant

 Juliet or David Bullock
 +1 614-935-0944
 bullock.juliet@gmail.com
 4886 Olentangy Blvd
Columbus, OH 43214

Variance Information

Describe Variance Request

Add a porte cochere to the east side of the residence closer than is permitted to the front property line. It will be 50'-4 1/2"" to the front property line in lieu of the required 60'

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?

This area has smaller lots, and home's setback is only 35' which is not typical for UA. This request will reduce the development cover in the back yard and the architecture of the home will be enhanced by this proposal.

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 in fact there are other similar porte cochere's in this neighborhood.

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

No this is a subtle addition setback from the main facade, and should have no impact to the neighbors.

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?

We feel this is the best solution to reduce development cover, and allow the owner to access the house under cover. It also maximizes reyard, will eliminate current paving, and reduces driveway.

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

A structure such as this is typical for the neighborhood and is an affordable alternate to a garage which would take up much more greenspace.

INDEX TO DRAWINGS

- SHEET 1 SITE PLAN
SHEET 2 FOUNDATION PLAN
ASBUILT FIRST FLOOR PLAN
SHEET 3 PROPOSED FIRST FLOOR PLAN/MEP
SHEET 4 EXTERIOR ELEVATIONS
SHEET 5 SECTION
SHEET 6 S-1 STRUCTURAL

BUILDING CODE INFORMATION

NEW ONE STORY BEDROOM/BATH AND THREE SEASON ROOM
TO THE REAR
ADDITIONS 541.2 SF
AFFECTED AREA 656.2 SF

ZONING INFORMATION

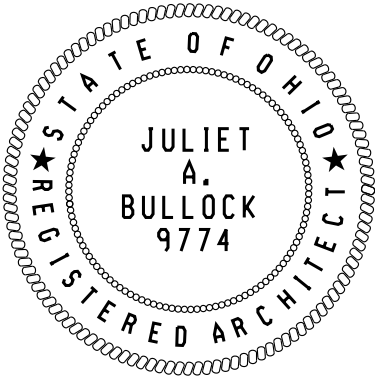
070-006872-00
ZONED R1-C

GENERAL NOTES

DO NOT SCALE THE DRAWINGS AS THE PRINTING PROCESS CAN DISTORT THE DRAWINGS.
THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS/OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
THE ARCHITECTS IS RESPONSIBLE FOR ONLY THOSE ITEMS SHOWN ON THE DRAWINGS.
THE GENERAL CONTRACTOR IS TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THESE SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTABLE ENGINEERING PRACTICES.
NO WORKS SHALL COMMENCE UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED UNDERGROUND UTILITIES AND THAT MAY POTENTIALLY BE A HAZARD.
ALL ROOF WATER FROM ANY BUILDING SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER OR STORM SEWER AS APPLICABLE THROUGH THIN WALLED PVC CORRUGATED ADS OR OTHER APPROVED EQUIVALENT HAVING MINIMUM DIAMETER OF 4" BEDDED IN SAND AND LAID TO PROPER GRADE.
ANY EXTERIOR MODIFICATIONS TO THE PLANS AS DRAWN ARE TO BE REVIEW AND APPROVED BY THE APPROPRIATE AREA COMMISSION AS APPLICABLE.

GENERAL PLAN NOTES

VERIFY INTERIOR FINISHES WITH THE OWNER, INCLUDING FLOOR COVERINGS,CABINETRY, FIXTURES, DOORS AND TRIM.
CONFIRM TRIM SPECIFICATIONS WITH OWNER.
ELEVATIONS ON FLOOR PLANS ARE FOR GENERAL REFERENCE ONLY.
NEW FINISH SECOND FLOOR TO ALIGN WITH EXISTING. FIELD VERIFY EXACT HEIGHT.
CONTRACTOR TO VERIFY ALL WINDOWS MEET ALL LOCAL SAFETY AND EGRESS CODES.
NEW FLOOR FRAMING TO BE DESIGNED FOR 40 PSF LIVE LOAD. ROOF FRAMING DESIGNED FOR 25 PSF.
PROVIDE SOUND BATT AT ALL BATHROOM AND LAUNDRY WALLS AND FLOORS.
VERIFY ALL CLOSET INTERIOR REQUIREMENTS WITH OWNERS FOR BLOCKING AND LOCATIONS OF SPECIFIC WALL HUNG STORAGE.
20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
CHILD PROOF RECEPTACLES ARE TO BE PROVIDED AS REQUIRED BY CODE.



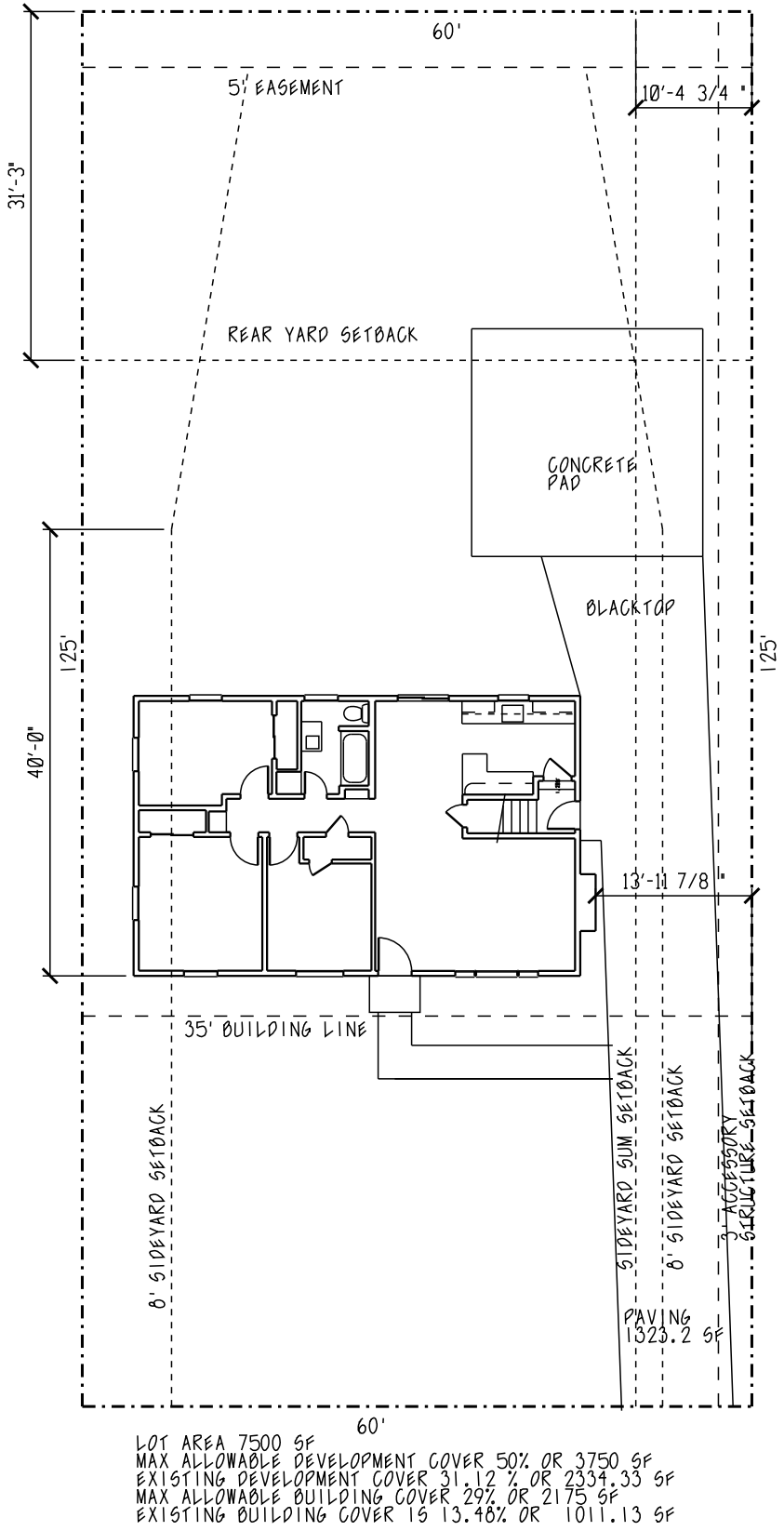
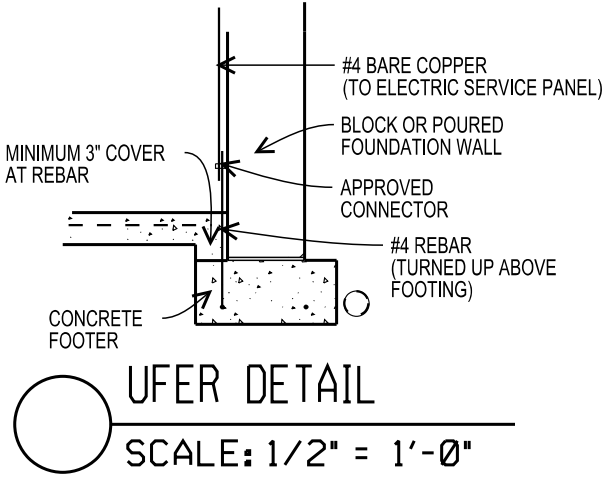
6/18.2024
4/19/24

SMUCKER RESIDENCE
2244 CRANFORD ROAD
UPPER ARLINGTON OHIO

SHEET 1

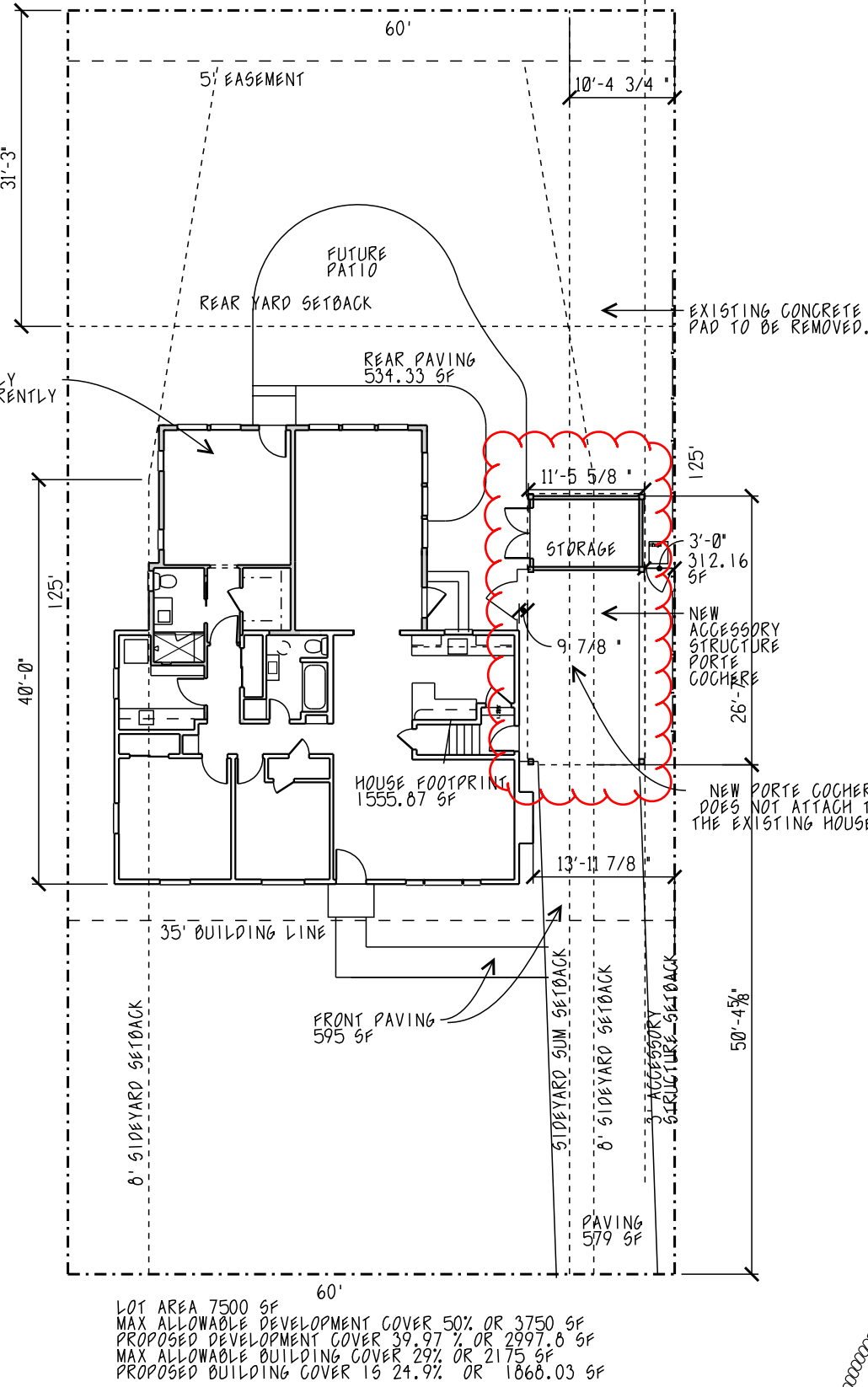
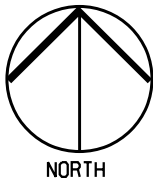
ELECTRICAL SCHEDULE			ELECTRICAL LEGEND	
CONFIRM ALL SELECTIONS WITH OWNER				
MARK	DESCRIPTION	MANUFACTURER/TYPE	MODEL NUMBER	
A	2" RECESSED CAN (WET LISTED)	ELITE ROUND LED RL271, WHITE TRIM	RL271-600-XX-90-SHZ-WH (WET LISTED)	
B	4" RECESSED CAN (WET LISTED)	ELITE LED RETROFIT DIE-CAST ALUMINUM LENSED BAFFLE RL431, WHITE	RL431-650L-DIMT-120-XX-90-W-WH (WL)	
C	3" SLOPED CEILING CAN	ELITE RECESSED GIMBAL SLIM LED RL373, WHITE	RL373-600L-DIMTR-120-XX-90-XX-XX	
D	6" SLOPED CEILING CAN	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, WHITE	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH	
E	6" SLOPED CEILING CAN (WET LOCATION)	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, PLASTIC LENS	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH (WL)	
F	STANDARD CLOSET LIGHT	ELITE EU-LED UNDERCABINET SERIES	EU-LED-18-600L-DIMTR-XX-WH	
G	STANDARD GARAGE LIGHT	ORACLE BY ELITE, ARCHITECTURAL LED SURFACE/SUSPENDED LINEAR-DIRECT OC1-LED 4'	4-OC1-LED-4000L-DIM10-MVOLT-XX-85	
H	UNDERCABINET LIGHTING	PRECISE LUMAMATE MINI	LMMT-MN-XX-90-24V-30K	
J	PUCK LIGHT	ELITE LED PORTABLE CABINET LIGHT	LED-HU22-3-130L-30K-XX	
K	SINGLE FLOOD LIGHT	ELITE LED ARCHITECTURAL SMALL FL SERIES, BUILDING MOUNT W/ 1/2" KO CANOPY BY EC	OFL-101-LED-XXX-DIM10-MVOLT-XX-BZ	
L	DECORATIVE FIXTURE	TBD		
T	PORCELAIN BULB HOLDER	ELECTRICIAN'S CHOICE		
Z	EXISTING FIXTURE			

⌀	DUPLEX OUTLET	⬤	CEILING LIGHT FIXTURE
⌀	220V OUTLET	⬤	WALL LIGHT FIXTURE
⌀	4 PRONG OUTLET	⬤	FLOOD LIGHTS
⌀	FLOOR OUTLET	⬤	FAN/FAN LIGHT
⌀	HALF SWITCHED OUTLET	⬤	IN-JAMB SWITCH
\$	SWITCH	⬤	JUNCTION BOX
⦿	TV CABLE	⬤	CARBON MONOXIDE DETECTOR
▶	PHONE	⬤	SMOKE ALARM
⦶	THERMOSTAT		
⦶	GAS CONNECTION		
⦶	WALL VACUUM OUTLET		



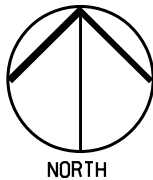
ASBUILT
SITE PLAN

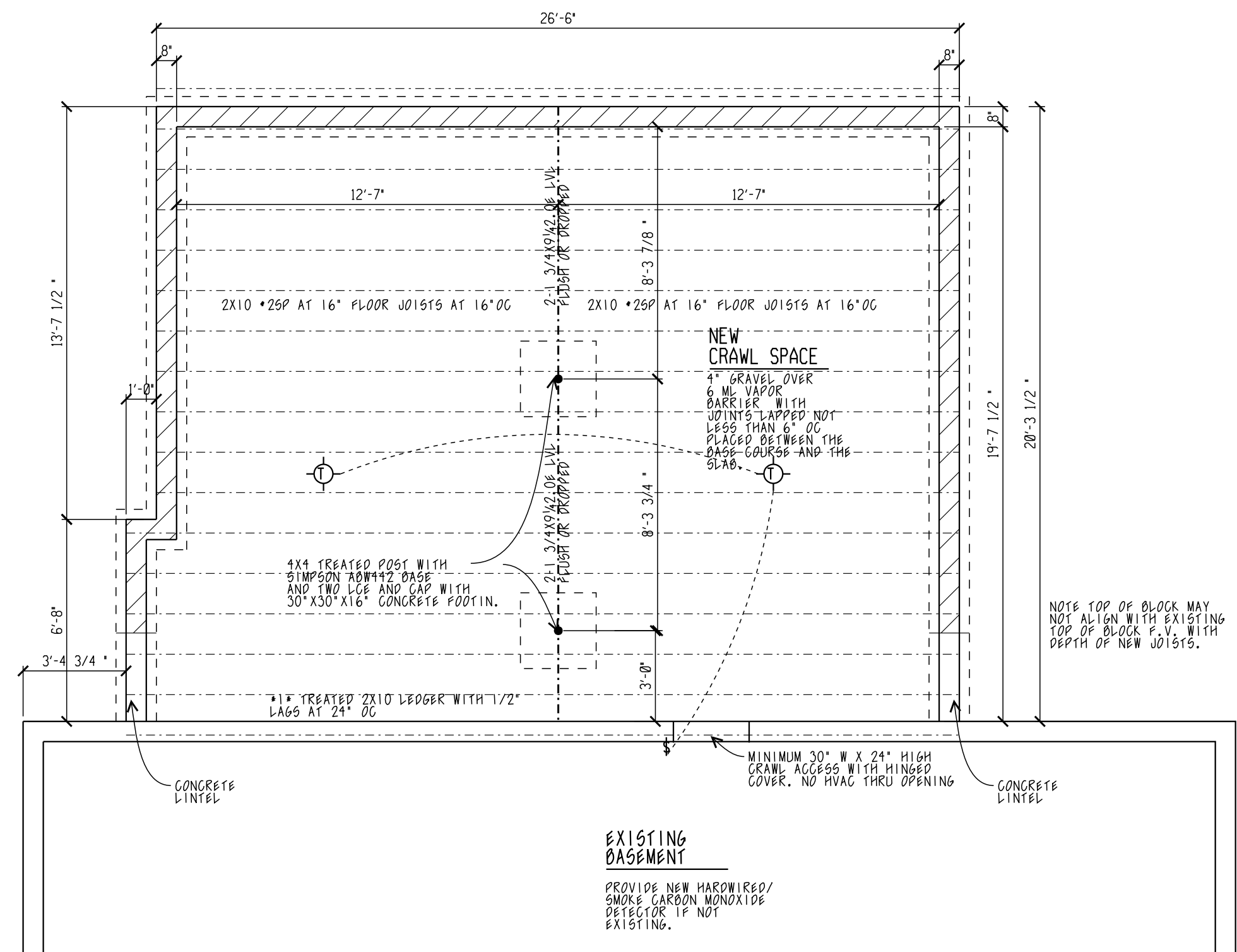
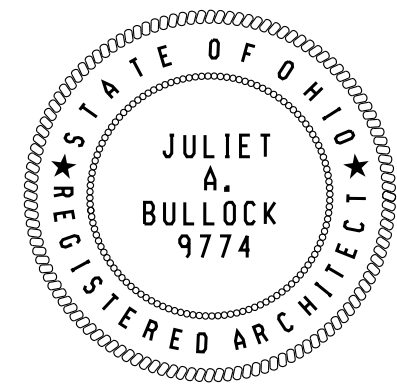
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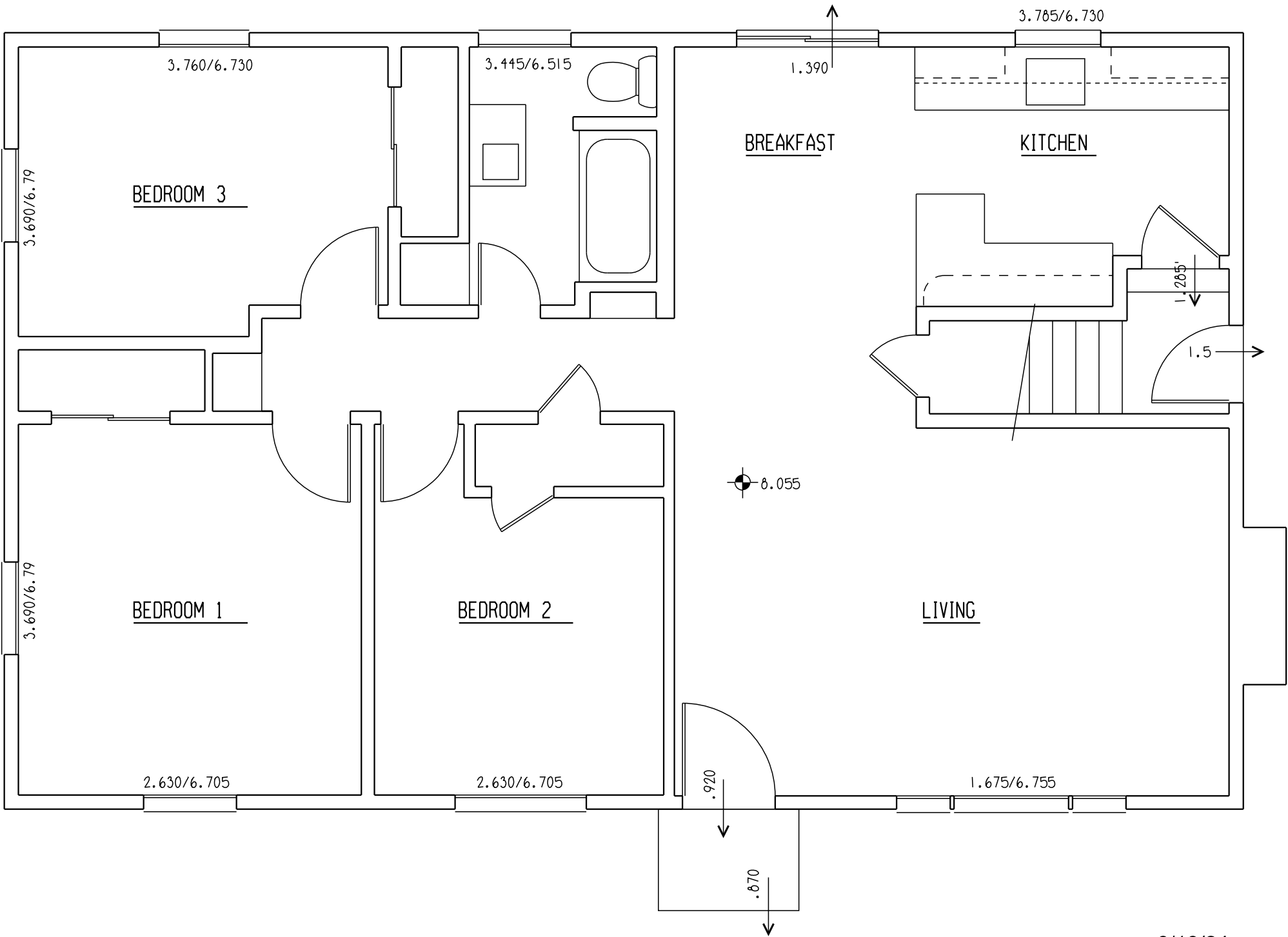
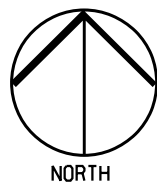
PROPOSED
SITE PLAN

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

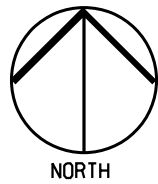


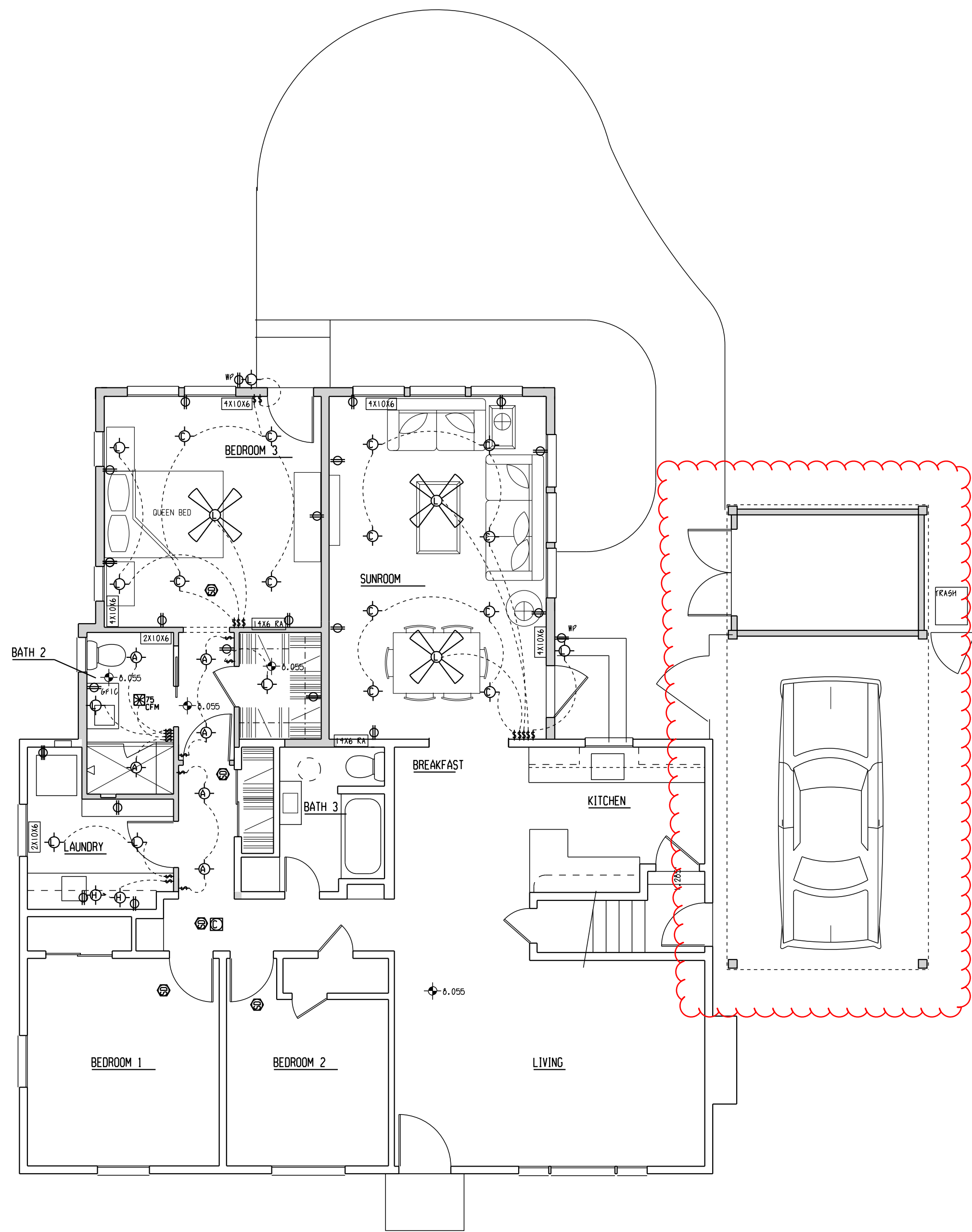


PROPOSED
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

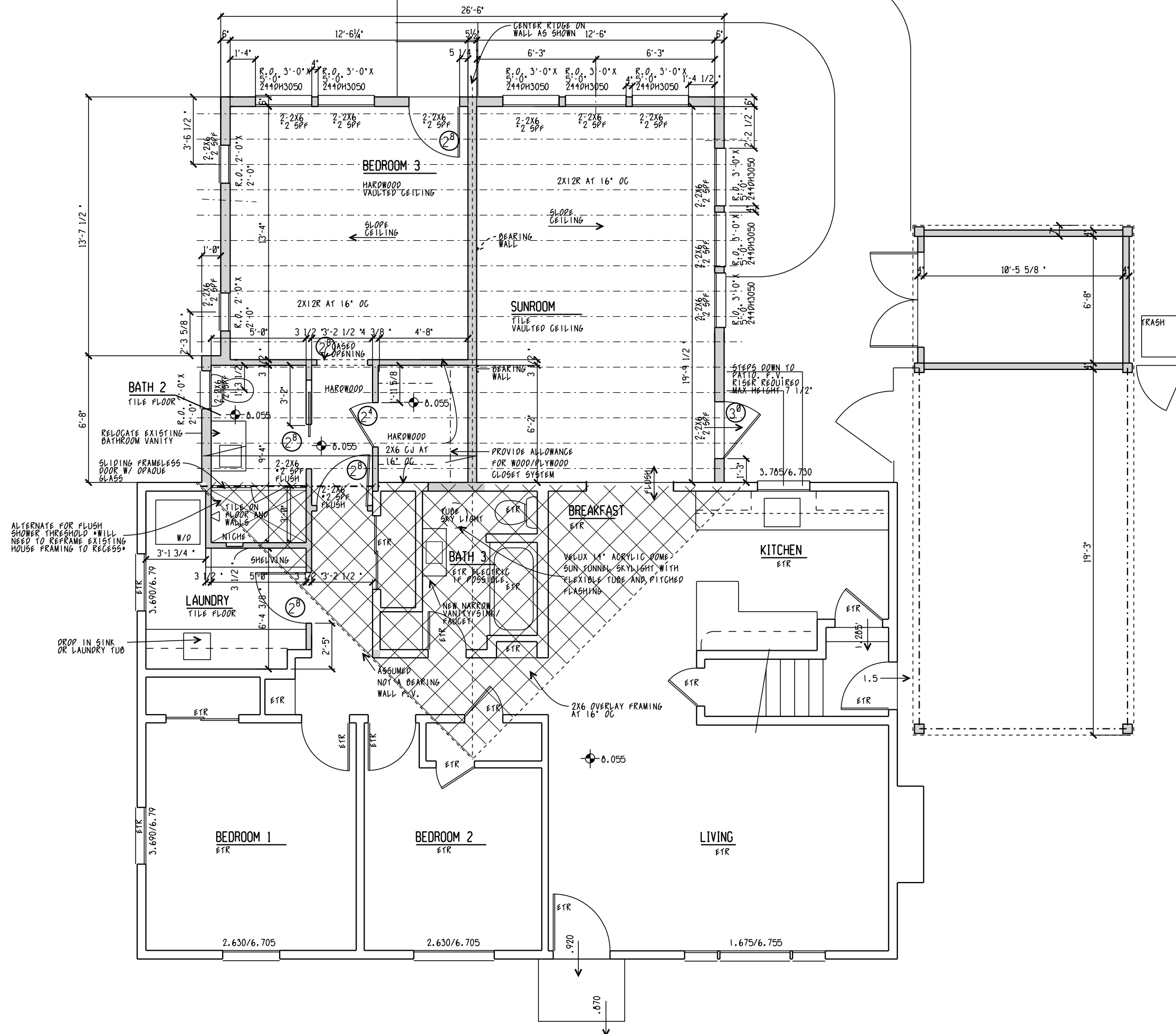


ASBUILT
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

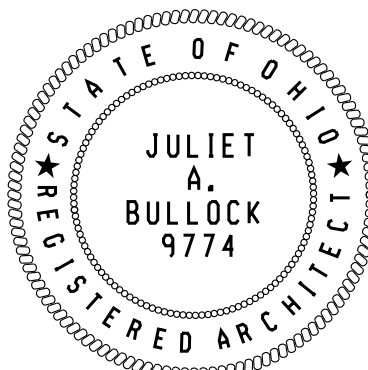




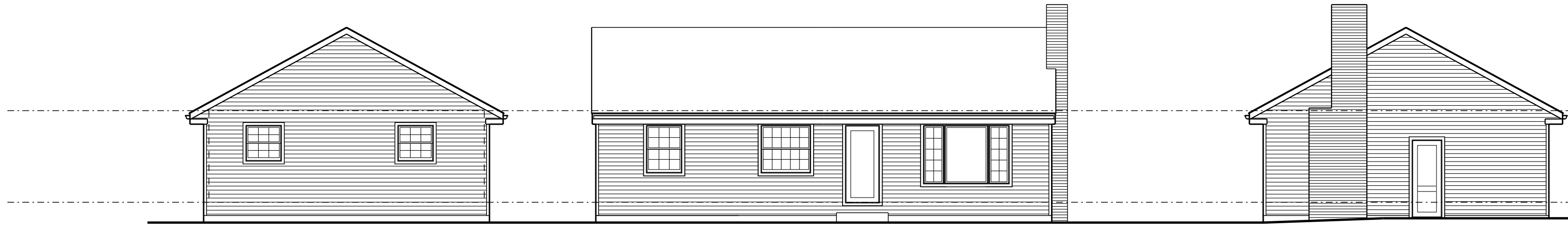
PROPOSED
FIRST FLOOR MEP PLAN
SCALE: 3/16" = 1'-0"



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



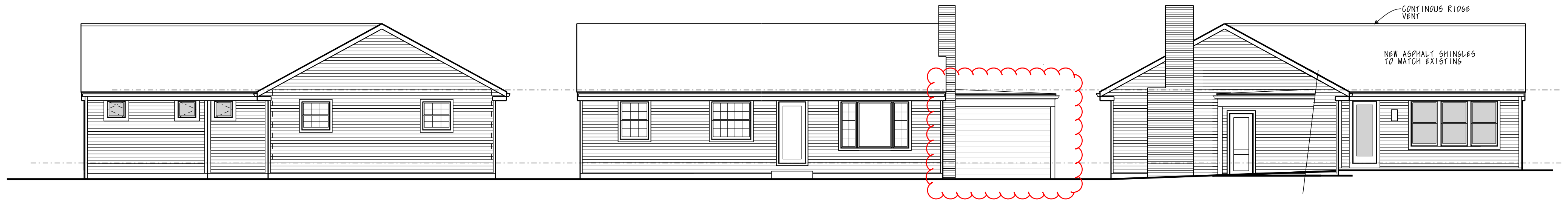
6/18/24
4/19/24
SMUCKER RESIDENCE
2244 CRANFORD ROAD
UPPER ARLINGTON OHIO
SHEET 3



ASBUILT
WEST ELEVATION
SCALE: 1/8" = 1'-0"

ASBUILT
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

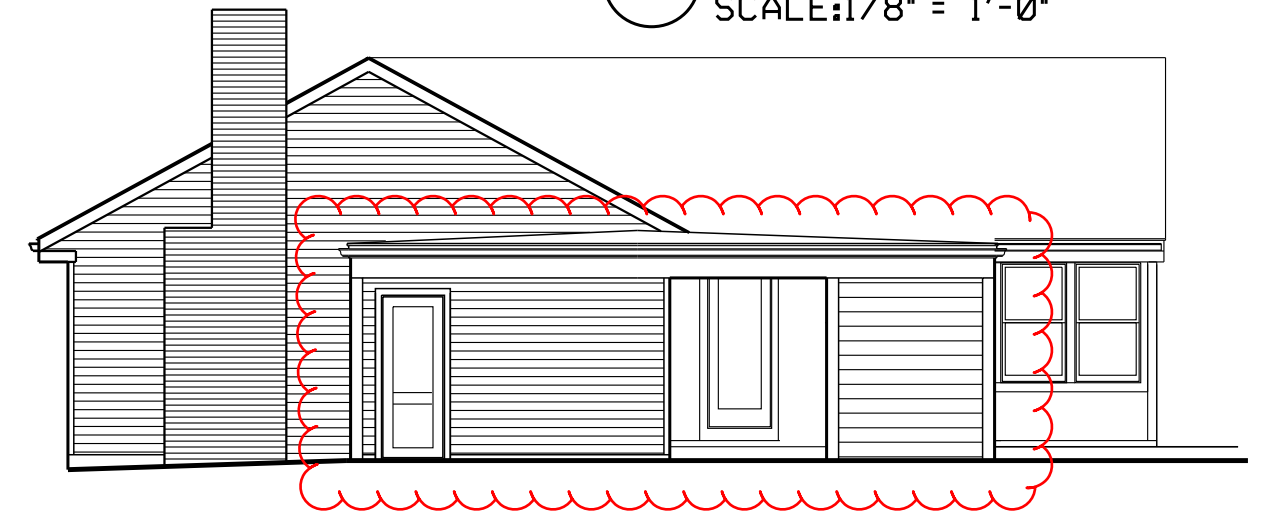
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EAST ELEVATION
SCALE: 1/8" = 1'-0"



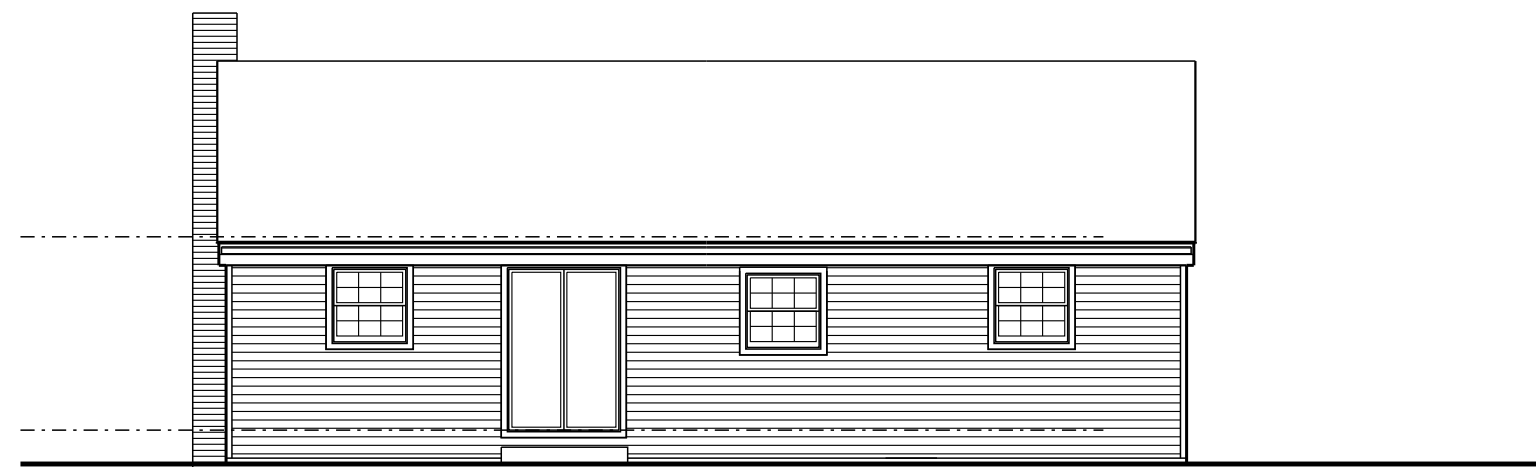
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WEST ELEVATION
SCALE: 1/8" = 1'-0"

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

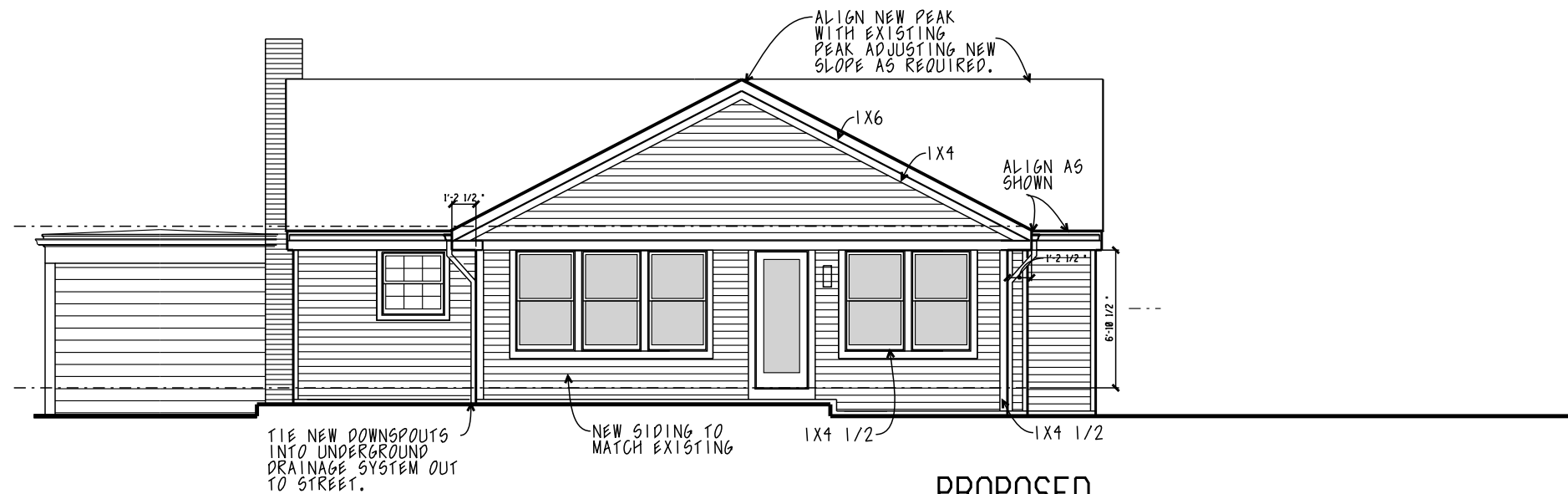
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EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



ASBUILT
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



Revised: May 2023

Certification of Notice

Applicant Name: Sara Smucker

Location of property subject to BZAP request: 2244 Cranford Road

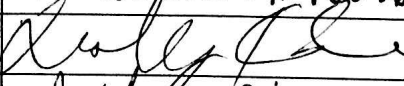
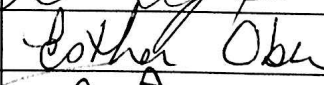
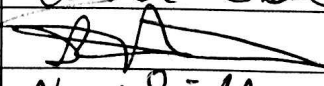
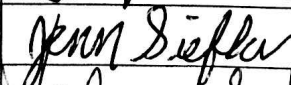
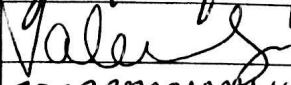
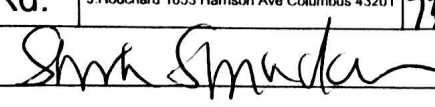
This application will be heard by the Board of Zoning and Planning on: 7/24/24

Describe activity which requires Board of Zoning and Planning review:

To add a porte Cochere to the east side of the home that is closer than is permitted to the front property line, 60' is required and our porte cochere is 49'-2" to the front property line.

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:
2258 Cranford Rd.	Christopher Dean	7022333000004469876	6/18/24
2252 Cranford Rd.	Trembley Family 1315 Fountain Drive UA 43221	70223330000044698790	6/18/24
2236 Cranford Rd.	Laura Hufford		6/18/24
2228 Cranford Rd.	2228 Cranford Rd LLC mail 2855 13th Ave W Seattle WA 98119	70223330000044698683	6/18/24
2231 Cranford Rd	Barbara Stewart 4035 Duffries Ct Dublin 43016	77223330000044698676	6/18/24
2239 Cranford Rd.	Sean & Lesley Barnet		6/16/24
2247 Cranford Rd.	Esther Ober		6/14/2024
2255 Cranford Rd.	Scott Wilkie		6/17/2024
2261 Cranford Rd.	Jennifer Siefker 966 Chatham Lane D UA 43221		6/17/2024
2253 Bristol Rd.	Valerie Long		6/17/2024
2245 Bristol Rd.	Julia Johnson	70223330000044698669	6/18/24
2237 Bristol Rd.	Barbara & James Keyes	958910710527002337556	44 6/18/24
2229 Bristol Rd.	J.Houchard 1053 Harrison Ave Columbus 43201	70223330000044698652	6/18/24
Applicant Signature: 		Date: 6/18/2024	24



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

Certification of Notice

Location of property subject to BZAP request: 2244 Cranford Road

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.

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[illegible]

June 7, 2024

To whom it may concern:

This letter shall serve as notification that we are applying for a Board of Zoning and Planning Variance for my home located at 2244 Cranford Road Upper Arlington. This request will be heard by the Board of Zoning and Planning on July 24, 2024. The meeting begins at 6:00pm and is held in the Upper Arlington Services Center, 3600 Tremont Road Upper Arlington Ohio, 43221.

We are requesting this variance to allow us to add a Porte Cochere to the east side of my home that is closer than is permitted to the front property line, 60' is required and my Porte Cochere is 49'-2" to the front property line.

Sincerely

Sara Smucker

Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: July 24, 2024

Subject: 1287 Norwell Drive (VAR-39-24) - To allow a covered porch that encroaches up to 10 feet into the 40-foot minimum rear yard setback (existing 12-foot encroachment).

Site Description/History

The subject property, 1287 Norwell Drive, is located on the south side of the street, south of Castleton Road North. The irregular-shaped lot measures 90.5 feet wide, expands to 116 feet along the rear property line, and has an average depth of 164 feet. It is identified as Lot #20 in the [Knolls Arlington Section 2](#) subdivision and is zoned R-1b, One-Family Residence District. A one-story, stone and stucco home sits skewed on the property and nearly 40 feet behind the platted 40-foot setback. The property has a 40-foot rear utility easement along the that includes sanitary and storm sewer lines. A large deck encroaches into the rear yard setback and easement (existing, non-conforming). The home was built in 1966 and was purchased by the applicant in 2021.

Proposal

The applicant is proposing removal of the existing deck and replacing it with an open, covered porch in a slightly smaller footprint than where the deck is today. The covered porch would be 14' deep, by 16'-2" wide (224 square feet), and 13'-4" tall. It would include a rear-facing gable roof and would be finished with asphalt shingles, siding, and a horizontal railing. The covered porch would encroach almost seven feet into the 40-foot rear yard setback and would be as close as 12'-1" from the sanitary sewer line. A Hold Harmless agreement with approval from the City Engineer would be required for the encroachment. The City Engineer has indicated no major concerns with their preliminary review. All other coverage and setback limits would be met.

Zoning Code Requirements

- To allow a covered porch that encroaches up to 10 feet into the forty-foot minimum rear yard setback (existing 12-foot encroachment) ([Article 5.02](#)).

Alternatives

The applicant could significantly reduce the size of the covered porch to meet the setback requirements or relocate the porch entirely.



Requested Action and Findings

Staff has reviewed the plans, visited the site, and discussed with the applicant. In this case, Staff has found the siting of the home, which is skewed on the lot and well behind the front yard setback, limits options for a sizable covered patio. Additionally, there is an existing deck that already encroaches into the setback and the proposed covered porch is not expected to have significant negative impacts on neighboring properties. Staff has heard from several adjoining neighbors, who are all supportive of the application. Therefore, Staff recommends conditional approval of the application with the condition that a Hold Harmless agreement be submitted for review and approval by the City prior to issuance of a building permit. The Board may consider Findings #1 and #6.

Attachments

1.	BZAP Staff Report Pics - 1287 Norwell Drive
2.	1287 Norwell Dr - Variance App



1287 Norwell Drive

BZAP Staff Report Pictures



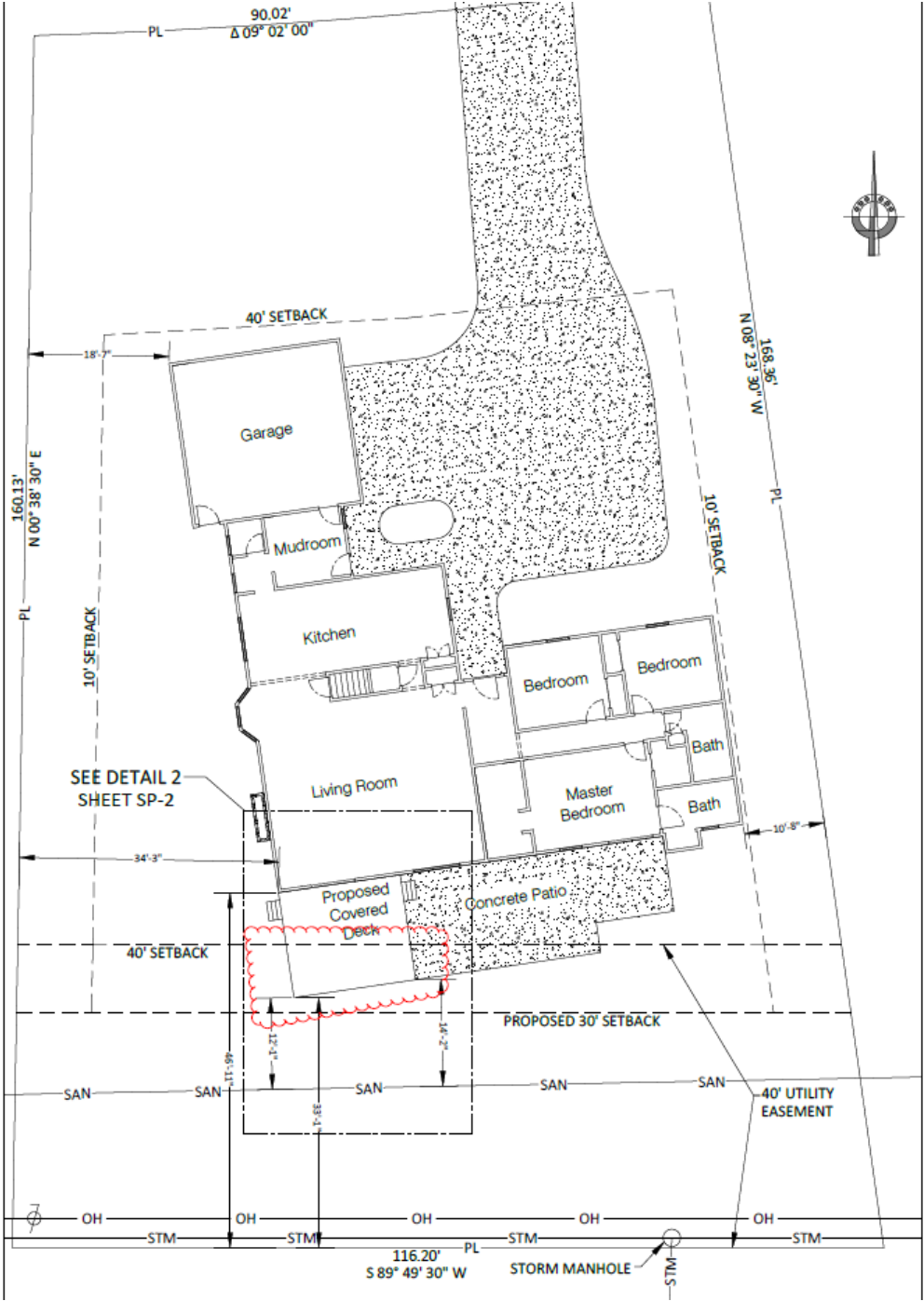
Google Maps ® Aerial – Looking North



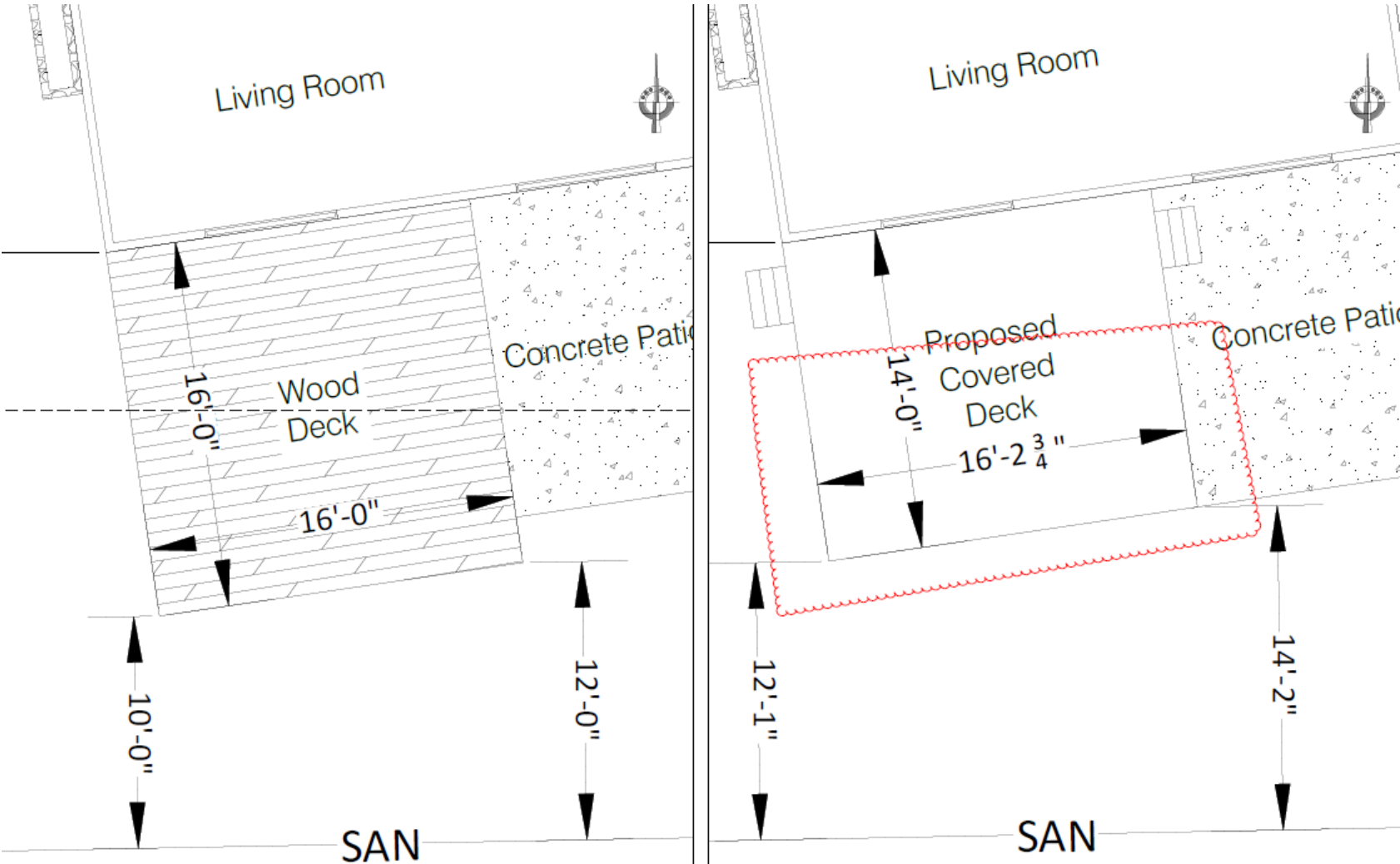
Existing Front Elevation



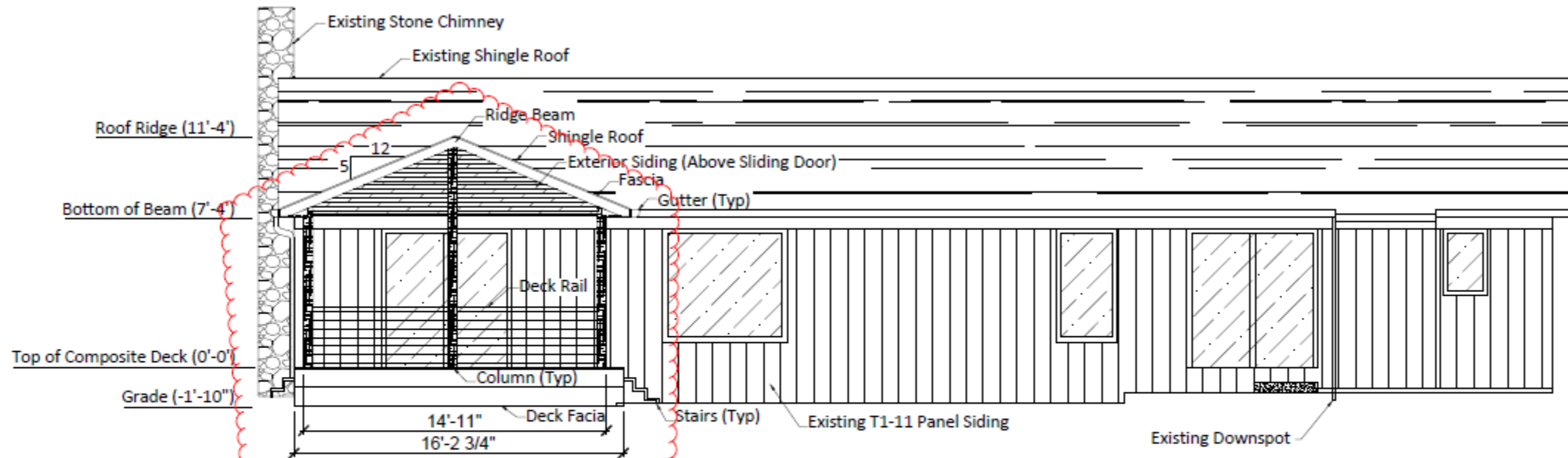
Proposed Site Plan



Proposed Site Plan



Proposed South Elevation



Notes:

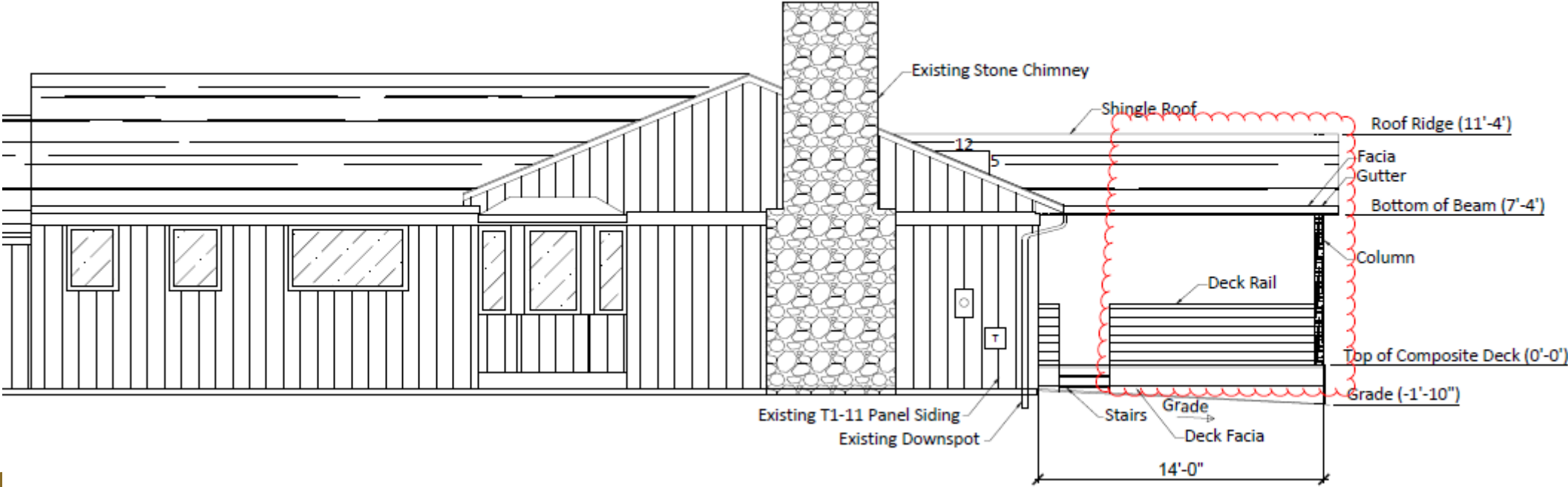
1. All deck boards, deck fascia, stair tread and column wraps to be of a composite deck material.
2. At structural tie-ins, existing T1-11 siding will be patched/replaced to match existing.
3. Roof shingle, fascia, soffit and gutter to match existing in color, style and size.
4. Exposed framing interior to the deck space will be wrapped in an exterior siding product.

1

PROPOSED SOUTH ELEVATION

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

Proposed West Elevation



Utility Map





24-2807

Variance Application

Status: Active

Submitted On: 6/19/2024

Primary Location

1287 NORWELL DR
UPPER ARLINGTON, OH 43220

Owner

Lydia Shivers (aka Lydia Richlen)
NORWELL 1287 COLUMBUS, OH 43220

Applicant

 Andrew Richlen
 937-623-0748
 andrewrichlen@gmail.com
 1287 Norwell Dr
Columbus, Ohio 43220-3958

BZAP Information

 BZAP Case #

VAR-39-24

 Status

Pending

 BZAP Determination Date

07/24/2024

 Vote Tally

 Primary Variance

 Findings of Fact for Approval/Denial

 Variance Request

To allow an addition that encroaches up to ten feet in the forty-foot minimum rear yard setback (existing encroachment).

 BZAP conditions

Variance Information

Describe Variance Request ?

- 1) 10' reduction in rear yard setback (existing setback is 40', proposed setback is 30')
- 2) to build within utility easement but no closer than 10' north of the existing sanitary main

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?

- 1) Lot depth: at 160' in depth, the parcel is shallower than any other parcel between Norwell Drive and Windham Drive. The shallow nature of the parcel has created physical limitations which necessitate rear yard setback relief.
- 2) Single story home: the home is one of five single story homes (out of 35 homes) on the Norwell Drive block from Castleton Road to Castleton Road. In other words, 85% of the homes on the block are two-story. In order to achieve equal square footage, a single story home must possess a building foot print which is larger than a multistory home. This results in single story homes occupying a greater portion of the parcel and therefore reducing the space between the home and its parcel lines.
- 3) Curved front parcel line: the parcel exists on a curved section of Norwell Drive. Site design/layout becomes more difficult when the parcel boundary does not make up a rectangular shape. The home was built parallel to the easterly parcel line. Had it been built parallel to the rear parcel line then circumstances would be less challenging, all else being equal.

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. Of the 18 homes along the southside of Norwell Drive, the subject home is the only home which cannot build a covered deck of similar size without also receiving code relief.

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. Neither of the adjacent homes, nor any other home within the neighborhood, will experience an adverse impact as a result of the variance.

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. The home already abuts the 10' east side yard setback. There is no functional location to place a screened-in porch on the north nor west side of the home. This is what has led me to upgrade the existing deck into a more functional covered deck area.

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

The property as a whole may be able to yield a reasonable return. However, the area of the property where the covered deck is being proposed is of little additional benefit to the property as a whole when considering the setback and easement limitations. But, the addition of a proposed covered deck will certainly generate a noticeably higher yield.

Attachments

	Certificate-of-Notice-Form Revised Certificate-of-Notice-Form.pdf Uploaded by Andrew Richlen on Jun 25, 2024 at 7:49 AM	
	Site Plan 1287 Norwell Site Plans.pdf Uploaded by Andrew Richlen on Jun 18, 2024 at 3:04 PM	REQUIRED
	Elevations 1287 Norwell Elevations.pdf Uploaded by Andrew Richlen on Jun 17, 2024 at 11:23 AM	REQUIRED
	Floor Plans 1287 Norwell Furniture Plan.pdf Uploaded by Andrew Richlen on Jun 17, 2024 at 11:23 AM	REQUIRED
	Other Information to support the application or requested by Staff Engineering Division Correspondence.pdf Uploaded by Andrew Richlen on Jun 17, 2024 at 11:28 AM	

History

Date	Activity
7/3/2024, 10:39:22 AM	Justin Milam changed Status from "" to "Pending" on Record 24-2807
7/3/2024, 10:39:22 AM	Justin Milam changed BZAP Case # from "" to "VAR-39-24" on Record 24-2807
7/3/2024, 10:39:22 AM	Justin Milam changed BZAP Determination Date from "" to "07/24/2024" on Record 24-2807
6/28/2024, 12:21:41 PM	Victoria Brubaker changed Variance Request from "<div style='box-sizing: border-box;'">To allow an addition that encroaches up to ten feet in the f..." to "<div style='box-sizing: border-box;'">To allow an addition that encroaches up to ten feet in the f..." on Record 24-2807
6/28/2024, 12:18:05 PM	Victoria Brubaker changed Variance Request from "" to "<div style='box-sizing: border-box;'">To allow an addition that encroaches up to ten feet in the f..." on Record 24-2807
6/19/2024, 12:54:14 PM	approval step Application Complete & Scheduled for BZAP Review was assigned to Justin Milam on Record 24-2807
6/19/2024, 12:54:13 PM	completed payment step Application Fees on Record 24-2807
6/19/2024, 12:50:10 PM	Andrew Richlen submitted Record 24-2807
6/19/2024, 12:46:03 PM	Andrew Richlen altered Record 24-2807, changed ownerName from "Lydia Shivers" to "Lydia Shivers (aka Lydia Richlen)"
5/29/2024, 12:44:58 PM	Andrew Richlen altered Record 24-2807, changed ownerEmail from "" to "lydiakshivers@gmail.com"
5/29/2024, 12:44:58 PM	Andrew Richlen altered Record 24-2807, changed ownerName from "PLAHUTA STEVE" to "Lydia Shivers"
5/29/2024, 12:44:58 PM	Andrew Richlen altered Record 24-2807, changed ownerPhoneNo from "" to "3308536248"
5/29/2024, 12:41:21 PM	Andrew Richlen started a draft of Record 24-2807

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
\$ Application Fees	6/19/2024, 12:50:10 PM	6/19/2024, 12:54:13 PM	Andrew Richlen	-	Completed

Label	Activated	Completed	Assignee	Due Date	Status
Application Complete & Scheduled for BZAP Review	6/19/2024, 12:54:14 PM	-	Justin Milam	-	Active
Board of Zoning & Planning Review	-	-	-	-	Inactive
BZAP Result	-	-	-	-	Inactive



1

EXISTING SITE MAP

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

General Information

Address: 1287 Norwell Drive, Upper Arlington, OH 43220
PID: 070-011190
Project Scope: 227sf covered deck addition to replace existing 256sf wood deck.

Approval Request

Zoning: 10' reduction in rear yard setback (existing 40', proposed 30').
Engineering: To build within utility easement but no closer than 10' north of the existing sanitary main.

Sheet Index

- T-1 Title Sheet
- SP-1 Site/Floor Plans
- SP-2 Site Plan Details
- A-1.1 Existing Building Elevations
- A-2.1 Proposed Building Elevations
- A-3.1 Proposed Furniture Plan

Zoning

District: R-1B (One Family Residence) Single Story			
	Code	Existing	Proposed
Front Yard Setback:	40'	42'-1"	No Change
Side Yard Setback:	10' (1-1.5 Story)	10' (E); 18'(W)	No Change
Min Side Yard Sum:	20'(1-1.5 Story)	28'	No Change
Rear Yard Setback:	40'	31'-1" (Deck) 46'-11" (House)	33'-1" (Deck) No Change
Developed Cover:	40% TLA Max	32% ⁽¹⁾	<32% ⁽¹⁾
Developed Area:	-	5,411sf ⁽¹⁾	5,381sf ⁽¹⁾
Build Cover:	27% TLA Max	13% ⁽²⁾	<13% ⁽³⁾
Build Area:	-	2,213sf ⁽²⁾	2,440sf ⁽³⁾
Lot Area:	12,000sf Min	16,638sf	No Change
Lot Front:	90' Min	90'	No Change

- (1) Includes drive way, concrete patio, wood/covered deck and house
- (2) Excludes 256sf wood deck; excludes 450sf concrete patio
- (3) Includes 227sf proposed covered deck; excludes 450sf concrete patio

PROFESSIONAL ENGINEER
Andrew Richlen
Columbus, OH 43220
p. 937.623.0748
e. andrewrichlen@gmail.com
PROPERTY OWNER
Lydia Shivers & Andrew Richlen
Upper Arlington, OH 43220
p. 330.853.6248
e. lydiakshivers@gmail.com

All contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify Andrew Richlen of any material or detail changes.

REVISIONS		
DATE	NO.	DESCRIPTION
6/19/2024	0	ORIGINAL

COVERED DECK

1287 NORWELL DRIVE
UPPER ARLINGTON, OH 43220

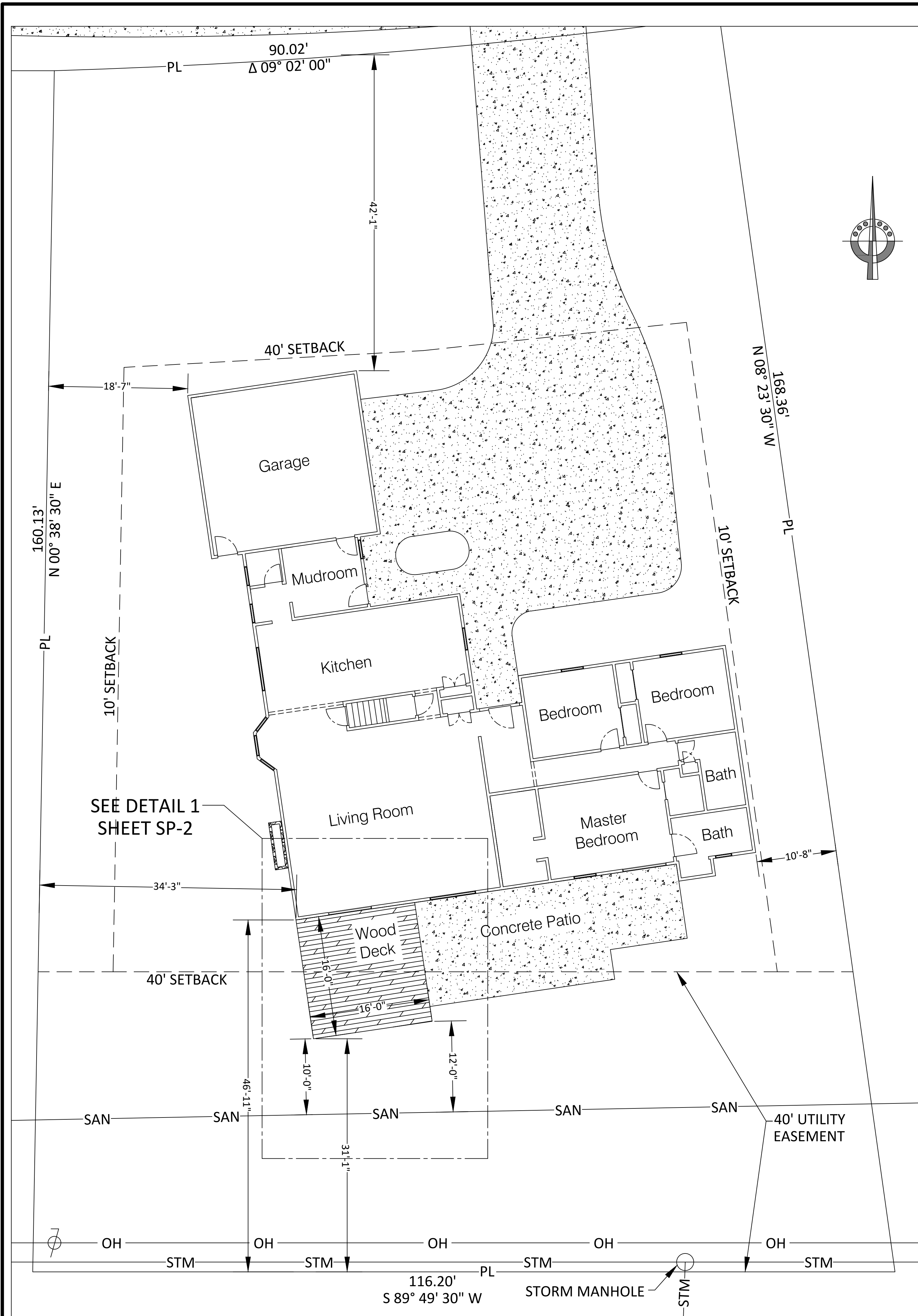
COVERED DECK PLANS

DATE:
6/19/2024

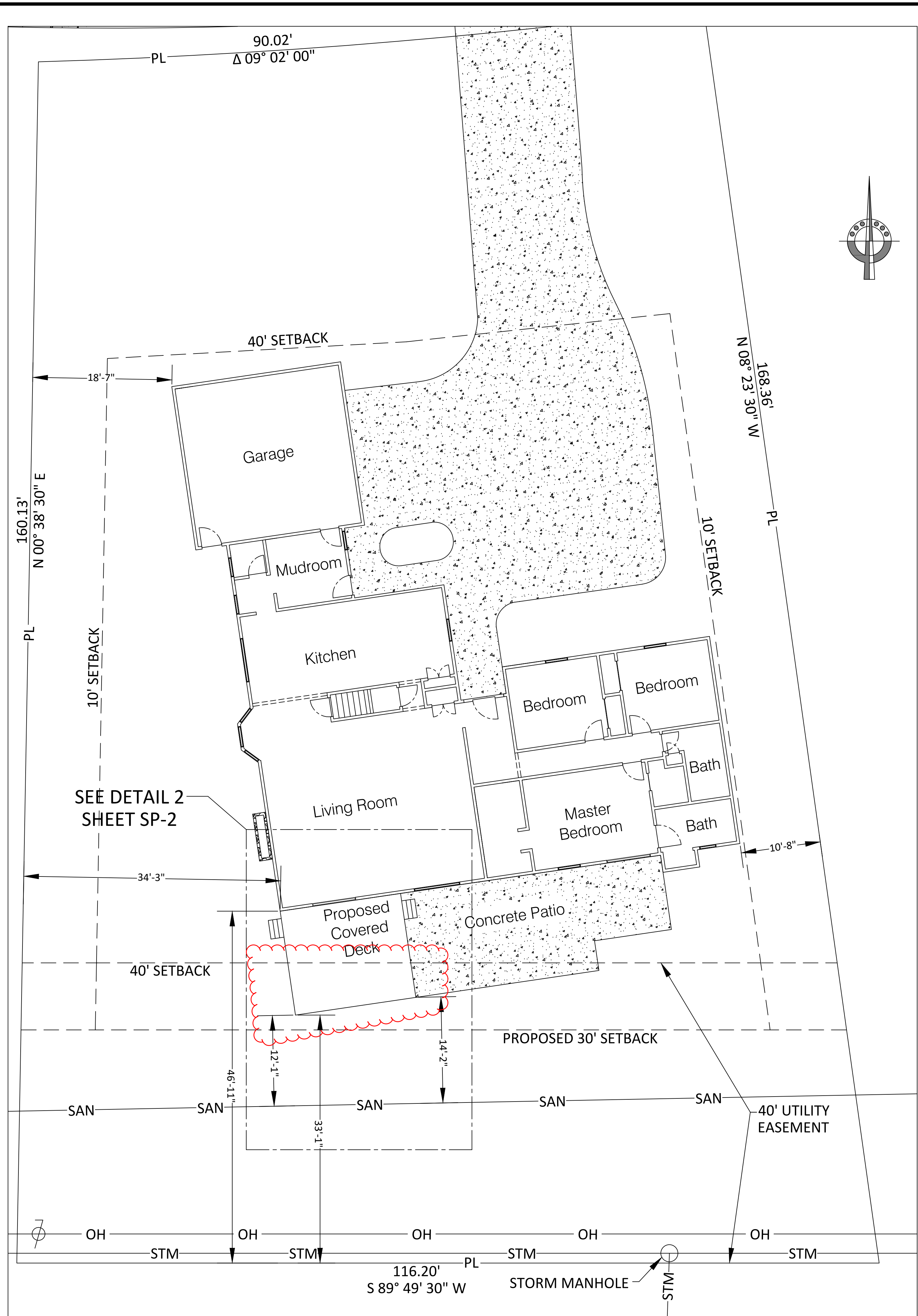
SCALE:
-

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



1 EXISTING SITE/FLOOR PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED SITE/FLOOR PLAN
SCALE: 1/8"=1'-0"

PROFESSIONAL ENGINEER
Andrew Richlen
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REVISIONS		
DATE	NO.	DESCRIPTION
6/19/2024	0	ORIGINAL

COVERED DECK

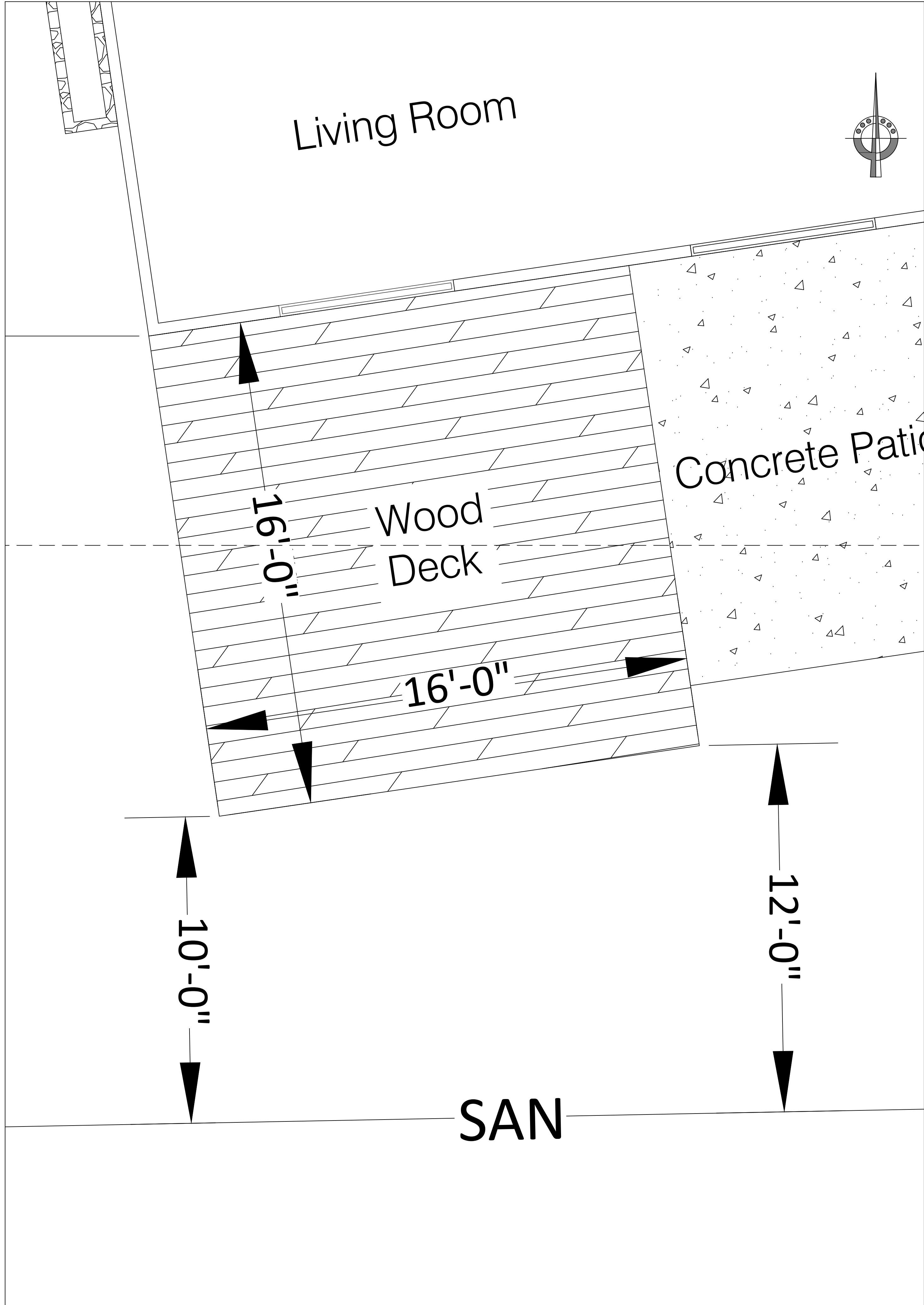
1287 NORWELL DRIVE
UPPER ARLINGTON, OH 43220

COVERED DECK PLANS

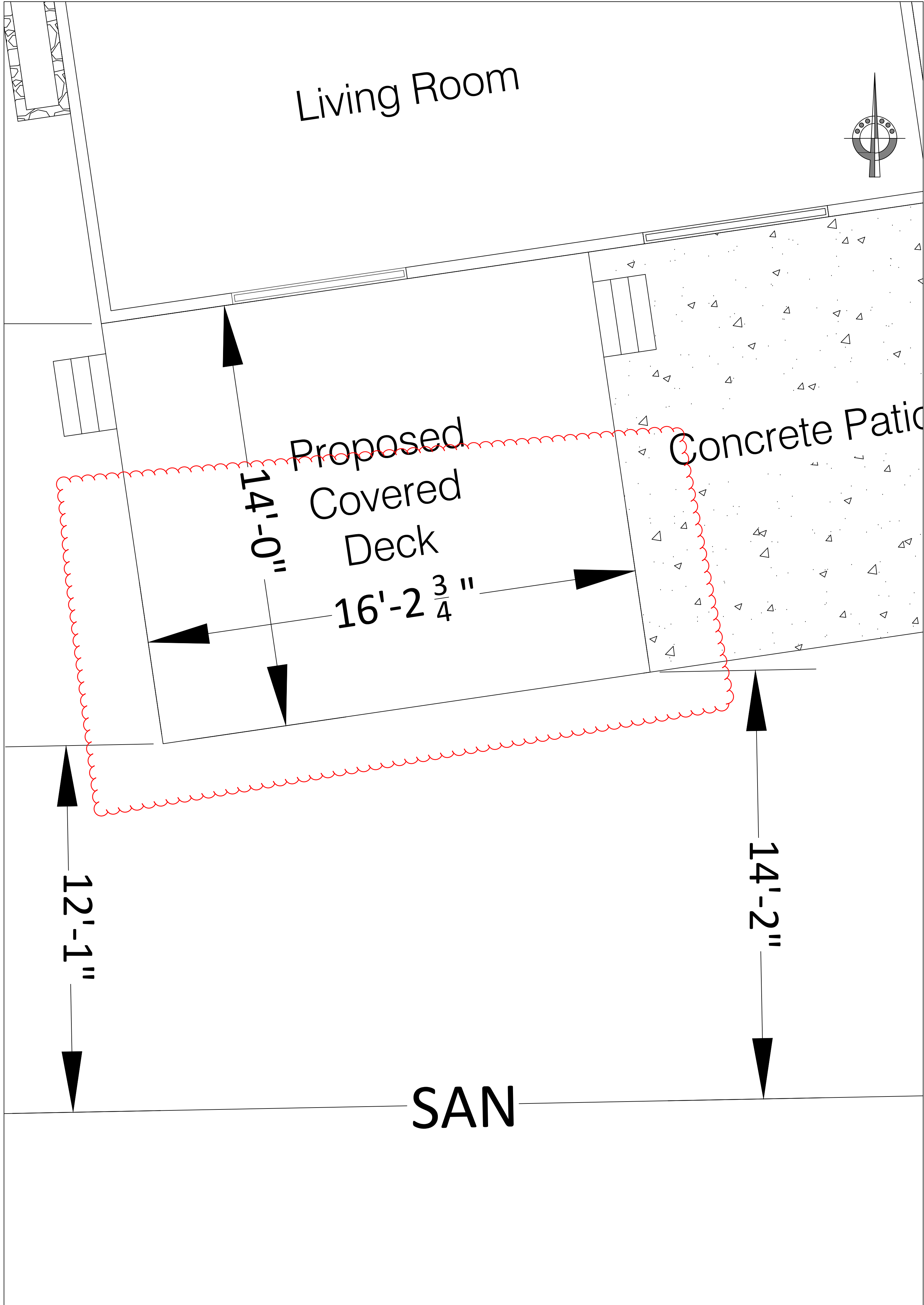
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SHEET TITLE: SITE/FLOOR PLANS

SHEET NUMBER: SP-2



1 EXISTING SITE/FLOOR PLAN DETAIL
SCALE: 1/2"=1'-0"



2 PROPOSED SITE/FLOOR PLAN DETAIL
SCALE: 1/2"=1'-0"

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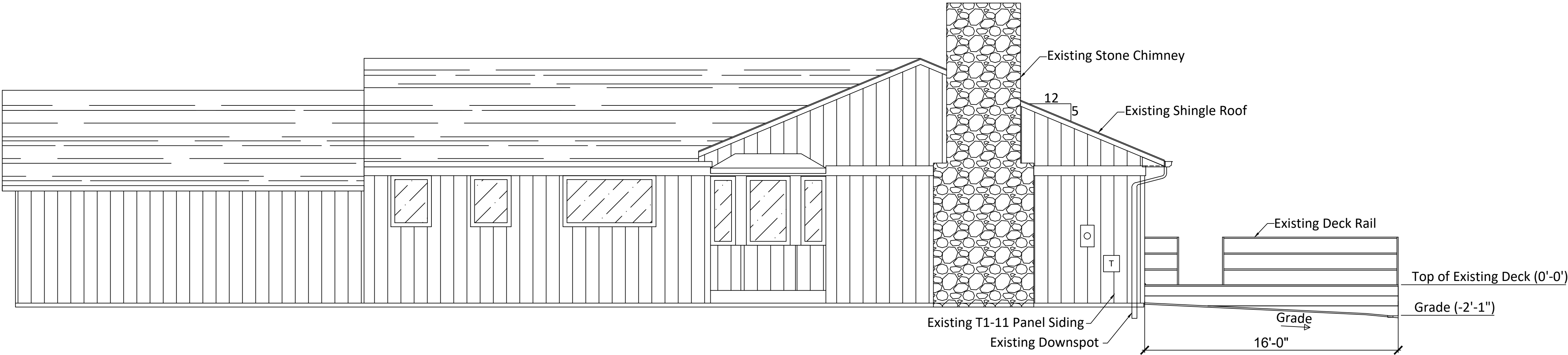
REVISIONS		
DATE	NO.	DESCRIPTION
6/19/2024	0	ORIGINAL

COVERED DECK
1287 NORWELL DRIVE
UPPER ARLINGTON, OH 43220
COVERED DECK PLANS

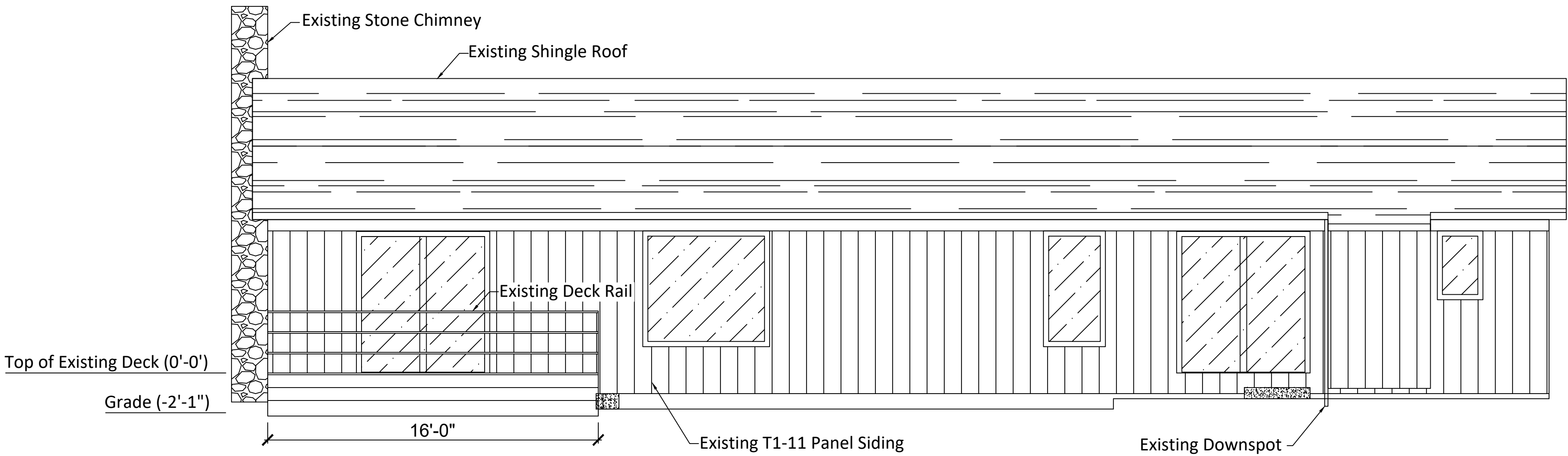
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SHEET TITLE:
SITE/FLOOR PLANS DETAILS

SHEET NUMBER:
SP-2



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



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

PROFESSIONAL ENGINEER

Andrew Richlen
Columbus, OH 43220
p. 937.623.0748
e. andrewrichlen@gmail.com

PROPERTY OWNER

Lydia Shivers & Andrew Richlen
Upper Arlington, OH 43220
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e. lydiakshivers@gmail.com

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REVISIONS

DATE	NO.	DESCRIPTION
6/19/2024	0	ORIGINAL

COVERED DECK

1287 NORWELL DRIVE
UPPER ARLINGTON, OH 43220

COVERED DECK PLANS

DATE: 6/19/2024

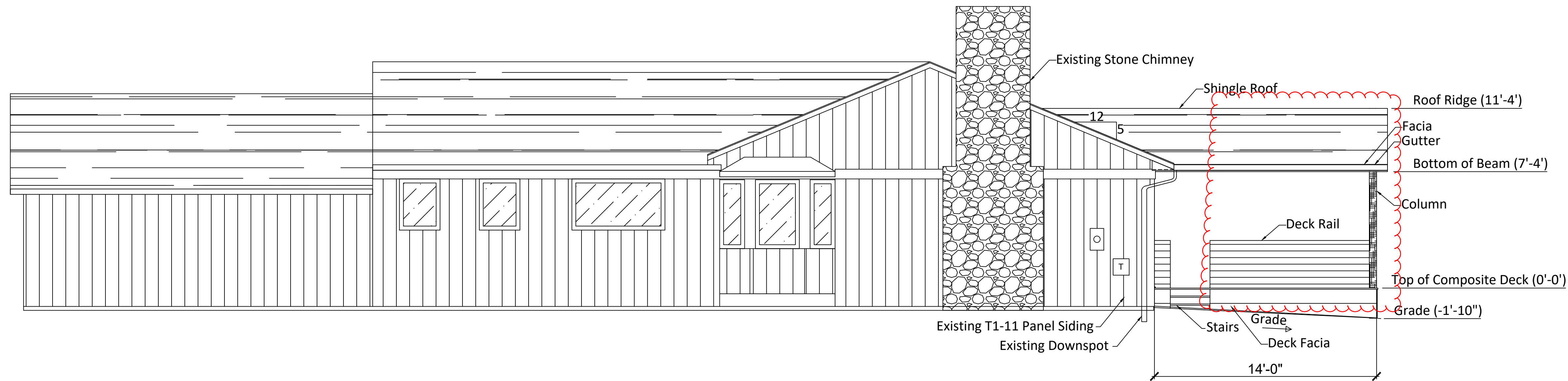
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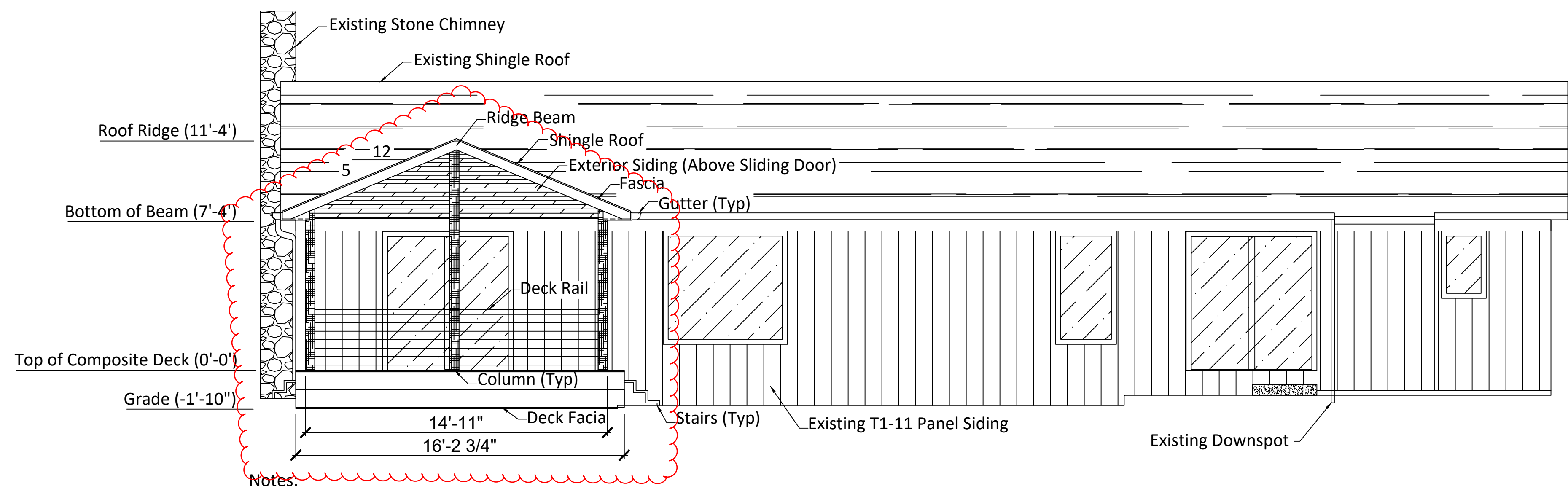
EXISTING ELEVATIONS

SHEET NUMBER:

A-1.1



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



- Notes:
1. All deck boards, deck fascia, stair tread and column wraps to be of a composite deck material.
 2. At structural tie-ins, existing T1-11 siding will be patched/replaced to match existing.
 3. Roof shingle, fascia, soffit and gutter to match existing in color, style and size.
 4. Exposed framing interior to the deck space will be wrapped in an exterior siding product.

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

PROFESSIONAL ENGINEER

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e. andrewrichlen@gmail.com

PROPERTY OWNER

Lydia Shivers & Andrew Richlen
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REVISIONS

DATE	NO.	DESCRIPTION
6/19/2024	0	ORIGINAL

COVERED DECK

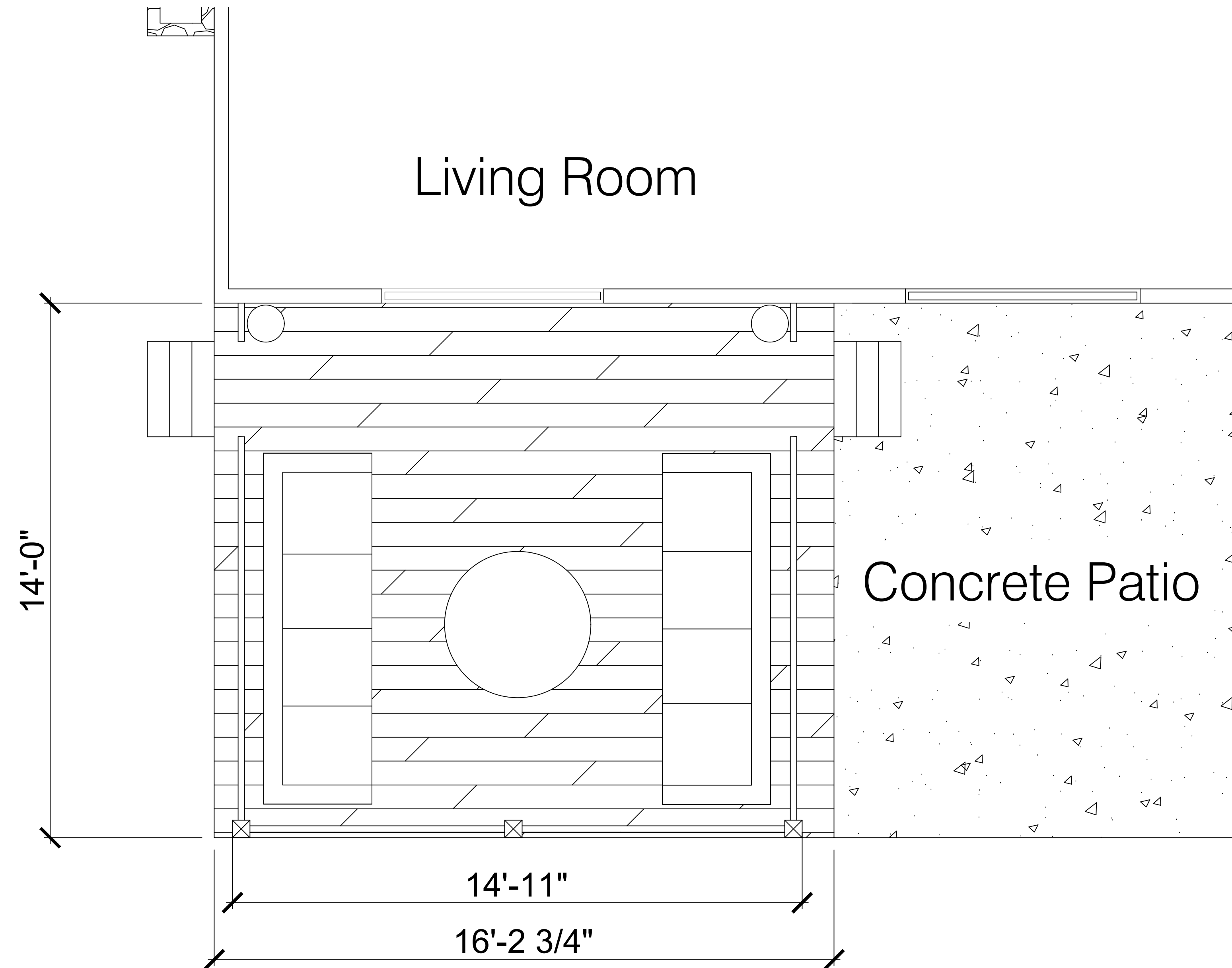
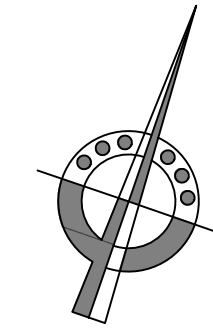
1287 NORWELL DRIVE
UPPER ARLINGTON, OH 43220

COVERED DECK PLANS

DATE:	6/19/2024
SCALE:	1/4" = 1'-0"

SHEET TITLE:	PROPOSED ELEVATIONS
--------------	---------------------

SHEET NUMBER:	A-2.1
---------------	-------



1

PROPOSED FURNITURE PLAN

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

PROFESSIONAL ENGINEER

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e. lydiakshivers@gmail.com

All contractors to check and verify existing dimensions and conditions in the field before starting construction and to notify Andrew Richlen of any material or detail changes.

REVISIONS

DATE	NO.	DESCRIPTION
6/19/2024	0	ORIGINAL

COVERED DECK

1287 NORWELL DRIVE
UPPER ARLINGTON, OH 43220

COVERED DECK PLANS

DATE:	6/19/2024
SCALE:	1/2" = 1'-0"

SHEET TITLE:	PROPOSED FURNITURE PLAN
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SHEET NUMBER:	A-3.1
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Revised: May 2023

Certification of Notice

Applicant Name: Andrew Richlen & Lydia Shivers

Location of property subject to BZAP request: 1287 Norwell Drive, Upper Arlington, OH, 43220

This application will be heard by the Board of Zoning and Planning on: July 24, 2024

Describe activity which requires Board of Zoning and Planning review:

In order to accommodate a proposed covered deck...

- 10' reduction in rear yard setback (existing setback is 40', proposed setback is 30')
- to build within utility easement but no closer than 10' north of the existing sanitary main

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:
1275 Norwell	Mr & Mrs Barbour	9589 0710 5270 2179 7444 78	mailed 6/24
1290 Norwell	Mr & Mrs Kitts	9589 0710 5270 2179 7306 24	mailed 6/24
1301 Norwell	Mr & Mrs Kiehl	9589 0710 5270 2179 7306 31	mailed 6/24
1315 Norwell	Mr & Mrs Lorms	9589 0710 5270 2179 7306 48	mailed 6/24
1261 Norwell	Mehr Afroz	9589 0710 5270 2179 7306 55	mailed 6/24
1278 Norwell	Mr & Mrs Keck	9589 0710 5270 2179 7306 62	mailed 6/24
1304 Norwell	Mr & Mrs Gegenheimer	9589 0710 5270 2179 7306 79	mailed 6/24
1300 Windham	Mr & Mrs Taylor	9589 0710 5270 2179 7306 86	mailed 6/24
1288 Windham	Hiremath & Khandalavala	9589 0710 5270 2179 7306 93	mailed 6/24
1274 Windham	Kai Sheng	9589 0710 5270 2179 7307 09	mailed 6/24
1260 Windham	Chen & Durrenberger	9589 0710 5270 2179 7307 16	mailed 6/24
Applicant Signature: Andrew Richlen			Date: 6/24/2024

Authors: Victoria Brubaker, Intern

BZAP Meeting Date: July 24, 2024

Subject: 3427 Leighton Road (VAR-40-24) - To allow an addition that attaches the detached garage to the home and results in both a two-foot encroachment into the 10-foot minimum rear yard setback and a projection into the rear yard profile of up to three feet.

Site Description/History

The subject property, 3427 Leighton Road, is located on the corner of Riverhill and Leighton Roads. It is zoned [R-1c](#), One-Family Residence District. The property is an irregularly-shaped corner lot that follows the curve of the roadway along Riverhill Road. It has 75.3 feet of frontage along Leighton Road, with a 40-foot platted building setback, and 148.4 feet of frontage along Riverhill Road, with a 25-foot platted building setback. It is platted as Lot #17 in Block 282 of the [North Mountview](#) subdivision. A one-story stone and siding home sits just behind the platted setbacks. A two-car detached garage, accessed via Riverhill Road, is located at the northwest corner of the property and is eight feet from the rear property line. A five-foot platted utility easement is also located along the rear property line. The property is in conformance with setback and development coverage limits. The home was constructed in 1955 and purchased by the applicant in 2014.

Proposal

The proposal includes a one-story addition to the home that will attach the primary residence to the existing detached garage. The interior living space for the addition will be 650 square feet and include an extension to the current kitchen, a family room, a butler's pantry, and a mudroom/laundry room. A 300 square-foot, single-car garage space will also be added. The home and addition will be refinished with horizontal hardboard siding, although the Leighton Road elevation will remain stone and unchanged. The existing eight-foot setback for the garage will remain unchanged, although attaching it to the main home results in the encroachment. Building and development coverage are both below City standards.

Zoning Code Requirements

- To allow an addition that encroaches up to two feet into the 10-foot minimum side yard setback (existing encroachment) ([Article 5.02](#)); and
- To allow for a rear yard profile coefficient for the existing garage roof of 3'-0.



Alternatives

The applicant has examined other possible site plans, but this plan best fits the applicants needs without removing the existing garage. The homeowner could leave the existing garage detached, and no variances would be required.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The addition connects the primary residence with an existing detached garage, which results in the encroachment. The impact to neighboring properties will remain the same. The proposed addition also blends well and includes updates to the existing home that enhance the home's elevation and street presence (Finding #4). For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	BZAP Staff Report Pics - 3427 Leighton Road
2.	SHEET 1 SITE PLAN Revised 7.19.24
3.	3427 Leighton Dr - Variance App

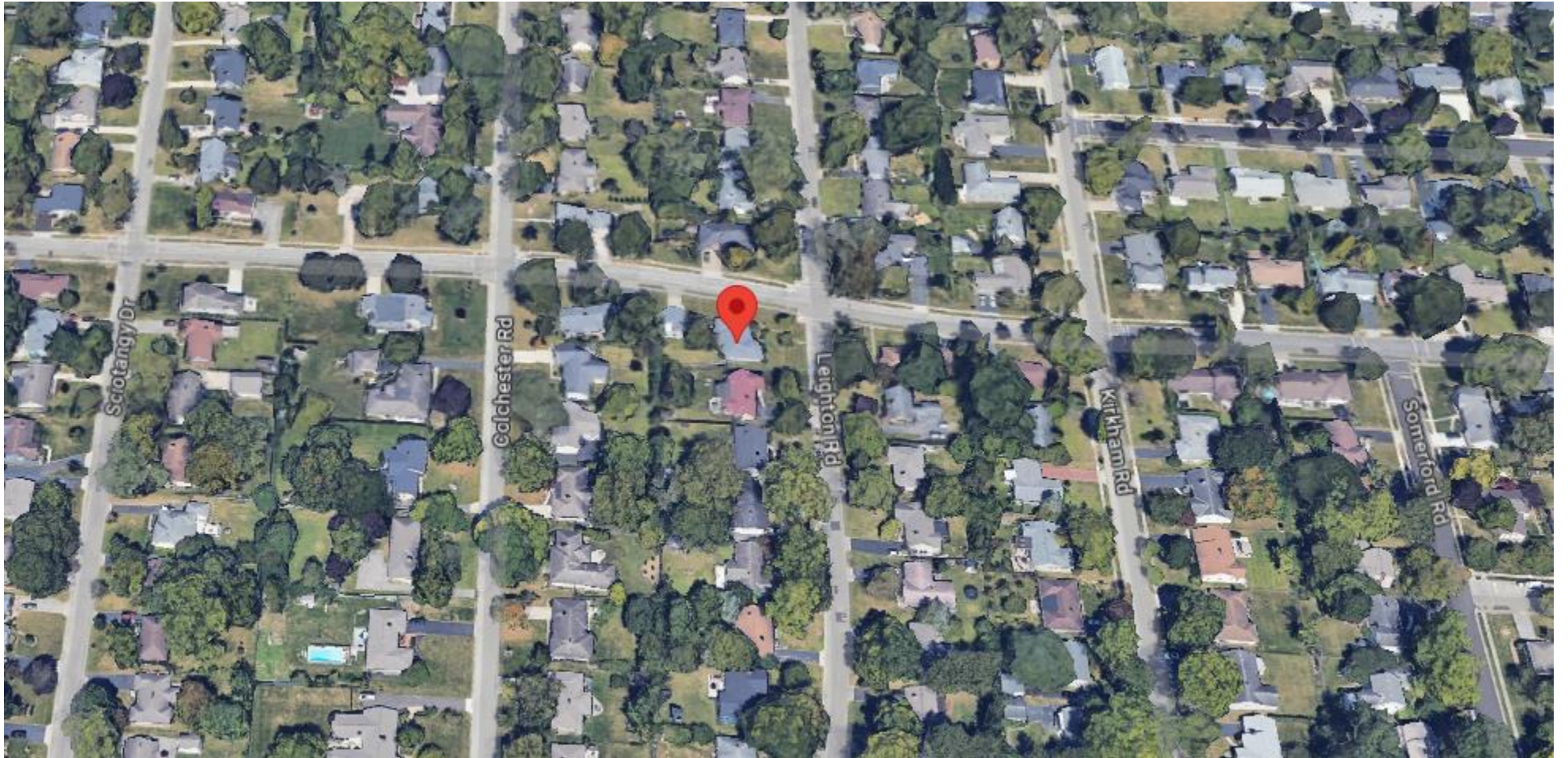


3427 Leighton Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



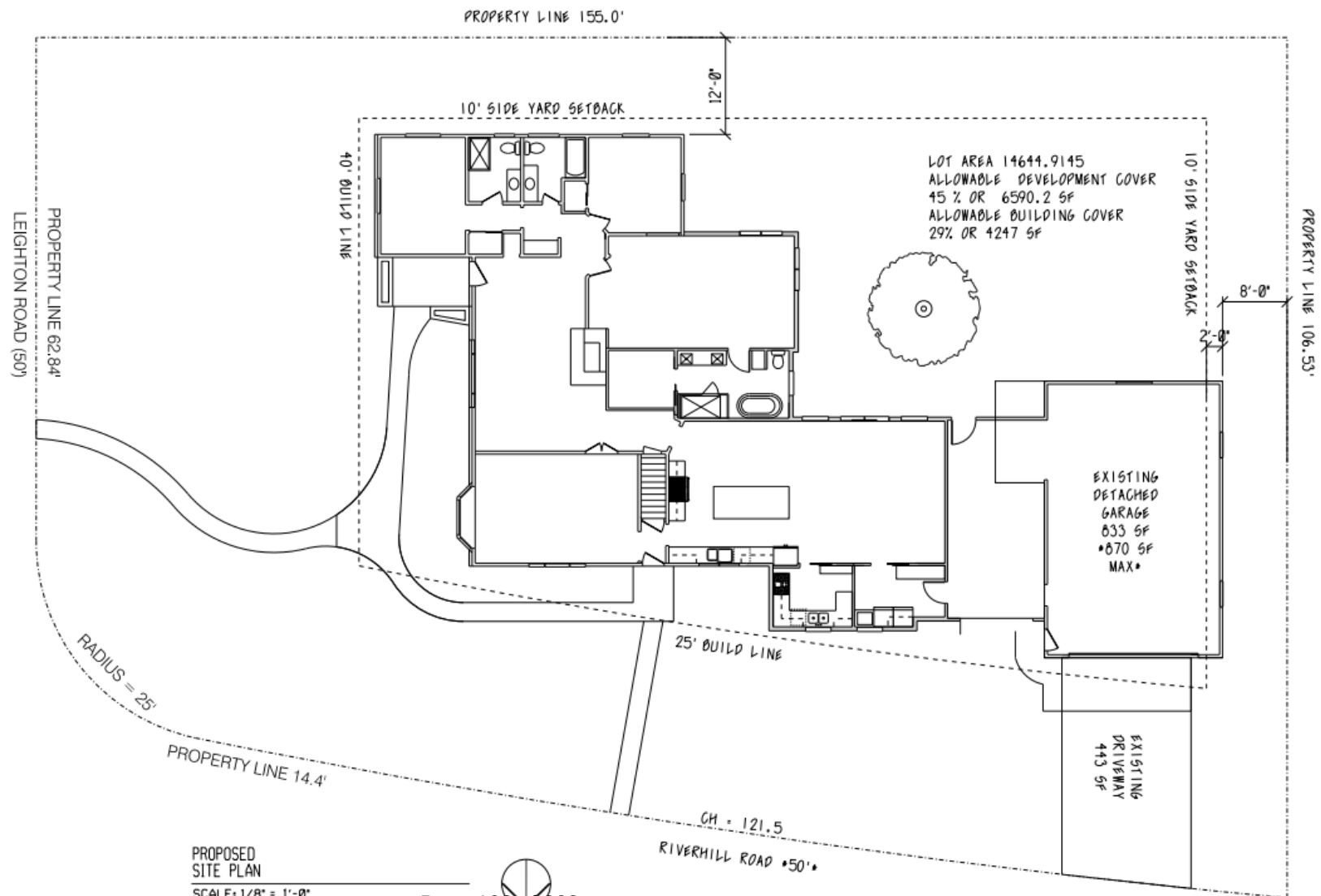
Existing Leighton Road Elevation



Existing Riverhill Road Elevation



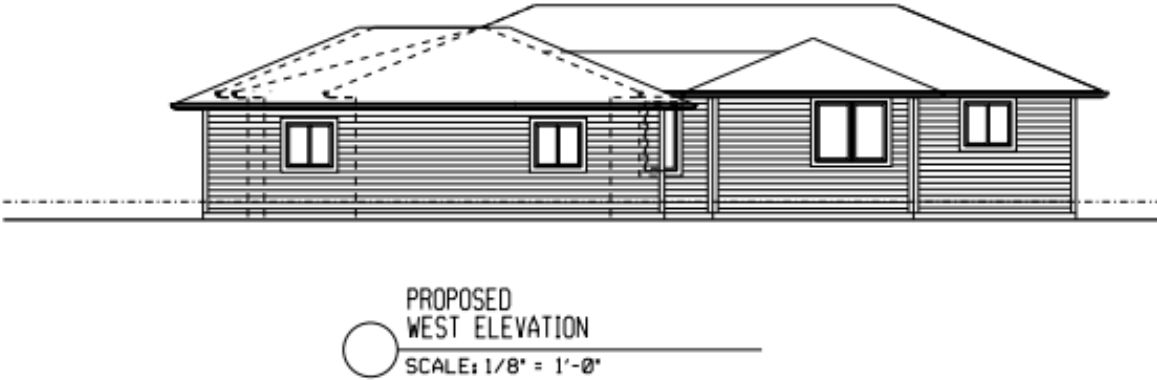
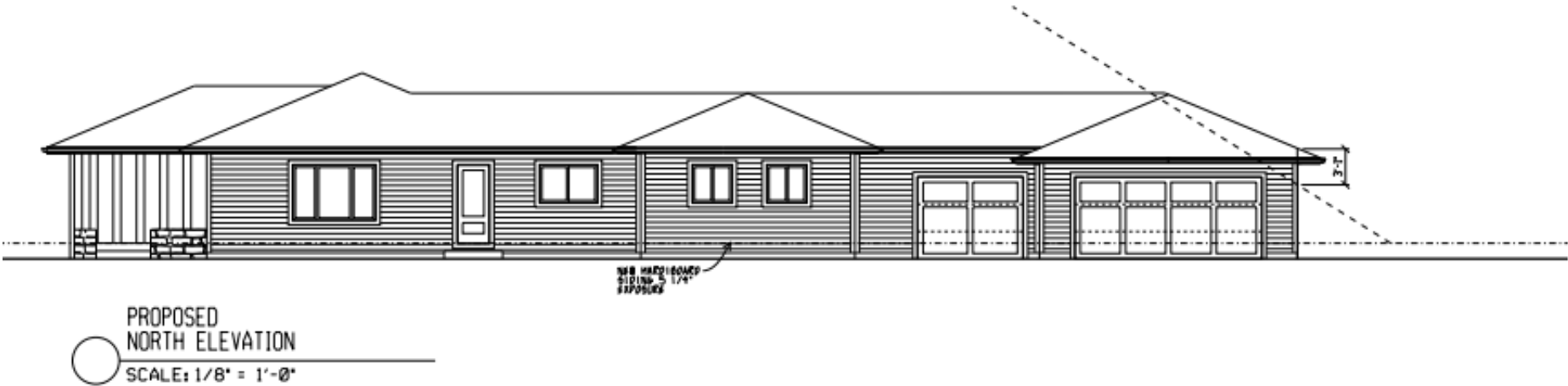
Proposed Site Plan

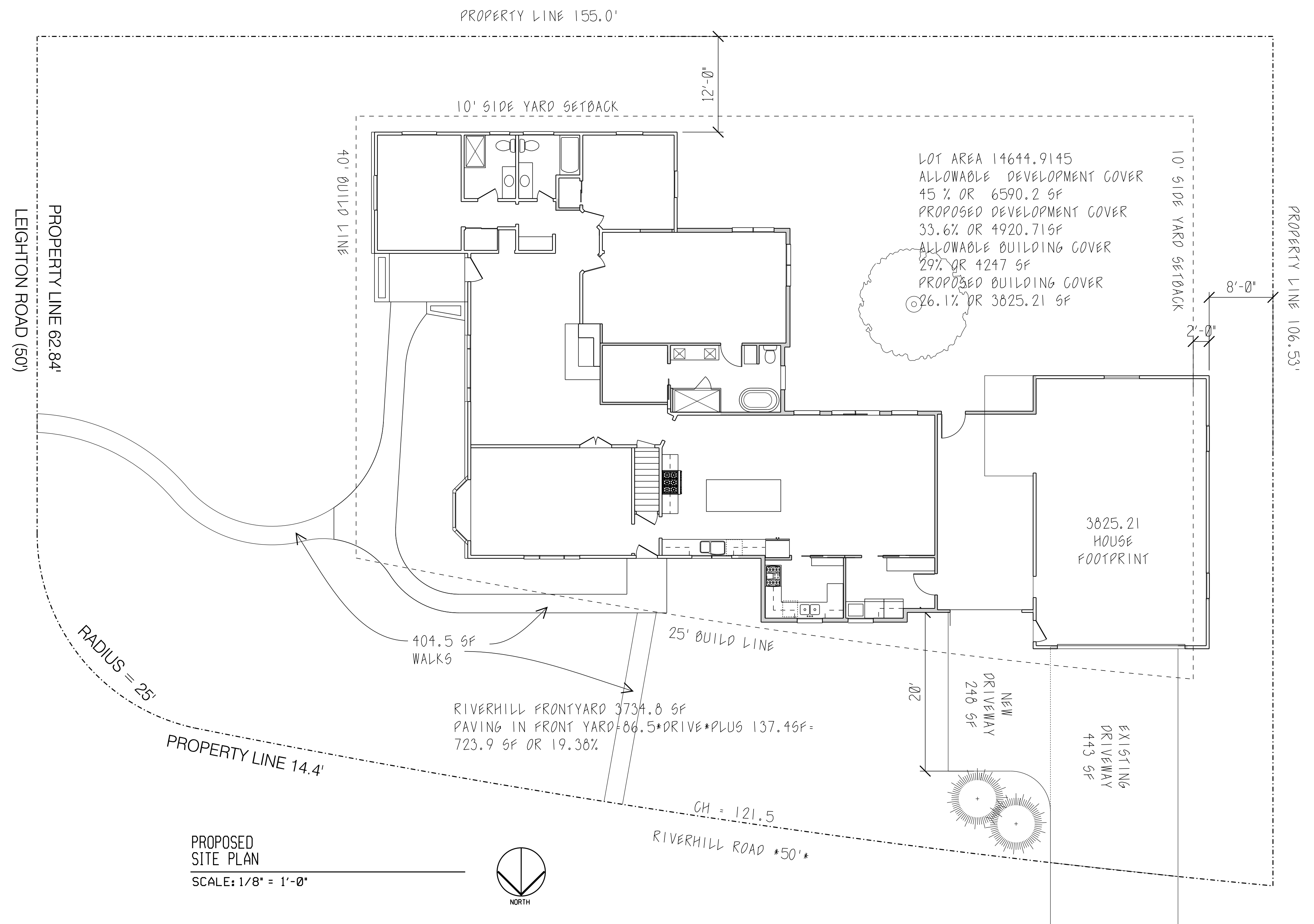
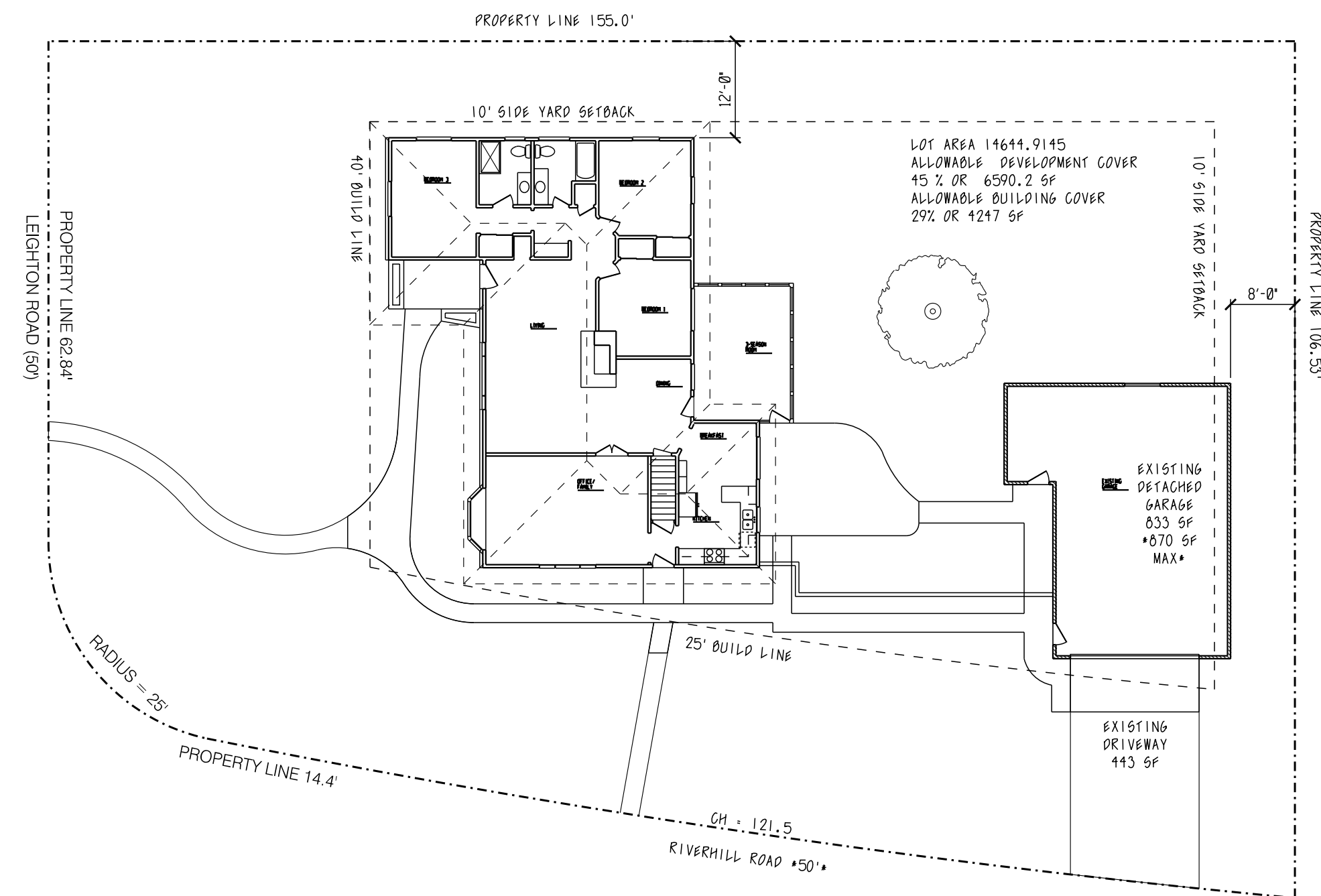


PROPOSED
SITE PLAN
SCALE: 1/8" = 1'-0"



Proposed North & West Elevation







24-2393

Variance Application

Status: Active

Submitted On: 5/30/2024

Primary Location

3427 LEIGHTON RD
UPPER ARLINGTON, OH 43221

Owner

LI MING SHENG J
LEIGHTON 3427 COLUMBUS, OH
43221

Applicant

 Juliet or David Bullock
 +1 614-935-0944
 bullock.juliet@gmail.com
 4886 Olentangy Blvd
Columbus, OH 43214

Variance Information

Describe Variance Request

Attach existing garage to house on this corner lot -- which requires a setback variance (10' required and 8' is existing) and rear yard profile coefficient variance for the existing garage roof of 3'-0"

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?

This is a corner lot, which is not typical. Connecting the house to the garage has practical purposes as my client ages in place but also gives them more privacy for the rearyard on the busy corner lot.

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 in fact the encroachments are existing, it is just hte connection to the house that triggers the variances. We are also proposing a hip roof at the existing garage which will minimize the existing encroachment and actually be a better condition for the adjacent neighbor

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

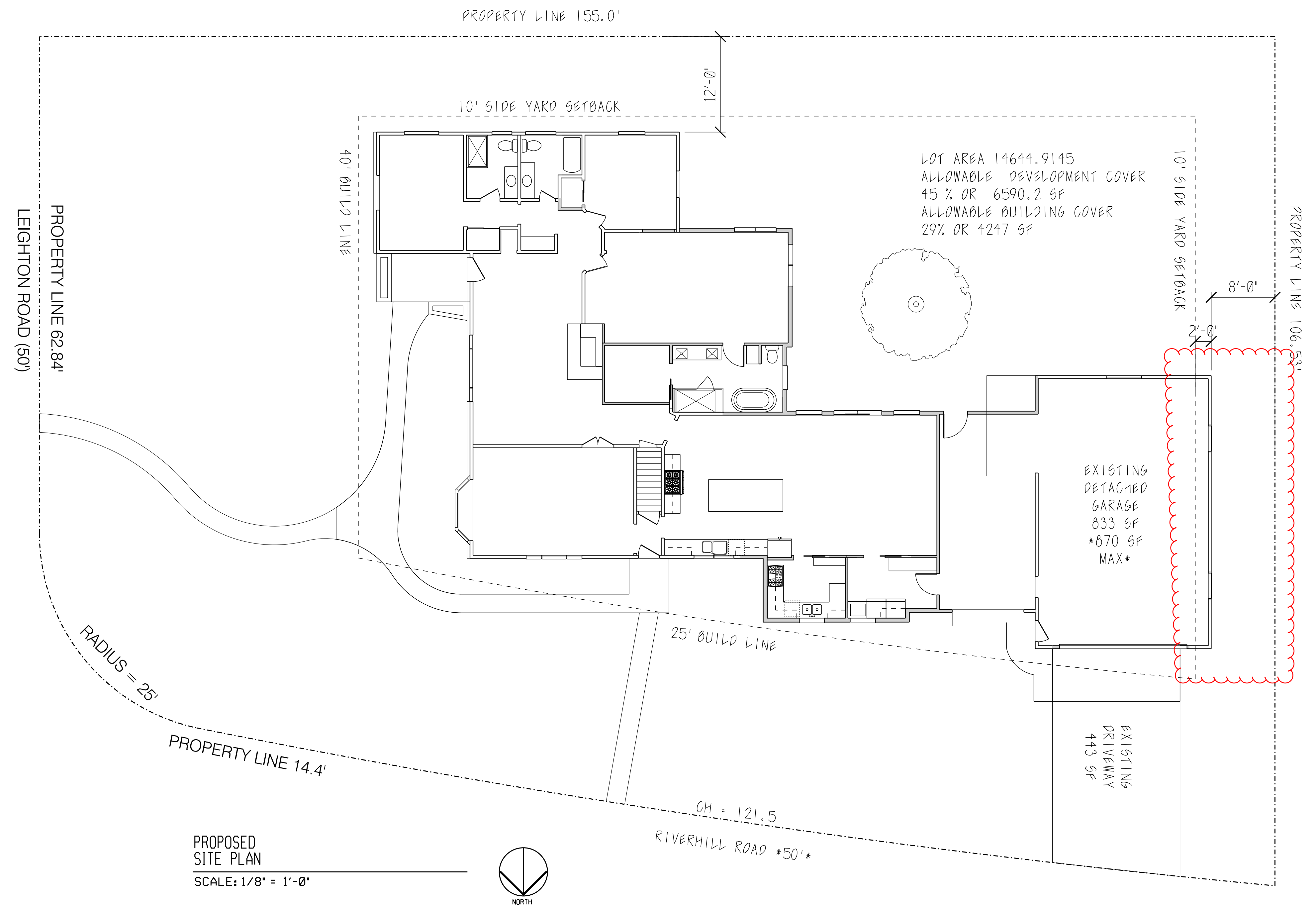
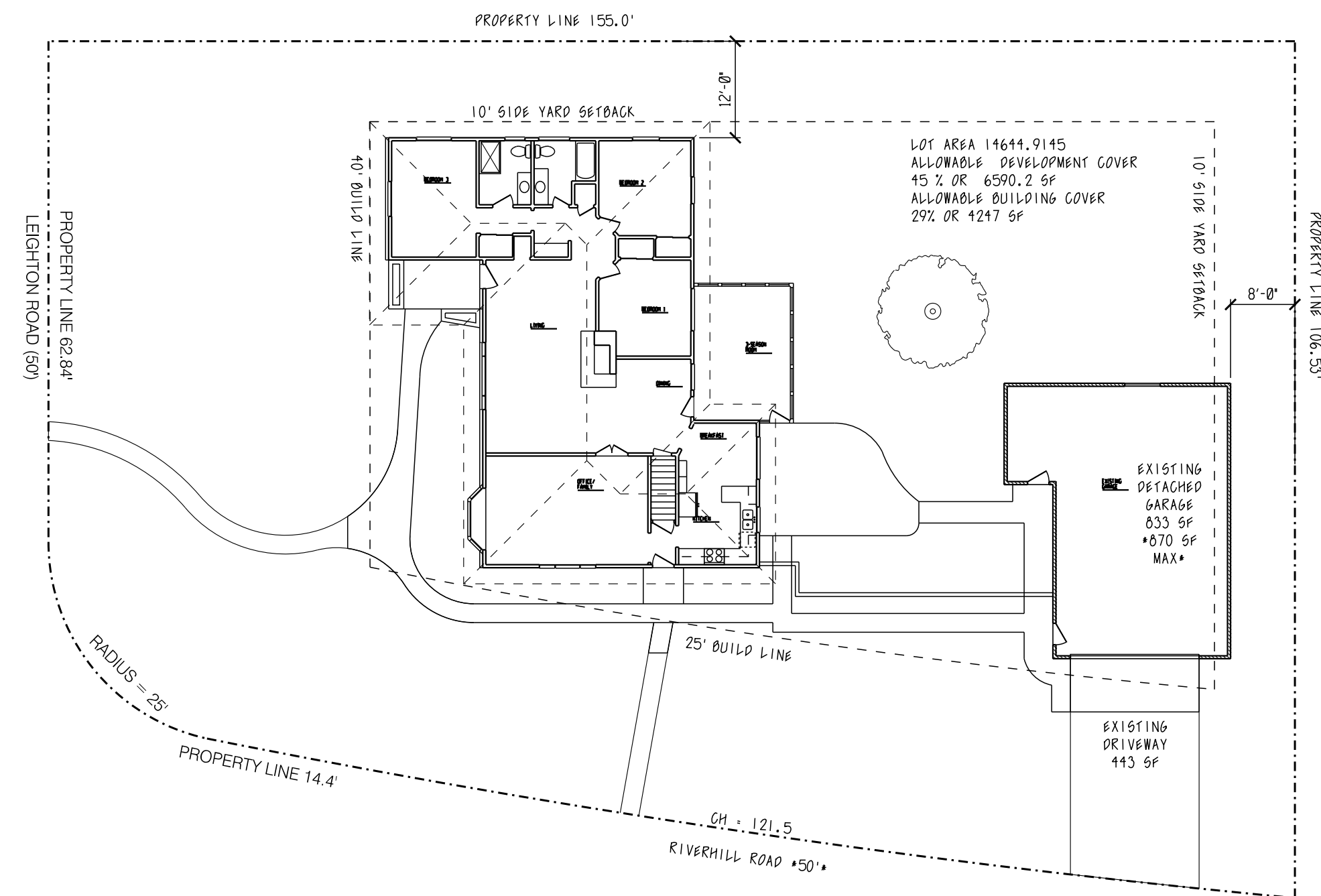
No, in fact we feel this will enhance the neighborhood. We will address the architecture of the existing garage which currently doesn't match the rest of the house and seems out of place. We will also be doing a facelift to the home along the street facade.

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?

With corner lots such as this, and in order to keep the existing garage we feel this is the best solution.

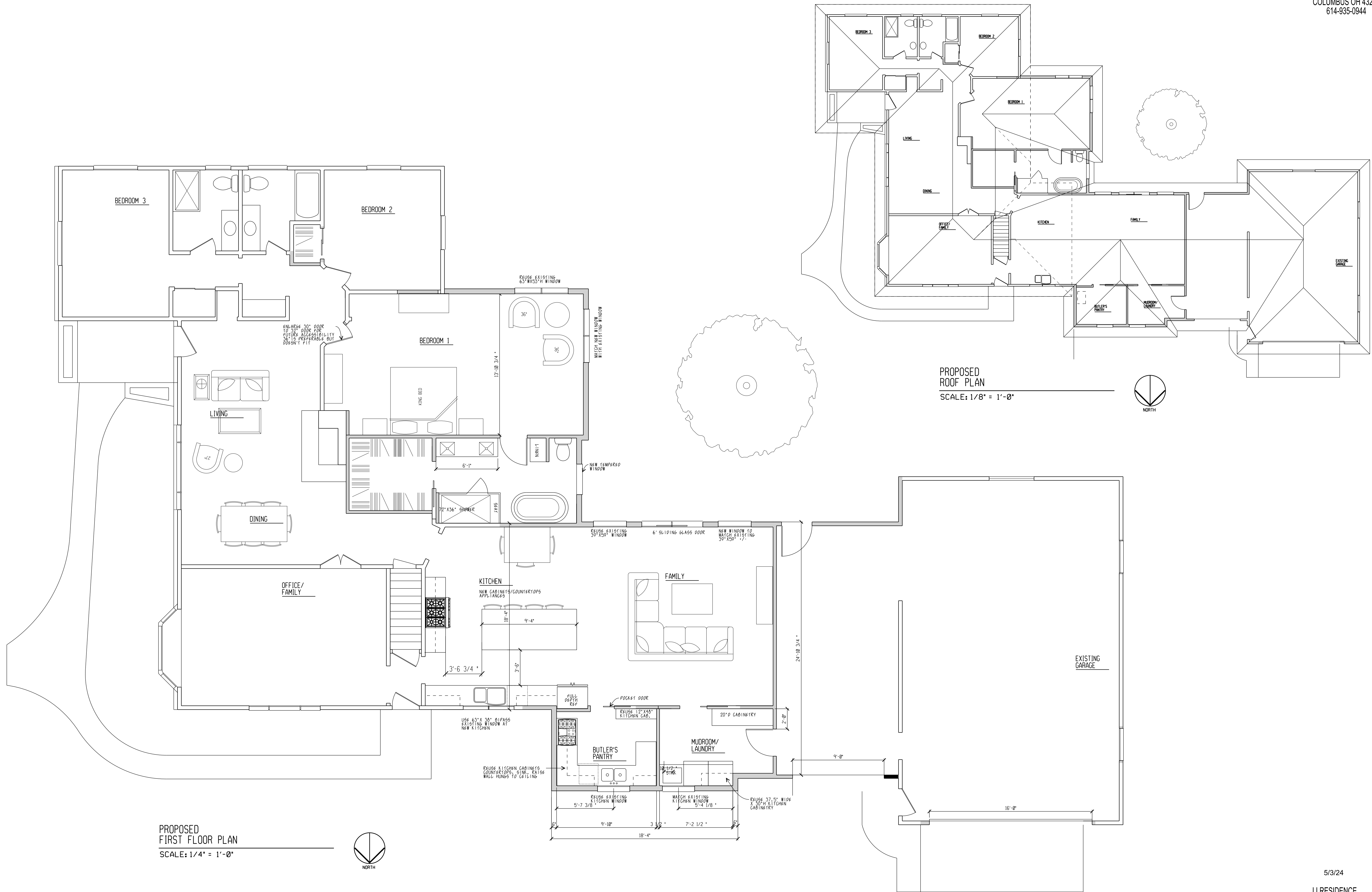
Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

This will substantially improve the curb appeal of the home and allow for an attached garage which is typical for many ranch homes in the neighborhood.

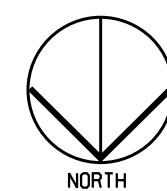


5/3/24

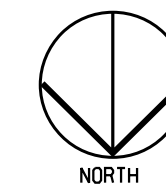
LI RESIDENCE
3427 LEIGHTON ROAD
UPPER ARLINGTON OHIO



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

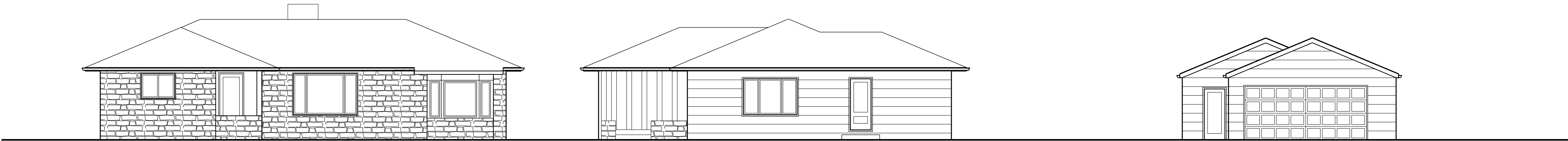


PROPOSED
ROOF PLAN
SCALE: 1/8" = 1'-0"



5/3/24

LI RESIDENCE
3427 LEIGHTON ROAD
UPPER ARLINGTON OHIO



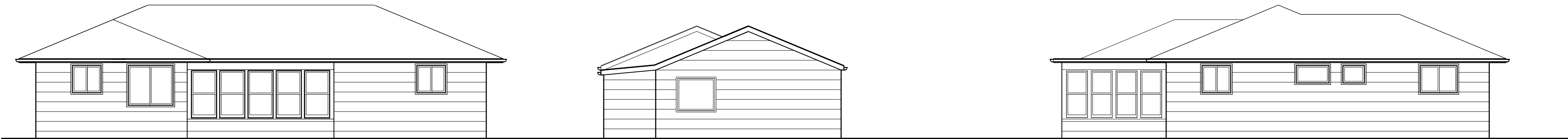
ASBUILT
EAST ELEVATION
SCALE: 1/8" = 1'-0"

ASBUILT
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



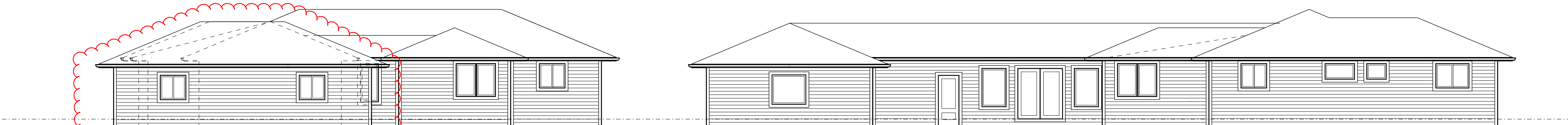
PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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



ASBUILT
WEST ELEVATION
SCALE: 1/8" = 1'-0"

ASBUILT
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

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



Revised: May 2023

Certification of Notice

Applicant Name: Juliet and David Bullock

Location of property subject to BZAP request: 3427 Leighton Road

This application will be heard by the Board of Zoning and Planning on: 7/24/24

Describe activity which requires Board of Zoning and Planning review:

Attach existing garage to the house on this corner lot. This will require a setback variance for the existing garage (10' is required and we have 8') and rear yard profile coefficient

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

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
3456 Colchester Rd	Lori Gillfillan	<i>Lori Gillfillan</i>	5/30/24
1951 Riverhill Rd	Sahar Tabatabaee	<i>Sahar Tabatabaee</i>	5/30/24
3424 Colchester Rd	Bart Witzel	<i>Bart Witzel</i>	5/30/24
3407 Leighton Rd	Karen Fethrolf	<i>Karen Fethrolf</i>	5/30/24
3417 Leighton Rd	Brandy Sutton	<i>Brandy Sutton</i>	5/30/24
1920 Riverhill Rd	Claudia Robertson	<i>Claudia Robertson</i>	5/30/24
3444 Leighton Rd	Derek Higaki	<i>Derek Higaki</i>	5/30/24
3424 Leighton Rd	Theodore Saker	<i>Theodore Saker</i>	5/30/2024
3412 Leighton Rd	Angela Mergenthaler	<i>Angela Mergenthaler</i> Certified Mail 9589 0710 5270 2179 7303 96	5/30/24
3416 Colchester Rd	Abby McDonald	<i>Abby McDonald</i>	5/30/24

Applicant Signature:

Juliet and David Bullock

Date:

5/30/24



Revised: May 2023

Certification of Notice

Applicant Name: Juliet and David Bullock (architects for Diana & Mingshay Li)
Location of property subject to BZAP request: 3427 Leighton Road

This application will be heard by the Board of Zoning and Planning on: 7/24/24

Describe activity which requires Board of Zoning and Planning review:

Attach existing garage to the house on this corner lot. This will require a setback variance for the existing garage (10' is required and we have 8') and rear yard profile coefficient

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

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3456 Colchester Rd	Lori Gillfillan		
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3424 Colchester Rd	Bart Witzel		
3407 Leighton Rd	Karen Fethrolf		
3417 Leighton Rd	Brandy Sutton		
1920 Riverhill Rd	Claudia Robertson		
3444 Leighton Rd	Derek Higaki		
3424 Leighton Rd	Theodore Saker		
3412 Leighton Rd	Angela Mergenthaler		06/17/2024
3416 Colchester Rd	Abby McDonald		

Applicant Signature: Julian Li

Date: 5/30/24

May 30th, 2024

To whom it may concern,

We are requesting variances to the Upper Arlington Zoning code to attach the existing garage to the house on this corner lot for our home at 3427 Leighton Road. This will require a setback variance for the existing garage (10' is required and we have 8') and rear yard profile coefficient variance of 3'-0" for the existing garage roof.

The city requires us to notify all homes within 100 feet of our property of the variance submission. The application will be heard on July 24th, 2024

Sincerely,

Ming Sheng Li and Diana Li

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 24, 2024

Subject: 2726 Wellesley Drive (VAR-42-24) - To allow an addition that encroaches up to 2'-2" into the 10-foot minimum side yard setback (existing encroachment).

Site Description/History

The subject property, 2726 Wellesley Drive, is located on the east side of the street, just south of Ridgeview Road. It is zoned R-1c, One-Family Residence District, and includes 75 feet of frontage with 140 feet of depth, similar to others in the neighborhood. A split-level brick and stucco home sits along the platted 40-foot building setback line but is 7.7 feet from the north property line. The driveway and a one-car attached garage are located on the south side. The site is relatively flat with a patio located behind the garage and a large mature tree at the southeast corner of the property. A six-foot tall wood fence encloses the property. The property owner purchased the home in February 2014.

Proposal

The application includes a one-story addition along the north side of the home, continuing the existing plane at a 7.7-foot side yard setback. It includes two bedrooms on the first floor and three on the lower level, with a stucco exterior and a height of 16'-9", six inches below the overall height of the house. The existing attached garage would be converted to a great room and mudroom, with a rear sunroom and detached garage also proposed. Building, development and front yard development coverage ratios, as well as the side yard longwall and rear yard profile are compliant with City standards.

Zoning Code Requirements

- To allow an addition that encroaches 2'-2" into the ten-foot minimum side yard setback ([Article 5.02](#)).

Alternatives

The applicant could bump the addition in to meet the side yard setback requirement but would likely create issues with the floor plan and roof system.

Requested Action and Findings



Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposal creates modest-sized rooms inside the home (Finding #3) and adds a detached garage with an expanded driveway to the site. The design blends well with the home and the taller portion is adjacent to the 1.5-story portion of the neighbor's house, limiting impacts on adjacent property (Finding #4). It continues an existing plane of the home, improves elevations from all sides, and adds value to the property. For these reasons, Staff recommends that this variance application be approved.

Attachments

1.	BZAP Staff Report Pics - 2726 Wellesley Drive
2.	2726 Wellesley Dr Variance App

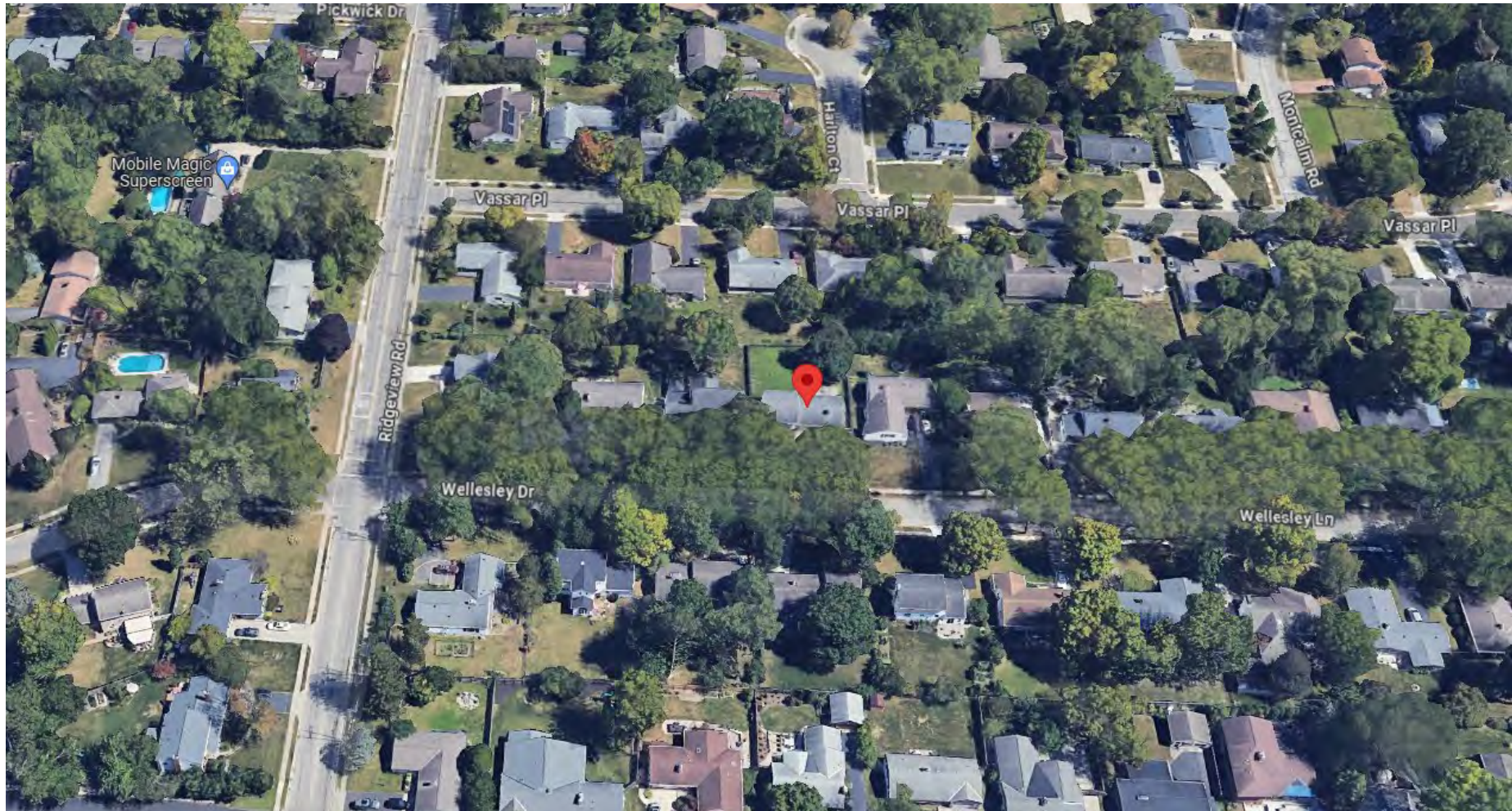


2726 Wellesley Drive

BZAP Staff Report Pictures

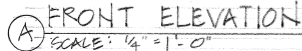


Google Maps ® Aerial – Looking East

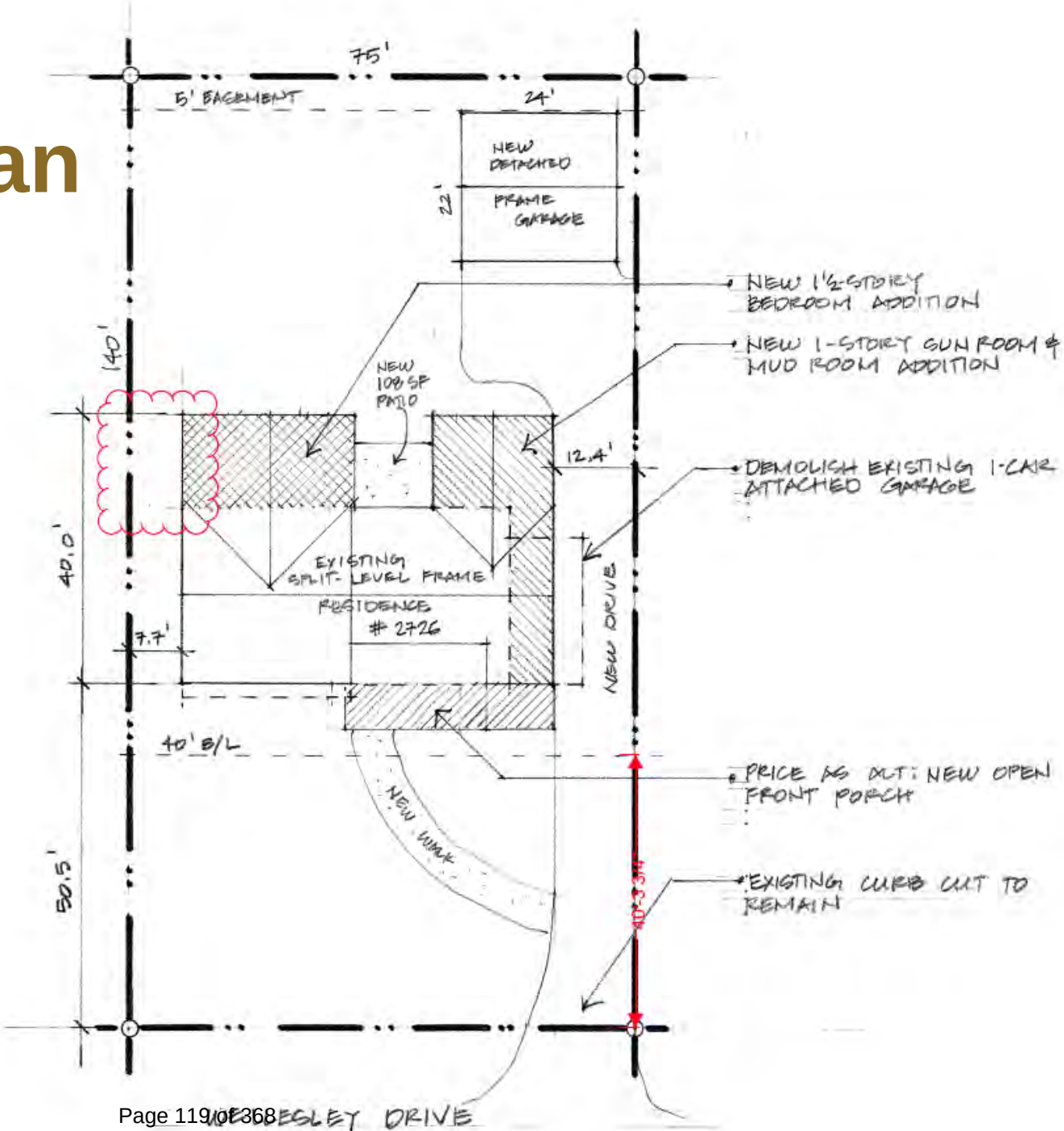


Existing Front Elevation





Proposed Site Plan





24-2954

Variance Application

Status: Active

Submitted On: 6/26/2024

Primary Location

2726 WELLESLEY DR
UPPER ARLINGTON, OH 43221

Owner

STRAUSBAUGH VICTOR
WELLESLEY 2726 COLUMBUS,
OH 43221

Applicant

 Victor Strausbaugh
 614-441-6237
 victorstrausbaugh@gmail.com
2726 Wellesley Drive Columbus
 Ohio
Columbus, OH 43221

BZAP Information

BZAP Case

VAR-42-24

Status

Pending

BZAP Determination Date

07/24/2024

Vote Tally

Primary Variance

Findings of Fact for Approval/Denial

Variance Request

To allow for a two-story addition that encroaches 2'-3" into the 10-foot minimum side yard setback (existing encroachment).

BZAP conditions

Variance Information

Describe Variance Request ?

The north exterior wall of our house violates the 10' setback requirement of the city's zoning code. We would like to build an extension to that wall for a bedroom addition.

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

None

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

No

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

No. Dave and Kathy Daughters are my neighbors on the north side and they are very supportive as we've been friends for 10+ years.

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. The addition isn't feasible is we need to redesign.

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

Yes. It's a great house as-is. But we just had our third baby and need more bedrooms. With the addition, the house will be 6 bedrooms and 3.5 baths (one bedroom for each kid, another bedroom to serve as an office, and another bedroom to accomodate travelling in-laws.) We love our block, our neighbors, and would love to hang on to our house.

Two-story addition and detached garage for
THE STRAUSBAUGH RESIDENCE
2726 Wellesley Drive
Upper Arlington, Ohio 43221

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

Structural Engineer:
KOOI LLC
900 Foxcreek Road
Sunbury, OH 43074
(614) 218-1607

PROJECT DATA:

Scope of Work: 2-story addition and new detached garage
Project Address: 2726 Wellesley Drive
Upper Arlington, OH 43221

Floor Area	Existing	Proposed	Total
Lower Level	676 SF	339 SF	1,015 SF
Main Floor	1,350 SF	756 SF	2,106 SF
Open Porch	-	217 SF	217 SF
Garage (att'd)	242 SF	-	-
Garage (det'd)	-	528 SF	528 SF

Date: **JUNE 3, 2024**

Revisions:

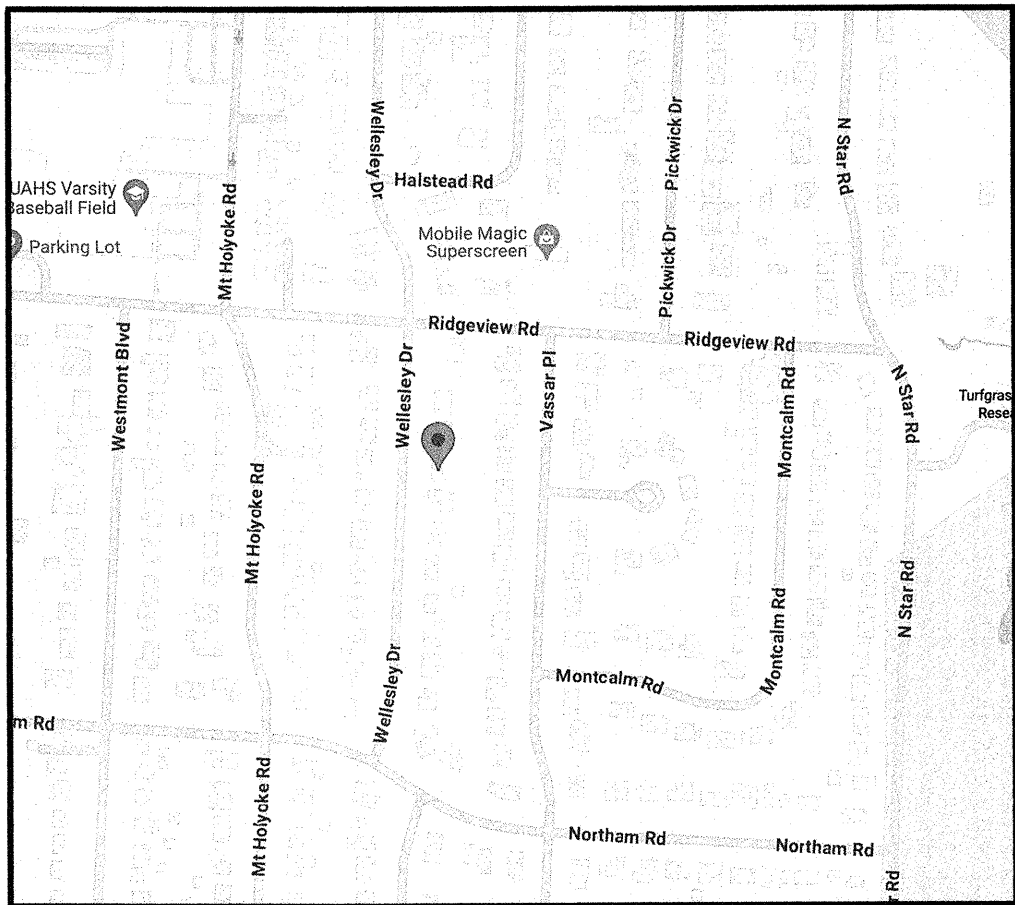
GENERAL NOTES:

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

ENERGY CODE:

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

LOCATION MAP



SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	EX'G LL FLOOR PLAN
4	EX'G MAIN LEVEL FLOOR PLAN
5	FDN/ 1 ST FLR FRAMING
6	MAIN LEVEL FLOOR PLAN
7	FRONT/BACK ELEVATIONS
8	SIDE ELEVATIONS
9	GARAGE PLANS/ELEVATIONS
10	WALL SECTION/INT ELEV
11	STRUCTURAL NOTES
12A	STRUCTURAL DETAILS
12B	STRUCTURAL DETAILS
13	ROOF FRAMING
14	LL ELECTRICAL
15	MAIN LEVEL ELECTRICAL

SYSTEMS DESCRIPTIONS:

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

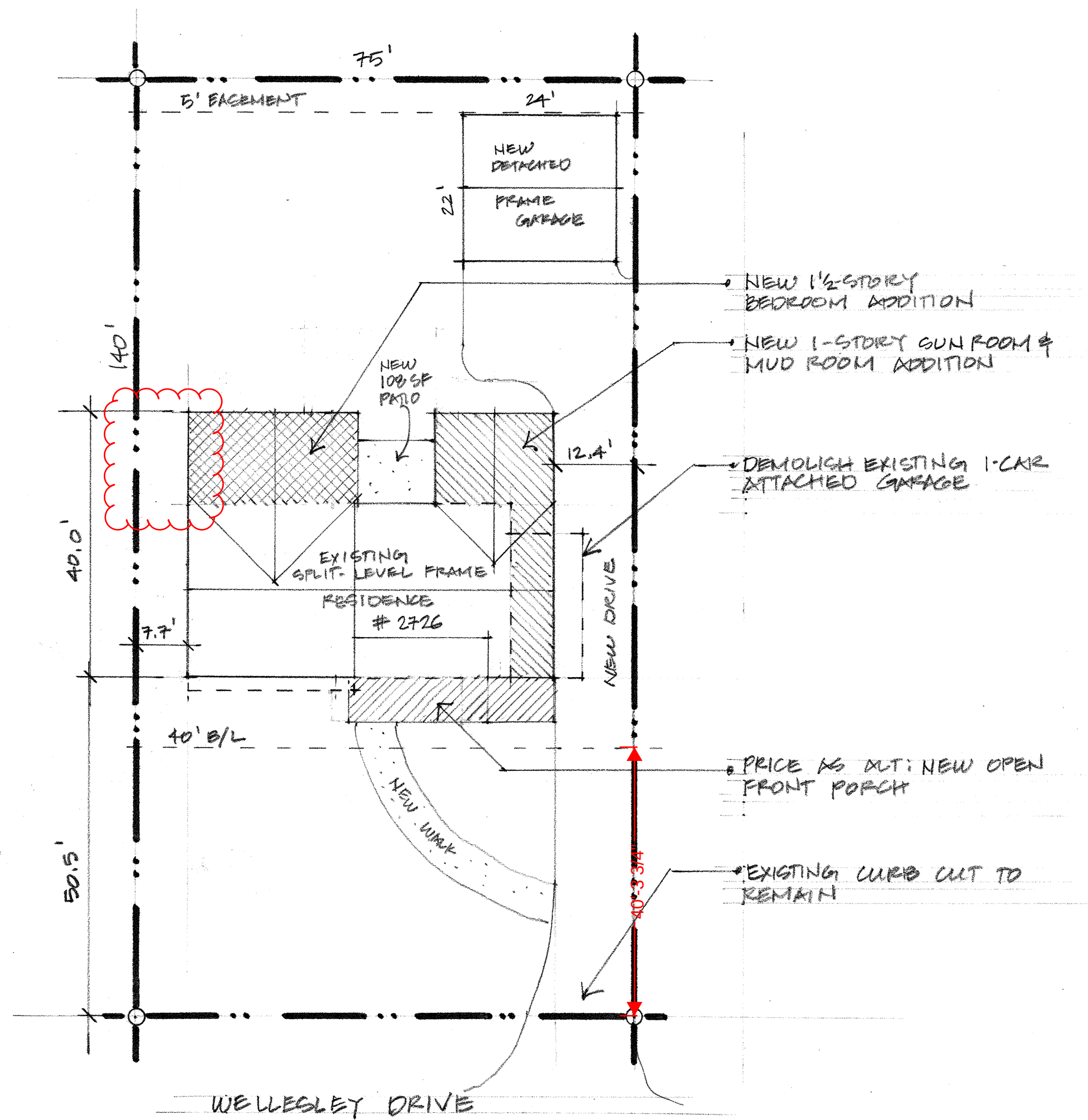
Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Strausbaugh Res
Addition
2726 Wellesley Drive
Columbus, OH 43221

Date: 6/3/2024

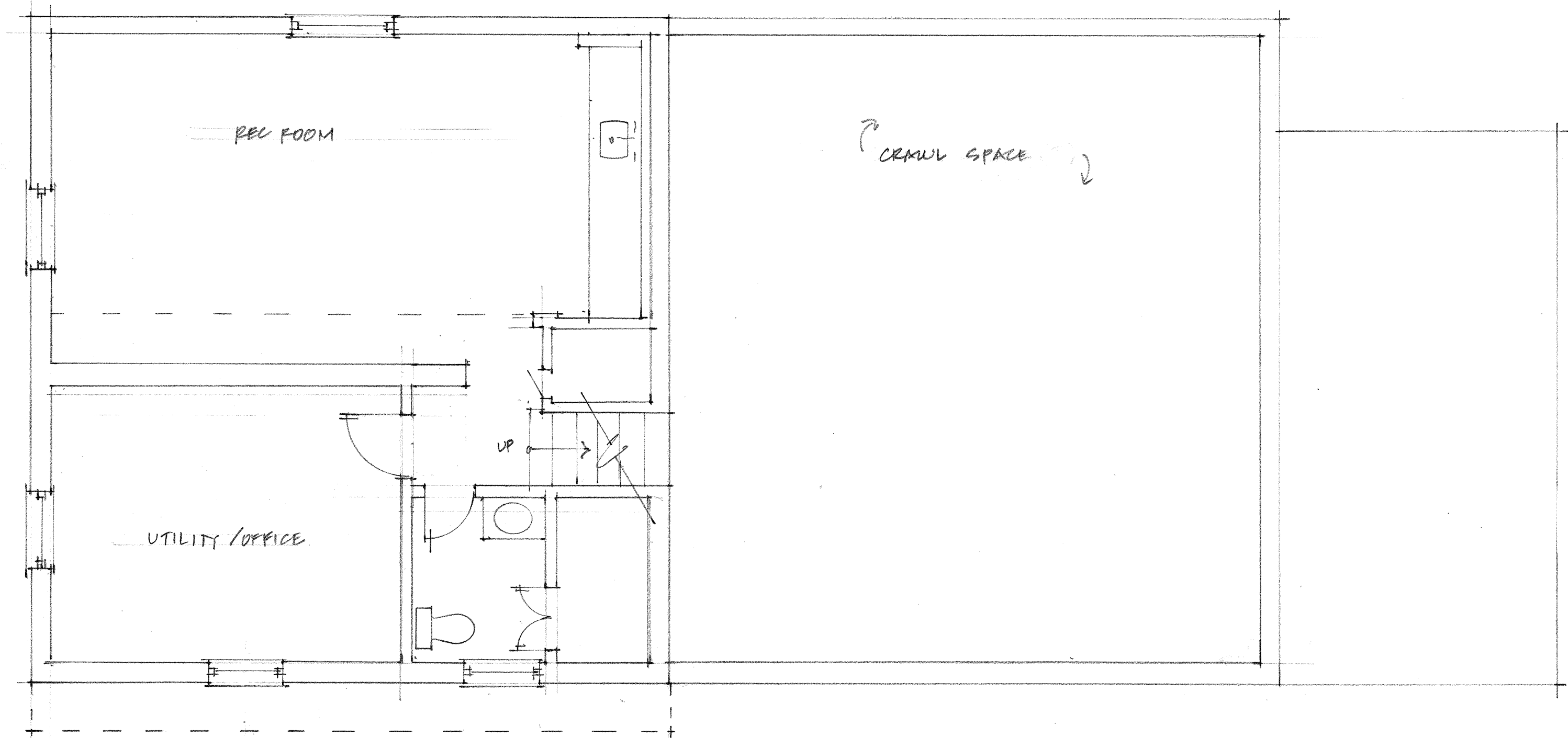
COVER SHEET

Strausbaugh



SITE PLAN
SCALE: 1/16" = 1'-0"
TOTAL LOT AREA = 10,500 SF
BUILDING COVER = 2,634 SF (25.0%)
DEVELOPMENT COVER = 4,725 SF (45.0%)

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SITE PLAN



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

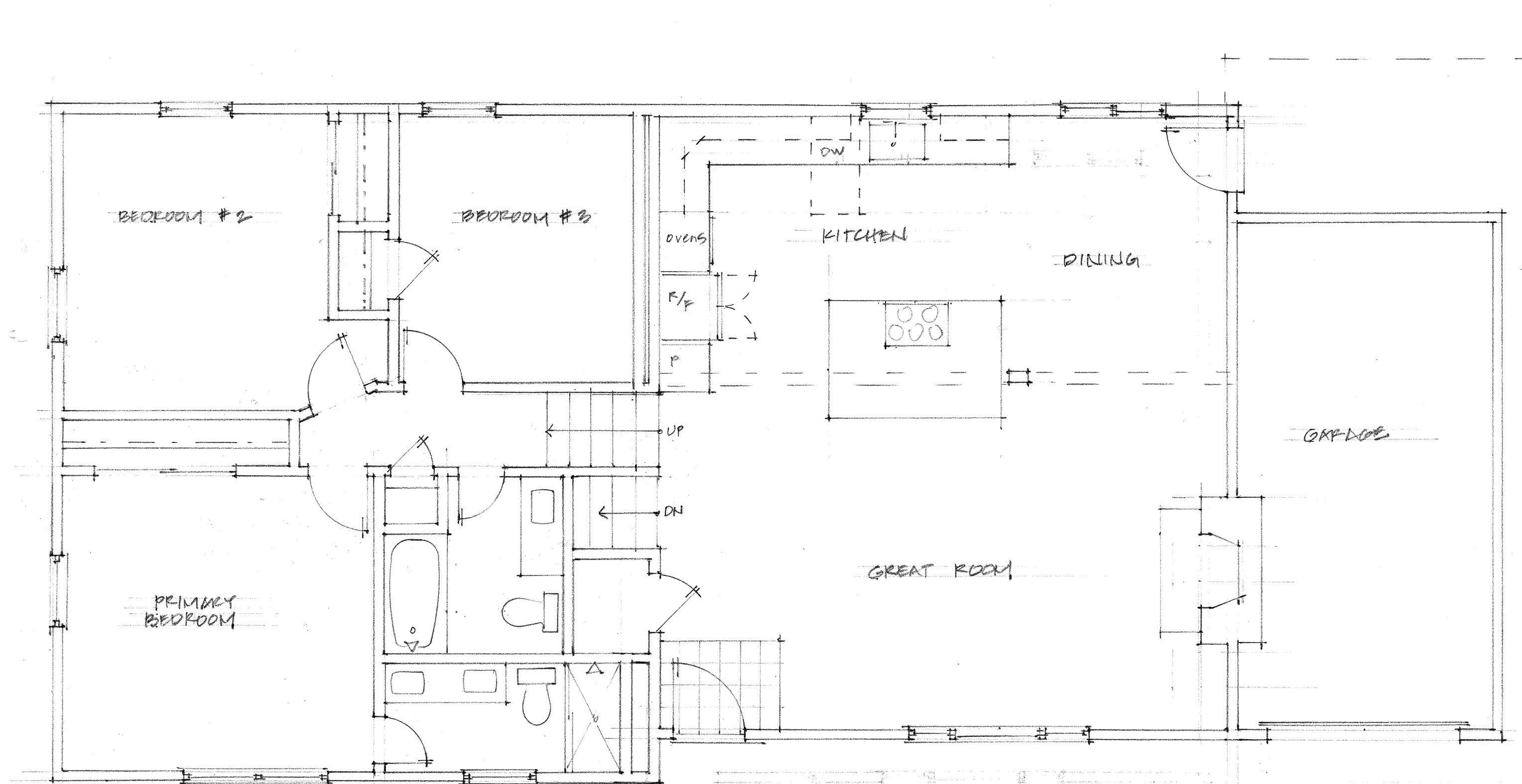


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**EXISTING LL
 FLOOR PLAN**



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



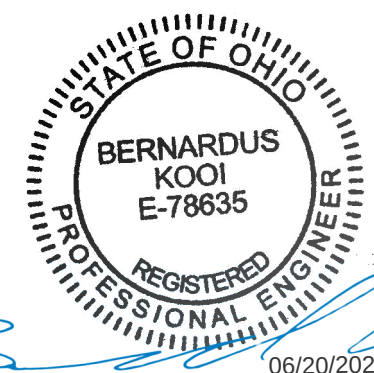
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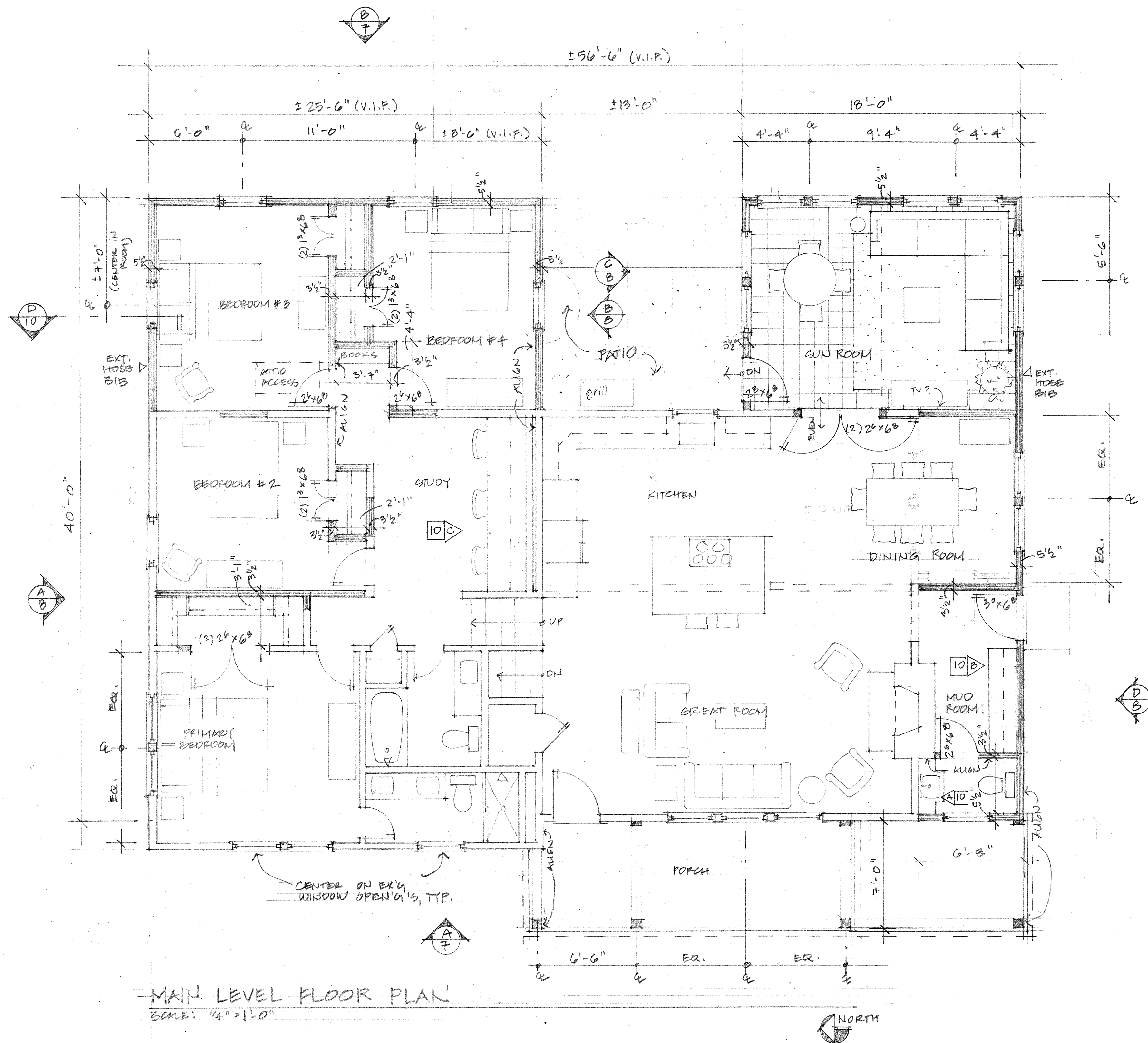
**EX'G MAIN LVL
 FLOOR PLAN**

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



STRUCTURE ONLY

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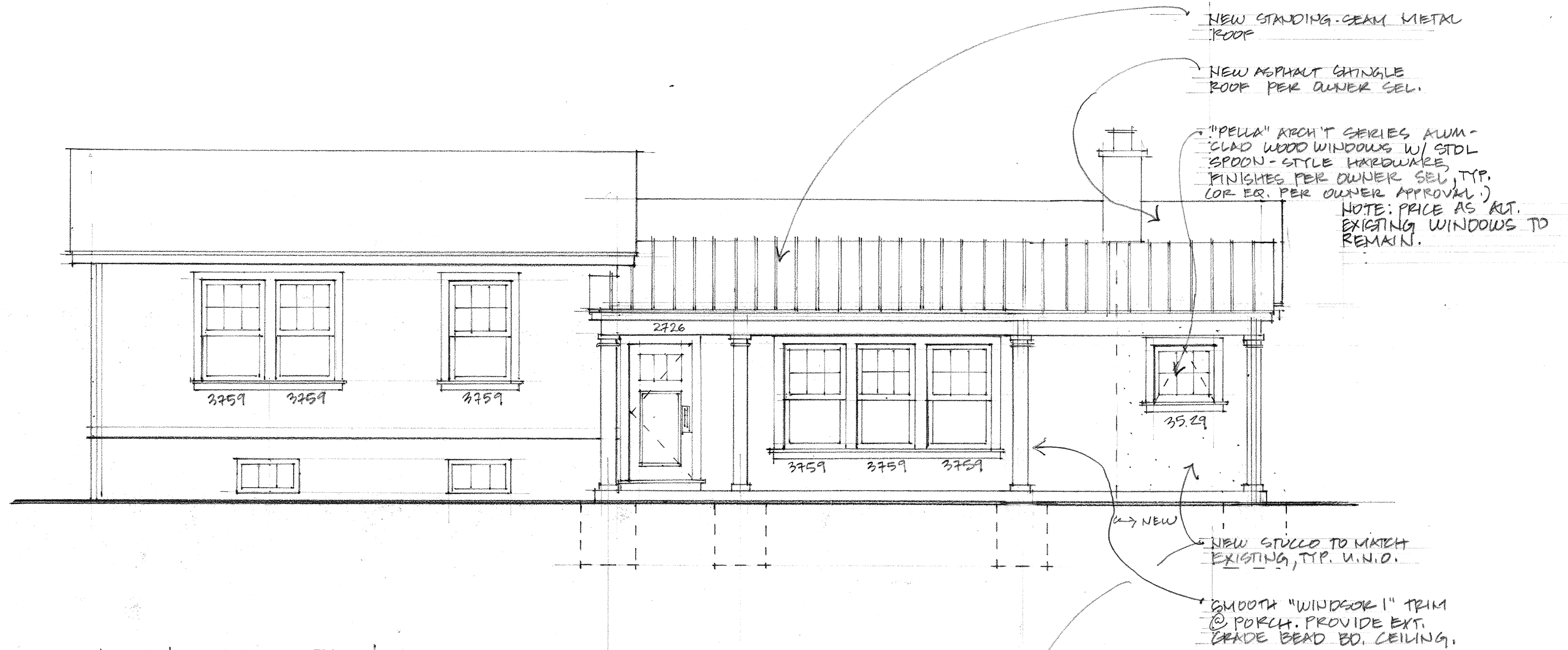


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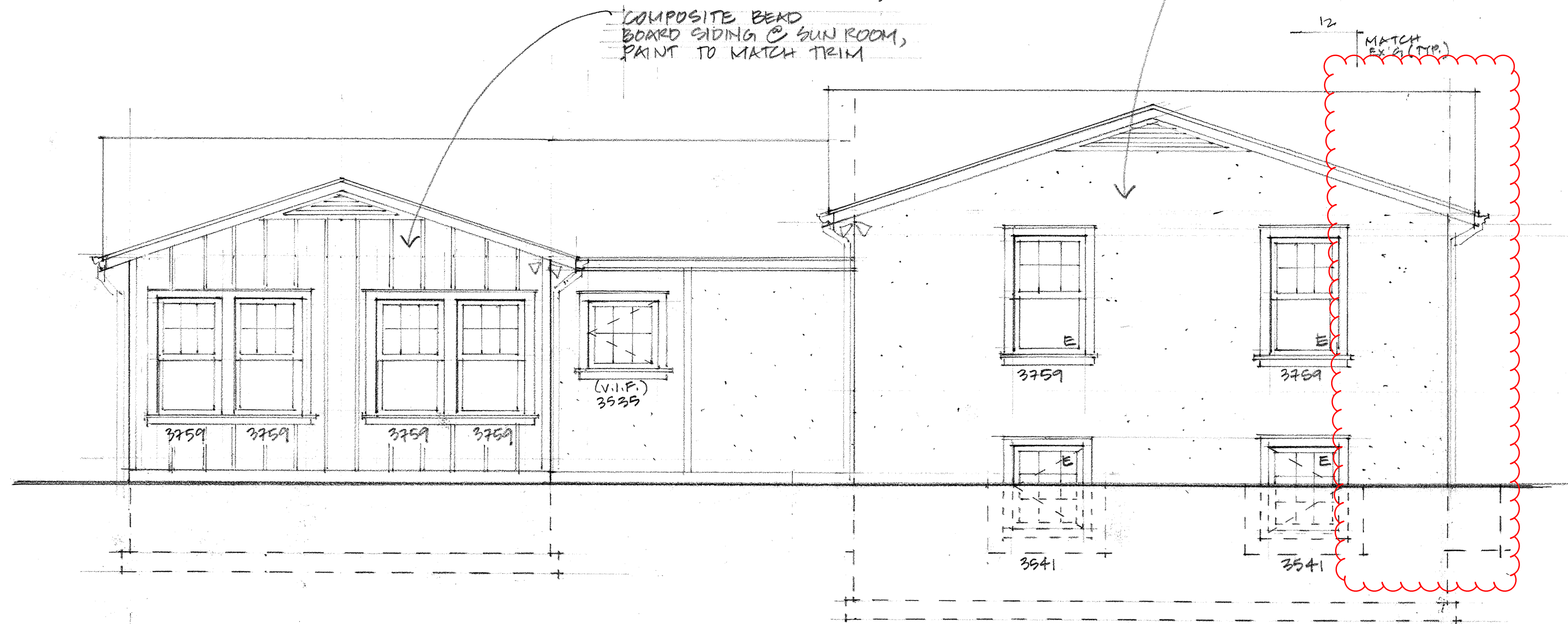
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**MAIN LEVEL
PLAN**



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



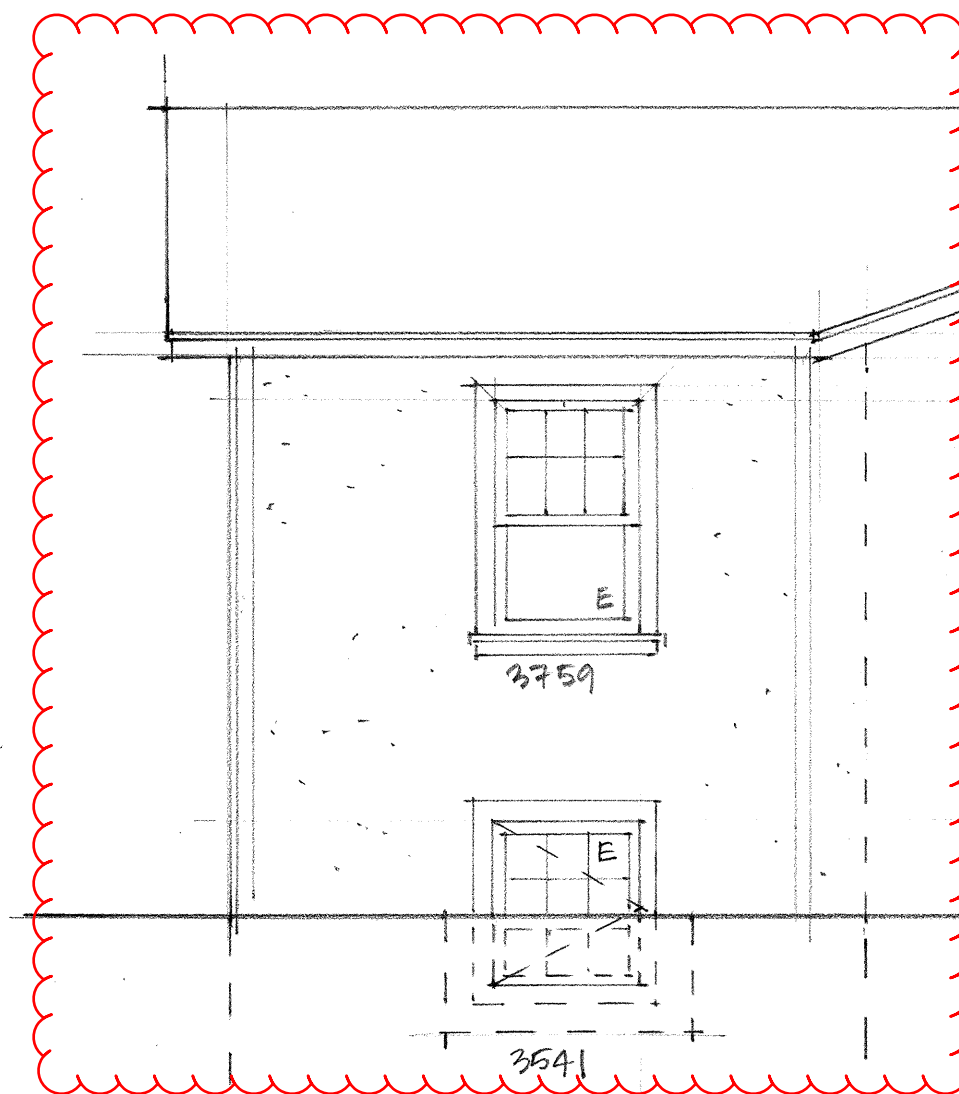
B BACK ELEVATION
SCALE: 1/4" = 1'-0"

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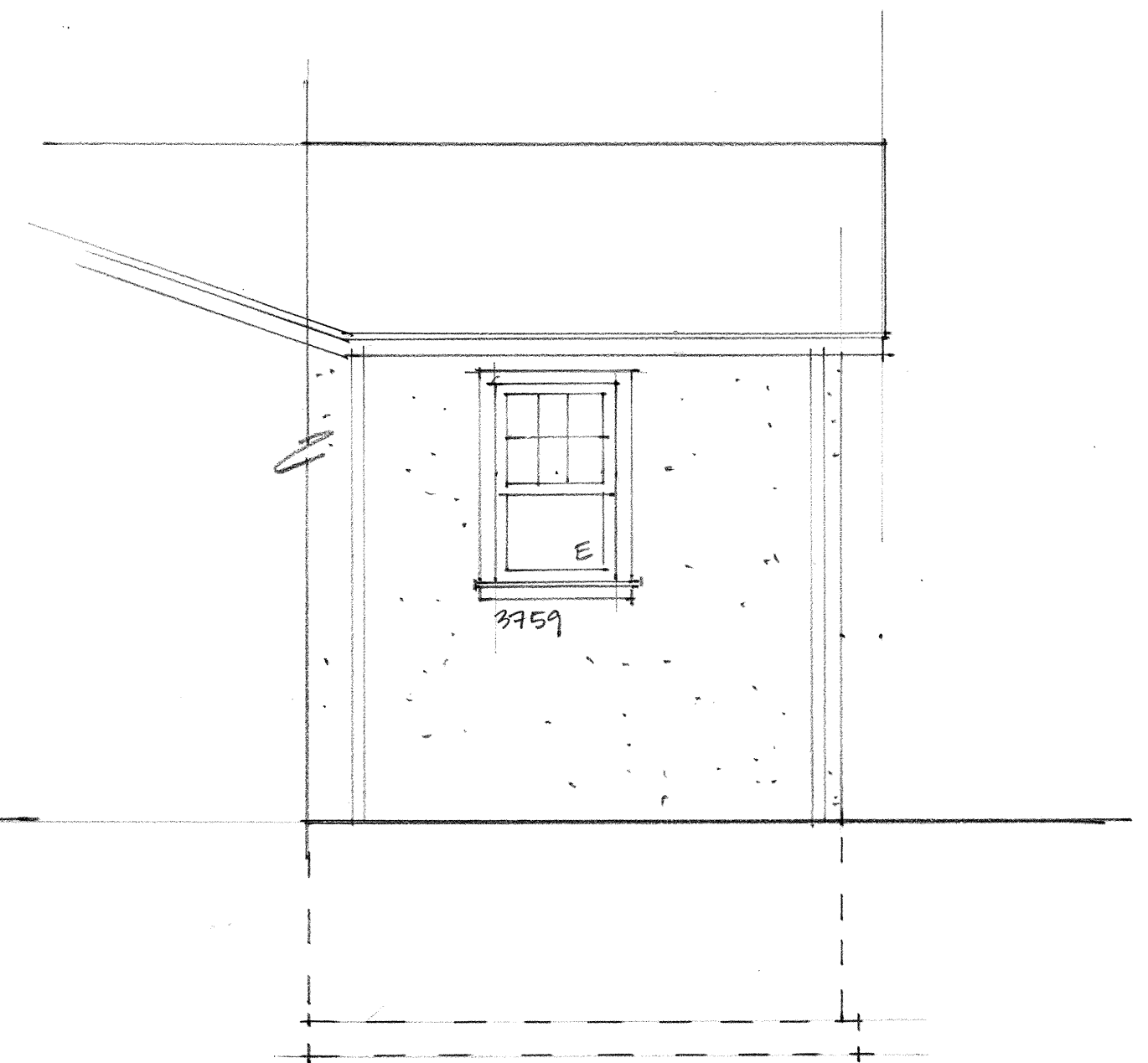
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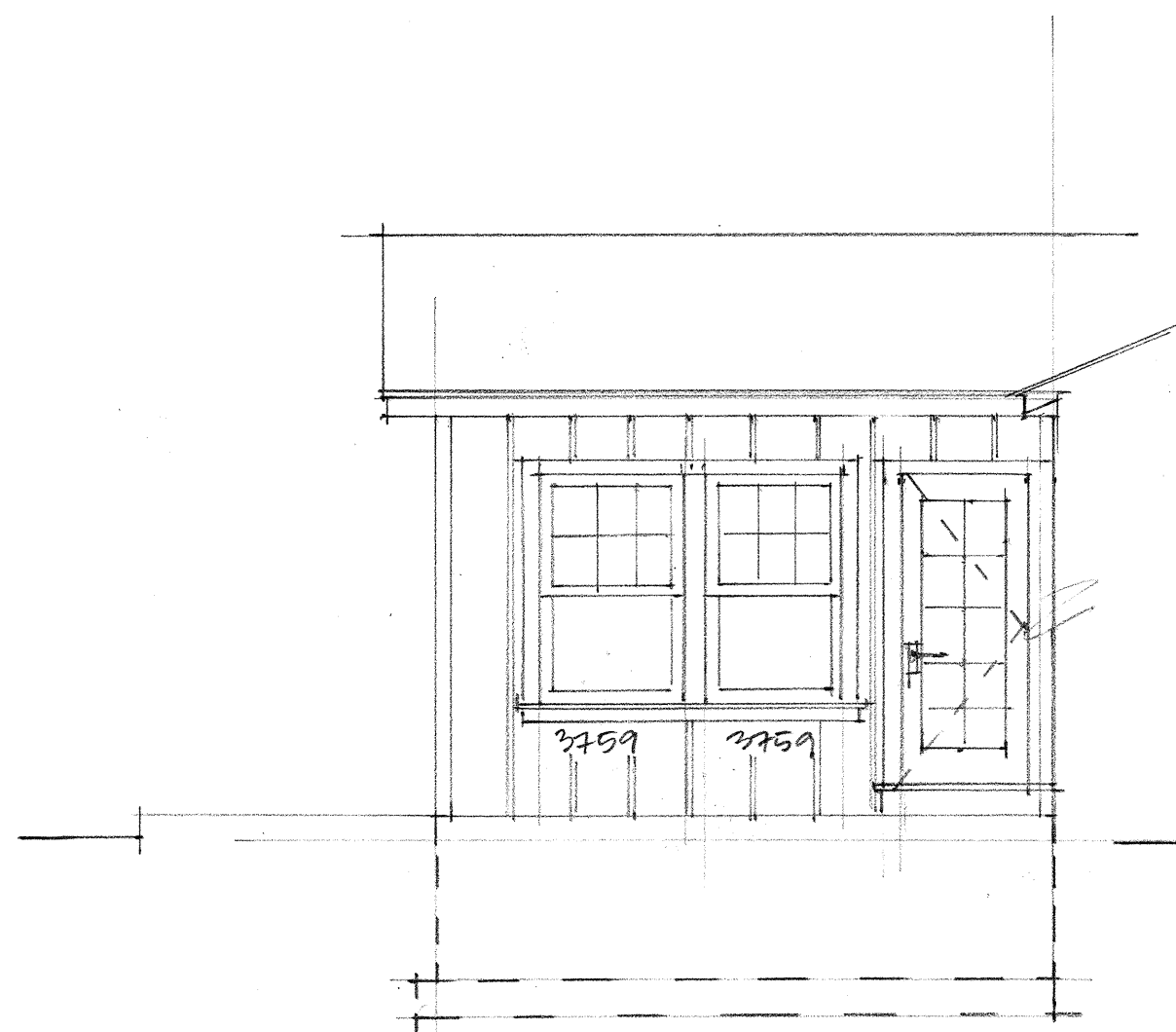
FRONT/BACK ELEVATIONS



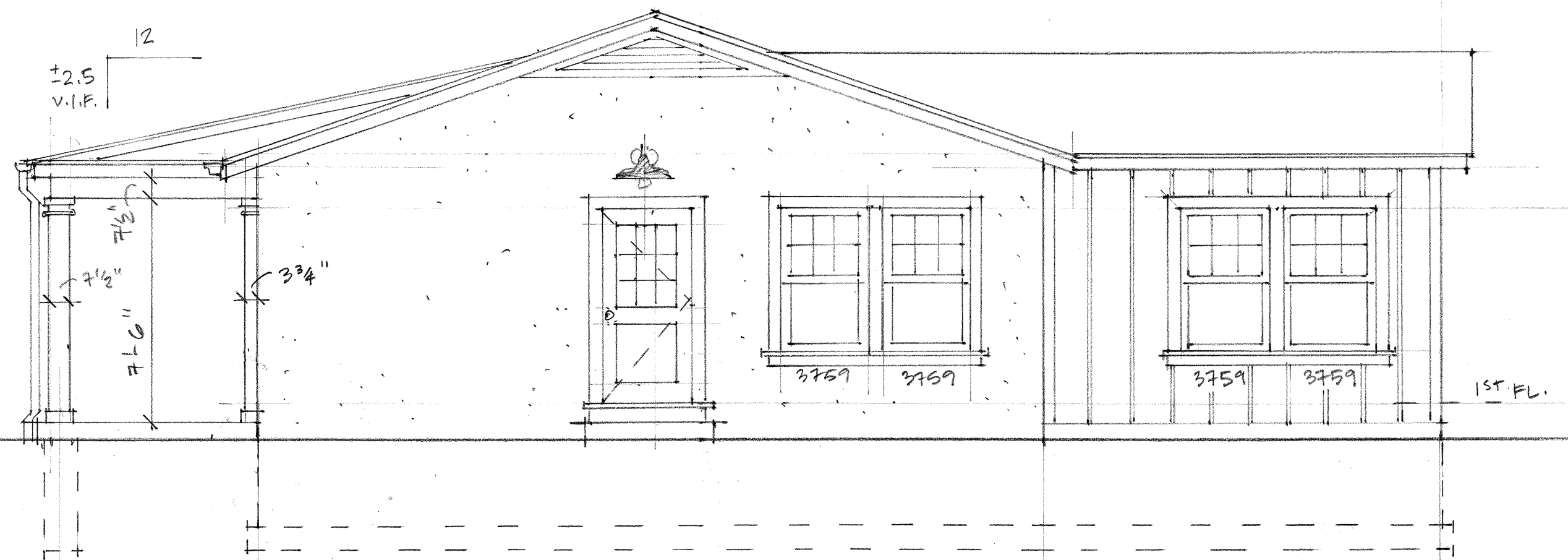
A SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



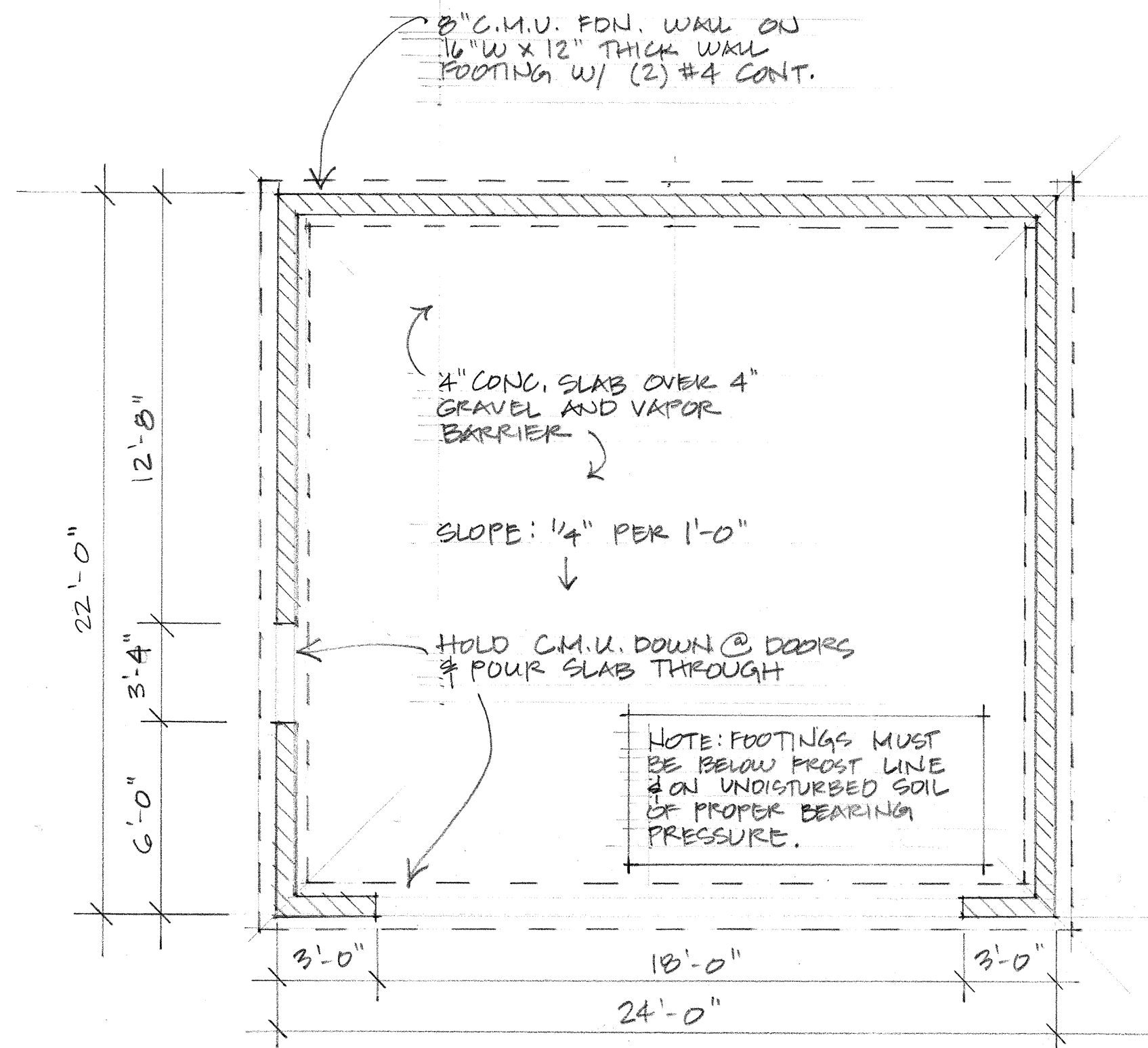
D SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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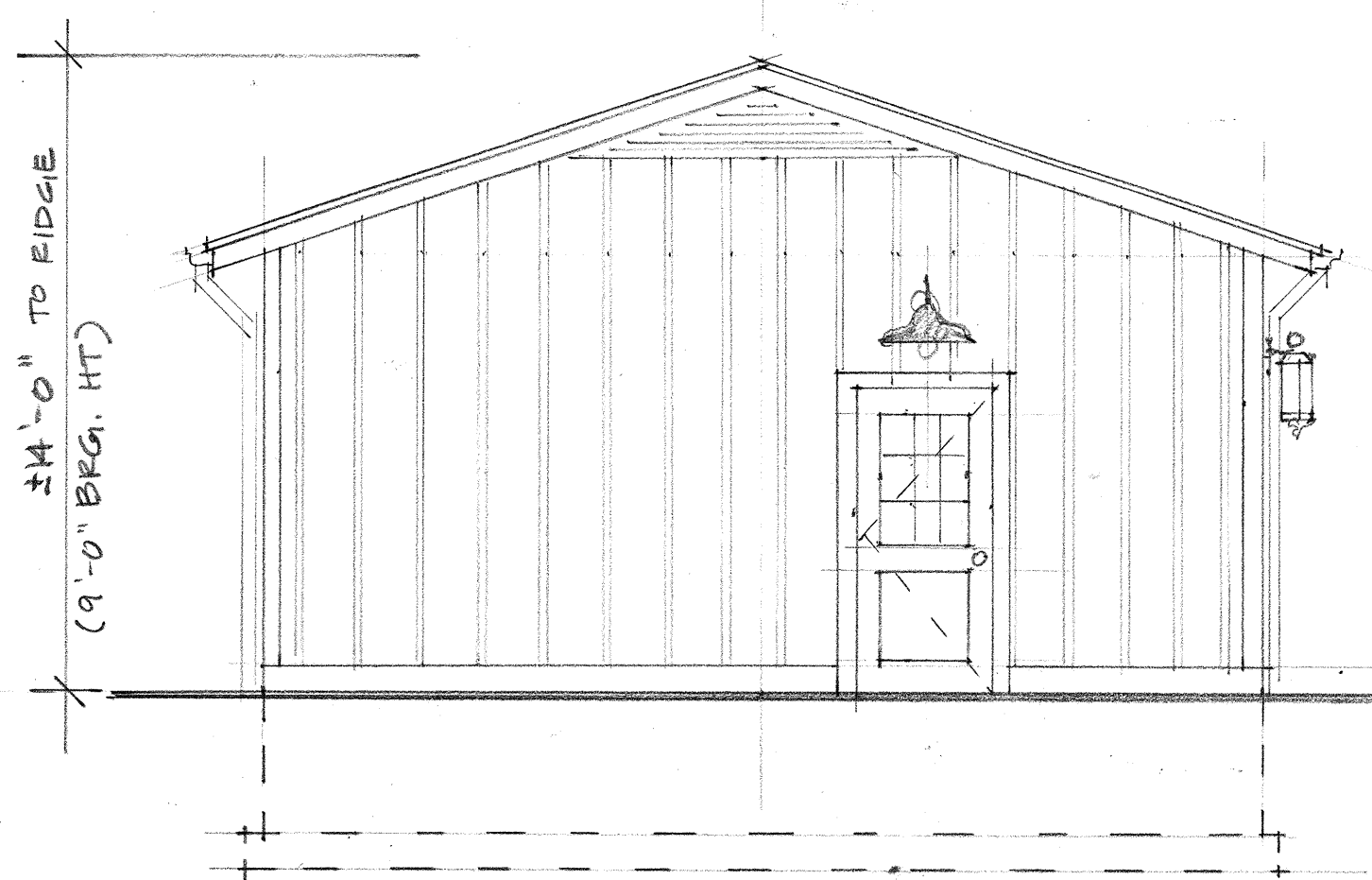
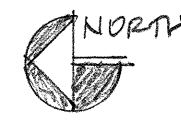
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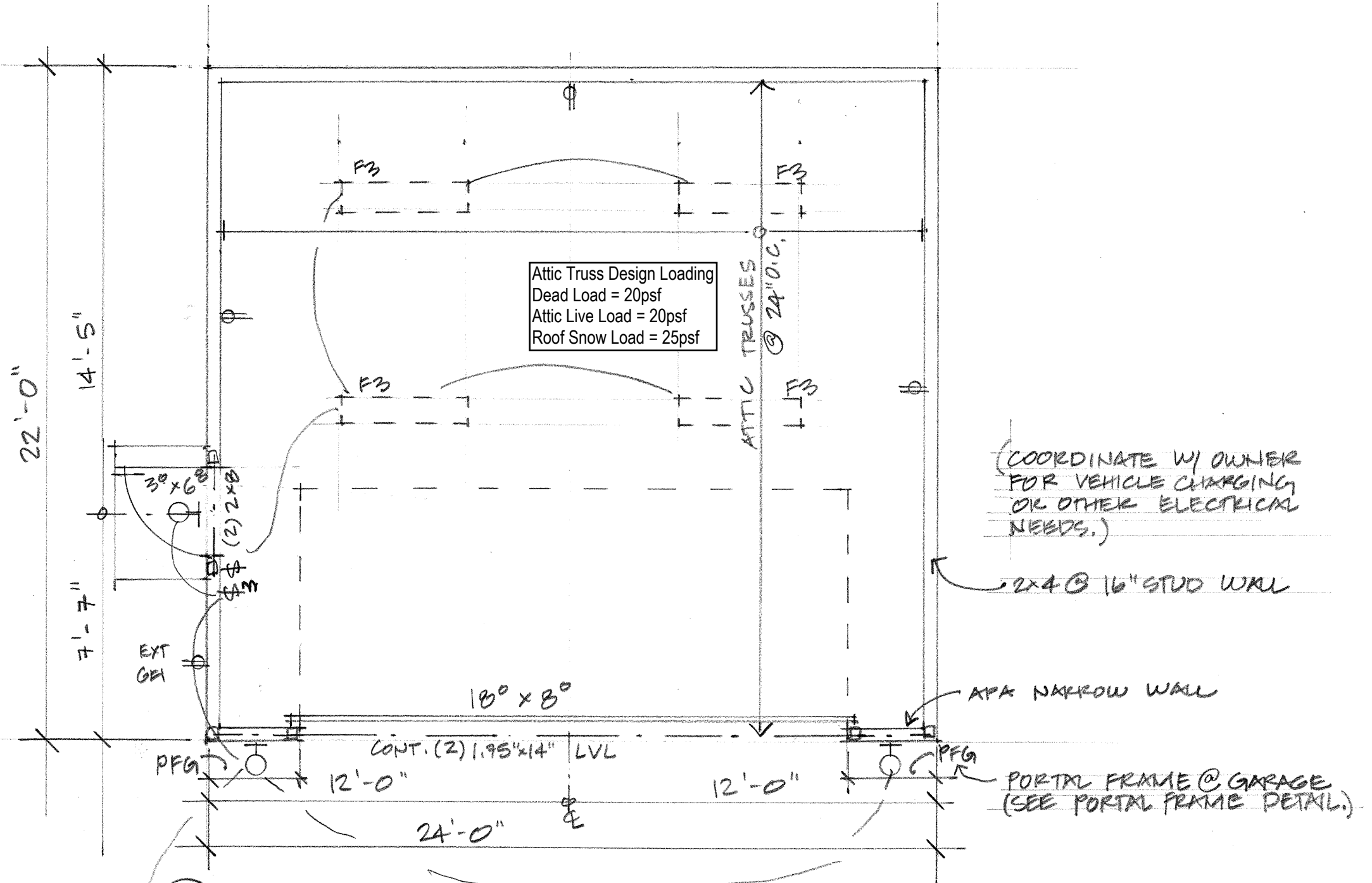
SIDE
ELEVATIONS



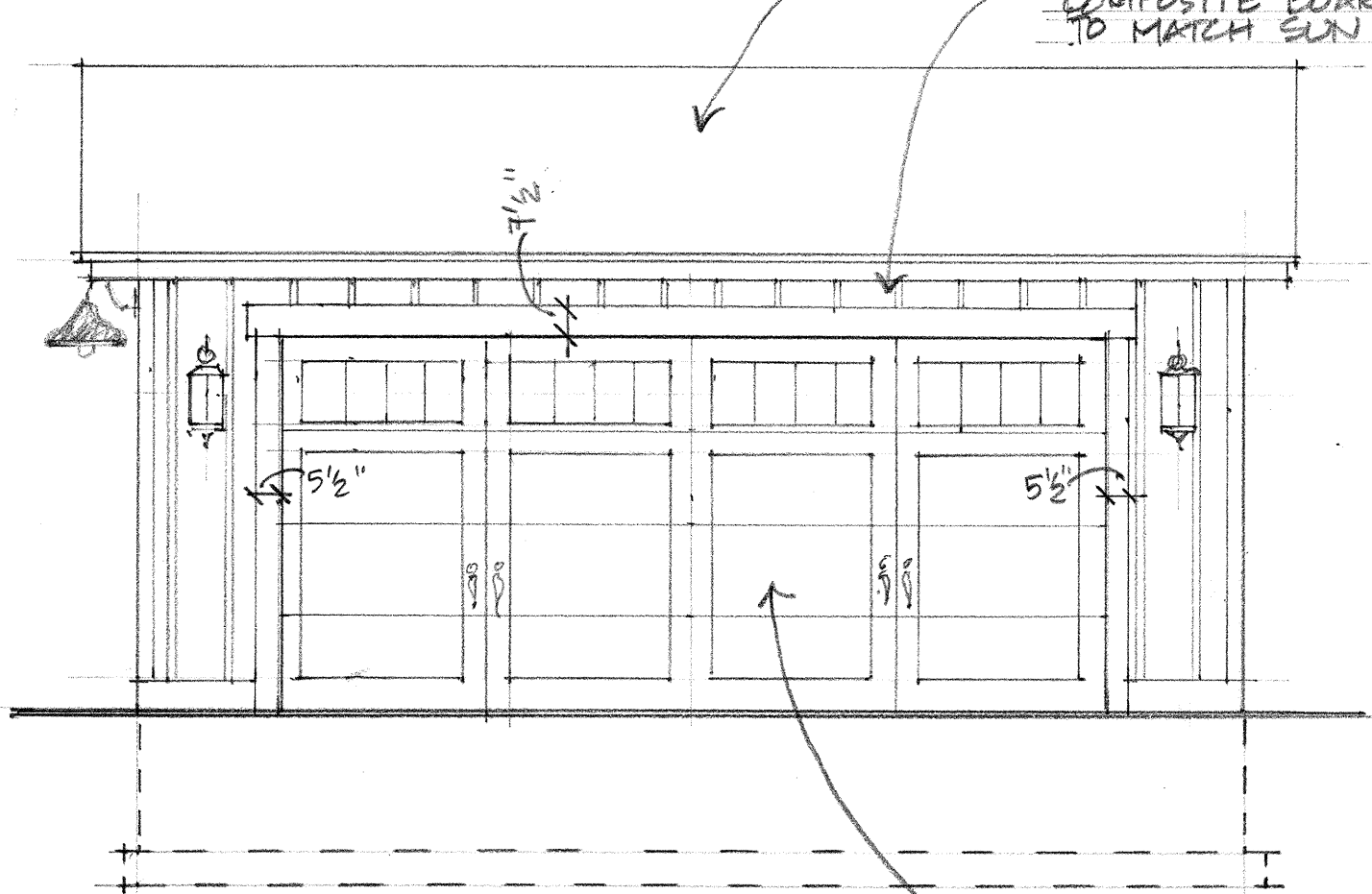
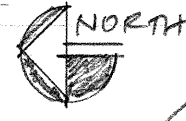
A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



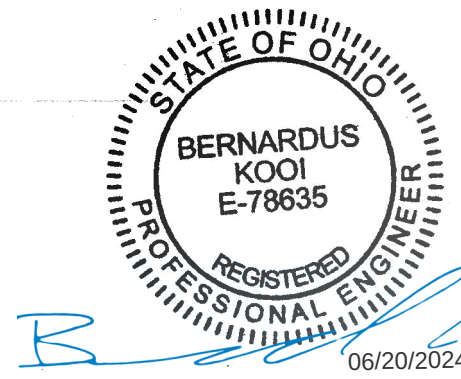
C SIDE ELEVATION
SCALE: 1/4" = 1'-0"
(NOTE: OPPOSITE ELEVATION SIM., WITHOUT DOOR & LIGHT)



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



D FRONT ELEVATION
SCALE: 1/4" = 1'-0"
(NOTE: REAR ELEV. SIM., WITHOUT DOOR & LIGHTS)



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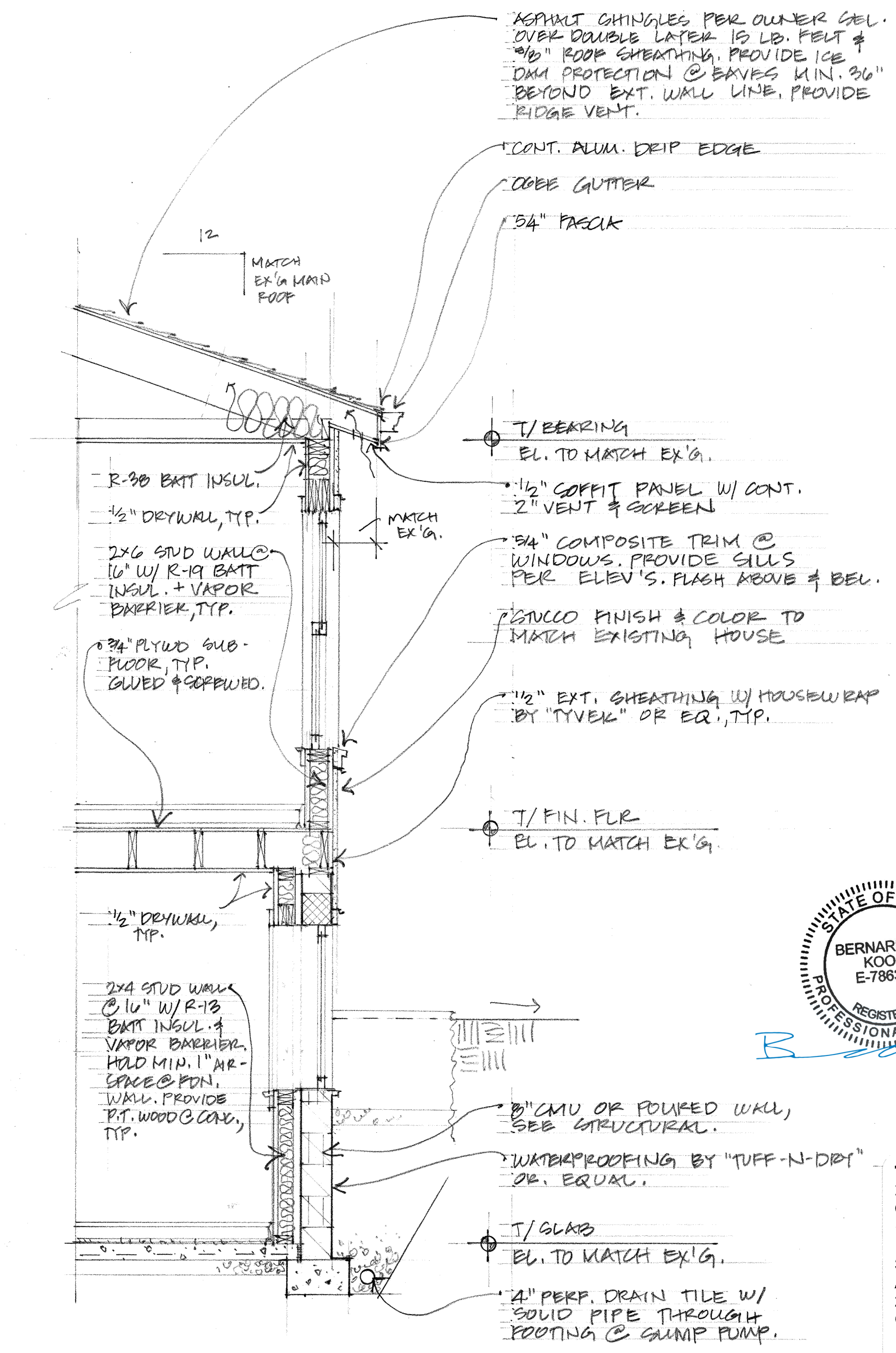
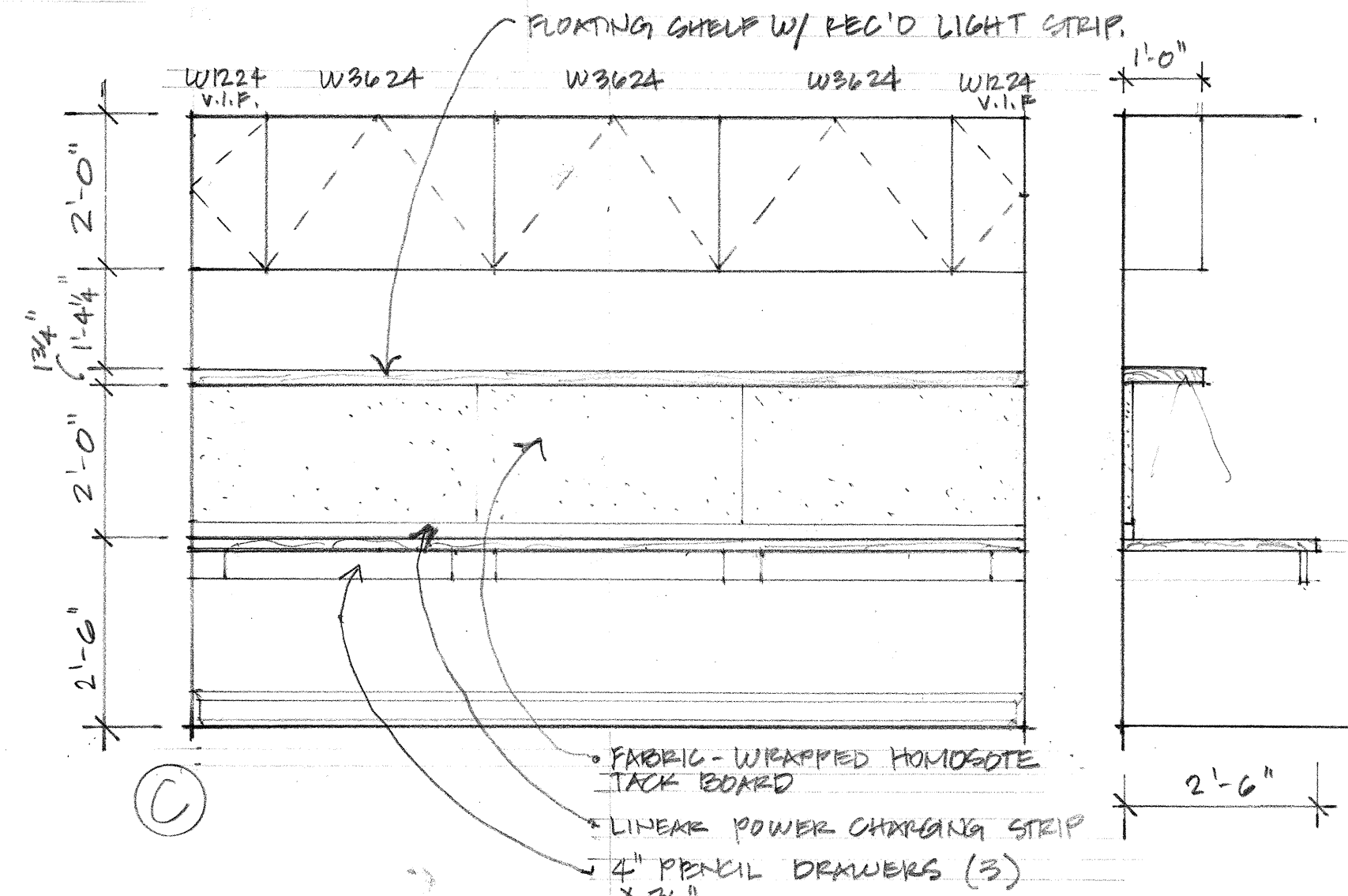
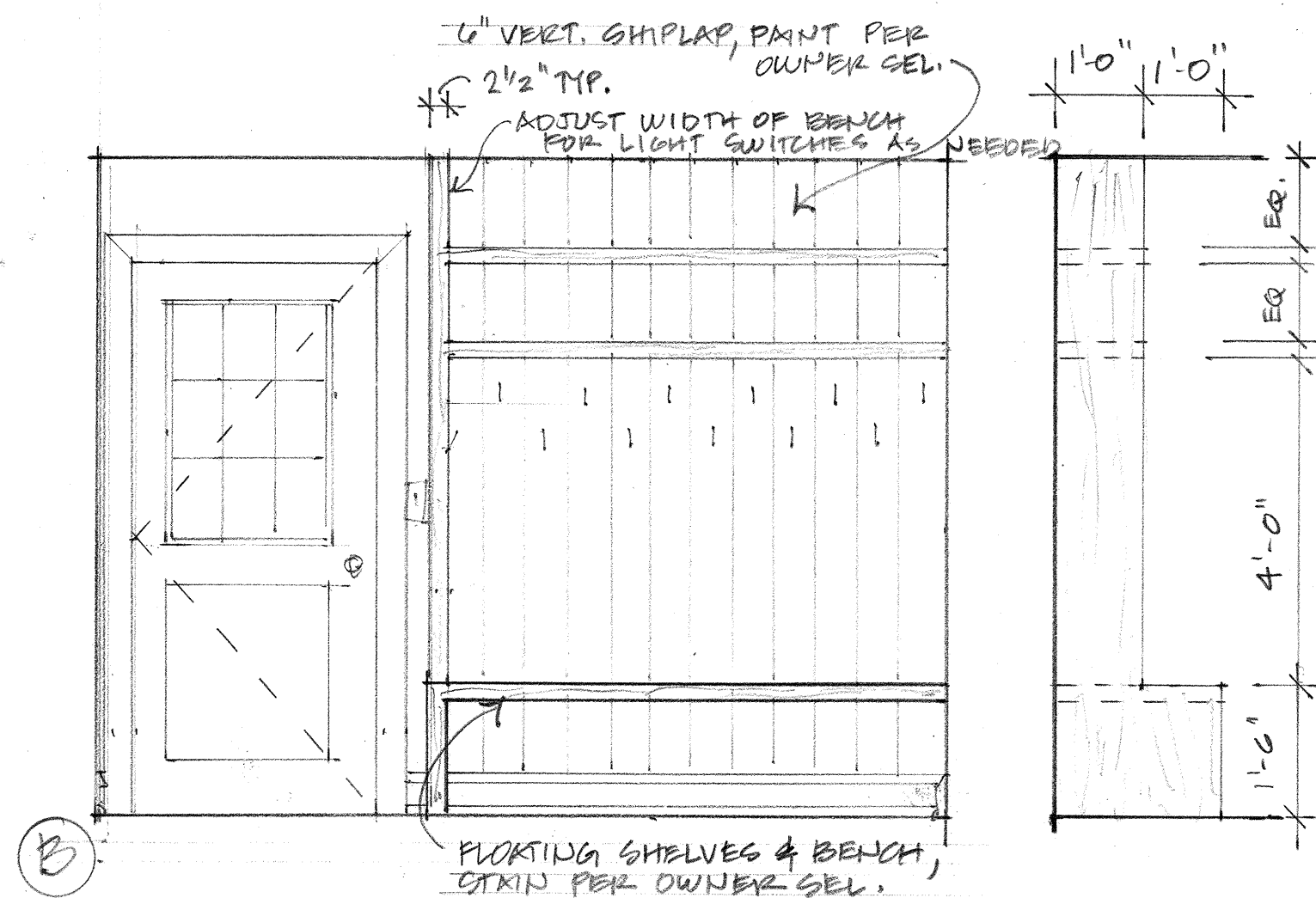
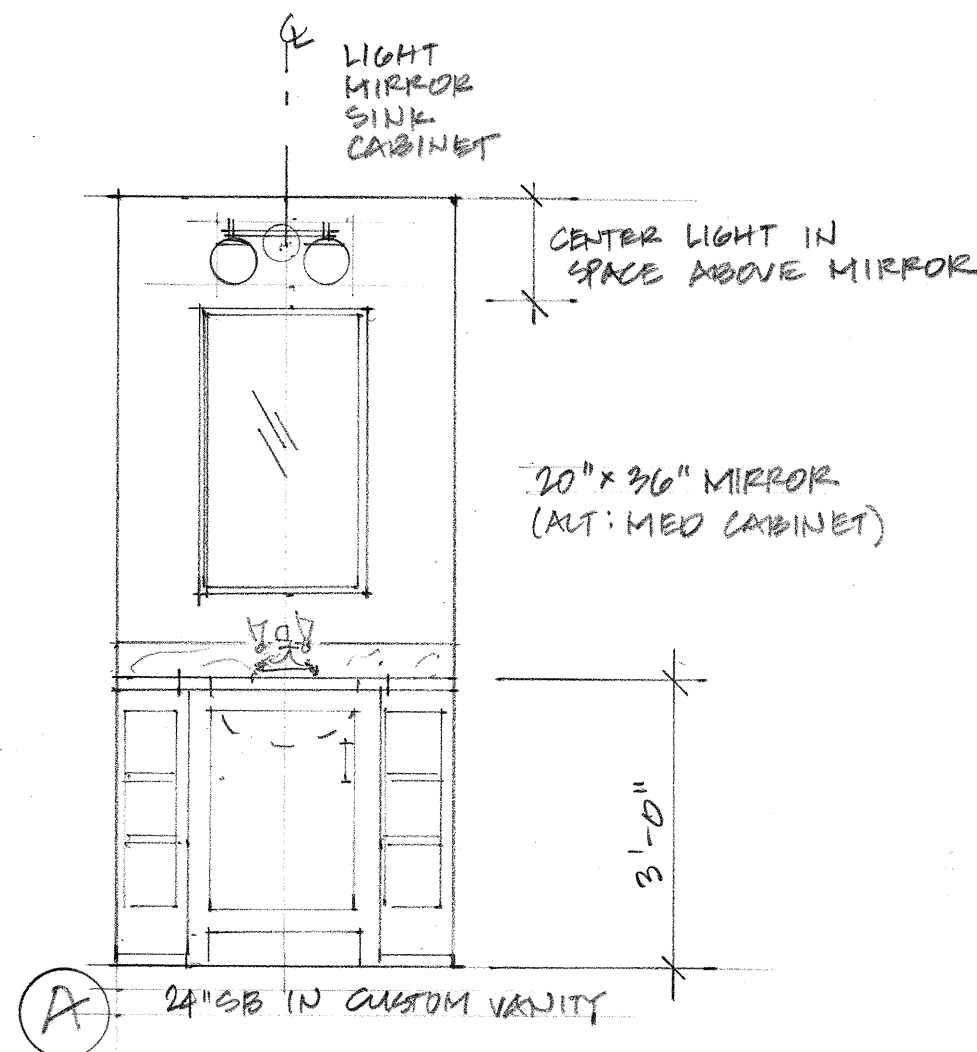
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Date: 6/3/2024

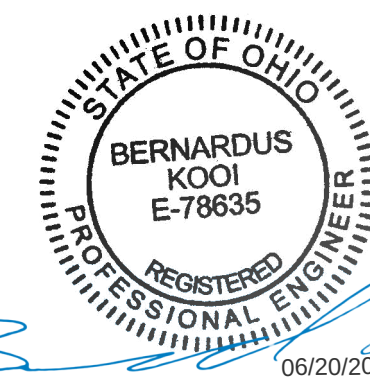
GARAGE PLANS + ELEVATIONS

INTERIOR ELEVATIONS

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



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



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Date: 6/3/2024

WALL SECTION/
INT ELEV'NS



STRUCTURE ONLY

ENGINEER: BK
 MODELER: BK
 CHECKED BY: BK

PROJECT NUMBER

SHEET NAME:

GENERAL STRUCTURAL NOTES

(R Three Daisy Studio, LLC
2086 Elgin Road
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Date: 6/3/2024

STRUCTURAL NOTES

GENERAL STRUCTURAL NOTES

A. GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONSTRUCTIONS DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE CONDITIONS. THE CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVING SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OR SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED. SHALL NOT BE CONSTRUED AS VOLUNTARY ASSUMPTION BY THE ENGINEER OF ANY RESPONSIBILITY FOR SAFETY PROCEDURES.
2. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
3. GOVERNING CODE: 2017 OHIO RESIDENTIAL CODE.
4. EXISTING BUILDING: PROVIDE TEMPORARY SUPPORTS AND OTHER MEASURES AS REQUIRED TO PREVENT DAMAGE TO THE EXISTING BUILDINGS DURING CONSTRUCTION. FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS WHICH AFFECT THE NEW CONSTRUCTION.
5. **DESIGN DEAD LOADS**
- ROOF = 20 psf
- FLOOR = 15 psf
- DECK = 10 psf
- DESIGN LIVE LOADS**
- ROOFS = 20 psf
- ATTICS w/o STORAGE = 20 psf
- ATTICS w/o STORAGE = 10 psf
- ROOMS OTHER THAN SLEEPING ROOMS = 40 psf
- SLEEPING ROOMS = 30 psf
- DECKS = 40 psf
- BALCONIES = 40 psf
- DESIGN ROOF SNOW LOAD**
- 28 psf PLUS THE EFFECTS OF DRIFTING SNOW PER ORCA
- GROUND SNOW LOAD (s_g) = 20 psf
- FLOOR ROOF SNOW LOAD (s_p) = 14 psf (psms)
- SLOPED ROOF SNOW LOAD (s_p) = 14 psf
- SNOW EXPOSURE FACTOR (C_e) = 1.0
- THERMAL FACTOR (C_t) = 1.0 / 1.2 OPEN AIR STRUCTURE
6. **WIND DESIGN PARAMETERS**
a. ULTIMATE DESIGN WIND SPEED (V_{ult}) = 115 mph
b. WIND EXPOSURE = EXPOSURE C
c. INTERNAL PRESSURE COEFFICIENTS = +/- 0.18
7. **SEISMIC DESIGN PARAMETERS**
a. RISK CATEGORY - II
b. SEISMIC IMPORTANCE FACTOR = 1.0
c. MAPPED SPECTRAL RESPONSE ACCELERATION: $S_{ds} = 0.119$, $S_{d1} = 0.062$
d. SITE CLASS = D (ASSUMED)
e. SPECTRAL RESPONSE COEFFICIENTS: $S_{ds} = 0.127$, $S_{d1} = 0.089$
f. SEISMIC DESIGN CATEGORY = CATEGORY B
g. BASIC SEISMIC FORCE RESISTING SYSTEMS
i. LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL RATED FOR SHEAR RESISTANCE (R=5)
h. SEISMIC RESPONSE COEFFICIENT (C_d) = 0.019
i. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
j. DESIGN BASE SHEAR = $C_d \times W / K_1$
8. **PRESUMPTIVE SOIL DESIGN PARAMETERS**
a. ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1,500 psf
b. EQUIVALENT FLUID PRESSURE FOR BASEMENT WALL LOADING = 55 psf
c. EQUIVALENT FLUID PRESSURE IS BASED ON DRAINED FREE DRAINING BACKFILL MATERIAL (BANK RUN, SAND, AND GRAVEL).
d. ALLOWABLE SKIN FRICTION FOR FOUNDATIONS = 100 psf
e. THE CONTRACTOR IS RESPONSIBILITY TO VERIFY THE ASSUMED SOIL DESIGN PARAMETERS LISTED ABOVE PRIOR TO CONSTRUCTION.

B. REINFORCED CONCRETE

- | MATERIALS: | | | | | |
|--|---|----------------------|---------------------|----------------|--|
| a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE." | | | | | |
| b. STRUCTURAL CONCRETE | | | | | |
| CLASS | LOCATION | F _c (psi) | MIN. CEMENT CONTENT | MAX. W/C RATIO | |
| 1 | FOUNDATIONS, PIERS, AND UNDERPINNING (IF APPLICABLE) | 3,000 | 470 pcy | 0.6 | |
| 2 | INTERIOR SLABS ON GROUND | 3,500 | 517 pcy | 0.45 | |
| 3 | EXTERIOR SLABS ON GROUND, GARAGE SLABS, BASEMENT WALLS, PIERS AND COLUMNS PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL OTHER EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED. | 4,500 (w/ AIR) | 564 pcy | 0.45 | |
| 4 | BACKFILL BELOW FOUNDATIONS. | 500 / CDF | - | - | |
| c. ALL DEFORMED REINFORCING BARS: F _y = 60,000 psi | | | | | |
| d. FLY ASH: ASTM C618, TYPE C OR F - WHEN USED, FLY ASH-TO-TOTAL CEMENTITIOUS RATION SHALL BE 15% MINIMUM. WHEN USED FOR INTERIOR SLABS, FLY ASH-TO-TOTAL CEMENTITIOUS RATION SHALL BE 25% MAXIMUM. | | | | | |
| e. CONCRETE GRANULATED SLIGHT FURNACE SLAG (GBFS): ASTM C595. TOTAL GBFS TO TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM. | | | | | |
| f. FLY ASH, NATURAL, POZZOLANS, SILICA FUME, OR GBFS: WHEN EXPOSED TO DEICING CHEMICALS, LIMIT THE MAXIMUM WEIGHT TO THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS GIVEN IN TABLE 4.2.7.2 b.2 OF ACI 301-10. | | | | | |
| 2. | CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306-1.06 "STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING" AND ACI 306R-10 "GUIDE TO HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND SPEED SHALL BE ENTERED IN TO NOMOGRAPH FIGURE 4.2 IN ACI 306R-10 TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED. | | | | |
| 3. | CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306-1.80 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R-10 "GUIDE TO COLD WEATHER CONCRETING" | | | | |
| 4. | PROVIDE CORNER BARS AT WALL CORNERS TO MATCH HORIZONTAL REINFORCING, LAP PER SPLICE SCHEDULE. BARS SHALL HAVE EMBEDMENT OF 36" (18" MIN.) | | | | |
| 5. | CONSTRUCTION & CONTRACTION JOINTS: | | | | |
| a. | CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER. ALL CONSTRUCTION JOINTS ARE TO BE KEPT. KEYS SHALL BE 1-1/2" DEEP X 1/3 MEMBER THICKNESS | | | | |
| b. | CONTRACTION JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 10'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1.5:1. SEE DRAWINGS FOR TYPICAL DETAILS. | | | | |
| 6. | CONCRETE COVER: UNLESS NOTED OTHERWISE, DETAIL REINFORCING TO PROVIDE CONCRETE COVER AS FOLLOWS: | | | | |
| a. | CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | | | 3" | |
| b. | CONCRETE NOT EXPOSED TO EARTH OR WEATHER | | | 1-1/2" | |

C. FOUNDATIONS

1. OPENINGS:
 - a. OPENINGS SHOWN ARE FOR RIDING PURPOSES ONLY. COORDINATE THEIR EXACT SIZES AND LOCATIONS WITH HVAC, PLUMBING, AND OTHER REQUIREMENTS BEFORE PROCEEDING WITH WORK.
 - b. IF ANY OPENING NOT SHOWN ON THE PLANS IS REQUIRED, SECURE APPROVAL OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.
 - c. PROVIDE REBAR EACH SIDE OF ALL OPENINGS AND REINTRANT CORNERS PER DETAIL.
2. FOUNDATIONS, PIERS, COLUMNS, WALLS:
 - a. DOWELS IN FOUNDATIONS TO MATCH VERTICAL PIER, COLUMN, OR WALL REBAR.
 - b. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE SUPPORTED SLAB ABOVE ARE IN PLACE AND CURED.
 - c. BACKFILL AGAINST BOTH SIDES OF WALLS EQUALLY UNTIL THE LOWER ELEVATION IS ATTAINED.
 - d. PROVIDE MIN. 2" THICK LAYER OF GRANULAR BACKFILL FULL HEIGHT OF ALL BASEMENT AND RETAINING WALLS.
 - e. CAST IN CONTINUOUS DOWEL AND ANCHOR SLOTS ON VERTICAL SURFACES WHERE MASONRY ABUTS, 16" O.C. FOR PARALLEL SURFACES, 17" CENTERLINE OF MASONRY FOR PERPENDICULAR SURFACES.
 - f. PROVIDE CLASS 4 CONTROLLED DENSITY FILL UNDER FOUNDATIONS FOR ACCIDENTAL OVER-EXCAVATION, SOFT SPOTS, AND TRENCHES.
3. SPLICES: SEE REINFORCING BAR DEVELOPMENT TABLES FOR REQUIRED EMBEDMENT AND LAP SPlice LENGTHS.
4. CONCRETE JOINTS:
 - a. CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER. ALL CONSTRUCTION JOINTS ARE TO BE KEYS. KEYS SHALL BE 1-1/2 INCHES DEEP X 1/3 MEMBER THICKNESS.
 - b. PROVIDE CONSTRUCTION/CONSTRUCTION JOINTS IN CONCRETE WALLS AT A MAXIMUM SPACING OF TWICE THE HEIGHT OF THE WALL ABOVE THE TOP OF FOUNDATION. MAXIMUM JOINT SPACING SHALL NOT EXCEED 24 FT. CONSTRUCTION JOINTS SHALL HAVE A 1-1/2" DEEP BY 3/4" WIDE TYPED REVEAL. EACH SIDE OF THE WALL. AT CONSTRUCTION JOINTS, EVERY OTHER HORIZONTAL BAR SHALL BE CUT BACK 1-1/2" FROM THE CONSTRUCTION JOINT. CONSTRUCTION JOINTS SHALL BE FORMER SIMILAR TO CONSTRUCTION JOINTS AT CONSTRUCTION JOINTS. ALL HORIZONTAL STEEL SHALL BE DISCONTINUOUS AND A DOWEL BAR OF SIZE AND SPACING TO MATCH THE HORIZONTAL REINFORCING SHALL BE EMBEDDED A MINIMUM OF 40w EACH SIDE OF THE CONSTRUCTION JOINT. SEE ARCHITECTURAL DRAWINGS FOR ARCHITECTURAL JOINT TREATMENT.
5. MISCELLANEOUS:
 - a. GROUT UNDER BEARING PLATES, SETTING PLATES, AND COLUMN BASE PLATES SHALL BE NON-SHRINKING TYPE AND SHALL BE INSTALLED ONLY AFTER THE STEEL IS PLUMBED.

D. MASONRY

1. SPECIFICATIONS, MASONRY INSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-13)", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MATERIALS:
- a. MASONRY ASSEMBLY STRENGTH: NET AREA COMPRESSIVE STRENGTH $f_m = 2,500$ psi
 - b. CONCRETE MASONRY BLOCK: BLOCK STRENGTH $f_c = 3,250$ psi (MIN.) ASTM C80.
 - c. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1,800 psi.
 - d. GROUT FILL: $f_c = 2,000$ psi (MIN.) ASTM C476, COARSE OR FINE TYPE, PLACED PER ACI 530.1, TABLE 7.
 - e. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIZE WIRES AND CROSS WIRES, EXCEPT USE 3/16" DIAMETER SIZE WIRES WHERE "HEAVY-WEIGHT" IS REQUIRED.
 - f. BAR REINFORCING: ASTM A615, A995 (BARS FROM RAIL STEEL SHALL BE TYPE R), OR A706, GRADE 60, UNLESS NOTED OTHERWISE.
 - g. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
3. REINFORCED MASONRY:
- WHERE VERTICAL BARS ARE TO BE GROUDED INTO CORES, THE FOLLOWING REQUIREMENTS APPLY:
- a. PROVIDE DETAILS FOR FOUNDATION, SAME SIZE AND SPACING AS WALL REBAR.
 - * EMBED HOOKED END INTO CONCRETE 9" MIN. AND PER TENSION DEVELOPMENT LENGTH SCHEDULE.
 - b. LAP VERTICAL BAR REINFORCEMENT: 16" FOR #4, 24" FOR #5, AND 48" FOR #6.
 - c. PROVIDE A CONTINUOUS VERTICAL CAVITY, AT LEAST 3" X 4" IN SIZE, FREE OF MORTAR DROPPING.
 - d. PROVIDE REBAR ALIGNMENT DEVICES AT A MAXIMUM SPACING OF 56" (MINIMUM OF 2 PER BAR).
 - e. ALL REINFORCEMENT MUST BE INSTALLED AND SECURELY ANCHORED IN PLACE PRIOR TO PLACEMENT OF GROUT.
 - f. PROVIDE JOINT REINFORCING AT 10% c, ALL JOINT REINFORCING 6".
 - g. ALL MASONRY BLOCK USED IN REINFORCED MASONRY SHALL BE TWO CELL UNITS.
 - h. MAXIMUM HEIGHT OF GROUT LIFT 5'-0".
4. LINTELS:
- PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS. REFER TO ARCHITECTURAL AND HVAC DRAWINGS FOR LOCATION, NUMBER AND SIZES OF OPENINGS. FOR LINTELS LABELED ON STRUCTURAL DRAWINGS, USE THE APPROPRIATE LINTEL FROM THE LINTEL SCHEDULE BELOW AND APPROPRIATE REINFORCED SECTION.
- | MAX CLEAR OPENING | 8" CMU | 12" CMU | BEARING EACH END |
|-------------------|----------------------------|----------------------------|------------------|
| 0'-0" | (3) L 3/2 X 3-1/2 X 5/16 | (3) L 3/2 X 3-1/2 X 5/16 | 6" |
| 6'-0" | (2) L 5 X 3-1/2 X 5/16 LLV | (3) L 5 X 3-1/2 X 5/16 LLV | 6" |
| 12'-0" | (2) L 6 X 3-1/2 X 5/16 LLV | (3) L 6 X 3-1/2 X 5/16 LLV | 6" |
| 18'-0" | W 8 X 18 X 5/16" PL | W 8 X 18 X 5/16" PL | 7 1/2" |
| 24'-0" | W 8 X 21 X 5/16" PL | W 8 X 21 X 5/16" PL | 7 1/2" |
- * PROVIDE CONTINUOUS BOTTOM CLOSURE PLATE (AS REQUIRED) 5/16" X (WALL "L-1/2") AND STOP PLATE 1/8" SHORT OF JAMBS
5. GROUT AND SOLID BLOCK:
- a. PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS, AND ONE COURSE UNDER JOISTS, UNLESS DETAILING OTHERWISE. MINIMUM BEAM BEARING ON MASONRY = 7/16" UNLESS NOTED OTHERWISE.
 - b. FILL CORE SOLID AROUND ANCHOR RODS AND THREADED RODS.
 - c. PROVIDE 100% SOLID BLOCKS UNDER GROUTED SOLID HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BELLS.
 - d. HOLLOW MASONRY UNITS TO BE LAID WITH FULL MORTAR COVERAGE FOR HORIZONTAL AND VERTICAL FACE SHELLS. WEBBS SHALL ALSO BE BEDDED IN ALL COURSES OF PIERS, COLUMNS, AND PILASTERS, AND IN THE STARTING COURSE ON FOUNDATIONS, AND WHEN ADJACENT TO WALLS OR TO CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE OR GROUT. SOLID UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.

E. STRUCTURAL STEEL

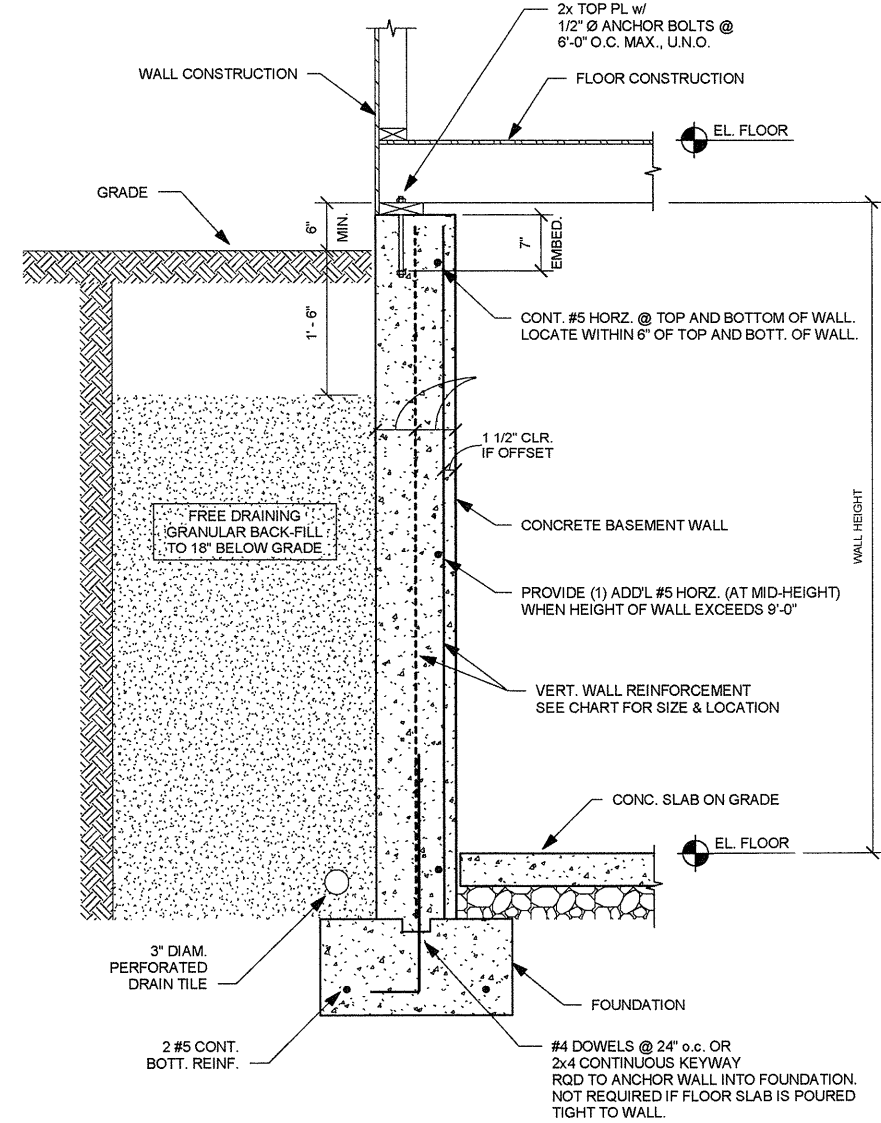
1. MATERIALS:
 - a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, $F_y = 36$ ksi
 - b. STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, $F_y = 50$ ksi
 - c. BASE PLATE: ASTM A36, $F_y = 36$ ksi
 - d. BASE PLATE SHEAR LUG: ASTM A572 OR ASTM A528, $F_y = 50$ ksi
 - e. HIGH STRENGTH BOLTS: ASTM A325 OR A490
 - f. ANCHOR RODS: ASTM F1554 GR 36 TP
 - g. ELECTRODES: SERIES E70
 - h. STRUCTURAL PIPES: ASTM A53 OR A501, $F_y = 35$ ksi (MIN)
 - i. ROUND TUBING: ASTM A500, $F_y = 42$ ksi
 - j. SQUARE AND RECTANGULAR TUBING: ASTM A500, $F_y = 46$ ksi
2. GALVANIZING:
 - a. ALL SHELF ANGLES, LINTELS IN EXTERIOR WALLS, ALL EXTERIOR STEEL EXPOSED TO THE ELEMENTS, AND ALL ITEMS INDICATED ON THE DRAWINGS AS "GALV." SHALL BE HOT DIPPED GALVANIZED.
3. CONNECTIONS:
 - a. WOOD NAILERS SHALL BE ATTACHED TO TOP FLANGE OF STEEL BEAMS w/ 1/2" @ 4'-0" o.c. OR (2) @ 145" @ PAF @ 16" o.c.
 - b. NAILER SHALL MATCH FLANGE WIDTH OF STEEL BEAM.
4. MISCELLANEOUS:
 - a. PROVIDE HOLES FOR OTHER TRADES AS REQUIRED. IF OPENING IS NOT SHOWN ON THE STRUCTURAL DRAWINGS, OBTAIN PRIOR APPROVAL BY SEOR.
 - b. PROVIDE 1/4" THICK SETTING PLATES FOR ALL BEAMS BEARING ON CMU OR CONCRETE WHICH DO NOT REQUIRE A BEARING PLATE.
 - c. PROVIDE SHOP WELDED ANCHORS FOR ATTACHMENTS OF MASONRY SPACING TO BE 16" o.c. ON COLUMNS AND BEAMS.
 - d. PROVIDE WASHER AND HEAVY NUT AT ALL ANCHOR RODS (BOTH ENDS)
 - e. STEEL BELOW GRADE IS TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE.

F. POST-INSTALLED ANCHORS

- GENERAL:
- a. WHERE GENERIC ANCHORAGE SYSTEM IS NOTED IN THE DOCUMENTS, CONTRACTOR CAN SELECT FROM APPROVED MANUFACTURERS LISTED BELOW.
 - b. WHERE A SPECIFIC ANCHORAGE SYSTEM IS NOTED IN THE DOCUMENTS, SUBSTITUTION OF ANCHORS FROM THOSE SPECIFIED IS ONLY ALLOWED AFTER ENGINEER REVIEW AND APPROVAL OR AMENDMENT FROM WRITTEN REQUEST BY THE CONTRACTOR
 - c. INSTALLATION OF ADHESIVE ANCHORS IN THE HORIZONTAL OR UPWARDLY INCLINED DIRECTION AND SUPPORTING SUSTAINED TENSION LOADS SHALL BE INSTALLED BY CERTIFIED PERSONAL BY ACHORS INSTALLATION PROGRAMS
 - d. ALL ANCHORS IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED PER ASTM A153 WITH A MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316. FASTENERS AND CONNECTORS ARE TO BE OF THE SAME MATERIAL, STAINLESS STEEL OR HOT DIPPED GALVANIZED, DO NOT MIX MATERIALS.
 - 2. ANCHORAGE SYSTEMS:
 - a. EXPANSION ANCHORS IN CONCRETE:
 - 1. DEWALT: POWER STUD +SDI
 - 2. HILTI: KWIK-BOLT TZ
 - 3. SIMPSON: STRONG-BOLT Z
 - b. EXPANSION ANCHORS IN GROUT FILLED MASONRY:
 - 1. DEWALT: POWER STUD +SDI
 - 2. HILTI: KWIK BOLT 3
 - 3. SIMPSON: WEDGE-ALL
 - c. SCREW ANCHORS IN CONCRETE OR GROUT FILLED MASONRY (OVERSIZED HOLE IN STEEL ELEMENT):
 - 1. DEWALT: SCREW-BOLT+
 - 2. HILTI: KWIK-HUS-EZ
 - 3. SIMPSON: TITEN HD
 - d. ADHESIVE ANCHORS IN CONCRETE:
 - 1. DEWALT: AC208+ PURE 50+ PURE 110+
 - 2. HILTI: HIT-HY 200, HIT-RE 500 V3, HIT-RE 100
 - 3. SIMPSON: AT-XP
 - e. ADHESIVE ANCHORS IN MASONRY (SCREEN TUBES REQUIRED IN HOLLOW MASONRY):
 - 1. DEWALT: AC108+ GOLD
 - 2. HILTI: HIT-HY 270 (USE SCREEN TUBES IN MULTI-WYTHE MASONRY OR BRICK WITH HOLES)
 - 3. SIMPSON: SET-XP
 - 3. MINIMUM EMBEDMENT LENGTH OF ANCHORS INTO CONCRETE OR MASONRY SHALL BE AS FOLLOWS U.N.O. :
 - a. 1/2"ø ANCHOR: 3-1/2" EMBEDMENT
 - b. 5/8"ø ANCHOR: 4-1/4" EMBEDMENT
 - c. 3/4"ø ANCHOR: 5" EMBEDMENT

G. STRUCTURAL LUMBER

- MATERIALS.
- a. FRAMING LUMBER ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2015 EDITION
1. 2x4 and 2x6 (INTERIOR): SPRUCE PINE FIR #1/#2 OR BETTER, KILN DRIED.
2. 2x6 and LARGER (INTERIOR): SOUTHERN YELLOW PINE #2 OR BETTER, KILN DRIED.
3. PT2x4 and LARGER (EXTERIOR): PRESSURE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
- PRESSURE TREAT TO AWWA USE CATEGORY U2C FOR STILL PLATES, U3B9 FOR ABOVE GROUND EXTERIOR DECKING.
- STAIRS, RAILINGS, ETC. AND U4C4 FOR GROUND CONTACT.
4. PT4x4, 4x6, 6x6 and LARGER: PRESSURE TREATED SOUTHERN YELLOW PINE #4 OR BETTER.
- b. ROOF SHEATHING: 19x32" APA SPAN RATING 4020 ROOF SHEATHING EXPOSURE 1. INSTALL PANEL CLIP THAT CREATES 1/8" SPACE BETWEEN PANELS AT MIDPOINT OF EACH TRUSS/RAFTER. NAILED W/ 6d RING NAILS 6" c. AT EDGE / 12" c. IN FIELD.
- c. FLOOR SHEATHING: 23x32" APA SPAN RATING 48/24 TONGUE & GROOVE SUBFLOOR EXPOSURE 1. GLUED AND NAILED W/ 8d RING SHANK NAILS 6" c. AT EDGE / 12" c. IN FIELD. ADHESIVE SHALL CONFORM TO AFG-01 BY APA.
- d. WALL SHEATHING: 7/16" APA SPAN RATING 24/16 WALL SHEATHING EXPOSURE 1. NAILED W/ 8d COMMON NAILS AT 6" c. AT EDGE / 12" c. IN FIELD, UNO AT SHEAR WALLS.
- e. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS MICRO-LAM LVL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
- $F_b = 2,600$ psi BENDING
 $F_v = 2,85$ psi HORIZONTAL SHEAR
 $F_c = 2,510$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{c\perp} = 750$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,900,000$ psi MODULUS OF ELASTICITY
- f. LSL (LAMINATED STRAND LUMBER) BEAMS: DISTRIBUTED AS TIMBERSTRAND. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LSL BEAMS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
- $F_b = 1,700$ psi BENDING
 $F_v = 400$ psi HORIZONTAL SHEAR
 $F_c = 1,400$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{c\perp} = 880$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,300,000$ psi MODULUS OF ELASTICITY
- g. PSL (PARALLEL STRANG LUMBER) COLUMNS AND BEAMS: DISTRIBUTED AS PARALLAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PSL BEAMS AND COLUMNS SHALL HAVE DESIGN STRESS VALUES AS FOLLOWS:
- BEAMS
- $F_b = 2,800$ psi BENDING
 $F_v = 290$ psi HORIZONTAL SHEAR
 $F_c = 2,500$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{c\perp} = 750$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 2,000,000$ psi MODULUS OF ELASTICITY
- PT BEAMS (CATEGORY UC3B)
- $F_b = 1,87$ psi BENDING
 $F_v = 187$ psi HORIZONTAL SHEAR
 $F_c = 1,538$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{c\perp} = 368$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,460,000$ psi MODULU OF ELASTICITY
- COLUMNS
- $F_b = 2,400$ psi BENDING
 $F_v = 190$ psi HORIZONTAL SHEAR
 $F_c = 2,500$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{c\perp} = 425$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,800,000$ psi MODULUS OF ELASTICITY
- PT COLUMNS (CATEGORY UC4B)
- $F_b = 1,344$ psi BENDING
 $F_v = 112$ psi HORIZONTAL SHEAR
 $F_c = 1,025$ psi COMPRESSION PARALLEL TO GRAIN
 $F_{c\perp} = 148$ psi COMPRESSION PERPENDICULAR TO GRAIN
 $E = 1,206,000$ psi MODULU OF ELASTICITY
- h. SLIDE CLIPS
1. VERTICAL BYPASS SLIDE CLIPS FOR NON-LOAD BEARING WALLS: "VERTICLIP SLP," 68 MILS (14 GAGE) MIN., 50 KSI, MANUFACTURED BY THE STEEL NETWORK INC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED. SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
2. VERTICAL NON-BYPASS SLIDE CLIPS FOR NON-LOAD BEARING WALLS: "VERTICLIP SLS," 68 MILS (14 GAGE) MIN., 50 KSI, MANUFACTURED BY THE STEEL NETWORK INC. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED. SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
2. ALL LUMBER AND SHEATHING AT EXTERIOR WALLS SHALL BE FIRE-TREATED WITH "DRICOR" BY ARCH WOOD PROTECTION INC. OR "D-BLAZE" BY VIANCE TREATED WOOD SOLUTIONS. ALLOWABLE DESIGN STRESSES FOR FIRE-TREATED LUMBER HAVE BEEN REDUCED BY THE FOLLOWING FACTORS: $F_c = 0.89$, $F_v = 0.89$, $F_t = 0.775$, $F_b = 0.82$, AND $E = 0.95$.
3. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
- a. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- b. U.S. PRODUCT STANDARD PS1
4. CONNECTIONS:
- a. NAILS: PNEUMATIC GUN NAILS SHALL MEET THE DIAMETER AND LENGTH AS INDICATED.
- 8d @ 131/8" X 2-1/2" LONG
- 10d @ 1 1/4" X 3" LONG (TOGETHER ON OPPOSITE SIDES FOR DEPTHS EQUAL TO OR GREATER THAN 14", FASTEN TOGETHER WITH 1/2" x 6" HEADS AND 1/2" x 3-1/2" LONG
- 16d @ 1 1/2" X 3-1/2" LONG
- b. WOOD SCREWS:
- #6 @ 16 1/4" s
- #10 @ 1 1/8" s
- #12 @ 2 1/8" s
- c. LAG SCREWS:
- PROVIDE STANDARD WASHER BETWEEN HEAD TO WOOD CONNECTION.
- PRE-BORE HOLES PRIOR TO INSTALLATION.
- d. BOLTS:
- TYPICAL BOLT GRADE ASTM A307 OR SAE J428.
- ALL BOLTS WITH PT LUMBER ARE TO BE EITHER: STAINLESS STEEL TYPE 304 OR 316, OR HOT DIP GALVANIZED PER ASTM A123 TYPE ASTM A36, OR, IF F1554 GRADE 36.
- e. UNLESS NOTED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 2304.9.1 "FASTENING SCHEDULE," IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUB-FLOORING.
- f. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS ARE DESIGNED PER THE SIMPSON STRON-TIE COMPANY'S PUBLISHED CAPACITIES. THE HARDWARE IS TO BE FASTENED AS SPECIFIED BY SIMPSON AND ALL CONNECTORS SHALL BE INSTALLED USING THE MAXIMUM FASTENING SPECIFIED AND PROPER FASTENING SIZE UNLESS NOTED OTHERWISE.
- SIMPSON HARDWARE USED IN APPLICATION WITH TREATED LUMBER SHALL BE ZMAX (A185) OR HOT DIP GALVANIZED.
- g. WOOD JOISTS ATTACHED TO SIDES OR BEAMS: 16 GA. GALVANIZED STANDARD JOIST HANGERS, UNLESS SHOWN OTHERWISE.
- h. WOOD ROOF RAFTERS AND TRUSSES: SIMPSON H2 25T GALVANIZED HURRICANE TIE AT EACH MEMBER.
- i. ALL NAILS AND FASTENERS WITH EXTERIOR EXPOSURE OR FOR USE IN PRESSURE TREATED OR FIRE RETARDANT TREATED (FRT) LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
- j. ALL MULTIPLE HEADS AND BEAM WITH DEPTH LESS THAN 14" SHALL BE FASTENED TOGETHER WITH MINIMUM 3 ROWS OF 10d COMMON NAILS AT 12" c. STAGGERED ON OPPOSITE SIDES FOR DEPTHS EQUAL TO OR GREATER THAN 14", FASTEN TOGETHER WITH 1/2" x 6" HEADS AND 1/2" x 3-1/2" c. AT (FOR 4) OR MORE PL'Y BEAMS, THRU-BOLT W/ 1/2" DIAMETER BOLTS AT 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOAD BEAMS SHALL BE THRU-BOLTED.
5. PREFABRICATED WOOD TRUSSES
- a. ALL WORK TO CONFORM TO THE "NATIONAL DESIGN STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION" (ANSI/TPI 1-2007) BY THE TRUSS PLATE INSTITUTE, INC.
- b. TRUSSES SHALL BE DESIGNED FOR LOADS SHOWN IN THE DESIGN LOAD SECTION OF THESE NOTES. IN ADDITION TO THE LOADS SHOWN, DESIGN OF TRUSSES FOR NET UPWIND WIND LOAD OF 10 psf (ASD). TRUSS DESIGN LOAD COMBINATIONS SHALL BE PER IRC SECTION 1605.
- c. DEFLECTION LIMITS SHALL MEET THE FOLLOWING:
- a. LIVE LOAD: L/480 OR 3/4" MAX FLOOR, L/240 (ROOF)
- b. TOTAL LOAD: L/240 FLOOR, L/180 (ROOF)
- d. ALL LUMBER SHALL BE FIRE-TREATED WITH "DRICOR" BY ARCH WOOD PROTECTION, INC. OR "D-BLAZE" BY VIANCE TREATED WOOD SOLUTIONS. ALLOWABLE DESIGN STRESSES FOR FIRE-TREATED LUMBER SHALL BE REDUCED BY THE FOLLOWING FACTORS: $F_c = 0.89$, $F_v = 0.89$, $F_t = 0.775$, $F_b = 0.82$, AND $E = 0.95$
- e. BOLT TOP CHORDS OR TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1x4 CONTINUOUS BRIDGING WITH 1/2" x 6" HEADS AT 2'-0" c. AT CONCENTRATED LOADS.
- f. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
- g. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCIAL OFFICE OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.
6. MISCELLANEOUS:
- a. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" c. MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING LOCATIONS.
- b. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR NON-DEMISING BEARING PARTITIONS, UN O. C.
- c. USE DOUBLE STUD UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
- d. USE DOUBLE STUDS UNDER BEAM AND HEADER BEARING, UNLESS SHOWN OTHERWISE.
- e. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- f. ALL BEARING POINTS FROM CONCENTRATED LOADS SHALL BE CONTINUOUSLY BLOCKED THRU FLOOR FRAMING DOWN TO SOLID BEARING ON CONCRETE OR MASONRY.
- g. AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1x4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" c.
- h. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FLIP, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
- i. PROTECT ALL LUMBER FROM WEATHER PRIOR TO INSTALLATION.
- j. PROVIDE SIMPSON FPS16 Rafter Clips AT ALL LOCATIONS WHERE TOP & BOTTOM PLATES HAVE BEEN CUT FOR EQUIPMENT INSTALLATION (PLUMBING, MECH, ELEC, ETC.)

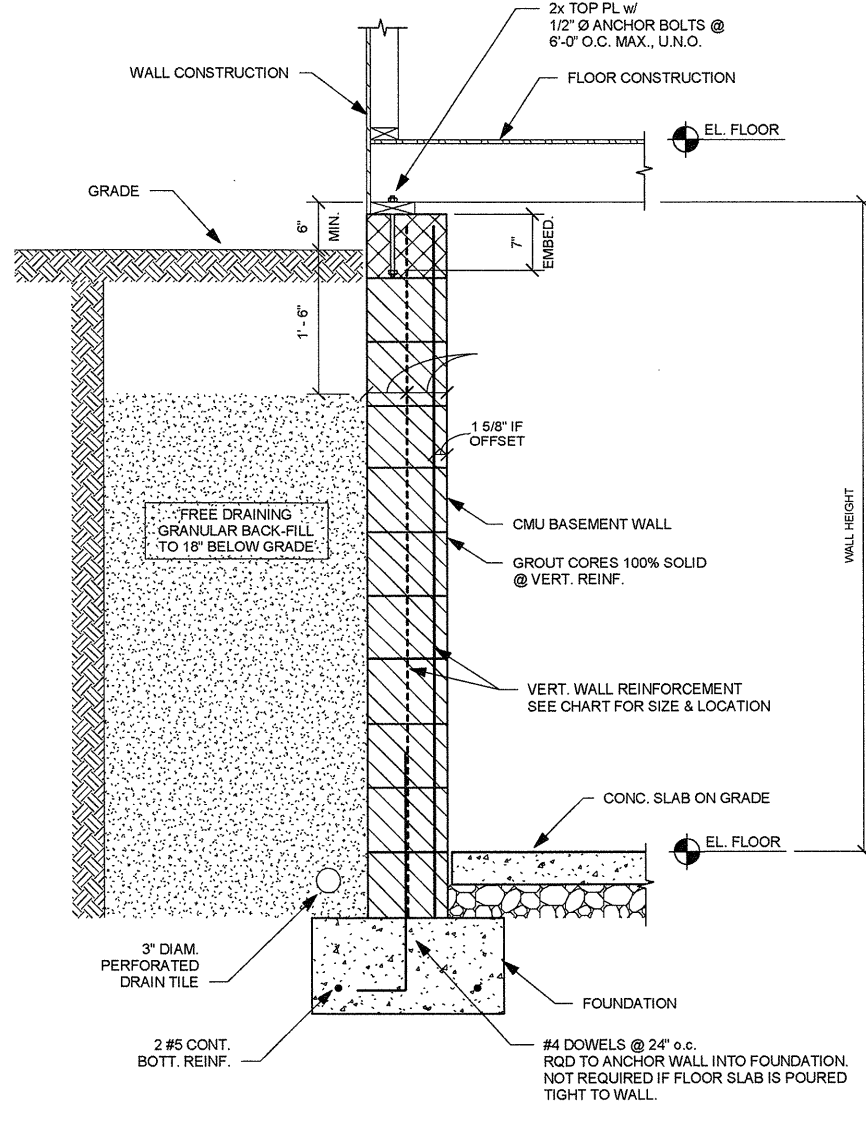


DESIGN ASSUMPTIONS

1. CONCRETE f_c MIN. 4,000 PSI
2. REINFORCING STEEL f_y 60,000 PSI
3. MAXIMUM EQUIVALENT LATERAL SOIL PRESSURE = 55 PCF

REINFORCING OFFSET IN WALL

REINFORCING	WALL THICKNESS
	8" 10" 12"
UNREINFORCED	7'-10" 9'-1" 10'-3"
#4 @ 24" o.c. Vert.	9'-3" 10'-4" 11'-0"
#5 @ 24" o.c. Vert.	10'-8" 12'-1" 12'-9"
#6 @ 24" o.c. Vert.	12'-1" 13'-4" 14'-0"

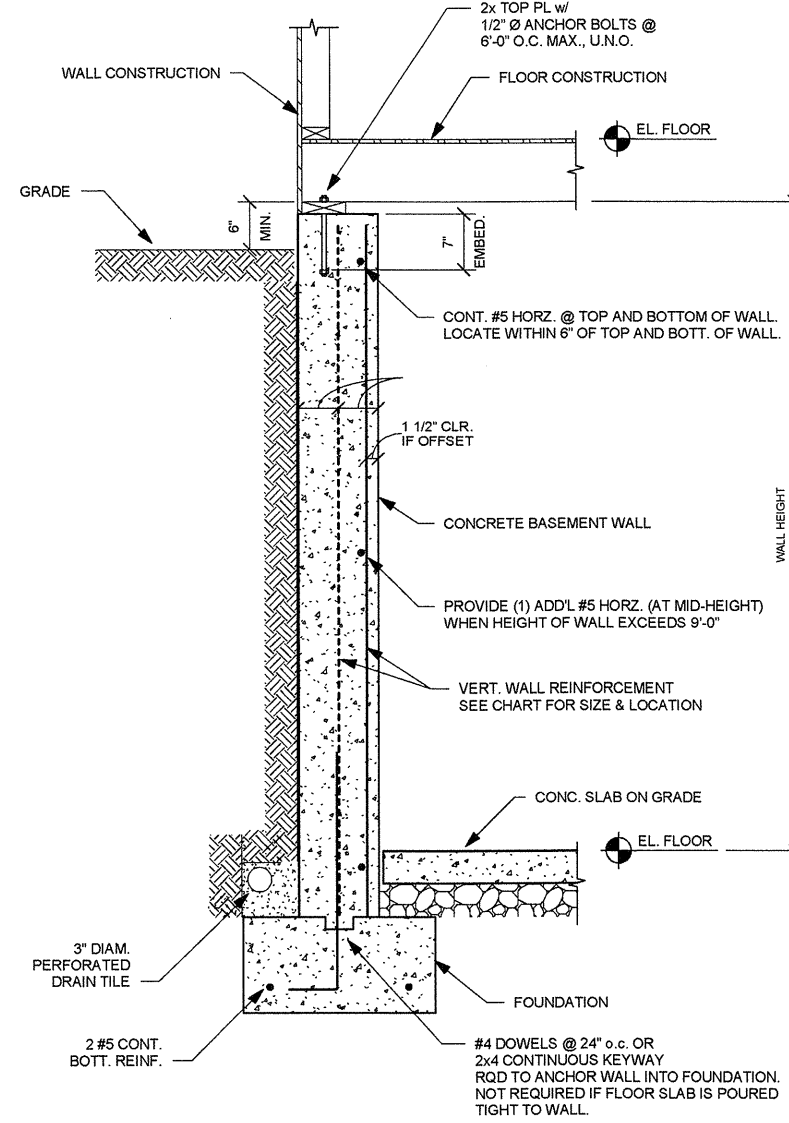


DESIGN ASSUMPTIONS

1. CONCRETE f_c MIN. 4,000 PSI
2. REINFORCING STEEL f_y 60,000 PSI
3. MAXIMUM EQUIVALENT LATERAL SOIL PRESSURE = 55 PCF

REINFORCING OFFSET IN WALL

REINFORCING	WALL THICKNESS
	8" 10" 12"
UNREINFORCED	7'-6" 7'-10" 9'-3"
#4 @ 24" o.c. Vert.	9'-3" 10'-4" 11'-0"
#5 @ 24" o.c. Vert.	10'-8" 12'-1" 12'-9"
#6 @ 24" o.c. Vert.	12'-1" 13'-4" 14'-0"

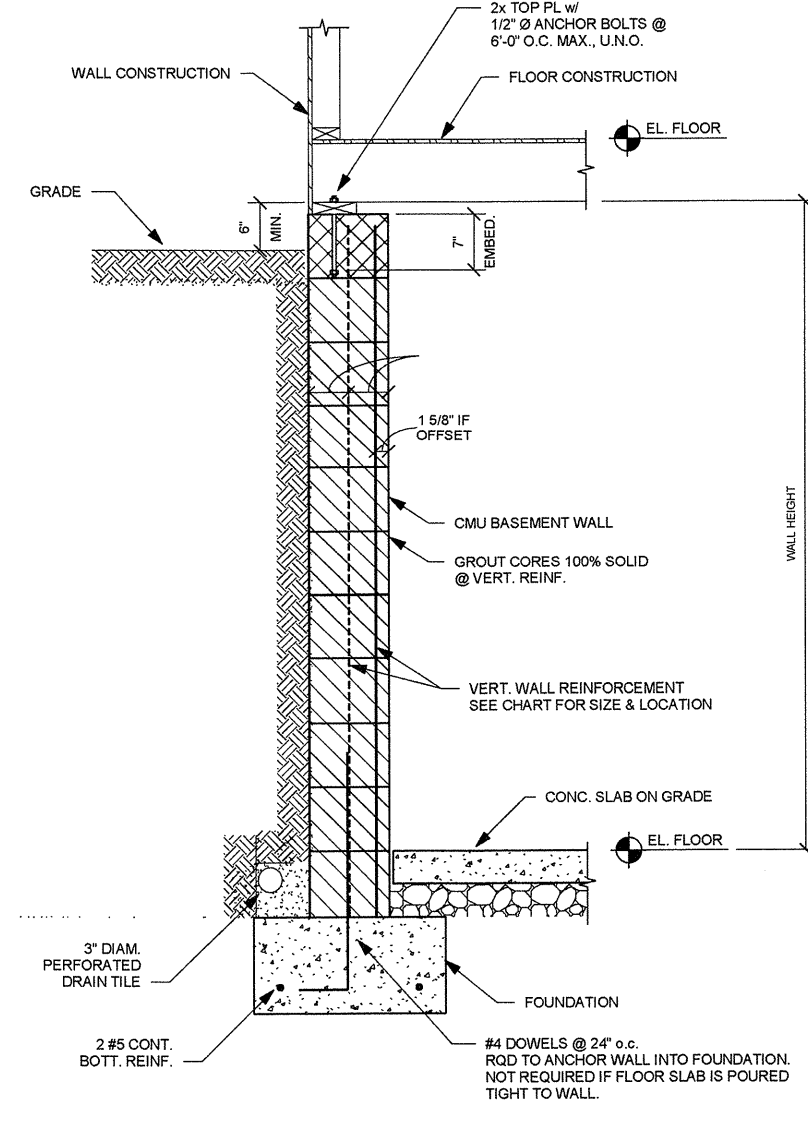


DESIGN ASSUMPTIONS

1. CONCRETE f_c MIN. 4,000 PSI
2. REINFORCING STEEL f_y 60,000 PSI
3. MAXIMUM EQUIVALENT LATERAL SOIL PRESSURE = 75 PCF

REINFORCING OFFSET IN WALL

REINFORCING	WALL THICKNESS
	8" 10" 12"
UNREINFORCED	7'-4" 8'-6" 9'-6"
#4 @ 24" o.c. Vert.	8'-8" 9'-6" 10'-0"
#5 @ 24" o.c. Vert.	10'-0" 11'-0" 11'-10"
#6 @ 24" o.c. Vert.	11'-4" 12'-5" 13'-0"



DESIGN ASSUMPTIONS

1. CONCRETE f_c MIN. 4,000 PSI
2. REINFORCING STEEL f_y 60,000 PSI
3. MAXIMUM EQUIVALENT LATERAL SOIL PRESSURE = 75 PCF

REINFORCING OFFSET IN WALL

REINFORCING	WALL THICKNESS
	8" 10" 12"
UNREINFORCED	7'-4" 8'-6" 9'-6"
#4 @ 24" o.c. Vert.	8'-8" 9'-6" 10'-1"
#5 @ 24" o.c. Vert.	9'-11" 10'-10" 11'-7"
#6 @ 24" o.c. Vert.	10'-11" 12'-1" 13'-1"

1 SECTION

TYPICAL CONCRETE FOUNDATION WALL WITH GRANULAR BACKFILL

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

2 SECTION

TYPICAL MASONRY FOUNDATION WALL WITH GRANULAR BACKFILL

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

3 SECTION

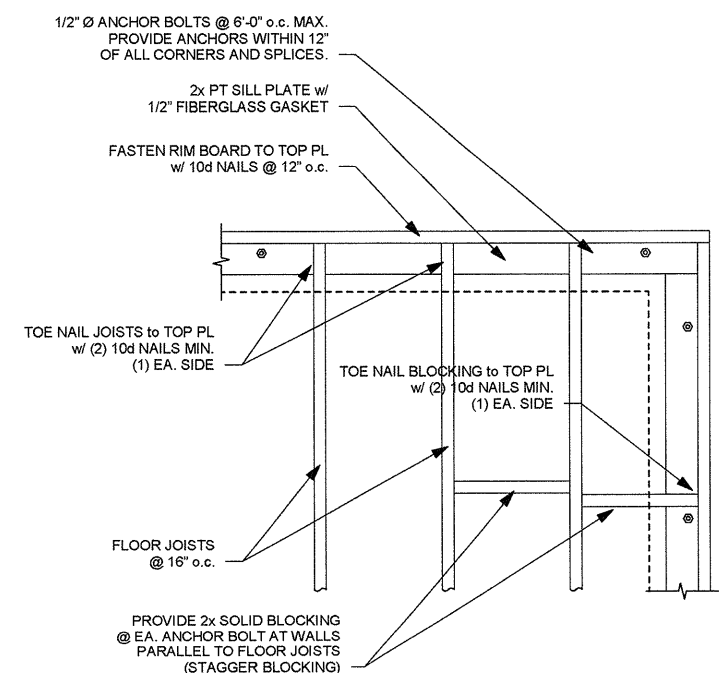
TYPICAL CONCRETE FOUNDATION WALL WITHOUT GRANULAR BACKFILL

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

4 SECTION

TYPICAL MASONRY FOUNDATION WALL WITHOUT GRANULAR BACKFILL

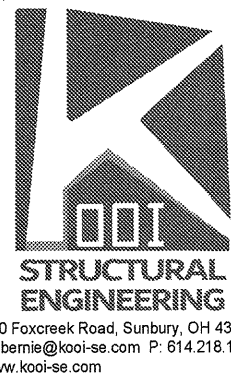
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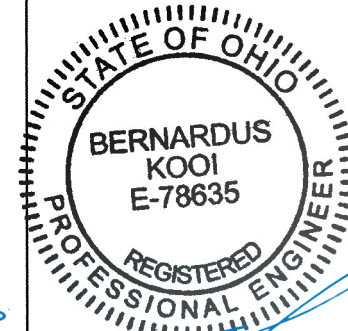
NOTE:
ALL FOUNDATION WALL DESIGNS ARE BASED ON ADEQUATELY BRACING THE TOP OF BASEMENT WALL TO THE FLOOR STRUCTURE.

5 PLAN DETAIL

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



STAMP:



06/20/2024

STRUCTURE ONLY

ENGINEER: BK
MODELER: BK
CHECKED BY: BK

ISSUE/REVISION/SUBMISSION
NO DATE DESCRIPTION

PROJECT NUMBER:

SHEET NAME:

**STRUCTURAL
DETAILS
(RESIDENTIAL)**

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

DAT

**Strausbaugh Res
Addition**
2726 Wellesley Drive
Columbus, OH 43221

SH

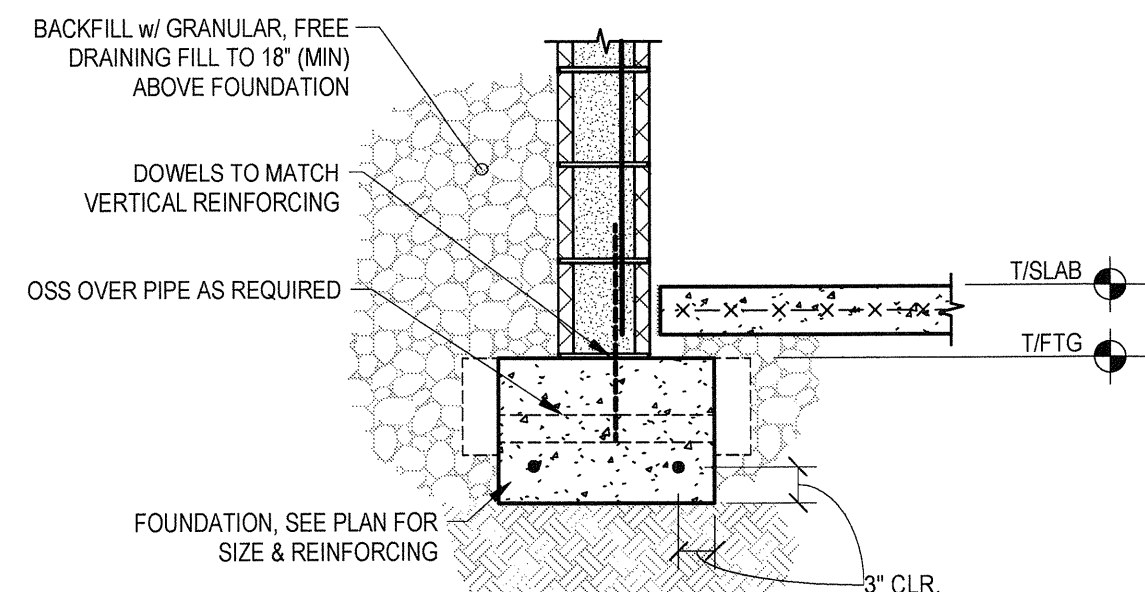
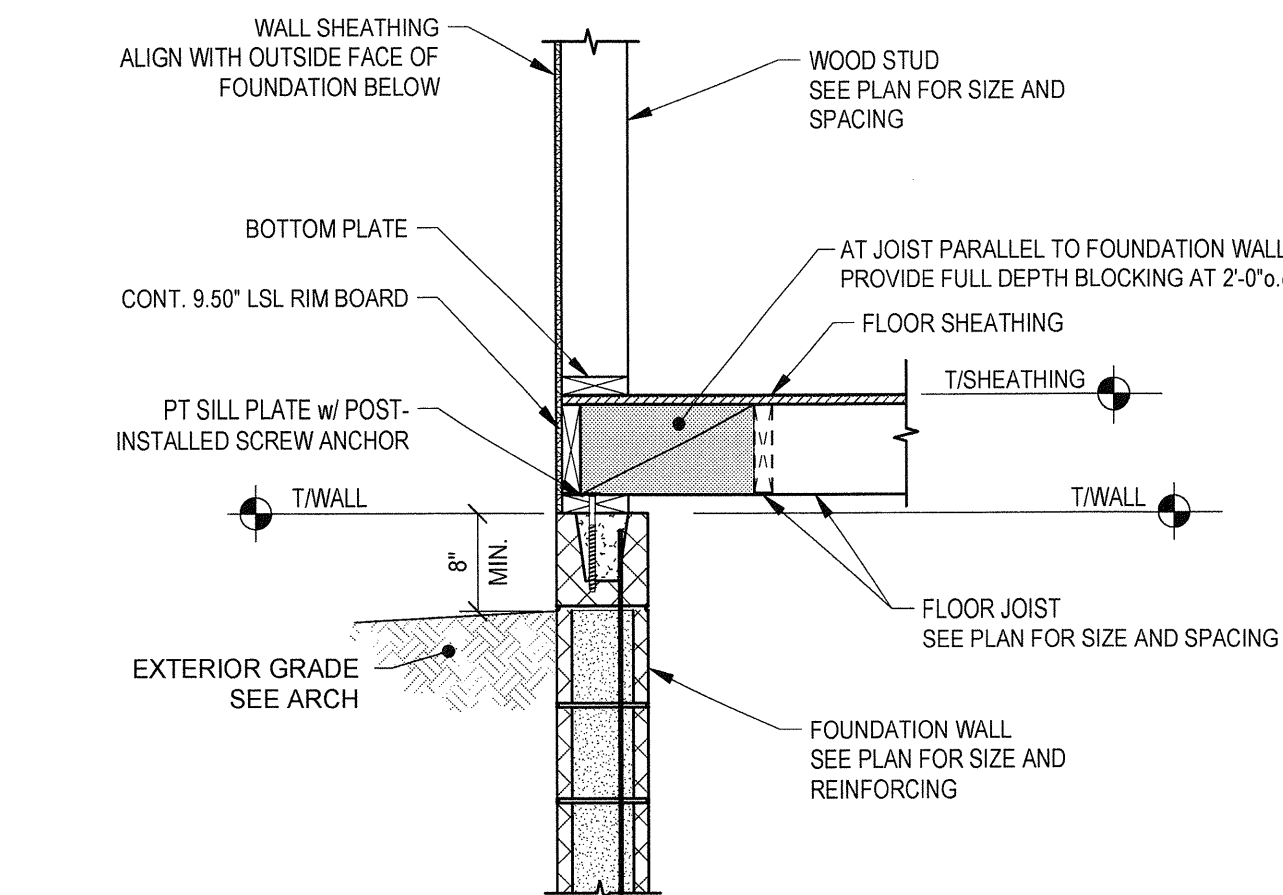
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**STRUCTURAL
DETAILS**

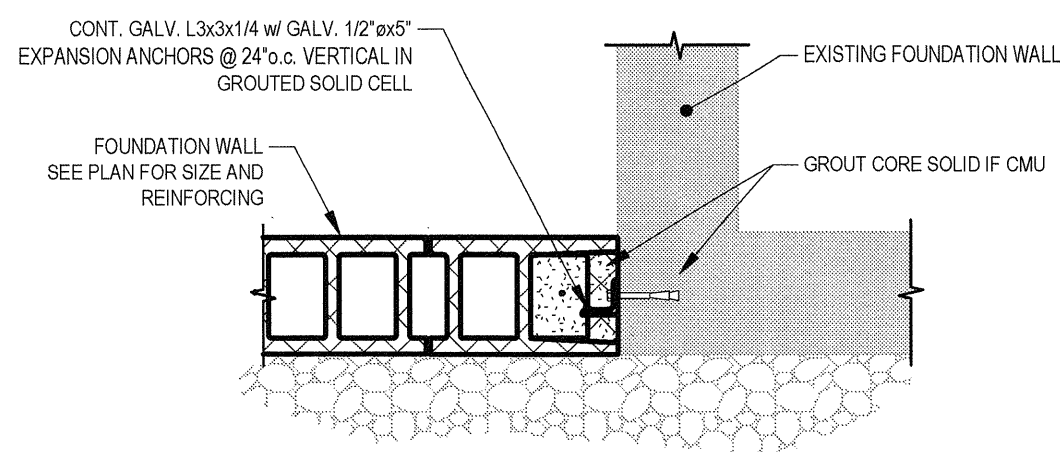
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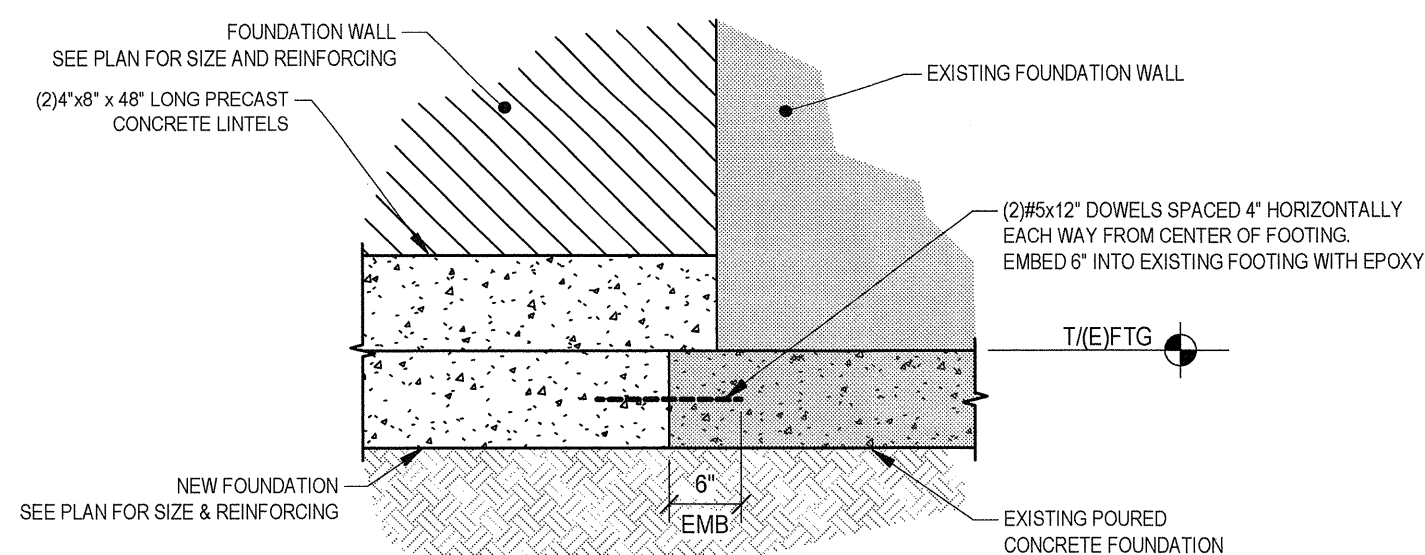
900 Foxcreek Road, Sunbury, OH 43074
E: bernie@kooi-se.com P: 614.218.1607
www.kooi-se.com



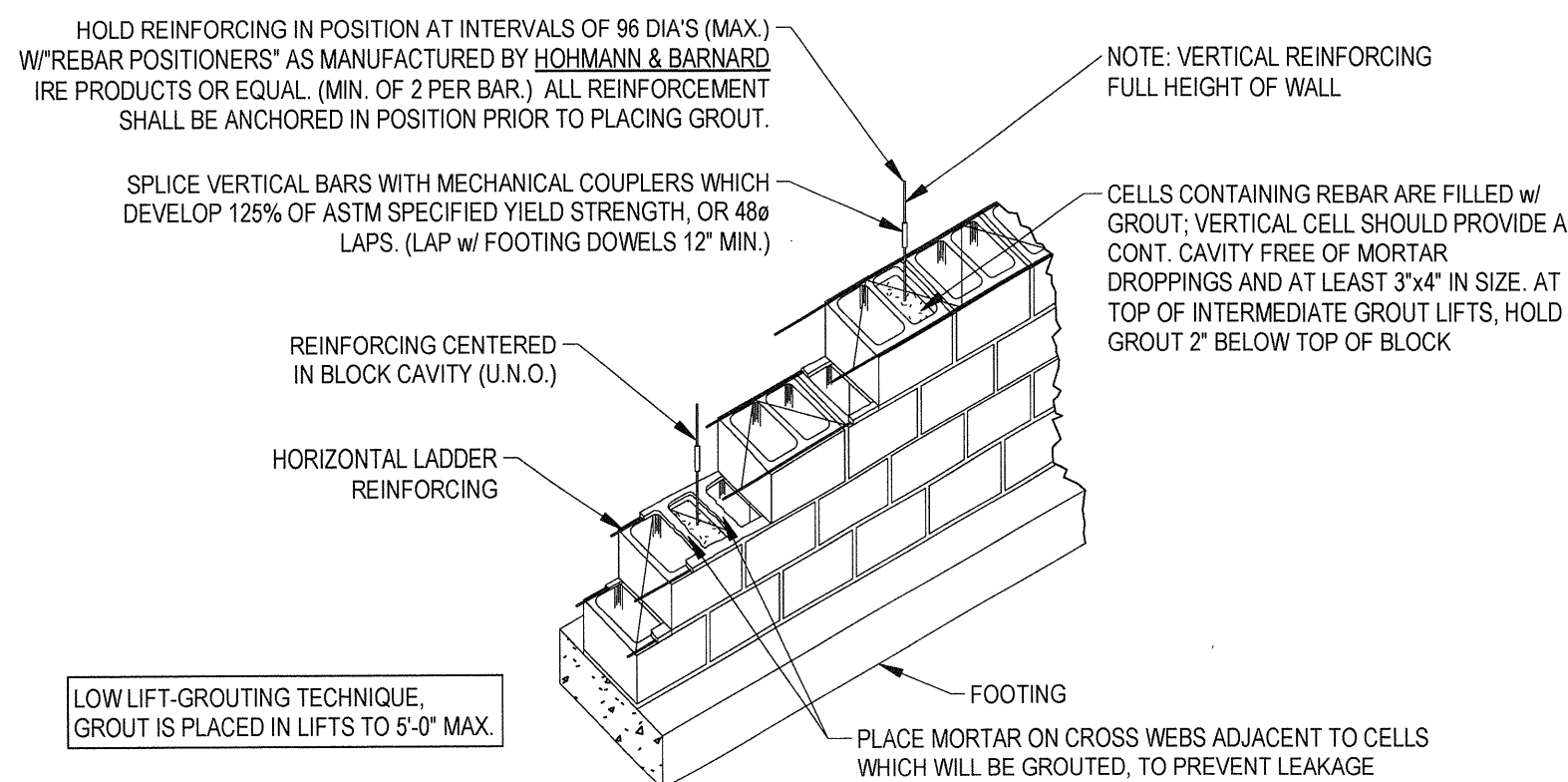
1 SECTION
3/4" = 1'-0"



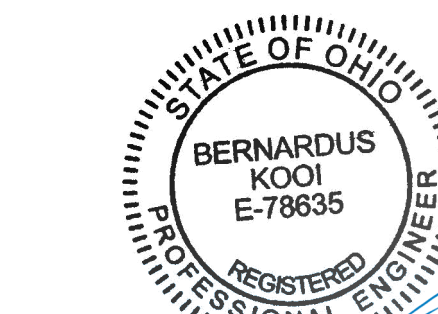
2 SECTION
3/4" = 1'-0"



3 SECTION
3/4" = 1'-0"



6 SECTION
3/4" = 1'-0"



06/20/2024
STRUCTURE ONLY

ISSUE/REVISION/SUBMISSION
NO DATE DESCRIPTION

PROJECT NUMBER:

SHEET NAME:

DETAILS

DATE:

SHEET:

S500

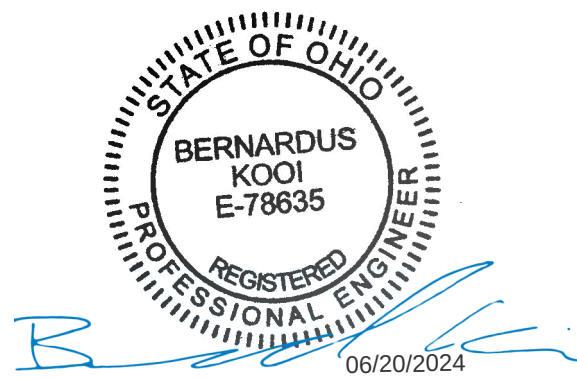
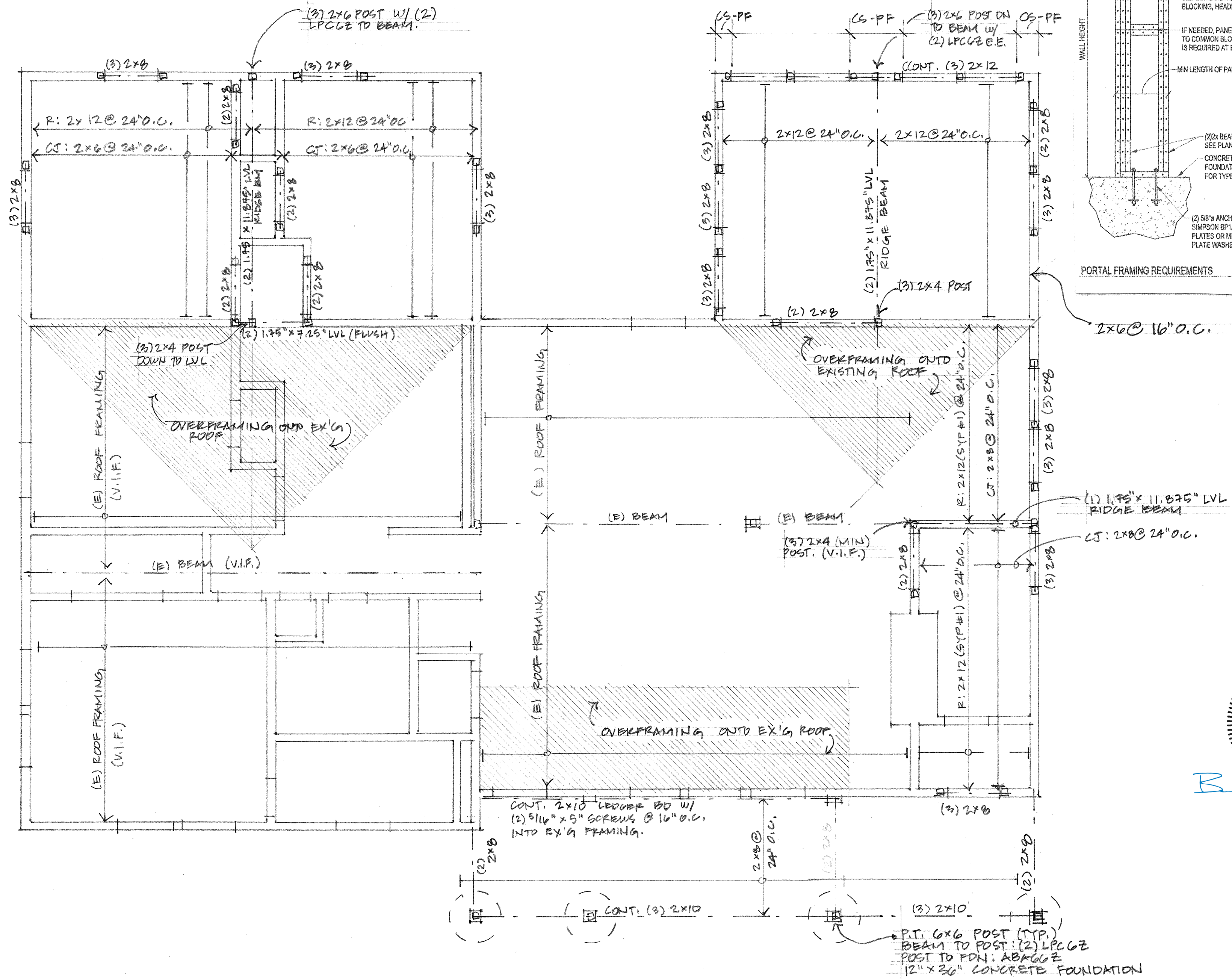
Three Daisy Studio, LLC
2086 Elgin Road
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Strausbaugh Res
Addition
2726 Wellesley Drive
Columbus, OH 43221

Date: 6/3/2024

STRUCTURAL
DETAILS

Strausbaugh



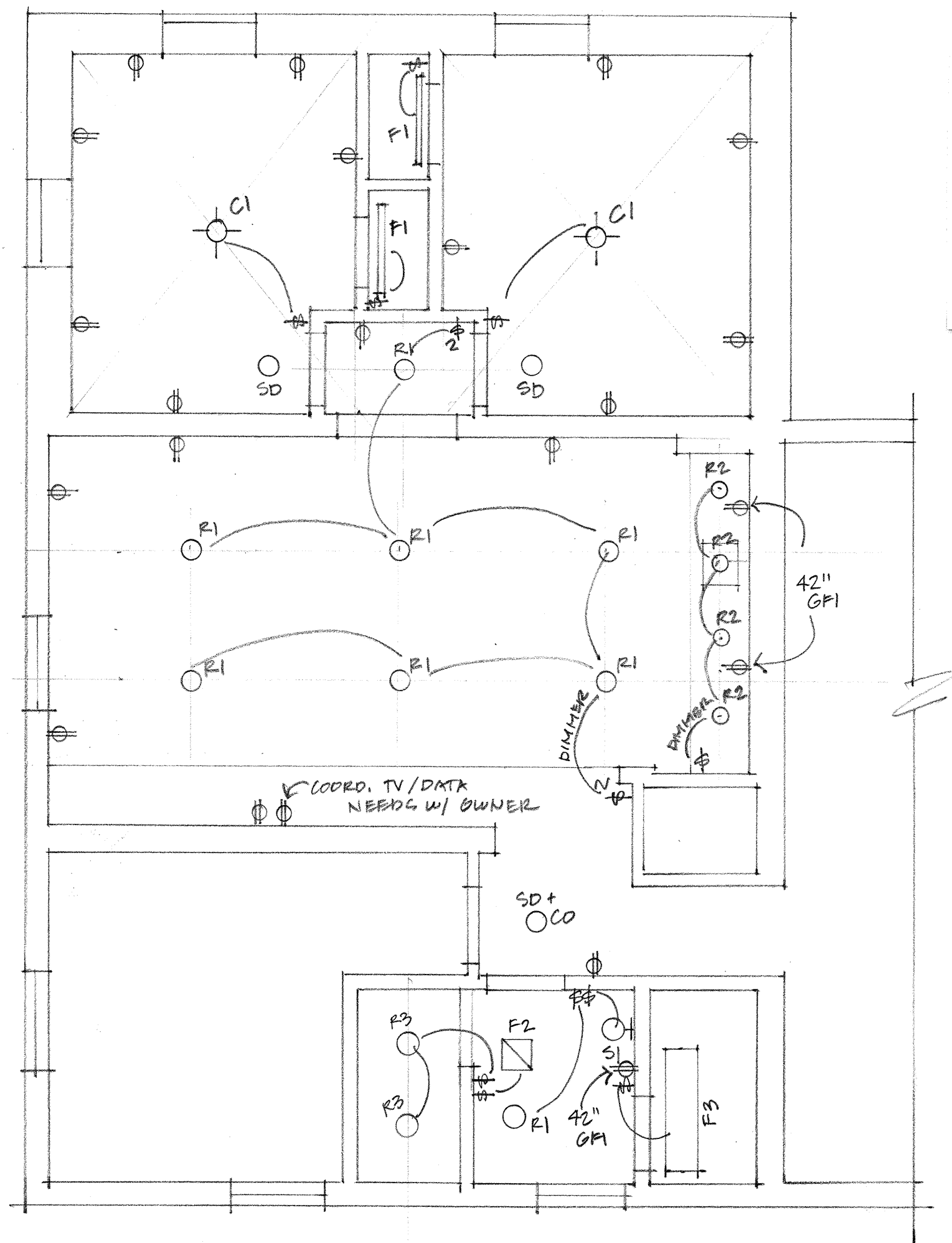
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2726 Wellesley Drive
Columbus, OH 43221

Date: 6/3/2024

ROOF FRAMING PLAN

Strausbaugh



LIGHT AND VENT SCHEDULE:

ROOM	SF	WINDOW TYPE	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENT	ACTUAL VENT	TEMPERED	EGRESS
BEDROOM 5	114	CSMT	9.1	16	4.6	20	-	YES
BEDROOM 6	114	CSMT	9.1	8*	4.6	10	-	YES
REC ROOM	306	EX'G	24.5	EX'G *	12.2	EX'G **	-	-
BATH	60	EX'G	4.8	EX'G *	2.4	EX'G **	-	-

* PROVIDE ARTIFICIAL LIGHTING, PER CODE

** PROVIDE MECHANICAL VENTILATION PER CODE

LIGHTING SCHEDULE

R1	6" recessed can, white
R2	3" recessed can, white
R3	6" recessed shower can, white
R4	6" recessed can, finish TBD (angled ceiling)
R5	6" recessed exterior can, white
F1	3' closet fluorescent
F2	Bathroom exhaust fan, vent to exterior
F3	1' x 4' fluorescent
F4	Exterior flood light, finish TBD
F5	Exterior Fan/Light
C1	Bedroom ceiling light
C2	Primary Bedroom ceiling light
P1	Dining Room pendant
S1	LL Bath sconce
S2	Powder Room sconce
S3	Exterior Barn Light sconce
SD	Smoke Detector
SD+CO	Smoke and Carbon Monoxide Detector

LOWER LEVEL ELECTRIC PLAN

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

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

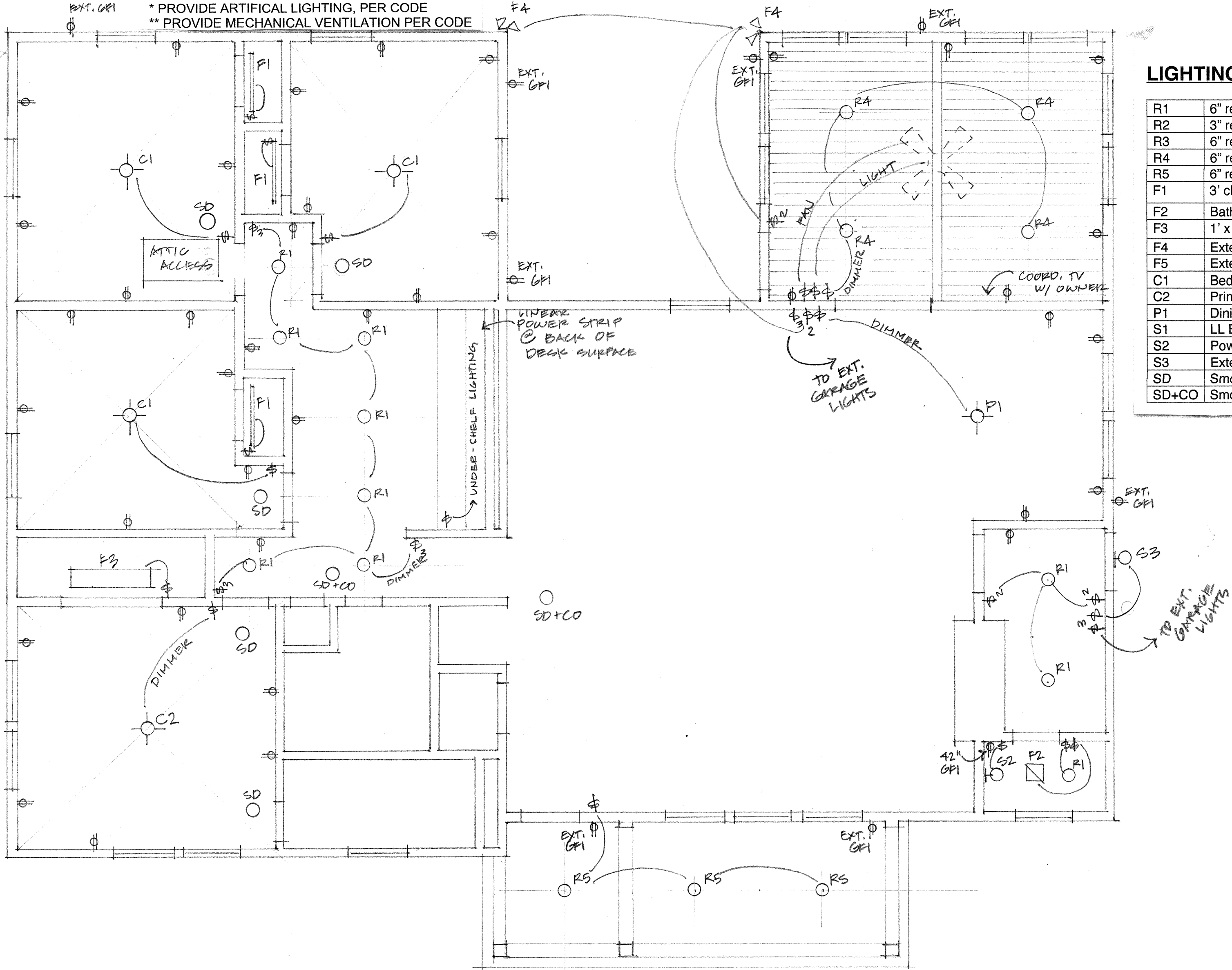
Strausbaugh Res
Addition
2726 Wellesley Drive
Columbus, OH 43221

Date: 6/3/2024

**LOWER LVL
ELECTRIC**

LIGHT AND VENT SCHEDULE:

ROOM	SF	WINDOW TYPE	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENT	ACTUAL VENT	TEMPERED	EGRESS
BEDROOM 3	143	DH	11.4	24.2	5.7	13.8	-	YES
BEDROOM 4	137	DH	11	24.2	5.5	13.8	-	YES
BEDROOM 2	127	DH	10.2	12.1	5.1	6.9	-	YES
STUDY	110	-	8.8	0*	4.4	0**	-	-
PRIMARY BR	162	DH	13	48.4	6.5	27.6	-	YES
SUN ROOM	221	DH, DOOR	17.7	106.8	8.9	55.2	@ DOOR	-
DINING	154	DH	12.3	24.2	6.2	13.8	-	-
MUD ROOM	57	DOOR	4.6	5	2.3	0**	@ DOOR	-
POWDER ROOM	23	AWN'G	1.8	5.4	.9	7	-	-



LIGHTING SCHEDULE

R1	6" recessed can, white
R2	3" recessed can, white
R3	6" recessed shower can, white
R4	6" recessed can, finish TBD (angled ceiling)
R5	6" recessed exterior can, white
F1	3' closet fluorescent
F2	Bathroom exhaust fan, vent to exterior
F3	1' x 4' fluorescent
F4	Exterior flood light, finish TBD
F5	Exterior Fan/Light
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S1	LL Bath sconce
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S3	Exterior Barn Light sconce
SD	Smoke Detector
SD+CO	Smoke and Carbon Monoxide Detector

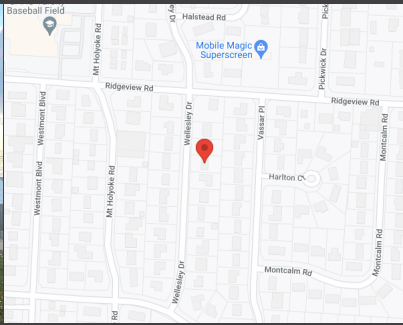
MAIN LEVEL ELECTRIC PLAN
 SCALE: 1/4" = 1'-0"

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

Strausbaugh Res
 Addition
 2726 Wellesley Drive
 Columbus, OH 43221

Date: 6/3/2024

MAIN LEVEL
 ELECTRIC



PROPERTY ADDRESS:
2726 WELLESLEY DRIVE, UPPER ARLINGTON, OHIO 43221

SURVEY NUMBER: 2311.2079

DATE OF SURVEY: 12/01/23 **FIELD WORK DATE:** 11/28/2023

REVISION DATE(S):
(REV.1 12/1/2023)

POINTS OF INTEREST
1. FENCE OVER THE PROPERTY LINE.

STATE OF OHIO

ROBERT M. RUFFING

PS-8423

REGISTERED PROFESSIONAL SURVEYOR

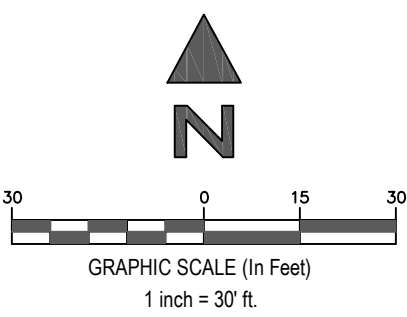
State of Ohio Registered Professional Surveyor
License Number PS-8423

SURVEYORS CERTIFICATE
THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

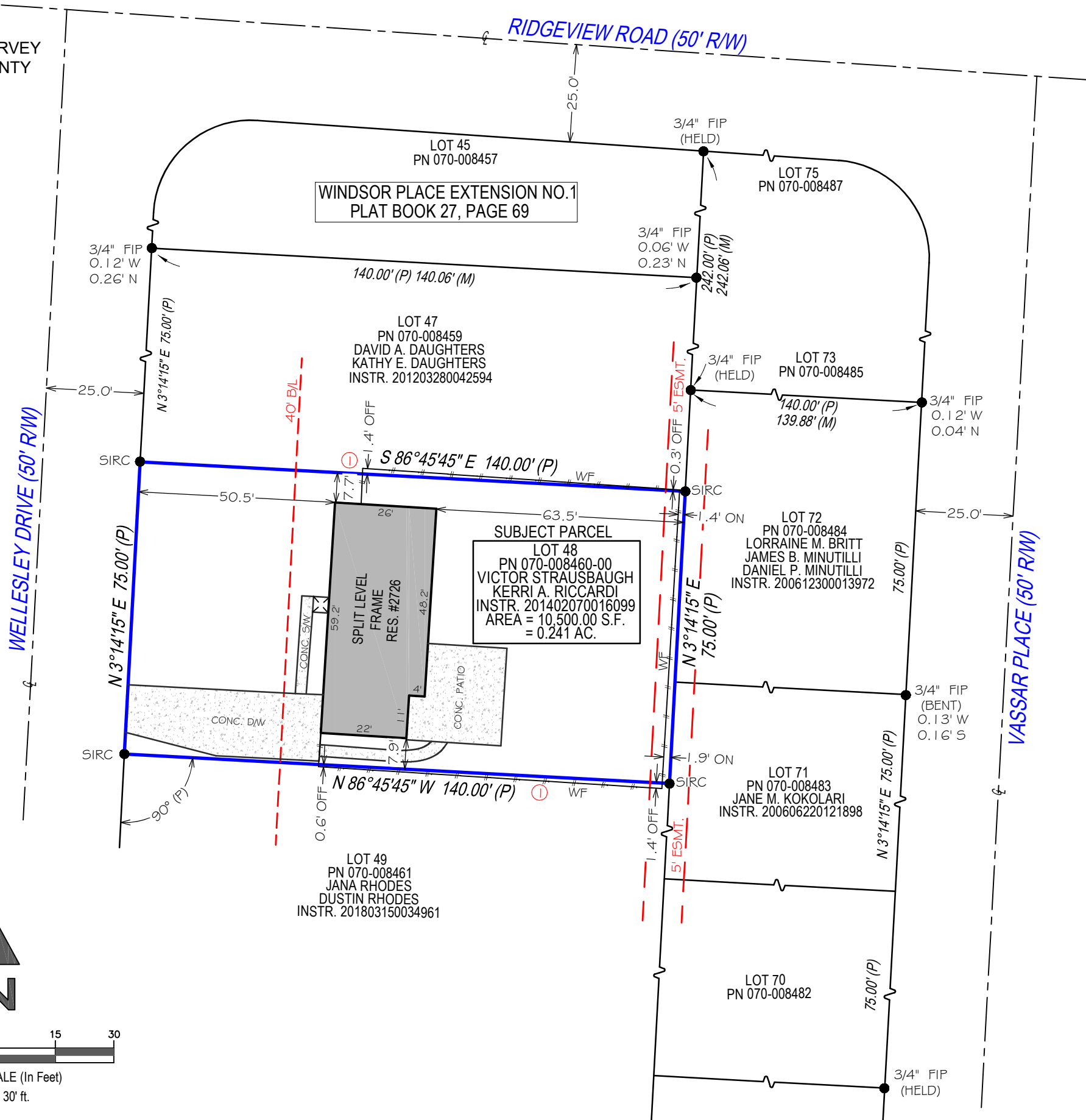
LANDMARK
690 Lakeview Plaza Blvd Suite A
Worthington, OH 43085
(614)485-9000
www.landmarksurvey.com



2311.2079
BOUNDARY SURVEY
FRANKLIN COUNTY



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:
2726 WELLESLEY DRIVE, UPPER ARLINGTON, OHIO 43221

SURVEY NUMBER: 2311.2079

CERTIFIED TO:
VICTOR STRAUSBAUGH;

DATE OF SURVEY: 12/01/23

BUYER: VICTOR STRAUSBAUGH

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO:

LEGAL DESCRIPTION:
FROM INSTR. 201420270016099:

SITUATE IN THE COUNTY OF FRANKLIN, STATE OF OHIO AND CITY OF UPPER ARLINGTON:

BEING LOT NO. FORTY-EIGHT (48) IN WINDSOR PLACE EXTENSION NO. 1 AS IT IS NUMBERED AND DELINEATED ON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 27, PAGE 69, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

COMMONLY KNOWN AS: 2726 WELLESLEY DRIVE, COLUMBUS, OH 43221

PARCEL NUMBER: 070-008460-00

PRIOR INSTRUMENT REFERENCE: OFFICIAL RECORD VOL. 34627, PAGE 009 & VOL. 2374, PAGE 556

TAX BILLING ADDRESS: 2680 EAST MAIN STREET, BEXLEY, OH 43209

FLOOD ZONE INFORMATION:

- GENERAL SURVEYORS NOTES:
- Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the Abstract of Title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Dimensions are in feet and decimals thereof.
 - Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted “SIRC” indicates a set iron rebar, a minimum half inch in diameter and 30 inches long, with a red cap stamped Landmark Surveying.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed by the Professional Surveyor. An Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the Professional Surveyor.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Any additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:																																																																							
<table><tr><th>LINETYPES</th><td></td></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr><tr><th>SURFACE TYPES</th><td></td></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr><tr><th>SYMBOLS</th><td></td></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common Ownership</td></tr><tr><td></td><td>Control Point</td></tr><tr><td></td><td>Catch Basin</td></tr><tr><td></td><td>Elevation</td></tr><tr><td></td><td>Fire Hydrant</td></tr><tr><td></td><td>Find or Set Monument</td></tr><tr><td></td><td>Guywire or Anchor</td></tr><tr><td></td><td>Manhole</td></tr><tr><td></td><td>Tree</td></tr><tr><td></td><td>Utility or Light Pole</td></tr><tr><td></td><td>Well</td></tr></table>	LINETYPES			Boundary Line		Center Line		Chain Link or Wire Fence		Easement		Edge of Water		Iron Fence		Overhead Lines		Structure		Survey Tie Line		Vinyl Fence		Wall or Party Wall		Wood Fence	SURFACE TYPES			Asphalt		Brick or Tile		Concrete		Covered Area		Water		Wood	SYMBOLS			Benchmark		Center Line		Central Angle or Delta		Common Ownership		Control Point		Catch Basin		Elevation		Fire Hydrant		Find or Set Monument		Guywire or Anchor		Manhole		Tree		Utility or Light Pole		Well	ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - 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Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve
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SURVEYOR'S REPORT:
DOCUMENTS USED: - WINDSOR PLACE EXTENSION NO. 1, PLAT BOOK 27, PAGE 69, FRANKLIN COUNTY RECORDER'S OFFICE. - DEEDS AS SHOWN HEREON. - FRANKLIN COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS: THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WINDSOR PLACE EXTENSION NO. 1 PLAT LISTED ABOVE, HOLDING FOUND AND USED MONUMENTATION ALONG THE THE EAST LINE OF THE SUBJECT PARCEL AS SHOWN HEREON, WHICH IS BEARING N 3°14'15" E.



690 Lakeview Plaza Blvd Suite A
Worthington, OH 43085

(614)485-9000
www.landmarksurvey.com

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

28 June 2024

NOTIFICATION OF ZONING VARIANCE REQUEST

Hi Neighbor!

I am writing to inform you that we are trying to build an addition onto the back of our home at 2726 Wellesley Dr; however, my existing north exterior wall is not in compliance with Upper Arlington's zoning requirements. The required minimum set-back from the property boundary line to the structure is 10 feet; however, my home is only 7 feet 7 inches from the boundary (see image below). Therefore, we cannot do any construction on that wall without a zoning variance.

What happens now?

No action is needed from you. My obligation is to ensure that you are aware. As always, I'm happy to discuss this further with you.

What happens next?

The City of UA will review my zoning variance request at their meeting on July 24. It is open to the public at the municipal building by OSU golf course.

If approved?

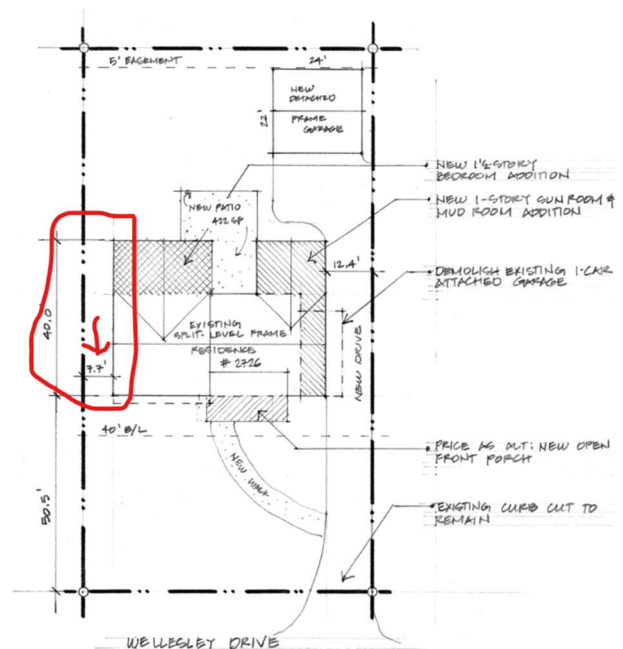
I'll (hopefully) be able to start construction in August. My contractor has committed to having us "closed in and weather-proofed" before the winter freeze, barring any unforeseen delays.

We love this neighborhood and truly enjoy being your neighbor. With three kids now, we'd really like the extra bedrooms. The boys are doing great sharing a room, but sometimes bedtime is a little "chaotic" 😊. The QR code below will redirect you to our detailed designs so you can see exactly what we're trying to do. Thanks for reading.

All the best,

Victor, Kerri, Raphy, Wolfy, & Lil' Betty Strausbaugh

614-441-6237





Victor Strausbaugh <victorstrausbaugh@gmail.com>

Wellesley Drive Neighbor (Victor)

1 message

Victor Strausbaugh <victorstrausbaugh@gmail.com>
 To: "njmember99@aol.com" <njmember99@aol.com>

Wed, Jun 26, 2024 at 1:45 PM

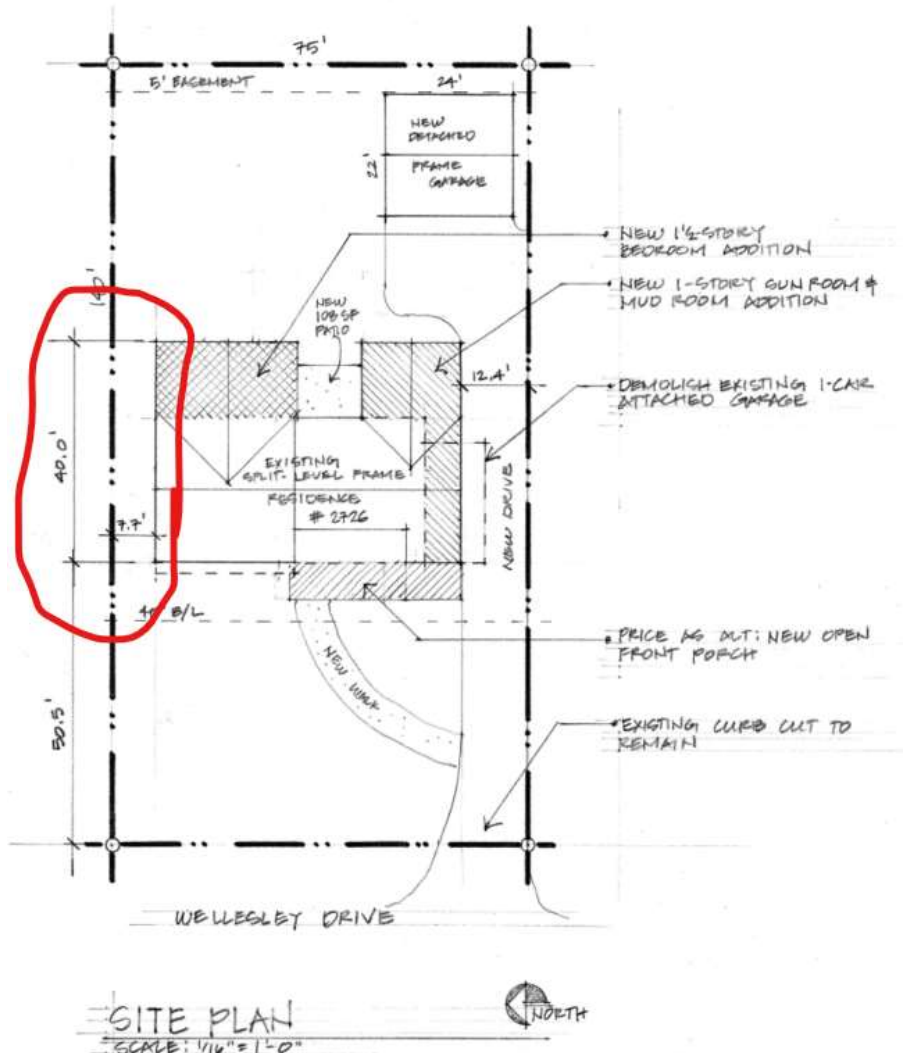
Hi Dan!

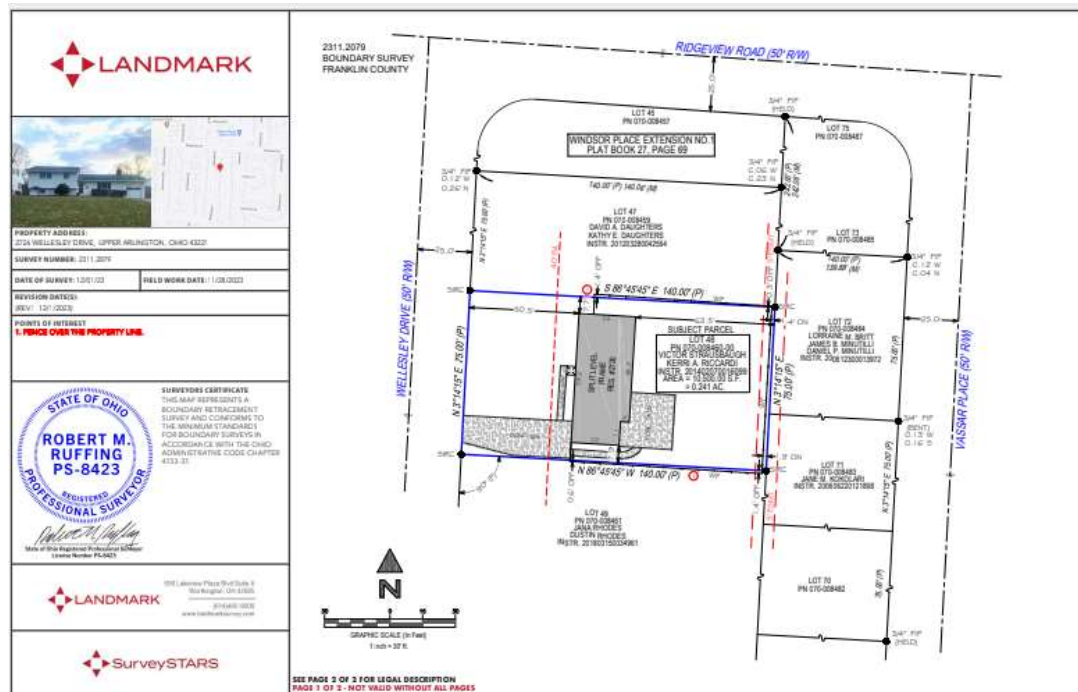
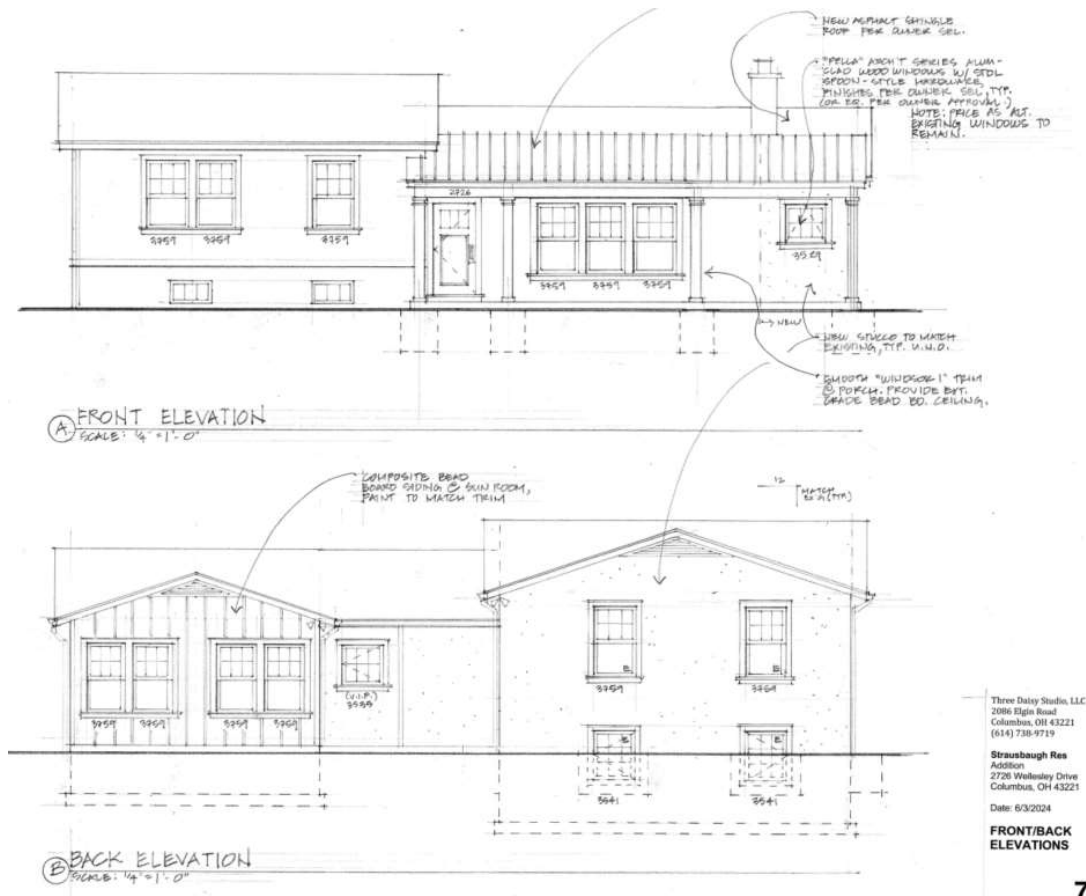
Victor Strausbaugh here - I'm your neighbor behind you on Wellesley Drive. Dave Daughters sent me your contact info - he mentioned you are currently back in NY. I wanted to connect with you about a home addition that my wife and I would like to do (with 3 little kids now, we'd like a few more bedrooms, but we don't want to move). We went to the City of UA with our plans for permits and they told me that our North-side exterior wall violates code (attached below). The required set-back from the boundary is 10'; however, as shown below my house is only set-back 7'7" (so I'm 2'5" in violation). I have two options - redesign the plans or notify my neighbors and hope the City of UA approves a "zoning variance" for me. I'd like to opt for the latter.

It didn't sound like there were any other issues with the designs from the city. I'm also including a few other attachments for your awareness.

To summarize, no action is necessary from you. Only that you are informed... And, of course, please let me know if you would like to discuss anything at all. Thanks Dan, all the best wishes and I hope you're having a nice summer! :)

Take care
 Victor Strausbaugh
 614-441-6237







Revised: May 2023

Certification of Notice

Applicant Name: VICTOR STRAUSBAUGH
Location of property subject to BZAP request: 2726 WELLESLEY DRIVE UA 4322
This application will be heard by the Board of Zoning and Planning on: July 24 2024

Describe activity which requires Board of Zoning and Planning review:

NORTH EXTERIOR WALL IS 2'5" IN VIOLATION OF SET BACK REQUIREMENT IN CITY CODE. (ACTUAL = 7'7", REQUIRED = 10') WE ARE PLANNING TO EXTEND THIS WALL FOR AN ADDITION

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 CHECKS HERE 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:
2736 WELLESLEY DR	DAVE DAUGHTERS	<i>[Signature]</i>	6-26-24
2724 WELLESLEY DR	JANET TERCE	<i>[Signature]</i>	6-26-24
2716 WELLESLEY DR	DUSTY RHODES	<i>[Signature]</i>	6/26/24
2721 VASSAR PL	DAN MINUTILLI	9589071052701126827530	6/28/24
2711 VASSAR PL	JANE KOKOLARI	9589071052701126827516	6/28/24
2706 Wellesley	ANNA SCHWARTZOFF	<i>[Signature]</i>	6/27/24
2709 Wellesley Dr	Zach Risch	9589071052701126827554	6/28/24
2731 Vassar Pl	NCR LLC	9589071052701126827561	6/28/24
2739 Wellesley Dr	Beth Scherer	9589071052701126827523	6/28/24
2719 Wellesley Dr	Weifang Miao	9589071052701126827547	6/28/24
2746 Wellesley Dr	Susan Fair Tod	9589071052701126832916	6/28/24
2703 Vassar Pl	George Bohichik	9589071052701126828506	7/2/24
1950 Brandywine Dr	The Dimitrovs	9589071052701126828483	7/2/24
29 Bloomfield St (NJ)	Dan Minutilli	9589071052701126828513	7/2/24

2749 WELLESLEY DR MOLLY NEVROY *[Signature]* 7/2/24
Applicant Signature: *[Signature]* Date: 6/28/24

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

Columbus, OH 43221

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee \$0.00)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68
Total Postage and Fees \$5.08
Sent To

06/28/2024

Postmark Here

0212 16

Street and Apt. No., or PO Box No.

City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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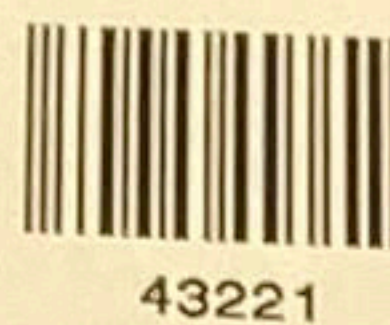
STRAUSBAUGH
2726 WELLESLEY DR
COLUMBUS OH 43221

GEORGE BOHICHK
2703 VASSAR BL
COLUMBUS OH 43221

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RDC 99



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Authors: Alyssa Kelly, AICP, Planning Officer

BZAP Meeting Date: July 24, 2024

Subject: 1687 Doone Road (VAR-41-24) - To allow an addition that encroaches 9'-5" into the 20-foot (unplatted) minimum front yard setback along Hartford Road and results in 32.5 percent building cover when 29 percent is the limit.

Site Description/History

The subject property, 1687 Doone Road, is located at the southwest corner of Doone and Hartford Roads. It is zoned [R-1c, One-Family Residence District](#), and is Lot #22, Block #18 of the [University Addition](#) subdivision plat. The property is rectangular in shape, with 65 feet of frontage and 138.5 feet of depth, five feet wider than the typical 60-foot wide lots in the neighborhood. The home is situated two feet behind a 40-foot platted setback along Doone Road and encroaches up to 13'-4" into the 20-foot unplatted front yard setback along Hartford Road. The property was previously approved via [BZ-25-82](#) for a nine-foot encroachment into the 20-foot setback along Hartford Road. It does appear the addition encroaches farther into the setback than what was approved by the Board. The property also has an attached, covered patio along the west elevation that encroaches approximately three feet into the eight-foot side yard setback (existing non-conforming). The City cannot find record of a permit for this structure. The property meets all other setback and coverage limits. The home was constructed in 1942 and purchased by the applicant in 2021.

Proposal

The proposal includes a two-story addition to the Hartford Road side of the home that includes an office, mudroom, and a full bathroom on the first floor with a playroom on the second floor. The addition is 14' by 20' (564 square-feet across both floors) and is 19 feet in height with a low sloped roof. The addition has extensive windows and is finished with paneling and a metal roof. The addition will be setback from the previously approved garage addition. Landscaping in the yard will likely need to be removed for this addition. Previously, Staff reviewed a similar concept for this addition that had less of an encroachment into the setback, but it did not allow the interior space the homeowner desired. Additionally, the applicant has also removed a front porch addition along Doone Road as part of the application, because the homeowner was unsure if they would move forward with the project and it resulted in additional building coverage, which Staff discouraged.

Zoning Code Requirements



- To allow an addition that encroaches 9'-5" into the 20-foot (unplatted) minimum front yard setback along Hartford Road ([Article 5.02](#)); and
- To allow an addition that results in 32.5 percent building cover, when 29 percent is the limit ([Article 5.02](#)).

No variance is required for front yard coverage because the code was updated in 2023 to omit any portion of a home that encroaches into the front yard from the front yard coverage. This was intended to support front porches.

Alternatives

The applicant could explore options for an addition to the west side of the home. They could also reduce the size of the proposed addition to better meet the setback and coverage limits.

Requested Action and Findings

Staff has reviewed the application, discussed with the applicant, and visited the site. In this case, Staff has found that the design and size of the addition, which is setback from the existing garage along Hartford Road, will not negatively impact the streetscape or neighboring properties. The addition will complement the main home and, although it results in an overage of coverage, landscaping could reduce impacts from this. Therefore, Staff recommends conditional approval of the application, with a condition that a landscape plan be submitted for approval by Staff with the Building Permit application. The Board may consider Finding #4 with this application.

Attachments

1.	BZAP Staff Report Pics - 1687 Doone Road
2.	1687 Doone Rd Variance App

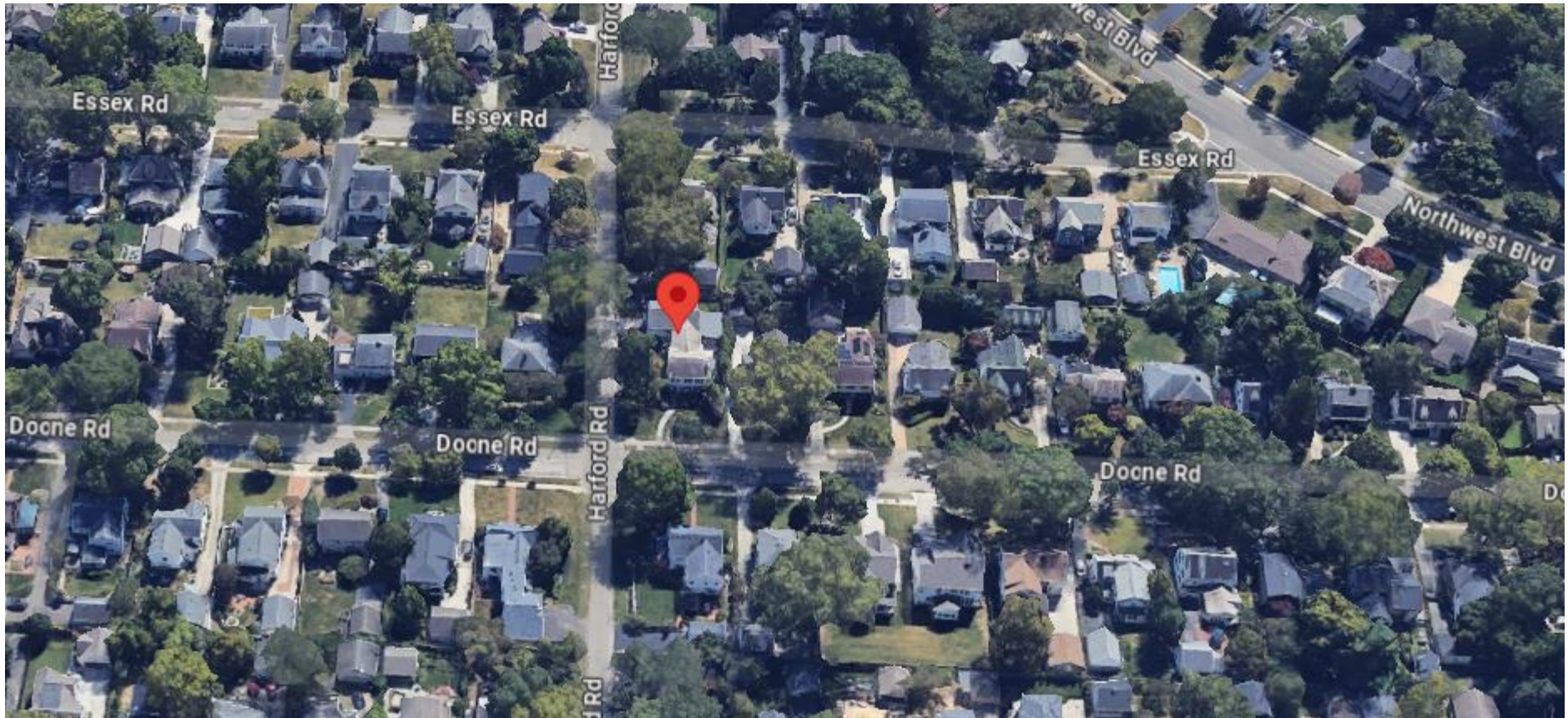


1687 Doone Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking South



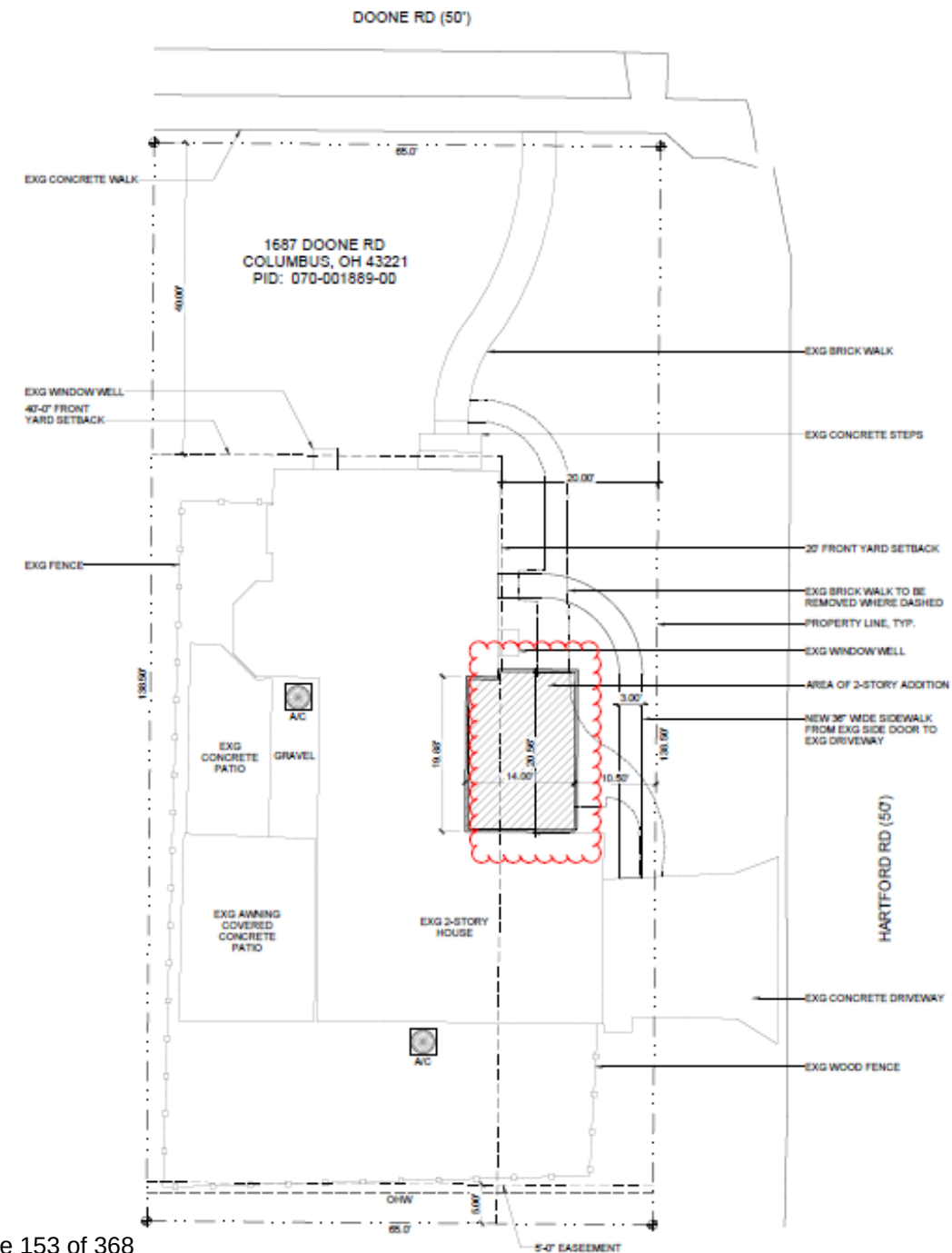
Existing Doone Road Elevation



Existing Hartford Road Elevations



Proposed Site Plan



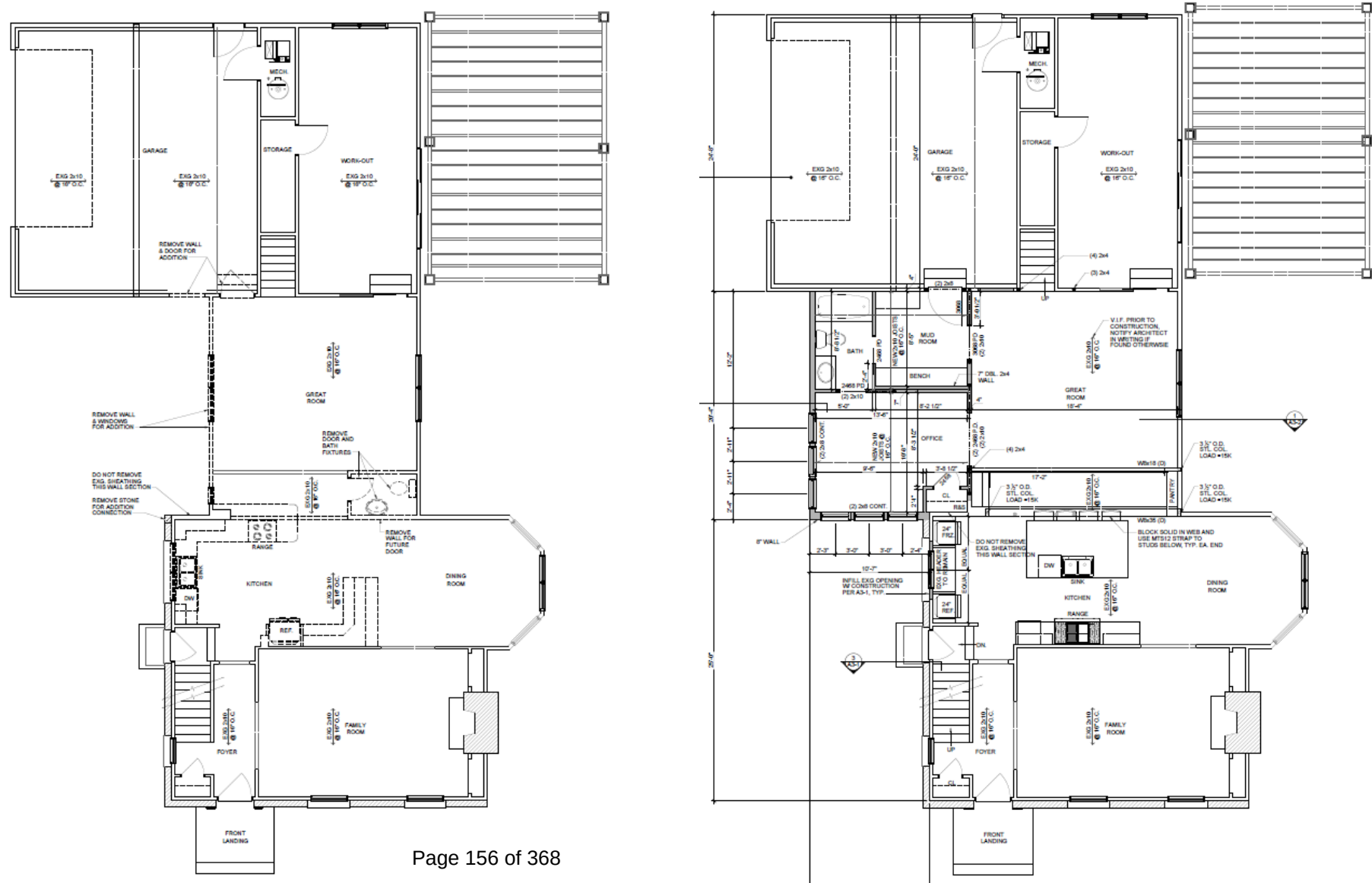
Existing & Proposed Front Elevations



Existing & Proposed East Elevations



Existing & Proposed First Floor Plan





24-2785

Variance Application

Status: Active

Submitted On: 6/18/2024

Primary Location

1687 DOONE RD
UPPER ARLINGTON, OH 43221

Owner

Dan & Susan Haugen
DOONE 1687 COLUMBUS, OH 0

Applicant

 Anthony Ciminello
 614-778-7743
 anthonymciminello@gmail.com
 625 S 5TH ST
columbus, OH 43206

Variance Information

Describe Variance Request ?

Exceed the maximum lot coverage of 29% by 97.28 S.F. or 1% for a total lot coverage of 30.08%

Exceed the maximum allowable front yard coverage of 25 % by 160.94 S.F. or 6% for a total proposed front yard coverage of 31%

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?

This house sits as a prominent corner lot at the intersection of Doone & Hartford Road.

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

It will not.

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

They will not, the architecture will visually enhance the existing structure to neighbors. This property has had several addition over the years by the previous owners. We took time to make sure the new additions would seamlessly fit in with character of the neighborhood fixing some of the articetruar mistakes made by previous additions and alterations.

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?

They have.

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

yes

SBA STUDIOS PROJECT #: 2023-510

HAUGEN RESIDENCE ADDITION

1687 DOONE ROAD, UPPER ARLINGTON, OHIO 43221

GENERAL HOUSE INFORMATION

ADDITION SQUARE FOOTAGE:	564 S.F.
FRONT PORCH SQUARE FOOTAGE:	198 S.F.
HOUSE WIDTH:	NO CHANGES
HOUSE DEPTH:	ADDING 7'-4"
HOUSE HEIGHT:	NO CHANGES

INDEX OF DRAWINGS

A0-0	COVER SHEET / INDEX
D1-0	BASEMENT DEMOLITION PLAN
D1-1	FIRST FLOOR DEMOLITION PLAN
D1-2	SECOND FLOOR DEMOLITION PLAN
D1-3	ROOF DEMOLITION PLAN
A1-0	BASEMENT PLAN
A1-1	FIRST FLOOR PLAN
A1-2	SECOND FLOOR PLAN
A1-3	ROOF PLAN
A2-1	EXTERIOR ELEVATIONS (FRONT & REAR)
A2-2	EXTERIOR ELEVATIONS (LEFT SIDE)
A3-1	WALL SECTIONS / NOTES / L&V SCHEDULE
A3-2	CUT THRU SECTION
E1-0	BASEMENT ELECTRICAL PLAN
E1-1	FIRST FLOOR ELECTRICAL PLAN
E1-2	SECOND FLOOR ELECTRICAL PLAN

GENERAL REQUIREMENTS

- GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
- ELEMENTS OF CONSTRUCTION, WHETHER OR NOT SPECIFICALLY NOTED ON THESE DRAWINGS, ARE TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES.
- IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT CODE SHALL GOVERN. BUILDER SHALL BE FAMILIAR W/ PROVISIONS OF ALL APPLICABLE CODES AND INSURE COMPLIANCE OF WORK WITH THOSE CODES.
- THIS IS A "BUILDERS SET OF DRAWINGS". IT REQUIRES THE BUILDER USING THESE DRAWINGS TO BE FAMILIAR WITH GENERAL BUILDING AND CONSTRUCTION PRINCIPALS AS WELL AS BUILDING CODE REQUIREMENTS. IF THE BUILDER USING THESE DRAWINGS NEEDS SPECIFIC INFORMATION NOT PROVIDED IN THIS SET OF DRAWINGS THE BUILDER SHOULD NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY, AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/BUILDER CONTRACT IS, AND SHALL BE, THE BUILDER'S RESPONSIBILITY.
- BUILDER SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CHANGES TO THESE DRAWINGS MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. SBA STUDIOS, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.
- THESE DRAWINGS SHOULD NOT BE SCALED. IN CASE OF DISCREPANCY, THE WRITTEN DIMENSIONS SHALL RULE. VERIFY WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
- ALL INTERIOR DIMENSIONS ARE TO ROUGH FACE OF STUDS, BLOCK OR OTHER ROUGH FRAMING.
- ALL EXTERIOR DIMENSIONS ARE TO ROUGH FACE OF BLOCK, POURED CONCRETE, OR SHEATHING.
- ALL MATERIALS USED ARE TO BE NEW, FIRST CLASS QUALITY BUILDING MATERIALS. STORE ALL MATERIALS IN SUCH A MANNER SO AS NOT TO OVERSTRESS OR DAMAGE ANY STRUCTURE OR MATERIALS DURING INSTALLATION.
- CONTRACTOR TO PROVIDE BLOCKING, AS NECESSARY, IN WALLS AND CEILINGS TO ANCHOR ALL WALL AND CEILING MOUNTED FIXTURES / EQUIPMENT. FIELD VERIFY LOCATIONS WITH OWNER.
- IF ANY EXISTING STRUCTURAL ELEMENTS ARE FOUND TO BE DAMAGED THAT ARE NOT COVERED BY THE EXTENTS OF THESE DOCUMENTS, THE CONTRACTOR SHALL NOTIFY SBA STUDIOS, LLC IN WRITING IMMEDIATELY.
- IF ANY EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE DRAWINGS THE CONTRACTOR SHALL NOTIFY SBA STUDIOS, LLC IN WRITING IMMEDIATELY.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

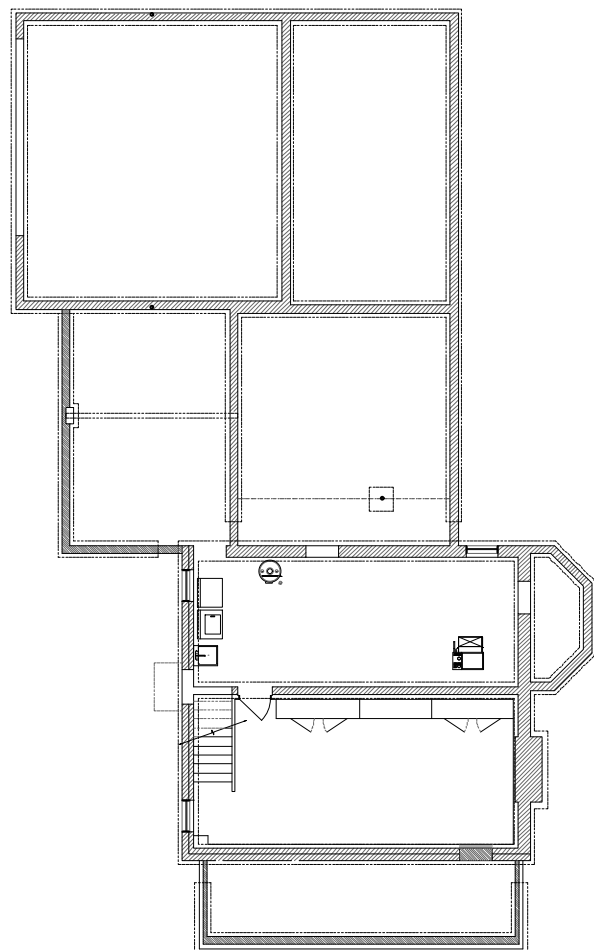
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1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



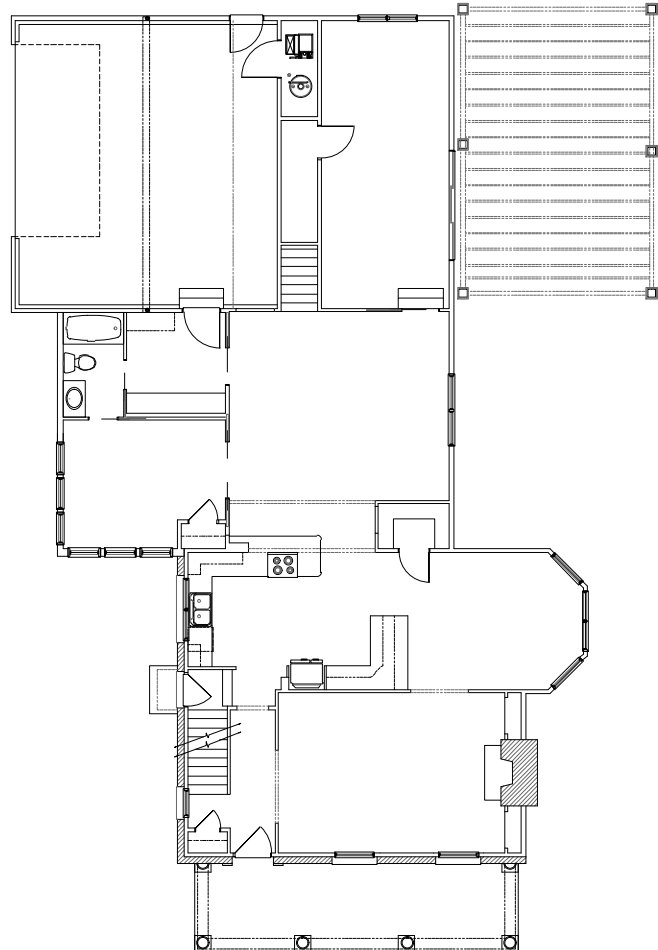
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	SHEET # / DESCRIPTION
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	A0-0
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2023-510



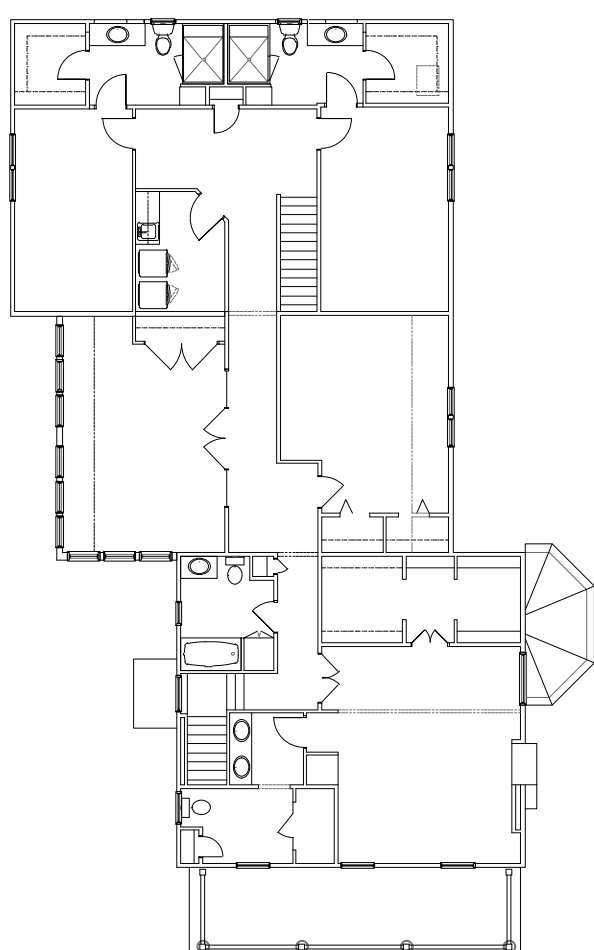
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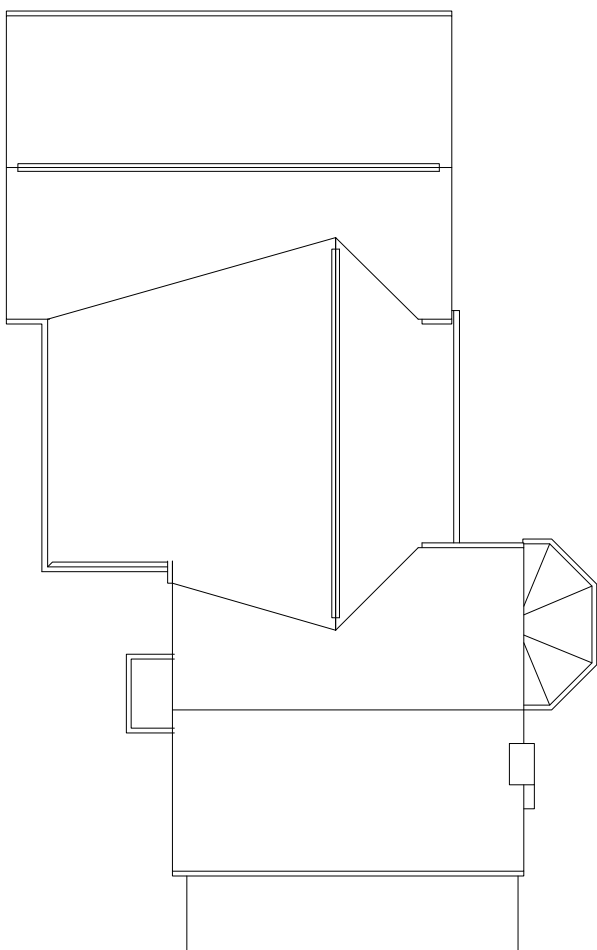
FIRST FLOOR PLAN

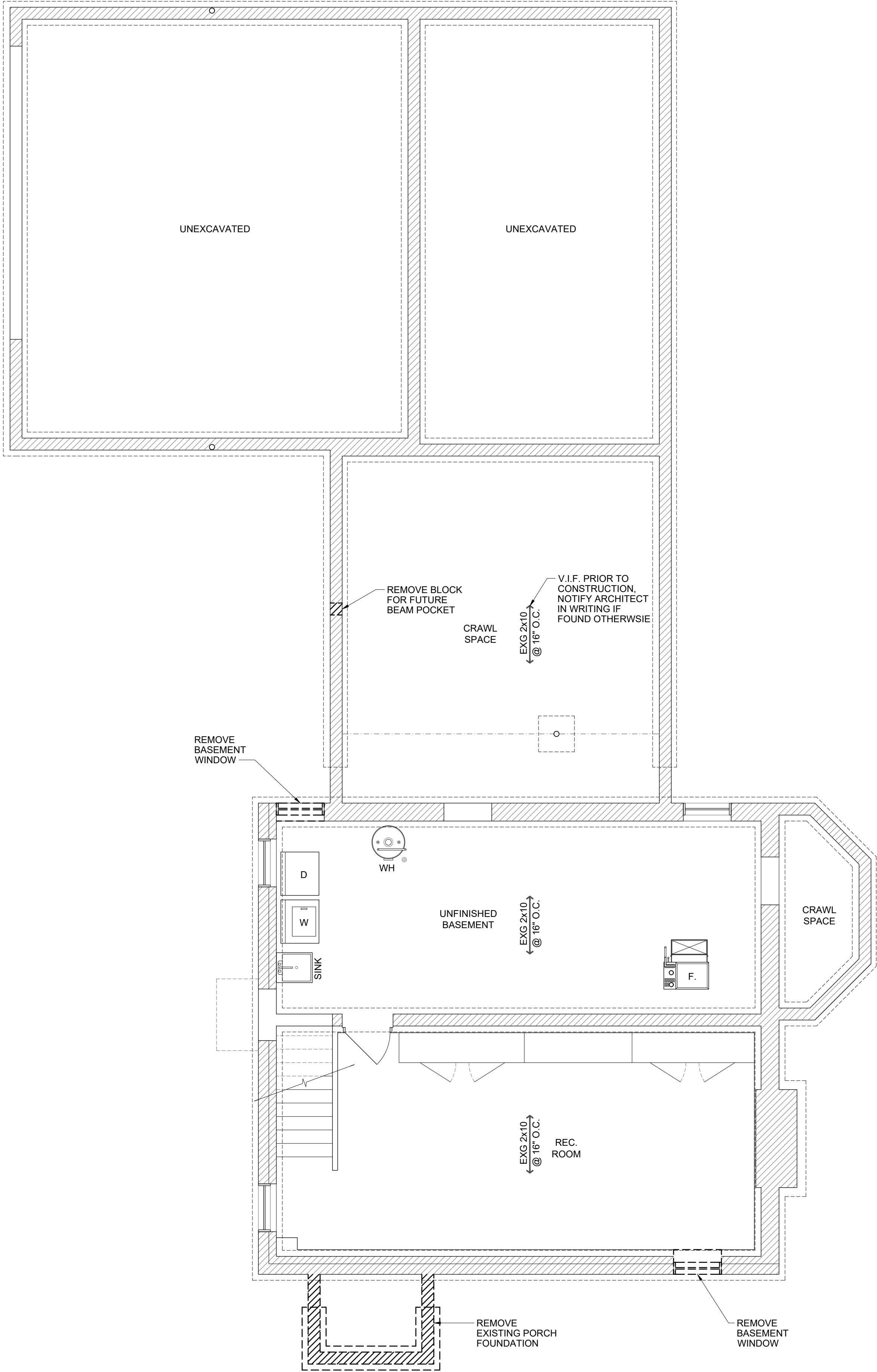


SECOND FLOOR PLAN



ROOF PLAN





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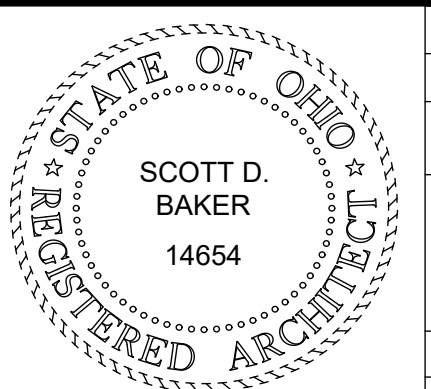
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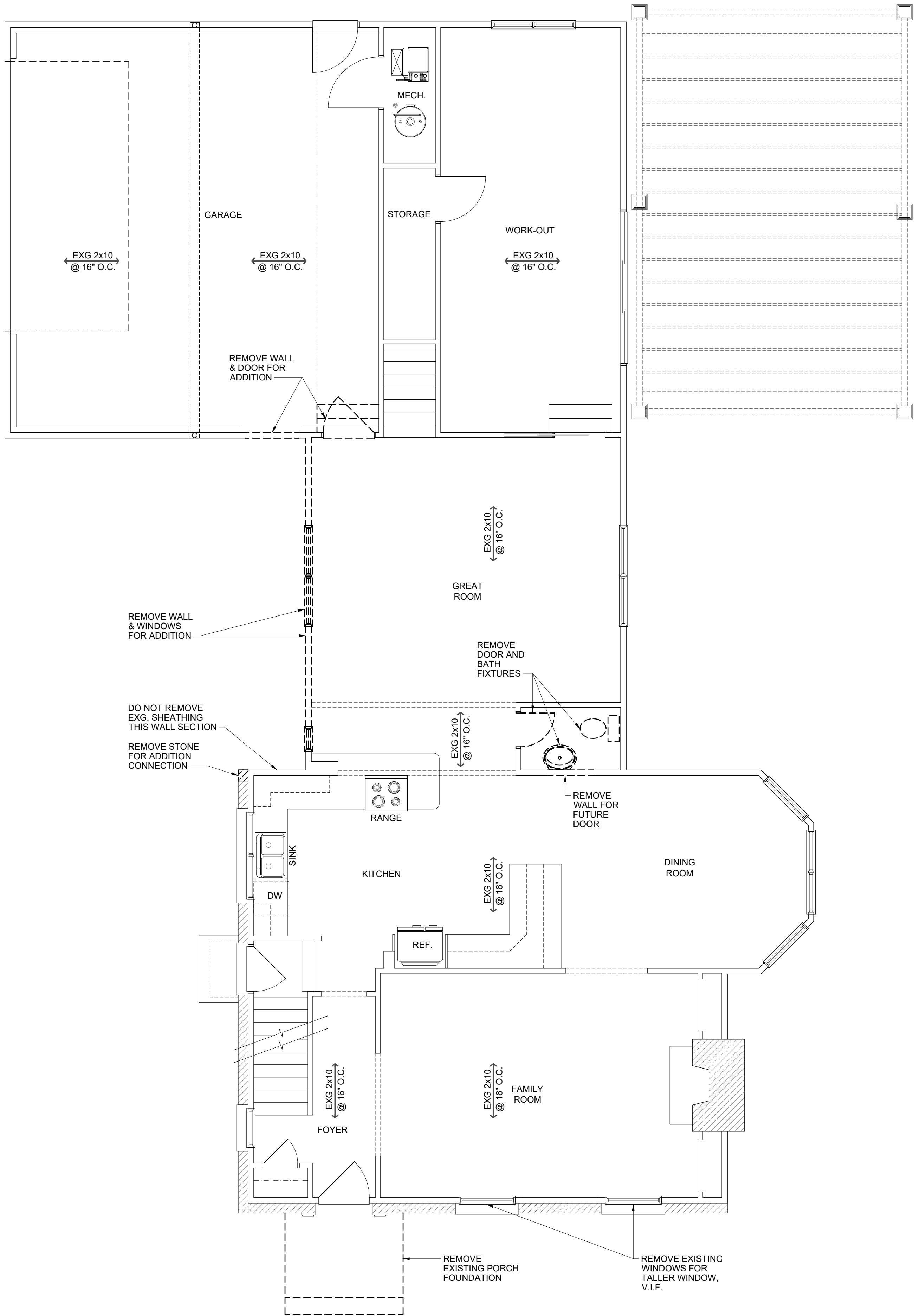
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HAUGEN RESIDENCE ADDITION
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UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	BASEMENT DEMO. PLAN
	D1-0
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	CONSTRUCTION DOCUMENTS
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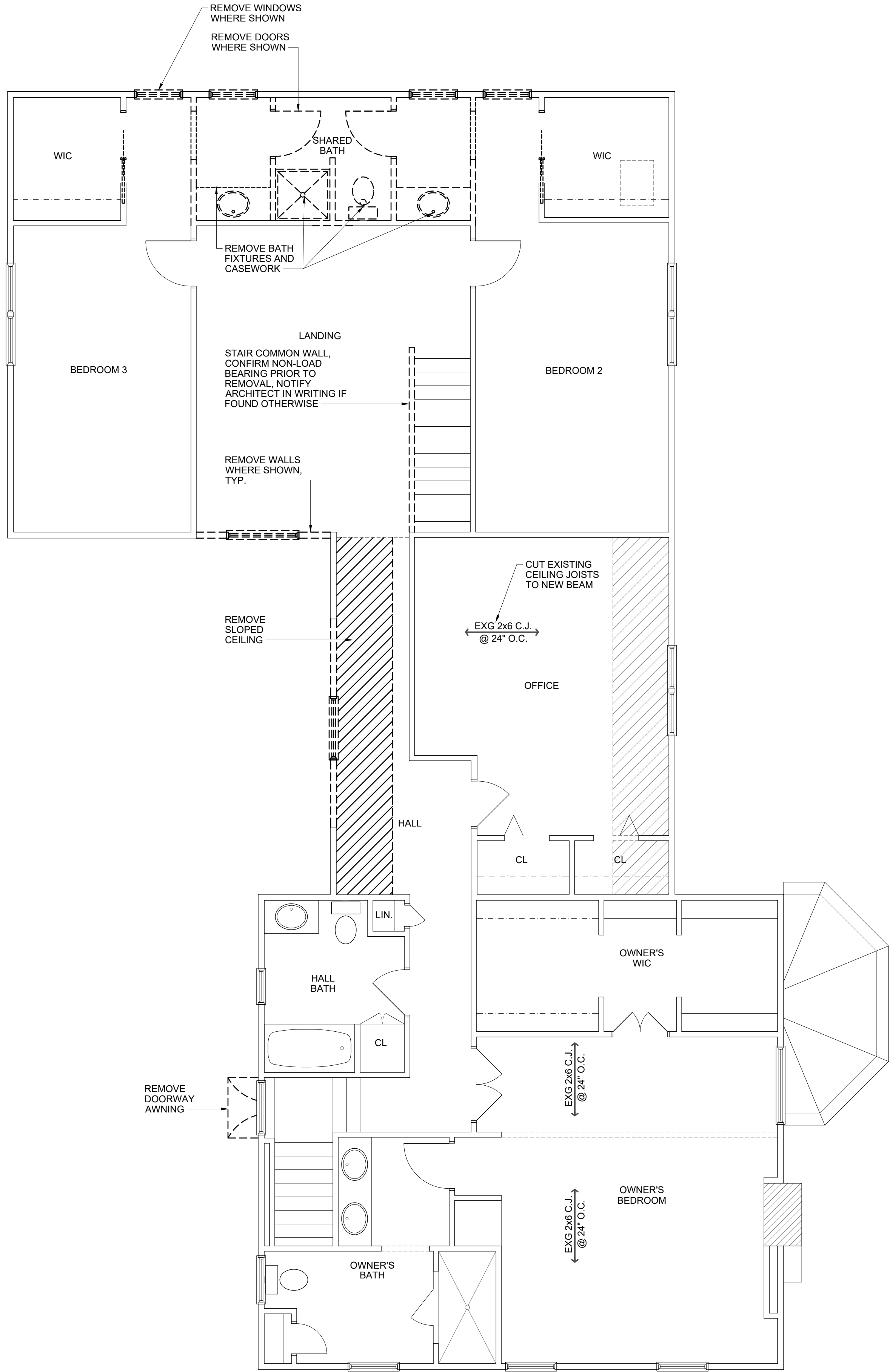
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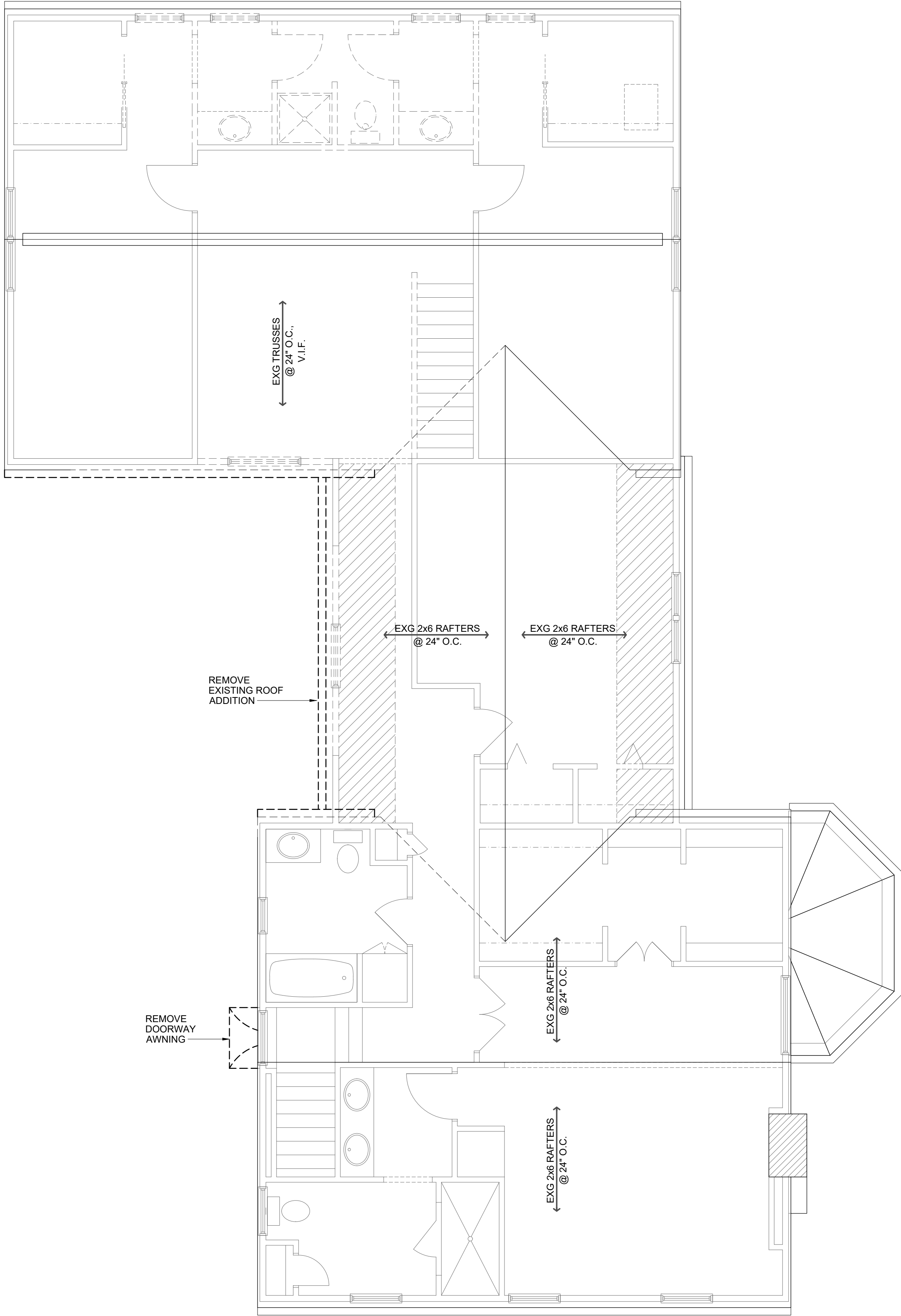
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HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	SECOND FLOOR DEMO. PLAN
	D1-2
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2023-510



DEMOLITION NOTES

- CONTRACTOR SHALL INVESTIGATE EXISTING STRUCTURE SO AS TO RECOMMEND ANY APPROPRIATE ACTION NEEDED TO ENSURE THE INTEGRITY OF THE EXISTING STRUCTURE
- ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING ELECTRICAL SYSTEMS AND RECOMMEND IMPROVEMENTS.
- CONTRACTOR TO VERIFY EXISTING STRUCTURE IS ADEQUATE AND IS IN THESE DRAWINGS, NOTIFY SBA STUDIOS, LLC IMMEDIATELY IN WRITING IF EXISTING STRUCTURE VARIES FROM WHAT IS SHOWN IN PLANS
- CONTRACTOR TO VERIFY ALL WALLS WITH PROPOSED FLOOR PLAN LAYOUT. ADDITIONAL DEMOLITION, NOT SHOWN ON PLANS, MAY BE REQUIRED TO PERFORM WORK
- USE ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIC REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK AND DEMOLITION
- PRIOR TO DEMOLITION, CONTRACTOR, AND OWNER SHALL WALK THROUGH THE PROJECT SITE AND CREATE A WRITTEN LIST OF MATERIALS AND LANDSCAPING THAT ARE TO BE SAVED, OR REMOVED AND SAVED FOR USE BY OWNER; REMOVED AND SAVED FOR REINSTALLATION BY THE CONTRACTOR, AND/OR REMOVED AND SAVED FOR FILL. ALL OTHER MATERIALS NOT SO LISTED SHALL BE REMOVED FROM THE SITE IN AN APPROPRIATE AND SAFE MANNER IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

INSPECTION NOTES

- INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO MOVEMENT OR DAMAGE DURING CUTTING, EXCAVATING, BACK FILLING, PATCHING, AND OTHER RELATED DEMOLITION WORK.
- AFTER UNCOVERING THE WORK, INSPECT EXISTING CONDITIONS AFFECTING INSTALLATION OF NEW WORK.
- IF UNCOVERED CONDITIONS ARE NOT ANTICIPATED, IMMEDIATELY NOTIFY SBA STUDIOS, LLC IN WRITING AND SECURE NEEDED DIRECTIONS. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.
- PROVIDE ALL REQUIRED PROTECTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACINGS, AND SUPPORT TO MAINTAIN STRUCTURAL INTEGRITY OF THE WORK AND ANY ADJOINING STRUCTURES, PUBLIC WALKWAYS AND STREETS.
- PERFORM ALL REQUIRED EXCAVATING AND BACK FILLING AS REQUIRED. PERFORM CUTTING, REMOVAL AND DEMOLITION WORK BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND SURROUNDING PUBLIC, PERSONAL AND REAL PROPERTY.

NOTE TO CONTRACTORS

- IT IS VERY DIFFICULT TO CONFIRM EXACT EXISTING, PRE-BUILT ARCHITECTURAL CONDITIONS SUCH AS ROOF PITCHES, TOPOGRAPHIES, ENCLOSED STRUCTURAL MATERIALS, AND EXISTING MECHANICAL AND PLUMBING CONDITIONS. IF DISCREPANCIES OR CONFLICTS BETWEEN NEWLY DESIGNED SPACES AND EXISTING PORTIONS APPEAR, NOTIFY SBA STUDIOS, LLC IN WRITING IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING CONSTRUCTION COULD LEAD TO ADDITIONAL AND POTENTIALLY EXPENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

DEMOLITION WALL LEGEND

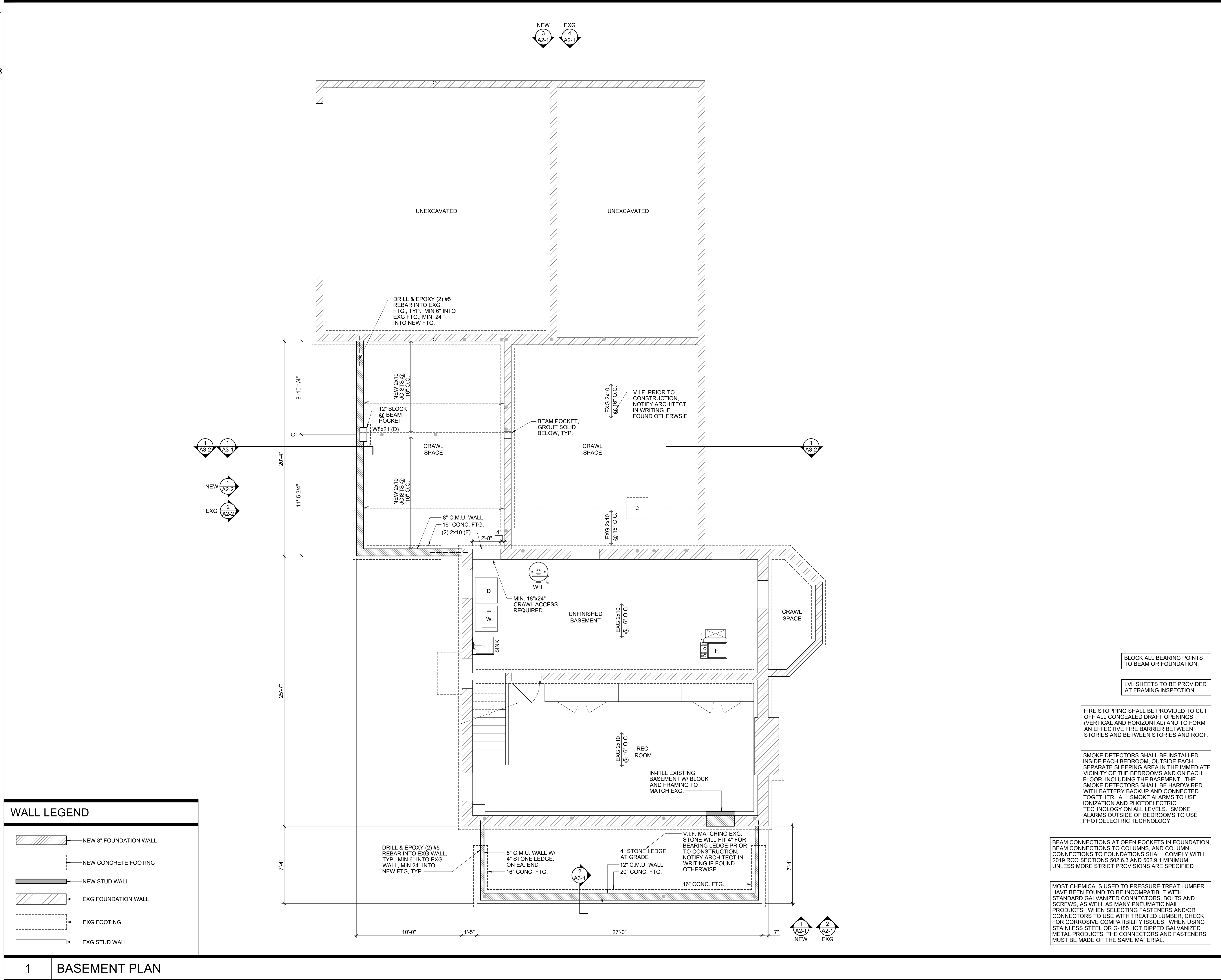
- EXISTING WALL TO REMAIN
- EXISTING WALL / ITEMS TO BE REMOVED

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



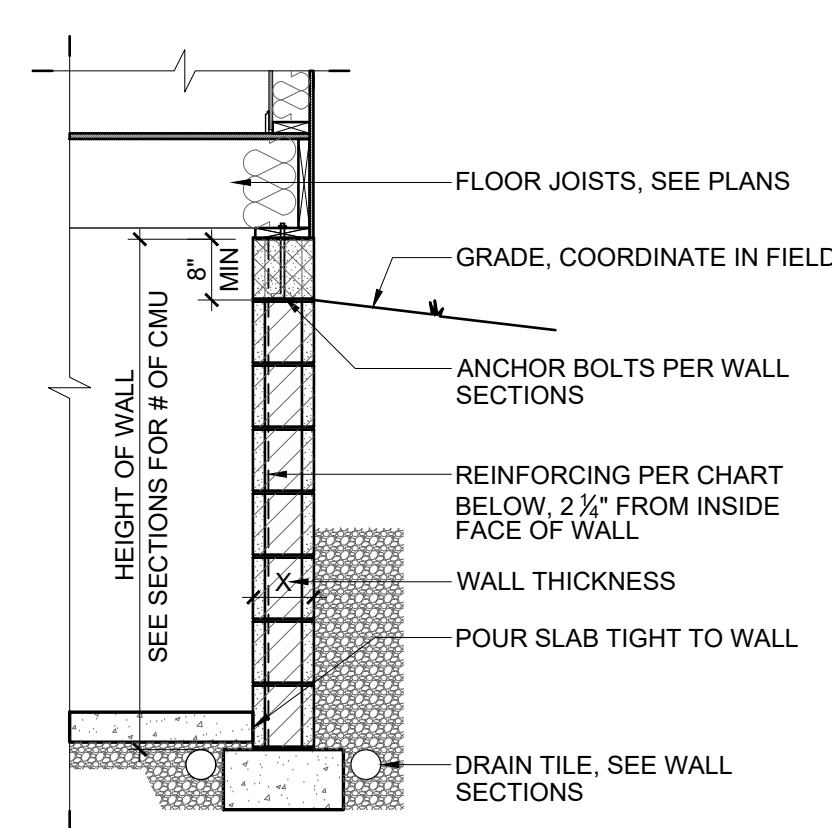
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	SHEET # / DESCRIPTION
	ROOF DEMO. PLAN
	D1-3
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2023-510



FOUNDATION NOTES

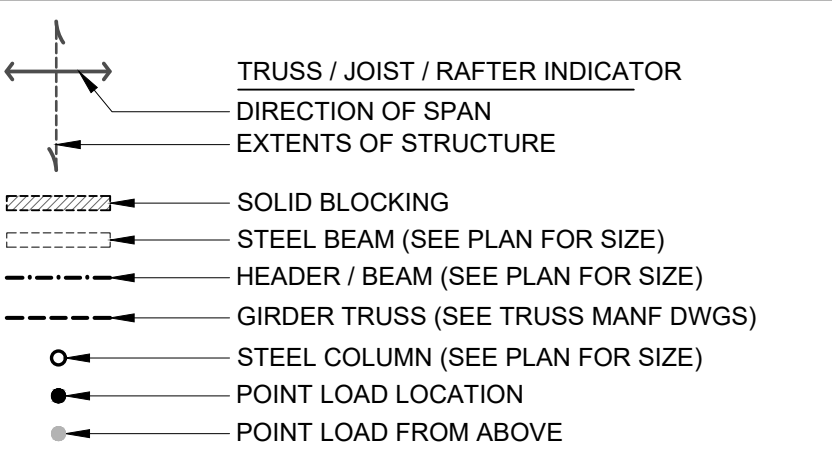
- ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING, SEE WALL SECTIONS
- CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION
- CEILING HEIGHTS IN BASEMENTS WITH HABITABLE SPACES OR HALLWAYS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-4" MINIMUM
- ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
- REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

FOUNDATION WALL REINFORCING



FOUNDATION WALL DESIGN - CMU WALLS				
REINFORCING fy MIN = 60,000 PSI				
MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF				
WALL MAX HEIGHT	WALL THICKNESS	WALL THICKNESS		
		8" THICK WALL	10" THICK WALL	12" THICK WALL
8'-0", 12 CRS	RE	#5 @ 24" O.C.	#5 @ 40" O.C.	NONE
8'-8", 13 CRS	RE	#6 @ 32" O.C.	#6 @ 40" O.C.	#5 @ 40" O.C.
9'-4", 14 CRS	RE	#6 @ 24" O.C.	#6 @ 32" O.C.	#6 @ 40" O.C.
10'-0", 15 CRS	RE	#6 @ 16" O.C.	#6 @ 24" O.C.	#6 @ 32" O.C.

STRUCTURAL LEGEND



SEE SHEET A3-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD (KS) & (1) JACK STUD (JS) EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



SCOTT D. BAKER
14654

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

SHEET # / DESCRIPTION

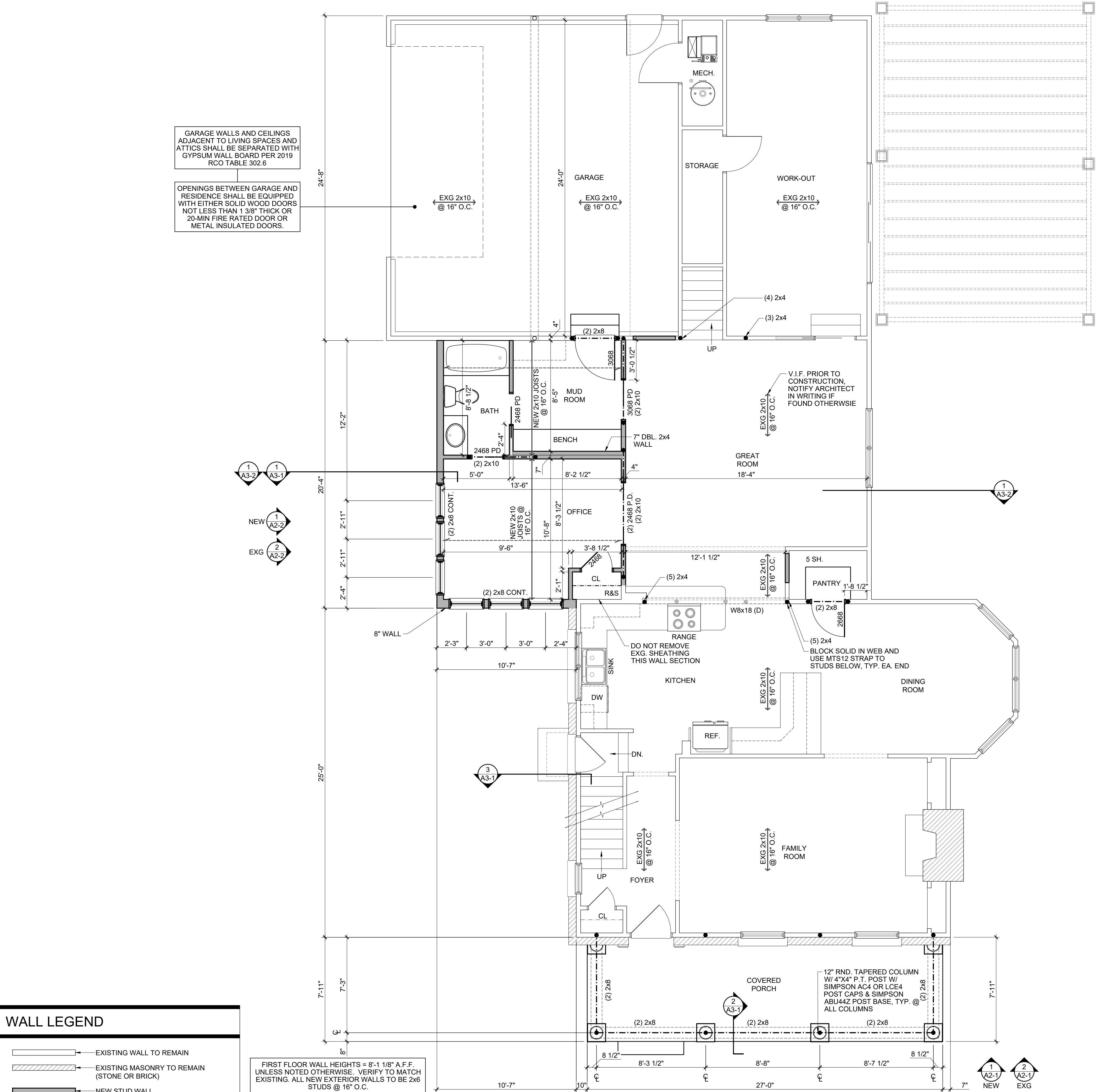
BASEMENT PLAN

A1-0

DATE: 05.15.2024

CONSTRUCTION DOCUMENTS

SBA STUDIOS PROJECT # 2023-510



WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING MASONRY TO REMAIN (STONE OR BRICK)
	NEW STUD WALL

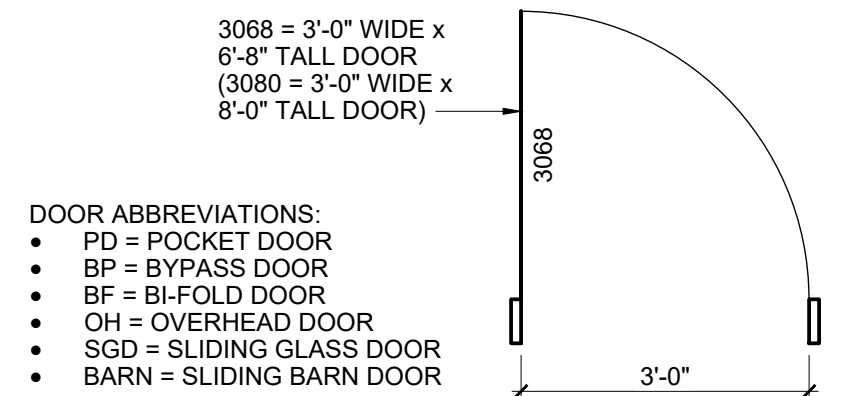
1 FIRST FLOOR PLAN

ADDS 282 S.F.

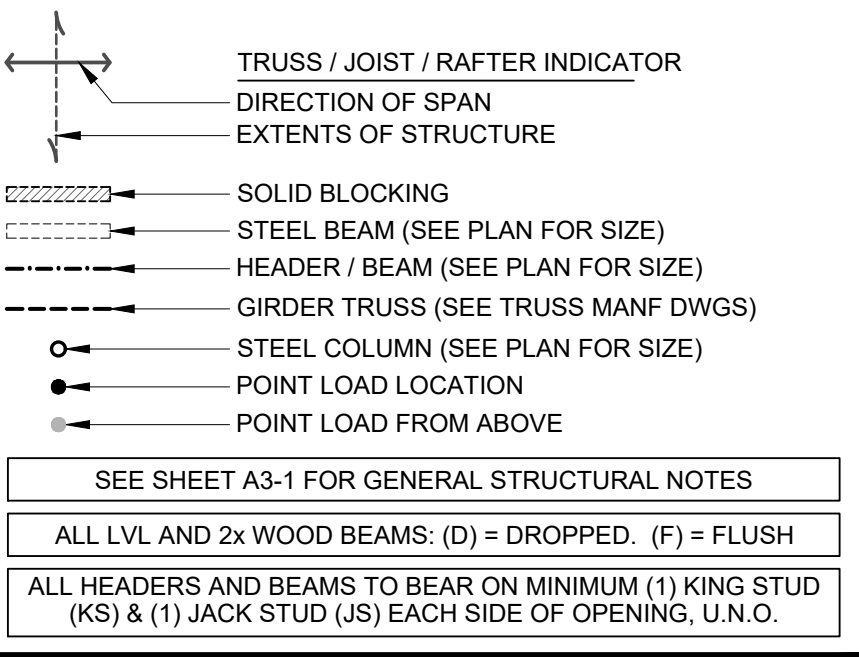
FLOOR PLAN NOTES

- ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
- ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
- ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
- EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
- ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
- CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

DOOR LEGEND



STRUCTURAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION

1687 DOONE RD

UPPER ARLINGTON, OHIO 43221

PREPARED FOR:

Ciminello's

DESIGN • BUILD

SBA STUDIOS

ARCHITECTURAL DESIGN

614.562.7761 WWW.SBA-STUDIOS.COM

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

SHEET # / DESCRIPTION

FIRST FLOOR PLAN

A1-1

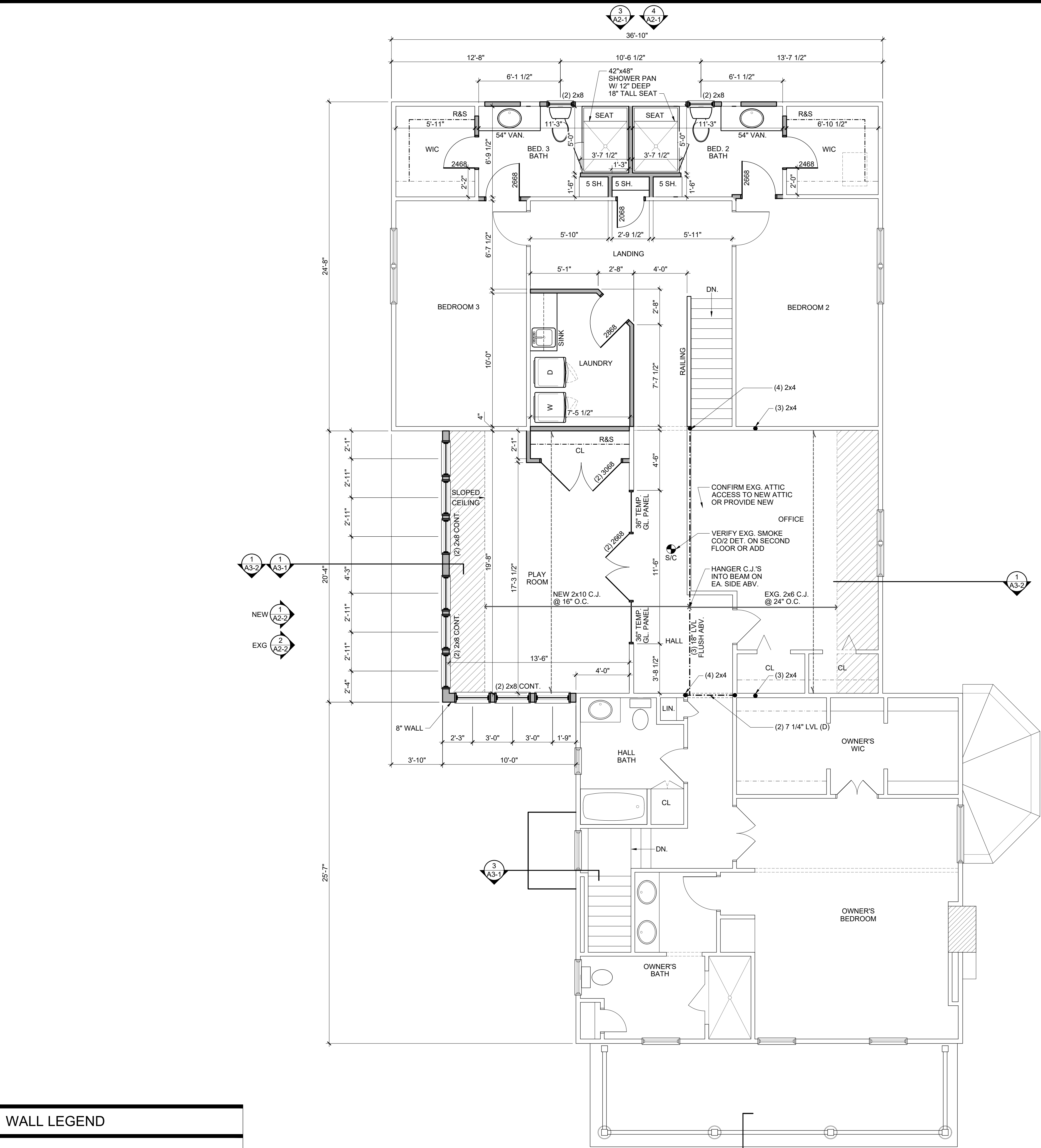
DATE: 05.15.2024

CONSTRUCTION DOCUMENTS

SBA STUDIOS PROJECT # 2023-510

SCOTT D. BAKER, LICENSE #14654

EXPIRATION DATE 12/31/2025



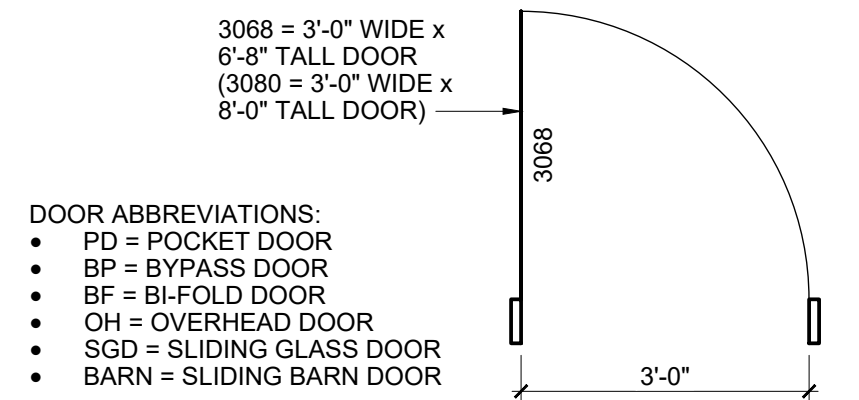
WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING MASONRY TO REMAIN (STONE OR BRICK)
- NEW STUD WALL

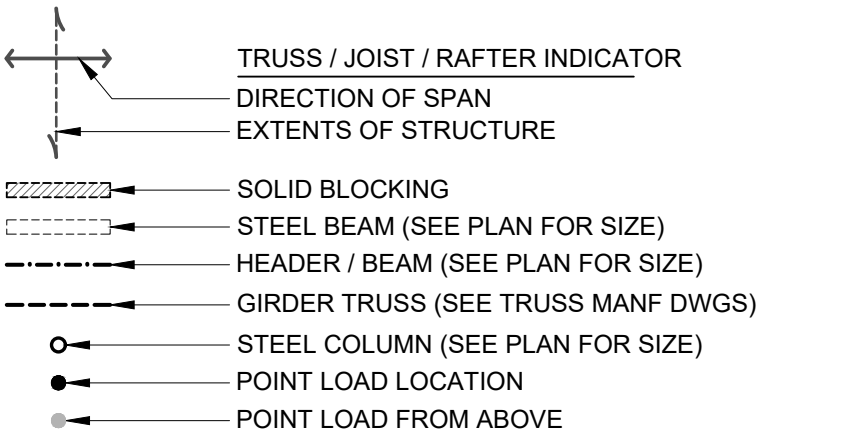
FLOOR PLAN NOTES

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DOOR LEGEND



STRUCTURAL LEGEND



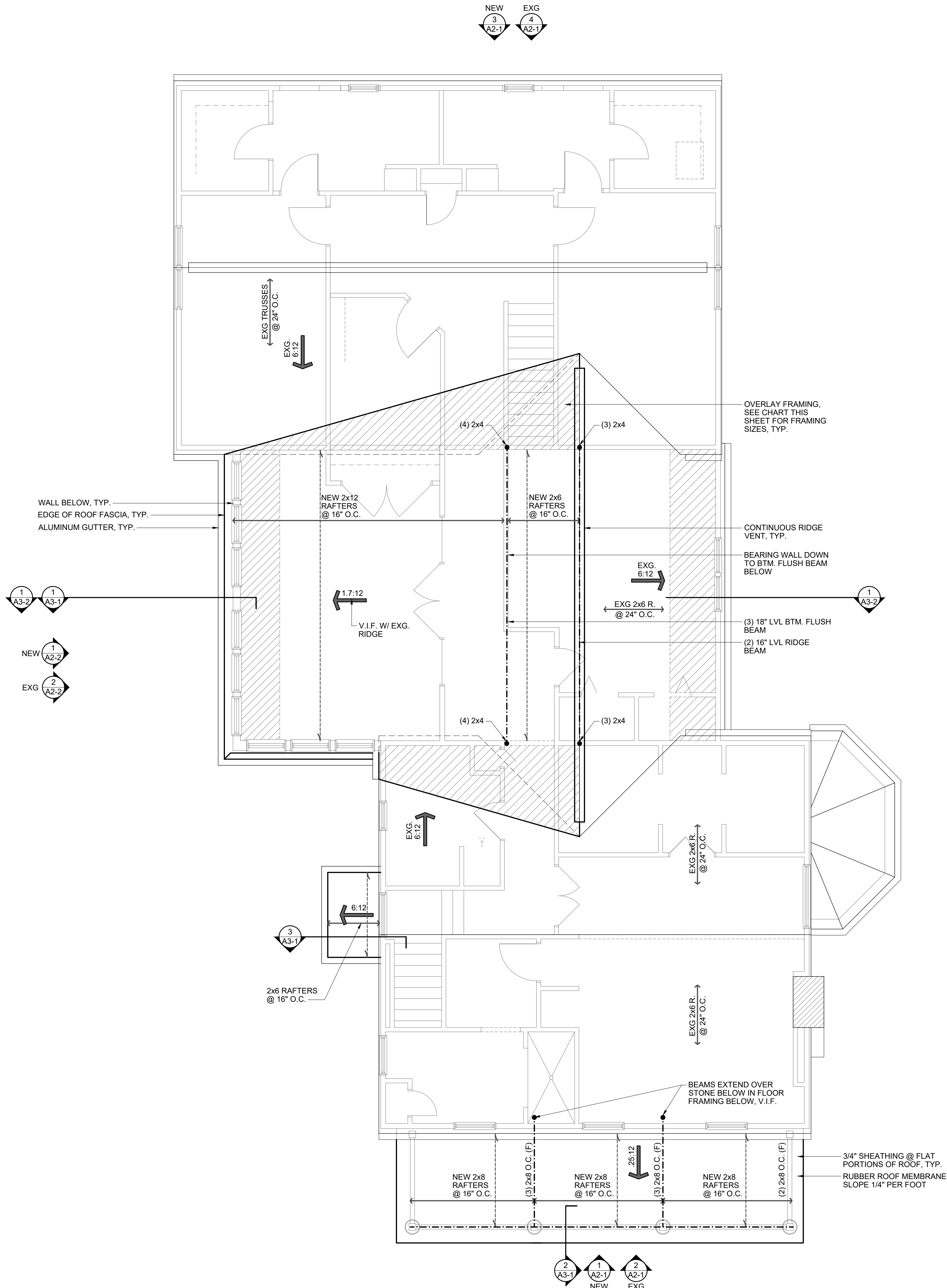
- SEE SHEET A3-1 FOR GENERAL STRUCTURAL NOTES
- ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH
- ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD (KS) & (1) JACK STUD (JS) EACH SIDE OF OPENING, U.N.O.

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HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



SCOTT D. BAKER 14654 REGISTERED ARCHITECT	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	SECOND FLOOR PLAN
	A1-2
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2023-510



BLOCK ALL BEARING POINTS
TO BEAM OR FOUNDATION.

CONTRACTOR TO PROVIDE TRUSS
DATA AND TRUSS LAYOUT ON SITE
AT FRAMING INSPECTION

ROOF SHEATHING SHALL BE
SUPPORTED WITH BLOCKING OR
EDGE CLIPPING WHEN RAFTERS
OR TRUSSES ARE 24\"/>

OVERLAY FRAMING:
0'-0\"/>

FIRE STOPPING SHALL BE PROVIDED TO CUT
OFF ALL CONCEALED DRAFT OPENINGS
(VERTICAL AND HORIZONTAL) AND TO FORM AN
EFFECTIVE FIRE BARRIER BETWEEN STORIES
AND BETWEEN STORIES AND ROOF.

PROVIDE ICE AND WATER SHIELD AT:
1. ALL VALLEYS, INTERSECTIONS OF ROOF
PITCH CHANGES & ROOF PENETRATIONS.
2. FROM EDGE OF ROOF TO 24\"/>

FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE
SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS.
BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN
THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE
TOP OF THE ATTIC INSULATION MINIMUM 4\"/>

ROOF VENT NFVA CALCULATION:
CONTINUOUS RIDGE VENT ASSUMED TO BE 18\"/>

ATTIC VENTILATION:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED
WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF
ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH
SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM
THE ENTRANCE OF RAIN OR SNOW.

THE MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS
THAN 1 TO 150 OF THE AREA OF THE VENTILATED SPACE, EXCEPT
THAT THE AREA MAY BE 1 TO 300 IF NOT LESS THAN 40% AND
NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS
PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION
OF THE ATTIC OR RAFTER SPACE.

UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3
FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE,
MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED
VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM 1/3
OF THE ATTIC SPACE.

HOUSE ADDED ATTIC: 354 S.F.

ROOF PLAN NOTES

- CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER CODE FOR PROPER ROOF DRAINAGE.
- FALSE CHIMNEYS, DORMERS, CUPOLAS AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHALL EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM A FIREBOX.
- PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING INTO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. PROVIDE MINIMUM 22"x30" ATTIC OPENING INTO OVERLAY FRAMED ROOF AREAS. ATTIC ACCESS OPENINGS FROM CONDITIONED SPACES TO BE GASKETED.
- ROOFS TO HAVE A 1'-0" OVERHANG FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO OUTSIDE FACE OF FASCIA, U.N.O.

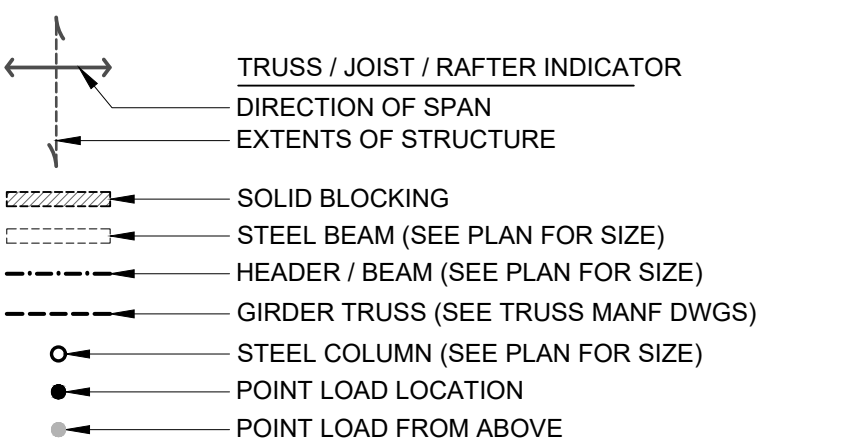
TRUSS NOTES

- TRUSS PROFILES (SEE ELEVATIONS) ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT PER THE CONSTRUCTION DOCUMENTS.
- FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER / OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT.
- TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIA ALIGN PER EXTERIOR ELEVATIONS.

RAFTER NOTES

- ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE RAFTERS ARE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 48" O.C.
- RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
- RIDGE BOARDS SHALL BE AT LEAST 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 11 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x FURRED TO THE BOTTOM EDGE OF THE 2x12.
- VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
- HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

STRUCTURAL LEGEND



SEE SHEET A3-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH

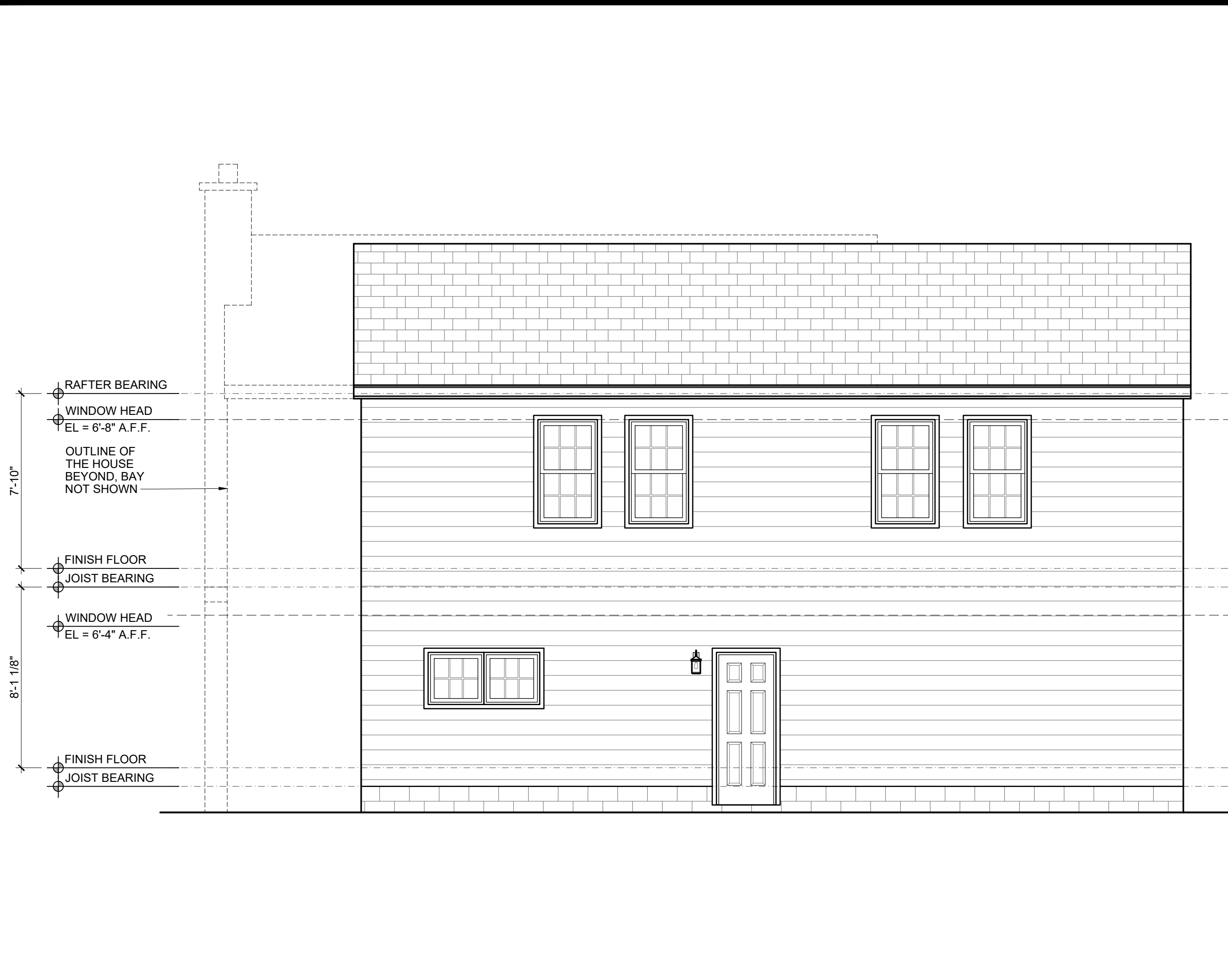
ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD (KS) & (1) JACK STUD (JS) EACH SIDE OF OPENING, U.N.O.

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UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



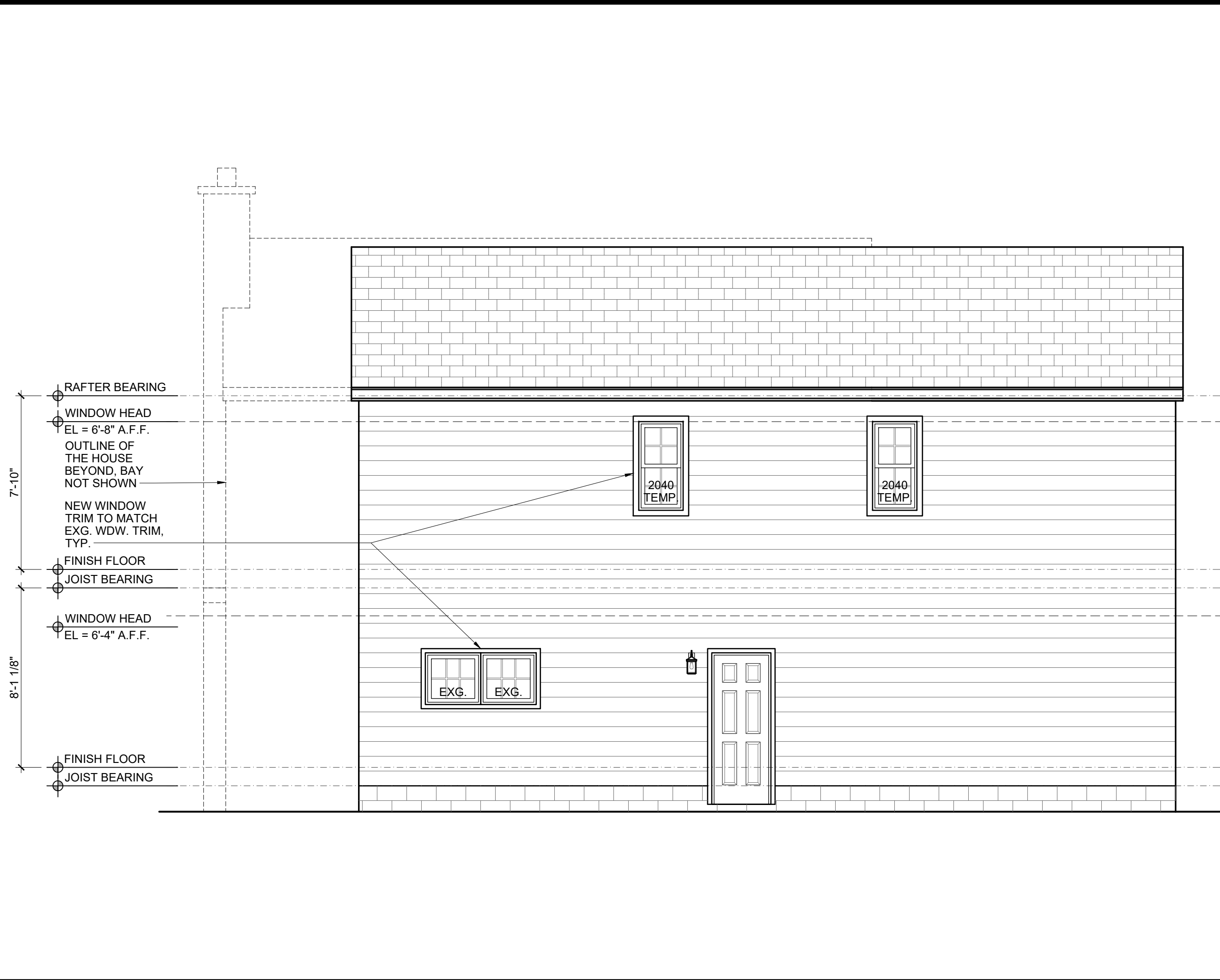
	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	ROOF PLAN
	A1-3
	DATE: 05.15.2024
CONSTRUCTION DOCUMENTS	
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	
SBA STUDIOS PROJECT # 2023-510	



4 EXISTING REAR ELEVATION



2 EXISTING FRONT ELEVATION

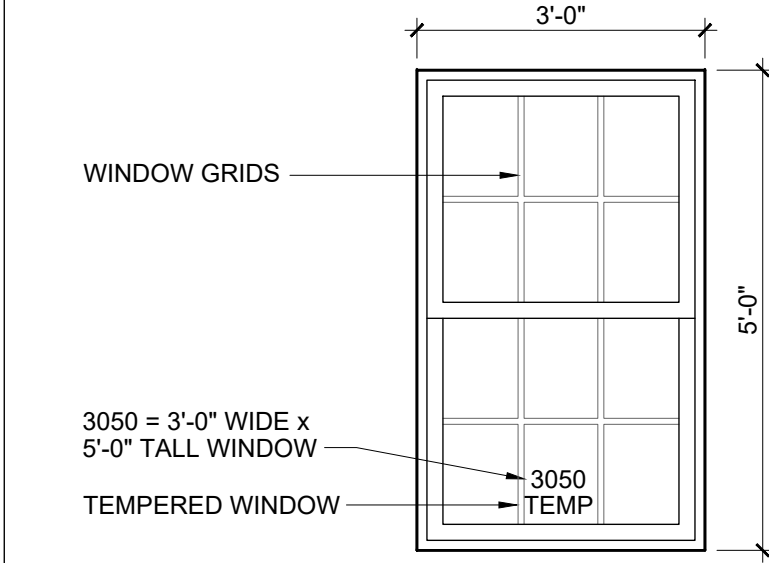


3 PROPOSED REAR ELEVATION

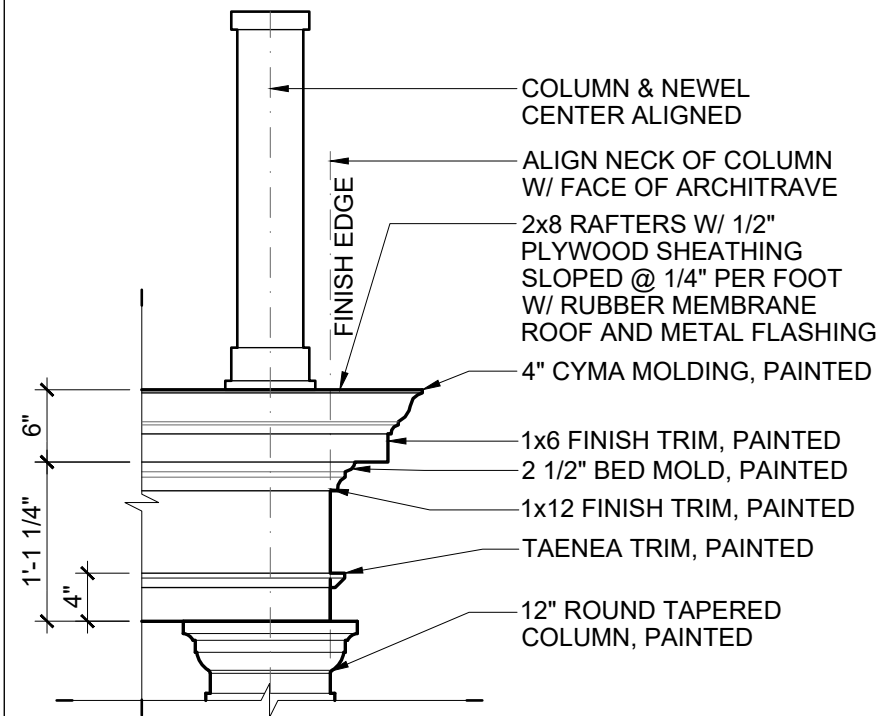


1 PROPOSED FRONT ELEVATION

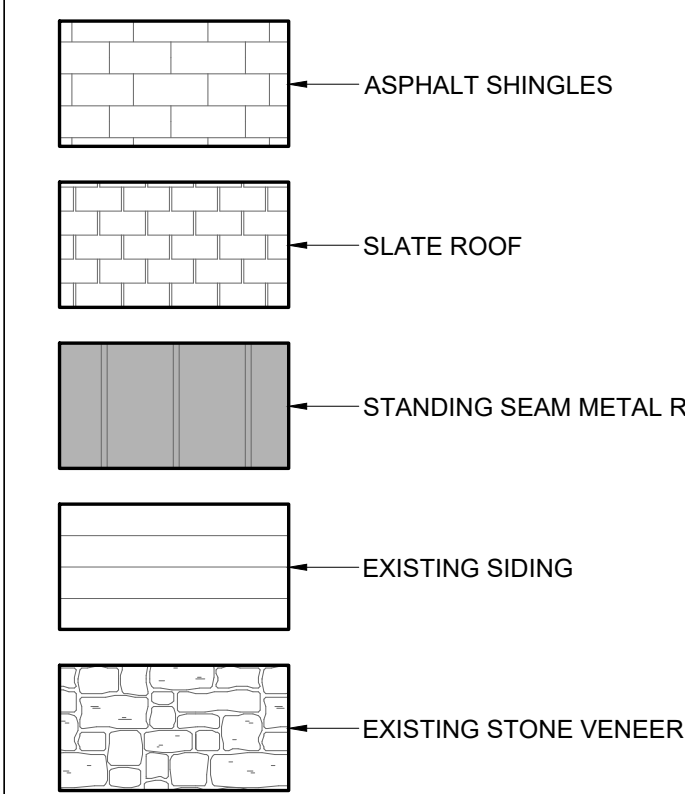
WINDOW TRIM DETAIL



FRONT PORCH DETAIL



ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:

Ciminello's
DESIGN • BUILD

SBA
STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO
REGISTERED ARCHITECT
SCOTT D. BAKER
14654

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FRONT & REAR ELEVATIONS
A2-1
DATE: 05.15.2024
CONSTRUCTION DOCUMENTS
SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025
SBA STUDIOS PROJECT # 2023-510

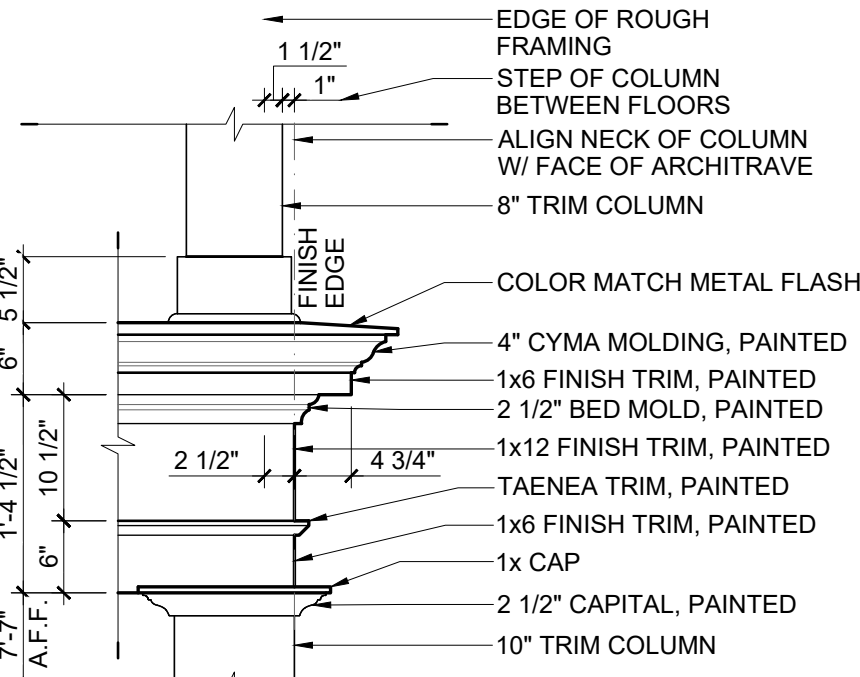


2 EXISTING LEFT ELEVATION

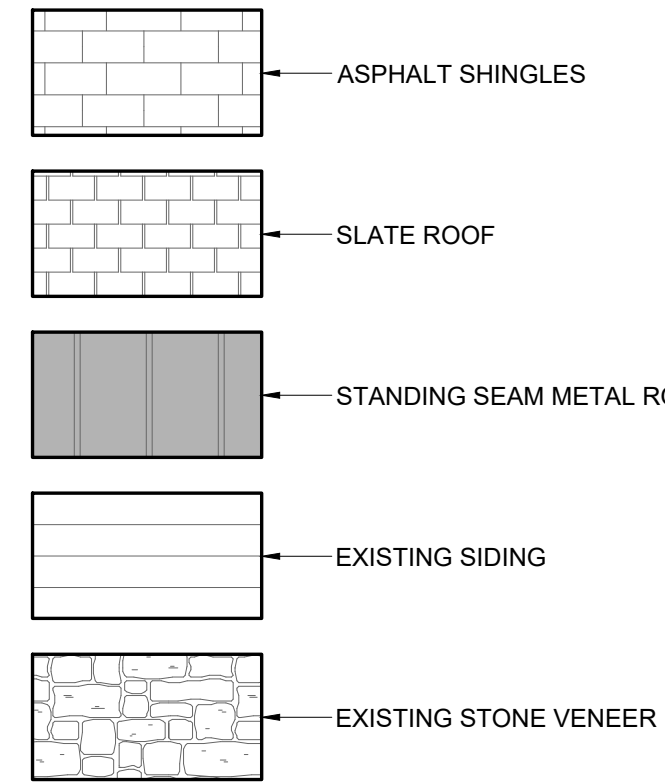


1 PROPOSED LEFT ELEVATION

OFFICE COLUMN / WALL DETAIL



ELEVATION MATERIAL LEGEND



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	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	LEFT ELEVATIONS
	A2-2
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654	
EXPIRATION DATE 12/31/2025	
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SBA STUDIOS PROJECT # 2023-510	

GENERAL

GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO

DESIGN ROOF SNOW LOAD = 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE 7.

- A. GROUND SNOW LOAD = (Pg) = 25 PSF
B. FLAT ROOF SNOW LOAD = 20 PSF
C. SNOW LOAD EXPOSURE FACTOR (Ce) = 1.0
D. SNOW LOAD IMPORTANCE FACTOR (I) = 1.0

- DESIGN LIVE LOADS:
A. 1ST FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
B. 2ND FLOOR = 40 PSF LIVE LOAD + 15 PSF DEAD LOAD
C. ATTIC = 20 PSF (AREAS WHERE HEIGHT IS > 30')
D. EXT. BALCONIES & DECKS = 40 PSF OR OCCUPANCY
E. ROOF = 25 PSF LIVE LOAD + 20 PSF DEAD LOAD

- WIND PARAMETERS:
A. BASIC WIND SPEED = 115 MPH
B. WIND LOAD IMPORTANCE FACTOR = 1.0
C. WIND EXPOSURE = EXPOSURE B

SOIL DESIGN PARAMETERS:

- A. DESIGN ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1,500 PSF BASED ON 2019 RCO TABLE 401.4.1.
B. EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
C. THE WATER TABLE SHALL BE BELOW THE LOWEST FOOTING BEARING LEVEL OF THE STRUCTURE.
D. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE PRESUMPTIVE WALL LOADING IS CORRECT. CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING IF THE SOIL DOES NOT CONFORM TO THESE REQUIREMENTS. IF SOIL DOES NOT CONFORM TO THESE REQUIREMENTS, CONTRACTOR TO PROVIDE ENGINEER SEALED GEOTECHNICAL REPORT FOR EVALUATION FOR POTENTIAL ADDITIONAL REQUIREMENTS.

- SEISMIC DESIGN PARAMETERS:
A. OCCUPANCY CATEGORY = II
B. SITE CLASS = D

GENERAL NOTES:

- A. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIE-DOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTORS PROPERTY. THE ARCHITECT AND ENGINEER HAVE NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS OR METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
B. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER ARE NOT ENGAGED IN, AND DO NOT SUPERVISE CONSTRUCTION.
C. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE DRAWINGS CONFLICT WITH THESE STRUCTURAL NOTES, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

PREFABRICATED WOOD ROOF TRUSSES

MATERIALS:

- A. LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2018 EDITION; 19% MAX. M.C.
B. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS G80 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.

DESIGN: ROOF TRUSSES

- A. TOP CHORD LIVE LOAD = 25 PSF | TOP CHORD DEAD LOAD = 10 PSF
B. BOTTOM CHORD LIVE LOAD = 5 PSF (40 PSF AT ROOF TRUSSES); BOTTOM CHORD DEAD LOAD = 5 PSF
C. NET WIND UPLIFT = 8 PSF
D. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L360.
E. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L240.
F. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
G. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.

MISCELLANEOUS:

- A. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-2" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
B. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1x4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
C. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE BUILDING DEPARTMENT OR BUILDER, PRIOR TO FABRICATION AND ERECTION.

STRUCTURAL STEEL

- SPECIFICATIONS: WELDING PERSONNEL AND PROCEDURES ARE TO BE QUALIFIED PER AWS D1.1. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATE AND ERECTION TO BE GOVERNED BY:
A. AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
B. AISC 303-10 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
C. STRUCTURAL WELDING CODE, AWS D1.1 / D1.1 M.2010 OF THE AMERICAN WELDING SOCIETY
SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS (AUGUST 1, 2014)

MATERIALS:

- A. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36; FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A992; HIGH STRENGTH BOLTS: ASTM A325 OR A500; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN. SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT 12"; SIMPSON STRONG-TIE "STRONG-BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS: HILTI HIT-105; HILTI HIT-150; SIMPSON STRONG-TIE "ACRYLIC-12" (T/W RED-HEAD "147 ACRYLIC")
B. ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS. SEE ADJUSTABLE COLUMN DETAIL FOR ADJUSTABLE PIPE COLUMNS. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS SHOWN ON THE DRAWINGS

CONNECTIONS:

- A. WOOD NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:
FLANGE WIDTH BOLTS POWDER ACTUATED FASTENERS
4" 3/8" DIA @ 30" O.C. 145" DIA @ 18" O.C.
5" OR GREATER 1/2" DIA @ 42" O.C. 145" DIA @ 18" O.C.
B. BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TABS OR CAP PLATE TYPE CONNECTIONS. WHERE A CONTINUOUS BEAM WITH A CAP PLATE IS USED, PROVIDE MINIMUM 3/8" STIFFENER PLATES EACH SIDE OF BEAM WEB CENTERED OVER COLUMN.
C. CONNECTIONS TO BE SELECTED BY THE FABRICATOR TO DEVELOP THE FULL UNIFORM LOAD CAPACITY OF THE MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER IS GREATER.
D. BEAM CONNECTIONS AT OPEN POCKETS IN FOUNDATION, BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH 2019 RCO SECTIONS 502.6.3 AND 502.9.1 MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED OR REQUIRED BY THE DESIGN

PAINT:

- A. DO NOT PAINT STEEL OR ANCHOR BOLTS WHICH WILL BE GALVANIZED OR ENCASED IN CONCRETE OR MASONRY. DO NOT PAINT SURFACES TO BE FIELD WELDED OR WHERE SLIP-CRITICAL. (S.C.) BOLTS ARE SPECIFIED. PAINT ALL INTERIOR STEEL WITH ONE COAT OF STANDARD SHOP PRIMER, PAINT LINTELS, EXPOSED MEMBERS, AND ALL EXTERIOR STEEL WITH TWO COATS OF RED OXIDE PRIMER UNLESS SPECIFIED BY ARCHITECTURAL SPECIFICATIONS OR HOT DIP GALVANIZED. TOUCH-UP AND REPAIR ANY DAMAGED OR FIELD WELDED AREAS WITH EQUIVALENT PRIMER OR ZINC RICH PRIMER AS REQUIRED.

MISCELLANEOUS:

- A. MINIMUM BEAM BEARING ON MASONRY = 7 1/2 INCHES UNLESS NOTED OTHERWISE.
B. MINIMUM BEAM BEARING ON CONCRETE = 5 INCHES UNLESS NOTED OTHERWISE.
C. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS: 1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT / 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT
D. ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS
E. STEEL BELOW GRADE IS TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE
F. PROVIDE WASHER AND HEAVY NUT AT ALL ANCHOR BOLTS (BOTH ENDS)
G. PROVIDE BOLT HOLES FOR WOOD NAILERS BOLTED TO BEAMS AND COLUMNS
H. STEEL AND FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL, HOT DIP GALVANIZED, OR OTHERWISE PROTECTED FROM CORROSION, COMPATIBLE WITH THE CHEMICALS IN THE WOOD

MASONRY

- SPECIFICATIONS: MASONRY CONSTRUCTION & MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 602-16)", PUBLISHED BY THE MASONRY SOCIETY MATERIALS:
A. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
B. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
C. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER TMS 602-16.
D. JOINT REINFORCING: HOT DIP GALVANIZED FINISH 3 GAGE MINIMUM SIDE WIRES AND CROSS WIRES EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY-WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
E. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
F. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
G. PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, 2 COURSES UNDER LINTELS.
H. FILL CORE SOLID AROUND ANCHOR BOLTS.
I. PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.

STRUCTURAL LUMBER

MATERIALS:

- A. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE 2018 NATIONAL DESIGN SPECIFICATION SUPPLEMENT; 19% MAX. M.C.
B. PLYWOOD: PLYWOOD: CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 2/32 INCH. MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 2/32 INCH THICK, STURD-I-FLOOR WITH SPAN RATING OF 24 O.C., EXPOSURE 1, TONGUE AND GROOVE.
C. OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1, TONGUE AND GROOVE.
D. MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON I-LEVEL JOIST.

SPECIFICATIONS:

- A. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | U.S. PRODUCT STANDARD PS1 | 2018 INTERNATIONAL RESIDENTIAL CODE

CONNECTIONS:

- A. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
B. JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
C. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION
D. SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USED 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT DIRECT SPAN OF PLYWOOD BETWEEN SUPPORTS.
E. SHEATHING TO WALL STUDS - NAILED - USE 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.
F. ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
G. SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.
H. 3 OR MORE PLY LVL AND WOOD BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".
I. 2 PLY WOOD AND LVL BEAMS - (3) ROWS OF 10d NAILS @ 10" O.C.
J. MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.

MISCELLANEOUS:

- A. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O.C. MAX. FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
B. IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE. IF SHEATHING IS NOT PROVIDED, USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
C. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
D. USE DOUBLE STUDS ((1) KING STUD & (1) JACK STUD) AT BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
E. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
F. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 x 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
G. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
H. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
I. WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2x BLOCKING EQUAL TO THE JOISTS DEPTH AT MAXIMUM 24" ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM TWO JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

REINFORCED CONCRETE

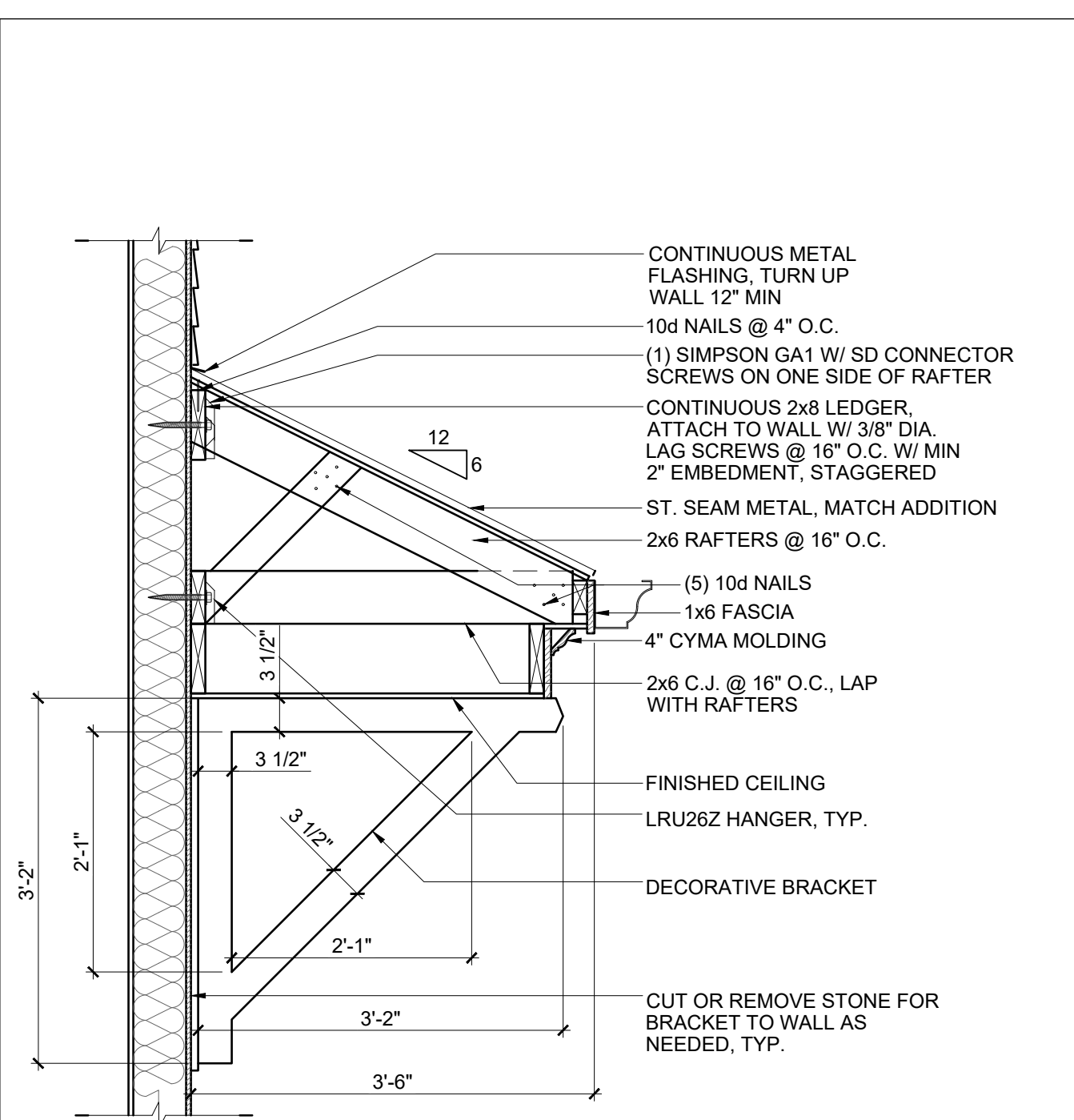
- SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND ACI 332-14 "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

STRUCTURAL CONCRETE:

- A. FOOTINGS, PIERS & UNDERPINNING: F'C = 3,000
B. INTERIOR SLABS ON GRADE, WALLS, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED (AIR-ENTRAINED 5%-7% IF SUBJECT TO FREEZE / THAW DURING CONSTRUCTION = F'C = 3,500
C. GARAGE SLABS, EXTERIOR SLABS ON GRADE, RETAINING WALLS, BASEMENT WALLS, PIERS AND COLUMNS, PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED. (AIR-ENTRAINED 5%-7%) = F'C = 4,000

MISCELLANEOUS:

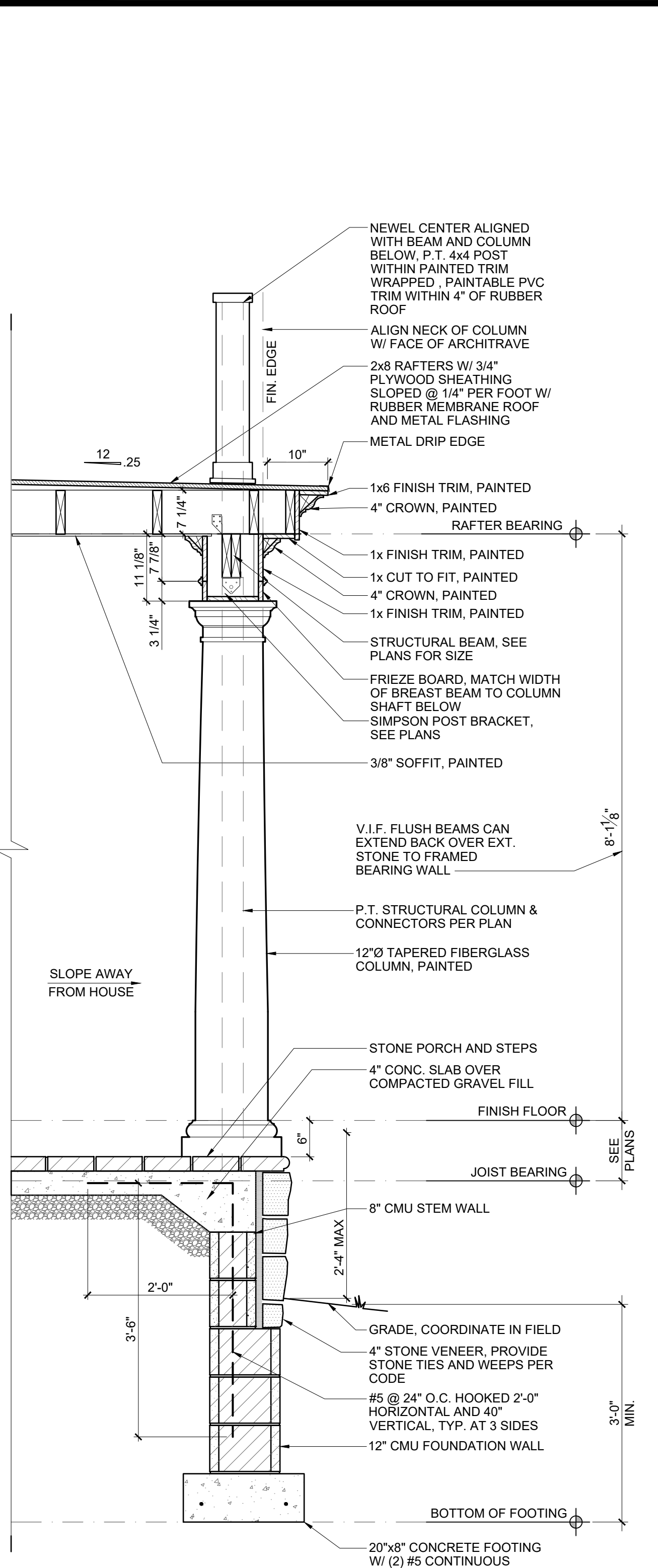
- A. ALL DEFORMED REINFORCING BARS: FY = 60,000
B. ALL WELDED WIRE MESH: ASTM A-185 MINIMUM 8" LAPS
C. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.
D. PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE AT 10' O.C. MAXIMUM SPACING EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1
E. AT ALL OPENINGS AND REENTRANT CORNERS IN FOUNDATION WALLS, PROVIDE MINIMUM ONE #4 REBAR x 24" LONG DIAGONALLY AT EACH CORNER



LIGHT AND VENTILATION REQUIREMENTS

LIGHT & VENTILATION REQUIREMENTS						
ROOM NAME	ROOM SIZE	WINDOW TYPE	REQUIRED GLAZING	REQUIRED VENTILATION	TEMPERED GLAZING	BEDROOM EGRESS
BASEMENT						
MODIFIED RECREATION	297.3 S.F.	N/A	23.8 S.F.	11.9 S.F.	NO	XXXX
FIRST FLOOR						
OFFICE	134.5 S.F.	D.H.	10.8 S.F.	5.4 S.F.	NO	XXXX
MODIFIED GREAT RM.	339.2 S.F.	D.H.	27.1 S.F.	13.6 S.F.	YES	XXXX
SECOND FLOOR						
MODIFIED BEDROOM 2	182.2 S.F.	D.H.	14.6 S.F.	7.3 S.F.	NO	EXISTING
MODIFIED BEDROOM 3	165.6 S.F.	D.H.	13.2 S.F.	6.6 S.F.	NO	EXISTING
PLAY ROOM	247.2 S.F.	D.H.	19.8 S.F.	9.9 S.F.	NO	REQUIRED

5 LIGHT AND VENTILATION SCHEDULE



2019 RCO - SECTION 303: LIGHT, VENTILATION AND HEATING
303.1. HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

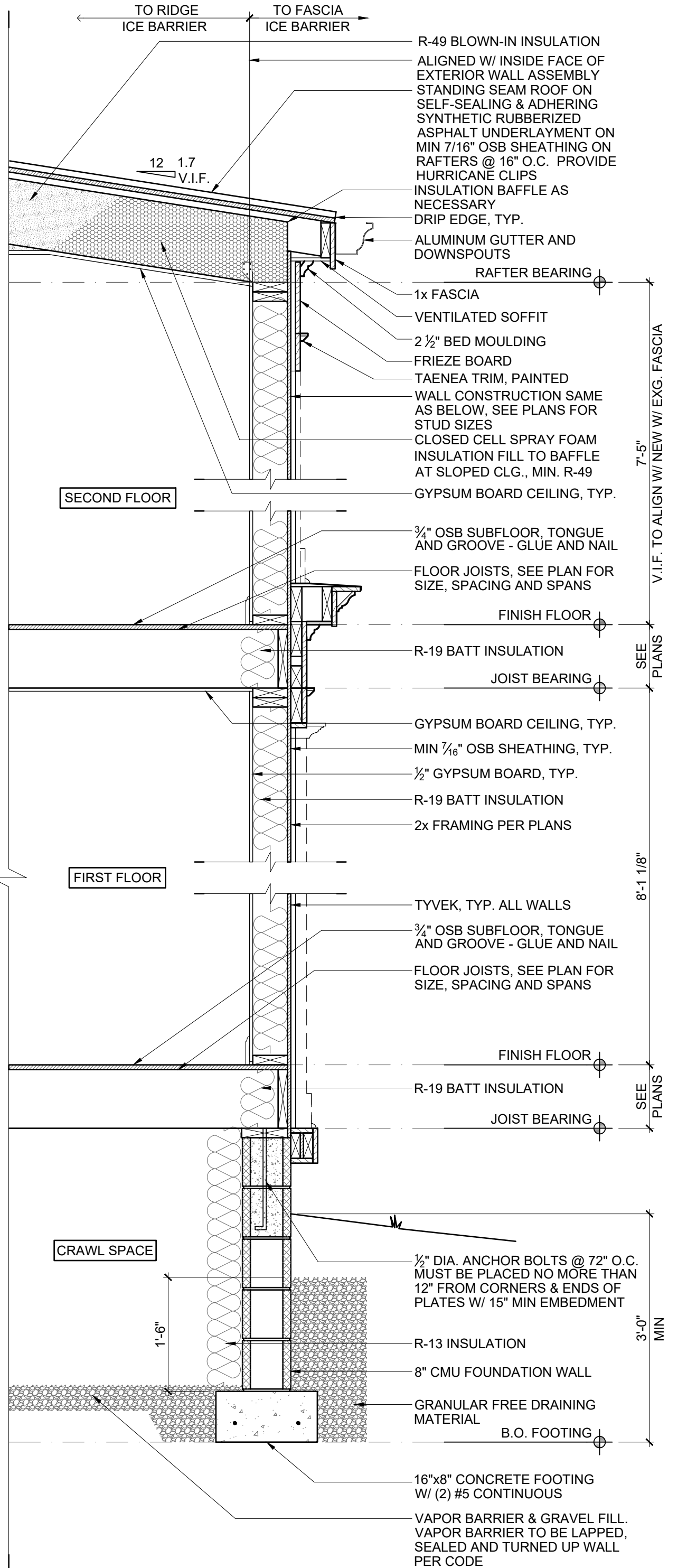
EXCEPTIONS:

- THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH RCO SECTION 1505
- THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL
- USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN RCO SECTION 202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT IF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING

2019 RCO - SECTION 310: EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR TO WHAT OPENS TO A PUBLIC WAY. THE MINIMUM OPENING AREA SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OF THE OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20".

EXCEPTIONS:

- GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF 5.0 SQUARE FEET

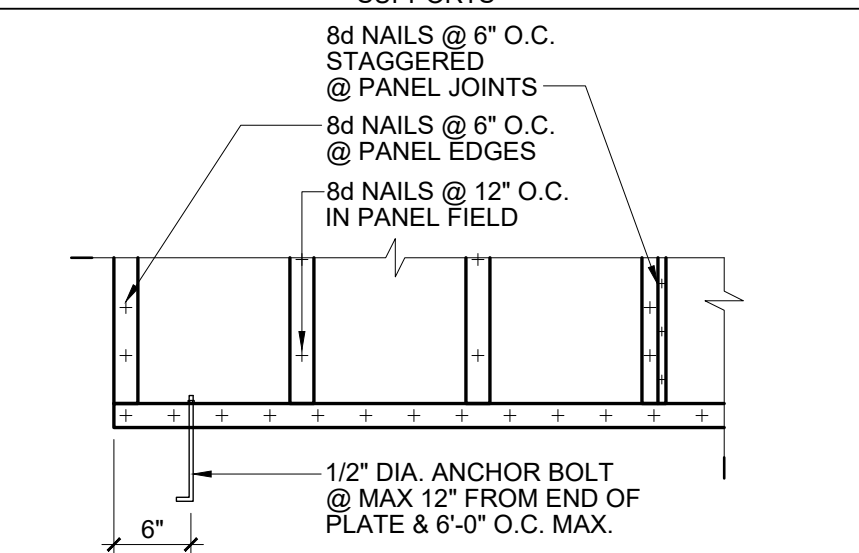


WALL SECTION NOTES

- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- AIR BARRIER & INSULATION INSTALLATION TO COMPLY WITH 2019 RCO TABLE 1102.4.1.1
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF (BUT NOT LIMITED TO) THE FOLLOWING LOCATIONS:
 - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT ALL WALL AND ROOF INTERSECTIONS
 - ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES
 - LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

WALL SHEATH. ATTACHMENT

ALTERNATE ATTACHMENT METHOD:
16 GA, 1 3/4" LONG STAPLES W/ MIN. 7/16" CROWN WIDTHS INSTALLED AT 3' O.C. AT ALL PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS



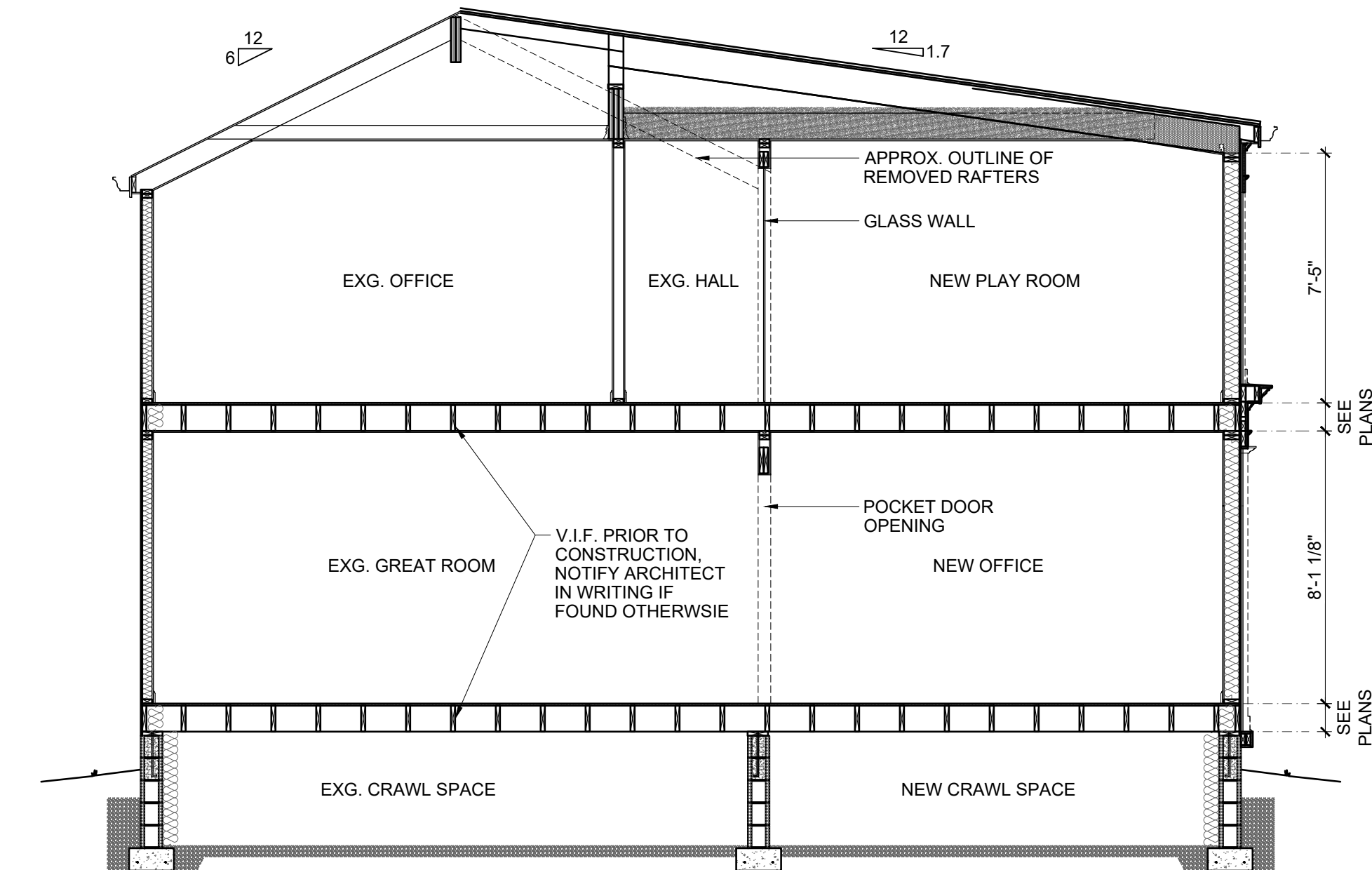
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



STATE OF OHIO
REGISTERED ARCHITECT
SCOTT D. BAKER
14654

SCALE: 3/4" = 1'-0"
SHEET # / DESCRIPTION
WALL SECTIONS
A3-1
DATE: 05.15.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-510



WALL SECTION NOTES

- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES.
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- AIR BARRIER & INSULATION INSTALLATION TO COMPLY WITH 2019 RCO TABLE 1102.4.1.1.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF (BUT NOT LIMITED TO) THE FOLLOWING LOCATIONS:
 - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
 - AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS. W/ PROJECTING LIPS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - AT ALL WALL AND ROOF INTERSECTIONS.
 - ALL EXTERIOR PENETRATIONS INCLUDING BUT NOT LIMITED TO, EXHAUSTS / VENTS, INTAKES, CONDUITS, WIRES, PLUMBING, & CONDENSER LINES.
 - LOCATIONS WHERE DISSIMILAR MATERIALS ABUT, CARE IS BE TAKING TO FLASH, CAULK, OR OTHERWISE SEAL TO PREVENT PENETRATION AT JOINTS

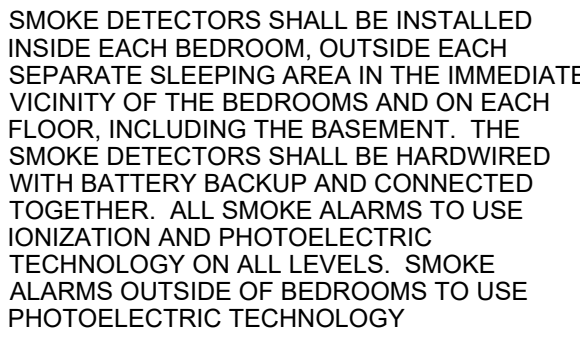
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	THRU SECTION
	A3-2
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2023-510

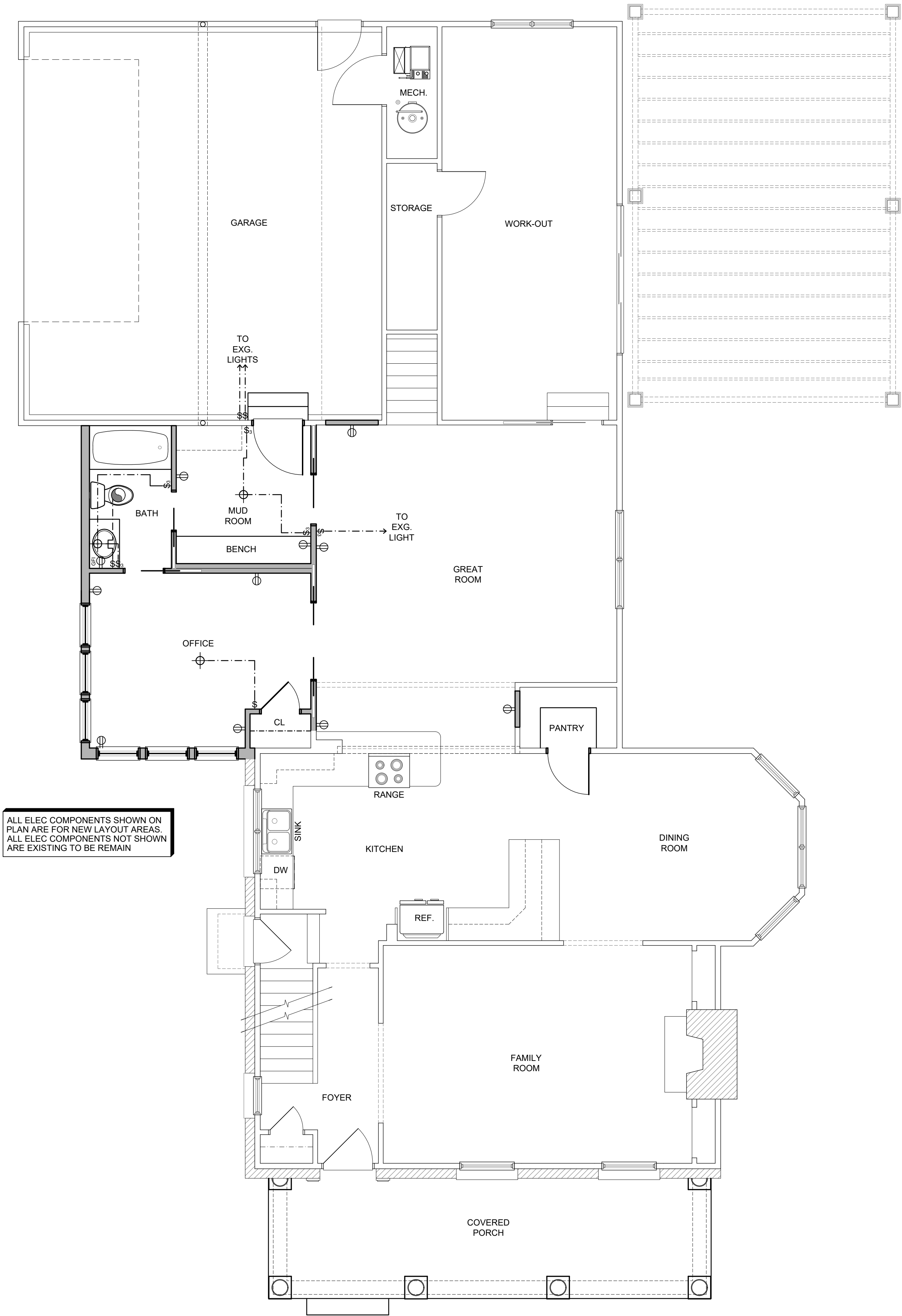
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SCOTT D. BAKER
14654

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
BASEMENT ELECTRICAL PLAN
E1-0
DATE: 05.15.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2023-S10

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025



ALL ELEC COMPONENTS SHOWN ON PLAN ARE FOR NEW LAYOUT AREAS. ALL ELEC COMPONENTS NOT SHOWN ARE EXISTING TO BE REMAIN

OUTLETS & FIXTURES ARE SHOWN AS GENERIC LOCATIONS AND MAY VARY W/ CONSTRUCTION

COORDINATE WITH THE BUILDER ON THE LOCATION & QUANTITY FOR PHONE, CABLE, & ALL OTHER LOW VOLTAGE ELECTRIC, TYPICAL.

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM BATHROOM DOORS

SMOKE DETECTORS SHALL BE INSTALLED NO CLOSER THAN 3'-0" FROM OUTERMOST EDGE OF CEILING FAN BLADES

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

ELECTRICAL NOTES

- ALL WORK SHALL MEET OR EXCEED ALL 2023 NEC STANDARDS.
- ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH 20A BREAKERS
- ALL RECEPTACLES NOT NOTED TO HAVE GFCI PROTECTION ARE TO BE ARC FAULT PROTECTED AND TAMPER-PROOF
- ALL WET OR DAMP ROOMS, INCLUDING BATH ROOMS, KITCHENS, LAUNDRY ROOMS, UNDER A SINK, OR SIMILAR, SHALL BE GFCI RECEPTACLES PER NEC 210.8(A)(1) THROUGH (A)(11). ALL RECEPTACLES IN THE KITCHEN MOUNTED AT COUNTERTOP HEIGHT ARE TO HAVE GFCI PROTECTION.
- ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH AUDIBLE ALARM AND BATTERY BACKUP AND SHALL BE ELECTRONICALLY INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY DETECTOR SHALL GO INTO ALARM. SMOKE DETECTORS SHALL BE BRK CAT. \$4120B.
- CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- PROVIDE 120/240 V STOVE RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC.
- PROVIDE PORCELAIN LAMP, RECEPTACLE, AND LIGHT SWITCH IN ATTIC NEAR ALL ATTIC ACCESS LOCATIONS.
- PROVIDE 220 DRYER RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC. PROVIDE A DUPLEX RECEPTACLE FOR WASHER. BOTH RECEPTACLES TO BE GFCI. MOUNT BOTH RECEPTACLES AT 30" A.F.F. TO BOTTOM OF RECEPTACLES.
- INSTALL WALL OUTLETS WITH THE BOTTOM OUTLET AT LEAST 18" A.F.F.
- INSTALL WALL SWITCHES WITH THE SWITCH ITSELF BEING NO HIGHER THAN 42" A.F.F.
- INSTALL PHONE JACKS NO LOWER THAN 18" A.F.F.
- INSTALL CABLE CONNECTION NO LOWER THAN 18" A.F.F.
- INSTALL THERMOSTAT NO HIGHER THAN 48" A.F.F.
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- PROVIDE GFCI RECEPTACLE BELOW SINK FOR DISHWASHER AND GARBAGE DISPOSAL.
- PROVIDE A TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE FOR EACH DWELLING
- PROVIDE AFCI PROTECTION PER NFPA SECTION 210.12(A)

ELECTRICAL LEGEND

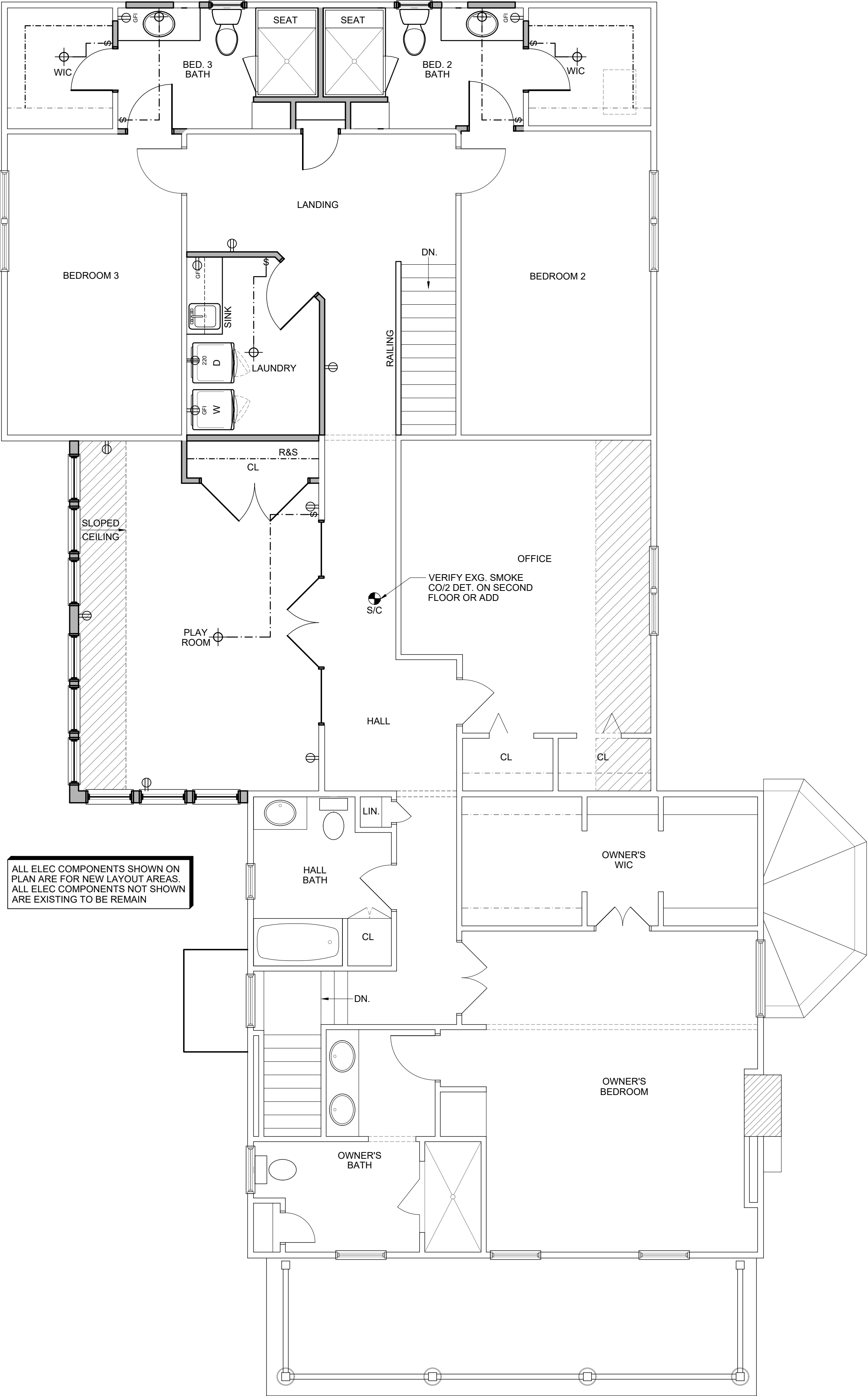
- CEILING FAN W/ LIGHT
- PHONE JACK
- GARAGE DOOR OPENER
- DOORBELL
- CABLE JACK
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- ELECTRICAL OUTLET
- GFI PROTECTED ELECTRICAL OUTLET
- GFI / EXTERIOR OUTLET W/ COVER
- 220 ELECTRICAL OUTLET
- BATH FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	FIRST FLOOR ELECTRICAL PLAN
	E1-1
	DATE: 05.15.2024
CONSTRUCTION DOCUMENTS	
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	
SBA STUDIOS PROJECT # 2023-510	



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ELECTRICAL LEGEND

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#	DATE	ISSUED WITH: CHANGE DESCRIPTION

HAUGEN RESIDENCE ADDITION
1687 DOONE RD
UPPER ARLINGTON, OHIO 43221
PREPARED FOR:



STATE OF OHIO REGISTERED ARCHITECT SCOTT D. BAKER 14654	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	SECOND FLOOR ELECTRICAL PLAN
	E1-2
	DATE: 05.15.2024
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	CONSTRUCTION DOCUMENTS
	SBA STUDIOS PROJECT # 2023-510



Revised: May 2023

Certification of Notice

Applicant Name: Ciminello's Design Build LLC

Location of property subject to BZAP request: 1687 Doone Road

This application will be heard by the Board of Zoning and Planning on: 7/24/24

Describe activity which requires Board of Zoning and Planning review:

Addition of 1687 Doone Road that results in: Exceeding the maximum lot coverage of 29% by 97.28 S.F. or 1% for a total lot Coverage of 30.08%
Exceeding the maximum allowable front yard coverage of 25 % by 160.94 S.F. or 6% for a total proposed

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:
1694 Doone Road	Free Salem Goncalv	<i>Free Salem Goncalv</i>	6/16/2024
1684 Doone Road	Jenniss & Katrina Bor	<i>Free Salem Goncalv</i>	6/20/24
1680 Doone Road	Jamin & Elizabeth R	<i>Free Salem Goncalv</i>	6/20/24
1670 Doone Road	Kelly Kennedy	<i>Free Salem Goncalv</i>	6/20/24
1673 Doone Road	John Haren & Jamie W	<i>John Haren</i>	6/12/24
1695 Doone Road	John & Amy Schuele	<i>John Schuele</i>	6/12/24
1703 Doone Road	Lisa Lex	<i>Lisa Lex</i>	6/16/24
1694 Essex	Paul & Cindy Kruse	<i>Paul & Cindy Kruse</i>	6/16/24
1700 Essex	Ralph & Terri Curcio	<i>Ralph & Terri Curcio</i>	6/20/24
1710 Essex	John & Carol Miller	<i>John & Carol Miller</i>	6/20/24
1676 Essex	Cindy Kruse	<i>Cindy Kruse</i>	6/16/24
Applicant Signature: <i>Free Salem Goncalv</i>			Date: 6/16/24

LETTER OF NOTICE

Attention:

Dennis & Katrina Bong

1684 Doone Road

Your Neighbor's Located at **1687 Doone Road** are filing an application to the Board of Zoning & Planning.

The application will be heard by the Board of Zoning and Planning on **July 24th 2024**.

Activity to be reviewed by the Board of Zoning and Planning:

- Addition of 1687 Doone Road that results in: Exceeding the maximum lot coverage of 29% by 97.28 S.F. or 1% for a total lot Coverage of 30.08%
- Exceeding the maximum allowable front yard coverage of 25 % by 160.94 S.F. or 6% for a total proposed front yard coverage of 31%

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If you have any further questions or would like additional information, please feel free to contact me at any time.

Regards,

Anthony Ciminello

Ciminello's Design Build LLC

614-778-7743

AnthonyCiminello@gmail.com

LETTER OF NOTICE

Attention:

Benjamin & Elizabeth Romer

1680 Doone Road

Your Neighbor's Located at **1687 Doone Road** are filing an application to the Board of Zoning & Planning.

The application will be heard by the Board of Zoning and Planning on **July 24th 2024**.

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Regards,

Anthony Ciminello

Ciminello's Design Build LLC

614-778-7743

AnthonyCiminello@gmail.com

LETTER OF NOTICE

Attention:

Kelly Kennedy

1670 Doone Road

Your Neighbor's Located at **1687 Doone Road** are filing an application to the Board of Zoning & Planning.

The application will be heard by the Board of Zoning and Planning on **July 24th 2024**.

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Regards,

Anthony Ciminello

Ciminello's Design Build LLC

614-778-7743

AnthonyCiminello@gmail.com

LETTER OF NOTICE

Attention:

Ralph & Terri Curcio

1700 Essex

Your Neighbor's Located at **1687 Doone Road** are filing an application to the Board of Zoning & Planning.

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Regards,

Anthony Ciminello

Ciminello's Design Build LLC

614-778-7743

AnthonyCiminello@gmail.com

LETTER OF NOTICE

Attention:

John & Carol Miller

1710 Essex

Your Neighbor's Located at **1687 Doone Road** are filing an application to the Board of Zoning & Planning.

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AnthonyCiminello@gmail.com

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City, State, ZIP+4® *Colombus OH 43221*

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Street and Apt. No., or PO Box No. *1689 Done RD*

City, State, ZIP+4® *Colombus OH 43221*

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Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 24, 2024

Subject: 2430 Kensington Drive (DEV-03-24) - Review of a Certificate of Economic Hardship to allow the Contributing Structure (residence) to be demolished prior to the 180-day waiting period for historic demolitions and approval of a replacement home.

Site Description/History

The subject property, 2430 Kensington Drive, includes 0.27 acres along the east side of the street, between Jack Nicklaus Park (to the north) and Westover Park (to the south). It includes 80 feet of frontage and irregular depths of 135 and 130 feet, respectively. An existing two-story, 1,900-square foot single-family, Tudor-style home sits toward the east side of the site; a two-car detached garage is located at the eastern corner. The existing home includes mostly stone, stucco and brick, and was built in 1926, making it a Contributing Structure in the Historic District. There are several mature trees located throughout the property that the applicant will preserve. The site is zoned R-1c, One-Family Residence District, which primarily allows single-family dwellings in low- to medium-density neighborhoods. Adjacent uses include single-family residential homes in all directions, also zoned R-1c. The property owner purchased the home in June 2023.

Proposal

The proposal includes a request for the issuance of a Certificate of Economic Hardship which would allow the demolition of the Contributing Structure before the 180-day waiting period typically required for a Historic Demolition. The applicant has submitted materials that declare waiting the entire 180-day period would create economic hardship. A new home design has also been included in the application for review and has been approved by the City's third-party architect. [It also appears to meet all zoning standards and is similar in design as the existing home.]

Zoning Code Requirements

Unified Development Ordinance (UDO) Article 4.06(I) includes the procedure for securing a Historic Demolition permit, which requires a 180-day waiting period before the razing of a Contributing Historic Structure. However, it also provides two alternate paths for instances where exceptional circumstances exist.

The first alternate path is for **Unusual and Compelling Circumstances**, which means those



uncommon and rare instances in which the preservation of a Contributing Historic Structure may not be justified due to conditions unique to the property including that the structure is unsafe or constitutes a threat to the public health, safety, or welfare. Staff has visited the property and determined that Unusual and Compelling Circumstances do not exist. [In such cases, demolition of a Contributing Structure can occur in a quicker timeframe.]

The second alternate path is for a **Certificate of Economic Hardship** (this application) which is noted in UDO Article 4.07(U) and states “*An applicant that reasonably believes that delaying a Historic Demolition of a Contributing Structure by 180 days would cause economic hardship may apply for a Certificate of Economic Hardship. Documents that the Board may consider shall be described on the application prepared by the Community Development Department.*”

Per UDO Article 4.05(R), after reviewing all evidence provided by an applicant for a Certificate of Economic Hardship, the Board shall determine whether such a Certificate is appropriate by considering whether: **(1) Denial of a certificate will result in a substantial economic burden on the applicant because the structure cannot be maintained in its current form at a reasonable cost during the required one hundred eighty-day delay demolition period; and (2) During the one hundred eighty-day delay demolition period, the denial of a certificate of economic hardship would result in substantial and unanticipated economic costs relating to the property that would not have been incurred except for the requirements that were imposed by the demolition review.**

From the application: *After careful evaluation, it has become clear that the scope of the renovation is so extensive that the process would essentially mirror that of tearing down the house and constructing a new one. In pursuing a new build, we can salvage key architectural elements that contribute to the character of our historic district, while also benefiting from a modern foundation and updated building practices. This approach allows us to honor the aesthetic of the existing property while ensuring the safety and longevity of the new structure. We believe that waiting six months would result in an undue and unnecessary economic hardship, exacerbating the financial burden given the volatility of construction costs and further degradation of the house's condition, perhaps even causing neighborhood issues (rodents/insects). We are committed to maintaining the integrity of our neighborhood and believe that proceeding with the new construction without the extended delay will better serve our community. Additional information was supplied that documents the approximate cost to maintain the structure for another six months and does not include boarding up the windows.*

In granting approval or denial of a Certificate of Economic Hardship, the Board shall prepare findings of fact under the standards outlined in Article 4.05(R).

A Certificate of Economic Hardship or the approval of a Historic Demolition Permit is valid for a period not to exceed six (6) months from the date of final approval by the Board. The Board, for good cause and upon written request from the applicant, may extend this period, but at no time shall the total period exceed two (2) years. If the Certificate of Economic Hardship is denied for a Historic Demolition, the applicant may file a separate application for a Historic Demolition permit under Section 4.06(l)(3). However, the full 180-day period shall apply without any credit for time spent during the Economic Hardship process unless the two



applications were filed simultaneously. In this case, a historic demolition application was filed on June 6, 2024 and the 180-day waiting period would end after December 6, 2024.

Alternatives

If this Certificate of Economic Hardship application is denied for the subject property, Historic Demolition may still occur via the standard, 180-day Historic Demolition process, which would be December 6, 2024 (180 days after the demolition application was submitted), and after the following steps occur:

1. Stabilizing and securing the structure to prevent deterioration;
2. Cooperate with reasonable requests by preservationists to understand the significance of the property and its neighborhood. This may include reviewing any plans or studies as to available preservation options;
3. Cooperate with preservationists to permit the documenting of the property including any reasonable requests to photograph the exterior and interior of the property; and
4. Meeting with the Board during a work session within sixty (60) days of the application proposing a Historic Demolition to review actions taken to address subsections 1-3 above for the purposes of exploring alternatives to the proposed demolition.

UDO Article 2 provides definitions of various terms used throughout the code:

Certificate of Economic Hardship: means a certificate issued by the Board authorizing the timely demolition of a Contributing Structure that meets the applicable criteria set forth in this Ordinance, based on a finding by the Board that delaying the demolition by 180 days would cause unusual economic hardship for the property owner seeking a demolition permit.

Contributing Structures: means those buildings or structures that do not exist principally to serve a religious function, that stand within the "Upper Arlington Historic District," as defined by the National Register of Historic Places, that feature characteristics for which the National Register designation was made such as construction between 1915 and 1940, representation of early 20th century architecture, or local significance in the area of community planning or landscape design, and that were contained in the original nomination form and map for purposes of receiving the historic district designation.

Historic Demolition: means any act of process of destruction or removal of a substantial amount of the square footage of a Contributing Structure so that its historical significance is materially compromised.

Historic Demolition Permit: means a permit approved by the Board of Zoning and Planning that indicates an applicant whose proposal meets the definition of Historic Demolition of a Contributing Structure has complied with the requirements of 4.06(I).

National Register of Historic Places: means the official listing of properties (including districts, buildings, structures, sites, and objects) managed by the National Park Service to recognize the value of preserving certain structures that are important to local, state, or national American history.



Preservationists: means those entities or individuals that are considered experts by specialized knowledge, skill, experience, training, or education the field of historic preservation.

Unusual and Compelling Circumstances: means those uncommon and rare instances in which the preservation of a Contributing Structure may not be justified due to conditions unique to the property including that the structure is unsafe or constitutes a threat to the public health, safety, or welfare, that the Contributing Structure has been previously modified to such an extent that it has lost its historic architectural integrity, or that the proposed demolition involves only an Accessory Structure and will not diminish the historical significance of the Principal Structure; and where the proposed replacement plan is found to be compatible with the surrounding neighborhood in terms of architectural style, scale, massing, height and materials, consistent with the character of the Historic District.

Requested Action and Findings

Staff has visited the site, reviewed the application/materials, and reviewed the codified standards to approve a Certificate of Economic Hardship. The evidence submitted by the applicant demonstrates that the structure cannot be maintained in its current form for 180 days without incurring a substantial economic burden. The windows are in bad enough shape that they either need to be immediately replaced or boarded up, which would detract from the neighborhood's character. A cost breakdown of material labor and supply prices was submitted, as was an approximate six-month cost maintenance schedule, plus an added concern about construction beginning during the winter. The home has been vacant for several months while the applicant and property owner explored a significant renovation project first.

Should the Board vote to approve this application, the applicant must still complete the Historic Demolition permit process, which requires either an approved Building Permit or a site restoration (grading) plan, as well as a 10-day posting before the start of demolition activities. Staff is supportive of the replacement home as submitted should the Board support the request.

Attachments

1.	BZAP Staff Report Pics - 2430 Kensington Dr
2.	2430 Kensington Dr - Econ Hardship App
3.	Existing Site Conditions
4.	Additional Informaiton _2430 Kensington Dr

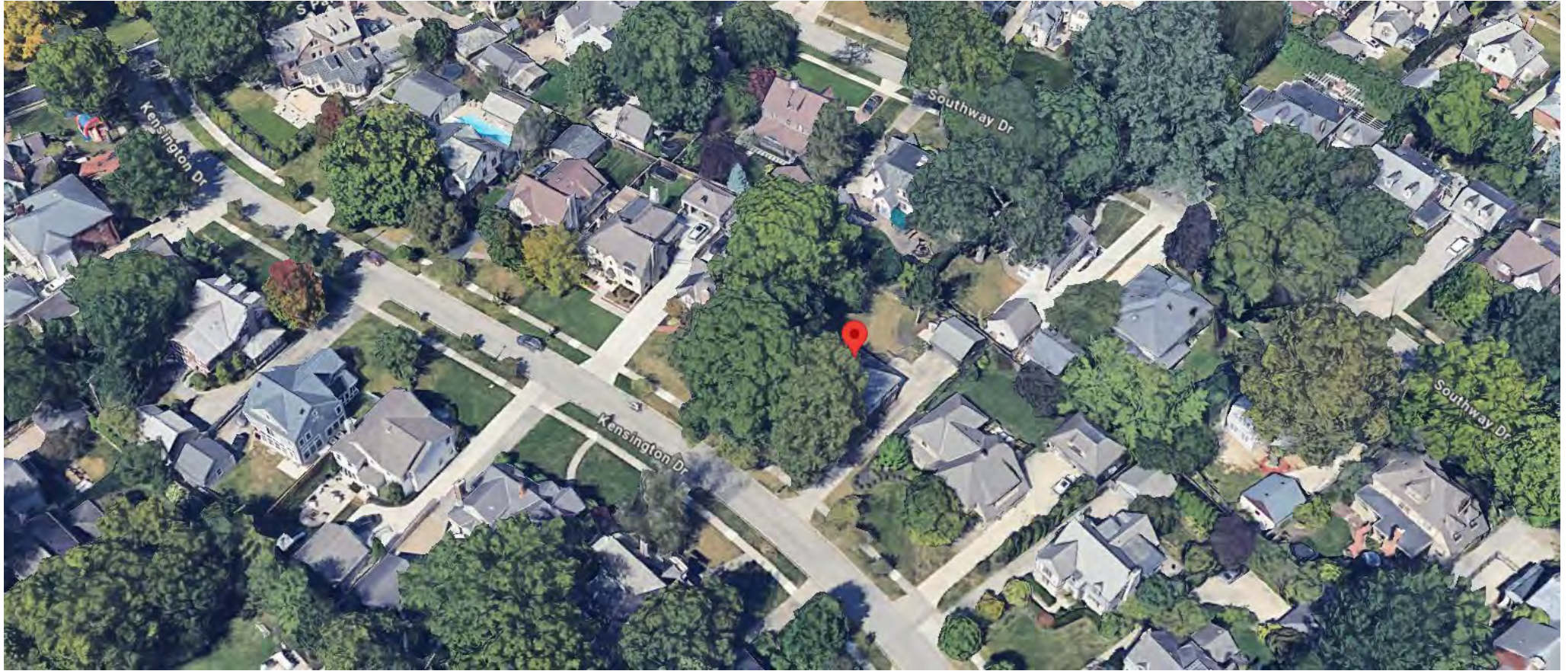


2430 Kensington Drive

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Front Elevation



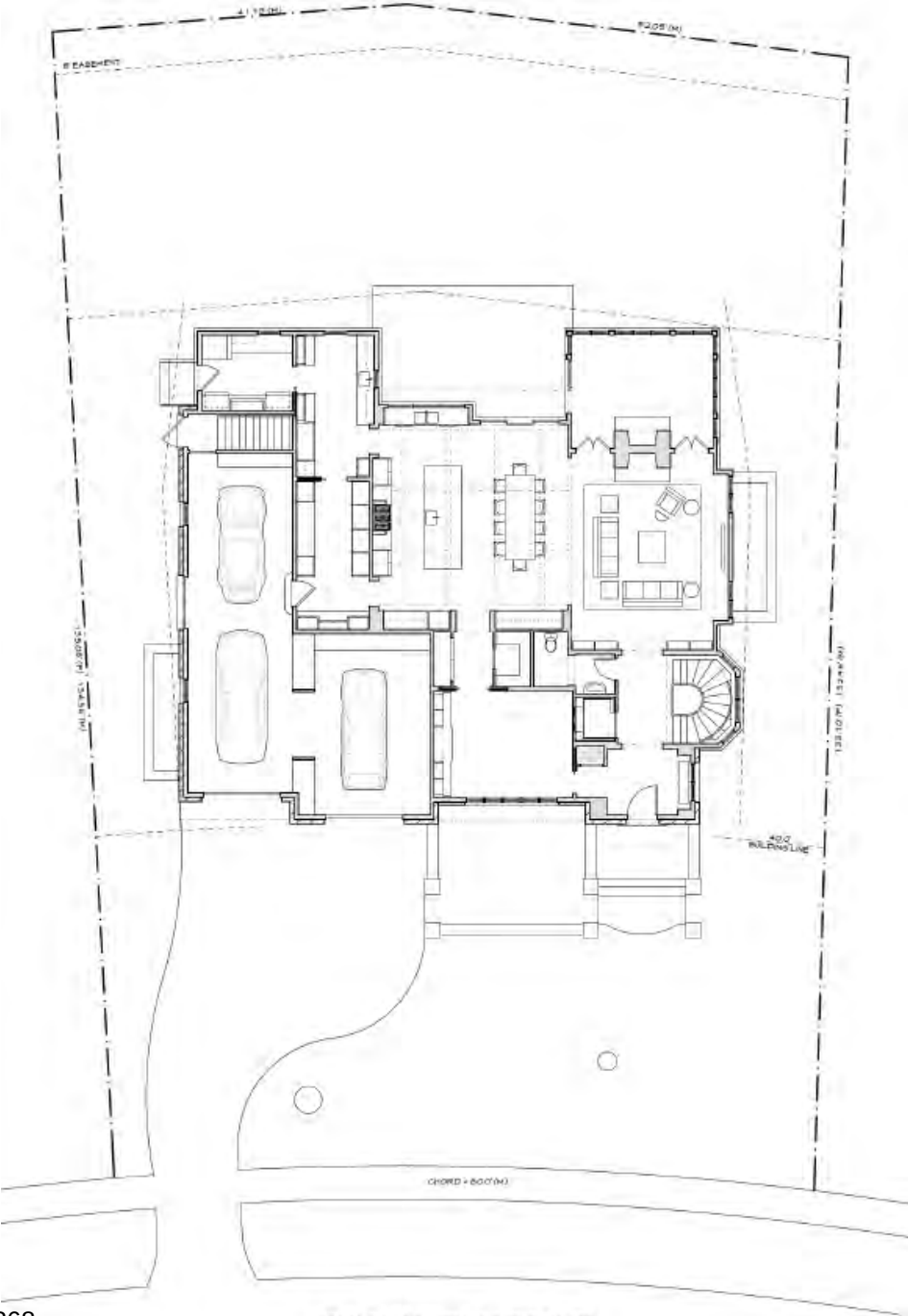
Proposed Front Elevation



PROPOSED FRONT ELEVATION



Proposed Site Plan





24-2831

Certificate of Economic
Hardship (for Historic
Demolition)

Status: Active

Submitted On: 6/20/2024

Primary Location

2430 KENSINGTON DR
UPPER ARLINGTON, OH 43221

Owner

PATTON JAMES A
KENSINGTON 2430 COLUMBUS,
OH 43221

Applicant

 Brett Harper
 614-486-7707
 bharper@matrka.com
 1211 Chesapeake Ave
Columbus, Ohio 43212

Application

Reason for Requesting a Certificate of Economic Hardship*

The 180-day delay period would cause a significant economic increase. Current construction conditions in Columbus (supply/demand) are causing significant material and labor increases every few months. Additionally, the existing house (to be demolished) has significant window rot, insect infestation, and in some cases full access to the outside. To remedy these window issues would require a substantial investment to the existing house.

Explain in detail how denial of a Certificate of Economic Hardship would result in a substantial economic burden on the applicant because the structure cannot be maintained in its current form at a reasonable cost during the required 180-day delay period.

The existing uninhabited structure has significant window damage. Several of the original windows (14 windows) are severely compromised showing rot, insect infestation, water damage, and a few with full day-light access to the outside. We have seen evidence of rodent activity and remain concerned about the security of the house due to the ease of access. We commissioned window experts to investigate the damage and prepare a report, they estimate a \$16,000 budget to remedy the issues.

Explain in detail how during the 180-day delay period, the denial of a Certificate of Economic Hardship would result in substantial and unanticipated economic costs relating to the property that would not have been incurred except for the requirements that were imposed by the demolition review.

Current residential construction conditions have seen significant cost increases over the last two years. After reviewing our budgets with just four suppliers, we estimate that waiting the full 180 days would cause a substantial six figure increase in the construction budget.

Marvin windows - increase 4%
Slate - increase 40%
Copper - increase 30%
Stone - 10% (north shore, blue stone)



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

M I

M A T R K A
G R O U P



EXISTING SOUTH ELEVATION

2430 KENSINGTON DRIVE

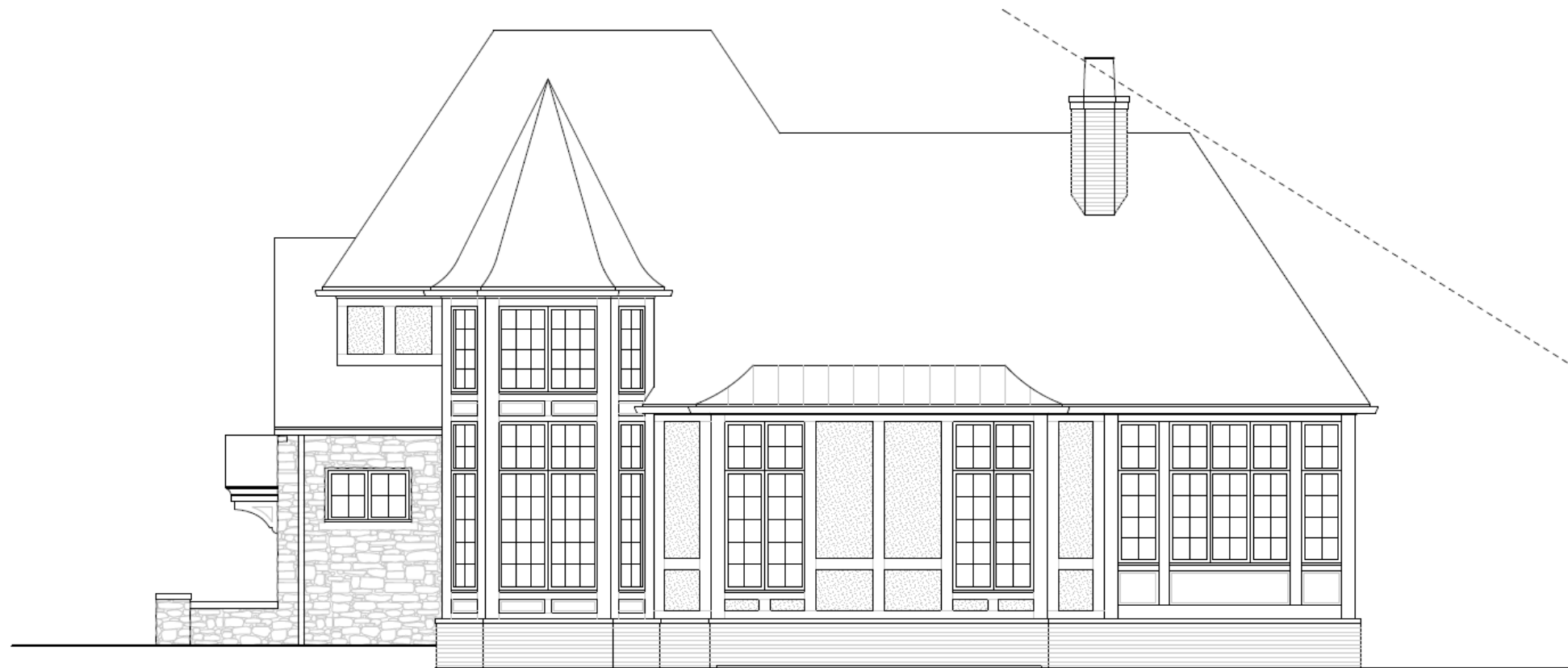
UPPER ARLINGTON, OHIO



STOCK & STONE

ARCHITECTS • LLC

3686 North High Street Columbus, Ohio 43214 614-261-5810



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



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

2430 KENSINGTON DRIVE

UPPER ARLINGTON, OHIO



STOCK & STONE

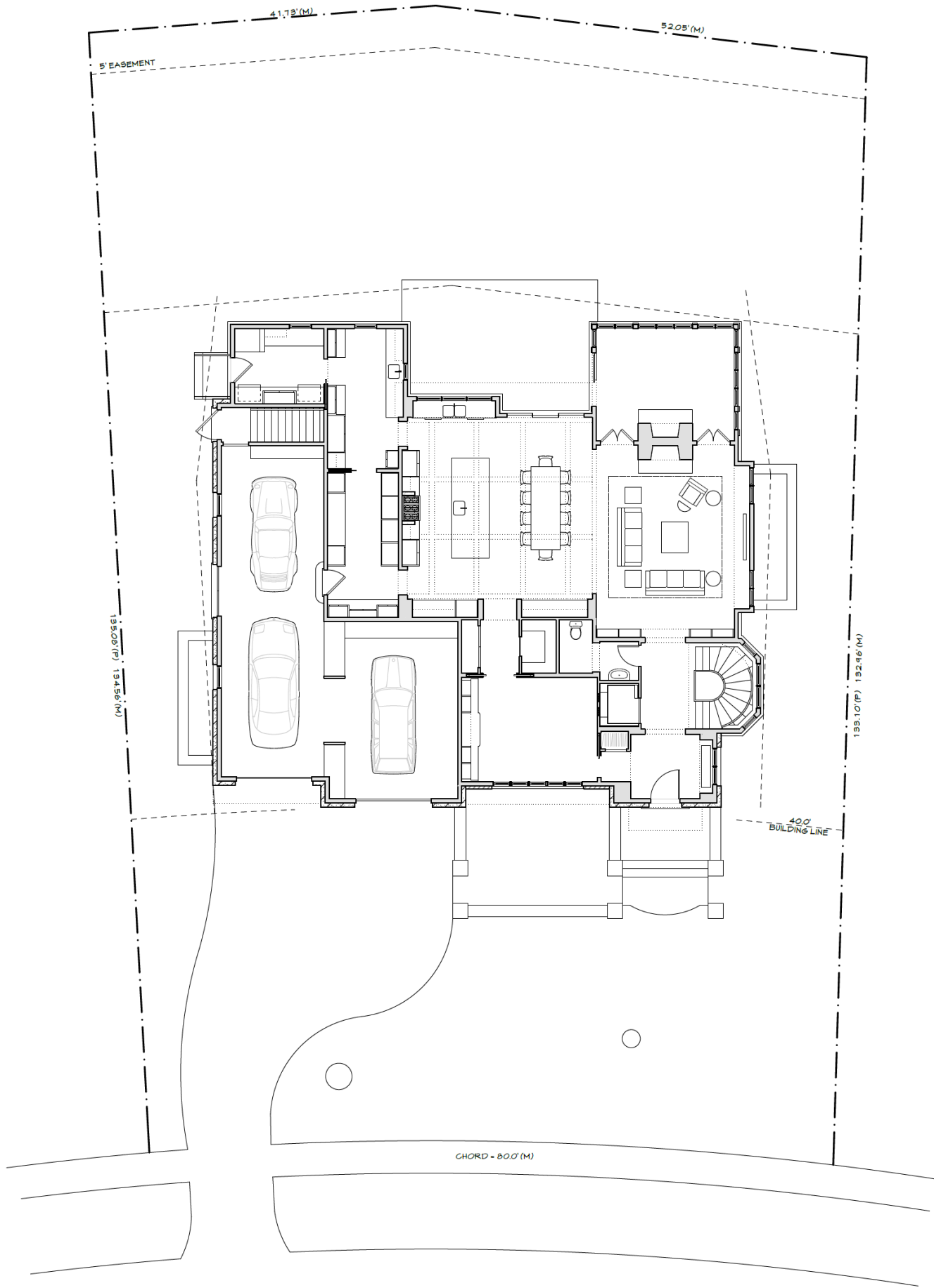
ARCHITECTS • LLC

3686 North High Street Columbus, Ohio 43214 614-261-5810



EXISTING EAST ELEVATION





KENSINGTON DRIVE

2430 KENSINGTON DRIVE

UPPER ARLINGTON, OHIO



STOCK & STONE

ARCHITECTS • LLC

3686 North High Street Columbus, Ohio 43214 614-261-5810

LOT AREA = 11,803.0 SQ. FT.

PRINCIPLE BUILDING REQUIREMENTS	PERMITTED	PROPOSED
DEVELOPMENT COVER PERMITTED	5,311.4 SQ. FT. (45.0%)	4,853.4 SQ. FT. (41.1%)
BUILDING COVER PERMITTED	3,422.9 SQ. FT. (29.0%)	3,422.5 SQ. FT. (28.9%)
PERMITTED HEIGHT	35.0 FT.	32.7 FT.
MAX. NUMBER OF STORIES	2.5	2.0
FRONT YARD DEPTH	40.0 FT.	40.0 FT.
MIN. REAR YARD	33.1 FT.	33.1 FT.
MIN. SIDE YARD	10.0 FT.	10.0 FT.
MIN. SIDE YARD SUM	20.0 FT.	20.0 FT.



M A T R K A
G R O U P

Projected increase in material cost over the next 12 months

Window increase 4%

Slate increase 40%

Copper increase 30%

Stone 10% (north shore, blue stone)

Delaying construction start by 6 months would add six figures to construction budget.

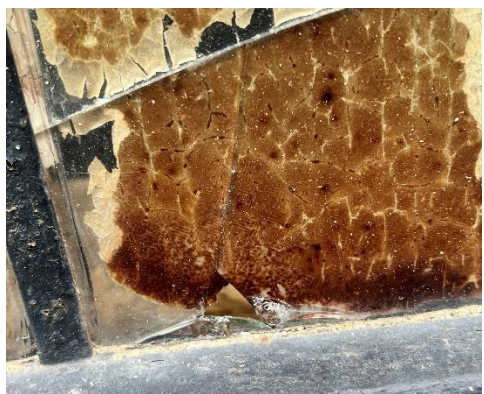
SPECIALTY WINDOWS & DOORS

"More Than Just a Window Supplier"

(614) 505-7336

400 E Wilson Bridge Rd #H, Worthington, OH 43085, USA

Upon our review of the existing windows at 2430 Kensington Road we observed significant rot, water, and insect damage to nine windows on the first floor and five windows in the basement. In a few of these cases the windows have failed so severely that there is direct access to the outside. We recommend a full replacement of all 14 windows. Estimate to remove and replace all windows – labor and material. \$16,000.00.







































































































































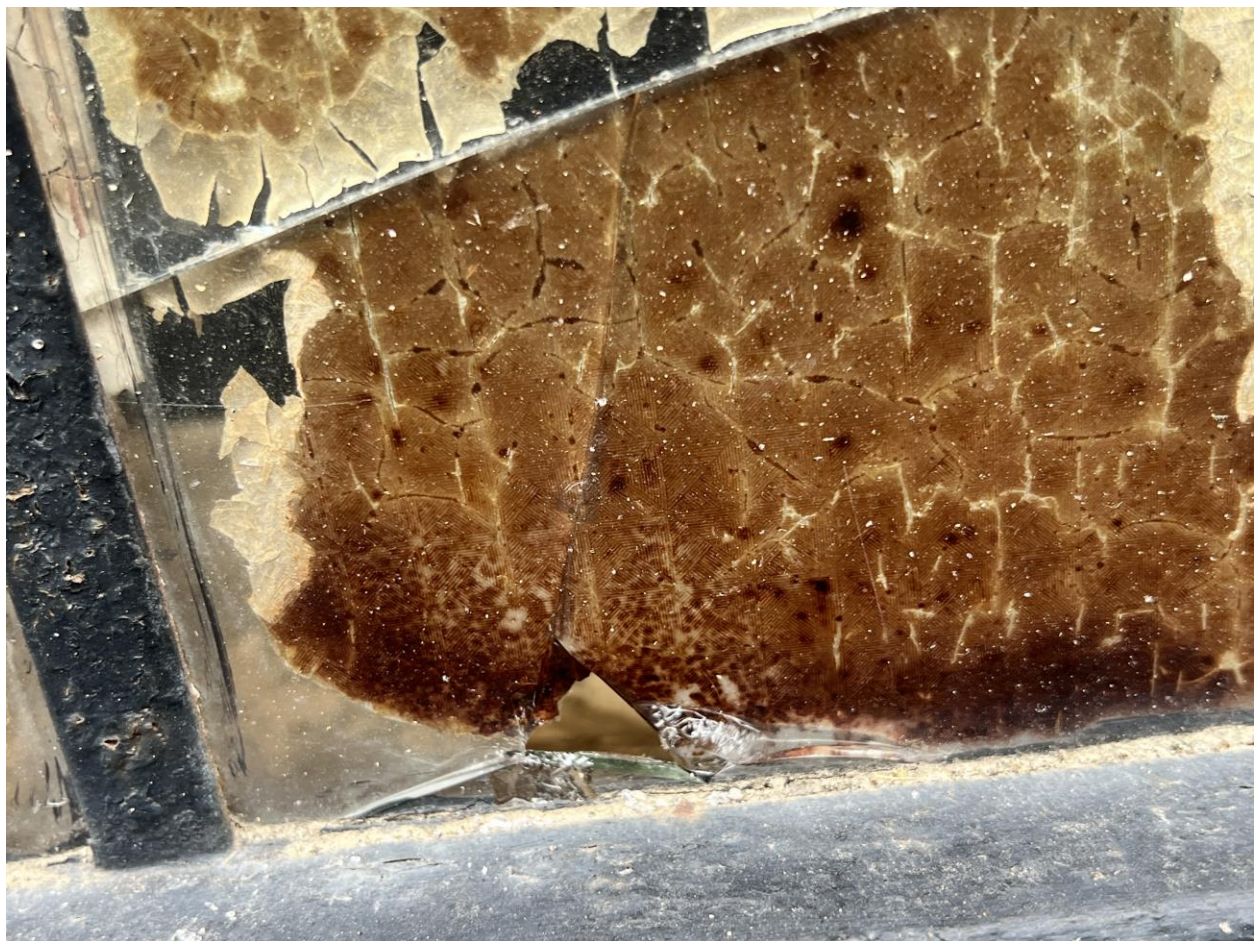












legal1	ownername1	Certified Reciept
2399 KENSINGTON DR	CASEY DANIEL K	9589 0710 5270 1999 4240 72
2405 KENSINGTON DR	MINOR CHARLES K	9589 0710 5270 1999 4073 71
2425 KENSINGTON DR	DEVILBISS DOUG A	9589 0710 5270 1999 4240 89
2435 KENSINGTON DR	ASCHINGER CONSTANCE M	9589 0710 5270 1999 4240 96
2432 SOUTHWAY DR	SPRETNAK NICOLE A	9589 0710 5270 1999 4241 02
2411 SOUTHWAY DR	TURNER STEPHEN A	9589 0710 5270 1999 4241 19
2473 SOUTHWAY DR	PFAHL RYAN C	9589 0710 5270 1999 4241 26
2430 KENSINGTON RD	2430 KENSINGTON DRIVE LLC	
2404 KENSINGTON DR	ROBINSON SALLY F	9589 0710 5270 1999 4241 33
2376 ARLINGTON AVE	RUBIN LANNY A	9589 0710 5270 1999 4241 40
2440 SOUTHWAY DR	ELIAS ROBERT WILLIAM	9589 0710 5270 1999 4241 57
2165 S PARKWAY DRIVE	GUY GREGORY C TR	9589 0710 5270 1999 4241 64
2179 S PARKWAY DR	DOWER HOUSE LLC	9589 0710 5270 1999 4241 71
2448 KENSINGTON DR	RIGNEY-CARROLL JENNIFER ANNE TR	9589 0710 5270 1999 4241 88
2453 KENSINGTON DR	MYERS STEPHEN C	9589 0710 5270 1999 4241 95
2428 ARLINGTON AVE	WESTIN CYNTHIA R	9589 0710 5270 1999 4242 01
2408 ARLINGTON AVE	HARRIS JULIA VELDMAN	9589 0710 5270 1999 4242 18
2137 S PARKAY DRIVE	NIERMEYER JOAN J	9589 0710 5270 1999 4242 25
2469 SOUTHWAY DR	ESPOSITO LILIANA MARIA	9589 0710 5270 1999 4242 32
2398 KENSINGTON DR	HALSEY SALLY H	9589 0710 5270 1999 4242 49
2395 KENSINGTON DR	GROOM MICHAEL	9589 0710 5270 1999 4242 56
2484 SOUTHWAY DR	ROYSE SALLY F TTEE	9589 0710 5270 1999 4242 63
2426 SOUTHWAY DR	PETERSON CHRISTOPHER L	9589 0710 5270 1999 4242 70
2421 SOUTHWAY DR	DAVIDEK ROBERT P	9589 0710 5270 1999 4242 87
2436 KENSINGTON DR	HARCOURT HEATHER C	9589 0710 5270 1999 4242 94
2422 KENSINGTON DR	STEWART MACKENNA L	9589 0710 5270 1999 4243 00
2415 KENSINGTON DRIV	COOPER JOHN S TR	9589 0710 5270 1999 4243 17
2441 KENSINGTON DR	BRADLEY JOSEPH	9589 0710 5270 1999 4243 24
2445 KENSINGTON DR	RIETH RICHARD C	9589 0710 5270 1999 4243 31
2449 KENSINGTON DR	KRANITZKY CHARLES A	9589 0710 5270 1999 4243 48
2422 ARLINGTON AVE	PIERSON JAMES L TR	9589 0710 5270 1999 4243 55
2408 ARLINGTON AVE	HARRIS MICHAEL	9589 0710 5270 1999 4243 62
2400 ARLINGTON AVE	VONDERHAAR MANDI	9589 0710 5270 1999 4243 79
2448 SOUTHWAY DR	SPISAK LOUIS J	9589 0710 5270 1999 4243 86
2449 SOUTHWAY DR	WENZKE CHRISTIAN A	9589 0710 5270 1999 4243 93
2412 KENSINGTON DR	STRASSER OLGA M	9589 0710 5270 1999 4244 09
2390 ARLINGTON AVE	LOPEZ ABBEY K	9589 0710 5270 1999 4244 16
2470 SOUTHWAY DR	OUELLETTE ROBERT J	9589 0710 5270 1999 4244 23
2460 SOUTHWAY DR	REITZ THOMAS	9589 0710 5270 1999 4244 30
2442 KENSINGTON DR	CULLMAN JEFFREY S	9589 0710 5270 1999 4244 47
2390 KENSINGTON DR	ROACH ROBERT M	9589 0710 5270 1999 4244 54
2476 SOUTHWAY DRIVE	WILLIAMS EDWARD J	9589 0710 5270 1999 4244 61
2441 SOUTHWAY DR	BROWN JOHN J	9589 0710 5270 1999 4244 78
2477 SOUTHWAY DR	HAWLEY AUSTIN C	9589 0710 5270 1999 4244 85
2454 KENSINGTONDR	SCHWERLING PAUL J II	9589 0710 5270 1999 4244 92
2384 ARLINGTON AVE	DAVIS CHARLES C	9589 0710 5270 1999 4245 08
2444 SOUTHWAY DR	BARNETT ROBERT B JR TR	9589 0710 5270 1999 4245 15
2431 SOUTHWAY DR	SNYDER DANE A	9589 0710 5270 1999 4245 22
2457 SOUTHWAY DR	RUSSELL CHRISTOPHER C	9589 0710 5270 1999 4245 39

Alyssa Kelly

From: Brett Harper <BHarper@matrka.com>
Sent: Wednesday, July 3, 2024 11:43 AM
To: Alyssa Kelly
Cc: Victoria Brubaker; Justin Milam; Chad Gibson
Subject: Re: 2430 Kensington Rd _ 300 ft neighbors.csv

Thanks for the reminder

notifications: 10725 Falls Pointe Dr, Great Falls, VA 22066 (property owner for 2440 Southway Dr)

9589 0710 5270 2179 7477 52

1216 Kenbrook Hills Dr (owner for 2441 Kensington Dr),

9589 0710 5270 2179 7477 38

311 Laurel Ave, Providence, RI 02906(owner for 2476 Southway Dr).

9589 0710 5270 2179 7477 45

Thanks,
Brett

Sent from my iPhone

On Jul 3, 2024, at 8:58 AM, Alyssa Kelly <akelly@uaoh.net> wrote:

looks like you have a couple of missing notifications: 10725 Falls Pointe Dr, Great Falls, VA 22066 (property owner for 2440 Southway Dr), 1216 Kenbrook Hills Dr (owner for 2441 Kensington Dr), and 311 Laurel Ave, Providence, RI 02906 (owner for 2476 Southway Dr).

Thanks,

7/01/2024



Dear Neighbor,

I am writing to share an update regarding our client's plans for the property at 2430 Kensington Drive. Initially, they had intended to undertake a comprehensive renovation of the existing structure. However, after careful evaluation, it has become clear that the scope of the renovation is so extensive that the process would essentially mirror that of tearing down the house and constructing a new one.

In pursuing a new build, we can salvage key architectural elements that contribute to the character of our historic district, while also benefiting from a modern foundation and updated building practices. This approach allows us to honor the aesthetic of the existing property while ensuring the safety and longevity of the new structure.

The city **mandates a six-month waiting period** for demolition in the historic district (for both large renovations and full demolition). However, due to current construction market conditions and how quickly material/labor prices are accelerating, we anticipate a six-figure increase in the budget if we are made to wait the full six months.

Additionally, upon our review of the existing windows at the uninhabited 2430 Kensington Road we observed significant rot, water, and insect damage to nine windows on the first floor and five windows in the basement. In a few of these cases the windows have failed so severely that there is direct access for possible rodent infiltration from the outside. We engaged a window expert and they have recommended the full replacement of all 14 windows or at a minimum to have them boarded up.

We believe that waiting six months would result in an undue and unnecessary economic hardship, exacerbating the financial burden given the volatility of construction costs *and* further degradation of the house's condition, perhaps even causing neighborhood issues (rodent/insects).

We are committed to maintaining the integrity of our neighborhood and believe that proceeding with the new construction without the extended delay will better serve our community. We appreciate your understanding and support as we navigate this process.

We will be presenting our request for this reprieve, known as a Certificate of Economic Hardship, July 24 2024 at 6pm at the Municipal Building. This letter serves as a formal notice of this meeting. Please see the enclosed plans – existing vs new elevations.

Thanks,

Brett Harper
Principal

MATRKA GROUP, LLC







































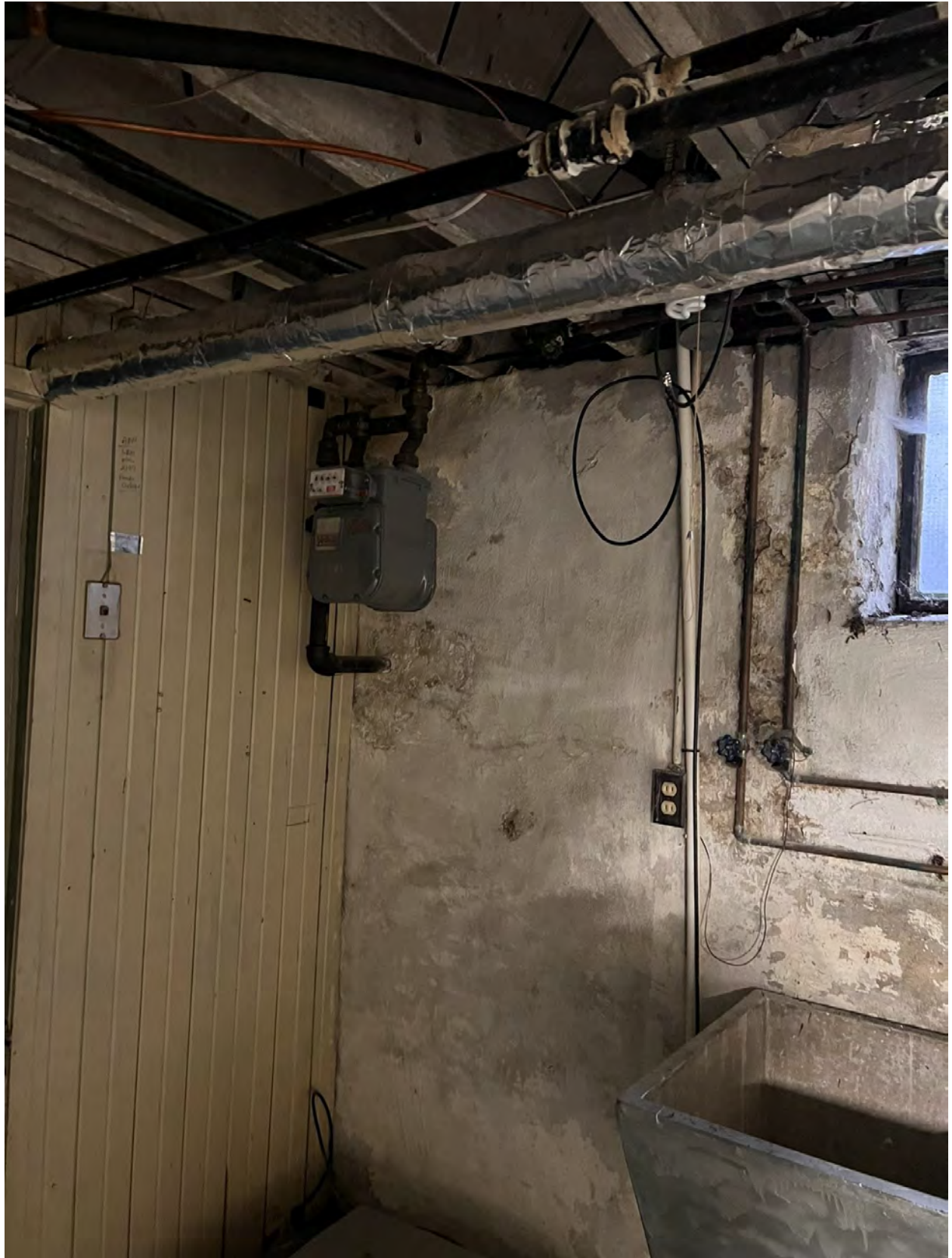










































































































2430 Kensington Dr

Carrying costs and weather considerations

Taxes

\$8,278 for 6 months

Insurance

\$3,400 for 6 months

Landscape

\$1,500 for 6 months

Electric/Gas

\$1,000 for 6 months

June 6, 2024 – Submission for Demolition

180 day wait = Dec 4, 2024.

It is most likely not possible for us to begin work to demolition the existing house and start the new house foundation in the cold months Dec-Feb. If we are required to wait 180 days, we will most likely need to wait an additional 87 days (March 1) before we can start demolition. Making the entire period a 267 days (8.9 months) of cost burden.

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 24, 2024

Subject: 2080 Stanford Road (Building Permit #24-3069) - Review of a replacement single-family residence where the previous home was subject to a Historic Demolition.

Site Description/History

On August 16, 2023, the Board unanimously approved the Historic Demolition of a Contributing Structure located at 2080 Stanford Road, with the condition that the replacement home be reviewed and approved by BZAP at a future meeting. The structure has since been demolished and the applicant submitted a Building Permit on July 9, 2024, for the replacement home.

Proposal

The Building Permit application includes a new 2.5-story, single-family residence in a Colonial Revival style. It sits along the 40-foot building setback line and uses site topography to its advantage, as it slopes down toward the west. The main section of the home is 34'-7" with the entire home below the 35-foot maximum building height average (as the home is over 40 feet tall on the west side). The home is primarily stone and siding, with slate roof shingles and standing seam metal roofing. An attached three-car garage is located on the east side of the site. Patios and a covered porch are shown on the north side of the home. All coverage and setbacks are compliant with City standards.

Zoning Code Requirements

The Historic Demolition was approved by the Board with two conditions: 1) That the property be documented and photographed by preservationists before September 30, 2023; and 2) That the design and site plan of the replacement home be reviewed and approved by BZAP at a future Work Session.

Documentation of the previous home has occurred and Staff has a copy in the record. The proposed home meets all zoning requirements for coverage, design, and setbacks. Design review by the City's third-party architect has occurred and revealed no issues. The street segment median height is 30 feet, which would allow a new home to be up to 35 feet tall.

Directly from the third-party architect: *"The new house submitted for 2080 Stanford Road is skillfully designed and well-executed architecturally. The shaping of massing components demonstrates care and understanding of the craft. I like how this design sits on the site, as it*



addresses the road in a believable manner. As long as the overall layout complies with zoning regulations, I have no issues with the architectural design. The house is large enough to accept the three exterior materials shown, as they are employed in strategic and complementary fashion."

Alternatives

Should it be deemed that the replacement home does not meet Neighborhood Compatibility requirements, the Board could request specific changes and have the applicant return to a future meeting.

Requested Action and Findings

Staff has reviewed the applicant and plans, in conjunction with the City's third-party architect, and determined that the home does indeed meet all planning and zoning standards, including those for Neighborhood Compatibility. Staff would recommend that the Board approve the proposed design, so that the Building Permit review process can continue.

Attachments

1.	BZAP Staff Report Pics - 2080 Stanford Rd
2.	2080 Stanford Road plans

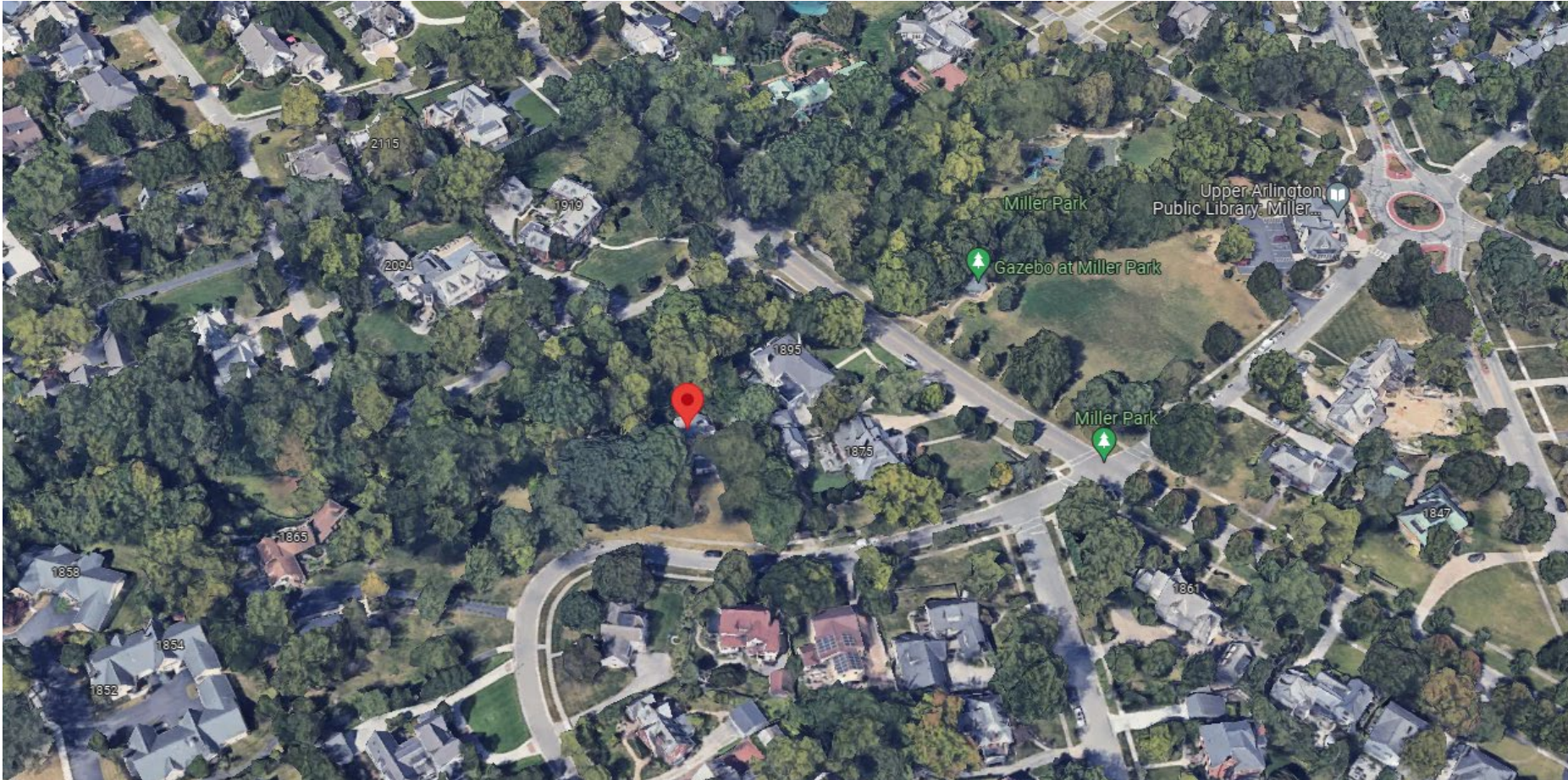


2080 Stanford Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Existing Site Conditions



Former Contributing Structure



Proposed Front Elevation







STRUCTURAL NOTES

1. GENERAL
- a. THIS STRUCTURE IN ADDITION TO THE PROPER TRIBUTARY DEAD LOADS, IS DESIGNED TO RESIST THE FOLLOWING LIVE LOAD CONDITIONS.
- | | | | |
|------------------------|--------|--------------------|--------|
| ROOF SNOW LOAD: | 25 PSF | ATTICS SPACES | 20 PSF |
| FIRST FLOOR LIVE LOAD | 40 PSF | STAIRS | 40 PSF |
| SECOND FLOOR LIVE LOAD | 40 PSF | BASIC WIND SPEED: | 30 MPH |
| EXTERIOR BALCONIES | 60 PSF | FROST FOOTER DEPTH | 36" |
| EXTERIOR DECKS | 40 PSF | | |
- b. THIS STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STRUCTURALLY STABLE WHEN THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE ERECTION AND SEQUENCE AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. RESPONSIBILITY TO PROVIDE PROPER BRACING DURING CONSTRUCTION AND TO PROVIDE A SAFE WORKING ENVIRONMENT DURING CONSTRUCTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACINGS, GUIDES OR TIE-DOWNS WHICH MAY BE NECESSARY. SUCH MATERIALS SHALL REMAIN THE CONTRACTORS PROPERTY, AFTER COMPLETION OF THE PROJECT.
- c. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- d. FOR ALL FUNDAMENTALS OF CONSTRUCTION, NOT ADDRESSED, IN THESE DRAWINGS, COMPLY WITH THE INTERNATIONAL CODE COUNSEL INC., (ICC), RESIDENTIAL CODE OF OHIO, (RCO).
- e. THESE DRAWINGS ARE TO BE USED AS A GUIDELINE FOR HOW THE BUILDING IS TO BE CONSTRUCTED. THIS PLAN SET DOES NOT INTEND TO SHOW ALL DETAILS AND OR PROVIDE ALL THEIR REQUIRED INFORMATION TO COMPLETE THIS PROJECT.
2. STRUCTURAL LUMBER
- a. ALL DIMENSIONAL LUMBER TO BE USED, IS TO BE #2 SPRUCE, PINE, FIR, NORTHERN OR BETTER, AND MUST HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
- b. WALL STUDS TO BE 2X4 OR 2X6, PER PLAN, WITH VERTICAL STUDS @ 16", ON CENTER, AND ONE PIECE, FULL HEIGHT.
3. ROOF TRUSSES
- a. DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF OHIO, EXPERIENCED IN SIMILAR DESIG, RETAINED BY THE MANUFACTURER.
- b. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
- c. LOADING:
- | | |
|---------------------------------------|--------|
| TOP CHORD LIVE LOAD: | 25 PSF |
| TOP CHORD DEAD LOAD: | 10 PSF |
| BOTTOM CHORD LIVE LOAD: | 5 PSF |
| BOTTOM CHORD DEAD LOAD: | 5 PSF |
| TOTAL LOAD: | 45 PSF |
| NET WIND UPLIFT | 8 PSF |
| MAXIMUM LIVE LOAD DEFLECTION @ L/360 | |
| MAXIMUM TOTAL LOAD DEFLECTION @ L/240 | |
4. PLYWOOD + SHEATHING
- a. FLOORS: SUBFLOORING TO BE 3/4" T+G EXTERIOR GRADE PLYWOOD.
- b. WALLS: SHEATHING TO BE 1/2" 4 PLY, PLYWOOD or 7/16" OSB, EXTERIOR GRADE.
- c. WALL SHEATHING: SIZE SHALL BE DETERMINED BY THE GUIDELINES SET FORTH IN TABLES 602.3(1), OR 602.5 IN THE R.C.O.
- d. ROOF: SHEATHING TO BE 1/2" PLYWOOD, OR 7/16" OSB, EXTERIOR GRADE. PROVIDE PLYWOOD CLIPS AT UNSUPPORTED EDGES OVER 14.5"
5. LAMINATED LUMBER
- a. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- | | |
|-------------------|----------------|
| E = 1,300,000 PSI | Fb = 2,250 PSI |
|-------------------|----------------|
- b. BEAMS MARKED AS "PSL" (PARALAM) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- | | |
|-------------------|----------------|
| E = 2,000,000 PSI | Fb = 2,900 PSI |
|-------------------|----------------|
- c. BEAMS MARKED AS "LSL" (TIMBERSTRAND) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- | | |
|-------------------|----------------|
| E = 1,300,000 PSI | Fb = 1,700 PSI |
|-------------------|----------------|

FRAMING NOTES

1. CONNECTIONS
- a. PLYWOOD TO FLOOR JOISTS: GLUE + NAIL, USE 8d COATED SINKERS @ 6" O.C. PANEL EDGES, 12" O.C. @ INTERMEDIATE SUPPORTS. Use adhesives meeting APA specifications AP-10 and applied in accordance with manufacturer's recommendations.
- b. Plywood to roof trusses, rafters, walls: Nailed using 8d coated sinkers at 6"/c at panel edges and 12"/c at intermediate supports. Provide phlood clips at unsupported edges over 16" for roof sheathing.
- c. It is assumed that the sheathing will provide lateral bracing for studs. If no sheathing is provided, then solid blocking must be provided @ 48" O.C.
- d. Sole plate to subfloor: Nailed using 16d coated sinker @ 6"/c, staggered.
- e. Studs to sole plate and cap plates: Nailed using (2) 16d coated sinkers.
- f. Studs: Nail studs together using (1) 16d coated sinker at 6"/c, staggered.
- g. Double Plates: Nail together using (1) 16d coated sinkers @ 6" o.c. staggered.
- h. Roof trusses and Rafters to Wall plate: Where required, use Simpson Strong-Tie anchor H2.5 otherwise, nail using (2) 16d coated sinkers (one of each side of member into plate).
- i. Lintels made up of multiple 2x lumber: Glue and nail using 16d sinkers, as required
- j. Multiple LVL Beams: Fasten together per manufacturer recommendations.
- k. Roof trusses and Rafters to LVL's: Where required, use Simpson Strong-Tie anchor HUZ10.
- l. Drywall: May be attached using the fastening schedule in the 2019 R.C.O. (702.3.5) or per manufacturer specifications.
- m. All fasteners used in conjunction with treated lumber to be stainless steel or hot dipped galvanized.
2. MISCELLANEOUS
- a. In all areas where top chord of trusses do not receive plywood sheathing, provide 1x4 continuous bridging perpendicular to top chords and spaced @ 36" o.c.
- b. Use solid blocking cross bridging at 96" o.c. max. for all floor joists and rafters.
- c. Use double joists under interior partitions parallel with the direction of the floor joists unless noted otherwise.
- d. Use one full height stud and one jack stud under each beam and lintel bearing, unless noted otherwise. Where three or more studs are shown on plan use one as a jack and remainder as full height studs.
- e. Apply a continuous bead of glue on floor joists when fastening subfloor to floor joists.
- f. The following notes are taken from the 2019 R.C.O.
- R301.11 Firestopping required. Firestopping shall be provided to cut off all concealed draft openings, (both vertical + horizontal), and to form an effective fire barrier between stories, and between a top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations:
1. In concealed spaces of stud walls and partitions, including furrowed spaces and parallel rows of studs or staggered studs: as follows
 - 1.1 Vertically at the ceiling and floor levels.
 - 1.2 Horizontally at intervals not exceeding 10 feet.
 2. At all interconnections between concealed vertical and horizontal spaces that occur at soffits, drop ceilings, cove ceilings, etc.,
 3. In concealed spaces between stair risers at the top and bottom of the run.
 4. At the openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, with noncombustible materials.
 5. For the fireblocking of chimneys and fireplaces, see section R1002.16.
 6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.
- g. All wood subject to termite damage and/or decay shall be pressure treated and comply with section 317 of the 2019 R.C.O.

INDEX TO DRAWINGS

Sheet#	Drawing Title
COVER	COVER /STREET ELEVATION+GENERAL NOTES
SP1	SITE PLAN, Rear Yard Profile Coefficient
S1	FOUNDATION WALL , WALL BRACING DETAIL+ NOTES
A1	FOUNDATION PLAN
A1.1	FINISHED LOWER LEVEL PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF FRAMING PLAN
A5	FRONT (SOUTH) ELEVATION
A6	REAR ELEVATION
A7	LEFT SIDE ELEVATION
A8	RIGHT SIDE ELEVATION
A9	STAIR /BUILDING CROSS SECTION + DETAILS
A10	ENTRY+WINDOW DETAILS

BUILDING CODE COMPLIANCE

- a. ALL ASPECTS OF THIS BUILDING SHALL COMPLY WITH THE 2019 RESIDENTIAL CODE OF OHIO
- b. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CODE REQUIREMENTS OF THE GOVERNING MUNICIPALITY, THE NATIONAL ELECTRIC CODE.
- c. ALL PLUMBING WORK SHALL COMPLY WITH THE CODE REQUIREMENTS OF THE GOVERNING MUNICIPALITY, AND THE OHIO PLUMBING CODE.
- d. ALL HEATING, AIR CONDITIONING, AND OTHER MECHANICAL SYSTEMS TO BE INSTALLED TO COMPLY WITH UNDERWRITERS APPROVAL + MANUFACTURERS SPECIFICATIONS. HEATING SYSTEMS SHALL BE DESIGNED TO MAINTAIN THE TEMPERATURE SET FORTH BY THE GOVERNING MUNICIPALITY.
- e. INSTALL INSULATION IN COMPLIANCE WITH THE TECHNIQUES DESCRIBED IN CHAPTER 11 OF THE RESIDENTIAL CODE OF OHIO.

ENERGY CODE COMPLIANCE

The following table demonstrates compliance of the design for this house with the 2019 International Energy Conservation Code, prescriptive insulation and fenestration requirements for Climate zone 5.

These performance requirements are listed in the 2019 IECC.

Insulation Contractor to provide Res-check for this project, prior to start of construction to Michael Edwards Building + Design.

Building Element	Required R or U value	Design R or U value
Fenestration	.35	.35 max
Skylight	n/a	n/a
Glazed Fenestration	NR	NR
Ceiling R-Value	40	40
Wood framed wall R-Value	20	20
Mass Wall R-Value	13/7	n/a
Floor R-value	30	30
Basement wall R-Value	15/19	15/19
Slab R-value+depth	10/2ft.	n/a
Crawl space wall R-value	15/19	n/a
(Wood frame wall R-value of 20 based on R-19 batt insulation, plus R-.5 (0.5 B. Sheathing), plus R-.5 (Gypsum Board)		

MECHANICAL SCOPE OF WORK

- PROPOSED ELECTRICAL:
- Replace existing Panel w/One, (1) 300 AMP Electric panel to be installed on foundation wall per plan.
 - All bedrooms to receive a switched overhead light.
 - All electrical outlets to be placed not more than 6' from a corner or doorway, and within 12 linear feet of each other along walls
 - All stairways to be illuminated and switched at top and bottom.
- PROPOSED PLUMBING:
- Install TWO (2) Gas, hot water tanks in basement per plan.
 - Install EIGHT (8) water closets per plan.
 - Install ONE (1) urinal per plan.
 - Install TEN (10) bathroom lavatories per plan.
 - Install ONE (1) Kitchen sink, TWO (2) Laundry sinks, per plan.
 - Install FOUR (4) Bar sinks, ONE (1) Scurllery sink, per plan
 - Install TWO (2) Washer hook ups, per plan.
 - Install SIX (6) Shower bases, + ONE (1) Tub per plan.
- PROPOSED HVAC:
- Two (2) Carrier 92+ AFUE furnace with 13 SEER air conditioner with media cleaner per plan.
 - All supply air to be ducted through out the house.
 - All return air to be pulled from various loctions of the house.

BUILDING + DEVELOPMENT COVERAGE

LOT AREA: 40,946 SF

DEVELOPMENT COVERAGE ALLOWED = 18,426 SF (45.0% LOT AREA)

DEVELOPMENT COVERAGE PROPOSED = 10,842 SF (26.0% LOT AREA)

BUILDING COVERAGE ALLOWED = 11,874 SF (29.0% LOT AREA)

BUILDING COVERAGE PROPOSED = 5,610 SF (13.70% LOT AREA)

FRONT YARD AREA = 12,661 SF

FRONT YARD COVERAGE ALLOWED = 3,165 SF (25.0% FRONT YARD AREA)

FRONT YARD COVERAGE PROPOSED = 1,974 SF (15.60% FRONT YARD AREA)

BUILDING HEIGHT ALLOWED = 35'-0" (MEASURED FROM AVERAGE GRADE HEIGHT @ ENTRY)

BUILDING HEIGHT PROPOSED = 34'-4"

BUILDING AREA

FIRST FLOOR = 3,334 S.F.

SECOND FLOOR = 3,365 S.F.

TOTAL BASEMENT = 3,394 S.F.

FINISHED BASEMENT = 2,735 S.F.

TOTAL SQUARE FOOTAGE = 12,029 S.F.

PERMIT SQUARE FOOTAGE = 11,018 S.F.

TOTAL LIVING SPACE = 9,434 S.F.

(REVISED 7/1/24)



2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE: 1-800-362-2764 (OHIO) OR 811 (NATIONAL)
Ohio Utilities Protection Service



PRINT DATE: 7/3/24



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ph: (614) 241-2070
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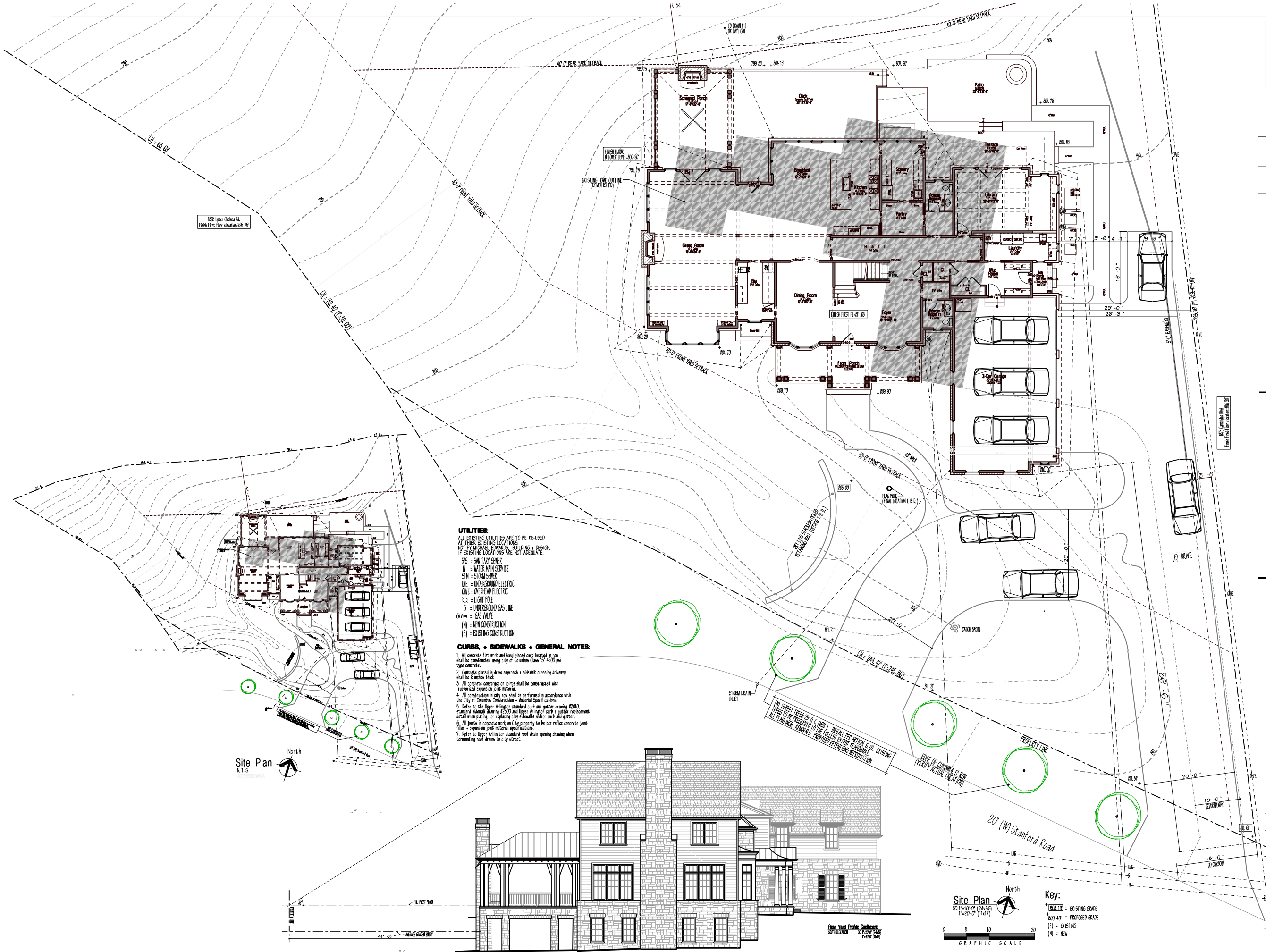
Cover Sheet +
General Notes

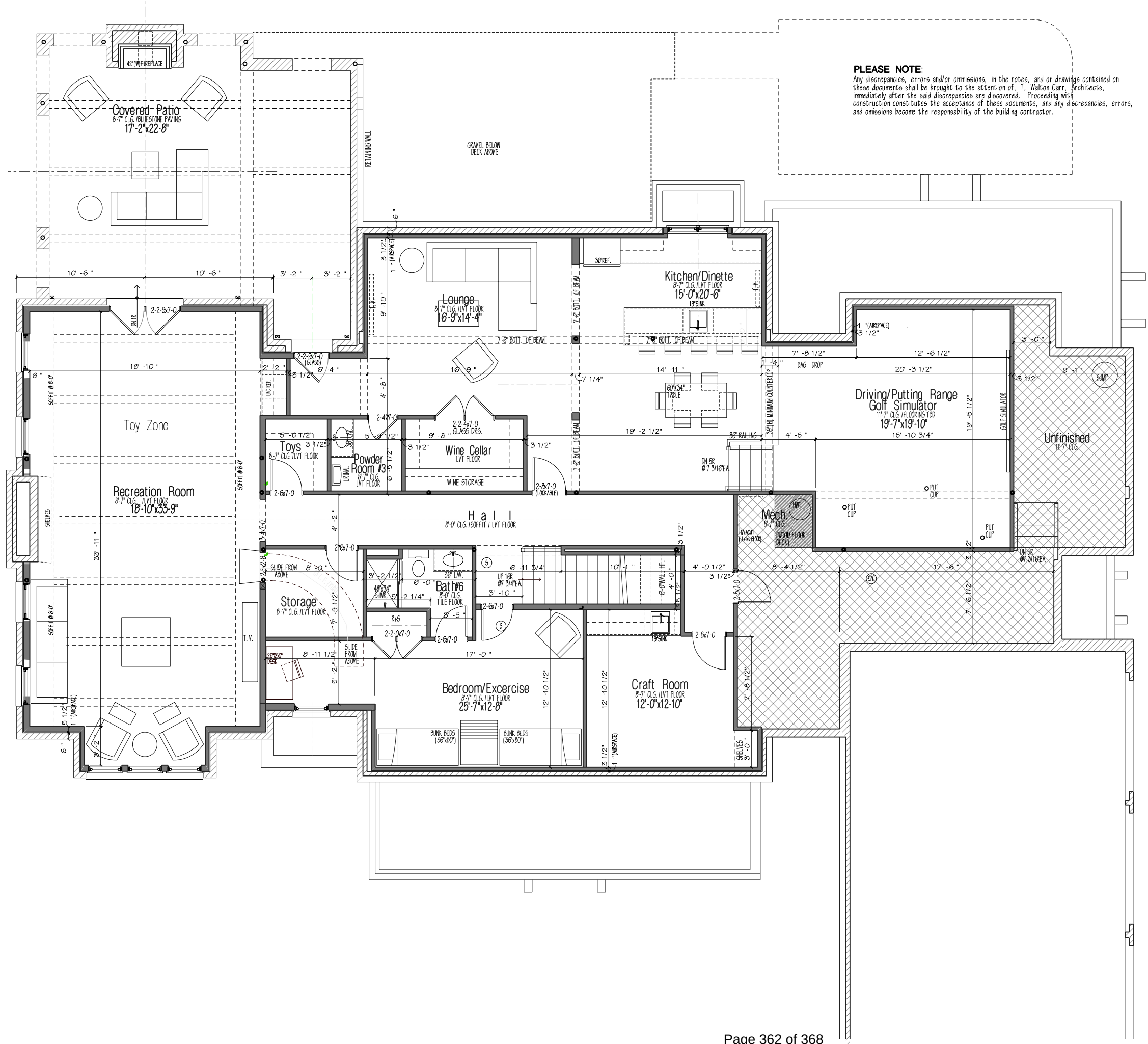
The Scala Residence
2080 STANFORD ROAD
Upper Arlington, Ohio, 43221

4-3-2024
CONSTRUCTION SET
REVISIONS

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SHEET
COVER





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METAL FIREPLACE NOTE:
Install all metal fireplaces per manufacturers specifications. Due to variances between fireplace manufacturers for metal fire place units all dimensions for fire place enclosures are to be verified at installation.

I-JOIST LAYOUT+DATA NOTE:
PROVIDE ENGINEERED DATA SHEETS AND LAYOUT PLANS FOR ALL I-JOISTS, AT THE START OF CONSTRUCTION. FOLLOW ALL MANUFACTURERS SPECS, AND RECOMMENDATIONS FOR NAILING AND FASTENING MEMBERS.

WIND /SHEER WALL BRACING METHOD:
ALL EXTERIOR WALLS TO HAVE 7/16" O.S.B. WALL SHEATHING. ATTACHED WITH 6d NAILS @ 16" AROUND PERIMETER, 12" O.C. IN FIELD.

NOTE:
INSTALL ALL BUILDING MATERIALS, FINISH + STRUCTURAL, PER MANUFACTURERS SPECIFICATIONS AND /OR RECOMMENDATIONS.

ENGINEERED LUMBER -NOTE:
PROVIDE ENGINEERED DATA SHEETS FOR ALL ENGINEERED LUMBER, INCLUDING LVL'S, PSL'S + GLUE-LAMS, AT THE START OF CONSTRUCTION, FOLLOW ALL MANUFACTURERS SPECS, AND RECOMMENDATIONS FOR NAILING AND FASTENING MEMBERS.

HEADER HEIGHTS:
HEADER HEIGHTS TO BE AS SHOWN PER EXTERIOR ELEVATIONS

⑤ = SMOKE DETECTOR

⑤C = SMOKE + CARBON DETECTOR

DOOR + WINDOW HEADERS:
ALL WINDOW + DOOR HEADERS TO BE 2-2X8, HEADERS, 1/2" SPACER W/ 2X4 WALL, 2 1/2" SPACE W/2X6 WALL, UNLESS NOTED OTHERWISE.



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T. WALTON CARR
ARCHITECTS

MEMBER
BIA

HOME GENERATOR

Finish Lower
Level Plan

The Scala Residence
2080 STANFORD ROAD
Upper Arlington, Ohio, 43221

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Finish Lower Level

1'-0" = 1/8" (11x17)

- KEY:**
- --- = INDICATES POINT LOAD ON BEAM FROM ABOVE
 - 4 = JOIST HANGER

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SHEET
A1.1



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ARCHITECTS



First Floor Plan

e Scala Residence
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R E V I S I O N S

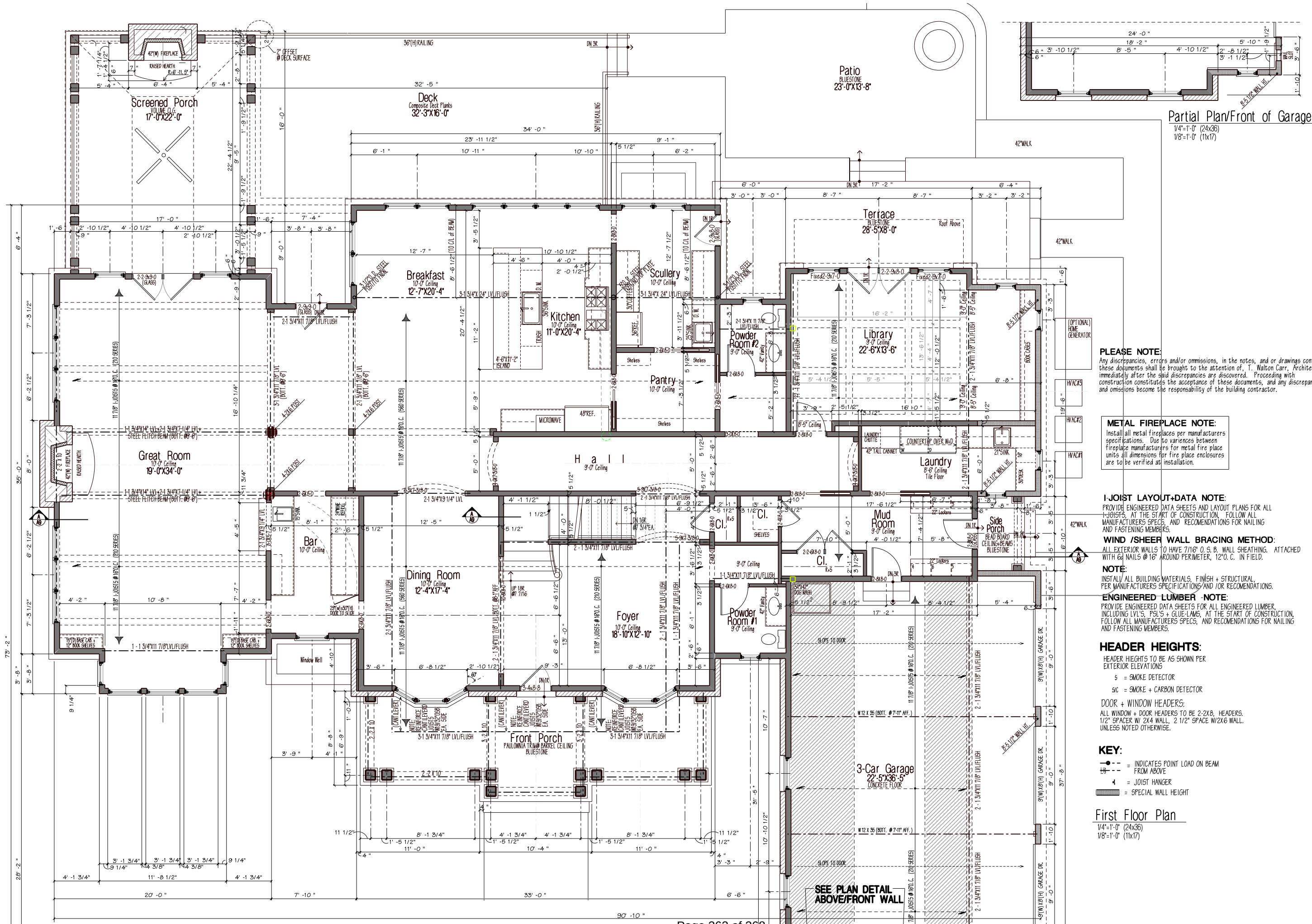
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S H E E T

A2



Second Floor Plan
The Scala Residence
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Upper Arlington, Ohio, 43221

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Install all metal fireplaces per manufacturers specifications. Due to variances between fireplace manufacturers for metal fire place units all dimensions for fire place enclosures are to be verified at installation.

I-JOIST LAYOUT-DATA NOTE:
PROVIDE ENGINEERED DATA SHEETS AND LAYOUT PLANS FOR ALL I-JOISTS. AT THE START OF CONSTRUCTION. FOLLOW ALL MANUFACTURERS SPECS. AND RECOMMENDATIONS FOR NAILING AND FASTENING MEMBERS.

WIND /SHEER WALL BRACING METHOD:
ALL EXTERIOR WALLS TO HAVE 7/16" O.S.B. WALL SHEATHING. ATTACHED WITH 6d NAILS @ 16" AROUND PERIMETER, 12" O.C. IN FIELD.

INSTALL ALL BUILDING MATERIALS, FINISH + STRUCTURAL PER MANUFACTURERS SPECIFICATIONS AND /OR RECOMMENDATIONS.

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HEADER HEIGHTS:

HEADER HEIGHTS TO BE AS SHOWN PER EXTERIOR ELEVATIONS

Ⓢ = SMOKE DETECTOR

ⓈC = SMOKE + CARBON DETECTOR

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ALL WINDOW + DOOR HEADERS TO BE 2-2X8, HEADERS. 1/2" SPACER W/ 2X4 WALL, 2 1/2" SPACE W/2X6 WALL. UNLESS NOTED OTHERWISE.

KEY:

● = INDICATES POINT LOAD ON BEAM
--- = FROM ABOVE
+ = JOIST HANGER
= SPECIAL WALL HEIGHT

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SHEET

A3

Second Floor Plan

SCALE: 1/4"=1'-0" (24x36)
SCALE: 1/8"=1'-0" (11x17)





Rear Elevation/North

SCALE: 1/8"=1'-0" (11X17)
SCALE: 1/8"=1'-0" (24X36)



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Rear Elevation

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Left Elevation

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A7



Left Side Elevation/West

SCALE: 1/8\"/>



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A8



Right Side Elevation/East

SCALE: 1"=0' = 1/8" (11X17)
SCALE: 1"=0' = 1/4" (24X36)