



New Albany Architectural Review Board Meeting Agenda
Monday, June 10, 2024 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call to order

II. Roll call

III. Action on minutes: May 13, 2024

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants who plan to address the board, “Do you swear to tell the truth and nothing but the truth.”

V. Hearing of visitors for items not on tonight’s agenda

VI. Cases:

ARB-21-2024 Certificate of Appropriateness

Certificate of Appropriateness for a new sign on the rear elevation at 200 Market Street, the New Albany Library (PID: 222-002871).

Applicant: Morrison Sign Company Inc.

ARB-106-2023 Certificate of Appropriateness

Certificate of Appropriateness for modifications to the previously approved Richmond Square townhomes located generally north of Main Street, south of McDonald Lane, and west of Keswick Drive (PID: 222-000043).

Applicant: Maletz Architects

ARB-35-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow a building addition, two new buildings, and associated site improvements at 6300 E. Dublin-Granville Road (PIDs: 222-000373)

Applicant: Scott R. Harper

VII. Other business

VIII. Poll members for comment

IX. Adjourn

New Albany Architectural Review Board
Monday, May 13, 2024 DRAFT Meeting Minutes

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, May 13, 2024 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

Mr. Hinson	present
Mr. Iten	present
Mr. Brown	present
Mr. Davie	present
Mr. Maletz	present
Ms. Moore	present
Mr. Strahler	present
Council Member Durik	present

Having all voting members present, the board had a quorum to transact business.

Staff members present: Law Director Albrecht, Planner II Christian, Planning Manager Mayer, Clerk Mason.

III. Action on minutes: April 8, 2024

Chair Hinson asked whether there were any additions or corrections to the minutes.

Mr. Iten stated that the record should reflect that the February minutes were duly adopted with three votes at the April meeting as only a majority of the quorum present was needed to adopt the minutes and there were five voting members present.

Chair Hinson stated that page three should be corrected to include that it was Board Member Iten who nominated him.

Hearing no further corrections, Chair Hinson moved for approval of the April 8, 2024 meeting minutes. Board Member Davie seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Davie yes, Mr. Strahler yes, Ms. Moore abstained from the vote, Mr. Maletz yes, Mr. Brown yes, Mr. Iten yes. Having six yes votes, the April 8, 2024 minutes were approved as corrected.

IV. Additions or corrections to the agenda

Chair Hinson administered the oath to all present who wished to address the board.

Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

Chair Hinson asked if there were any visitors present who wished to address the board for an item not on the agenda.

Hearing none, he introduced the first case and asked to hear from staff.

VI. Cases:

ARB-16-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow a new patio that was installed between the shared property lines at 20 & 24 S. High Street (PIDs: 222-000027 and 222-000028).

Applicant: Lorenz Lawn & Landscape LLC

Planner II Christian delivered the staff report.

Board Member Iten asked when the inspection occurred.

Planner II Christian responded that it was earlier this year.

Planning Manager Mayer responded early this year or late last year.

Applicant Mr. Bush responded that it was in November of 2023.

Board Member Iten asked why there was a delay in bringing this before the board.

Planning Manager Mayer explained that the delay was intentional and it was to see whether additional items would need to be included in the application.

Board Member Iten asked what would happen if the application was not approved.

Planning Manager Mayer answered that the applicant would have to remove the patio or modify it to match the board's approval.

Board Member Iten asked if the approved patio was not built.

Applicant Nate Bush, owner of the three buildings, stepped to the lectern to respond. He explained that he did not put in the application, but he had requested a modification. He wanted a focal point to the back and he was unaware that it was inconsistent with what was approved. Lorenz was the original landscaper and installed both patios, he did not explain that additional approval was needed, and did not come back.

Board Member Iten continued and asked about the installation of the second patio.

Mr. Bush responded that after the original patio came out so nicely, he wanted a second and the architect said it was not a problem.

Chair Hinson noted that the walls were different.

Planner II Christian responded that the image shown was not the revised plan and it was that length because the board required a seating wall along High Street.

Chair Hinson asked about screening along the wall and noted that the mortar had a harsh appearance.

Planner II Christian agreed and responded that the landscaping plan was submitted and it was approved by the city architect.

Chair Hinson asked whether there was landscaping across the entire front area, on the street side.

Mr. Bush responded that there are two dogwood trees and three boxwood bushes that would reach the height/length of the seating wall.

Board Member Iten remarked that, notwithstanding his annoyance that it had been built, he did not find it offensive, but it was frustrating to approve something that had already been built. He continued that if it was presented as an application he would approve it, and that he was not inclined to withhold approval. He noted that he had reservations about the existing architecture of the surrounding properties.

Board Member Maletz noted that the board was rarely faced with approving something that had already been built and asked what the city's response was when this happened. Does the city levy a fine? He thought the board was trying to evaluate the merits. What is the applicant's burden in this context?

Planning Manager Mayer responded that the city will notify the owner of the violation. The goal is good design and to bring the property into compliance, not to levy fines. The delay in this case was to ensure that all necessary approvals were presented at once and not piece by piece. He continued that he thought this was additive to High Street and was not a case for changes or removals, however the city was asking for additional landscaping as a condition of approval.

Board Member Maletz evaluated lot coverage, the merits and the layout. He noted that there is some degree of variability of properties fronting High Street. This property had no relation to other properties on High Street. His concern was to be fair and reasonable, he noted that he believed there should be a high standard for the rhythm and aesthetic on High Street. This is a missed opportunity to address that. He recommended an evaluation of all three properties and the establishment of a common line of all three walls. They should be complimentary in nature. High Street is different than the others and deserves unique consideration. He asked the applicant what was the basis for the location of the screening wall.

Board Member Iten asked why the walls were not lined up.

Mr. Bush responded that it was because of the tree.

Chair Hinson stated that there is a second retaining wall with different brick, mortar, cap, and brick sidewalk. These two elements rise above and are not consistent with the architecture. In his opinion it needed to be screened with more boxwood, more complete screening.

Board Member Maletz agreed and recommended more screening, consideration of stained mortar, and reconsideration of the cap. The rest of the application is acceptable.

Chair Hinson made a motion that the applicant should work with staff, and the Architectural Review Board would approve, with the City Architect, to properly and completely screen the two new elements/retaining walls. He further noted that he was okay with the non-approved patio as built, but it needed to be properly screened from the street.

Board Member Strahler added that a light plan needed to be submitted.

Board Member Iten confirmed that the applicant was in agreement.

Mr. Bush agreed.

Ms. Moore seconded the motion.

Upon roll call: Mr. Hinson yes, Ms. Moore yes, Mr. Iten yes, Mr. Brown yes, Mr. Davie yes, Mr. Maletz yes, Mr. Strahler yes. Having seven yes votes, the motion passed.

Council Member Durik asked whether the board has considered other applications involving a resident who relied on a contractor. He further asked whether staff was familiar with this contractor, and whether this contractor was free-wheeling.

Planning Manager Mayer responded that all contractors are required to register with the city. If a contractor has repeated violations for work without permits, the city can deny registration.

Council Member Durik recommended that this contractor be notified. Chair Hinson agreed, thanked the applicant, and introduced the next case.

ARB-21-2024 Certificate of Appropriateness

Certificate of Appropriateness for a new sign on the rear elevation at 200 Market Street, the New Albany Library (PID: 222-002871).

Applicant: Morrison Sign Company Inc.

Planner Cratic-Smith delivered the staff report.

Board Member Iten asked whether staff had considered that the sign is off-center. He observed that on the front of the building, which is almost two stories, the sign is centered. On the back of the building, the sign is on the left appendage.

Planning Manager Mayer responded that staff did consider that. The side maximized visibility toward Raines Crossing, the sign was centered on that wing and there is a direct view over the bridge facing north. Staff felt like the positioning of the sign was appropriate based on area activity and gathering spaces.

Board Member Maletz asked if there was a reason that Mrs. Kessler is below on one side and above on the other.

Applicant Sean White and Applicant Kristen Sutton responded that they could propose that design if that was desired [name above library on one side and name below library on the other].

Board Member Iten remarked that it was weird that it reverses. His present concern was that there is a tree. That is the perfect reason not to put a sign there; trees die or get cut down. When the tree is gone, the approved sign is on the left when it should be centered.

Board Member Strahler noted that when Rose Run Park was being designed there was talk of putting doors on the back and asked whether there was consideration of putting doors in the back.

Ms. Sutton responded that the library was currently evaluating their cap plans, but not beyond 2025. There were no current plans to do that.

Board Member Strahler continued that if doors are installed, they should be centered.

Board Member Iten stated that if the board approved the sign on the left side and then the tree dies, the board will wish the sign was centered. He asked whether the same effect could be achieved with a post sign, rather than placing an off-center sign on this very attractive building.

Ms. Sutton responded that she believed the placement of the sign did not take the tree into consideration. The placement is an aesthetic choice, which was why it was being presented to the board today.

Board Member Iten agreed that board makes aesthetic choices.

Council Member Durik asked first, why have a second sign. Second, are there any other properties in the area with a sign in the front and in the back. Third, what about the lighting, was the front sign halo lit.

Mr. White responded that the front sign was halo lit, and that the library wanted the front and the back signs to match.

Ms. Sutton added that they should have brought Pat Losinski. The sign on the back was for the community and also followed a conversation with the donor.

Board Member Iten continued that given the ephemeral nature of the landscaping and the attractiveness of the building, he was reluctant to put large sign, such as this, off center. He preferred to put in a post sign in the back. Placing a big sign off center not doing the job of approving signs. Others may disagree.

Board Member Maletz asked what kind of tree was planted there.

Board Member Iten stated that it has red leaves and goes to the top of the building, but it is not a maple.

Board Member Maletz stated that he had mixed emotions about this. He understands the reasons of awareness and promotion. He encouraged consideration of the character of the crossing. This is a pedestrian throughway. He shares the aesthetic sentiment and there is no doubt in his mind that this should be in the center. He acknowledged that it may undermine the purpose of the sign; is tricky with a building like this, but consistency matters.

Board Member Iten added that he was happy to approve that size sign, but it has to be in the center. The sign as proposed makes no sense. He would also approve a properly placed post sign. The sign should not be placed on the left because it would be there forever.

Board Member Strahler added that he understood the capital funding timeline, and asked whether a back entrance was still on his wish list.

Ms. Sutton remarked that there was a potential for a back entrance but she had not been in on those discussions. She added that if such a project was completed, the sign could be centered. She added that the city and library had discussions about timing and improvements to the library. For funding reasons, that it was put on hold but the city is still interested in expanding that outdoor space in the future.

Board Member Brown discussed the work involved with moving a sign. The real work was involved the building penetrations. There were further discussions regarding the lettering, the brick veneer, parking, the possibility of a post sign.

Chair Hinson remarked that he had heard many conversations off record of a lot of opportunities in this parking area for future development from parking deck to farmer's market to more. He was curious whether anything unofficial had come before staff that they should consider. He stated that he thinks it is a mistake to put a sign off center given future development in the area and he would like to stay ahead of the curve based on what he's heard.

Planning Manager Mayer responded that there have been many discussions. Planner II Christian and he were looking at the 2005 Village Center plan. There have and continue to be conception planning but nothing firm. The Village Center has been outlined since late 1990s. There were certainly opportunities, including underground water storage to allow for future development in the future, but no timelines were associated. The long range plan contemplates development in Market Square area. Regarding parking decks, the city was working on a parking study and hoped to have it done by end of year.

Chair Hinson stated that he was listening comments and thoughts. He would approve a centered sign on the building, a post sign on the corner or direction, or something by Raines versus committing to an asymmetrical sign.

Board Member Davie pointed out that a loading space was under the proposed sign location.

Ms. Sutton pointed out that the positioning of the sign was directional.

Planning Manager Mayer recommended tabling the application for one month. If one month is insufficient, it can be tabled again.

Board Member Iten agreed and further remarked that he liked to say yes to libraries but it seemed like this application needed more work.

Board Member Brown recommend that the application be tabled.

Chair Iten moved to table ARB-21-2024 for one month. Board Member Maletz seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Davie yes, Mr. Iten yes, Mr. Brown yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes. Having seven yes votes, the motion passed and ARB-21-2024 was laid upon the table.

Planning Manager Mayer confirmed that the application could be tabled for longer than one month, at the board's discretion.

Chair Hinson introduced the next case and asked to hear from staff.

ARB-23-2024 Certificate of Appropriateness

Certificate of Appropriateness to allow a new post sign and projecting sign to be installed at 30 W. Main Street (PID: 222-000091).

Applicant: City of New Albany

Planner II Christian delivered the staff report.

Board Member Iten noted there was no bracket.

Board Member Moore asked about the dimension of the underside of the blade-sign, noting that a minimum needed to be met.

Planner II Christian remarked that it had to be at least 8 feet.

Planning Manager Mayer added that he thought it was positioned over a planter bed as well.

Board Member Iten asked for the name of the structure

Planning Manager Mayer responded Phelps House.

Board Member Maletz asked whether this was the only annex building for city offices.

Planning Manager Mayer answered, beginning recently, yes. The city owns some other properties in the Village Center but this is the only building, outside of the public service department and the police department, where staff is being placed. There are a lot of new employees and as a result the city has a need to expand. Prior to this, the space was used for storage and New Albany Symphony used the space. Now the city is officially putting city staff here.

Board Member Maletz wondered whether the name of the building could pay some homage to the history of the structure, something more descriptive, “City Annex at Phelps House.”

Planning Manager Mayer responded that was a great comment. The sign is not permanent. There is no historical marker out there and there would be other opportunities after this to add signage. City staff would work with the Historical Society.

Board Member Maletz noted that part of the charge of the board was to recognize opportunities for education and identity in the community. This is a recognizable structure and this could raise sensitivity.

Planning Manager Mayer stated that staff was requesting approval of this signage tonight for logistical reasons, however staff would continue to look into further research.

Council Member Durik noted that there has been a lot of staff growth. The Finance Department is in a commercial building with the signage inside the building, but not outside. This structure is a building that the city owns. It has been vacant for a while. If future expansion occurs, maybe 5 years from now, they may not even be in that space. He added that a historical marker on the building is appropriate for the Historical Society. Ideally, he wants city staff in a larger single building in the future.

Planning Manager Mayer stated he could reach out to the New Albany Community Foundation, because he thought they were familiar with this.

Chair Hinson added that the house built in 1920. But was still, Phelps House or Phelps Close.

Board Member Iten moved for approval of ARB-23-2024. Board Member Moore seconded the motion.

Upon roll call: Mr. Iten yes, Ms. Moore yes, Mr. Hinson yes, Mr. Davie yes, Mr. Maletz yes, Mr. Brown yes, Mr. Strahler yes. Having seven yes votes, the motion passed and ARB-23-2024 was approved.

VII. Other business

Planning Manager Mayer introduced Planner Saumenig, who had recently joined the planning team.

The board welcomed Planner Saumenig.

Planning Manager Mayer invited the board to the open house for the US 62 Focus Area Plan on May 14th from 6:00 – 7:30, at the Heit Center. All are welcome to attend the open house. He offered special thanks to Board Member Moore for helping.

Planner II Christian showed the City's US 62 planning video.

VIII. Poll members for comment

Board Member Iten commented that it was nice to see everyone.

IX. Adjourn

Having no further business, Board Member Brown moved to adjourn the May 13, 2024 New Albany Architectural Review Board Meeting. Board Member Davie seconded the motion.

Upon roll call: Mr. Brown yes, Mr. Davie yes, Mr. Hinson yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes, Mr. Iten. Having seven yes votes, the motion passed and the May 13, 2024 New Albany Architectural Review Board Meeting was adjourned at 7:55 p.m.

Submitted by Deputy Clerk Madriguera, Esq., with special thanks to Clerk of Council Mason.

Appendix

ARB-16-2024

Staff Report

Record of Action – in process

ARB-21-2024

Staff Report

Record of Action – in process

ARB-23-2024

Staff Report

Record of Action



**Architectural Review Board Staff Report
May 13, 2024**

**20 & 24 SOUTH HIGH STREET PAVER PATIO
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 20 & 24 South High Street (Parcel IDs: 222-000027 and 222-000028)
APPLICANT: Lorenz Lawn & Landscape LLC
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Historic Center
STRATEGIC PLAN: Village Center
APPLICATION: ARB-16-2024

Review based on: Application materials received on March 5, 2024.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests review and approval for a new 955 sq. ft. patio that was installed in between the shared property lines at 20 & 24 S. High Street. In June 2022, the ARB approved a patio to be installed between the shared property lines at 14 & 20 S. High Street (ARB-55-2022). This new patio connects with the original patio that was approved by the ARB.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. This section of city code states that patios, porches and other defined areas used for dining or other commercial activities constitutes as a major environmental change. Both properties are owned by Busch Real Estate LLC. Sycamore Wellness will occupy the building at 24 S. High Street therefore ARB review and approval is required.

II. SITE DESCRIPTION & USE

The properties are located in the Historic Village Center, are zoned Urban Center Code and the New Albany Design Guidelines and Requirements apply to the site. The properties have been converted to commercial uses. There is one single family home on each property and a detached structure at the rear of 20 S. High Street.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The applicant installed a new, 955 sq. ft. patio in between the shared property lines at 20 & 24 S. High Street. The properties each contain one single family homes, both of which have been converted to commercial uses. The building at 24 S. High Street

will be occupied by Sycamore Wellness. The main paver terrace will be located in between the existing buildings and walkways will connect the patio to existing entrances into both buildings, an accessory structure and a private site parking lot.

- C.O. 1157.07 states that patios, porches and other defined outdoor areas used for dining or other commercial areas are considered a major environmental change and ARB review and approval is required. The proposed patio area will not be used for commercial dining purposes such as a restaurant however, given the requirements of city code the ARB must approve a patio at this site.
 - New Albany Design Guidelines Section 3: Village Center Commercial section I(A)(9) states that brick pavers are the most appropriate paving material in all commercial areas of the Village Center District.
 - In June 2022, the ARB approved a patio to be installed between the shared property lines at 14 & 20 S. High Street (ARB-55-2022) with the following conditions:
 - Brick must be used on the patio walls, piers and edge. A complimentary paver must be used for the main patio terrace, subject to the review and approval of the city architect.
 - A detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and is subject to review and approval of the city landscape architect.
 - The seating wall must run along the entire length of the High Street frontage where the patio is present, subject to staff approval.
 - The applicant indicates that the original patio was slightly expanded at the rear of 14 S. High Street. This new area is shown on the submitted site plan, identified in green. The ARB should evaluate the appropriateness of this additional space. It appears that the design is consistent with the rest of the patio that was approved by the ARB.
 - The new patio connects with the existing patio that was originally approved by the ARB. Both patios meet the original conditions of approval and share a consistent design. Brick is used on the patio walls, piers and edges. The city architect approved a complimentary paver that is used for the main patio terrace and a seating wall is present along High Street, where required.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
- The proposed patio appears to be appropriately located in between both sites. Based on the submittal, it appears that new landscaping and lighting may be added in the patio area as part of the project. Staff recommends a condition of approval that a detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and be subject to the review and approval of the city landscape architect.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
- It does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the installation of this proposed patio.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
- Not Applicable.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
- It appears that the applicant has designed and located the patio on the sites in a way that is sensitive to the existing site and building conditions.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
7. *Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not Applicable.

B. Urban Center Code Compliance

The Urban Center Code and city code do not provide regulations for commercial patios in the Village Center. The proposed patio is appropriately located on the sites.

IV. SUMMARY

The new patio space is consistent with the design of the original patio that was approved by the ARB and compliments the established character of the Village Center.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval the following motion would be appropriate. Conditions of approval may be added.

Suggested Motion for ARB-16-2024:


Move to approve Certificate of Appropriateness application ARB-16-2024 with the following condition (additional conditions of approval may be added).

1. A detailed landscape and lighting plan must be submitted as part of the zoning permit for the project and is subject to review and approval of the city landscape architect.

Approximate Site Location:



Source: Google Earth


NEW ALBANY
COMMUNITY CONNECTS US
Architectural Review Board Staff Report
May 13, 2024

NEW ALBANY LIBRARY WALL SIGNS
CERTIFICATE OF APPROPRIATENESS

LOCATION: 200 Market Street
APPLICANT: Morrison Sign Company Inc.
REQUEST: Certificate of Appropriateness
ZONING: C-PUD; Comprehensive Planned Unit Development
STRATEGIC PLAN: Village Center
APPLICATION: ARB-21-2024

Review based on: Application materials received on April 18, 2024.

Staff report prepared by Sierra Cratic-Smith, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow a wall sign to be installed at 200 Market Street for the New Albany Library. The wall sign is proposed to be installed on the rear elevation facing Rose Run Park at the northeastern corner of the building.

II. SITE DESCRIPTION & USE

The property is zoned under the 1998 New Albany Company zoning district Subarea 4A: Market Street text.

The New Albany branch of the Columbus Metropolitan Library is located in Market Square at 200 Market Street. According to the Franklin County Auditor the building was constructed in 2002. The library's parcel is approximately 1.6558 acres and has shared parking with the surrounding retail shops.

III. EVALUATION

Certificate of Appropriateness:

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness to be issued by the Architectural Review Board. No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code section 1169.14(a) each building or structure in the Village Core sub-district shall be allowed three (3) sign types including, but not limited to, projecting, awning and wall signs. The applicant proposes to install a new sign on the rear elevation.

Wall Sign

- City sign code Chapter 1169.16(d)(2) permits a maximum area of 40 square feet based on the building's frontage, allows one wall sign per business entrance and requires a minimum sign relief of one inch. The building has 265.49+/- feet of frontage on Market Street and two business entrances.
 - a. Area: 22.5 square feet [meets code].
 - b. Location: the sign is proposed to be installed above the first story windows on the northeastern corner of the rear elevation of the building [meets code].
 - c. Lighting: Halo illumination [meets code].
 - d. Relief: 1.75 inch [meets code].
 - e. Colors: blue to match front elevation sign [meets code].
 - f. Lettering Height for the first sign: 13.1" maximum [meets code]
 - The sign will read "Library Charlotte P. Kessler."
 - The sign panel is made out of Aluminum which is a permitted sign material.
 - C.O. 1169.12(a)(1) states that signs are to be consistent with the design/style of the building on which they are located. The proposed material appears to be the same used on the front elevation sign.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The proposed sign is an appropriate sign-type for this tenant space.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The sign appears to be positioned in a suitable location and does not block any architectural features.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed sign is designed and scaled appropriately for this tenant space.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - The does not appear to impair the essential form and integrity of the original structure.

IV. SUMMARY

The proposed wall sign appears to be consistent with the architectural character of the building, the overall Village Center and is appropriate for this space.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.


Suggested Motion for ARB-21-2024:

Move to approve Certificate of Appropriateness application ARB-21-2024.
(Conditions may be added)

Approximate Site Location:



Source: Near Map


**NEW
ALBANY**
COMMUNITY CONNECTS US
Architectural Review Board Staff Report
May 13, 2024

**PHELPS HOUSE SIGNAGE
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 30 West Main Street (PID: 222-000091)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness
ZONING: Urban Center, Campus Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-23-2024

Review based on: Application materials received on April 10, 2024

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness to allow one post sign and one projecting sign to be installed at 30 W. Main Street, for city of New Albany offices. There are no existing signs at the site and the proposed signs will help visitors locate the building.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for new signage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and Chapter 1169.

II. SITE DESCRIPTION & USE

The property is zoned Urban Center (Campus sub-district) therefore, the city's sign code regulations apply to the site. The existing structure on the property is commonly known as the Phelps House which was constructed in 1928. The city of New Albany owns the building which is used for city offices.

III. EVALUATION

Certificate of Appropriateness:

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness and 1169 City Sign Regulations**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Per the city's sign code section 1169.14(c) each building or structure in the Campus sub-district shall be allowed three (3) sign types including, but not limited to, single post, projecting and wall signs. The applicant proposes to install one projecting sign and one single post sign with the following dimensions.

Projecting Sign

- City sign code Chapter 1169.16(h) allows one projecting sign per building entrance and a maximum size of 8 square feet.
 - a. Area: 8 square feet [meets code].
 - b. Location: mounted to the Main Street elevation of the building, near the building entrance that is adjacent to the parking lot [meets code].
 - c. Lighting: none proposed [meets code].
 - d. Relief: 3 inches [meets code].
 - e. Colors: blue, bronze and white (total of 3) [meets code].
 - f. Height: 6 feet [meets code].
- The sign reads “City Offices | 30 W. Main” and features the city of New Albany logo.
- The sign panel is made out of aluminum which is a permitted sign material.
- A minimum 8-foot clearance is required to be maintained from adjacent sidewalks. This will be verified at the time a sign permit is issued and the sign is installed.

Single Post Sign

- City sign code Chapter 1169.17(a) allows one single post sign per street entrance and a maximum size of 8 square feet.
 - a. Area: 8 square feet [meets code].
 - b. Location: installed along the Main Street frontage of the site, south of the building, and setback 5 feet from the property line [meets code].
 - c. Lighting: none proposed [meets code].
 - d. Relief: 3 inches [meets code].
 - e. Colors: blue, bronze and white (total of 3) [meets code].
 - The sign reads “City Offices | 30 W. Main” and features the city of New Albany logo.
 - The sign panel is made out of aluminum which is a permitted sign material. It is attached to an aluminum post that will be painted white to match other single post signs in the Village Center.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - The proposed signs are appropriate sign-types for this property.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The signs are positioned in suitable locations and will not block any architectural features.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The building is a product of its own time and as such should utilize signs appropriate to its scale and style, while considering its surroundings. The proposed signs are designed and appropriately scaled for the site and building on which they are located.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - Not Applicable
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
- It does not appear that the projecting sign will affect the original structure, if it were to be removed or altered in the future.

IV. SUMMARY

The proposed signs are consistent with the architectural character of the site and the overall Village Center.

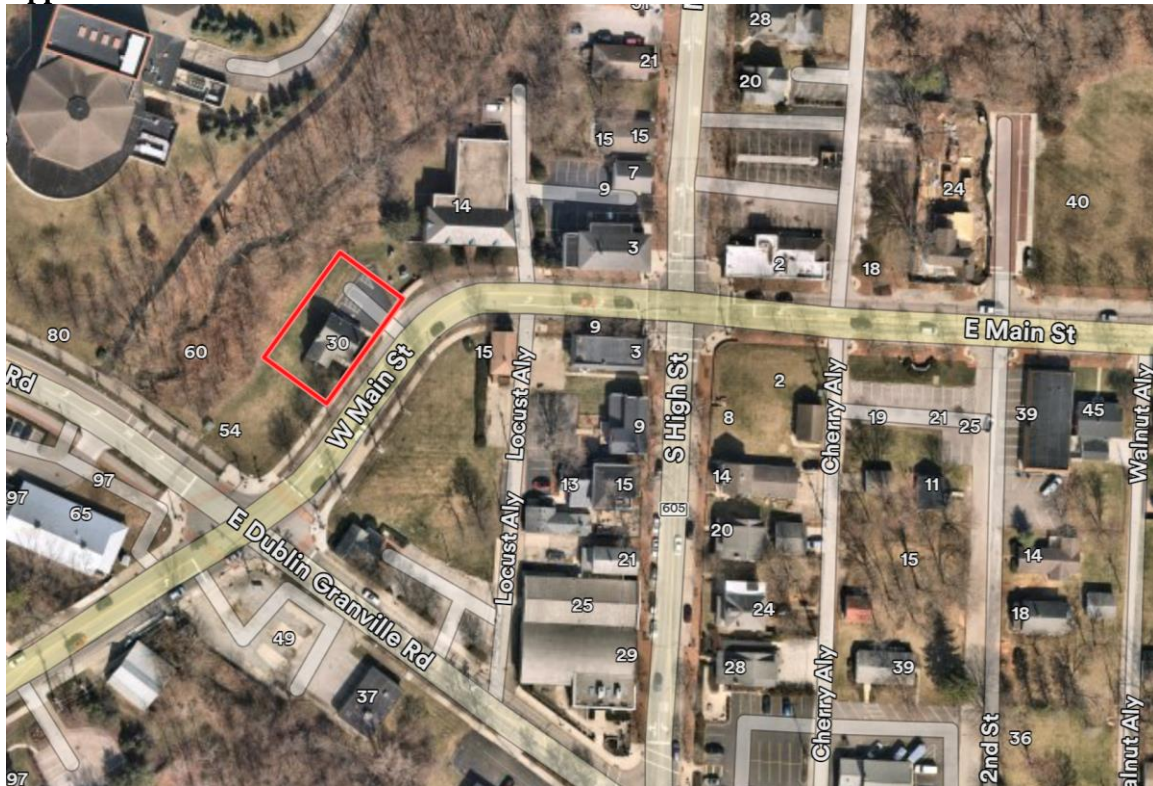
V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-23-2024:

Move to approve Certificate of Appropriateness application ARB-23-2024 (conditions of approval may be added).

Approximate Site Location:



Source: NearMap



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear City of New Albany, c/o Adrienne Joly

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, May 14, 2024

The New Albany Architectural Review Board took the following action on 05/13/2024 .

Certificate of Appropriateness

Location: 30 West Main Street

Applicant: City of New Albany, c/o Adrienne Joly

Application: PLARB20240023

Request: Certificate of Appropriateness to allow a new post sign and projecting sign to be installed at 30 W. Main Street (PID: 222-000091).

Motion: Move to approve

Commission Vote: Motion Approved, 7-0

Result: Certificate of Appropriateness, PLARB20240023 was Approved, by a vote of 7-0.

Recorded in the Official Journal this May 14, 2024

Condition(s) of Approval: None

Staff Certification:

Chris Christian

Chris Christian
Planner II



Patrick Losinski, CEO

May 28, 2024

Alan Hinson
Chairperson
Architectural Review Board
City of New Albany
99 W Main Street
New Albany, OH 43054

Re: Morrison Sign Company Application ARB-21-2024

Dear Mr. Hinson:

On behalf of Columbus Metropolitan Library (CML), I write to request that the application pertaining to the New Albany Branch of CML filed by Morrison Sign Company, Inc. (ARB-21-2024) be tabled until the Architectural Review Board's July 2024 meeting.

Staff is working to respond to questions raised during the Board's May meeting and will be prepared to speak to those issues in July.

If you have any questions in the interim, please contact Kristin Sutton, CML's Government Relations Manager, at ksutton@columbuslibrary.org or (614) 849-1378.

Sincerely,

A handwritten signature in black ink that reads "Patrick Losinski". The signature is written in a cursive, flowing style.

Patrick Losinski

CC:
Sean White, Morrison Signs, Inc.
Sierra Cratic-Smith, City of New Albany



**Architectural Review Board Staff Report
June 10, 2024 Meeting**

**CERTIFICATE OF APPROPRIATENESS
RICHMOND SQUARE TOWNHOMES**

LOCATION: Generally located north of Main Street, south of McDonald Lane, and west of Keswick Drive (PID: 222-000043-00)
APPLICANT: Maletz Architects
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Core Residential Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-106-2023

Review based on: Application materials received on May 24, 2024.

Staff report prepared by Chris Christian, Planner II.

I. REQUEST AND BACKGROUND

On December 12, 2023, the ARB approved a certificate of appropriateness application, with waivers, for new townhomes to be located generally north of Main Street, south of McDonald Lane, and west of Keswick Drive. The project includes 6 units within three buildings.

The applicant proposes to modify the rear elevations of the buildings that back on to McDonald Lane. There are no other proposed changes, outside of the revisions made to comply with the original conditions of approval that were placed on the application. All of the original conditions of approval still apply and are listed in the motion section of the staff report. This staff report evaluation is limited to the proposed modifications on the rear elevation of the buildings which include:

- Addition of a bay window/solarium on the rear elevations; and
- Extension of outdoor patio space on the rear elevations.

C.O. 1157.06 states that no environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. C.O. 1157.07 states that exterior building changes that modify or reconstruct any exterior features of an existing structure, that are not considered minor changes, must be reviewed and approved by the ARB prior to the work being completed. The proposed modifications are considered Major Environmental Changes and therefore must be reviewed and approved by the ARB.

II. SITE DESCRIPTION & USE

In 2005, the ARB and Planning Commission approved a final development plan for Richmond Square (Section 21) of the New Albany Country Club. This development included traditional Georgian rowhouses to be developed fronting onto Richmond Square and Keswick Drive. Some of these rowhouses were developed on Richmond Square in phases. On January 24, 2022 the ARB approved a certificate of

appropriateness and waivers to allow for the construction of a multi-unit building at this site. The current request is to allow for the construction of new townhomes which was approved by the ARB on December 12, 2023.

The site is surrounded by residentially zoned and used properties. The property is currently 0.75 acres in size.

III. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

A. Certificate of Appropriateness

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - Section 2 of the New Albany Design Guidelines and Requirements provides the requirements for townhouses inside the Village Center. Section II (III.B.1) requires townhouse buildings to be based on an American architectural precedent described in section 1 of the DGRs. The ARB previously approved 6 townhomes to be installed on the property, each with a Georgian style of architecture.
 - The applicant proposes the following modifications to the rear elevations of the two townhome buildings that back on to McDonald Lane. There are no other proposed changes to the previous design, outside of revisions made to meet the original conditions of approval.
 - Addition of a bay window/solarium on the rear elevations; and
 - Extension of outdoor patio space on the rear elevations
 - The applicant proposes to add a large bay window/solarium on the rear elevation of each building that backs on to McDonald Lane along with a small, new patio space. The new window details were not provided for review but appear to match the windows used on the rest of the building that was previously approved by the ARB. The city architect has reviewed and approved the proposed changes and states that the overall building designs fit within the existing context of the Village Center.
 - It appears that the proposed modifications appropriately relate to the original ARB approval through the use of the same building materials and architectural vocabulary.
 - All of the original conditions of approval related to the building architecture still apply and are listed in the motion section of the staff report.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

All of the original conditions of approval related to the site, landscaping, and lighting still apply and are listed in the motion section of the staff report. There are no proposed changes.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The site is currently vacant and is located in the immediate vicinity of the Richmond Square development and the Market and Main multi-unit buildings. The city architect has reviewed and preliminarily approved the submittal.
4. *All buildings, structures and sites shall be recognized as products of their own time.*

- The proposed building is new construction and is appropriately designed using the Georgian architectural style.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and compliments existing buildings in the immediate area.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not applicable.

B. Urban Center Code Compliance

None of the proposed changes alter compliance with the Urban Center Code regulations as listed in the table below, with the waivers that were previously approved by the ARB. This site is located in the Core Residential Sub-District. The building typology proposed is townhouse.

IV. SUMMARY

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements and Urban Center Code. All of the proposed exterior building modifications appear to be consistent with the previously approved design through the use of the same building materials, trim elements and railing details. All previous conditions of approval placed on the original application will carry over to this application and are reviewed as part of the building permit.

V. ACTION

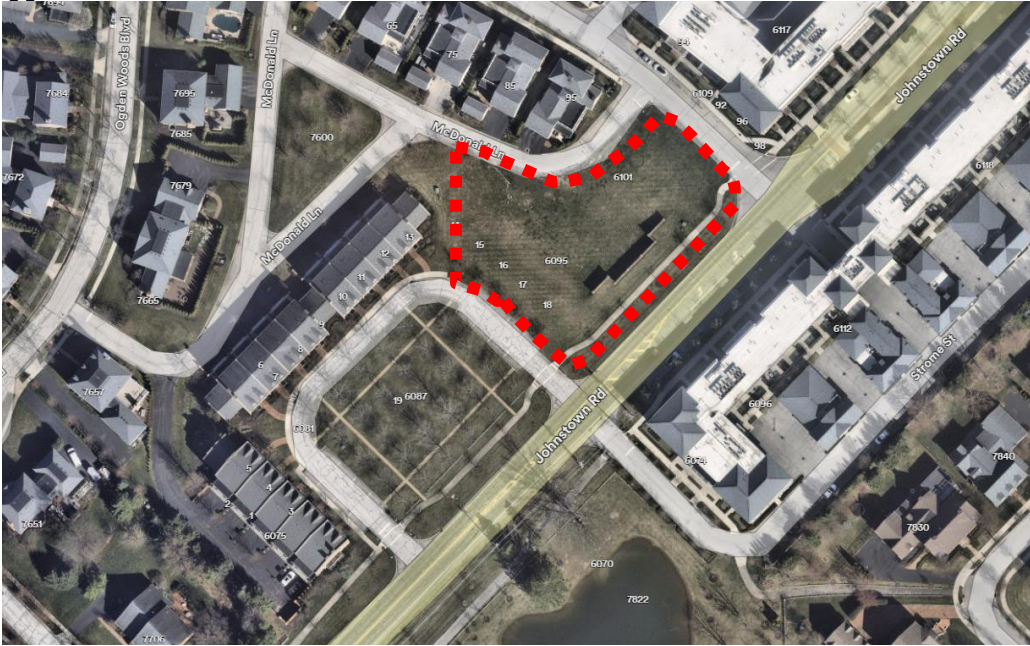
Should the ARB find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application ARB-106-2023 subject to the following conditions of approval, all subject to staff approval:

1. If a composite material is to be used for trim and/or screening elements, the use and type of material is subject to staff approval.
2. Windows must comply with the DGR requirements.
3. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal façade, and shall be fully screened from the street and neighboring properties, subject to staff approval.
4. A landscape plan must be submitted and meet all city landscape code requirements, subject to staff approval.
5. A lighting plan must be submitted and is subject to staff approval.
6. Bicycle parking spaces must be provided and located outside of the right-of-way, subject to staff approval.
7. The trash containers shall be stored internal to the building, inside the garage.
8. The existing utility boxes along Main Street must either be vaulted or relocated to behind the existing sidewalk, subject to the city engineer's approval.

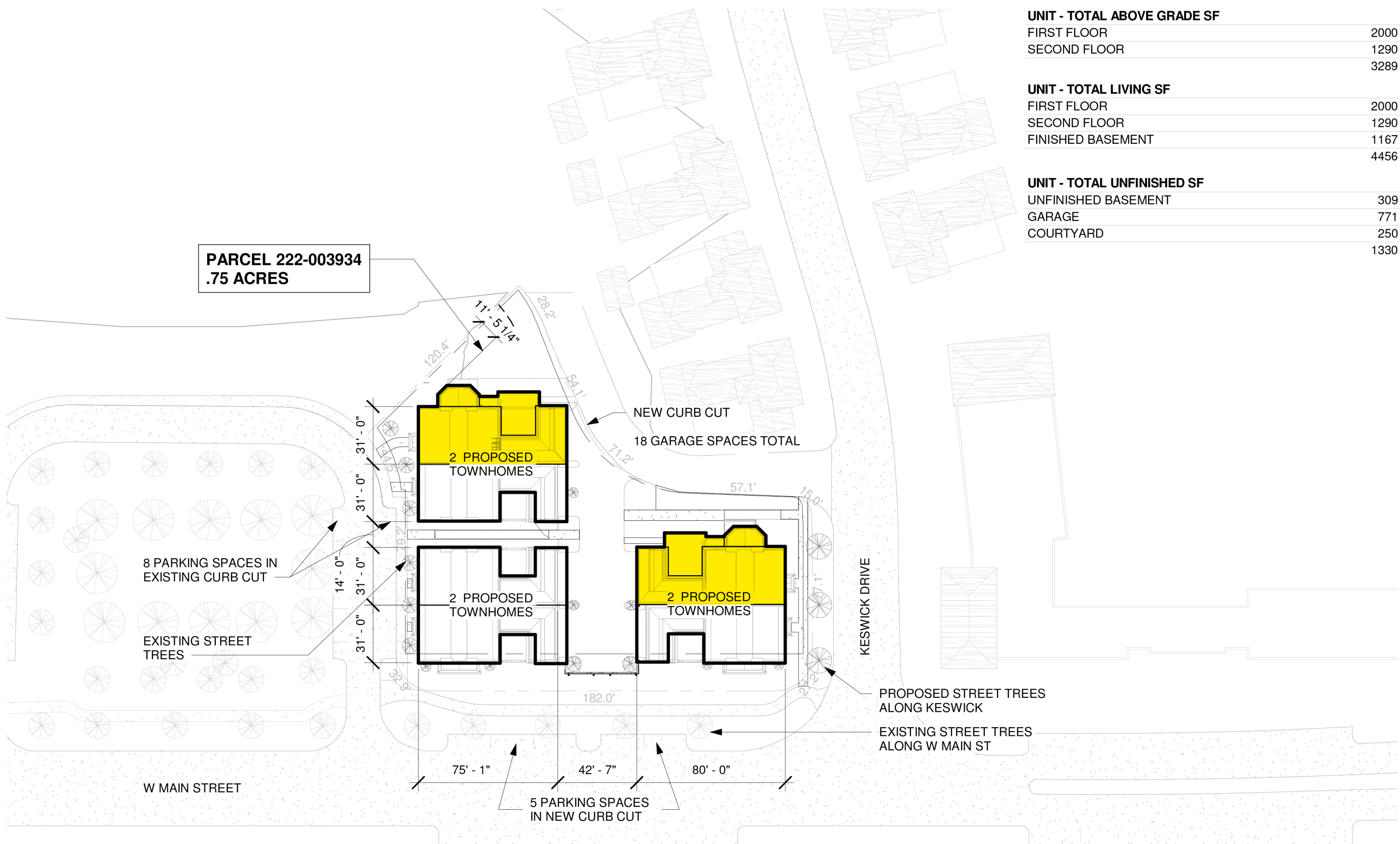
9. The sidewalk shall be 6-foot wide along Keswick Drive.
10. The plans shall be updated to provide an 8-foot-wide tree lawn along Keswick Drive.
11. The front stoop depth and height shall be revised to meet code requirements.
12. The garage doors shall be revised to meet code requirements.
13. Guardrails at the window wells and iron work on the center Main Street retaining wall shall be subject to staff approval if required.
14. Two full windows shall be added to the all rear elevations on the first floor, subject to staff approval.

Approximate Site Location:



Source: NearMap

**PARCEL 222-003934
.75 ACRES**



UNIT - TOTAL ABOVE GRADE SF	
FIRST FLOOR	2000 SF
SECOND FLOOR	1290 SF
	3289 SF

UNIT - TOTAL LIVING SF	
FIRST FLOOR	2000 SF
SECOND FLOOR	1290 SF
FINISHED BASEMENT	1167 SF
	4456 SF

UNIT - TOTAL UNFINISHED SF	
UNFINISHED BASEMENT	309 SF
GARAGE	771 SF
COURTYARD	250 SF
	1330 SF

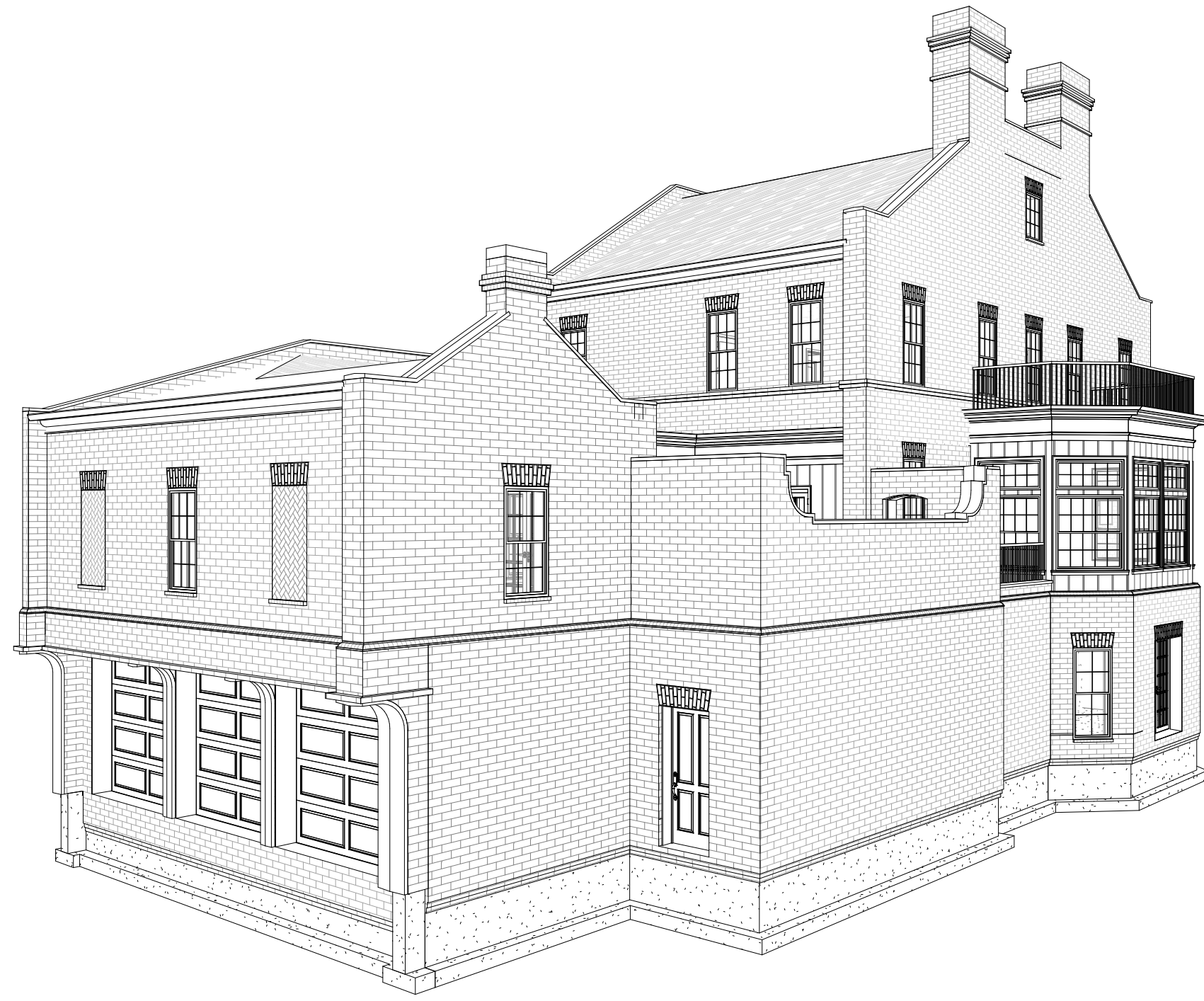
1 ENLARGED SITE PLAN

1" = 50'-0"



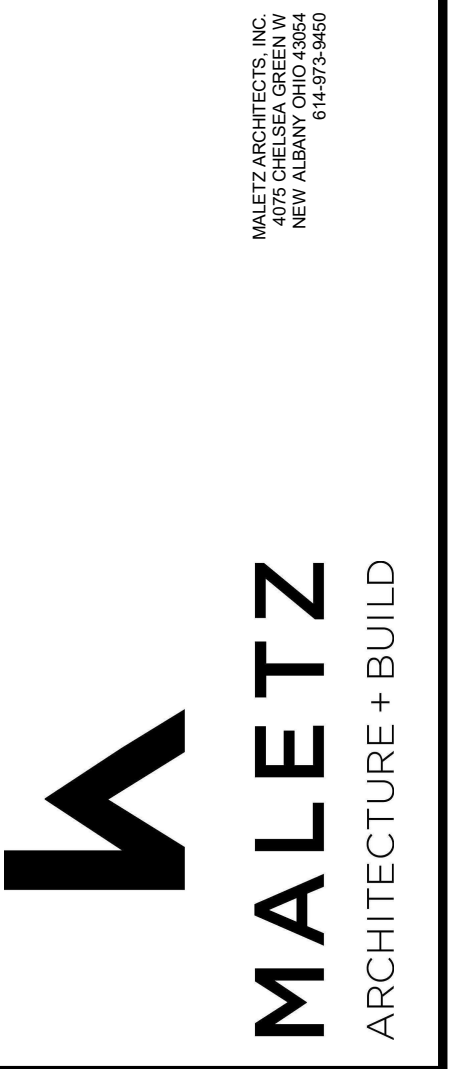
MALETZ ARCHITECTS, INC.
11 SOUTH HIGH STREET
NEW ALBANY OHIO 43054
614-973-9450

maletzdesignbuild.com

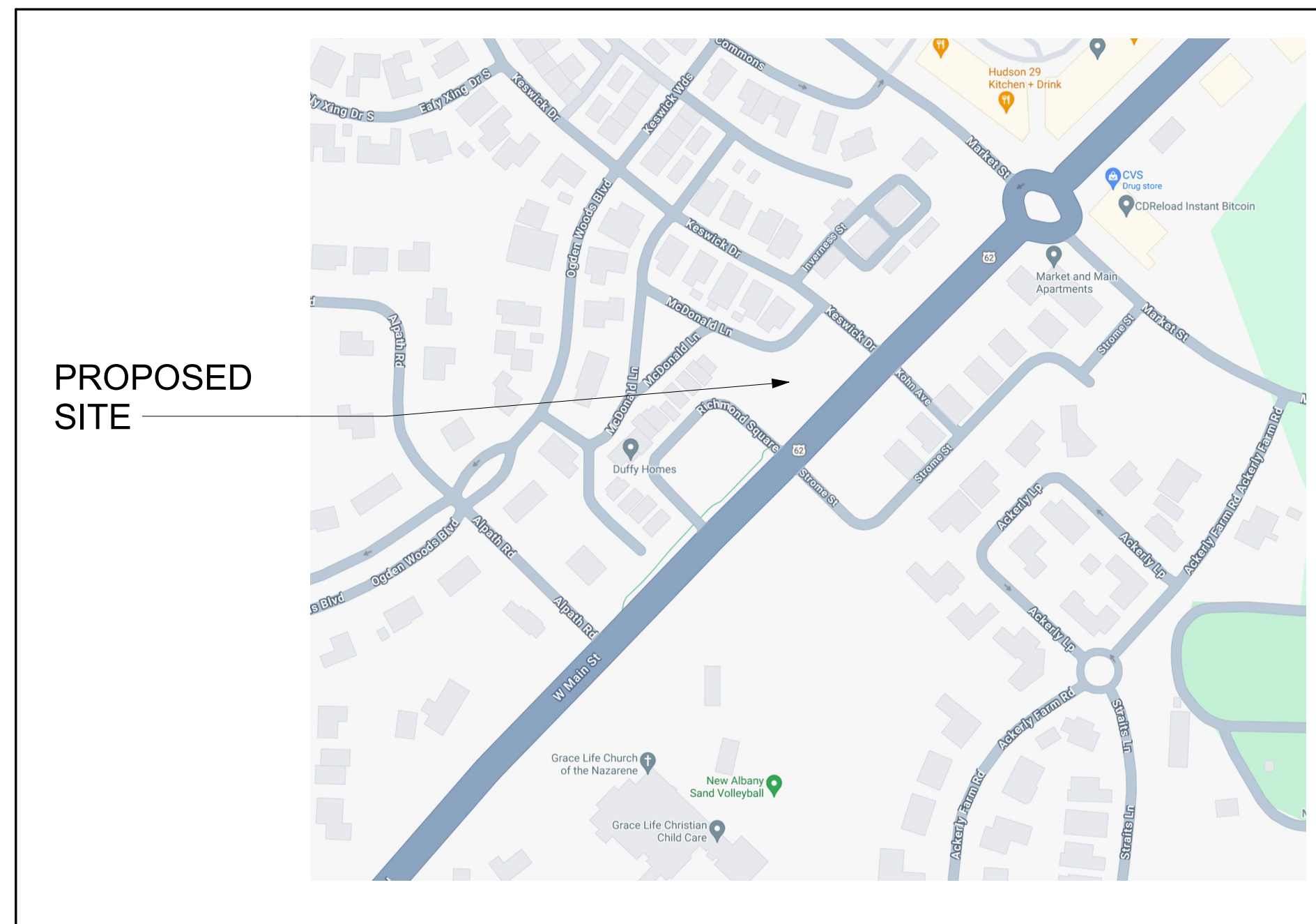


RICHMOND SQUARE

NEW ALBANY, OH 43054



AERIAL MAP



PROJECT SUMMARY

THE PROPOSED STRUCTURE SHALL CONSIST OF 2-STORY SINGLE-FAMILY HOME WITH WOOD FRAMING WITH PARTIAL BRICK VENEER, FINISHED BASEMENT, AND WOOD TRUSS/JOIST ROOF FRAMING. A THREE CAR ATTACHED GARAGE. THE NEW STRUCTURE SHALL UTILIZE THE EXISTING UTILITY SERVICE ROUTING LOCATED ON THE PROPERTY. SITE GRADING SHALL BE CONSISTENT WITH THE NEW ALBANY COUNTRY CLUB MASTER GRADING PLAN AND SITE PAVING REQUIREMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RESIDENTIAL BUILDING CODE OF OHIO, AND IN COMPLIANCE WITH THE RULES AND REGULATIONS OF NEW ALBANY DEVELOPMENT REQUIREMENTS AND THE NEW ALBANY COUNTRY CLUB ARCHITECTURAL REVIEW BOARD.

PROJECT INFORMATION

PROJECT INFORMATION

SITE AREA:

SITE BUILD AREA:

BUILDING TYPE:

PROJECT AREA CALCULATIONS

LIVING AREA

CODE INFORMATION

BUILDING	2019 RESIDENTIAL CODE OF OHIO
MECHANICAL	2017 OHIO MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE RESIDENTIAL BUILDING CODE, UNLESS NOTED OTHERWISE.
- IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES AND REGULATIONS WITHIN THE DOCUMENTS THE MORE STRINGENT PROVISION SHALL GOVERN.
- DIMENSIONS ARE TO FACE OF STUD FOR INTERIOR WALLS AND EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- SUBCONTRACTOR SHALL FIELD VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS INDICATED ON DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF VARIATIONS FROM THE DRAWINGS.
- EXISTING SITE EASEMENTS AND UTILITY CONDITIONS INDICATED TO REMAIN SHALL NOT BE DISTURBED BY THE WORK WITHOUT CONSENT OF THE ARCHITECT/OWNER, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL GLAZING IN SLIDING DOORS AND SIDE LITES SHALL BE TEMPERED GLAZING PER RESIDENTIAL BUILDING CODE.
- THE RESIDENTIAL BUILDING CODE, SHALL GOVERN UNLESS OTHERWISE QUALIFIED IN THE SPECIFICATION.
- SITE WORK: INCLUDES ALL DEMOLITION, SITE CLEARING, EXCAVATION, FILLING, GRADING DRAINAGE, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON DRAWINGS.
- SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED ON DRAWINGS.
- GENERAL CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITHIN STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
- GENERAL CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK AND NOTIFY AND RECEIVE CLARIFICATION FROM OWNER IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF THE RESIDENTIAL BUILDING CODE. RESEARCH RECOMMENDATIONS: WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBMITTED TO THE ARCHITECT IN WRITING FOR REVIEW.
- GENERAL CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER SHALL BE NOTIFIED IMMEDIATELY.
- EXISTING CONDITIONS SCHEDULED OR INDICATED TO REMAIN UNCHANGED SHALL REMAIN UNLESS SPECIFICALLY IN WRITING BY THE LOCAL BUILDING INSPECTION DEPARTMENT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DISTURBED OR DAMAGED MATERIALS DURING THE SCOPE OF THIS PROJECT.
- SUBCONTRACTOR IS TO EXTEND EXISTING SITE UTILITY LINES AS REQUIRED FOR NEW CONSTRUCTION.
- MAINTAIN MIN. FROST DEPTH REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODES AT ALL LOCATIONS. (NEW ALBANY, OH = 36")
- COORDINATE LOCATION OF ALL DOWNSPOUTS WITH SITE GENERAL CONTRACTOR.
- ALL DOOR & WINDOWS OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE NOTED.
- ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING LESS THAN 4'-0" IN WIDTH TO BE (2) 2x6. ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING BETWEEN 4'-0" AND 8'-0" IN WIDTH TO BE 2x8 AND 2x12 BOX HEADERS, RESPECTIVELY.

SHEET INDEX LIST

Browse Sheet Order	SHEET NO.	SHEET NAME	ISSUE DATE	REV 01 - YMMDD	REV 02 - YMMDD	REV 03 - YMMDD
GENERAL						
01. General D	G002	COVER SHEET D	12/21/20			
CIVIL						
02. Civil	C100	SITE SURVEY PLAN	12/21/20			
STRUCTURAL						
09. Structural	S1.0	GENERAL STRUCTURAL NOTES	12/21/20			
09. Structural	S1.1	FOUNDATION DETAILS	12/21/20			
09. Structural	S1.2	WALL BRACING NOTES	12/30/20			
09. Structural	S100	FOUNDATION PLAN	12/21/20			
09. Structural	S110	FIRST FLOOR STRUCTURAL PLAN	12/30/20			
09. Structural	S111	FIRST FLOOR FRAMING PLAN	12/21/20			
09. Structural	S120	SECOND FLOOR STRUCTURAL PLAN	12/30/20			
09. Structural	S121	SECOND FLOOR FRAMING PLAN	12/21/20			
09. Structural	S130	ROOF STRUCTURAL PLAN	12/30/20			
09. Structural	S131	ROOF FRAMING PLAN	12/21/20			
ARCHITECTURAL						
10. Architecture	A500	DETAILS	12/21/20			
10. Architecture	A601	SCHEDULES	12/21/20			
ARCHITECTURAL						
10. Architecture D	A001	SITE PLAN D	12/21/20			
10. Architecture D	A100	FOUNDATION PLAN D	12/21/20			
10. Architecture D	A101	BASEMENT FLOOR PLAN D	12/21/20			
10. Architecture D	A102	BASEMENT REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A110	FIRST FLOOR PLAN D	12/21/20			
10. Architecture D	A112	FIRST FLOOR REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A120	SECOND FLOOR PLAN D	12/21/20			
10. Architecture D	A122	SECOND FLOOR REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A130	LOFT PLAN D	12/21/20			
10. Architecture D	A132	LOFT REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A140	ROOF PLAN D	12/21/20			
10. Architecture D	A150	AREA PLANS D	12/21/20			
10. Architecture D	A200	SOUTH ELEVATION D	12/21/20			
10. Architecture D	A201	NORTH ELEVATION D	12/21/20			
10. Architecture D	A202	EAST & WEST ELEVATION D	12/21/20			
10. Architecture D	A300	LONGITUDINAL BUILDING SECTION 1D	12/21/20			
10. Architecture D	A310	LONGITUDINAL BUILDING SECTION 2D	12/21/20			
10. Architecture D	A320	TRANSVERSE BUILDING SECTIONS D	12/21/20			
10. Architecture D	A330	TRANSVERSE BUILDING SECTIONS D	12/21/20			
10. Architecture D	A340	WALL SECTIONS D	12/21/20			
10. Architecture D	A350	WALL SECTIONS D	12/21/20			
MECHANICAL & PLUMBING						
12. Mechanical & Plumbing	M100	BASEMENT MECH & PLUMBING PLAN	12/21/20			
12. Mechanical & Plumbing	M110	FIRST FLOOR MECH & PLUMBING	12/21/20			
12. Mechanical & Plumbing	M120	SECOND FLOOR MECH & PLUMBING	12/21/20			
ELECTRICAL						
13. Electrical	E100	BASEMENT ELECTRICAL PLAN	12/21/20			
13. Electrical	E110	FIRST FLOOR ELECTRICAL PLAN	12/21/20			
13. Electrical	E120	SECOND FLOOR ELECTRICAL PLAN	12/21/20			

PROJECT CONTACTS

ARCHITECT:

MALETZ ARCHITECTS, INC.
 ANDREW MALETZ, OHIO LICENSE #99-12452
 E: ANDREW@MALETZARCHITECTS.COM
 P: 614.245.4421
 F: 614.245.4421

BUILDER:

MALETZ ARCHITECTURE + BUILD
 MICHAEL TALMON, PROJECT MANAGER
 E: MICHAEL@MALETZARCHITECTS.COM
 P: 480.370.9063

CIVIL ENGINEER:

LANDMARK SURVEY GROUP
 SCOTT GRUNDEI, P.S.
 P: 614.485.9000

STRUCTURAL ENGINEER:

JACK D. WALTERS & ASSOCIATES, INC.
 KARL WALTERS
 P: 614-889-2516

RICHMOND SQUARE

NEW ALBANY, OH 43054

REVISIONS

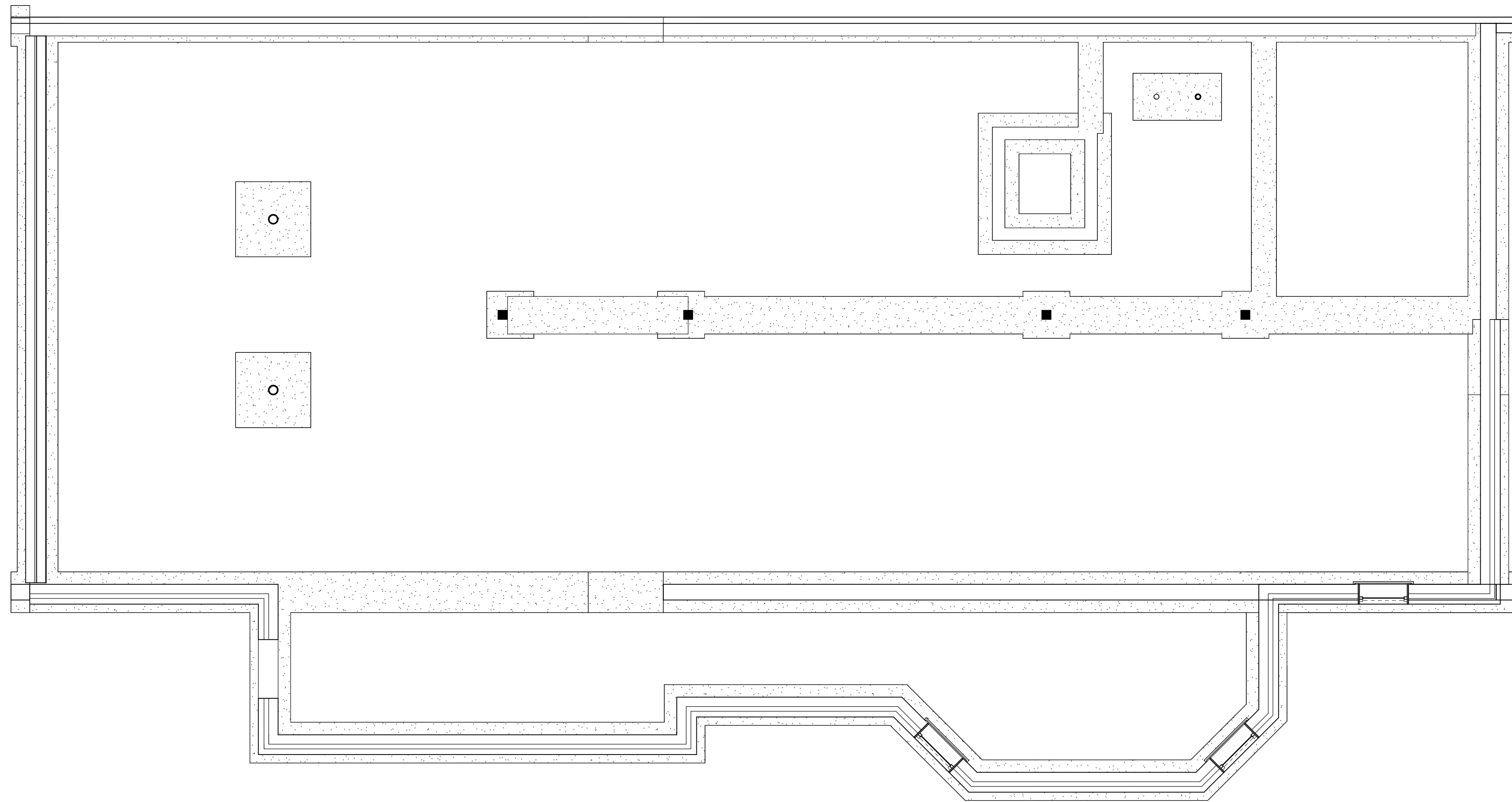
#	Description	Date



COVER SHEET D

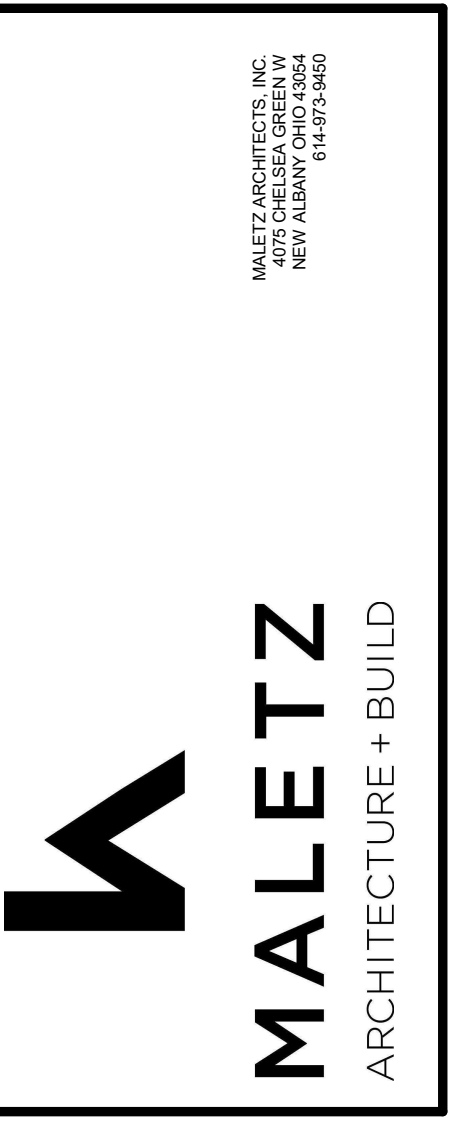
G002

ISSUE DATE: 12/21/20



1 FOUNDATION PLAN

1/4" = 1'-0"



RICHMOND SQUARE
NEW ALBANY, OH 43054

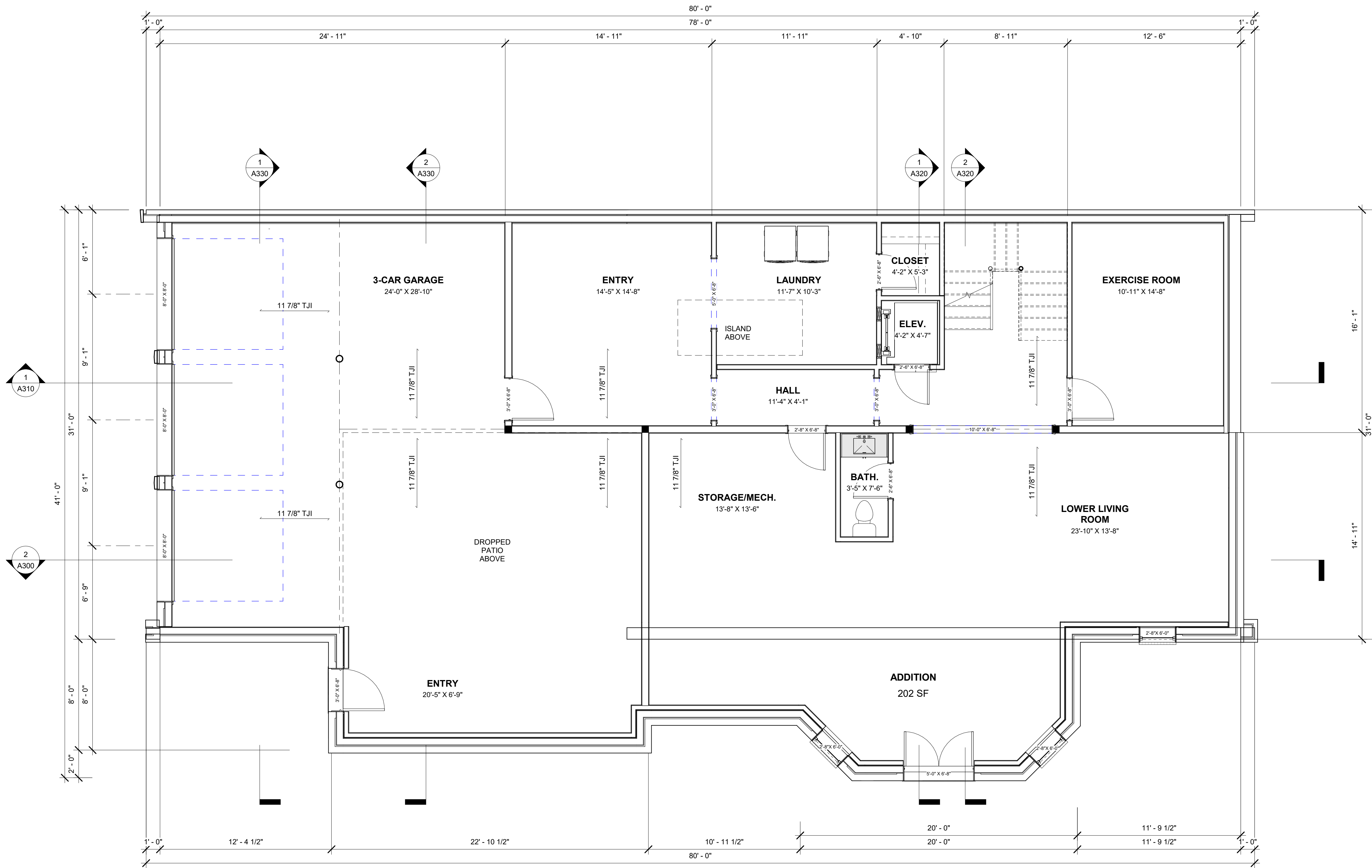
REVISIONS		
#	Description	Date

FOUNDATION
PLAN D

A100

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:
 6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

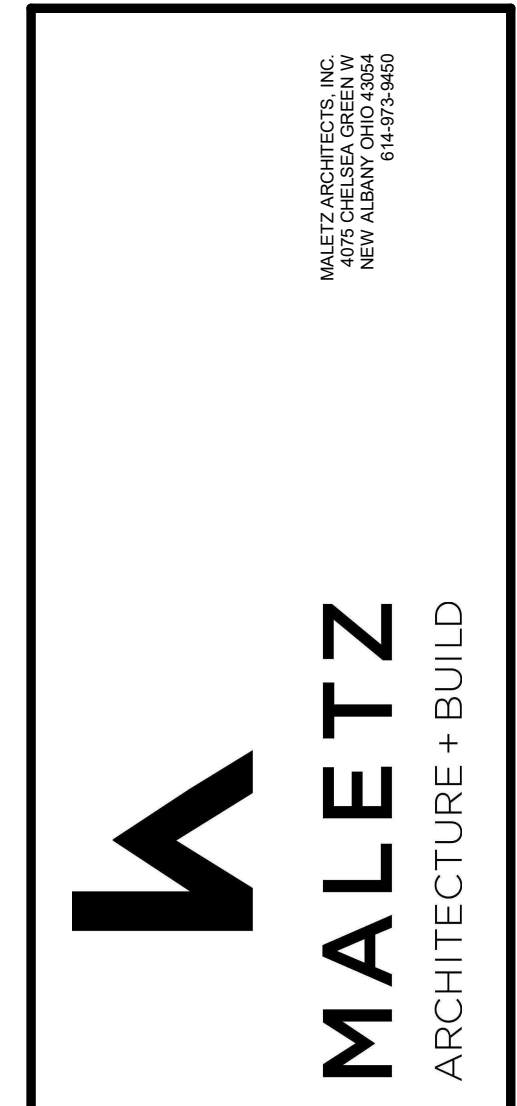
- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

NUMBER DESCRIPTION

WINDOW SCHEDULE - BASEMENT FLOOR				
MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-72	2' - 8"	6' - 0"	2' - 10 1/2"	6' - 2 1/2"
W-89	4' - 0"	6' - 0"	4' - 0"	6' - 0"

DOOR SCHEDULE - BASEMENT FLOOR				
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
D-70	5' - 0"	6' - 8"	5' - 1 9/16"	6' - 8 31/32"
D-74	2' - 6"	6' - 8"	2' - 7 9/16"	6' - 8 31/32"
D-75	3' - 0"	6' - 8"	3' - 1 9/16"	6' - 8 31/32"
D-77	8' - 0"	8' - 0"	8' - 1 1/2"	8' - 0 3/4"
D-82	3' - 0"	6' - 8"	3' - 1 1/2"	6' - 8 3/4"
D-83	2' - 8"	6' - 8"	2' - 9 9/16"	6' - 8 31/32"
D-85	10' - 0"	6' - 8"	10' - 1 1/2"	6' - 8 3/4"
D-87	5' - 0"	6' - 8"	5' - 1 1/2"	6' - 8 3/4"
D-88	5' - 0"	6' - 8"	5' - 1 9/16"	6' - 8 31/32"



RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

BASEMENT FLOOR PLAN D

A101

ISSUE DATE: 12/21/20

1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
4070 CHESTER GREENWAY
NEW ALBANY, OH 43054
614.973.8600

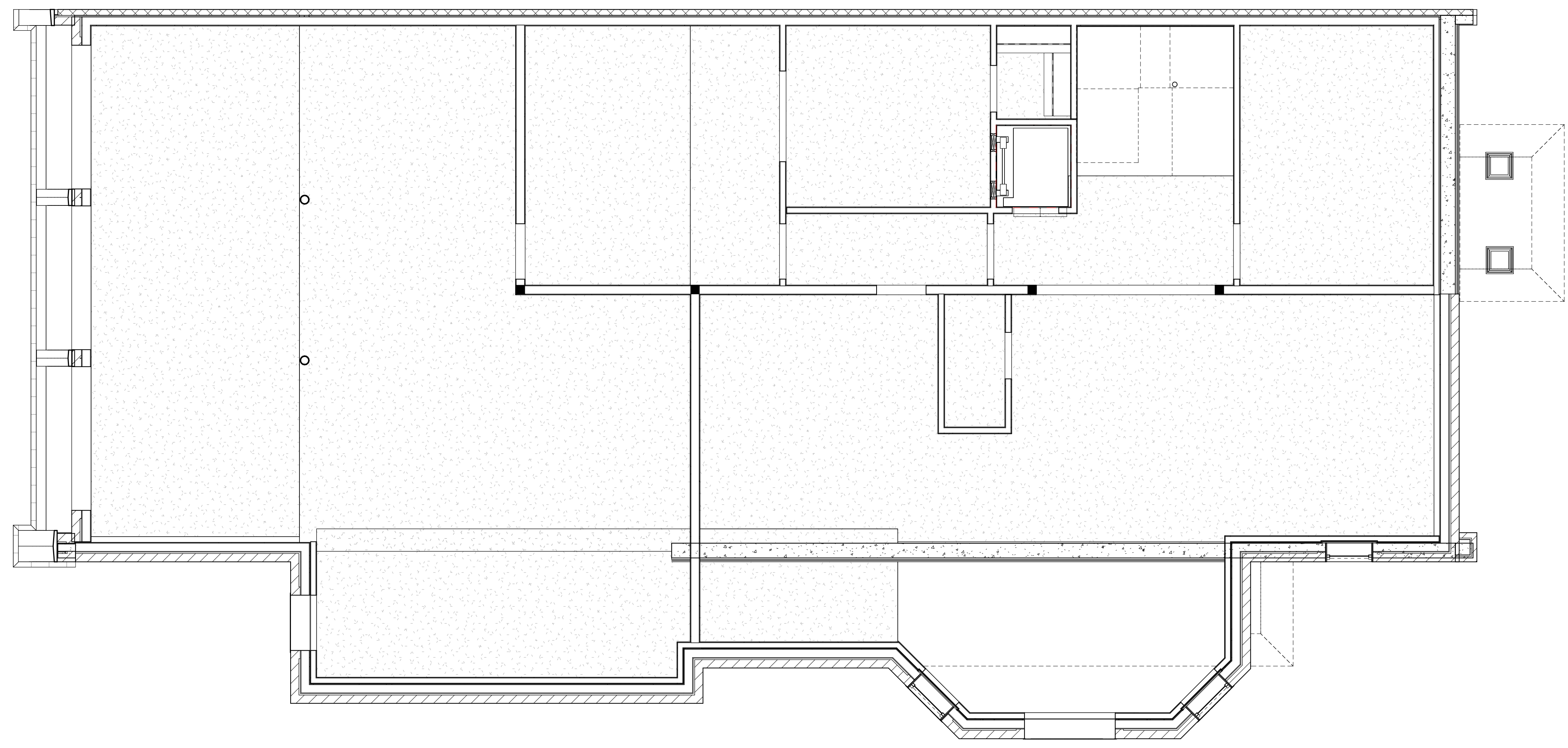


RCP GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
2. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
3. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
4. ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
5. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE 'CEILING GRADE' AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

RCP KEYNOTES

NUMBER KEYNOTE



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

1 BASEMENT REFLECTED CEILING PLAN
1/4" = 1'-0"

BASEMENT REFLECTED CEILING PLAN D

A102

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF

GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:

6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

A1		6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A2		8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A3		6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
A4		6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
A5		4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
A6		4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A7		2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A8		4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A9		STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

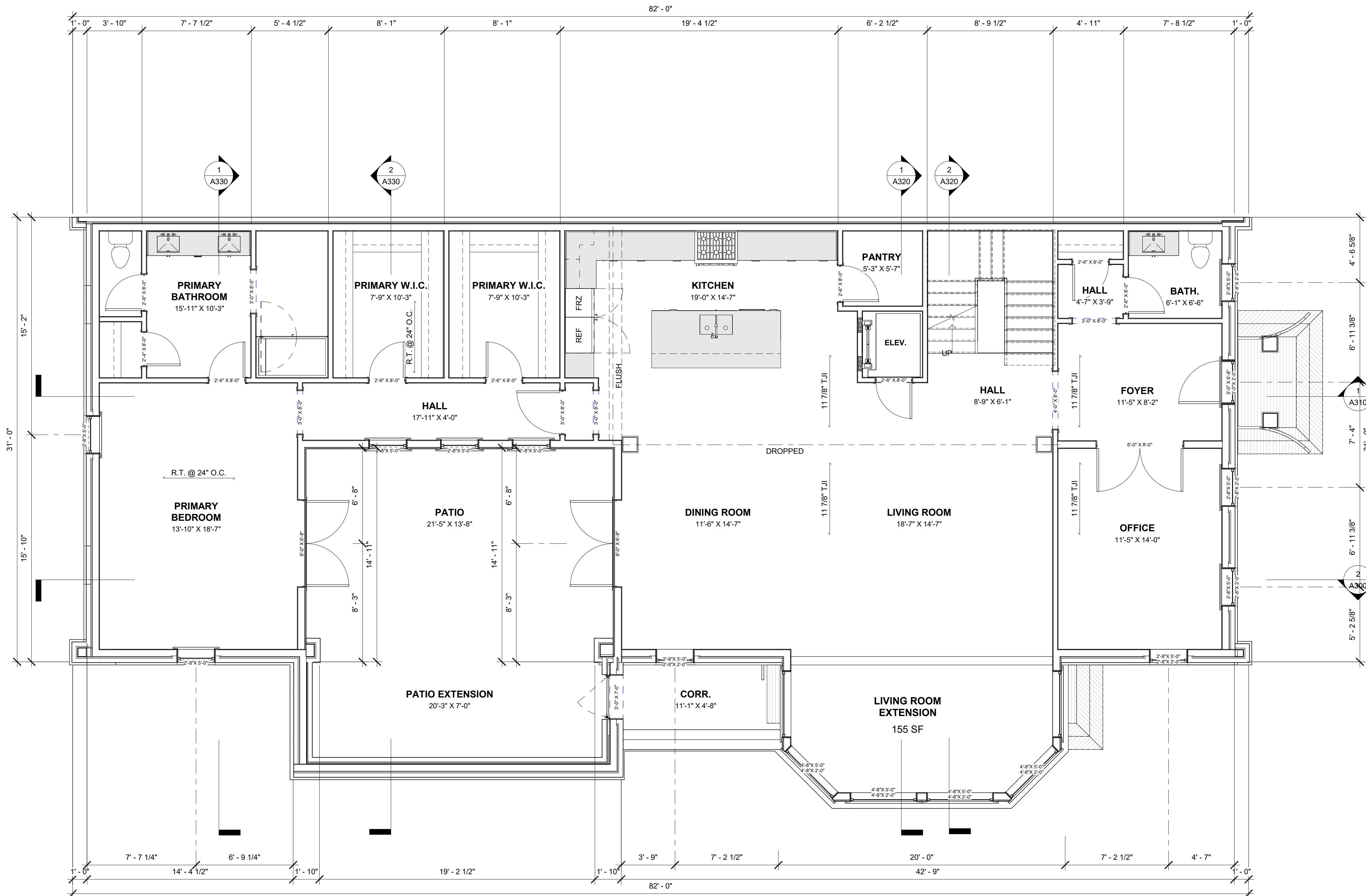
NUMBER DESCRIPTION

WINDOW SCHEDULE - FIRST FLOOR

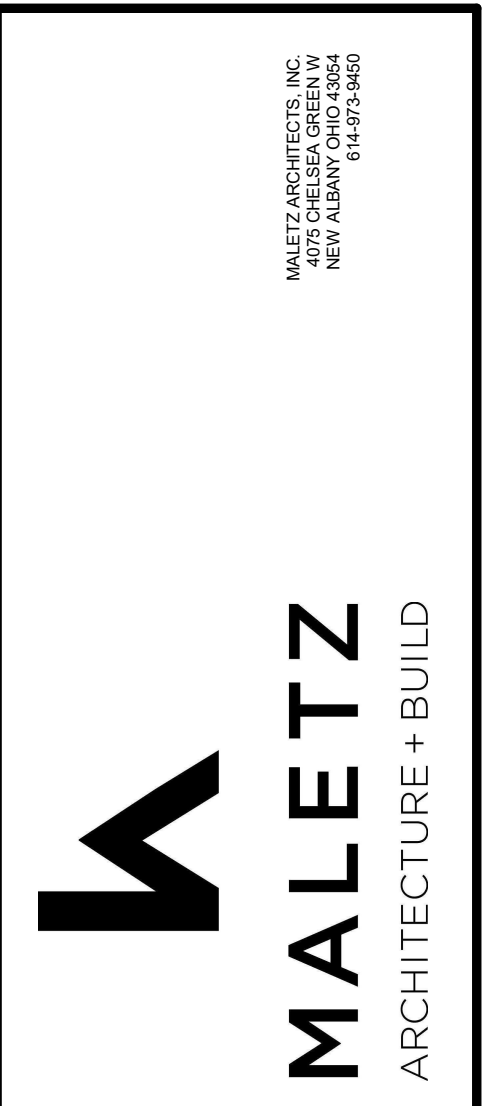
MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-77	2' - 8"	2' - 0"	2' - 10 1/2"	2' - 2 1/2"
W-80	4' - 8"	2' - 0"	4' - 10 1/2"	2' - 2 1/2"
W-81	3' - 0"	2' - 0"	3' - 2 1/2"	2' - 2 1/2"
W-89	<varies>	<varies>	<varies>	<varies>
W-95	2' - 8"	5' - 0"	2' - 10 1/2"	5' - 2 1/2"
W-96	2' - 8"	5' - 0"	2' - 10 1/2"	5' - 2 1/2"
W-110	4' - 8"	5' - 0"	4' - 10 1/2"	5' - 2 1/2"

DOOR SCHEDULE - FIRST FLOOR

MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
D-72	6' - 0"	6' - 8"	6' - 1 9/16"	6' - 8 31/32"
D-73	3' - 0"	6' - 8"	6' - 3"	6' - 8 3/4"
D-76	3' - 0"	6' - 8"	3' - 1 9/16"	6' - 8 31/32"
D-80	3' - 0"	8' - 0"	3' - 1 9/16"	8' - 0 31/32"
D-81	2' - 6"	8' - 0"	2' - 7 9/16"	8' - 0 31/32"
D-89	4' - 0"	8' - 0"	4' - 1 1/2"	8' - 0 3/4"
D-90	3' - 0"	8' - 0"	3' - 1 1/2"	8' - 0 3/4"
D-92	6' - 0"	8' - 0"	6' - 1 9/16"	8' - 0 31/32"
D-93	2' - 4"	8' - 0"	2' - 5 9/16"	8' - 0 31/32"
D-94	3' - 0"	7' - 0"	3' - 1 1/2"	7' - 0 3/4"



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



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

FIRST FLOOR
PLAN D

A110

ISSUE DATE: 12/21/20






LIGHTING SCHEDULE

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

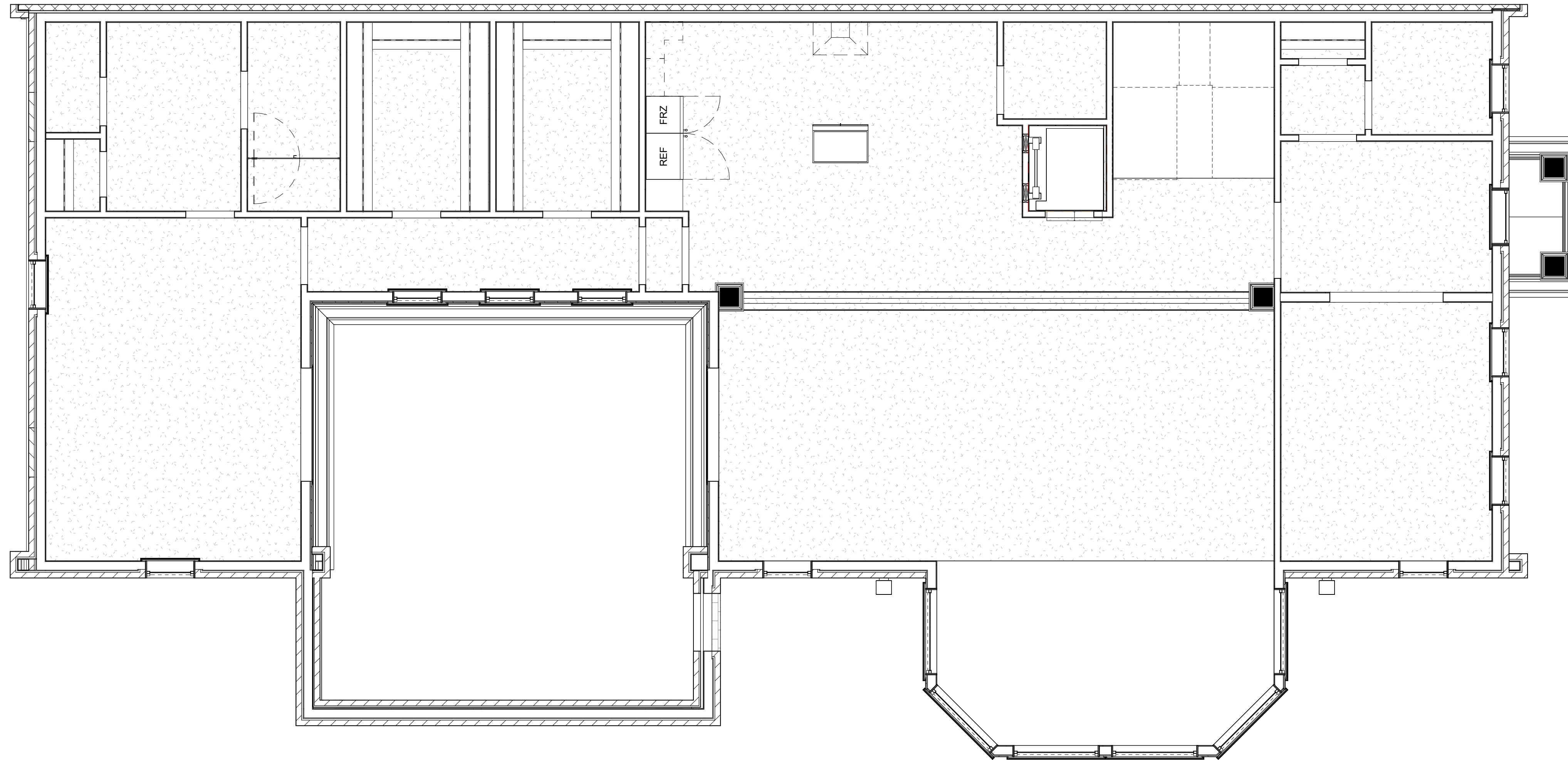
1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
2. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
3. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
4. ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
5. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE "CEILING GRADE" AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

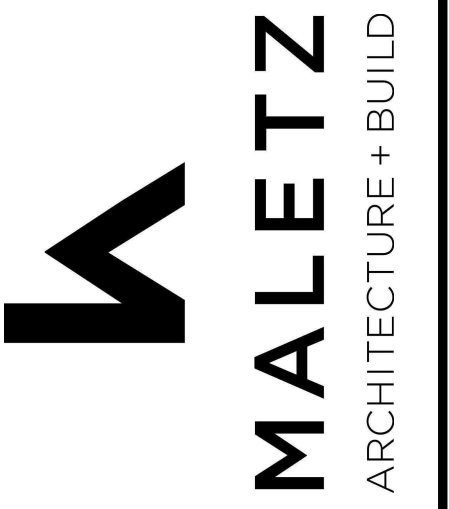
RCP KEYNOTES

NUMBER KEYNOTE



1 FIRST FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
 4070 CHESTER GREENWAY
 NEW ALBANY, OH 43054
 614.973.9600



RICHMOND SQUARE
 NEW ALBANY, OH 43054

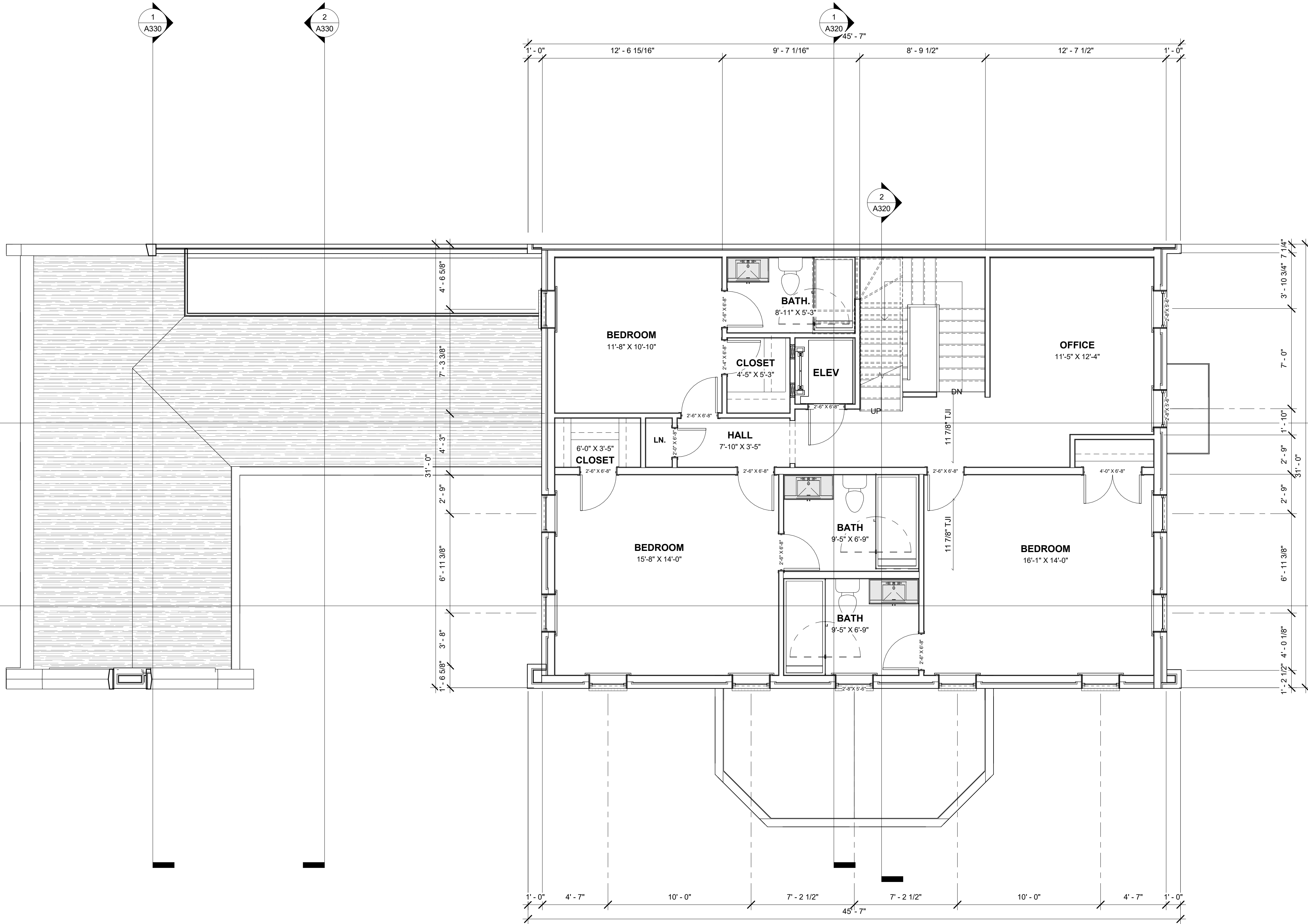
REVISIONS		
#	Description	Date

FIRST FLOOR
REFLECTED
CEILING PLAN D

A112

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:
 6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

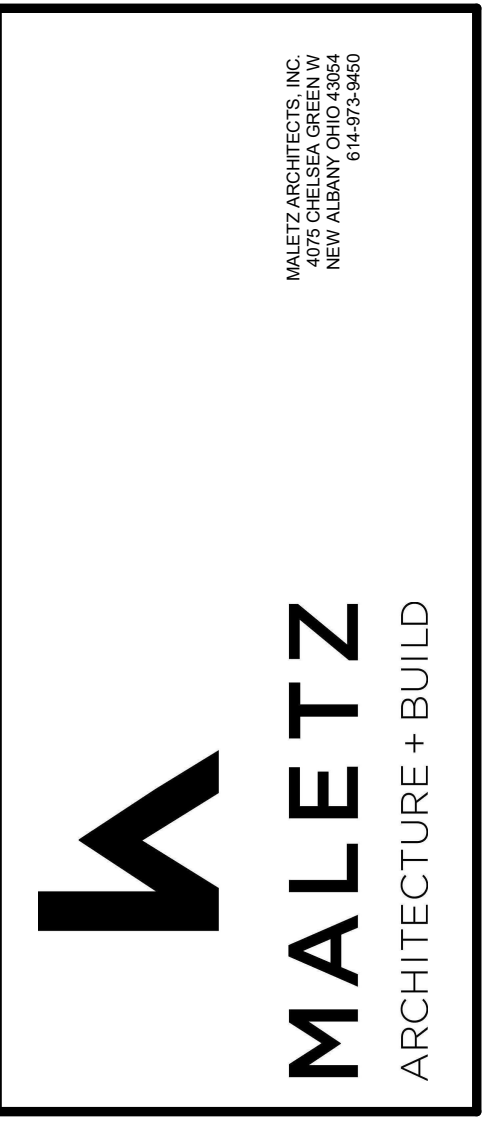
NUMBER	DESCRIPTION
A310	

WINDOW SCHEDULE - SECOND FLOOR

MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-102	2' - 8"	5' - 6"	2' - 10 1/2"	5' - 8 1/2"
W-106	2' - 8"	4' - 0"	2' - 10 1/2"	4' - 2 1/2"

DOOR SCHEDULE - SECOND FLOOR

MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
D-71	4' - 0"	6' - 8"	4' - 1 9/16"	6' - 8 31/32"
D-74	2' - 6"	6' - 8"	2' - 7 9/16"	6' - 8 31/32"
D-78	2' - 0"	6' - 8"	2' - 1 9/16"	6' - 8 31/32"
D-79	2' - 4"	6' - 8"	2' - 5 9/16"	6' - 8 31/32"



RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS

#	Description	Date

SECOND FLOOR PLAN D

A120

ISSUE DATE: 12/21/20






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

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

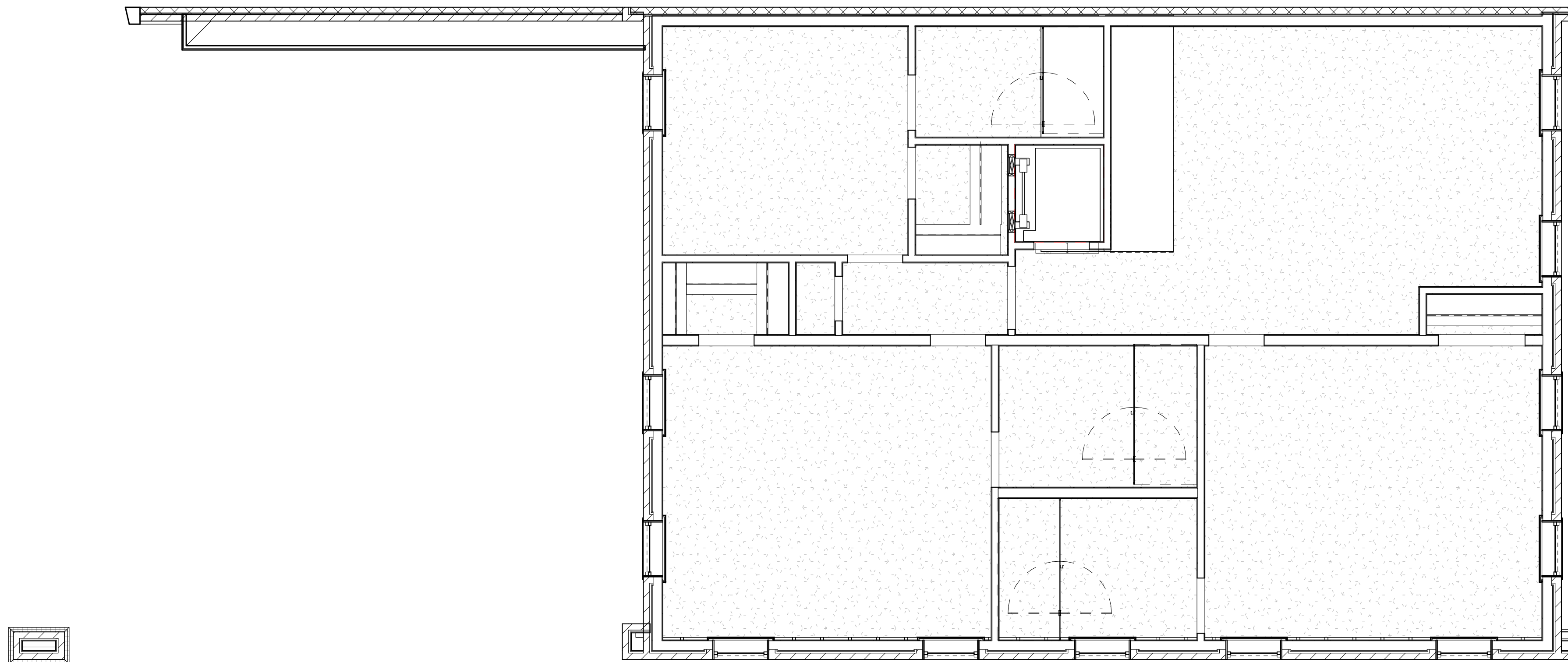
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- LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
- ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
- ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
- ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE "CEILING GRADE" AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

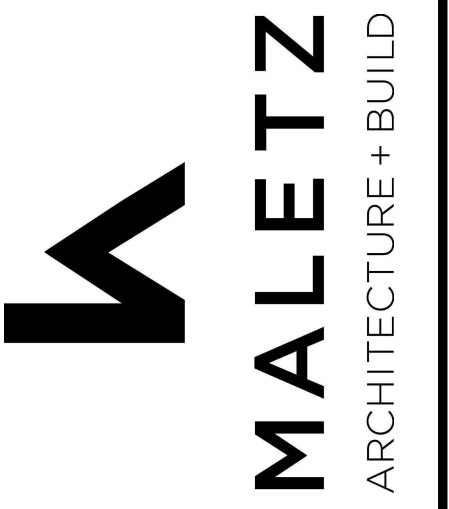
RCP KEYNOTES

NUMBER KEYNOTE



1 SECOND FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
4070 GREENUP AVENUE
NEW ALBANY, OH 43054
614.973.9600



RICHMOND SQUARE
NEW ALBANY, OH 43054

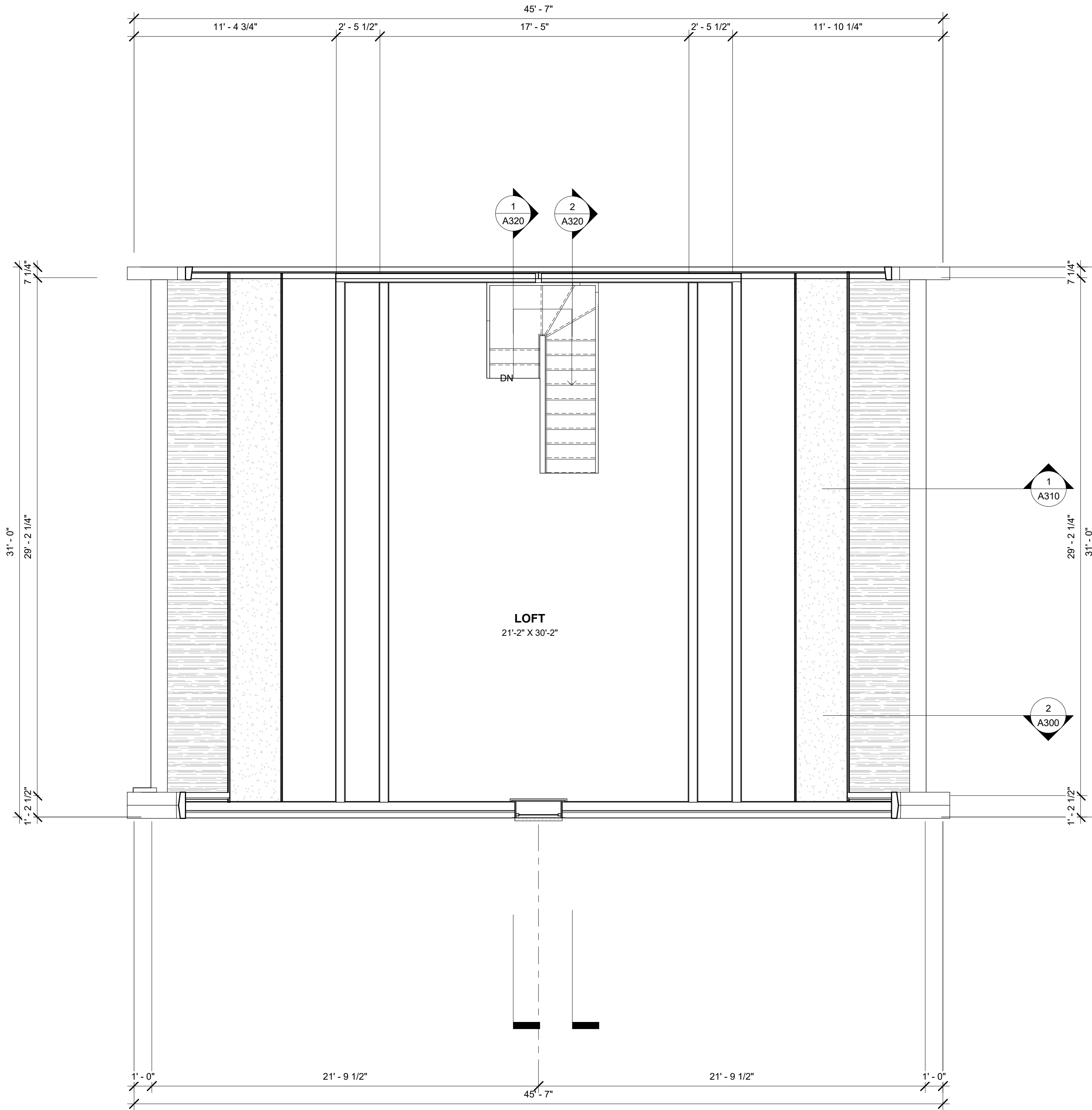
REVISIONS		
#	Description	Date

SECOND FLOOR
REFLECTED
CEILING PLAN D

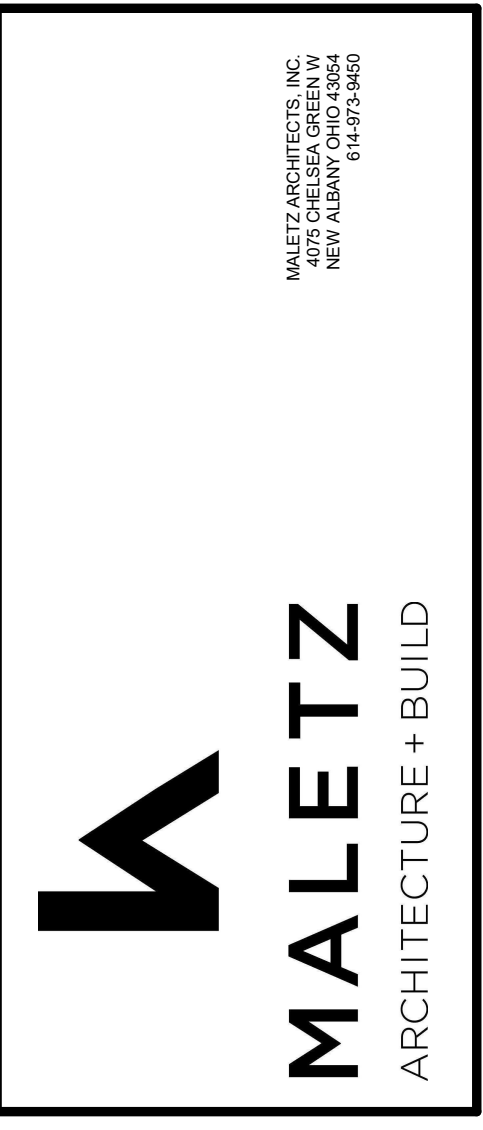
A122

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



1 ARCH_LOFT D
1/4" = 1'-0"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

LOFT PLAN D

A130




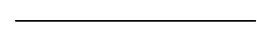

ISSUE DATE: 12/21/20

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

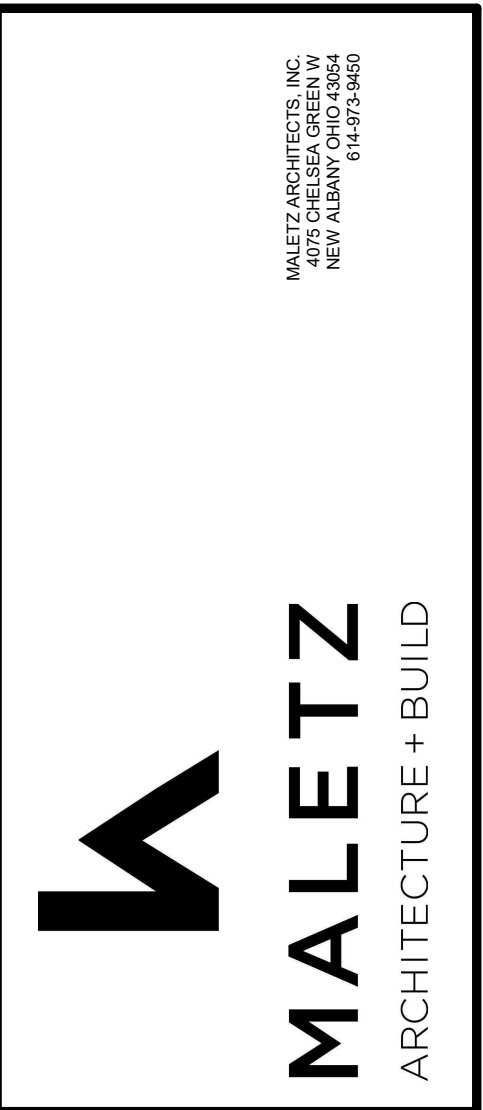
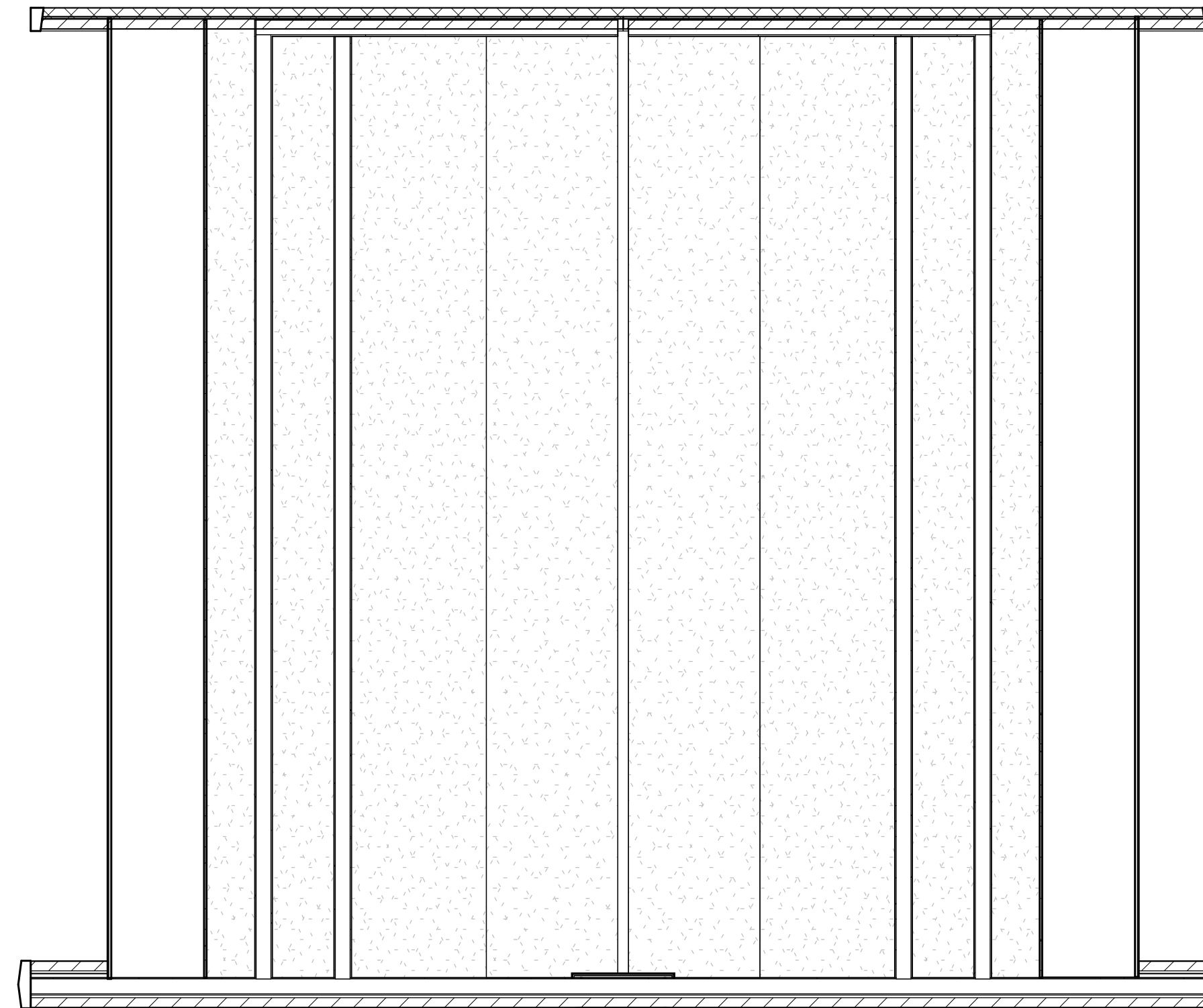
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- LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
- ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
- ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
- ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE "CEILING GRADE" AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

RCP KEYNOTES

NUMBER KEYNOTE



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

1 T.O. LOFT D
1/4" = 1'-0"

LOFT
REFLECTED
CEILING PLAN D

A132

ISSUE DATE: 12/21/20

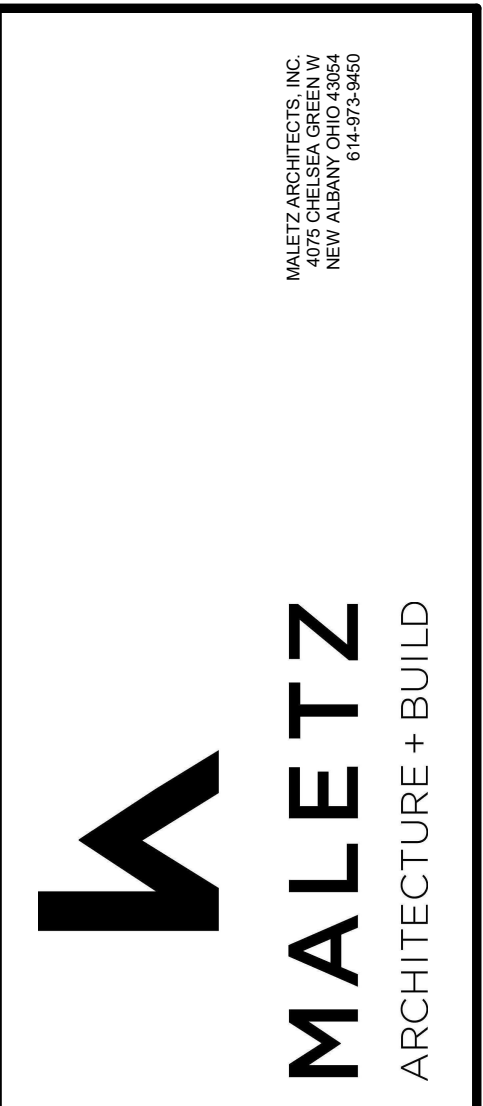
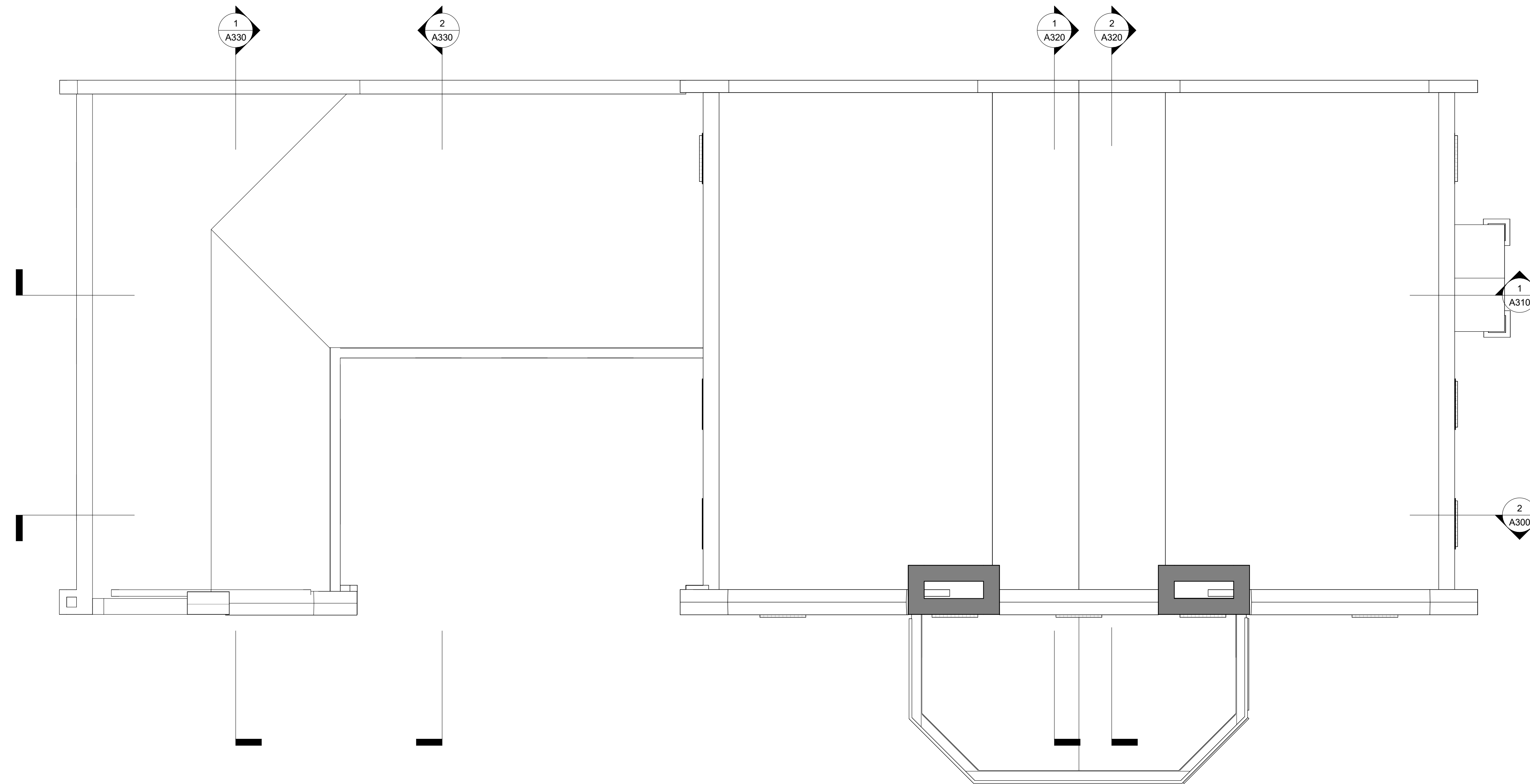
ROOF VENTILATION AREA CALCULATION SCHEDULE

NOTE: ROOF VENTILATION FACTOR IS BASED ON R806.2 MINIMUM VENT AREA FACTOR OF 1/150.

ROOF PLAN KEYNOTES

NUMBER DESCRIPTION

MARK	DESCRIPTION	ROOF AREA	ROOF VENTILATION FACTOR	VENTILATION AREA	ROOF SLOPE	# OF SQUARES	COMMENTS
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RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

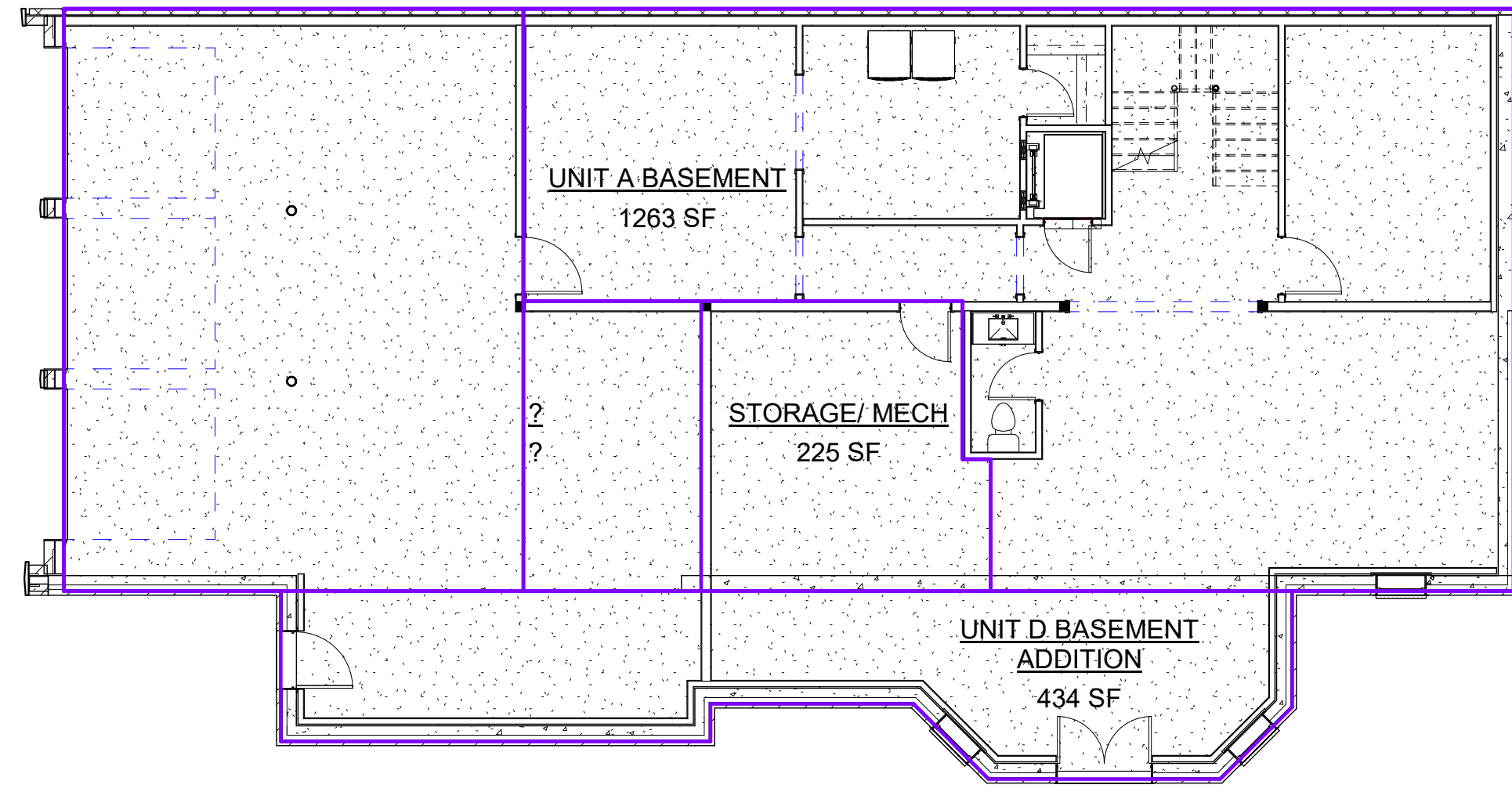
ROOF PLAN D

A140

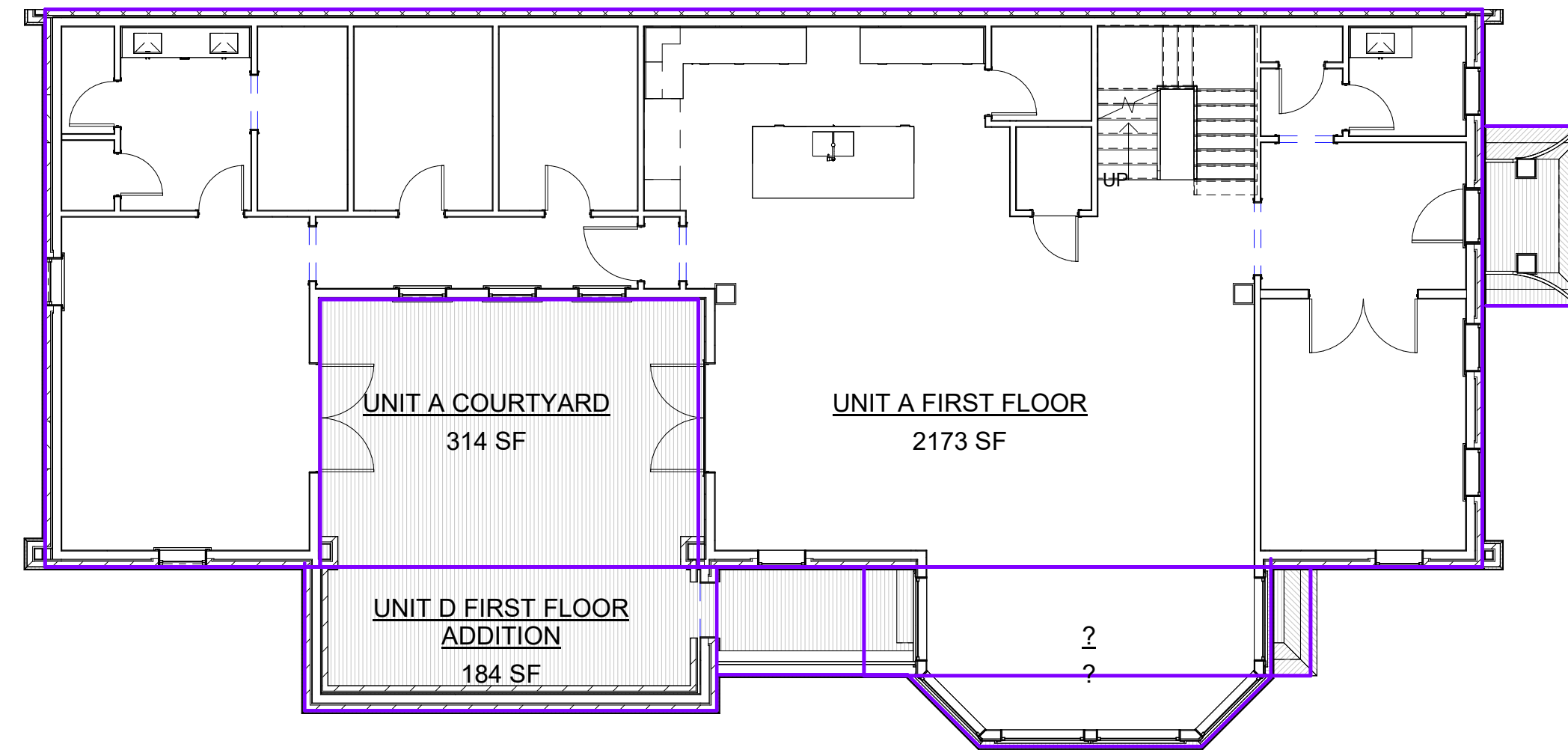
ISSUE DATE: 12/21/20

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

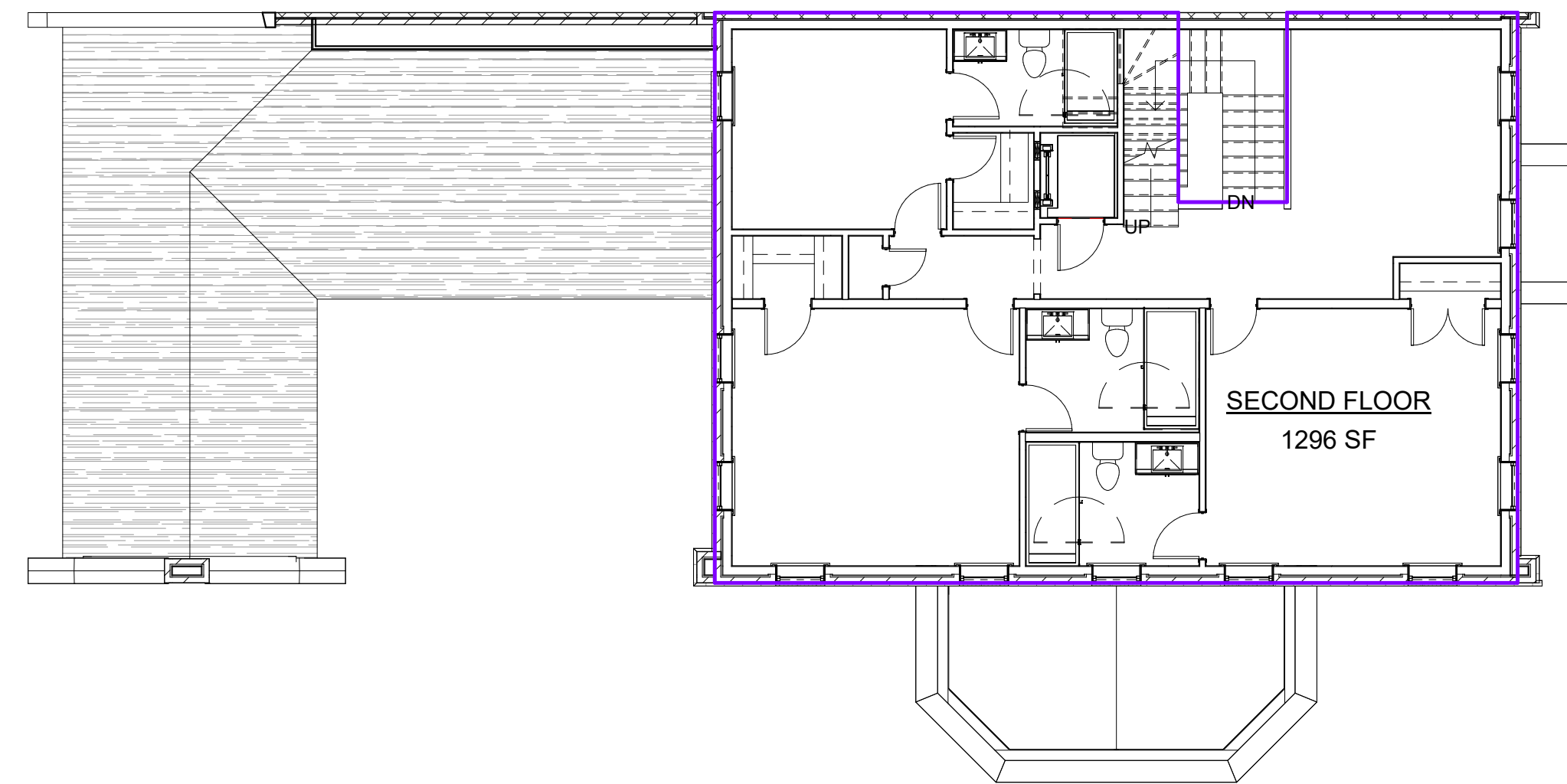
Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/ MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



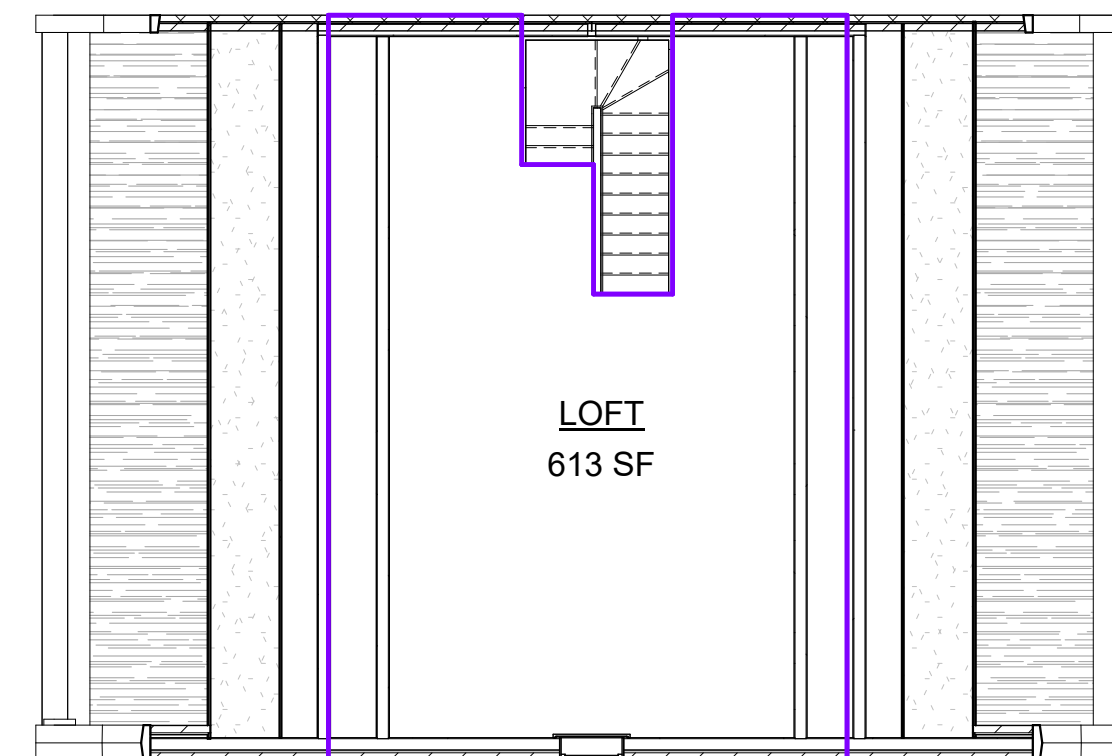
1 BASEMENT D
1/8" = 1'-0"



2 FIRST FLOOR D
1/8" = 1'-0"



3 SECOND FLOOR D
1/8" = 1'-0"



4 T.O. LOFT D
1/8" = 1'-0"

MALETZ ARCHITECTS, INC.
4070 CHELSEA GREENWAY
NEW ALBANY, OH 43054
614.973.9850

MALETZ
ARCHITECTURE + BUILD

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

AREA PLANS D

A150

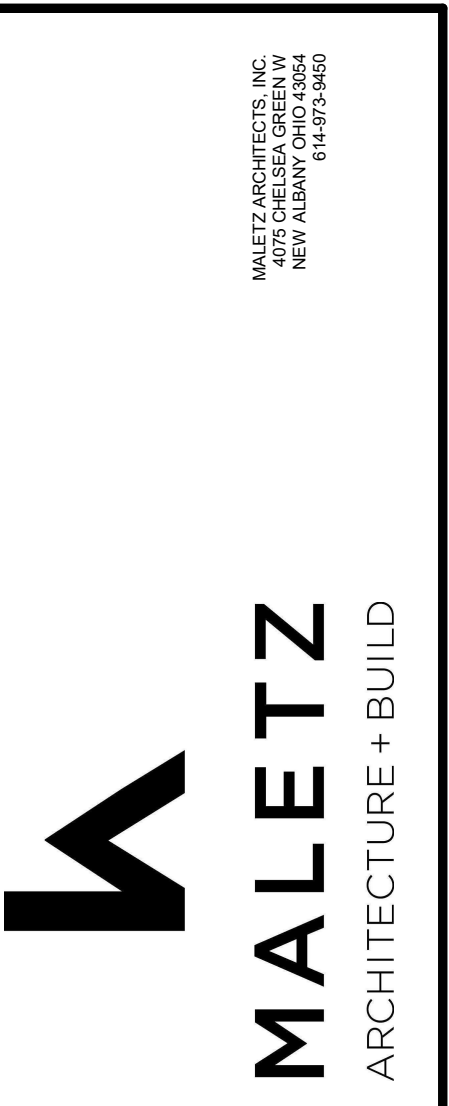
ISSUE DATE: 12/21/20

ELEVATION KEYNOTES

NUMBER DESCRIPTION



1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20

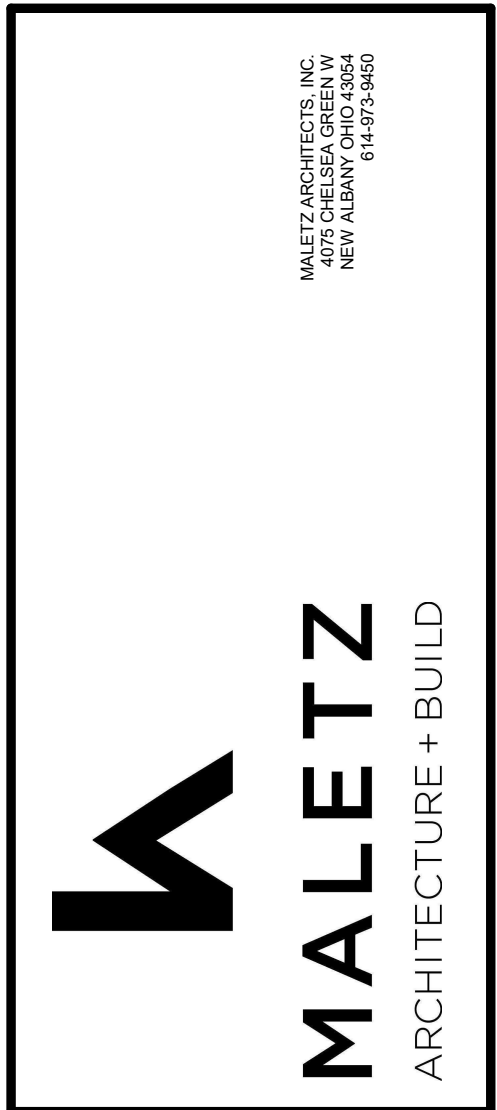
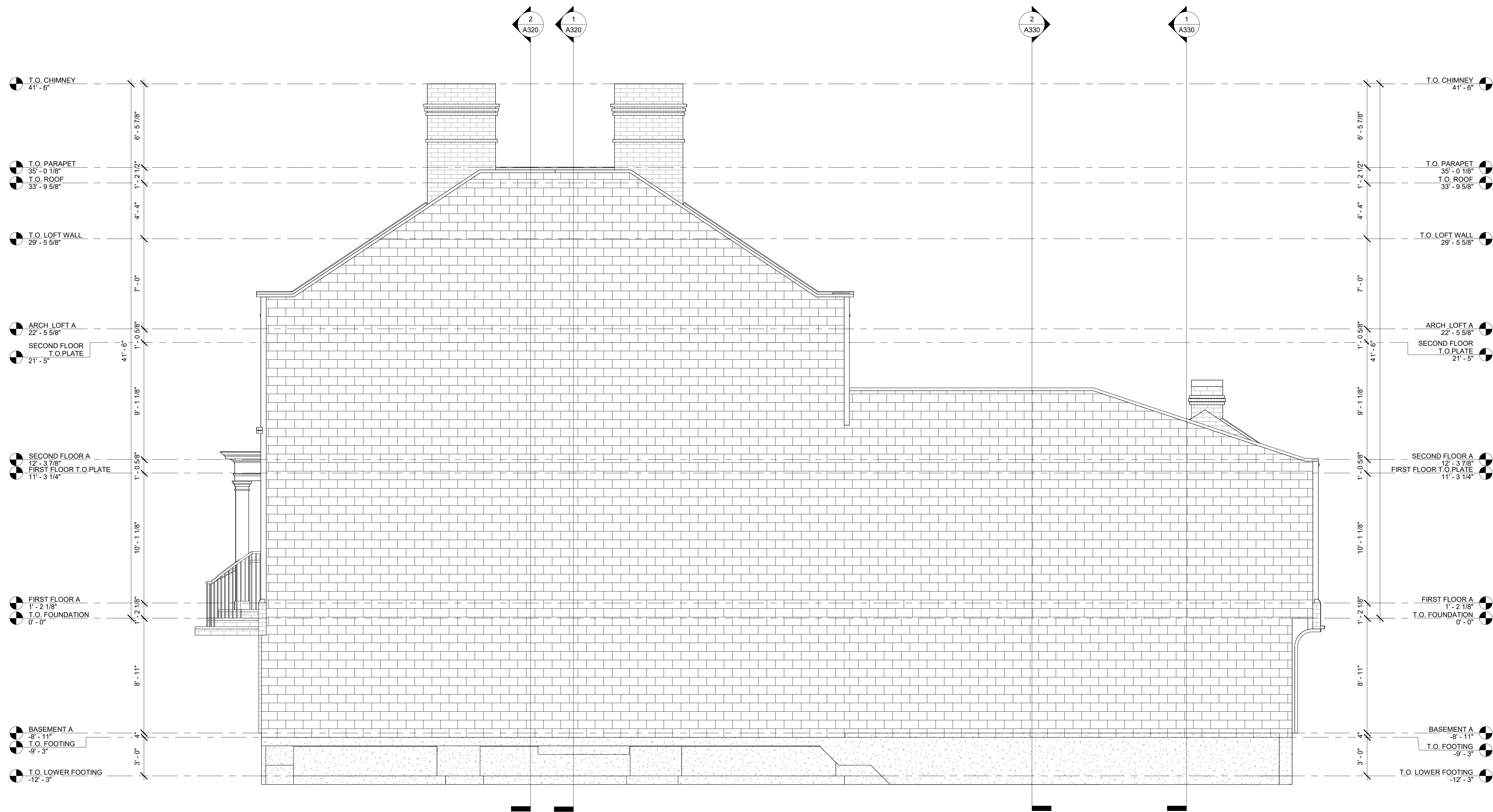
SOUTH
ELEVATION D

A200

ISSUE DATE: 12/21/20

ELEVATION KEYNOTES

NUMBER DESCRIPTION



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20

NORTH
ELEVATION D

1 REAR (NORTH) ELEVATION A
1/4" = 1'-0"

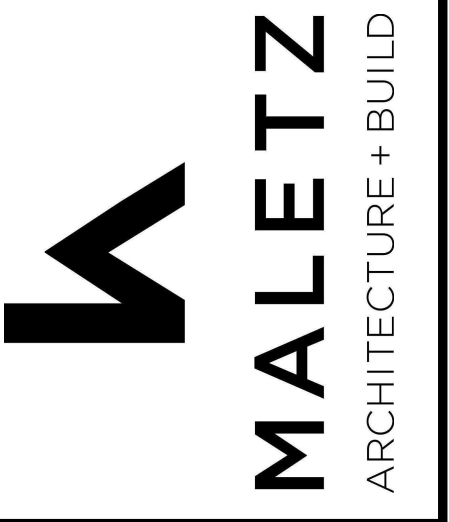
A201

ISSUE DATE: 12/21/20

ELEVATION KEYNOTES

NUMBER DESCRIPTION

MALETZ ARCHITECTS, INC.
4075 DRELSER GREENWAY
NEW ALBANY, OH 43054
614.973.8600



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20

EAST & WEST
ELEVATION D

A202

ISSUE DATE: 12/21/20



1 LEFT (WEST) ELEVATION
1/4" = 1'-0"



2 RIGHT (EAST) ELEVATION
1/4" = 1'-0"

RICHMOND SQUARE
 NEW ALBANY, OH 43054



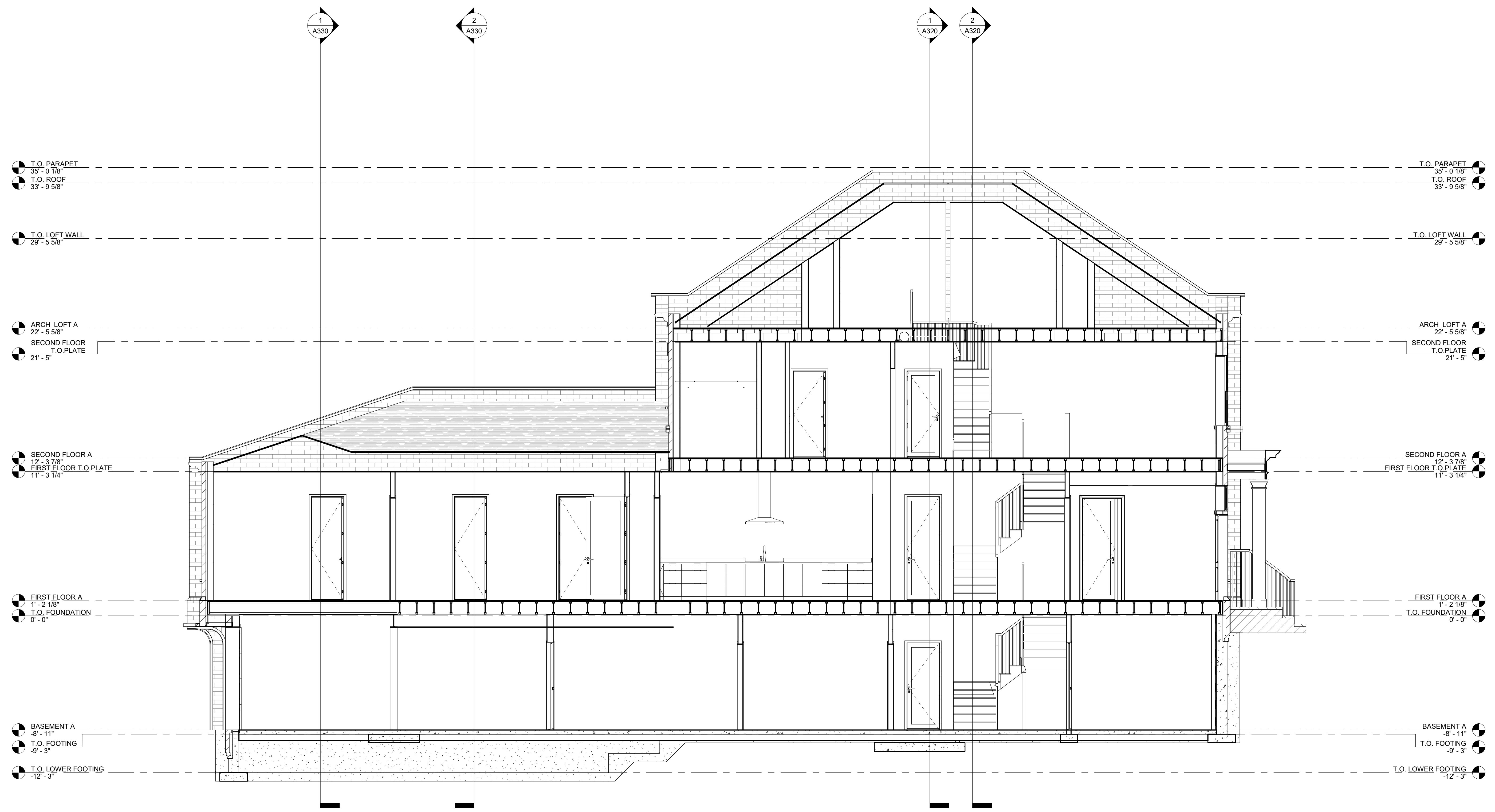
REVISIONS

#	Description	Date

LONGITUDINAL BUILDING
 SECTION 1D
2 1/4" = 1'-0"

LONGITUDINAL
 BUILDING
 SECTION 1D

A300



RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS

#	Description	Date

1 LONGITUDINAL BUILDING SECTION 2D
 1/4" = 1'-0"

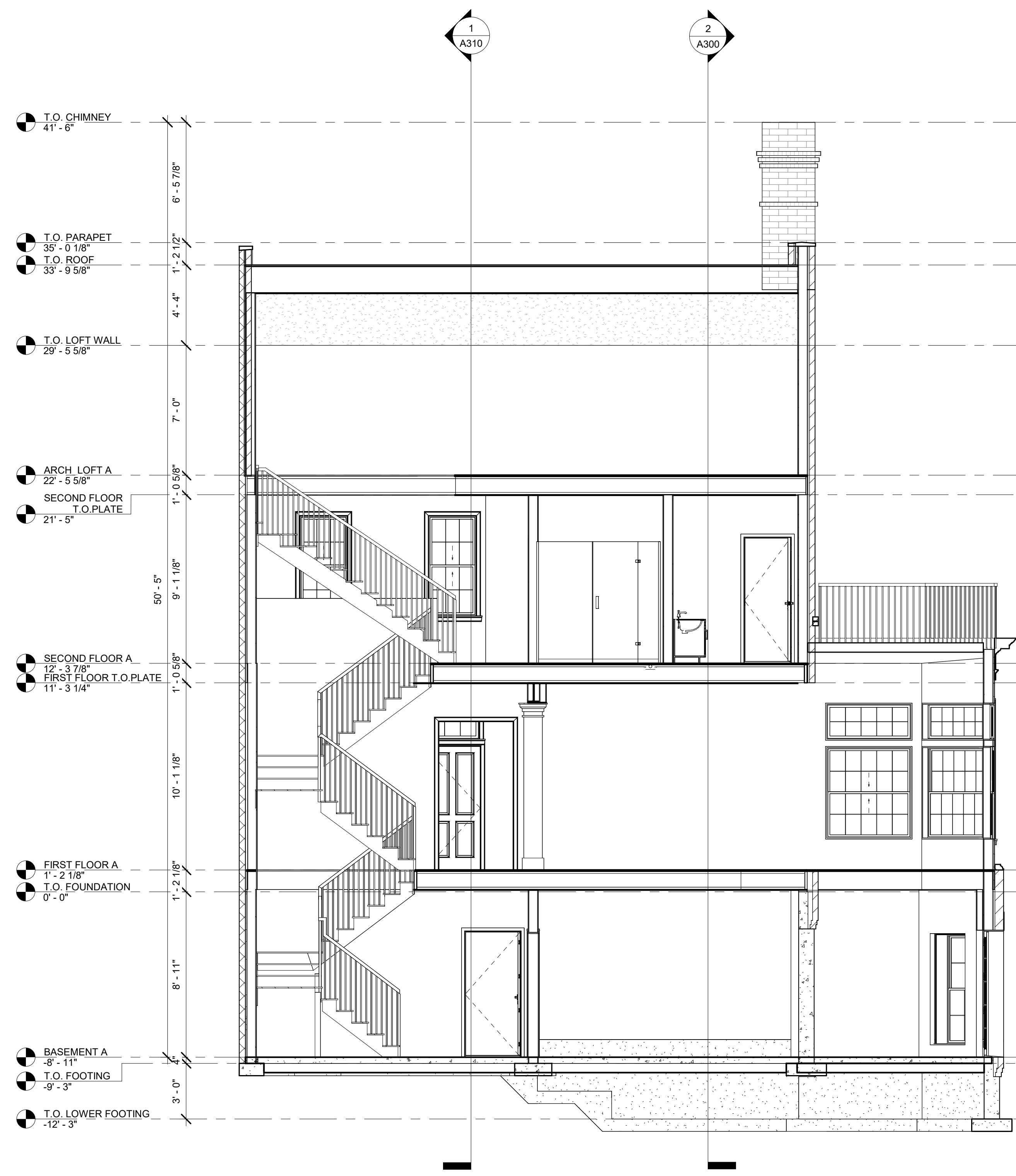
LONGITUDINAL BUILDING SECTION 2D

A310

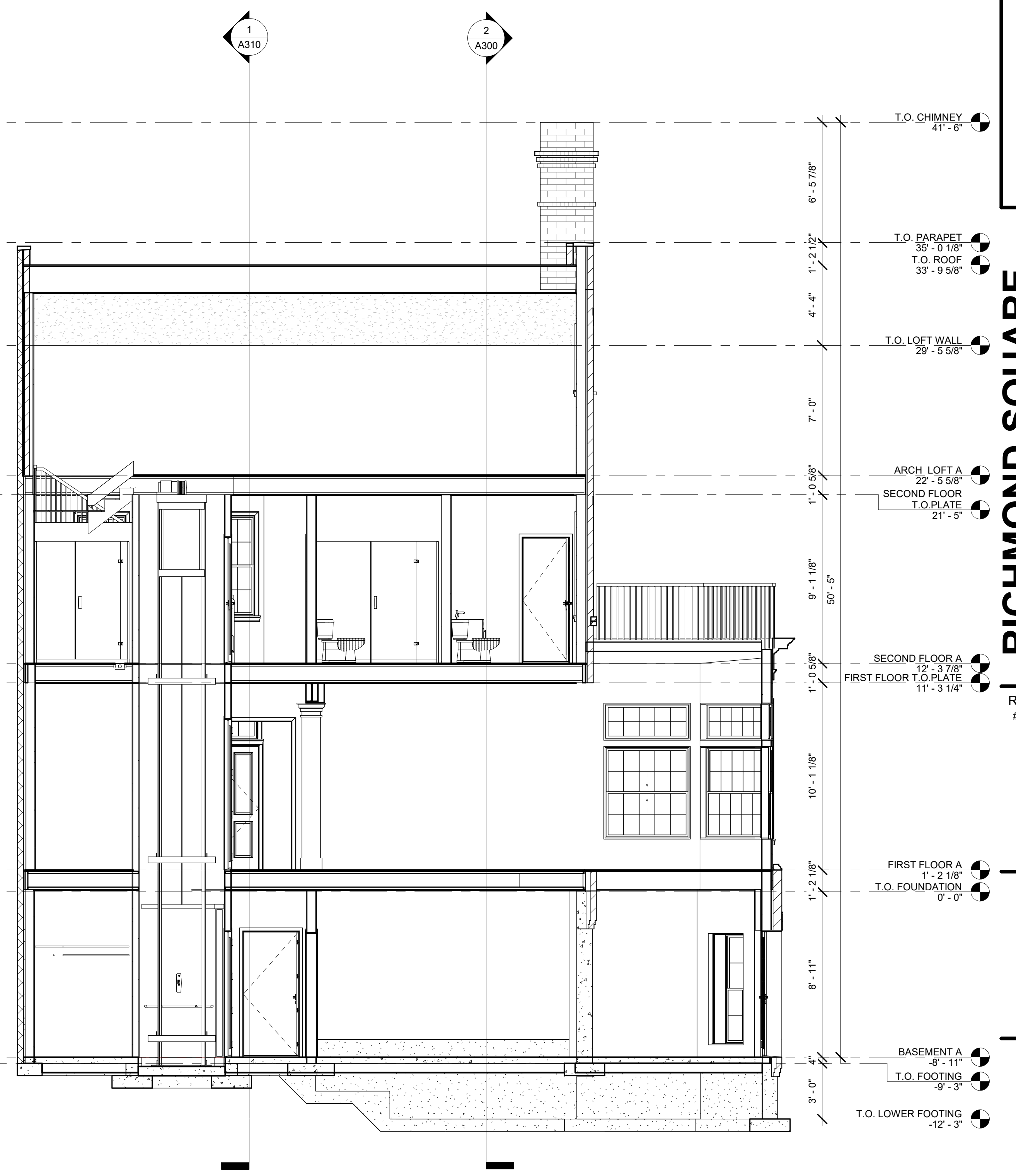
RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date



2 SECTION @ STAIRS D
1/4" = 1'-0"



1 TRANSVERSE BUILDING SECTION 1D
1/4" = 1'-0"

TRANSVERSE BUILDING SECTIONS D

A320

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

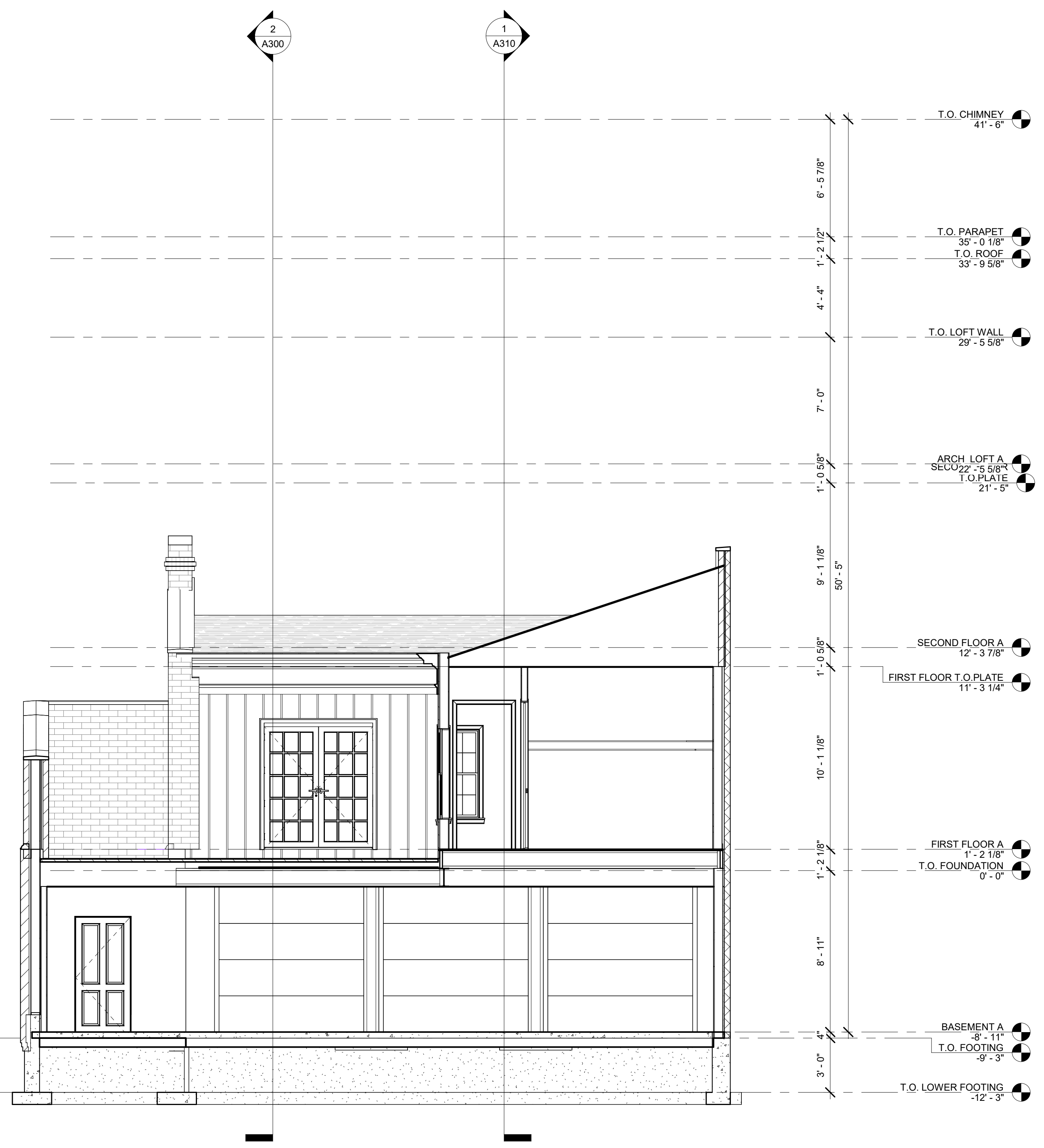
#	Description	Date

TRANSVERSE BUILDING SECTIONS D

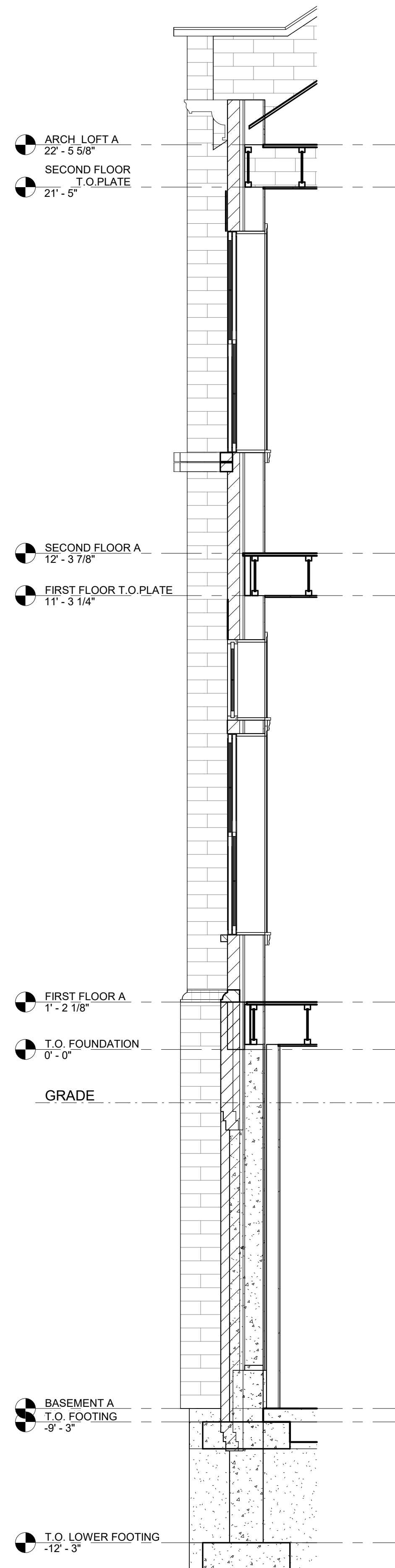
A330



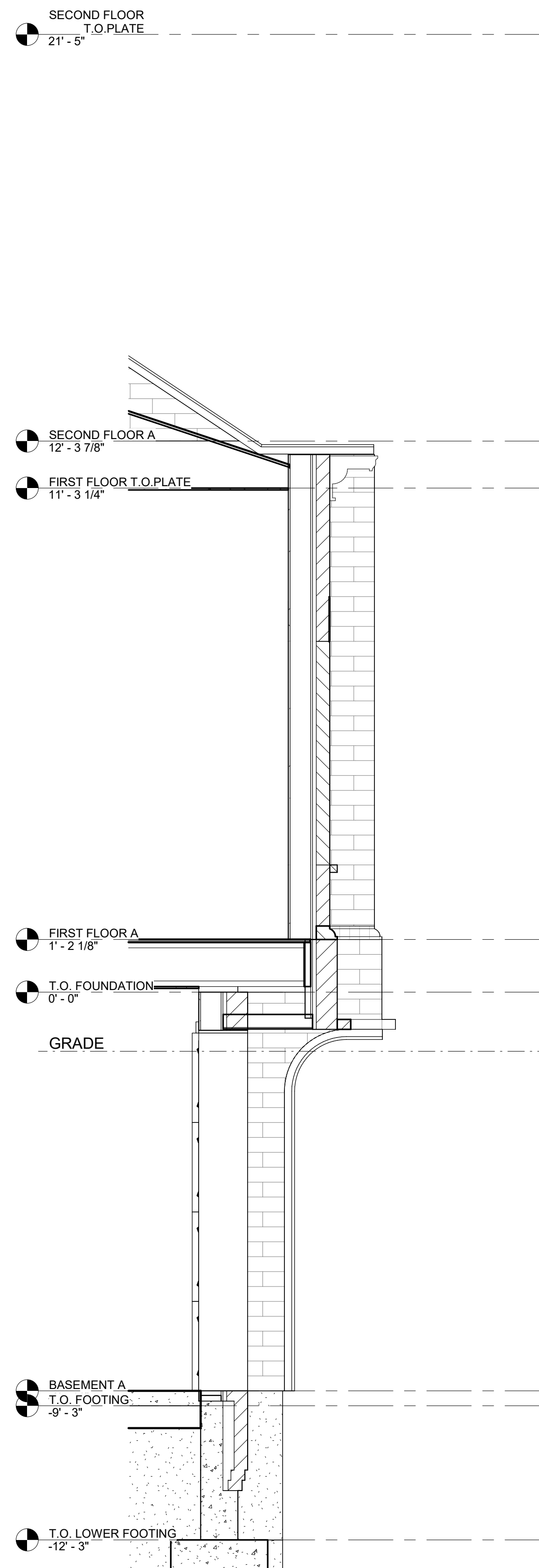
1 TRANSVERSE BUILDING SECTION 2D
1/4" = 1'-0"



2 TRANSVERSE BUILDING SECTION 3D
1/4" = 1'-0"



1 WALL SECTION @ GARAGE D
1/2" = 1'-0"



2 WALL SECTION @ BUILDING ENTRY D
1/2" = 1'-0"

WALL PARTITION TYPE

A1		6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A2		8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A3		6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
A4		6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
A5		4" WOOD STUD WALL WITH 1/2" GYP. BD.
A6		4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A7		2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A8		4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A9		STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

NUMBER	DESCRIPTION
--------	-------------

MALETZ ARCHITECTS, INC.
4070 CHELSEA GREEN WY
NEW ALBANY, OH 43054
614.973.8400

MALETZ
ARCHITECTURE + BUILD

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
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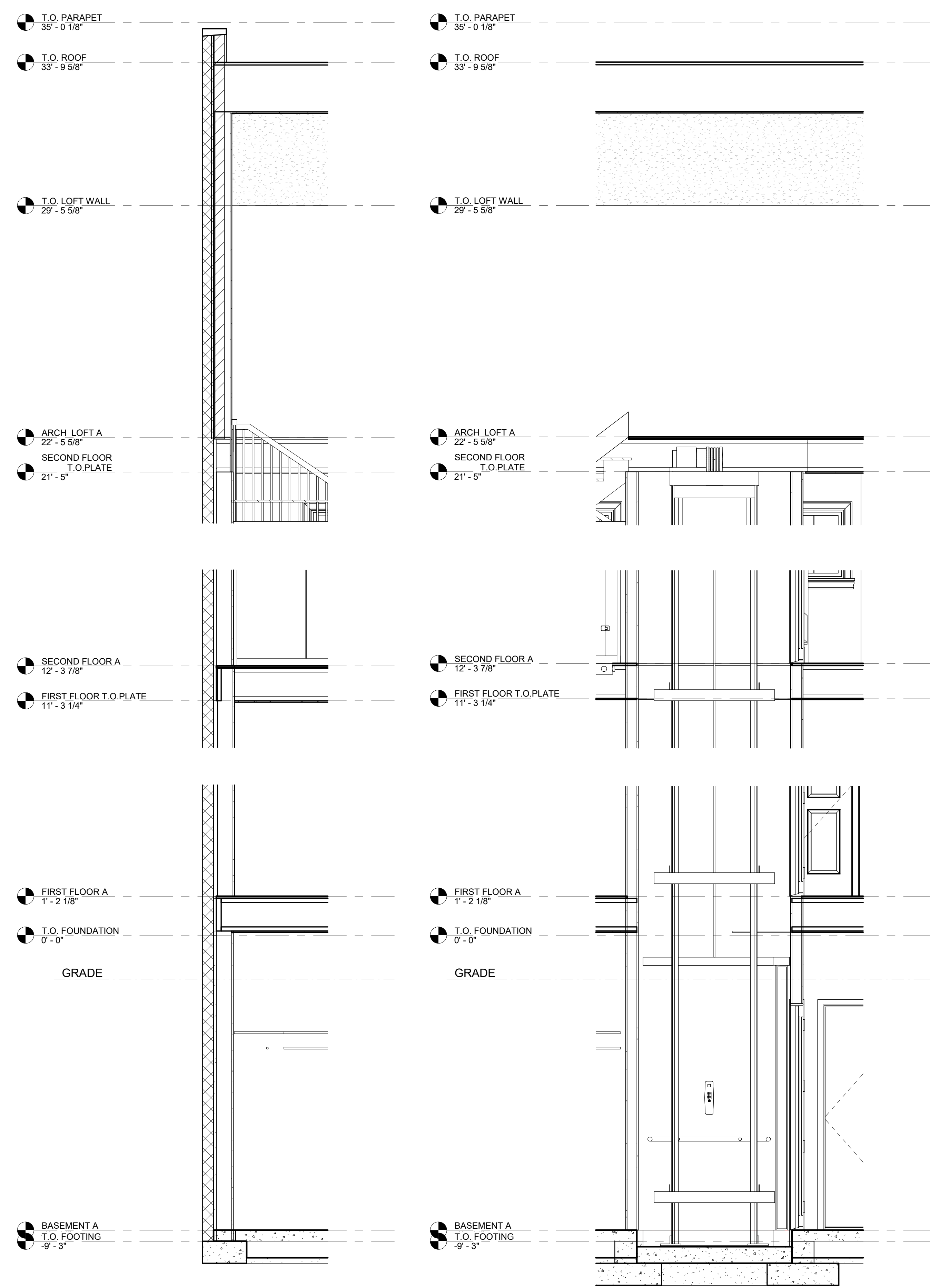
WALL SECTIONS
D

A340

RICHMOND SQUARE
NEW ALBANY, OH 43054

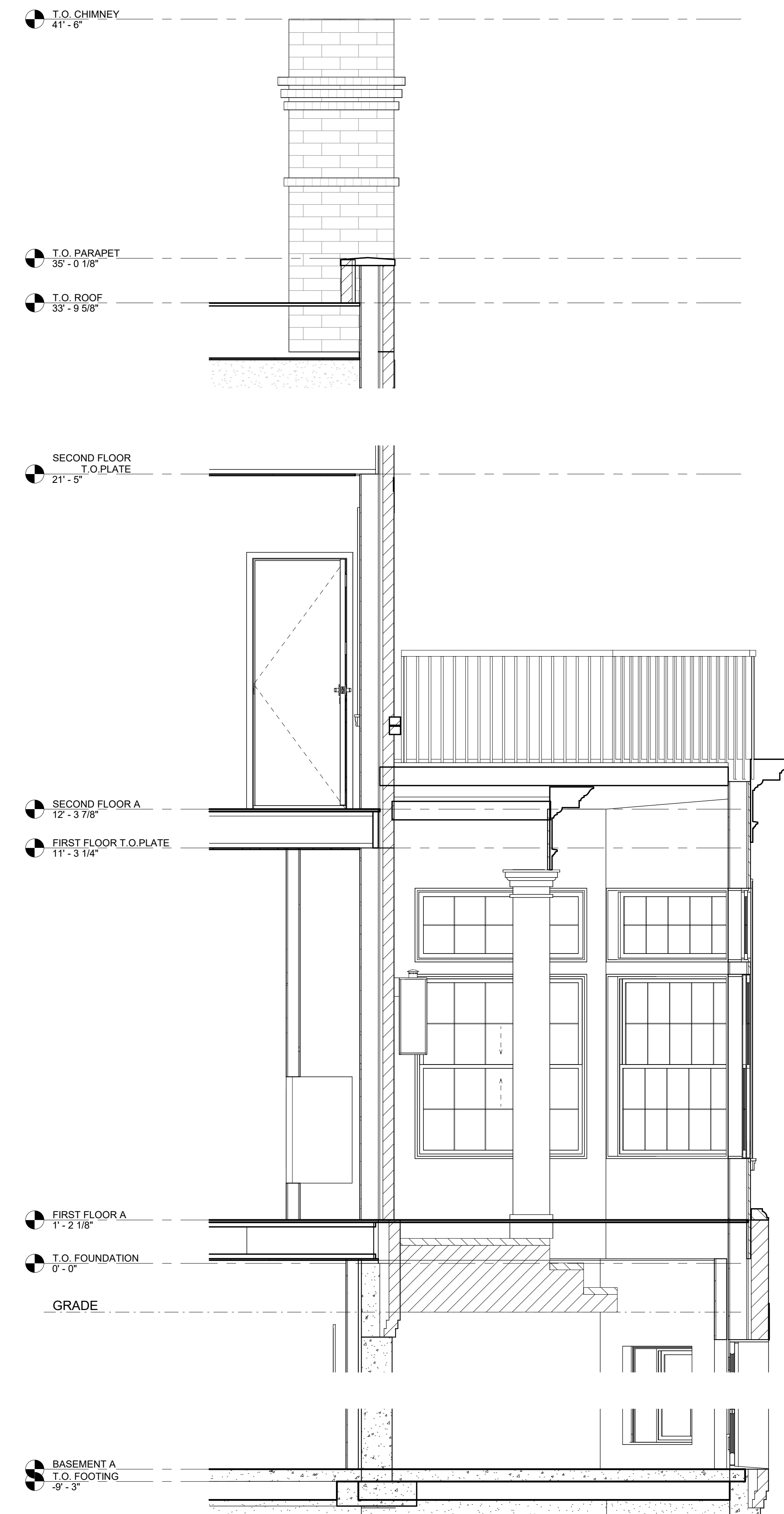
REVISIONS		
#	Description	Date

WALL SECTIONS
D



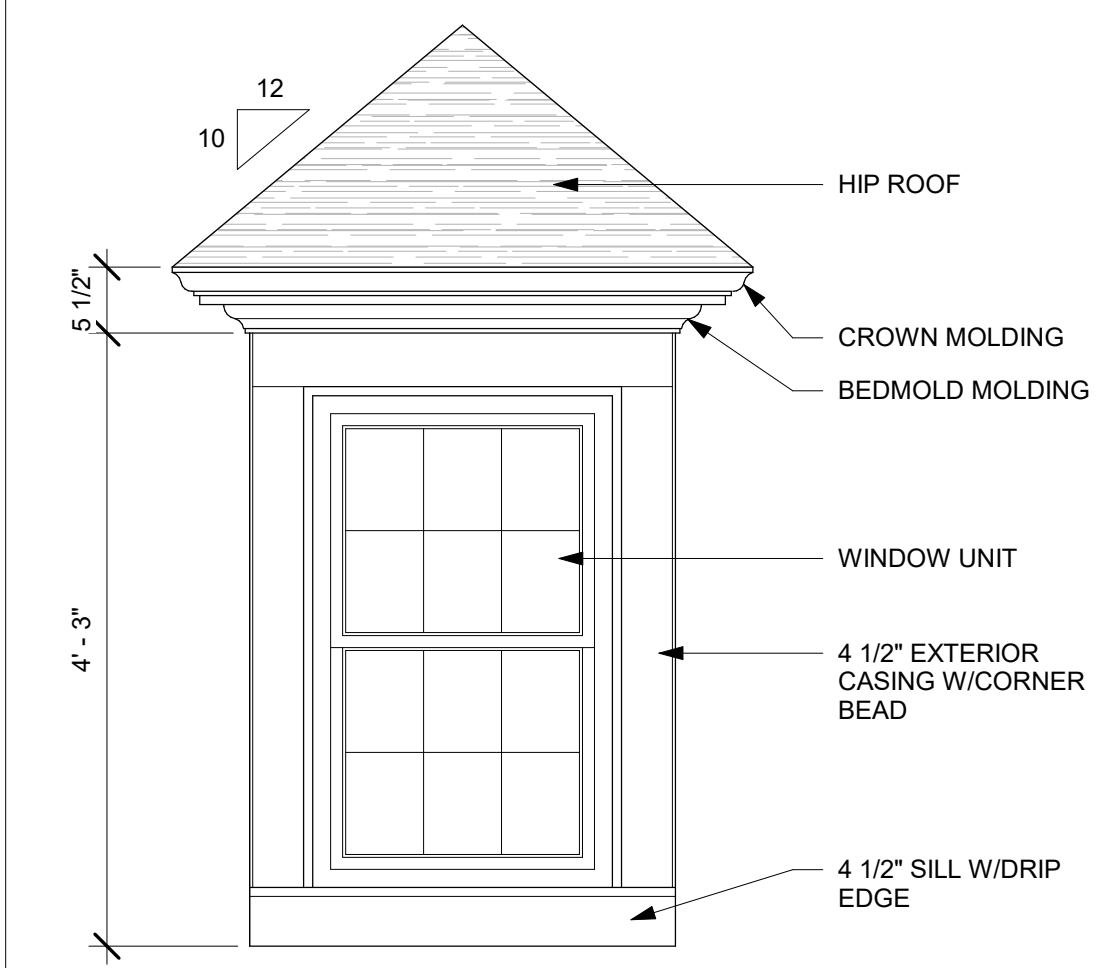
1 WALL SECTION @ SEPARATION
WALL D
1/2" = 1'-0"

2 WALL SECTION @ ELEVATOR D
1/2" = 1'-0"

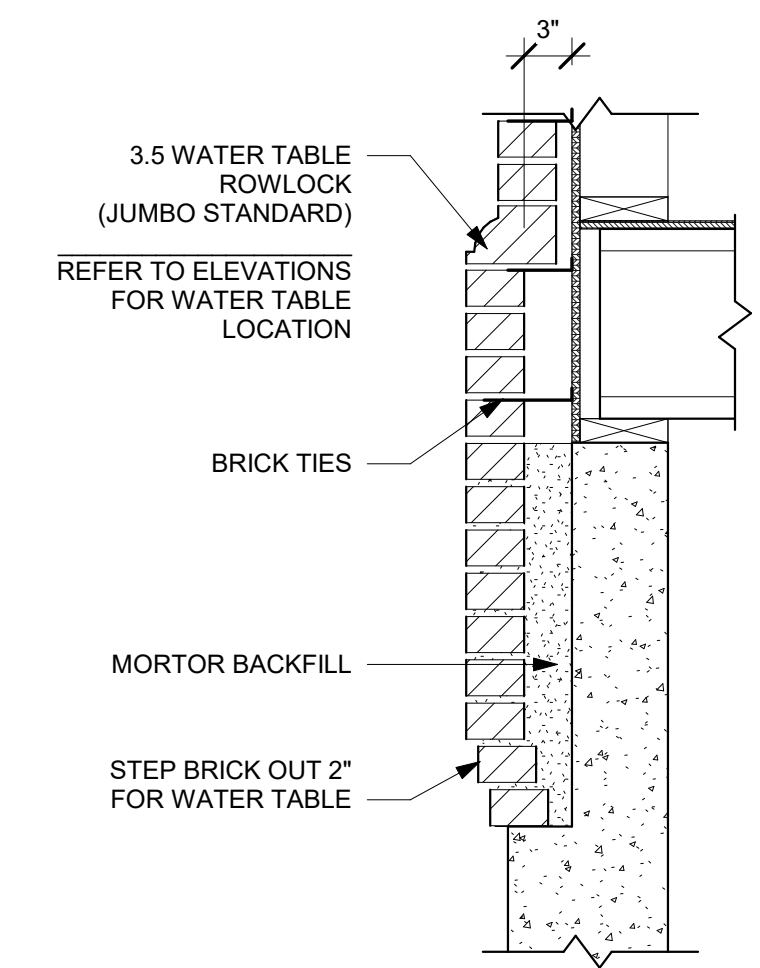


3 WALL SECTION @ BUILDING FRONT D
1/2" = 1'-0"

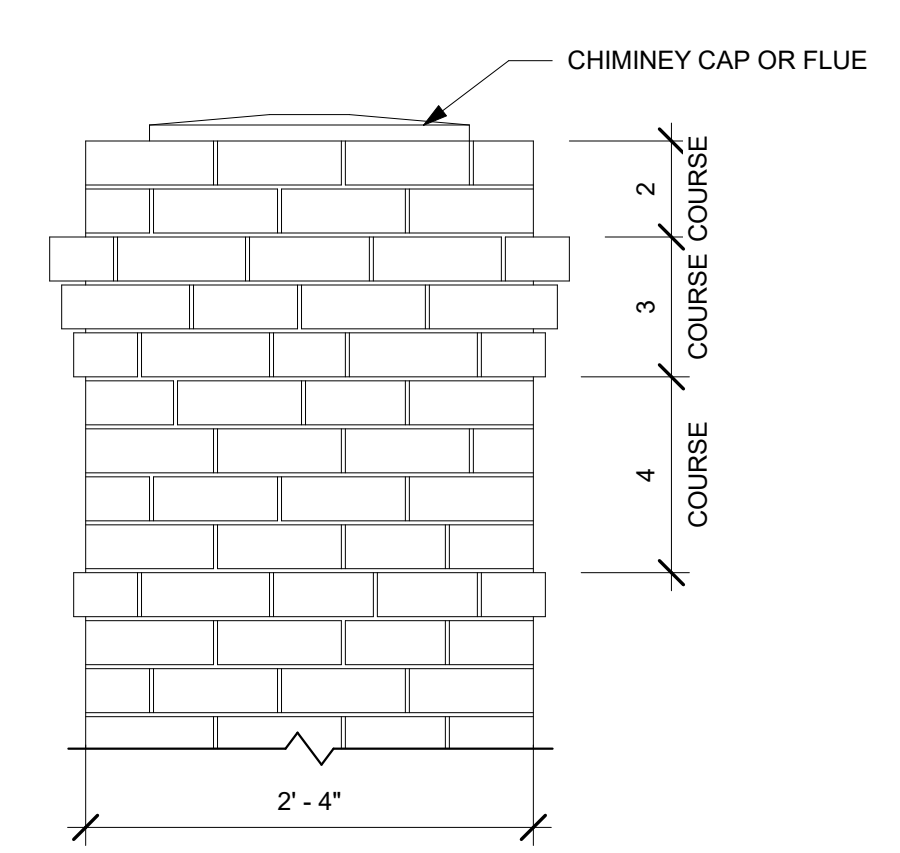
REVISIONS		
#	Description	Date



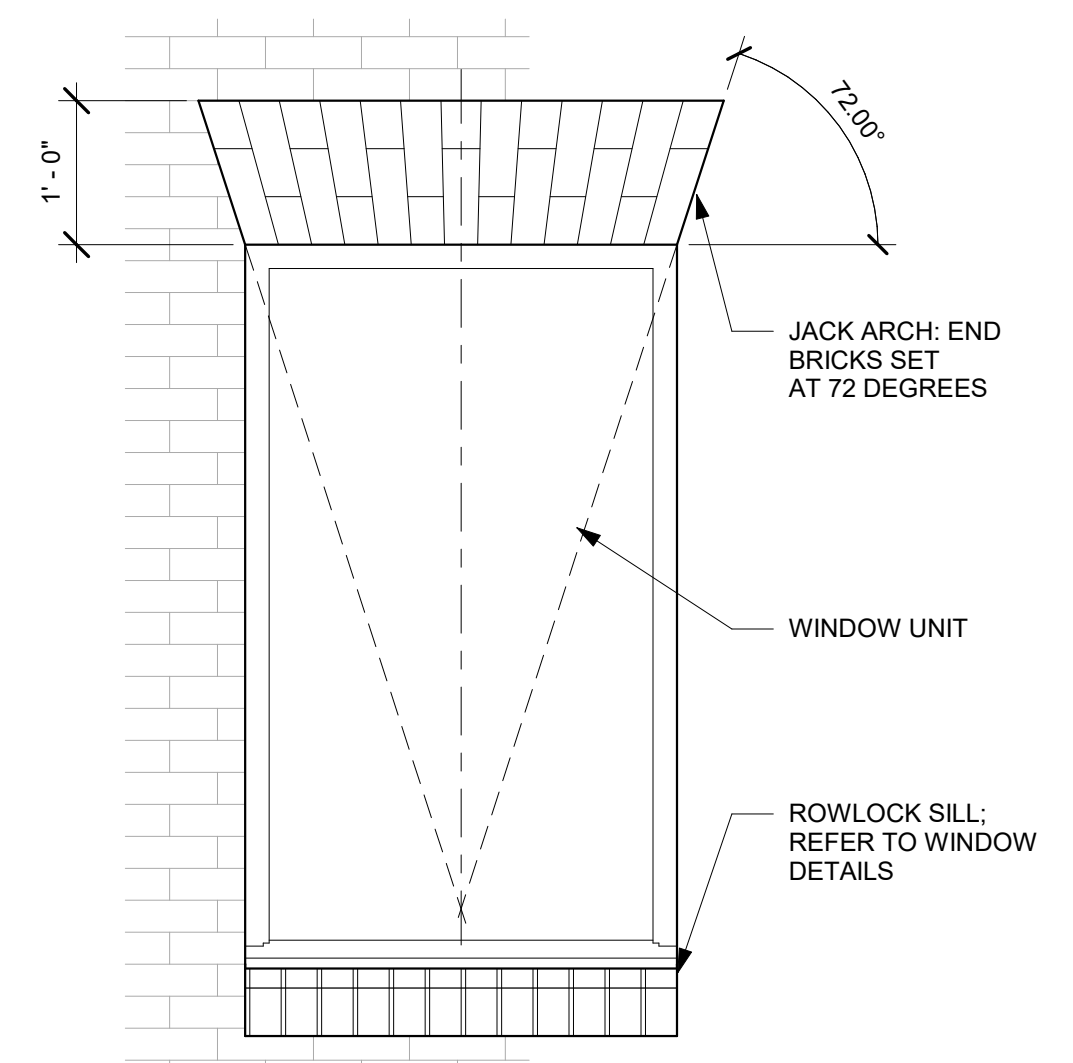
3 DORMER ELEVATION DETAIL
3/4" = 1'-0"



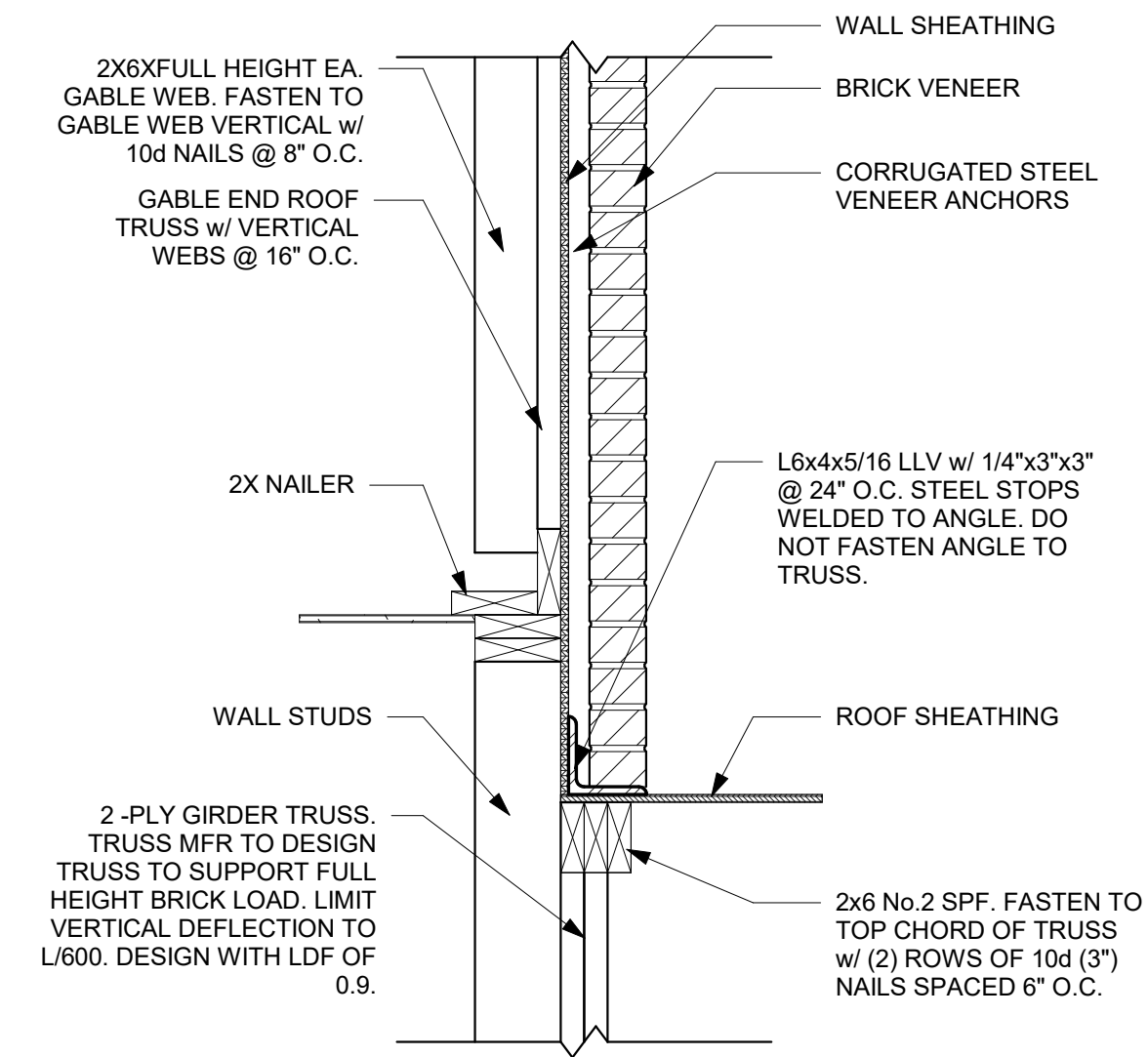
4 WATER TABLE DETAIL
1" = 1'-0"



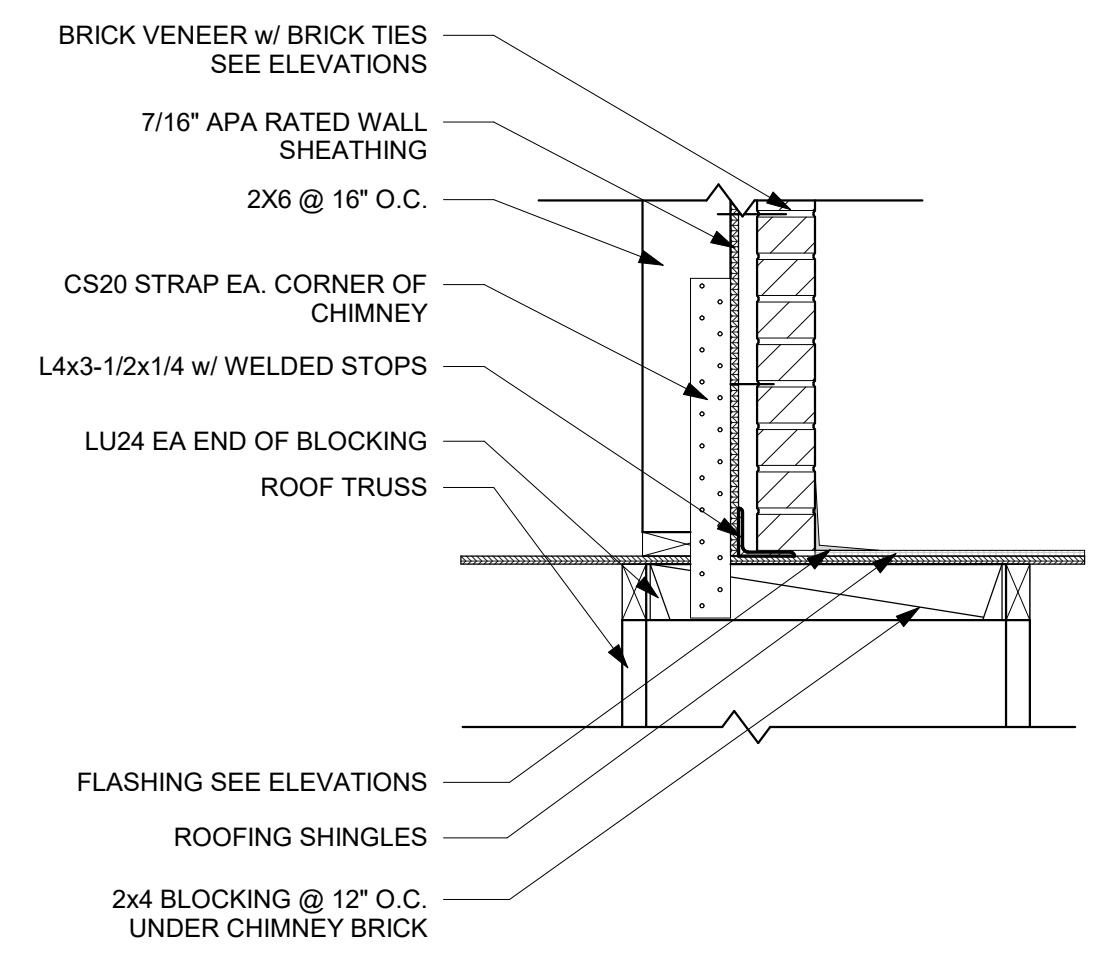
5 CHIMNEY CAP DETAIL
1" = 1'-0"



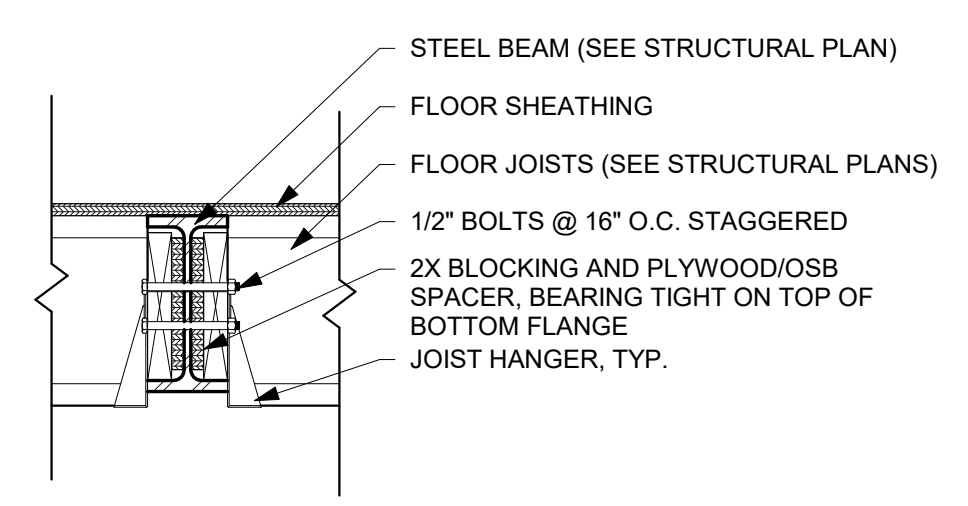
6 JACK ARCH
3/4" = 1'-0"



7 GIRDER TRUSS DETAIL SECTION
1" = 1'-0"



8 CHIMNEY SECTION DETAIL
1" = 1'-0"

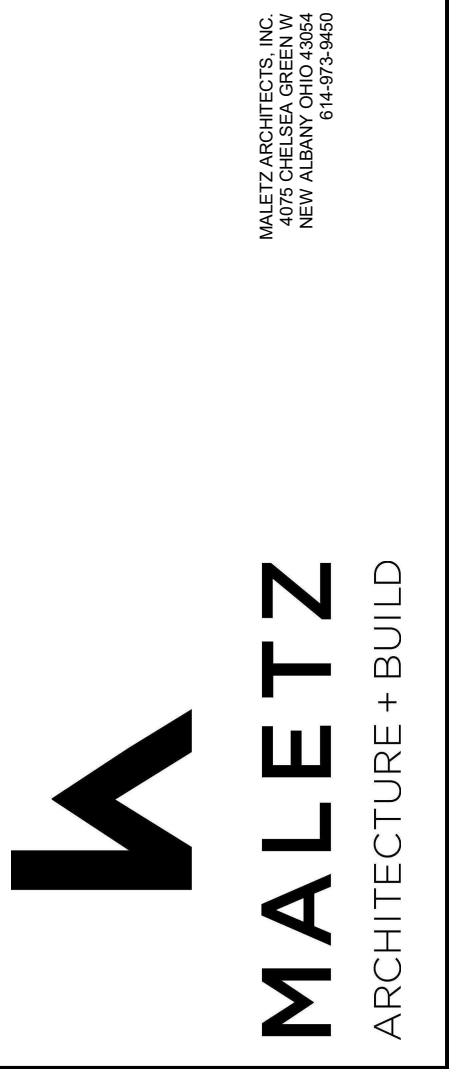


9 STEEL BEAM SECTION DETAIL
1" = 1'-0"

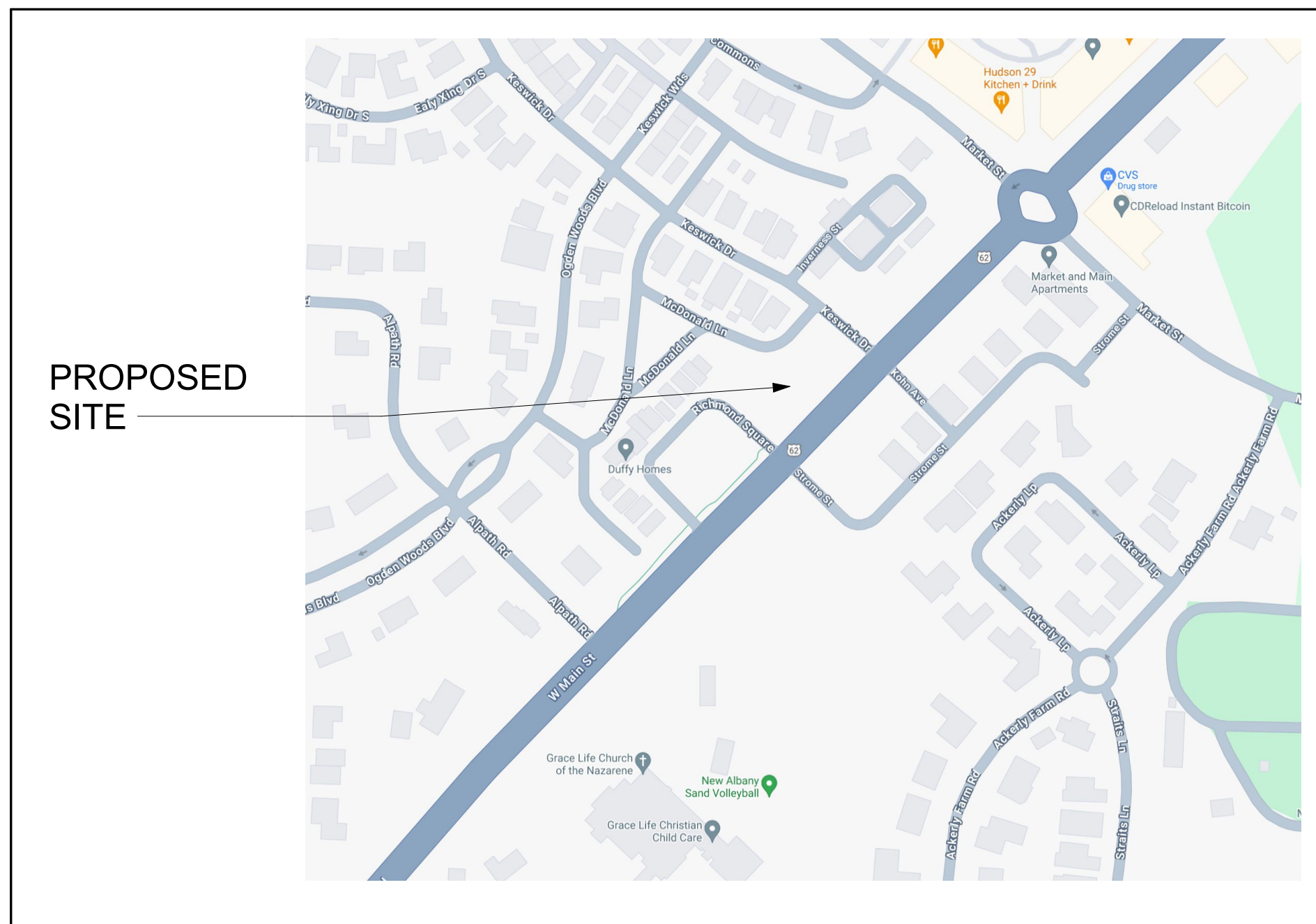


RICHMOND SQUARE

NEW ALBANY, OH 43054



AERIAL MAP



PROPOSED SITE

PROJECT CONTACTS

ARCHITECT:
 MALETZ ARCHITECTS, INC.
 ANDREW MALETZ, PROJECT MANAGER
 E: ANDREW@MALETZARCHITECTS.COM
 P: 614.245.4421
 F: 614.245.4421

BUILDER:
 MALETZ ARCHITECTURE + BUILD
 MICHAEL TALMON, PROJECT MANAGER
 E: MICHAEL@MALETZARCHITECTS.COM
 P: 480.370.9063

CIVIL ENGINEER:
 LANDMARK SURVEY GROUP
 SCOTT GRUNDEI, P.S.
 P: 614.485.9000

STRUCTURAL ENGINEER:
 JACK D. WALTERS & ASSOCIATES, INC.
 KARL WALTERS
 P: 614-889-2516

PROJECT SUMMARY

THE PROPOSED STRUCTURE SHALL CONSIST OF 2-STORY SINGLE-FAMILY HOME WITH WOOD FRAMING WITH PARTIAL BRICK VENEER, FINISHED BASEMENT, AND WOOD TRUSS/JOIST ROOF FRAMING. A THREE CAR ATTACHED GARAGE. THE NEW STRUCTURE SHALL UTILIZE THE EXISTING UTILITY SERVICE ROUTING LOCATED ON THE PROPERTY. SITE GRADING SHALL BE CONSISTENT WITH THE NEW ALBANY COUNTRY CLUB MASTER GRADING PLAN AND SITE PAVING REQUIREMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RESIDENTIAL BUILDING CODE OF OHIO, AND IN COMPLIANCE WITH THE RULES AND REGULATIONS OF NEW ALBANY DEVELOPMENT REQUIREMENTS AND THE NEW ALBANY COUNTRY CLUB ARCHITECTURAL REVIEW BOARD.

PROJECT INFORMATION

PROJECT INFORMATION	PROJECT AREA CALCULATIONS
SITE AREA:	LIVING AREA
SITE BUILD AREA:	
BUILDING TYPE:	

CODE INFORMATION

BUILDING	2019 RESIDENTIAL CODE OF OHIO
MECHANICAL	2017 OHIO MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE RESIDENTIAL BUILDING CODE, UNLESS NOTED OTHERWISE.
- IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES AND REGULATIONS WITHIN THE DOCUMENTS THE MORE STRINGENT PROVISION SHALL GOVERN.
- DIMENSIONS ARE TO FACE OF STUD FOR INTERIOR WALLS AND EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- SUBCONTRACTOR SHALL FIELD VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS INDICATED ON DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF VARIATIONS FROM THE DRAWINGS.
- EXISTING SITE EASEMENTS AND UTILITY CONDITIONS INDICATED TO REMAIN SHALL NOT BE DISTURBED BY THE WORK WITHOUT CONSENT OF THE ARCHITECT/OWNER, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL GLAZING IN SLIDING DOORS AND SIDE LITES SHALL BE TEMPERED GLAZING PER RESIDENTIAL BUILDING CODE.
- THE RESIDENTIAL BUILDING CODE, SHALL GOVERN UNLESS OTHERWISE QUALIFIED IN THE SPECIFICATION.
- SITE WORK: INCLUDES ALL DEMOLITION, SITE CLEARING, EXCAVATION, FILLING, GRADING DRAINAGE, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON DRAWINGS.
- SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED ON DRAWINGS.
- GENERAL CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITHIN STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
- GENERAL CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK AND NOTIFY AND RECEIVE CLARIFICATION FROM OWNER IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF THE RESIDENTIAL BUILDING CODE. RESEARCH RECOMMENDATIONS: WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBMITTED TO THE ARCHITECT IN WRITING FOR REVIEW.
- GENERAL CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER SHALL BE NOTIFIED IMMEDIATELY.
- EXISTING CONDITIONS SCHEDULED OR INDICATED TO REMAIN UNCHANGED SHALL REMAIN UNLESS SPECIFICALLY IN WRITING BY THE LOCAL BUILDING INSPECTION DEPARTMENT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DISTURBED OR DAMAGED MATERIALS DURING THE SCOPE OF THIS PROJECT.
- SUBCONTRACTOR IS TO EXTEND EXISTING SITE UTILITY LINES AS REQUIRED FOR NEW CONSTRUCTION.
- MAINTAIN MIN. FROST DEPTH REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODES AT ALL LOCATIONS. (NEW ALBANY, OH = 36")
- COORDINATE LOCATION OF ALL DOWNSPOUTS WITH SITE GENERAL CONTRACTOR.
- ALL DOOR & WINDOWS OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE NOTED.
- ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING LESS THAN 4'-0" IN WIDTH TO BE (2) 2x6. ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING BETWEEN 4'-0" AND 8'-0" IN WIDTH TO BE 2x8 AND 2x12 BOX HEADERS, RESPECTIVELY.

SHEET INDEX LIST

Browse Sheet Order	SHEET NO.	SHEET NAME	ISSUE DATE	REV 01 - YMMDD	REV 02 - YMMDD	REV 03 - YMMDD
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01. General A	G001	COVER SHEET A	12/21/20			
CIVIL						
02. Civil	C100	SITE SURVEY PLAN	12/21/20			
STRUCTURAL						
09. Structural	S1.0	GENERAL STRUCTURAL NOTES	12/21/20			
09. Structural	S1.1	FOUNDATION DETAILS	12/21/20			
09. Structural	S1.2	WALL BRACING NOTES	12/30/20			
09. Structural	S100	FOUNDATION PLAN	12/21/20			
09. Structural	S110	FIRST FLOOR STRUCTURAL PLAN	12/30/20			
09. Structural	S111	FIRST FLOOR FRAMING PLAN	12/21/20			
09. Structural	S120	SECOND FLOOR STRUCTURAL PLAN	12/30/20			
09. Structural	S121	SECOND FLOOR FRAMING PLAN	12/21/20			
09. Structural	S130	ROOF STRUCTURAL PLAN	12/30/20			
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10. Architecture	A500	DETAILS	12/21/20			
10. Architecture	A601	SCHEDULES	12/21/20			
ARCHITECTURAL						
10. Architecture A	A001	SITE PLAN A	12/21/20			
10. Architecture A	A100	FOUNDATION PLAN A	12/21/20			
10. Architecture A	A101	BASEMENT FLOOR PLAN A	12/21/20			
10. Architecture A	A102	BASEMENT REFLECTED CEILING PLAN A	12/21/20			
10. Architecture A	A110	FIRST FLOOR PLAN A	12/21/20			
10. Architecture A	A112	FIRST FLOOR REFLECTED CEILING PLAN A	12/21/20			
10. Architecture A	A120	SECOND FLOOR PLAN A	12/21/20			
10. Architecture A	A122	SECOND FLOOR REFLECTED CEILING PLAN A	12/21/20			
10. Architecture A	A130	LOFT PLAN A	12/21/20			
10. Architecture A	A132	LOFT REFLECTED CEILING PLAN A	12/21/20			
10. Architecture A	A140	ROOF PLAN A	12/21/20			
10. Architecture A	A150	AREA PLANS A	12/21/20			
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10. Architecture A	A201	NORTH ELEVATION A	12/21/20			
10. Architecture A	A202	EAST & WEST ELEVATION A	12/21/20			
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10. Architecture A	A310	LONGITUDINAL BUILDING SECTION 2A	12/21/20			
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10. Architecture A	A330	TRANSVERSE BUILDING SECTIONS A	12/21/20			
10. Architecture A	A340	WALL SECTIONS A	12/21/20			
10. Architecture A	A350	WALL SECTIONS A	12/21/20			
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12. Mechanical & Plumbing	M100	BASEMENT MECH & PLUMBING PLAN	12/21/20			
12. Mechanical & Plumbing	M110	FIRST FLOOR MECH & PLUMBING	12/21/20			
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ELECTRICAL						
13. Electrical	E100	BASEMENT ELECTRICAL PLAN	12/21/20			
13. Electrical	E110	FIRST FLOOR ELECTRICAL PLAN	12/21/20			
13. Electrical	E120	SECOND FLOOR ELECTRICAL PLAN	12/21/20			

RICHMOND SQUARE
 NEW ALBANY, OH 43054

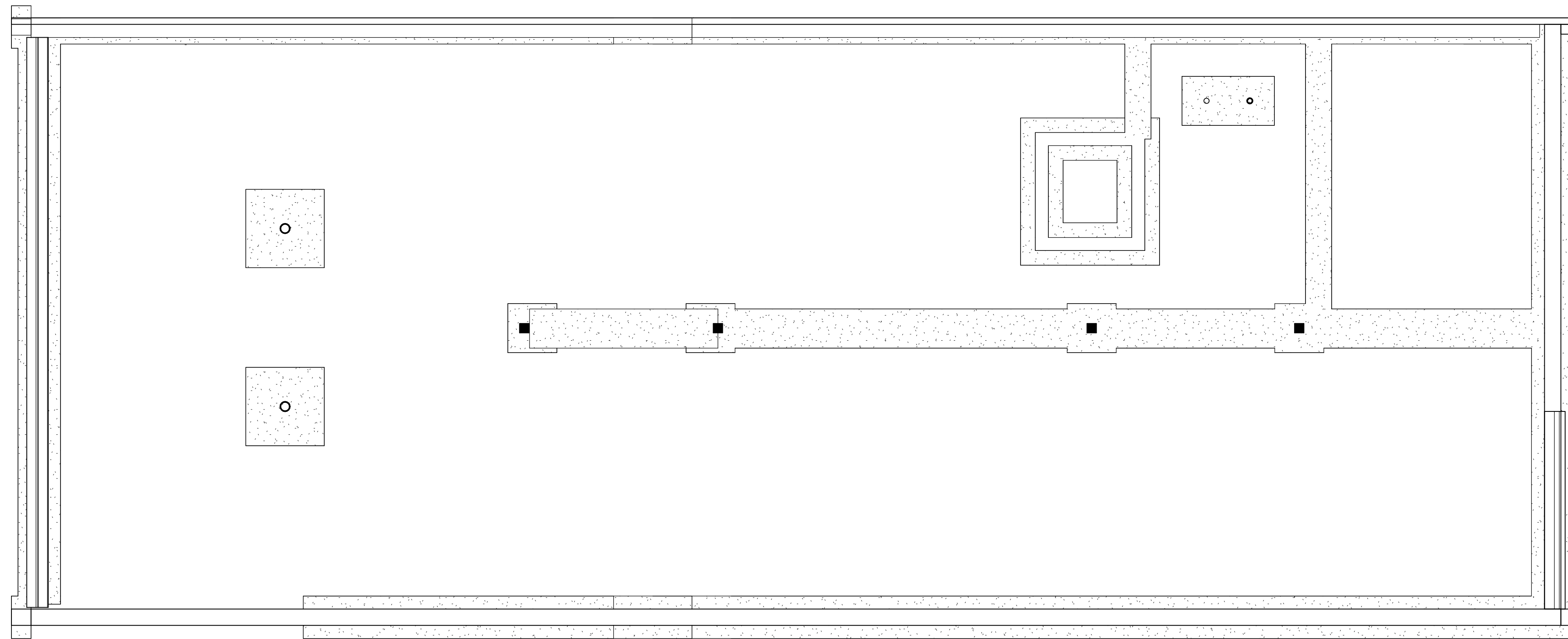
REVISIONS
 # Description Date



COVER SHEET A

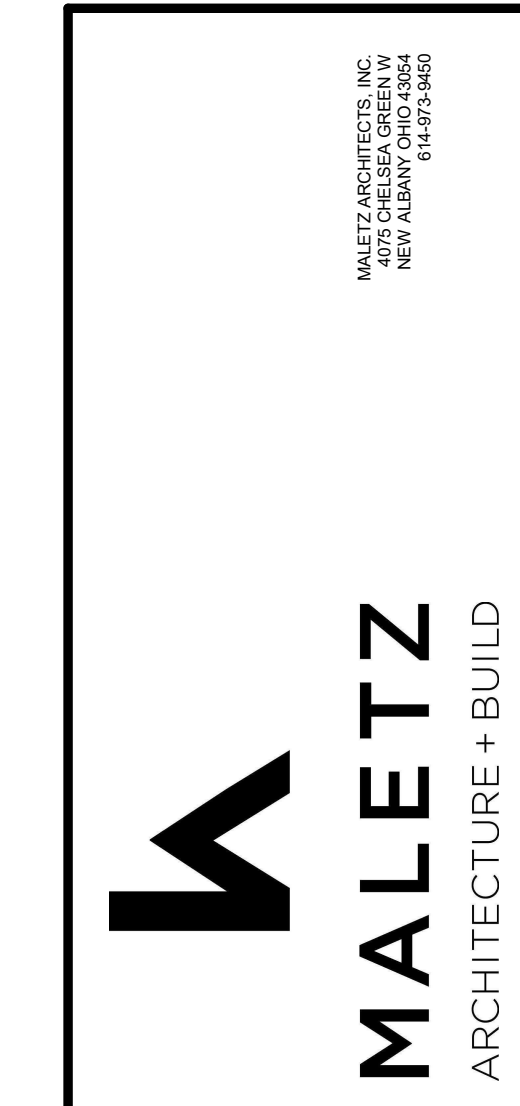
G001

ISSUE DATE: 12/21/20



1 FOUNDATION PLAN

1/4" = 1'-0"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

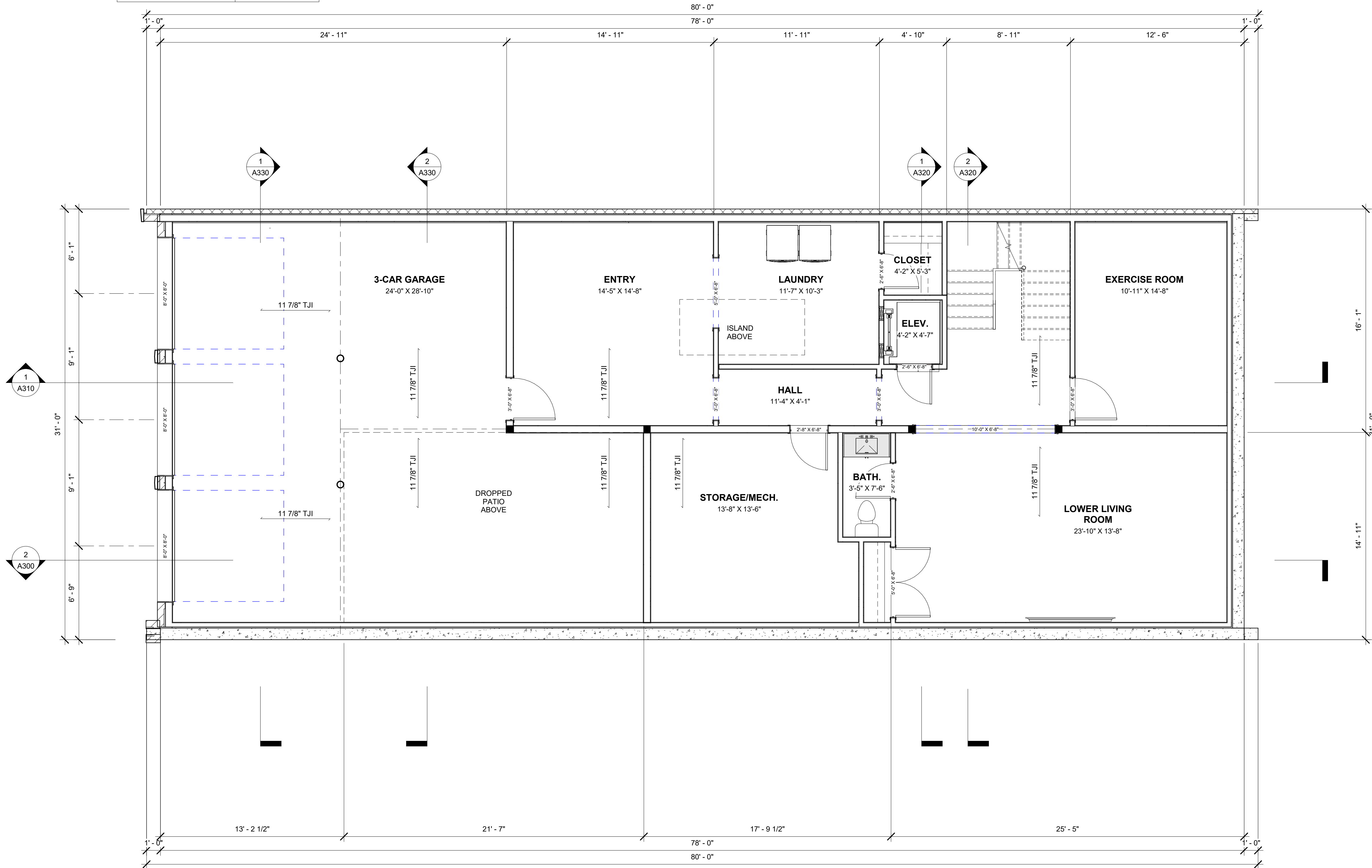
#	Description	Date

FOUNDATION
PLAN A

A100

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:
 6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

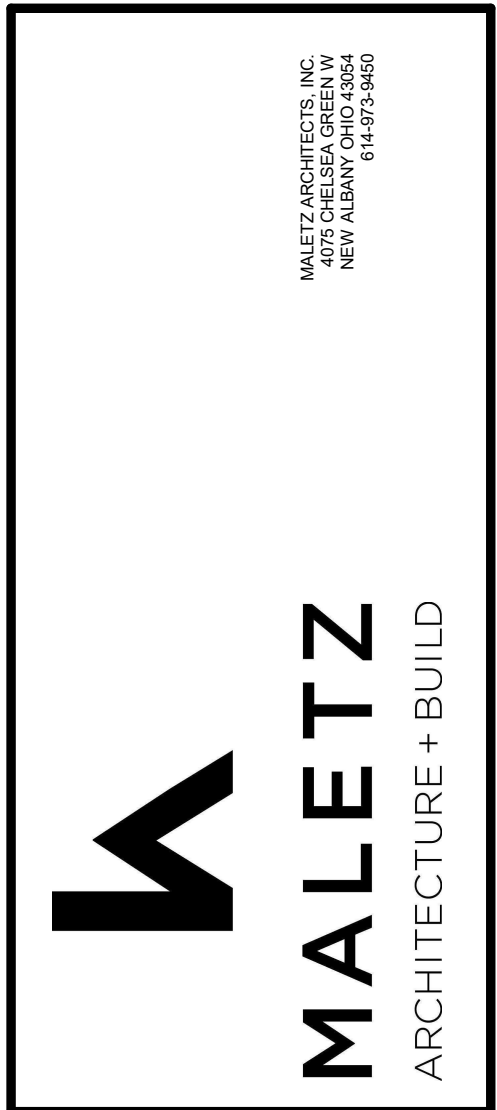
- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

NUMBER DESCRIPTION

WINDOW SCHEDULE - BASEMENT FLOOR				
MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-72	2' - 8"	6' - 0"	2' - 10 1/2"	6' - 2 1/2"
W-89	4' - 0"	6' - 0"	4' - 0"	6' - 0"

DOOR SCHEDULE - BASEMENT FLOOR				
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
D-70	5' - 0"	6' - 8"	5' - 1 9/16"	6' - 8 31/32"
D-74	2' - 6"	6' - 8"	2' - 7 9/16"	6' - 8 31/32"
D-75	3' - 0"	6' - 8"	3' - 1 9/16"	6' - 8 31/32"
D-77	8' - 0"	8' - 0"	8' - 1 1/2"	8' - 0 3/4"
D-82	3' - 0"	6' - 8"	3' - 1 1/2"	6' - 8 3/4"
D-83	2' - 8"	6' - 8"	2' - 9 9/16"	6' - 8 31/32"
D-85	10' - 0"	6' - 8"	10' - 1 1/2"	6' - 8 3/4"
D-87	5' - 0"	6' - 8"	5' - 1 1/2"	6' - 8 3/4"
D-88	5' - 0"	6' - 8"	5' - 1 9/16"	6' - 8 31/32"



RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

BASEMENT FLOOR PLAN A

A101

ISSUE DATE: 12/21/20

1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"

RCP GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
2. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
3. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
4. ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
5. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE 'CEILING GRADE' AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

RCP KEYNOTES

NUMBER KEYNOTE

RICHMOND SQUARE
NEW ALBANY, OH 43054

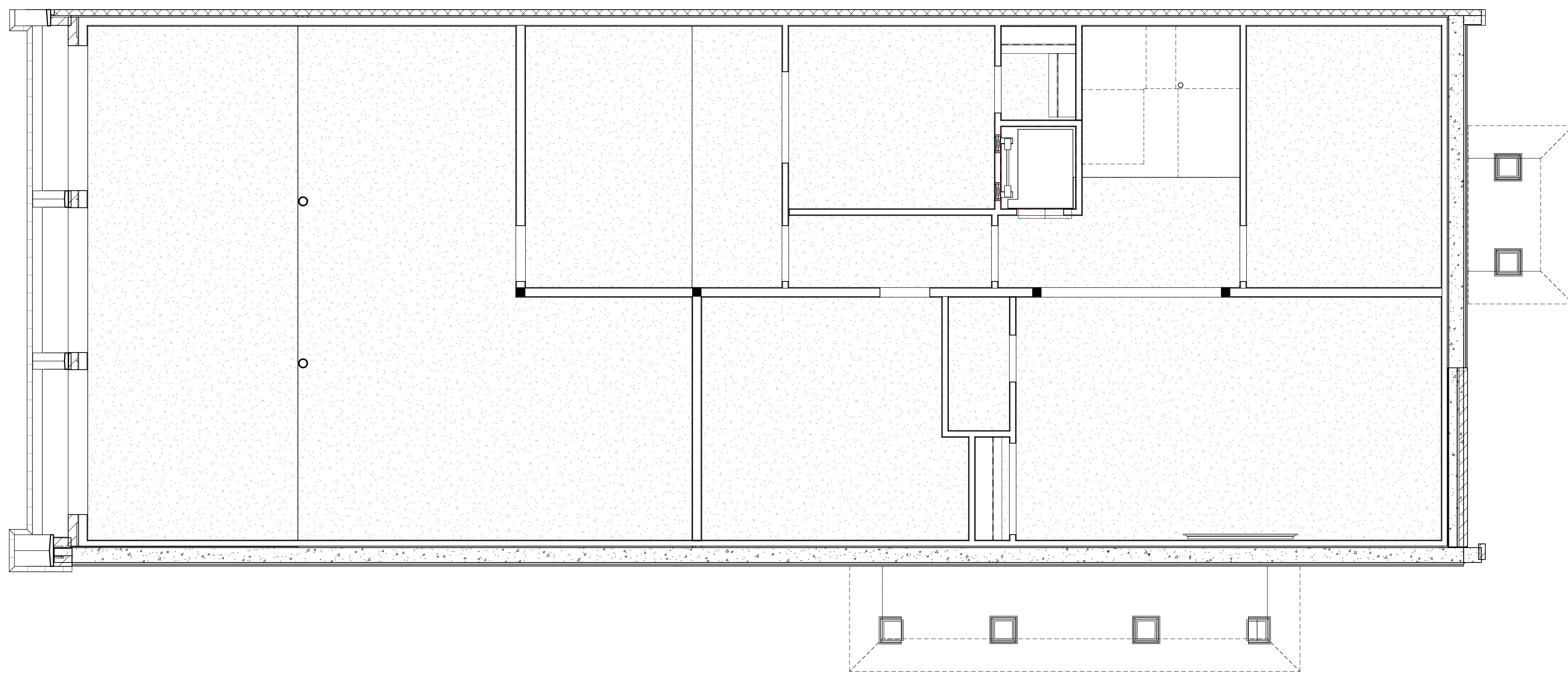
REVISIONS

#	Description	Date

BASEMENT
REFLECTED
CEILING PLAN A

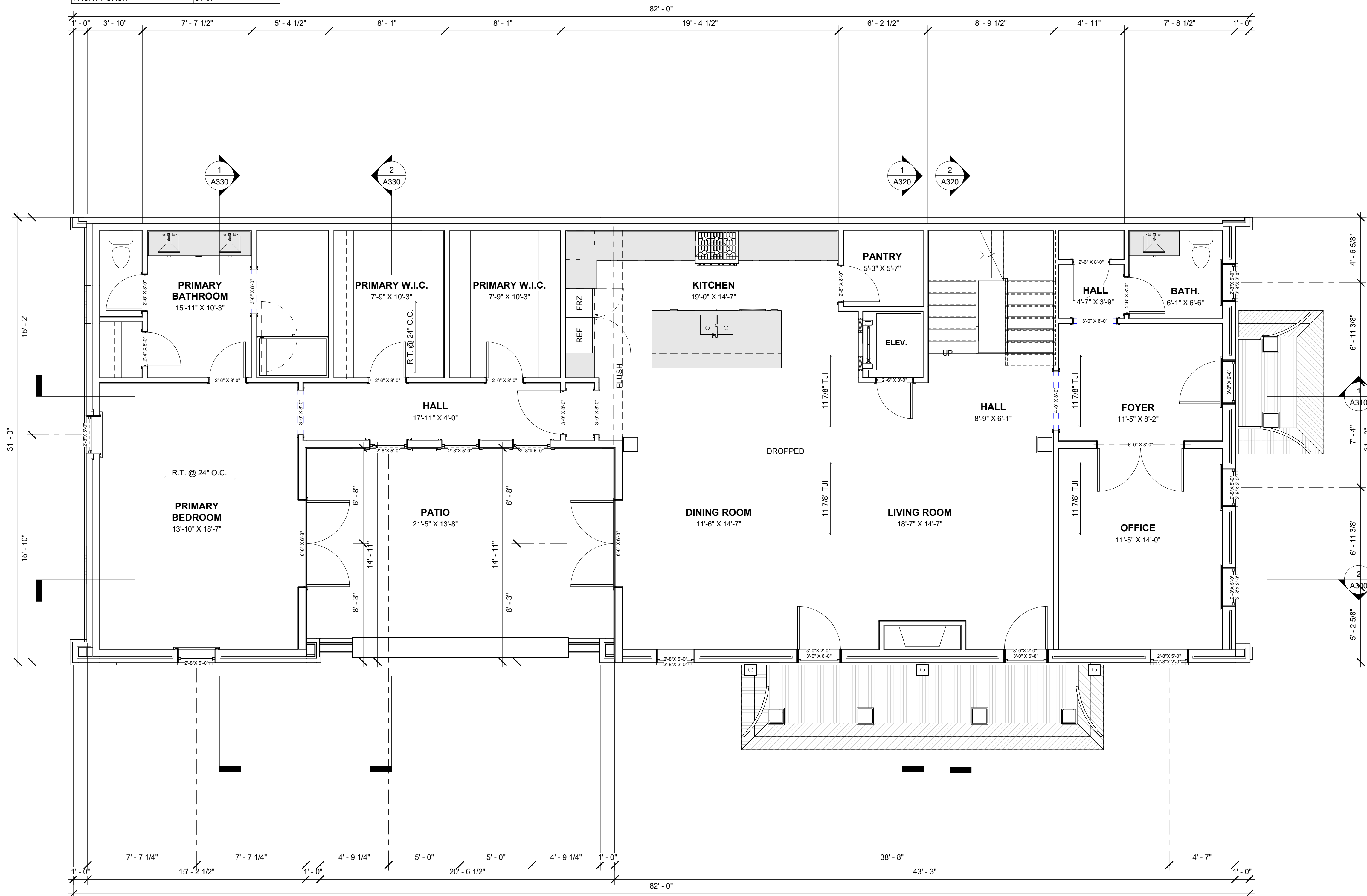
A102

ISSUE DATE: 12/21/20



1 BASEMENT REFLECTED CEILING
PLAN
1/4" = 1'-0"

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:
 6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

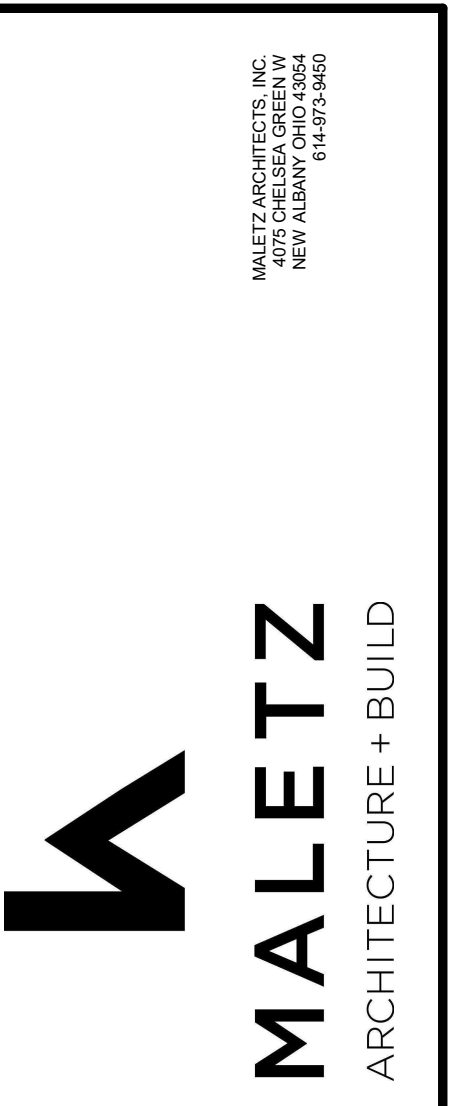
KEYNOTES

NUMBER DESCRIPTION

WINDOW SCHEDULE - FIRST FLOOR				
MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-77	2' - 8"	2' - 0"	2' - 10 1/2"	2' - 2 1/2"
W-80	4' - 8"	2' - 0"	4' - 10 1/2"	2' - 2 1/2"
W-81	3' - 0"	2' - 0"	3' - 2 1/2"	2' - 2 1/2"
W-89	<varies>	<varies>		
W-95	2' - 8"	5' - 0"	2' - 10 1/2"	5' - 2 1/2"
W-96	2' - 8"	5' - 0"	2' - 10 1/2"	5' - 2 1/2"
W-110	4' - 8"	5' - 0"	4' - 10 1/2"	5' - 2 1/2"

DOOR SCHEDULE - FIRST FLOOR				
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
D-72	6' - 0"	6' - 8"	6' - 1 9/16"	6' - 8 31/32"
D-73	3' - 0"	6' - 8"	6' - 3"	6' - 8 3/4"
D-76	3' - 0"	6' - 8"	3' - 1 9/16"	6' - 8 31/32"
D-80	3' - 0"	8' - 0"	3' - 1 9/16"	8' - 0 31/32"
D-81	2' - 6"	8' - 0"	2' - 7 9/16"	8' - 0 31/32"
D-89	4' - 0"	8' - 0"	4' - 1 1/2"	8' - 0 3/4"
D-90	3' - 0"	8' - 0"	3' - 1 1/2"	8' - 0 3/4"
D-92	6' - 0"	8' - 0"	6' - 1 9/16"	8' - 0 31/32"
D-93	2' - 4"	8' - 0"	2' - 5 9/16"	8' - 0 31/32"
D-94	3' - 0"	7' - 0"	3' - 1 1/2"	7' - 0 3/4"

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



RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

FIRST FLOOR PLAN A

A110



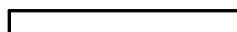
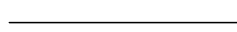

LIGHTING SCHEDULE

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

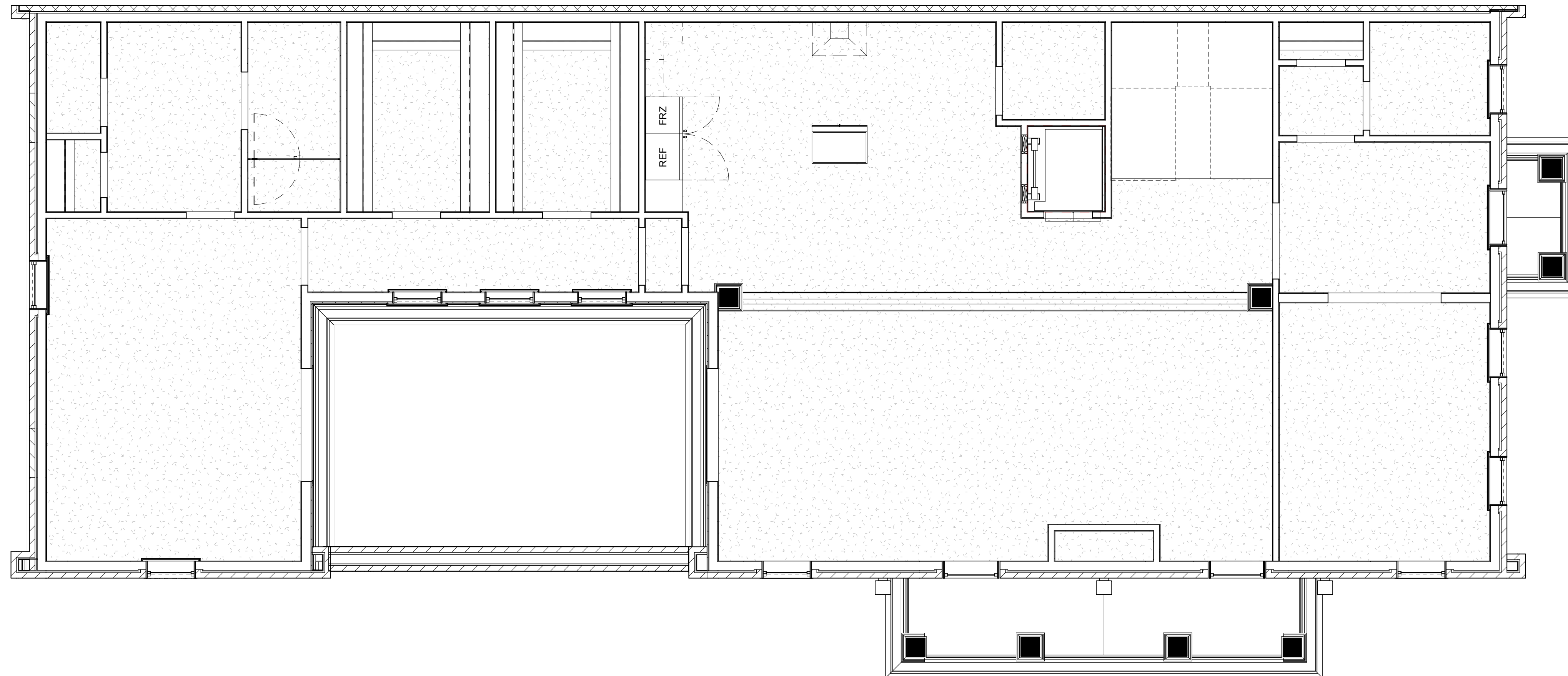
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- ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
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CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

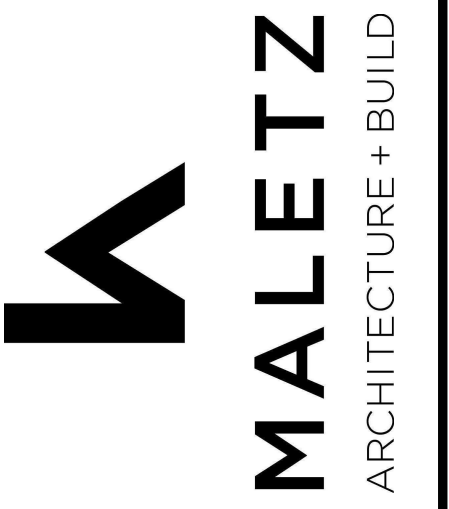
RCP KEYNOTES

NUMBER KEYNOTE



1 FIRST FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
 4070 CHELSEA GREENWAY
 NEW ALBANY, OH 43054
 614.973.9400



RICHMOND SQUARE
 NEW ALBANY, OH 43054

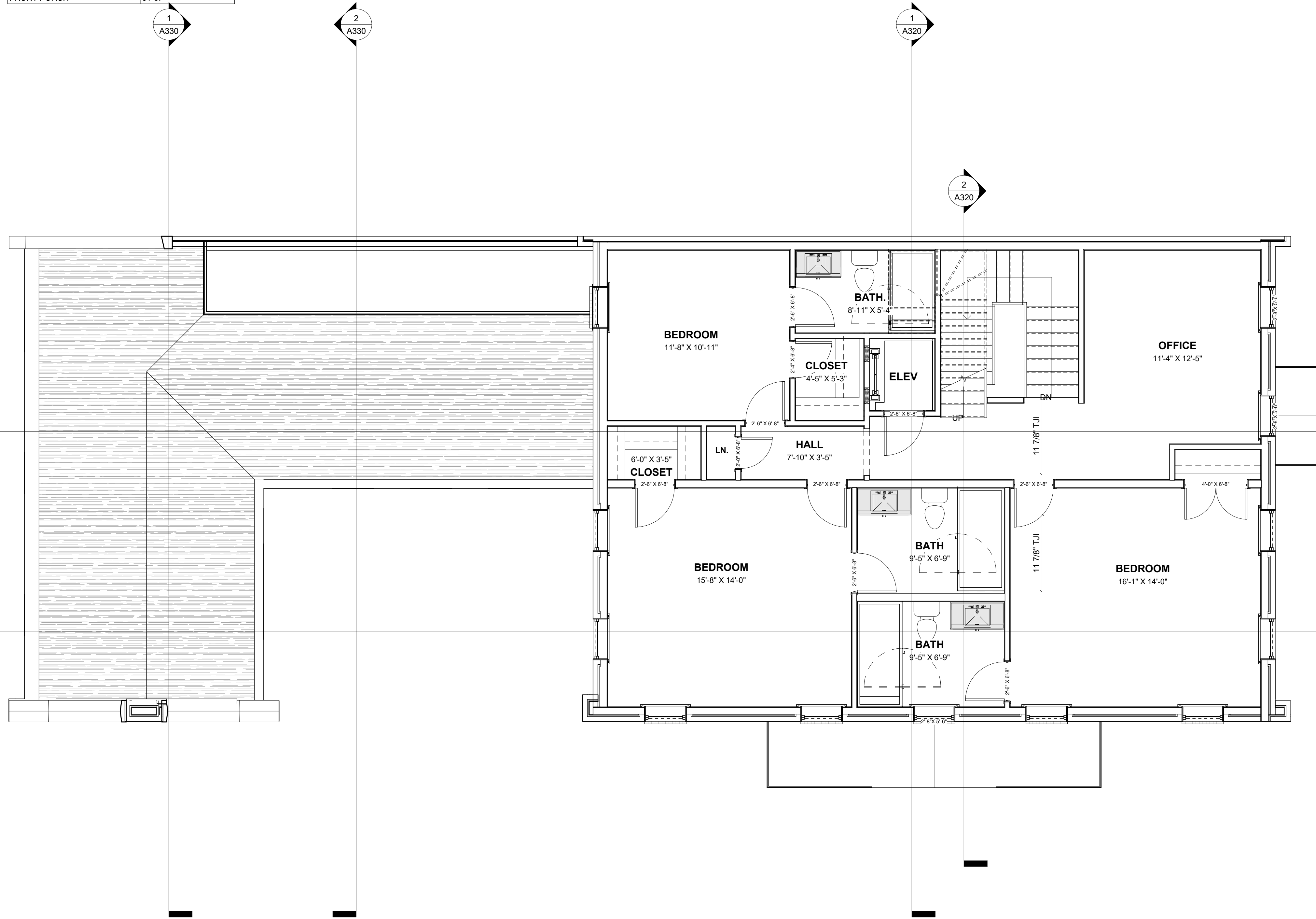
REVISIONS		
#	Description	Date

FIRST FLOOR
REFLECTED
CEILING PLAN A

A112

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
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APPROVED FASTENERS FOR EXTERIOR SHEATHING:
 6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

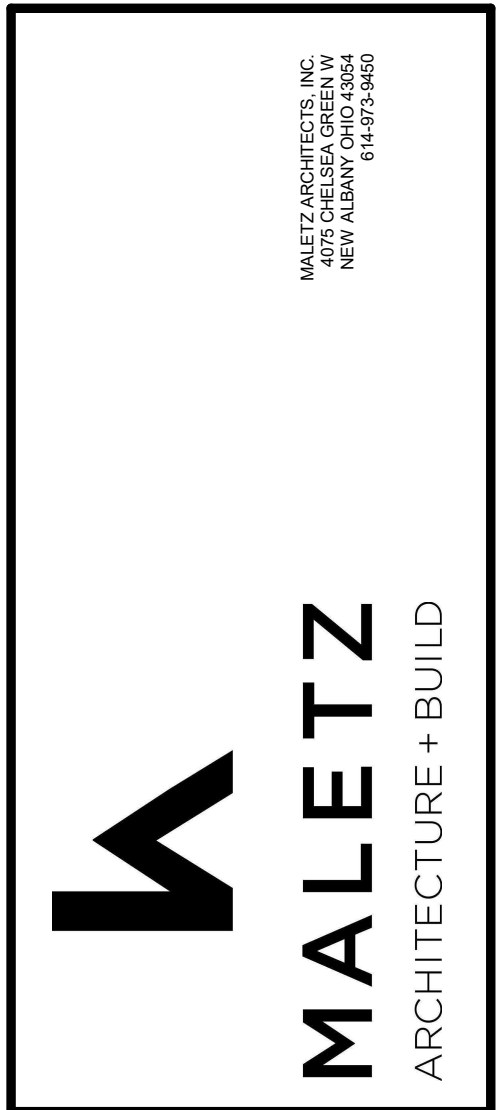
- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

NUMBER DESCRIPTION

WINDOW SCHEDULE - SECOND FLOOR				
MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-102	2' - 8"	5' - 6"	2' - 10 1/2"	5' - 8 1/2"
W-106	2' - 8"	4' - 0"	2' - 10 1/2"	4' - 2 1/2"

DOOR SCHEDULE - SECOND FLOOR				
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
D-71	4' - 0"	6' - 8"	4' - 1 9/16"	6' - 8 31/32"
D-74	2' - 6"	6' - 8"	2' - 7 9/16"	6' - 8 31/32"
D-78	2' - 0"	6' - 8"	2' - 1 9/16"	6' - 8 31/32"
D-79	2' - 4"	6' - 8"	2' - 5 9/16"	6' - 8 31/32"



RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

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

SECOND FLOOR
 PLAN A

A120


ISSUE DATE: 12/21/20

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

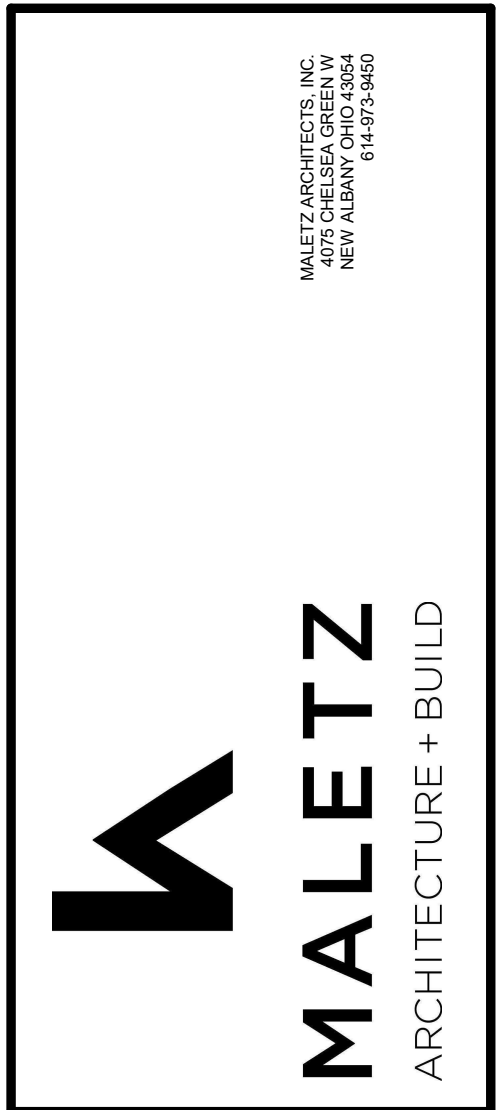
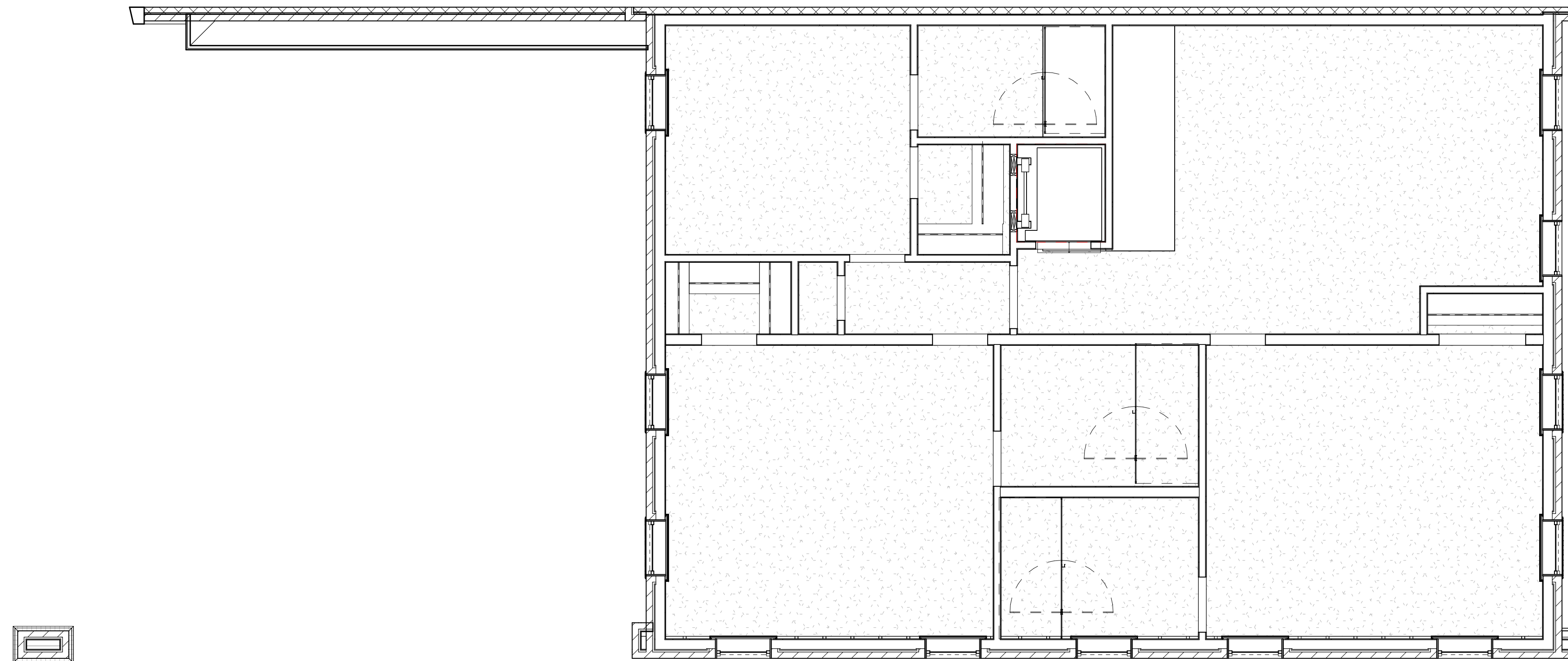
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CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

RCP KEYNOTES

NUMBER KEYNOTE



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

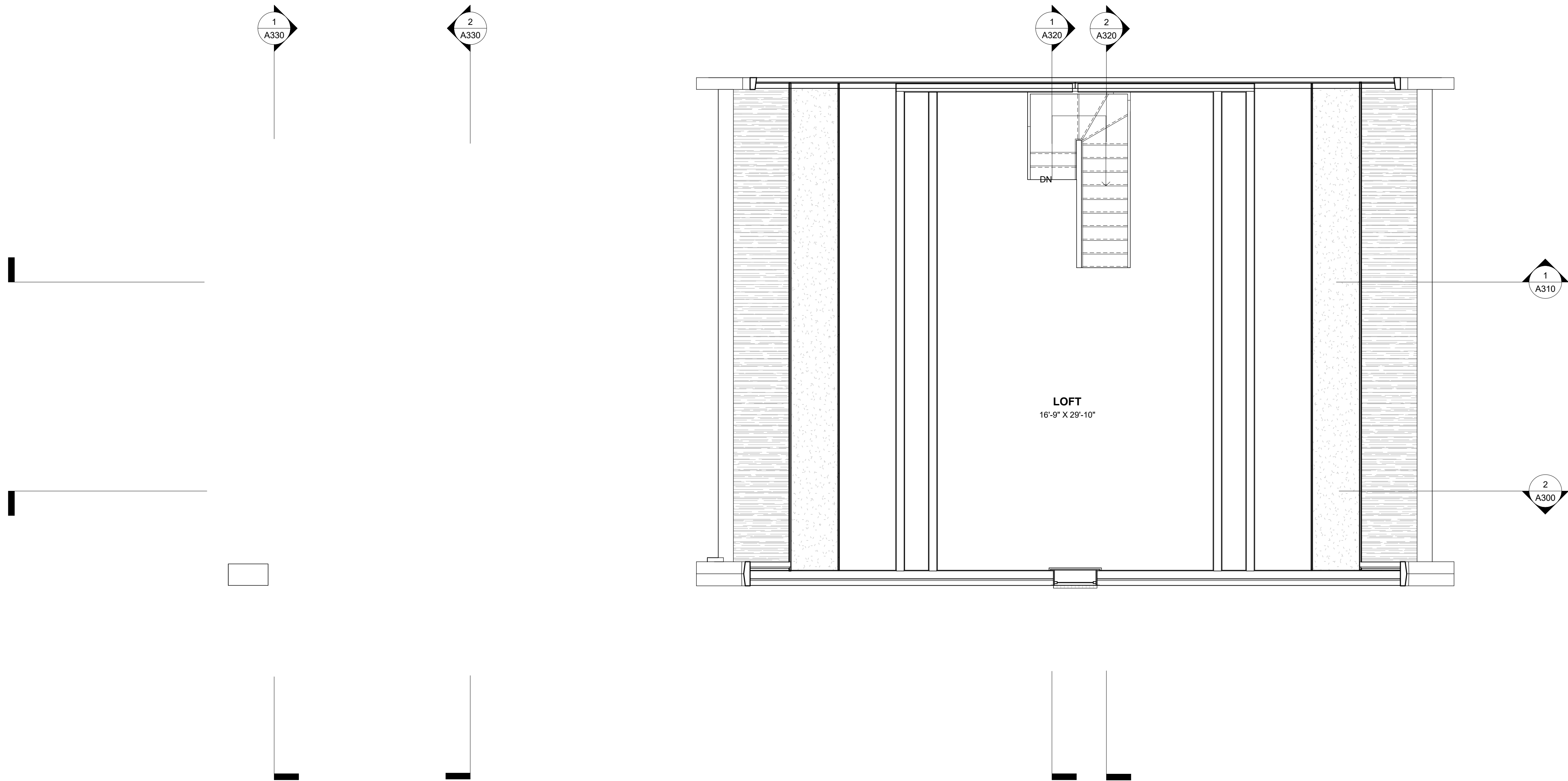
1 SECOND FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"

SECOND FLOOR
REFLECTED
CEILING PLAN A

A122

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



1 ARCH_LOFT A
1/4" = 1'-0"

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

LOFT PLAN A

A130

ISSUE DATE: 12/21/20





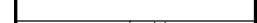
MALETZ ARCHITECTS, INC.
4070 BRELSER GREENWAY
NEW ALBANY, OH 43054
614.973.9800

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

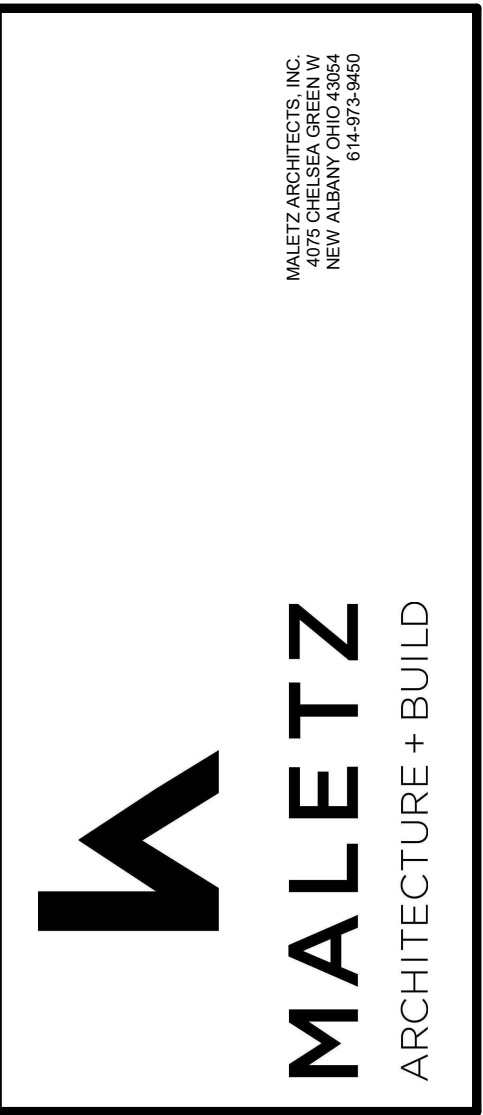
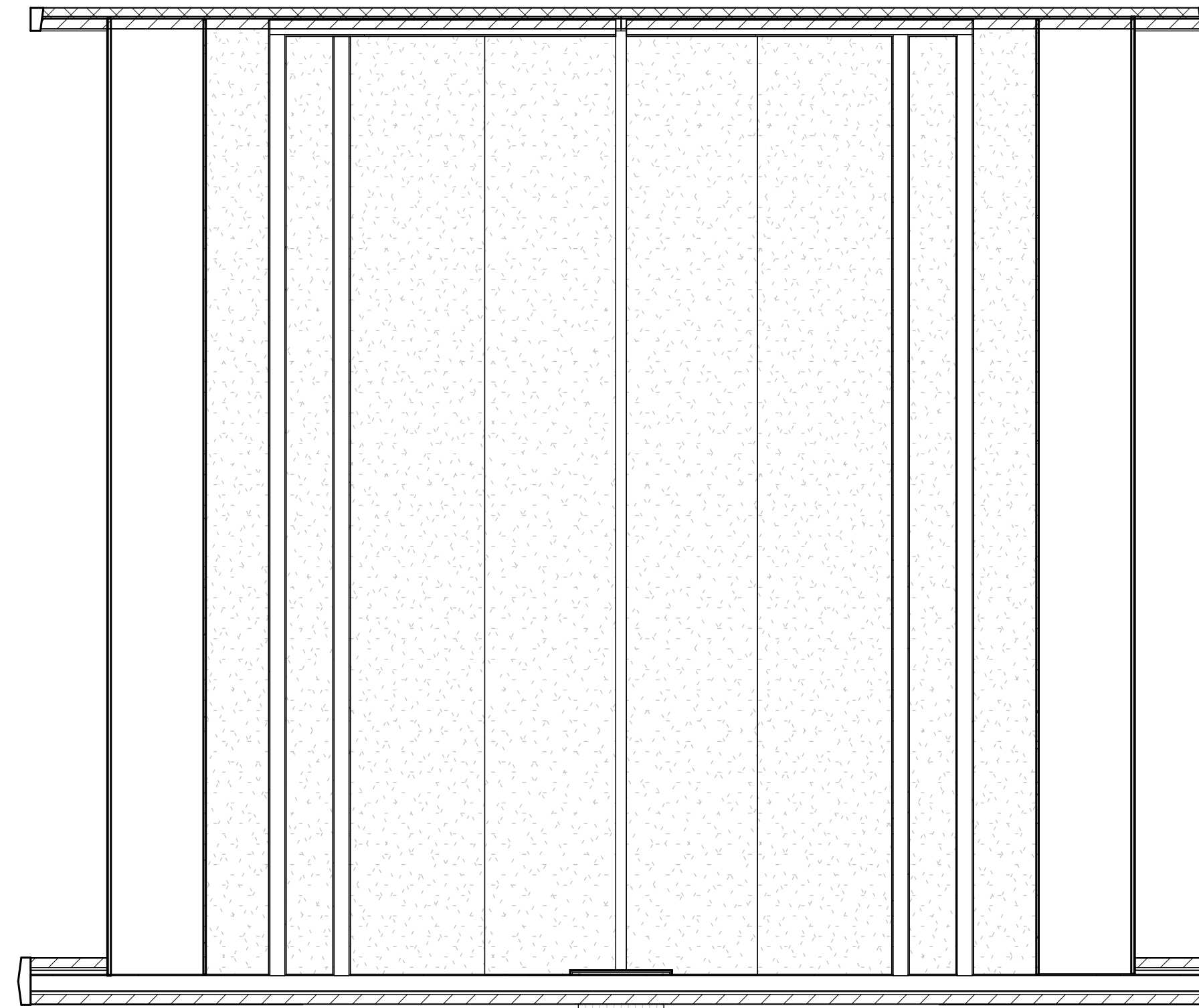
1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
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CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

RCP KEYNOTES

NUMBER KEYNOTE



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

LOFT
REFLECTED
CEILING PLAN A

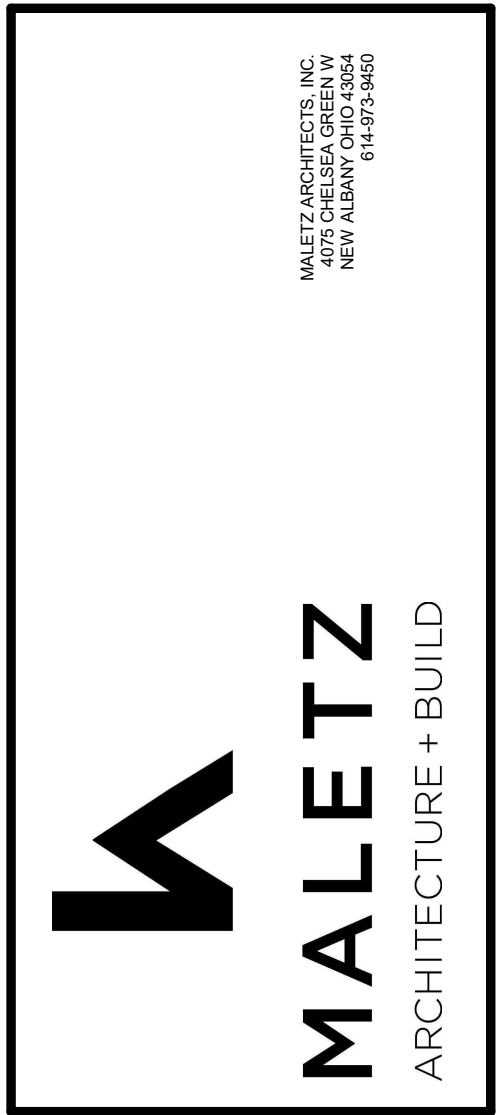
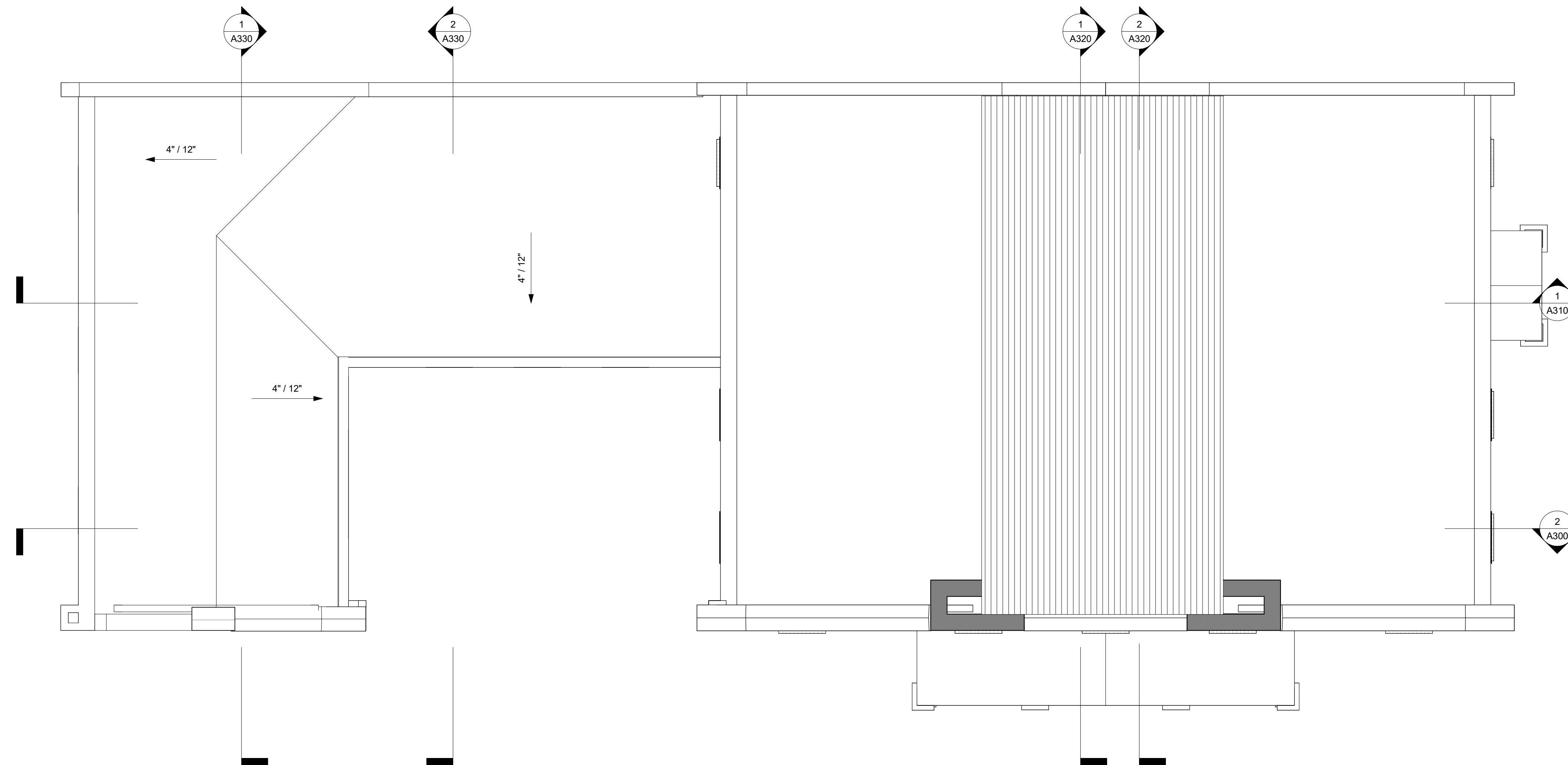
ROOF VENTILATION AREA CALCULATION SCHEDULE

NOTE: ROOF VENTILATION FACTOR IS BASED ON R806.2 MINIMUM VENT AREA FACTOR OF 1/150.

ROOF PLAN KEYNOTES

NUMBER DESCRIPTION

MARK	DESCRIPTION	ROOF AREA	ROOF VENTILATION FACTOR	VENTILATION AREA	ROOF SLOPE	# OF SQUARES	COMMENTS
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RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

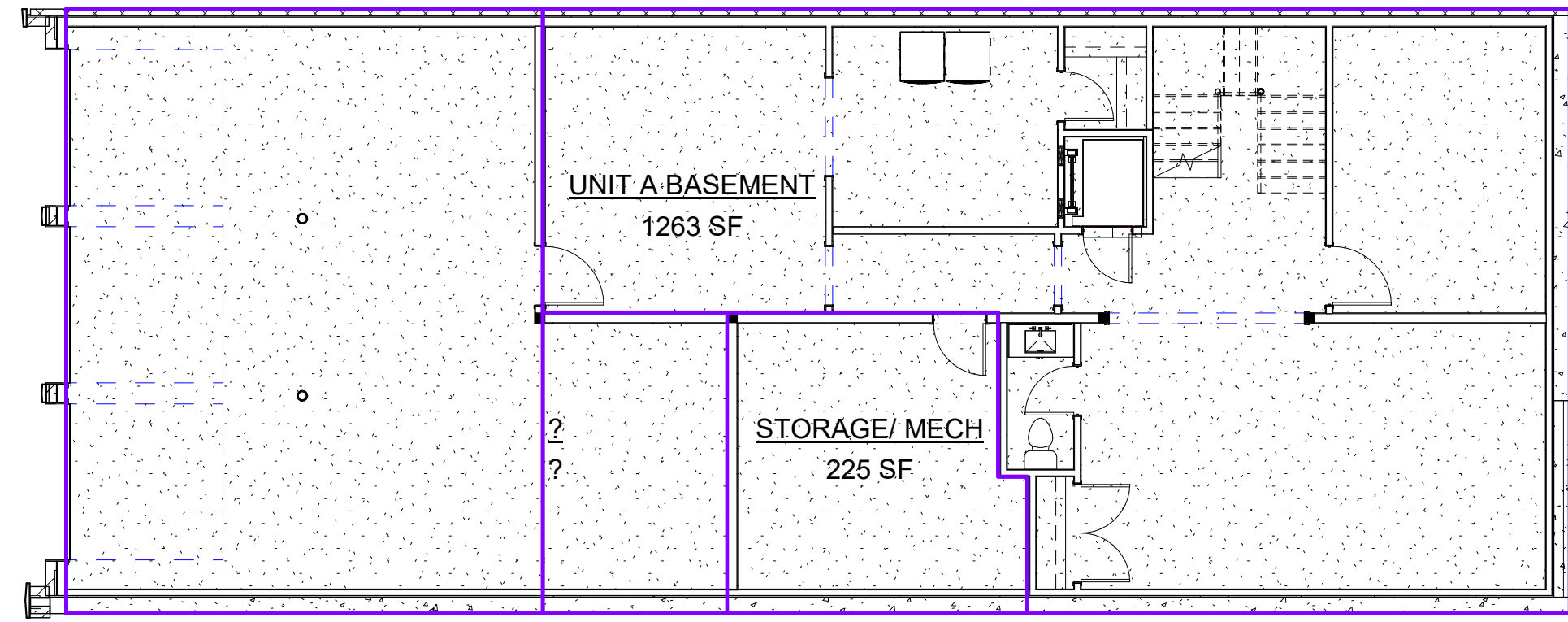
ROOF PLAN A

A140

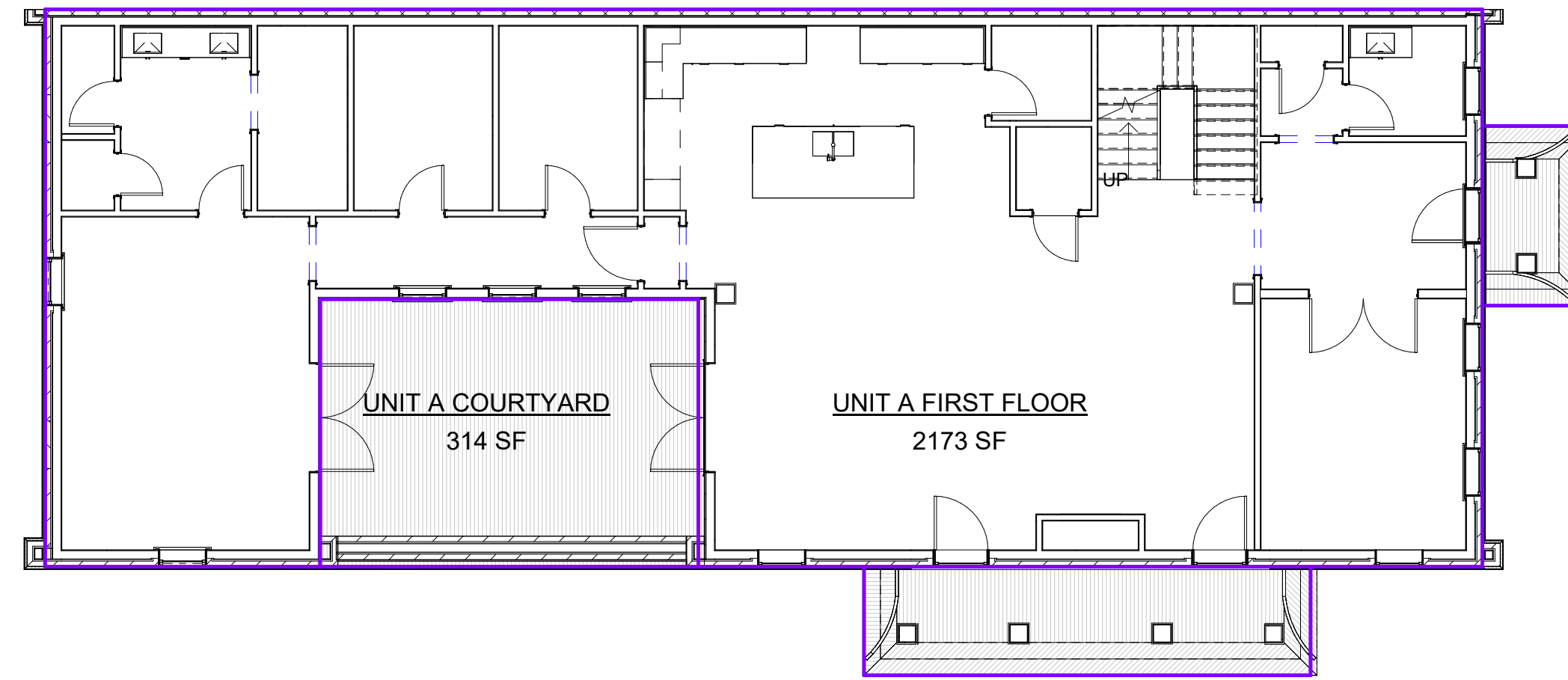
ISSUE DATE: 12/21/20

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

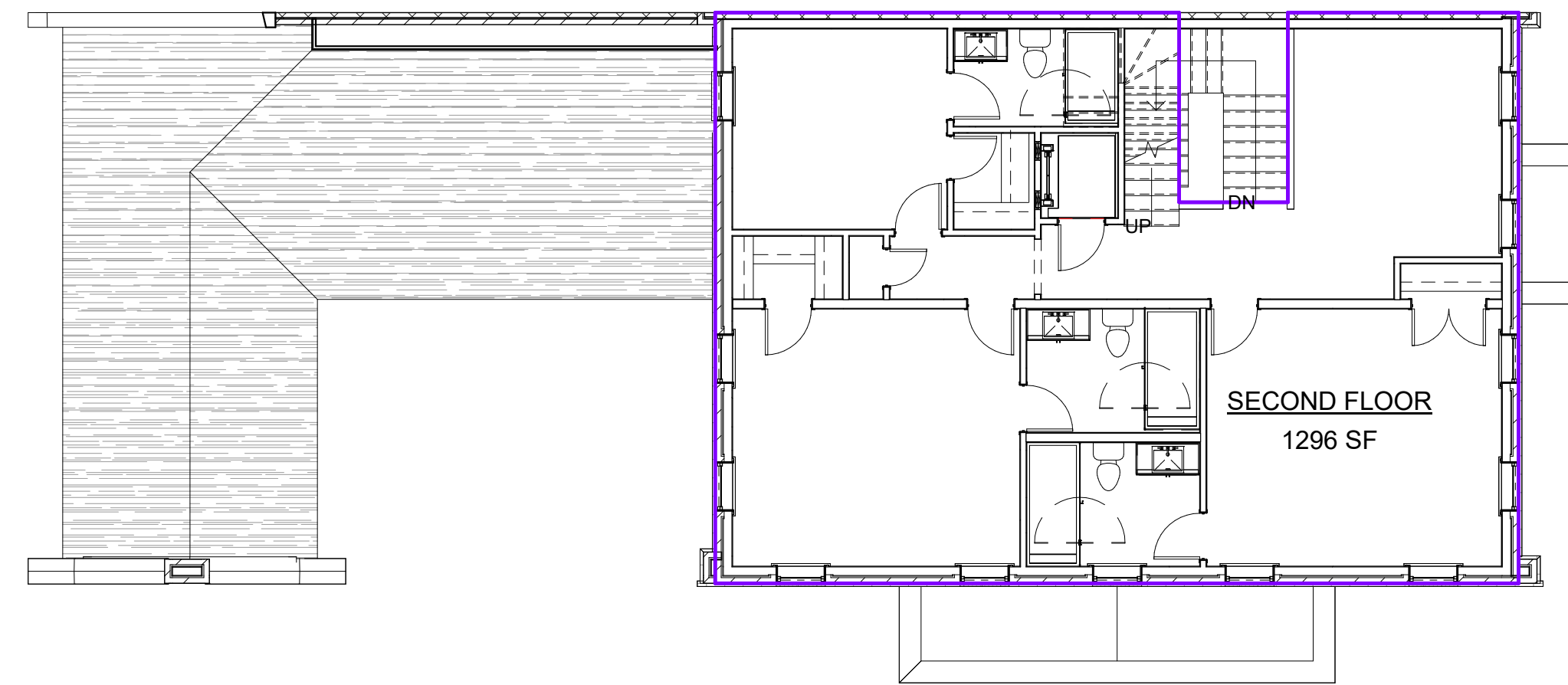
Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
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UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



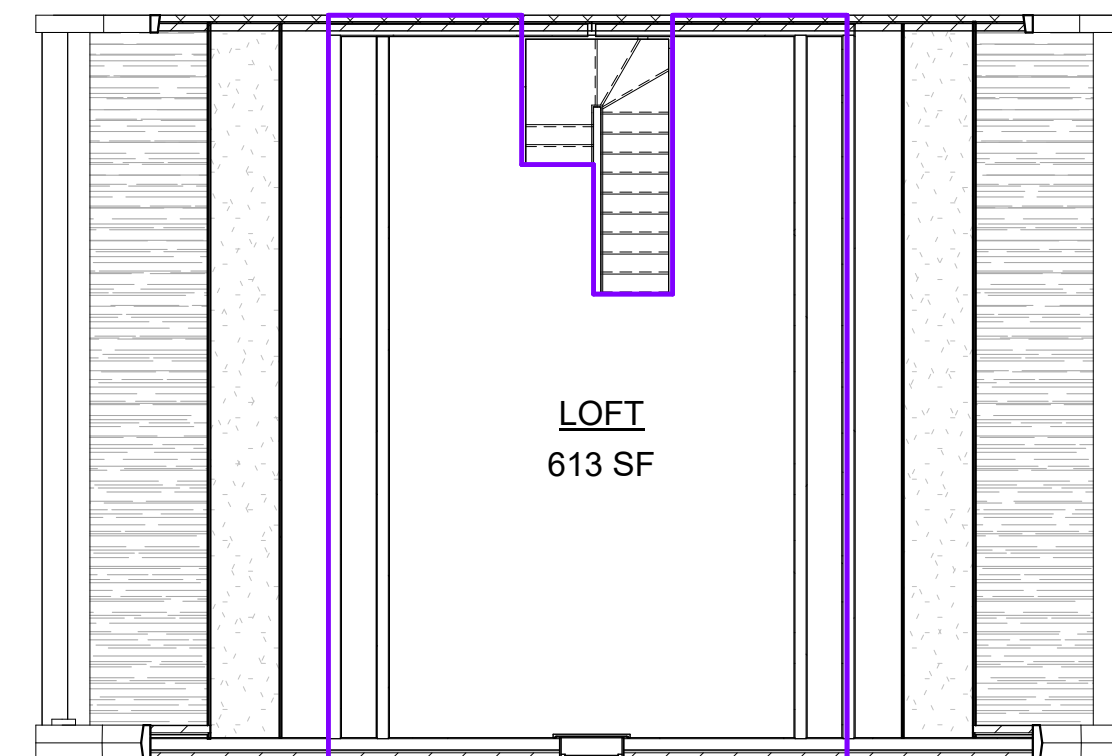
1 BASEMENT A
1/8" = 1'-0"



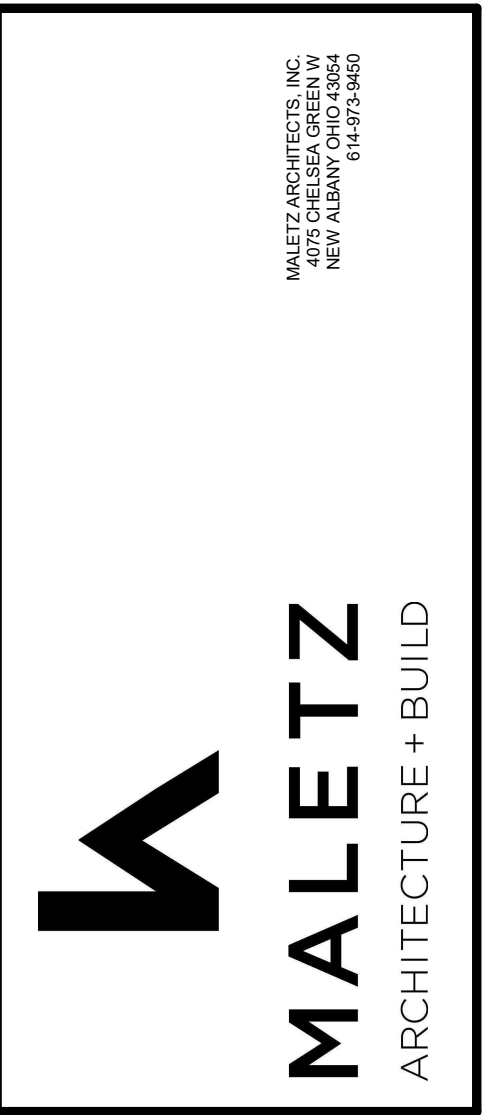
2 FIRST FLOOR A
1/8" = 1'-0"



3 SECOND FLOOR A
1/8" = 1'-0"



4 ARCH_LOFT A
1/8" = 1'-0"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

AREA PLANS A

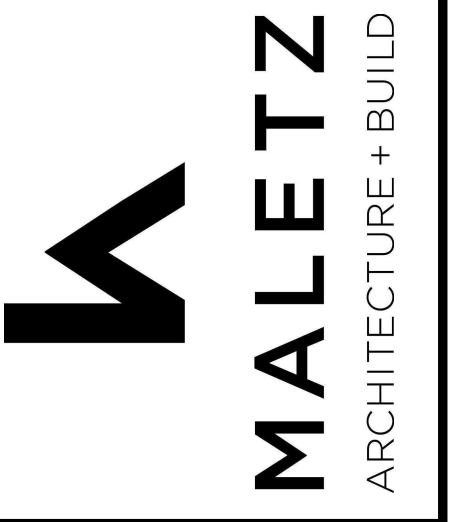
A150

ISSUE DATE: 12/21/20

ELEVATION KEYNOTES

NUMBER DESCRIPTION

MALETZ ARCHITECTS, INC.
4075 GREENSIDE AVENUE
NEW ALBANY, OH 43054
614.973.9850



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20



1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

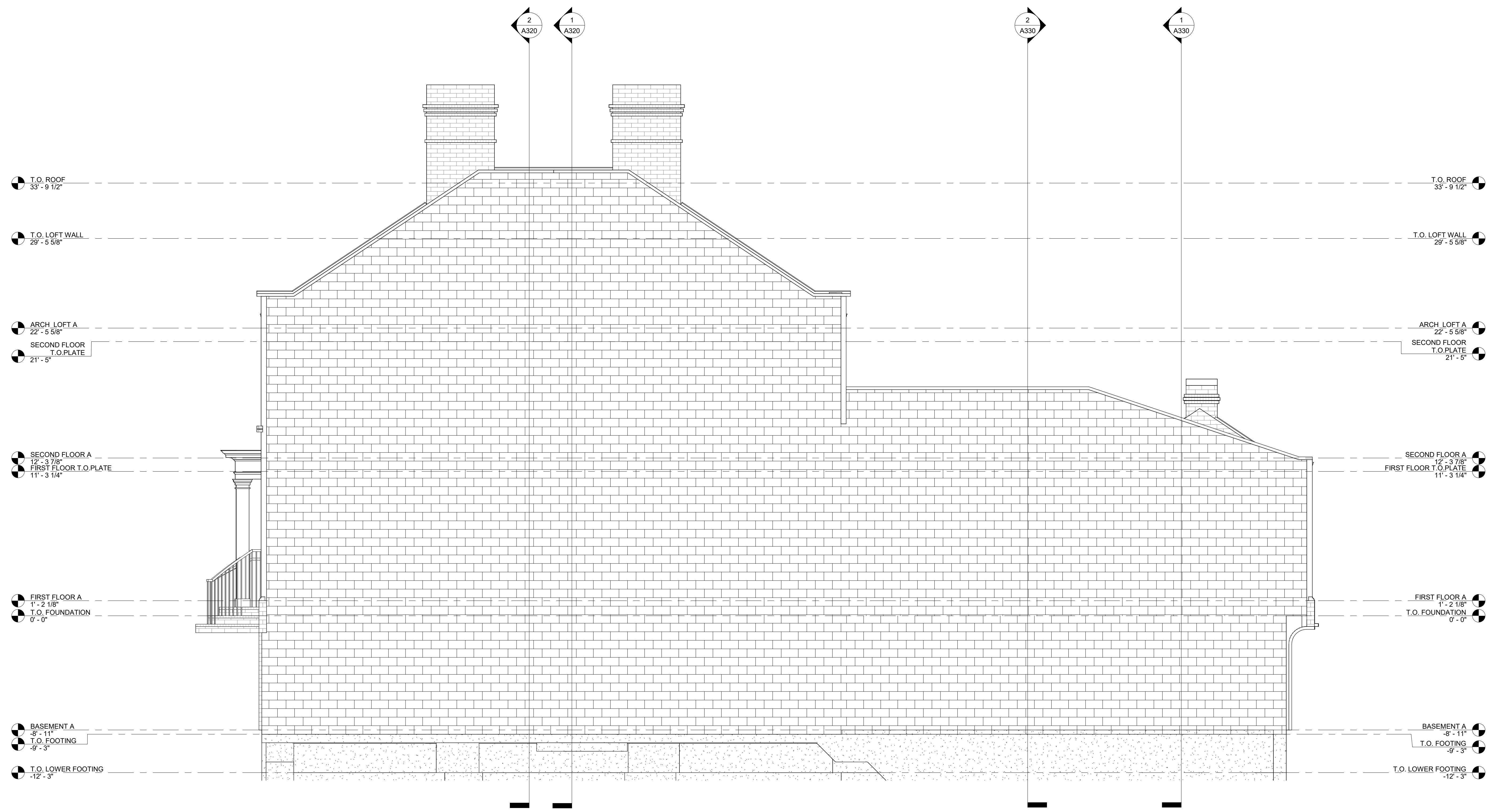
SOUTH
ELEVATION A

A200

ISSUE DATE: 12/21/20

ELEVATION KEYNOTES

NUMBER DESCRIPTION



MALETZ ARCHITECTS, INC.
 4075 GREENSIDE DRIVE
 NEW ALBANY, OH 43054
 614.973.9850

MALETZ
 ARCHITECTURE + BUILD

RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20

1 REAR (NORTH) ELEVATION A
 1/4" = 1'-0"

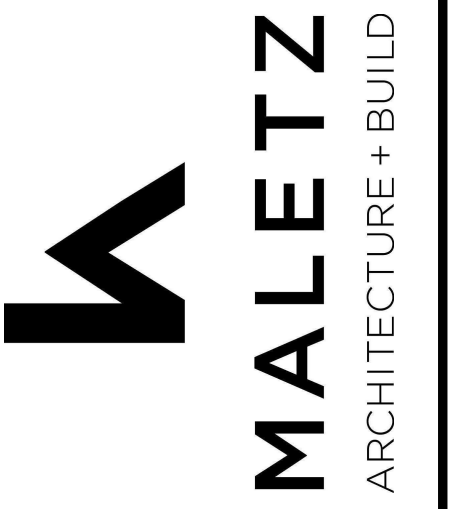
NORTH
 ELEVATION A

A201

ELEVATION KEYNOTES

NUMBER DESCRIPTION

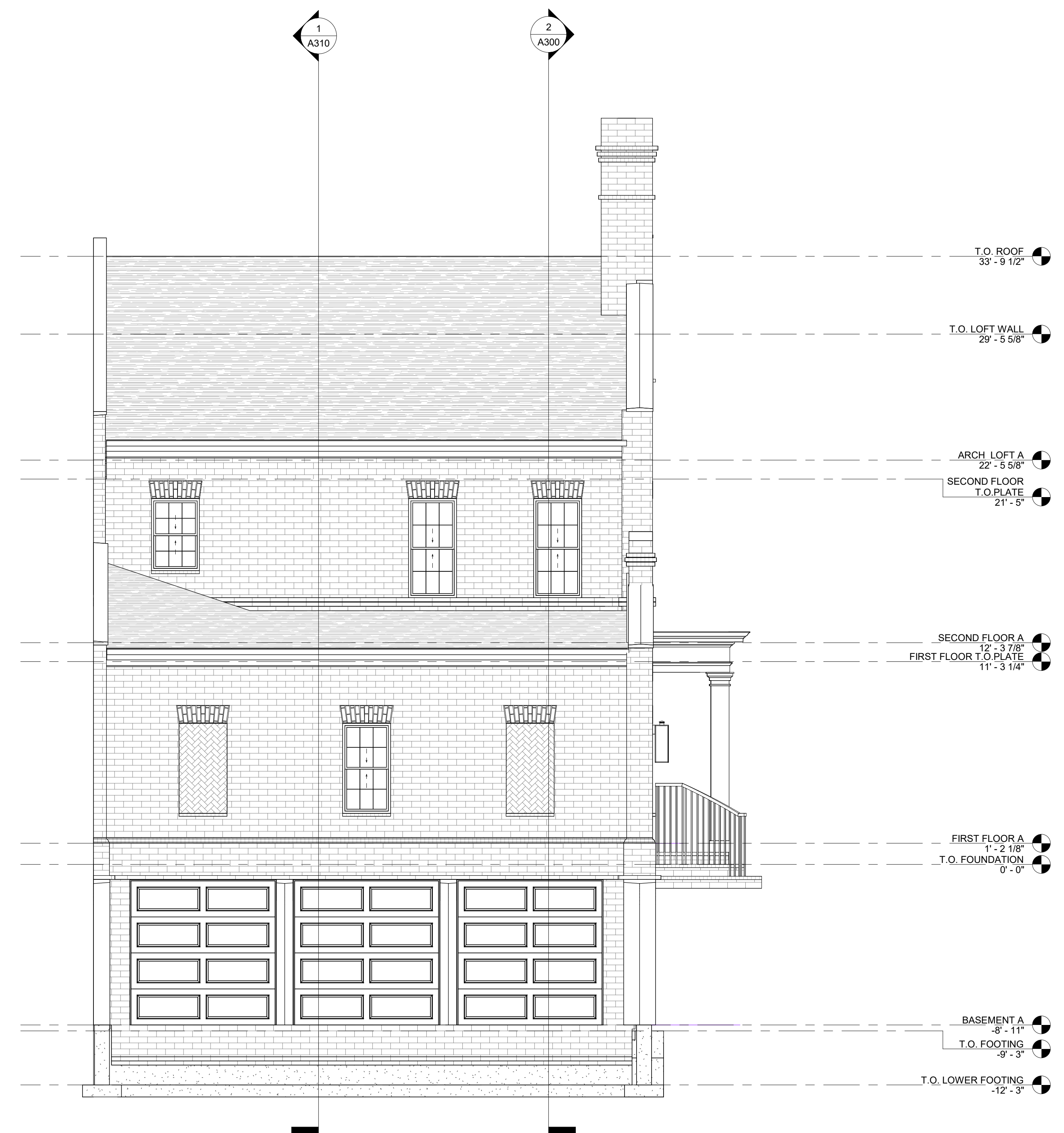
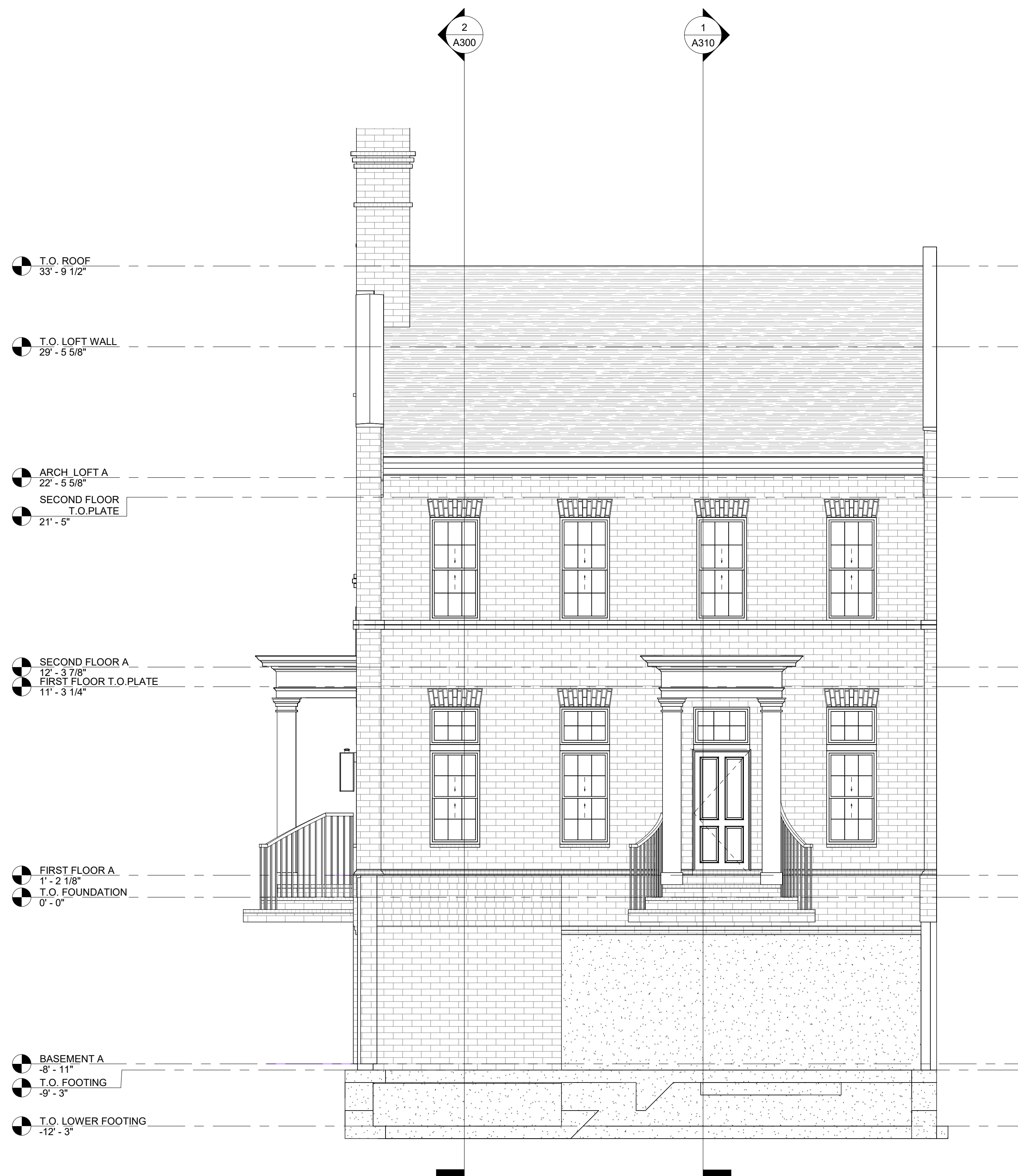
MALETZ ARCHITECTS, INC.
4070 DRELSER GREENWAY
NEW ALBANY, OH 43054
614.973.9850



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20



1 LEFT (WEST) ELEVATION
1/4" = 1'-0"

2 RIGHT (EAST) ELEVATION
1/4" = 1'-0"

EAST & WEST
ELEVATION A

A202

ISSUE DATE: 12/21/20

RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS

#	Description	Date

LONGITUDINAL
 BUILDING
 SECTION 1A

A300

ISSUE DATE: 12/21/20



LONGITUDINAL BUILDING
 SECTION 1A
 2 1/4" = 1'-0"

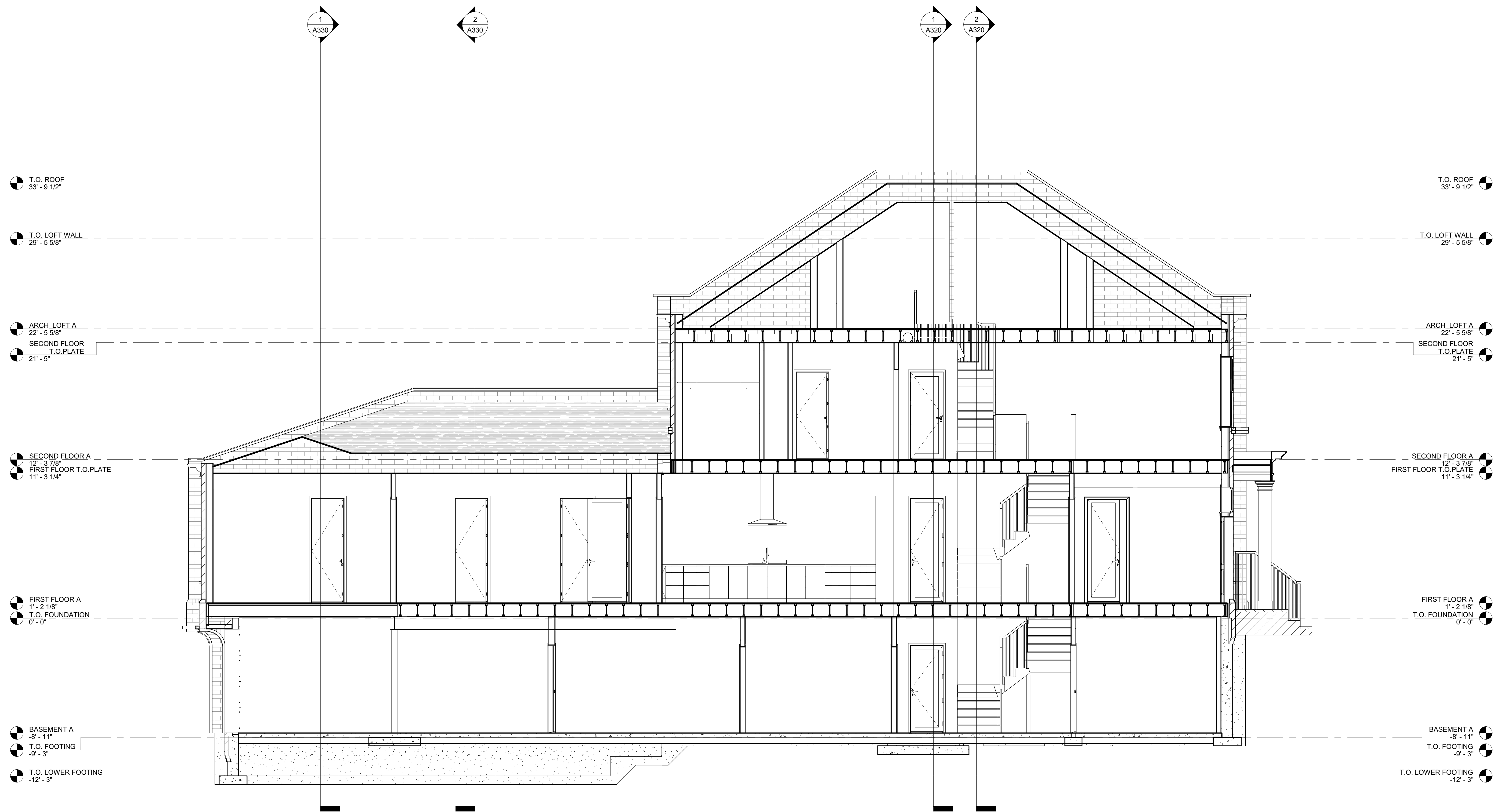
RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS

#	Description	Date

LONGITUDINAL
 BUILDING
 SECTION 2A

A310



1 LONGITUDINAL BUILDING
 SECTION 2A
 1/4" = 1'-0"

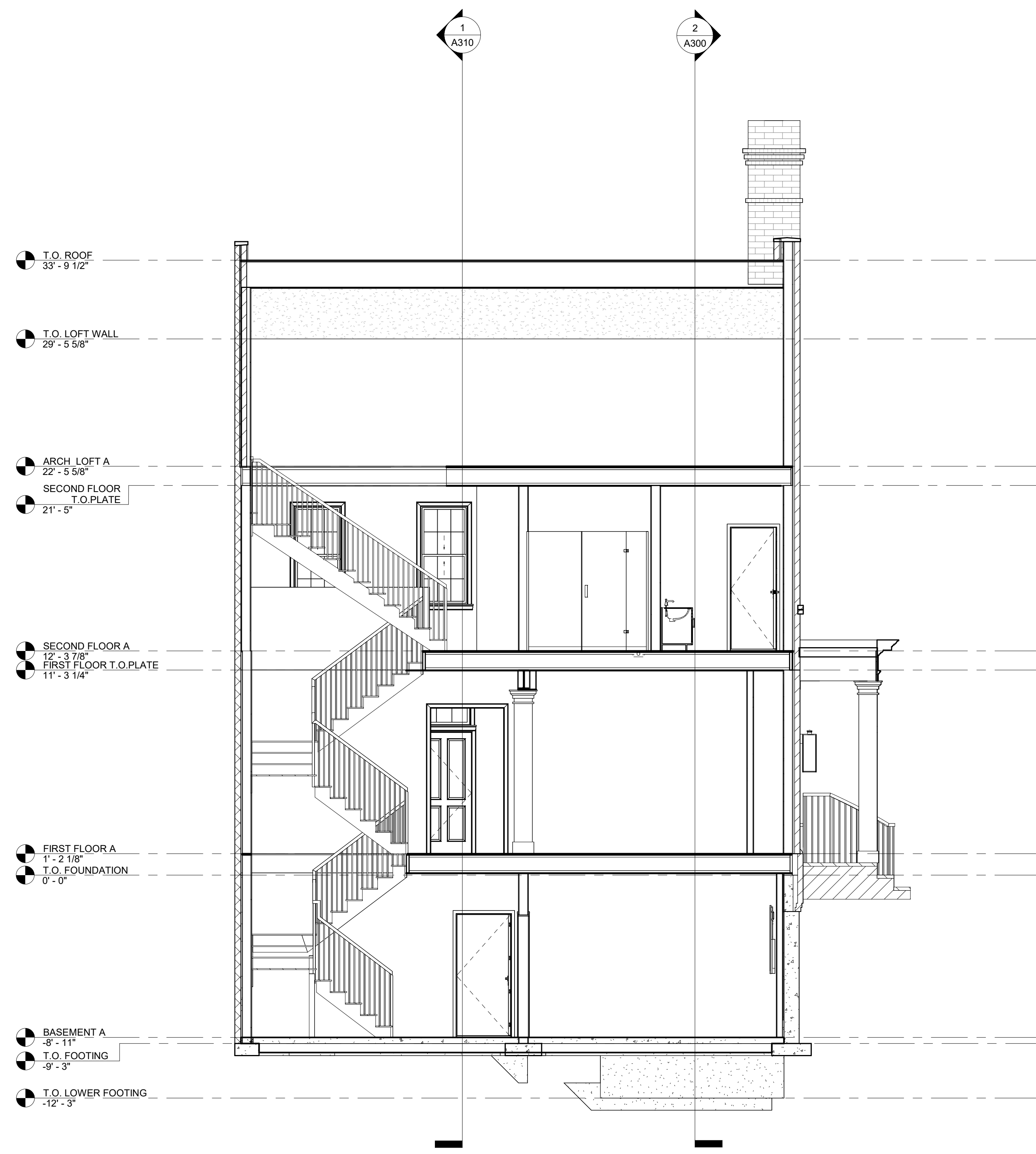
RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

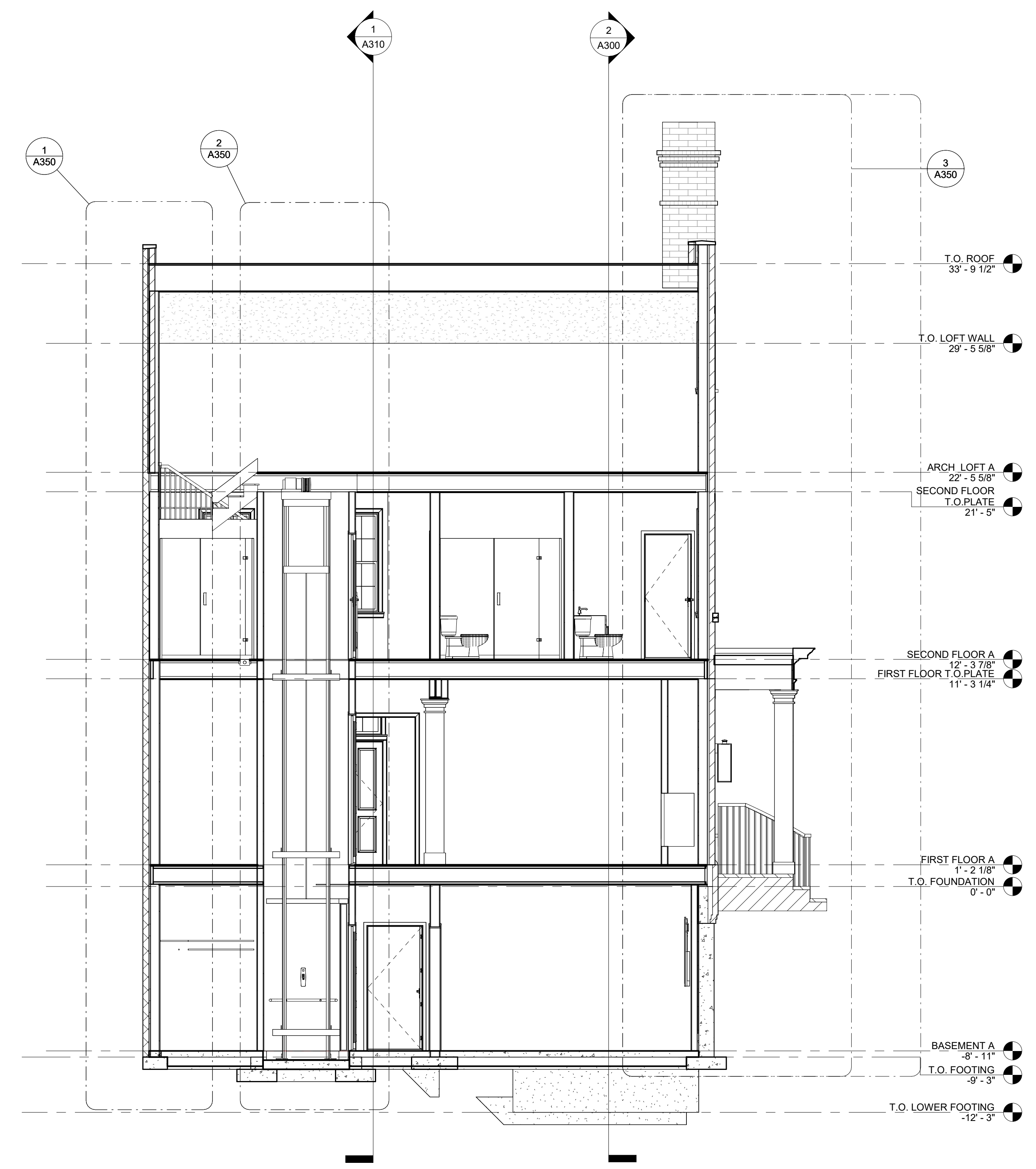
#	Description	Date

TRANSVERSE BUILDING SECTIONS A

A320



2 SECTION @ STAIRS A
1/4" = 1'-0"

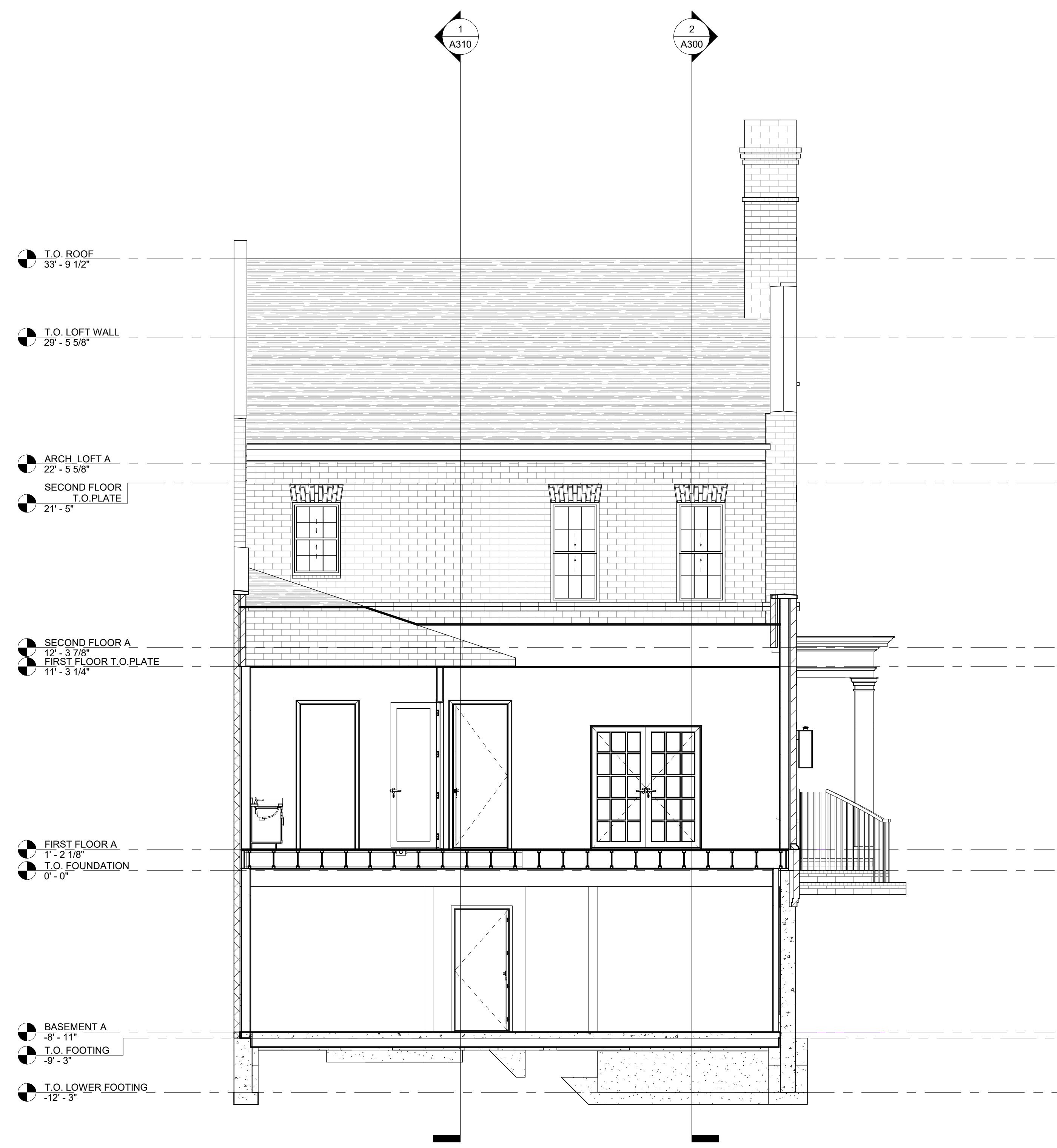


1 TRANSVERSE BUILDING SECTION 1A
1/4" = 1'-0"

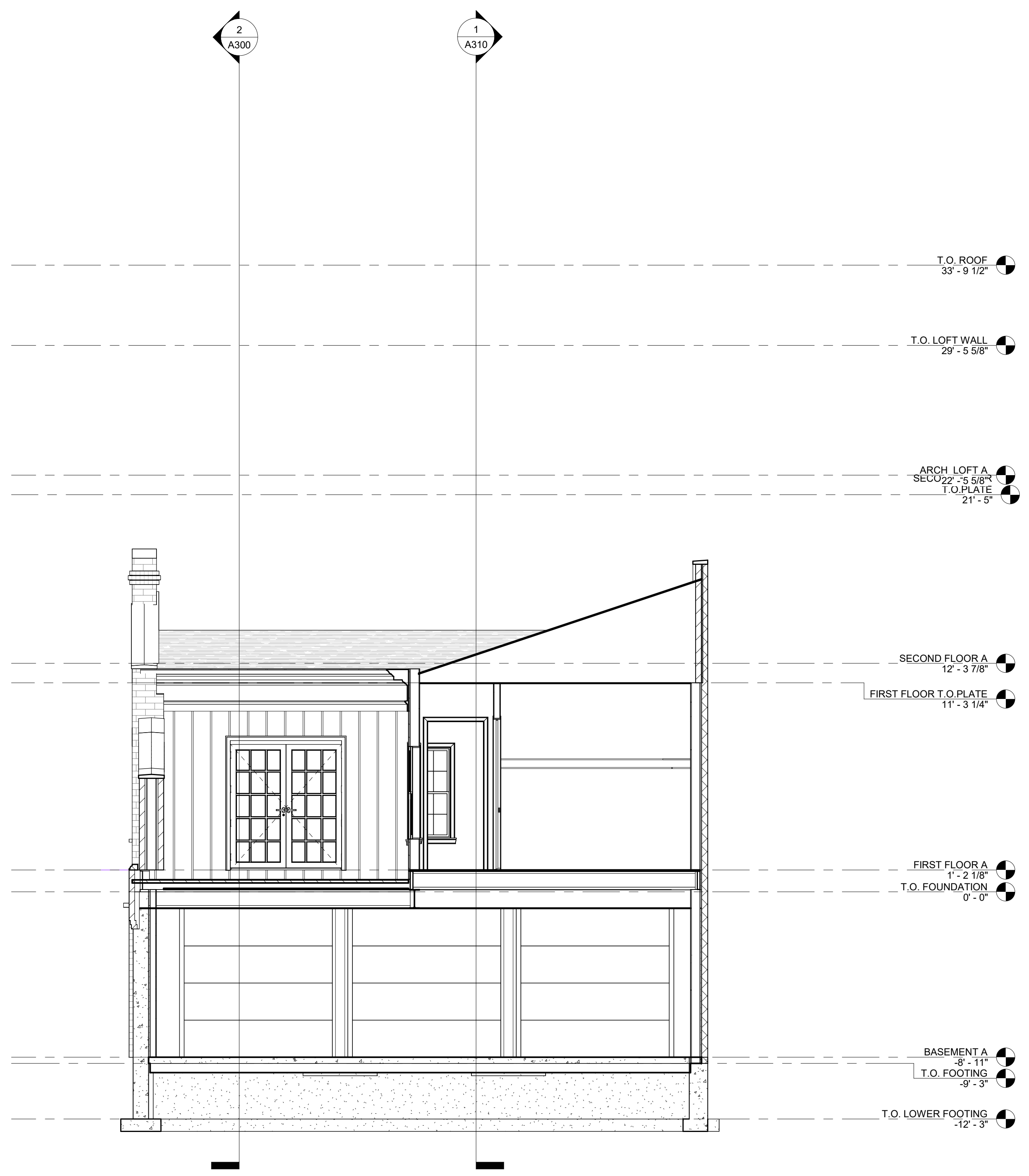
RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date



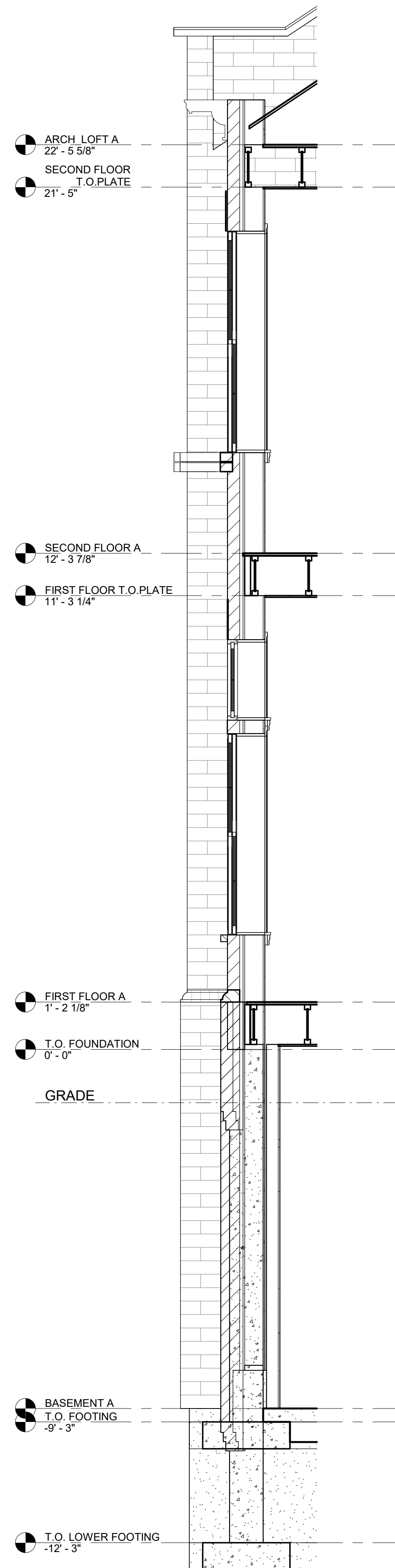
1 TRANSVERSE BUILDING
SECTION 2A
1/4" = 1'-0"



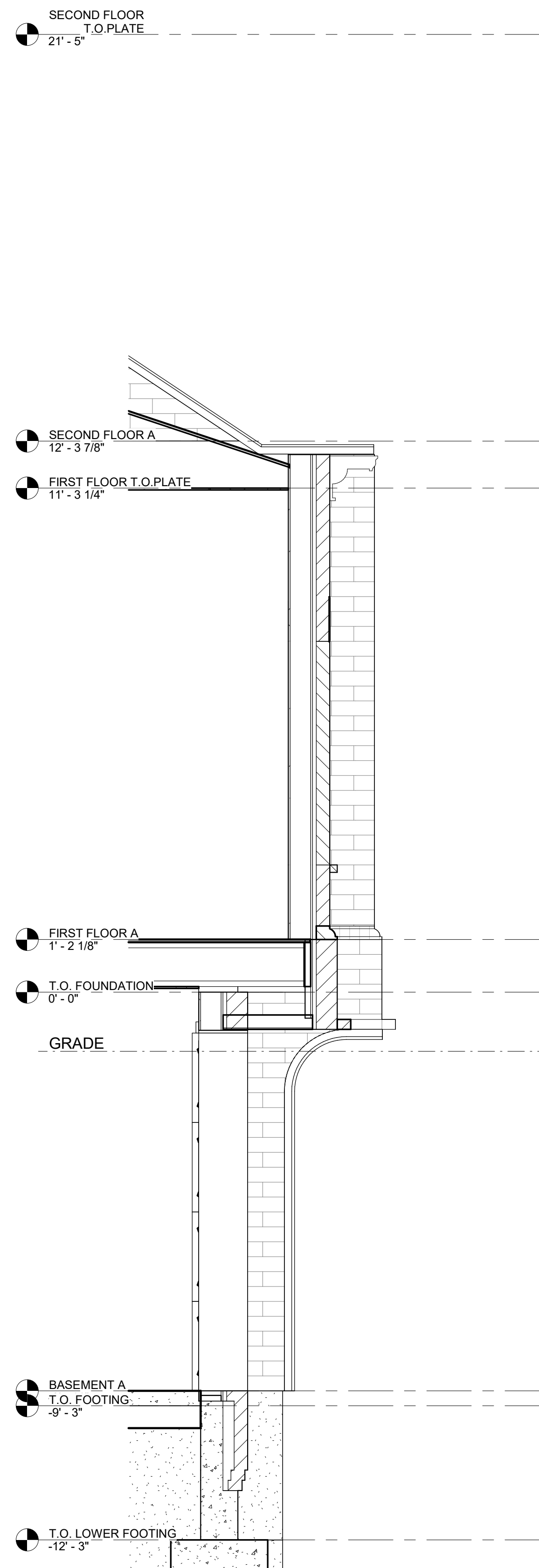
2 TRANSVERSE BUILDING
SECTION 3A
1/4" = 1'-0"

TRANSVERSE
BUILDING
SECTIONS A

A330



1 WALL SECTION @ GARAGE A
1/2" = 1'-0"



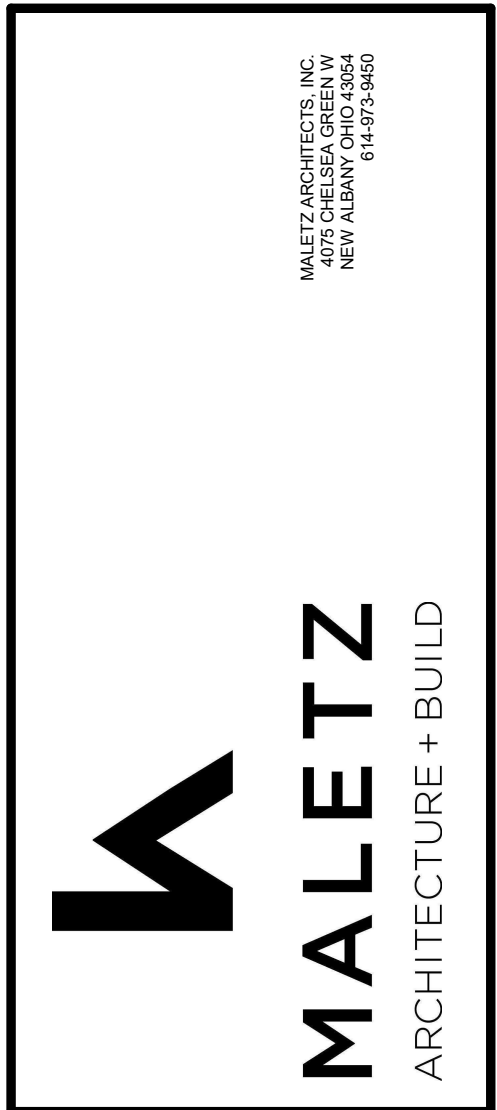
2 WALL SECTION @ BUILDING ENTRY A
1/2" = 1'-0"

WALL PARTITION TYPE

A1		6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A2		8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A3		6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
A4		6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
A5		4" WOOD STUD WALL WITH 1/2" GYP. BD.
A6		4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A7		2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A8		4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A9		STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

NUMBER	DESCRIPTION
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RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

WALL SECTIONS
A

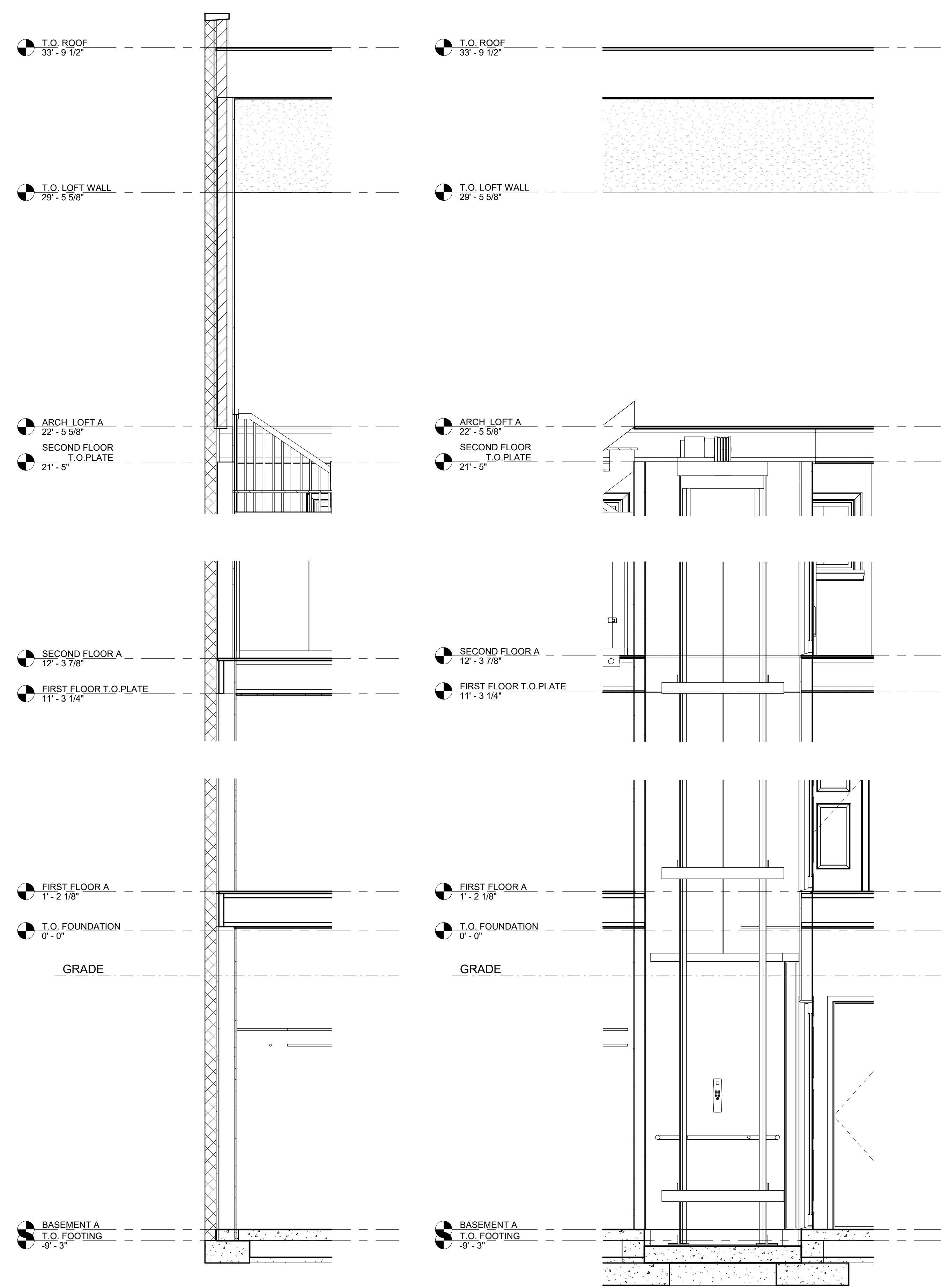
A340

ISSUE DATE: 12/21/20

RICHMOND SQUARE
NEW ALBANY, OH 43054

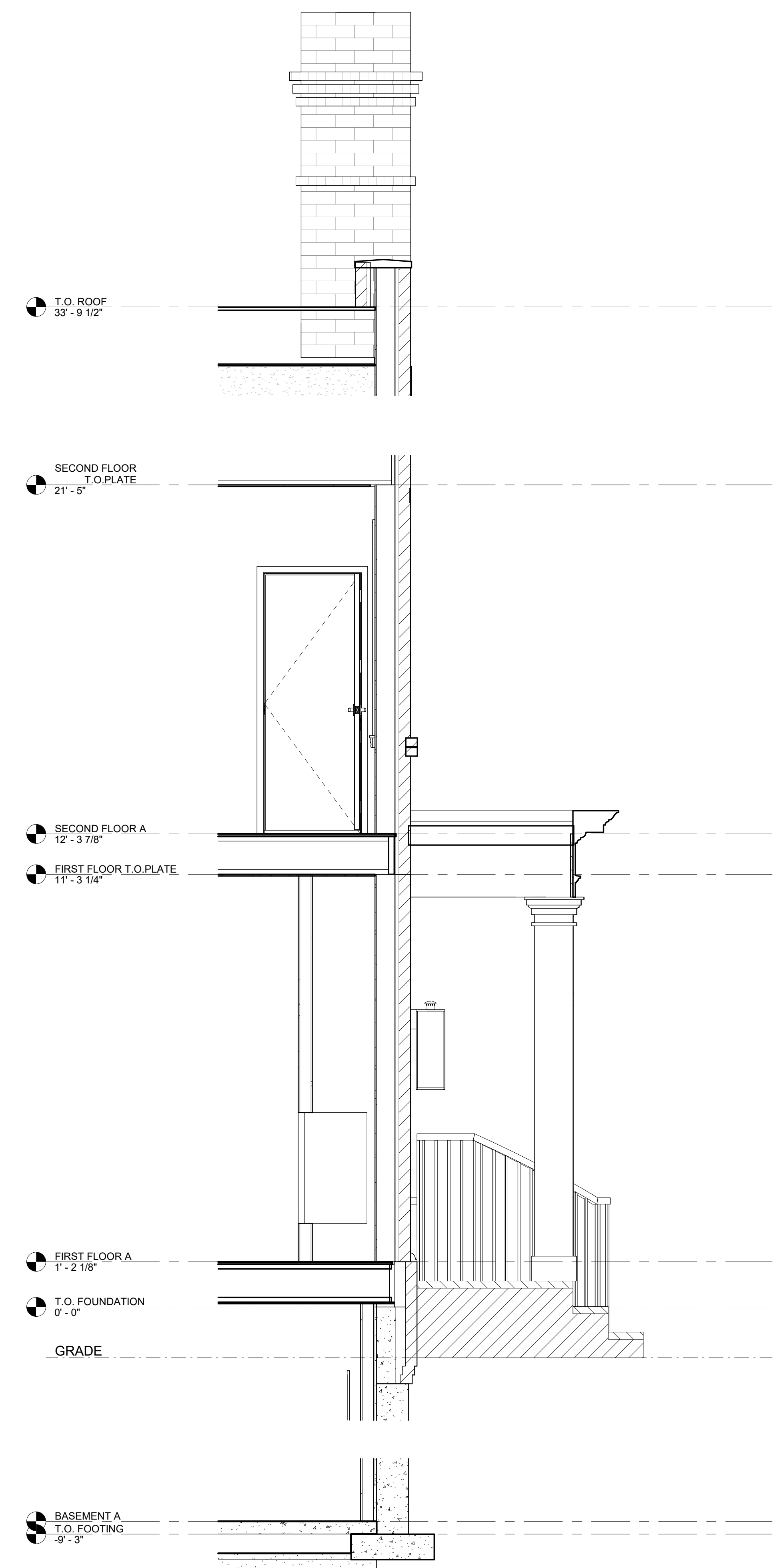
REVISIONS		
#	Description	Date

WALL SECTIONS
A



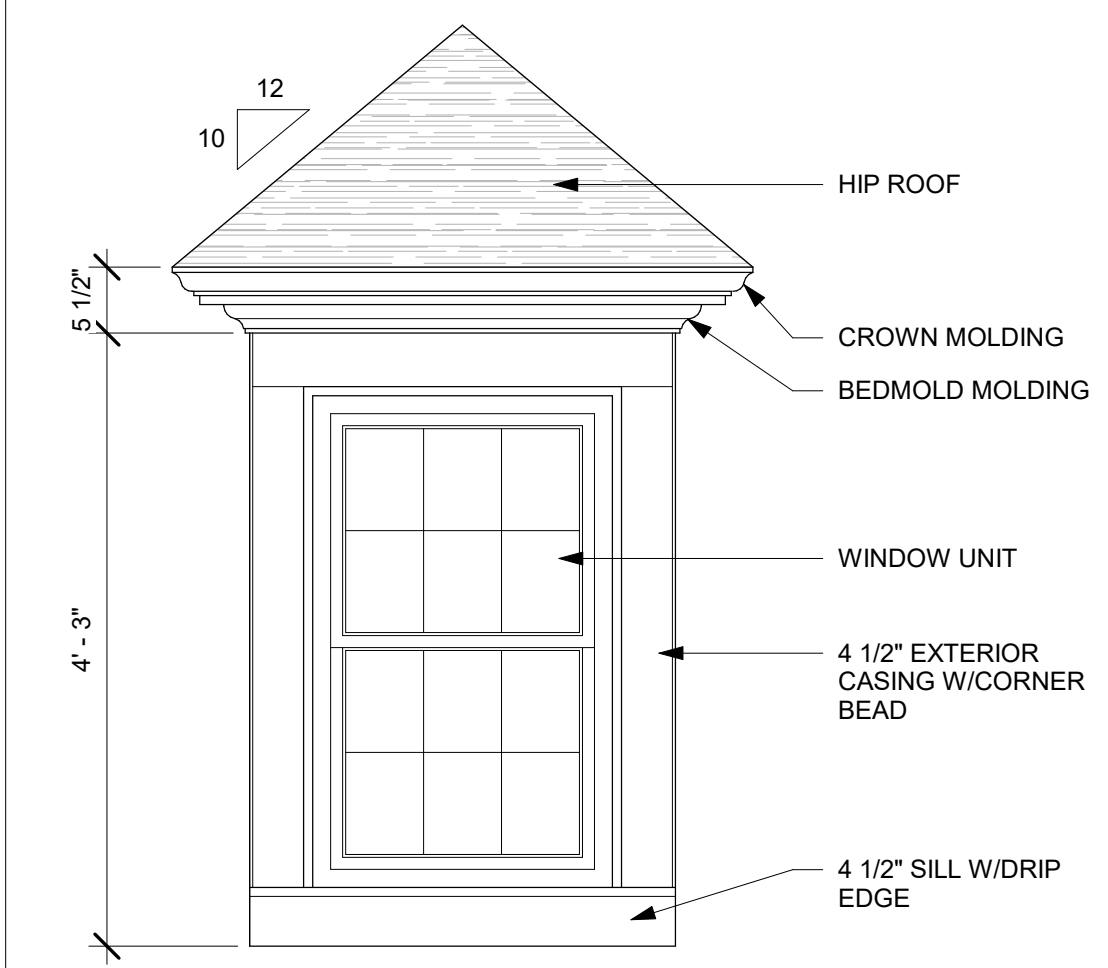
1 WALL SECTION @ SEPARATION
WALL A
1/2" = 1'-0"

2 WALL SECTION @ ELEVATOR A
1/2" = 1'-0"

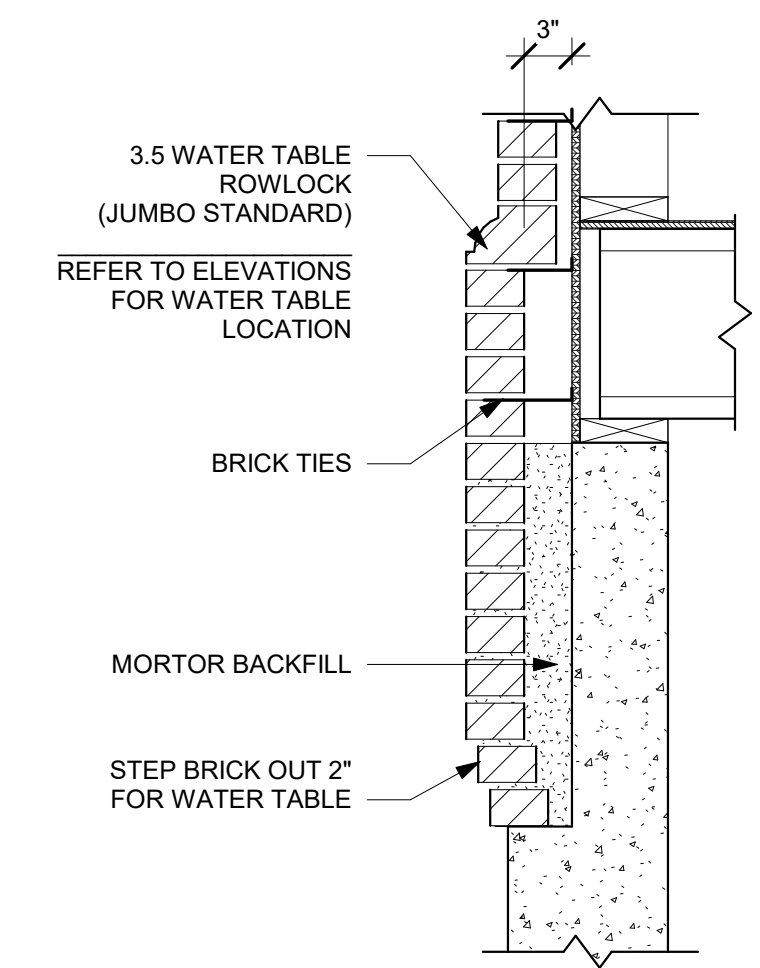


3 WALL SECTION @ BUILDING
FRONT A
1/2" = 1'-0"

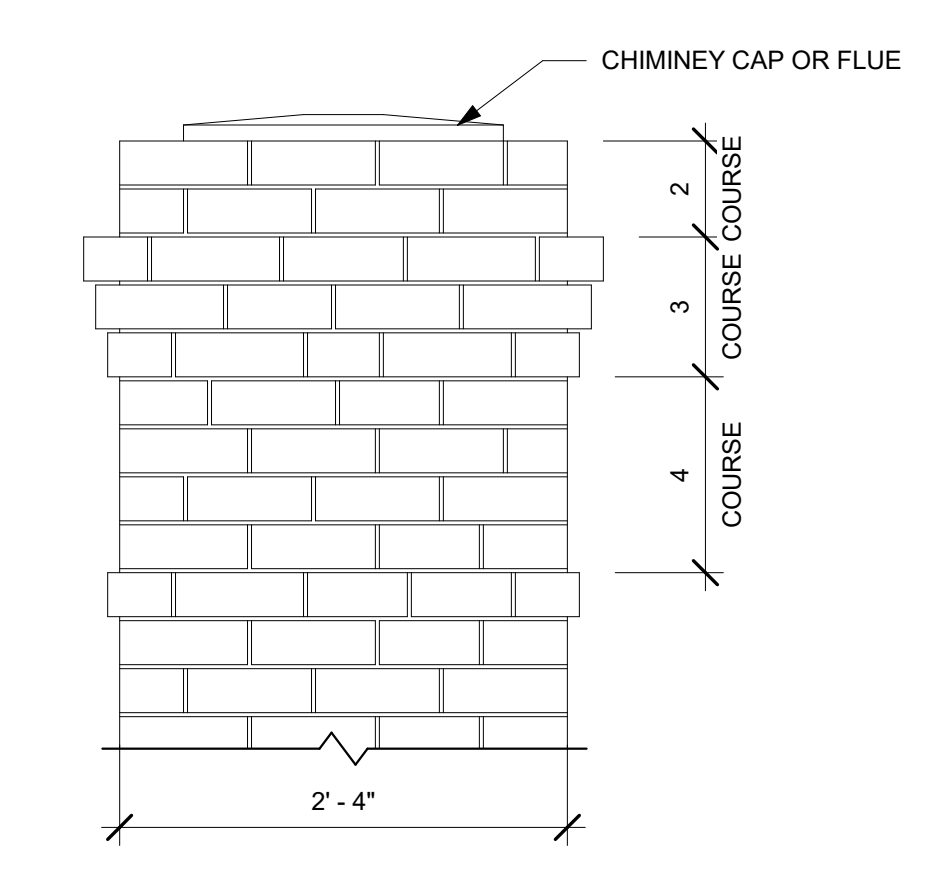
REVISIONS		
#	Description	Date



3 DORMER ELEVATION DETAIL
3/4" = 1'-0"

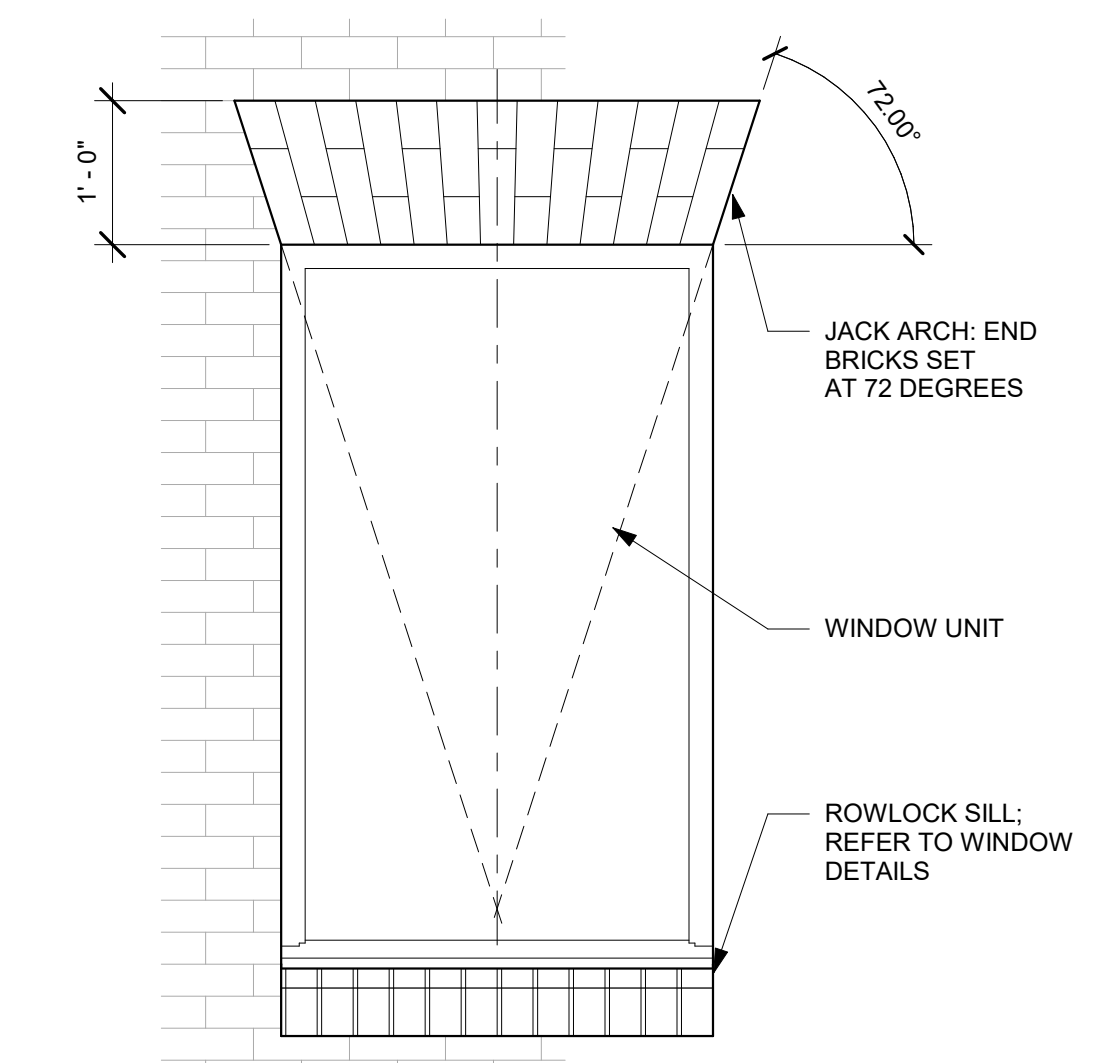


4 WATER TABLE DETAIL
1" = 1'-0"

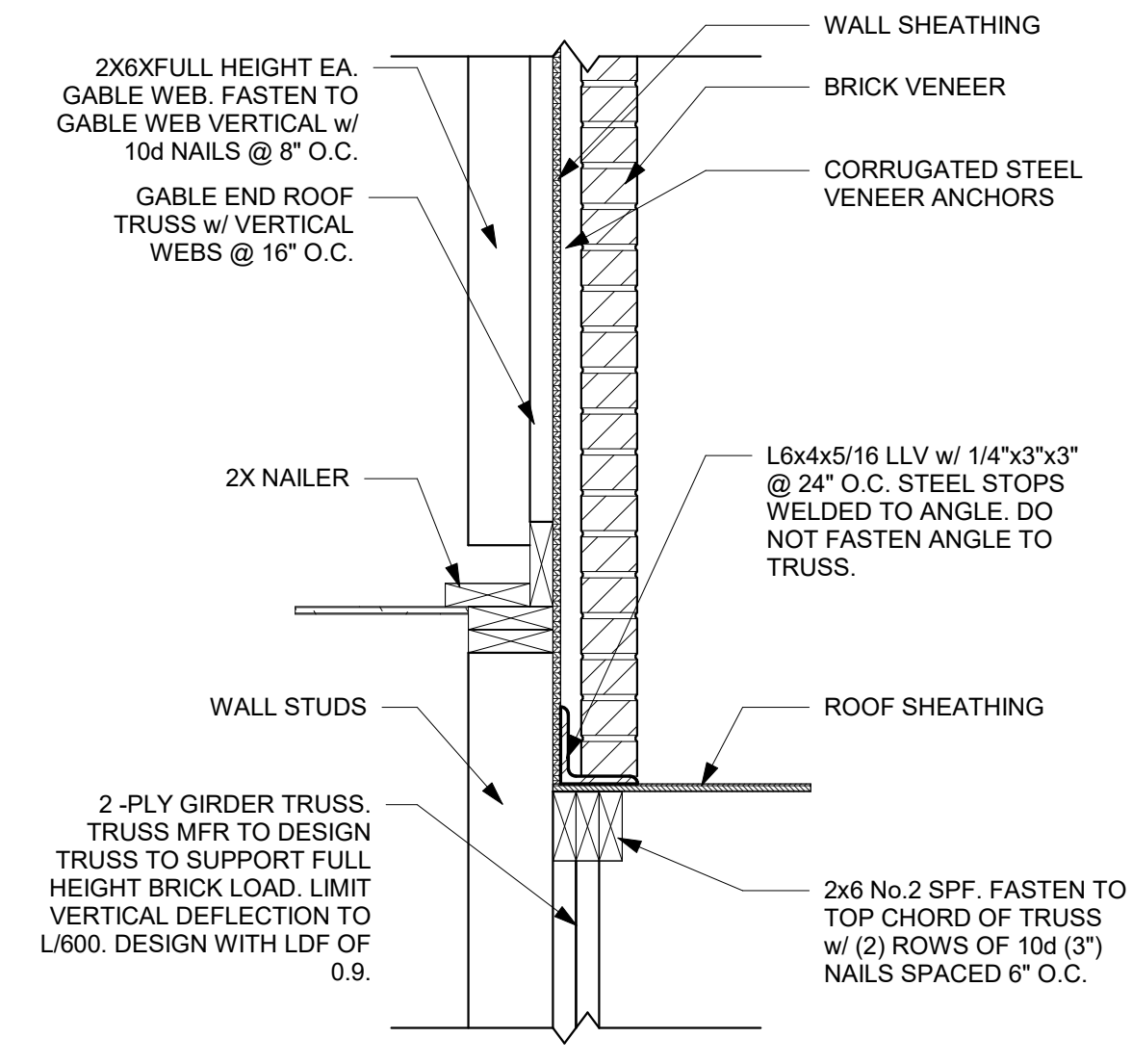


5 CHIMNEY CAP DETAIL
1" = 1'-0"

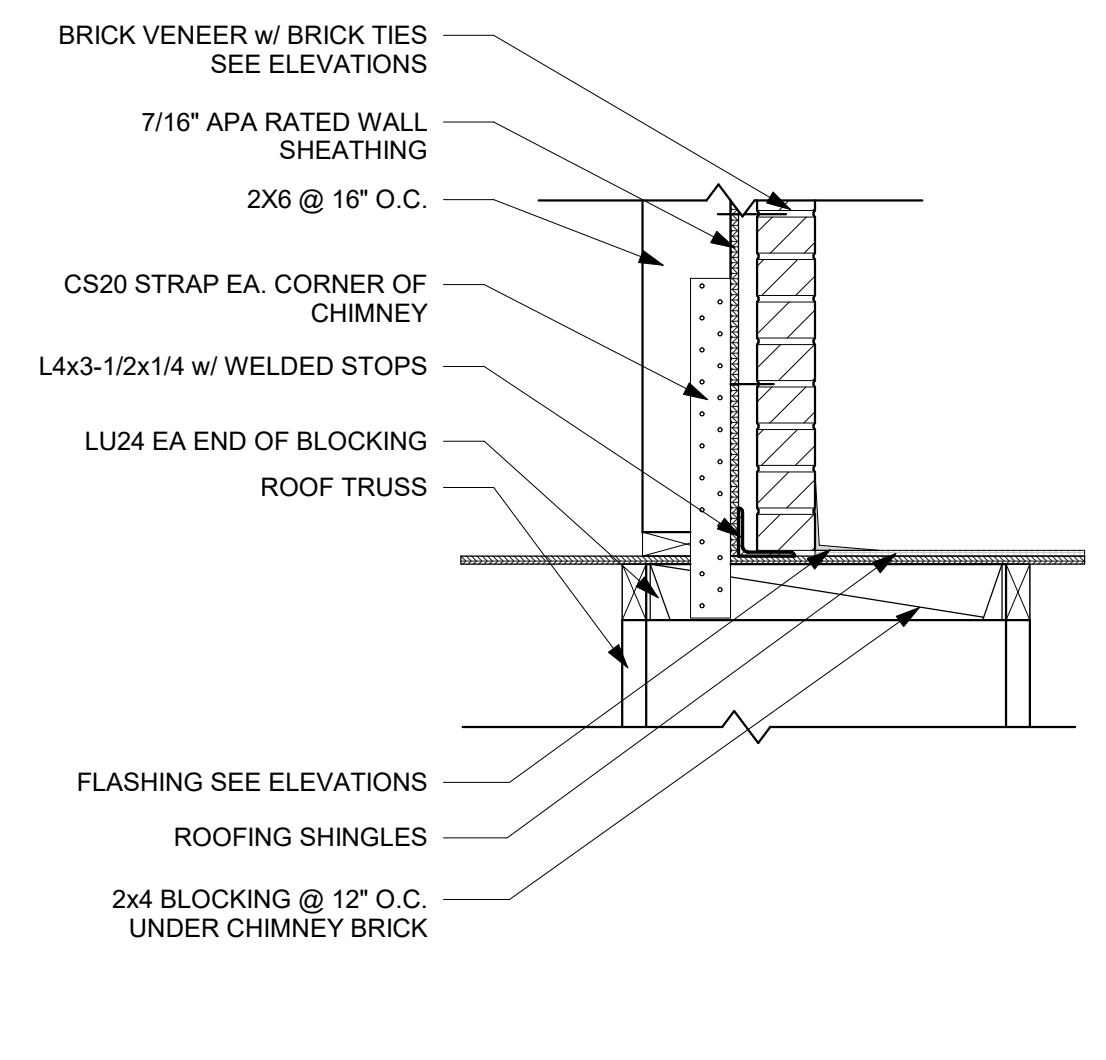
NOTE: COORDINATE CHIMNEY STRUCTURE, COURSING AND DETAILING WITH ARCHITECT PRIOR TO CONSTRUCTION.



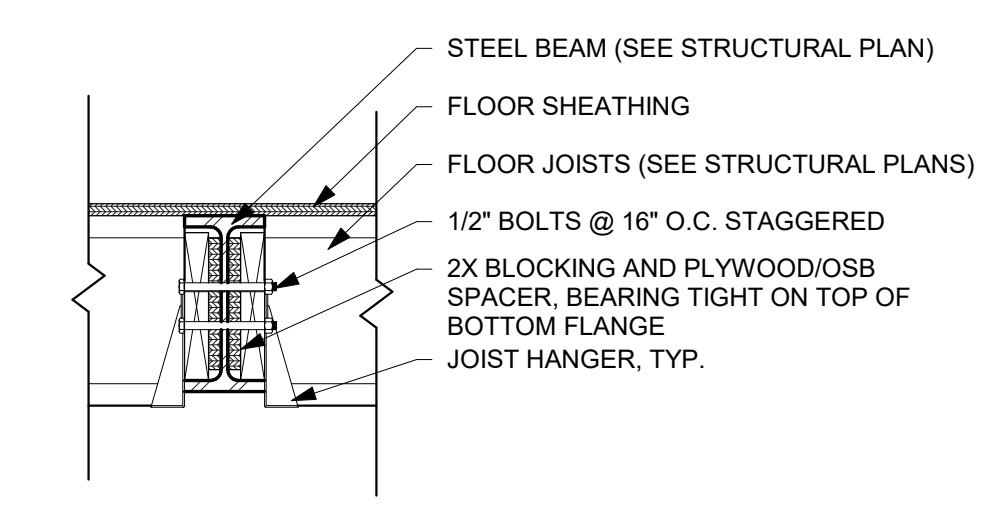
6 JACK ARCH
3/4" = 1'-0"



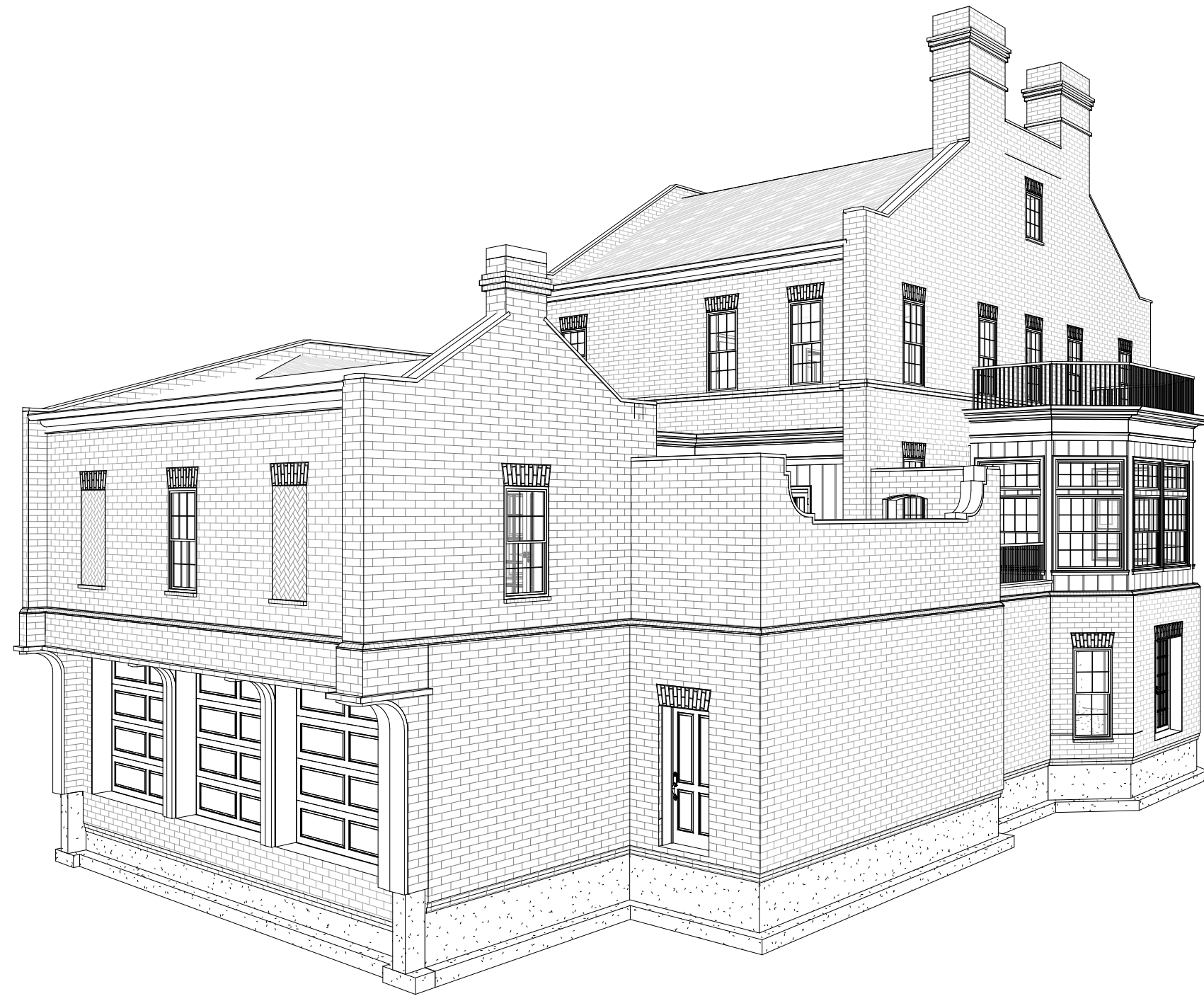
7 GIRDER TRUSS DETAIL SECTION
1" = 1'-0"



8 CHIMNEY SECTION DETAIL
1" = 1'-0"

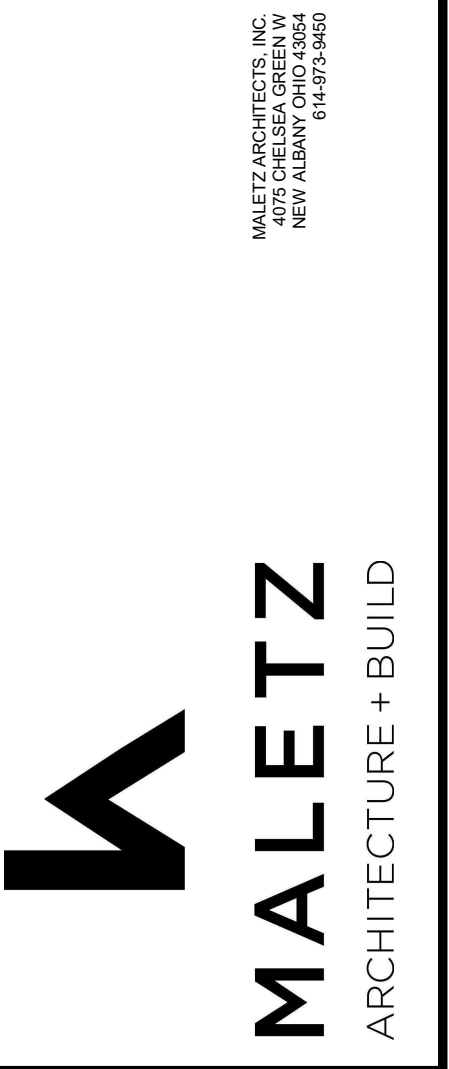


9 STEEL BEAM SECTION DETAIL
1" = 1'-0"

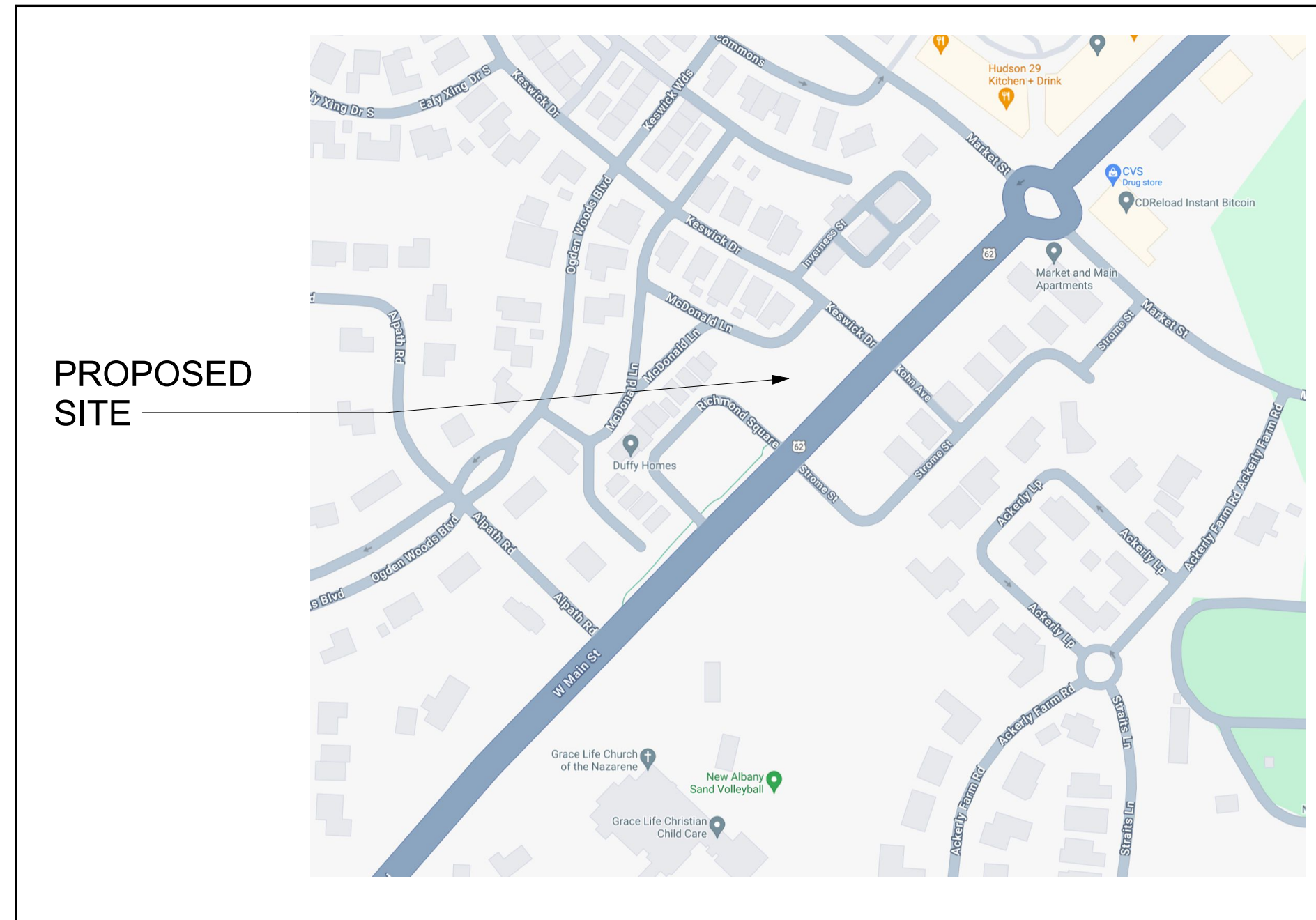


RICHMOND SQUARE

NEW ALBANY, OH 43054



AERIAL MAP



PROJECT SUMMARY

THE PROPOSED STRUCTURE SHALL CONSIST OF 2-STORY SINGLE-FAMILY HOME WITH WOOD FRAMING WITH PARTIAL BRICK VENEER, FINISHED BASEMENT, AND WOOD TRUSS/JOIST ROOF FRAMING. A THREE CAR ATTACHED GARAGE. THE NEW STRUCTURE SHALL UTILIZE THE EXISTING UTILITY SERVICE ROUTING LOCATED ON THE PROPERTY. SITE GRADING SHALL BE CONSISTENT WITH THE NEW ALBANY COUNTRY CLUB MASTER GRADING PLAN AND SITE PAVING REQUIREMENTS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RESIDENTIAL BUILDING CODE OF OHIO, AND IN COMPLIANCE WITH THE RULES AND REGULATIONS OF NEW ALBANY DEVELOPMENT REQUIREMENTS AND THE NEW ALBANY COUNTRY CLUB ARCHITECTURAL REVIEW BOARD.

PROJECT INFORMATION

PROJECT INFORMATION

SITE AREA:

SITE BUILD AREA:

BUILDING TYPE:

PROJECT AREA CALCULATIONS

LIVING AREA

CODE INFORMATION

BUILDING	2019 RESIDENTIAL CODE OF OHIO
MECHANICAL	2017 OHIO MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE
ENERGY	2009 INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE RESIDENTIAL BUILDING CODE, UNLESS NOTED OTHERWISE.
- IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES AND REGULATIONS WITHIN THE DOCUMENTS THE MORE STRINGENT PROVISION SHALL GOVERN.
- DIMENSIONS ARE TO FACE OF STUD FOR INTERIOR WALLS AND EXTERIOR WALLS UNLESS NOTED OTHERWISE.
- SUBCONTRACTOR SHALL FIELD VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS INDICATED ON DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF VARIATIONS FROM THE DRAWINGS.
- EXISTING SITE EASEMENTS AND UTILITY CONDITIONS INDICATED TO REMAIN SHALL NOT BE DISTURBED BY THE WORK WITHOUT CONSENT OF THE ARCHITECT/OWNER, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL GLAZING IN SLIDING DOORS AND SIDE LITES SHALL BE TEMPERED GLAZING PER RESIDENTIAL BUILDING CODE.
- THE RESIDENTIAL BUILDING CODE, SHALL GOVERN UNLESS OTHERWISE QUALIFIED IN THE SPECIFICATION.
- SITE WORK: INCLUDES ALL DEMOLITION, SITE CLEARING, EXCAVATION, FILLING, GRADING DRAINAGE, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK INDICATED ON DRAWINGS.
- SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
- CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADINGS INDICATED ON DRAWINGS.
- GENERAL CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITHIN STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
- GENERAL CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK AND NOTIFY AND RECEIVE CLARIFICATION FROM OWNER IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS OF THE RESIDENTIAL BUILDING CODE. RESEARCH RECOMMENDATIONS: WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE SUBMITTED TO THE ARCHITECT IN WRITING FOR REVIEW.
- GENERAL CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS POOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH ITEMS ARE FOUND, OWNER SHALL BE NOTIFIED IMMEDIATELY.
- EXISTING CONDITIONS SCHEDULED OR INDICATED TO REMAIN UNCHANGED SHALL REMAIN UNLESS SPECIFICALLY IN WRITING BY THE LOCAL BUILDING INSPECTION DEPARTMENT.
- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DISTURBED OR DAMAGED MATERIALS DURING THE SCOPE OF THIS PROJECT.
- SUBCONTRACTOR IS TO EXTEND EXISTING SITE UTILITY LINES AS REQUIRED FOR NEW CONSTRUCTION.
- MAINTAIN MIN. FROST DEPTH REQUIRED IN ACCORDANCE WITH LOCAL BUILDING CODES AT ALL LOCATIONS. (NEW ALBANY, OH = 36")
- COORDINATE LOCATION OF ALL DOWNSPOUTS WITH SITE GENERAL CONTRACTOR.
- ALL DOOR & WINDOWS OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE NOTED.
- ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING LESS THAN 4'-0" IN WIDTH TO BE (2) 2x6. ALL HEADERS AT WINDOWS, CASED OPENINGS AND DOORS SPANNING BETWEEN 4'-0" AND 8'-0" IN WIDTH TO BE 2x8 AND 2x12 BOX HEADERS, RESPECTIVELY.

SHEET INDEX LIST

Browse Sheet Order	SHEET NO.	SHEET NAME	ISSUE DATE	REV 01 - YMMDD	REV 02 - YMMDD	REV 03 - YMMDD
GENERAL						
01. General D	G002	COVER SHEET D	12/21/20			
CIVIL						
02. Civil	C100	SITE SURVEY PLAN	12/21/20			
STRUCTURAL						
09. Structural	S1.0	GENERAL STRUCTURAL NOTES	12/21/20			
09. Structural	S1.1	FOUNDATION DETAILS	12/21/20			
09. Structural	S1.2	WALL BRACING NOTES	12/30/20			
09. Structural	S100	FOUNDATION PLAN	12/21/20			
09. Structural	S110	FIRST FLOOR STRUCTURAL PLAN	12/30/20			
09. Structural	S111	FIRST FLOOR FRAMING PLAN	12/21/20			
09. Structural	S120	SECOND FLOOR STRUCTURAL PLAN	12/30/20			
09. Structural	S121	SECOND FLOOR FRAMING PLAN	12/21/20			
09. Structural	S130	ROOF STRUCTURAL PLAN	12/30/20			
09. Structural	S131	ROOF FRAMING PLAN	12/21/20			
ARCHITECTURAL						
10. Architecture	A500	DETAILS	12/21/20			
10. Architecture	A601	SCHEDULES	12/21/20			
ARCHITECTURAL						
10. Architecture D	A001	SITE PLAN D	12/21/20			
10. Architecture D	A100	FOUNDATION PLAN D	12/21/20			
10. Architecture D	A101	BASEMENT FLOOR PLAN D	12/21/20			
10. Architecture D	A102	BASEMENT REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A110	FIRST FLOOR PLAN D	12/21/20			
10. Architecture D	A112	FIRST FLOOR REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A120	SECOND FLOOR PLAN D	12/21/20			
10. Architecture D	A122	SECOND FLOOR REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A130	LOFT PLAN D	12/21/20			
10. Architecture D	A132	LOFT REFLECTED CEILING PLAN D	12/21/20			
10. Architecture D	A140	ROOF PLAN D	12/21/20			
10. Architecture D	A150	AREA PLANS D	12/21/20			
10. Architecture D	A200	SOUTH ELEVATION D	12/21/20			
10. Architecture D	A201	NORTH ELEVATION D	12/21/20			
10. Architecture D	A202	EAST & WEST ELEVATION D	12/21/20			
10. Architecture D	A300	LONGITUDINAL BUILDING SECTION 1D	12/21/20			
10. Architecture D	A310	LONGITUDINAL BUILDING SECTION 2D	12/21/20			
10. Architecture D	A320	TRANSVERSE BUILDING SECTIONS D	12/21/20			
10. Architecture D	A330	TRANSVERSE BUILDING SECTIONS D	12/21/20			
10. Architecture D	A340	WALL SECTIONS D	12/21/20			
10. Architecture D	A350	WALL SECTIONS D	12/21/20			
MECHANICAL & PLUMBING						
12. Mechanical & Plumbing	M100	BASEMENT MECH & PLUMBING PLAN	12/21/20			
12. Mechanical & Plumbing	M110	FIRST FLOOR MECH & PLUMBING	12/21/20			
12. Mechanical & Plumbing	M120	SECOND FLOOR MECH & PLUMBING	12/21/20			
ELECTRICAL						
13. Electrical	E100	BASEMENT ELECTRICAL PLAN	12/21/20			
13. Electrical	E110	FIRST FLOOR ELECTRICAL PLAN	12/21/20			
13. Electrical	E120	SECOND FLOOR ELECTRICAL PLAN	12/21/20			

PROJECT CONTACTS

ARCHITECT:

MALETZ ARCHITECTS, INC.
 ANDREW MALETZ, OHIO LICENSE #99-12452
 E: ANDREW@MALETZARCHITECTS.COM
 P: 614.245.4421
 F: 614.245.4421

BUILDER:

MALETZ ARCHITECTURE + BUILD
 MICHAEL TALMON, PROJECT MANAGER
 E: MICHAEL@MALETZARCHITECTS.COM
 P: 480.370.9063

CIVIL ENGINEER:

LANDMARK SURVEY GROUP
 SCOTT GRUNDEI, P.S.
 P: 614.485.9000

STRUCTURAL ENGINEER:

JACK D. WALTERS & ASSOCIATES, INC.
 KARL WALTERS
 P: 614-889-2516

RICHMOND SQUARE

NEW ALBANY, OH 43054

REVISIONS

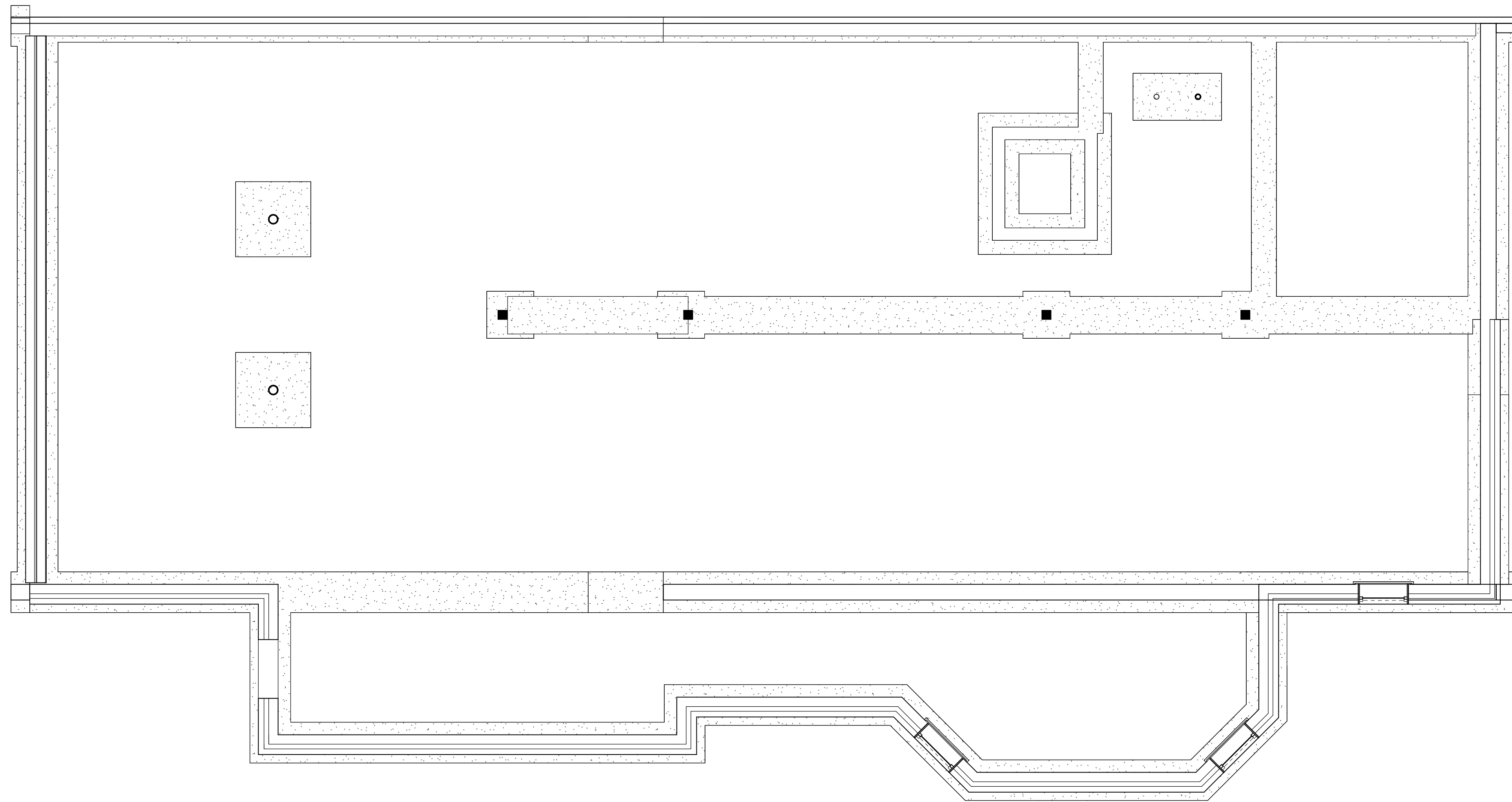
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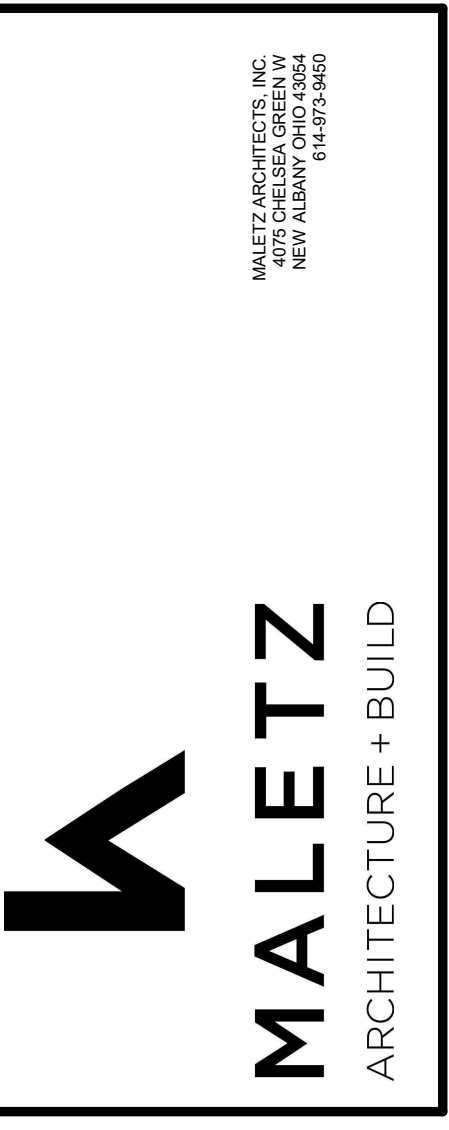
COVER SHEET D

G002

ISSUE DATE: 12/21/20



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



RICHMOND SQUARE
NEW ALBANY, OH 43054

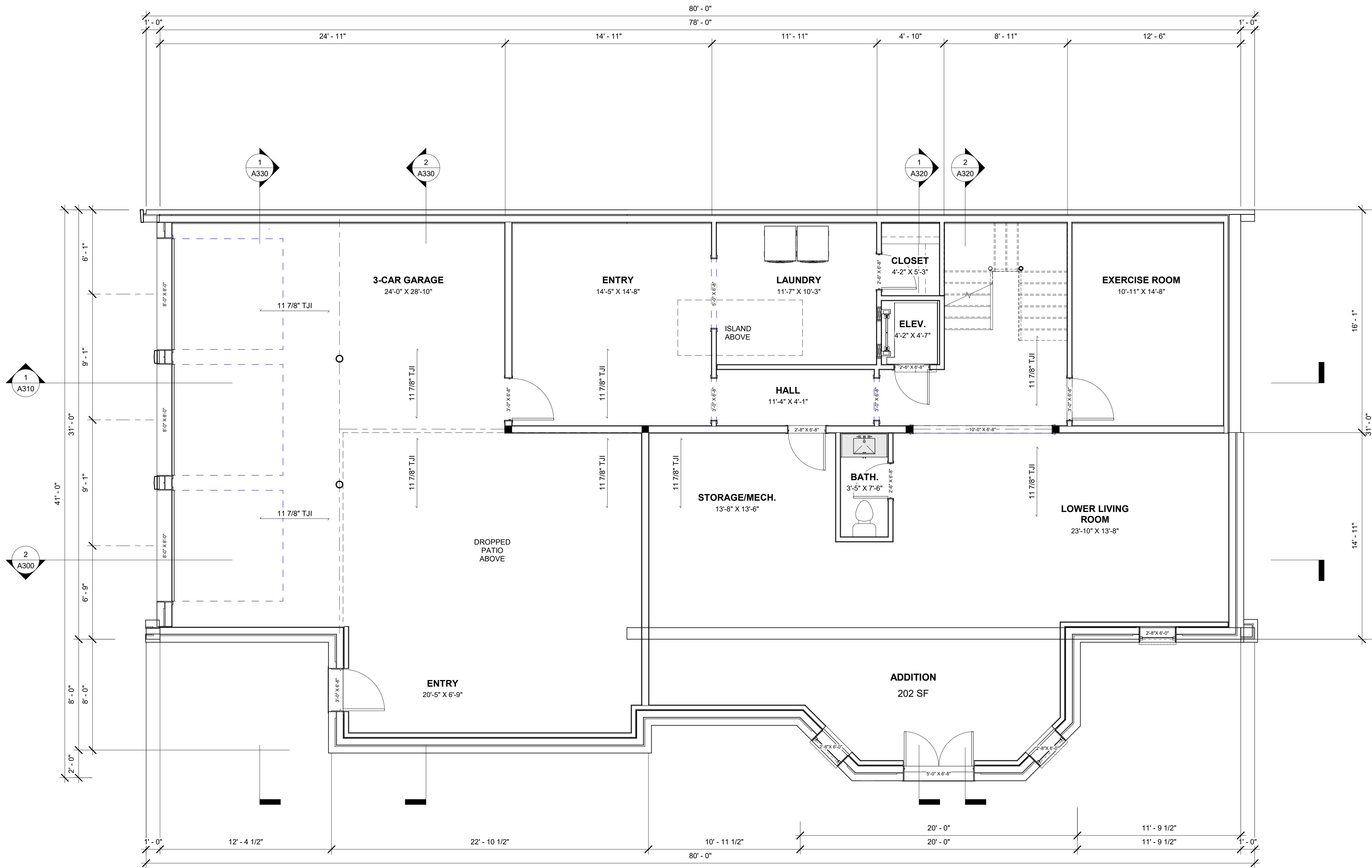
REVISIONS		
#	Description	Date

FOUNDATION
PLAN D

A100

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:
 6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

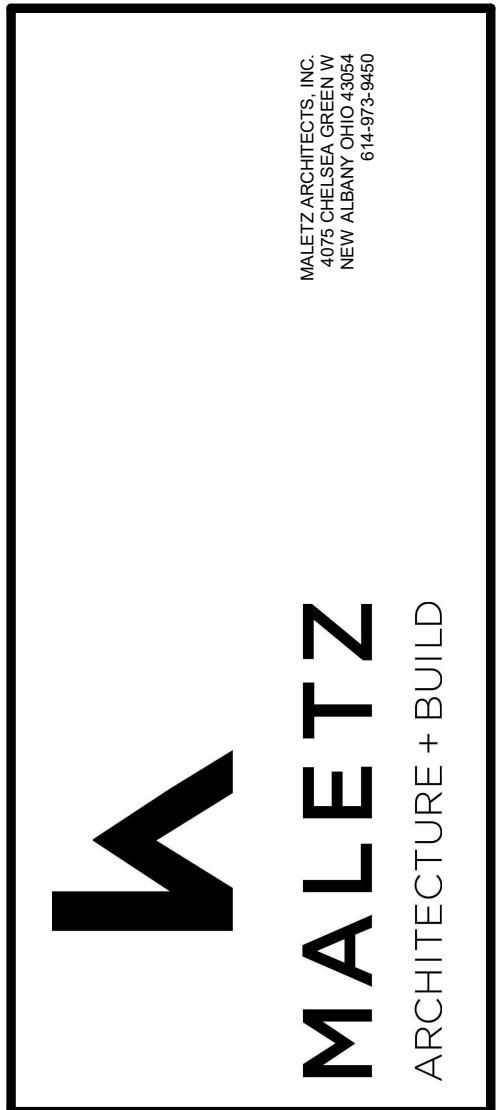
- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

NUMBER DESCRIPTION

WINDOW SCHEDULE - BASEMENT FLOOR				
MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-72	2' - 8"	6' - 0"	2' - 10 1/2"	6' - 2 1/2"
W-89	4' - 0"	6' - 0"	4' - 0"	6' - 0"

DOOR SCHEDULE - BASEMENT FLOOR				
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
	D-70	5' - 0"	6' - 8"	5' - 1 9/16"
D-74	2' - 6"	6' - 8"	2' - 7 9/16"	6' - 8 31/32"
D-75	3' - 0"	6' - 8"	3' - 1 9/16"	6' - 8 31/32"
D-77	8' - 0"	8' - 0"	8' - 1 1/2"	8' - 0 3/4"
D-82	3' - 0"	6' - 8"	3' - 1 1/2"	6' - 8 3/4"
D-83	2' - 8"	6' - 8"	2' - 9 9/16"	6' - 8 31/32"
D-85	10' - 0"	6' - 8"	10' - 1 1/2"	6' - 8 3/4"
D-87	5' - 0"	6' - 8"	5' - 1 1/2"	6' - 8 3/4"
D-88	5' - 0"	6' - 8"	5' - 1 9/16"	6' - 8 31/32"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

BASEMENT FLOOR PLAN D

A101

ISSUE DATE: 12/21/20

1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
4070 CHELSEA GREENWAY
NEW ALBANY, OH 43054
614.973.8600

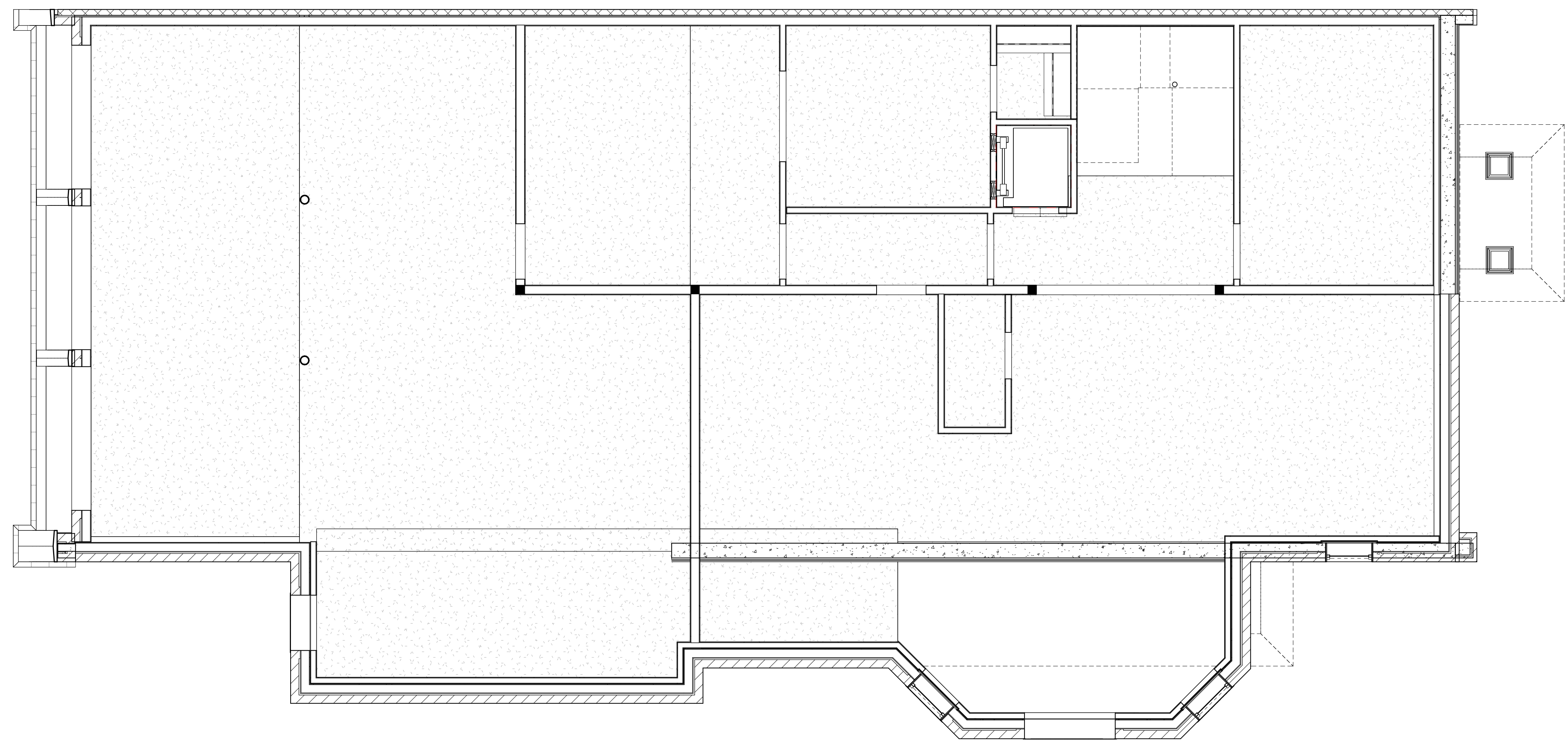


RCP GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
2. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
3. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
4. ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
5. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE 'CEILING GRADE' AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

RCP KEYNOTES

NUMBER KEYNOTE



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

1 BASEMENT REFLECTED CEILING PLAN
1/4" = 1'-0"

BASEMENT REFLECTED CEILING PLAN D

A102

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF

GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:

6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

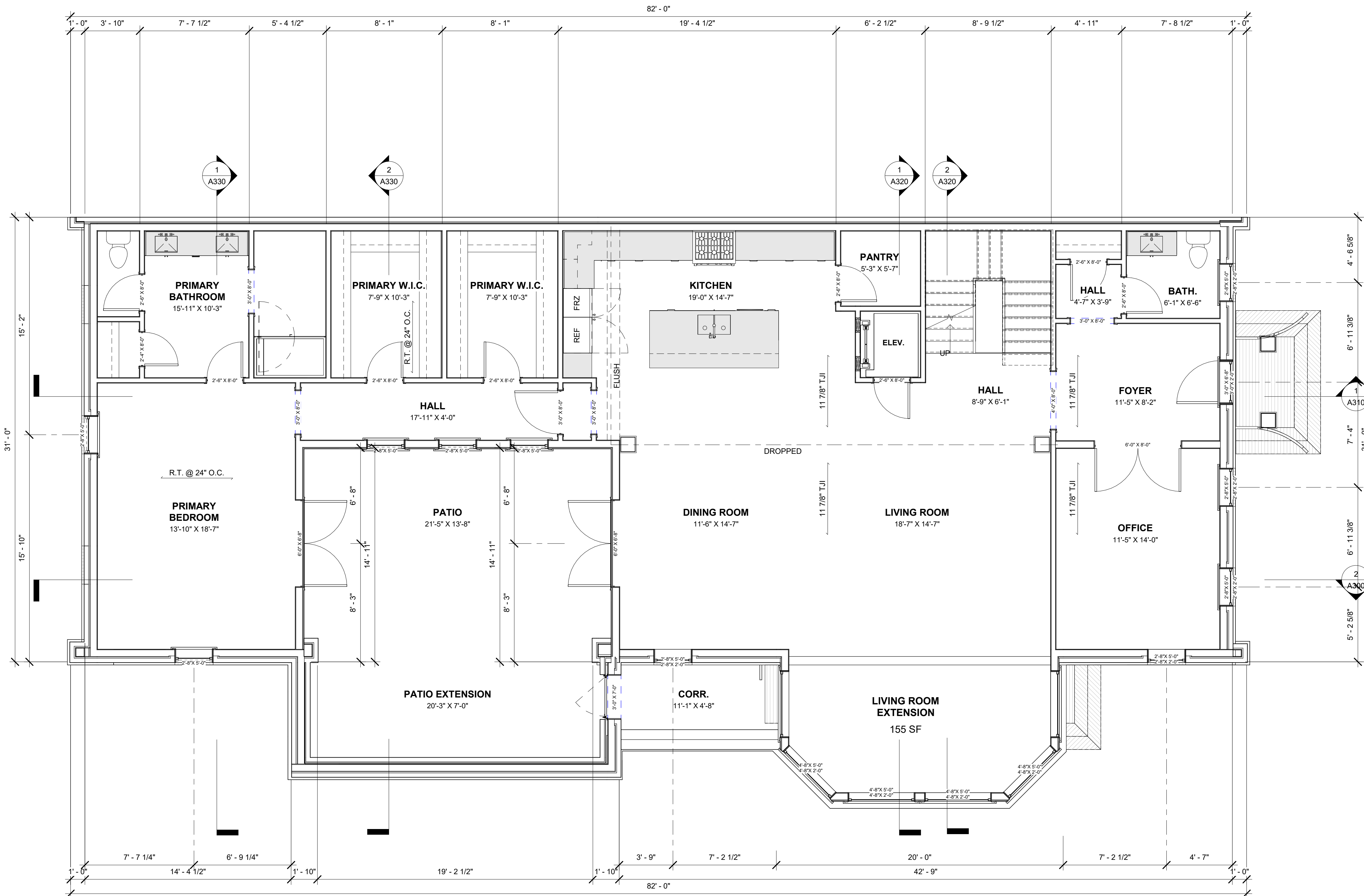
NUMBER DESCRIPTION

WINDOW SCHEDULE - FIRST FLOOR				
MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT

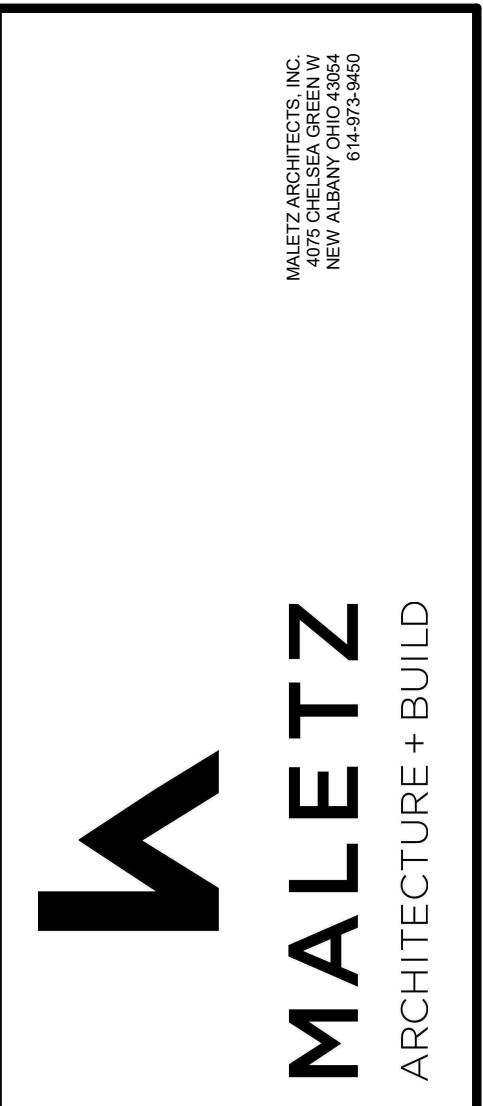
W-77	2' - 8"	2' - 0"	2' - 10 1/2"	2' - 2 1/2"
W-80	4' - 8"	2' - 0"	4' - 10 1/2"	2' - 2 1/2"
W-81	3' - 0"	2' - 0"	3' - 2 1/2"	2' - 2 1/2"
W-89	<varies>	<varies>		
W-95	2' - 8"	5' - 0"	2' - 10 1/2"	5' - 2 1/2"
W-96	2' - 8"	5' - 0"	2' - 10 1/2"	5' - 2 1/2"
W-110	4' - 8"	5' - 0"	4' - 10 1/2"	5' - 2 1/2"

DOOR SCHEDULE - FIRST FLOOR				
MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT

D-72	6' - 0"	6' - 8"	6' - 1 9/16"	6' - 8 31/32"
D-73	3' - 0"	6' - 8"	6' - 3"	6' - 8 3/4"
D-76	3' - 0"	6' - 8"	3' - 1 9/16"	6' - 8 31/32"
D-80	3' - 0"	8' - 0"	3' - 1 9/16"	8' - 0 31/32"
D-81	2' - 6"	8' - 0"	2' - 7 9/16"	8' - 0 31/32"
D-89	4' - 0"	8' - 0"	4' - 1 1/2"	8' - 0 3/4"
D-90	3' - 0"	8' - 0"	3' - 1 1/2"	8' - 0 3/4"
D-92	6' - 0"	8' - 0"	6' - 1 9/16"	8' - 0 31/32"
D-93	2' - 4"	8' - 0"	2' - 5 9/16"	8' - 0 31/32"
D-94	3' - 0"	7' - 0"	3' - 1 1/2"	7' - 0 3/4"



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



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

FIRST FLOOR PLAN D

A110

ISSUE DATE: 12/21/20






LIGHTING SCHEDULE

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

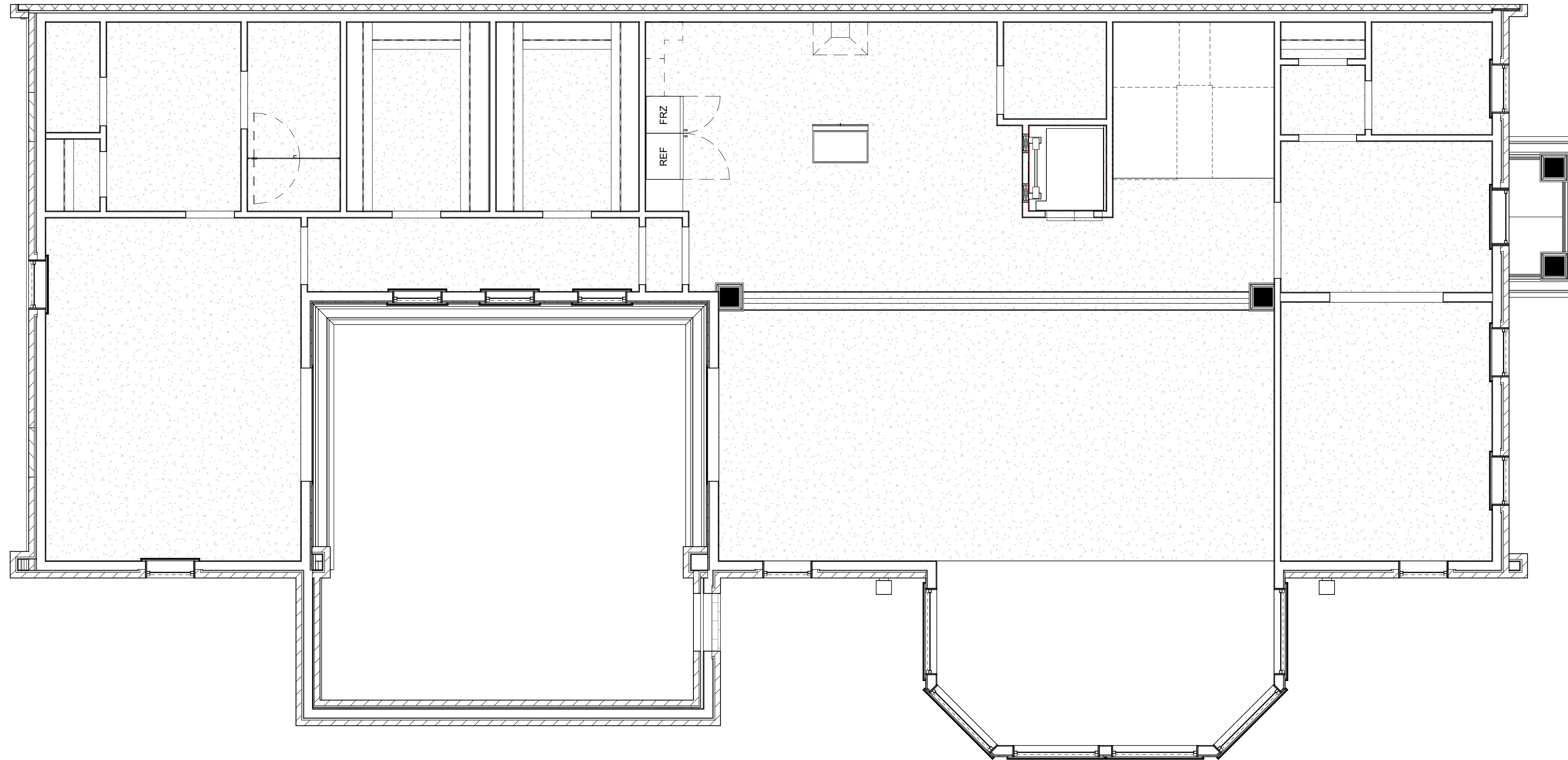
1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
2. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
3. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
4. ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
5. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE "CEILING GRADE" AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

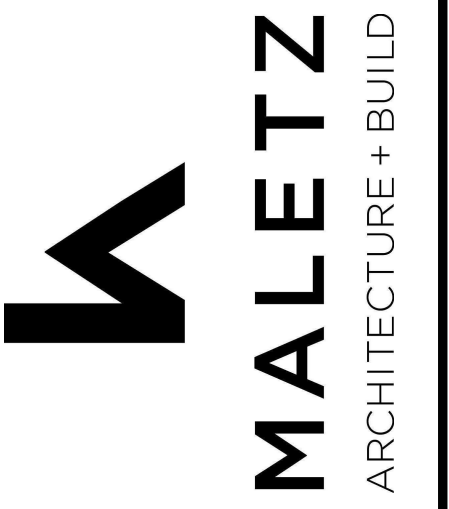
RCP KEYNOTES

NUMBER KEYNOTE



1 FIRST FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
4070 CHELSEA GREENWAY
NEW ALBANY, OH 43054
614.973.9400



RICHMOND SQUARE
NEW ALBANY, OH 43054

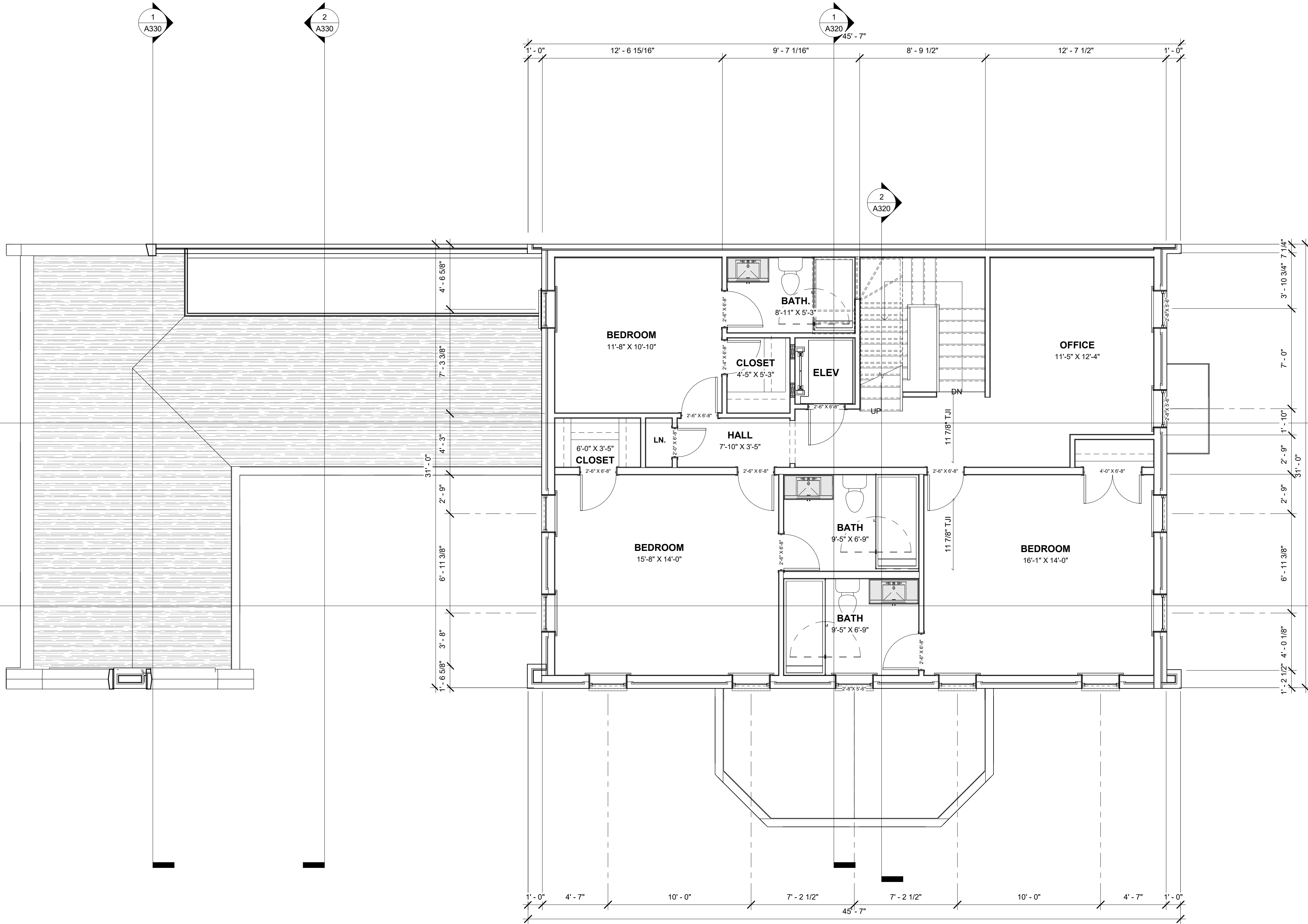
REVISIONS		
#	Description	Date

FIRST FLOOR
REFLECTED
CEILING PLAN D

A112

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



GENERAL NOTES

- A. ALL WALLS ARE NOTE ON PLAN AND REFERENCE TO IN THE WALL PARTITION TYPE LEGEND.
- B. ALL INTERIOR DIMENSIONS ARE FACE-TO-FACE OF "ROUGH" STUD WALLS.
- C. ALL CEILING HEIGHTS TO BE SPECIFIED ON REFLECTED CEILING PLAN.
- D. PROVIDE FIRESTOPPING OF HORIZONTAL AND VERTICAL CONCEALED SPACES IN STUD WALLS AND DROPPED SOFFITS.
- E. WINDOW REFERENCES REFER WINDOW SCHEDULE.
- F. CONTRACTOR TO PROVIDE ALL UTILITIES FOR APPLIANCES.
- G. PROVIDE HEAD FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
- H. BRACED WALL PANEL LOCATIONS (ABBREVIATED WITH "BWP" ON PLANS) ARE INDICATED AS SHADED AREAS ON EXTERIOR WALLS.

APPROVED FASTENERS FOR EXTERIOR SHEATHING:

- 6d NAILS / 6" SPACING AT EDGE, 12" SPACING IN FIELD
- 16ga STAPLES / 3" SPACING AT EDGE, 6" SPACING IN FIELD

WALL PARTITION TYPE

- A1 6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A2 8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A3 6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
- A4 6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A5 4" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES.
- A6 4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A7 2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
- A8 4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
- A9 STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

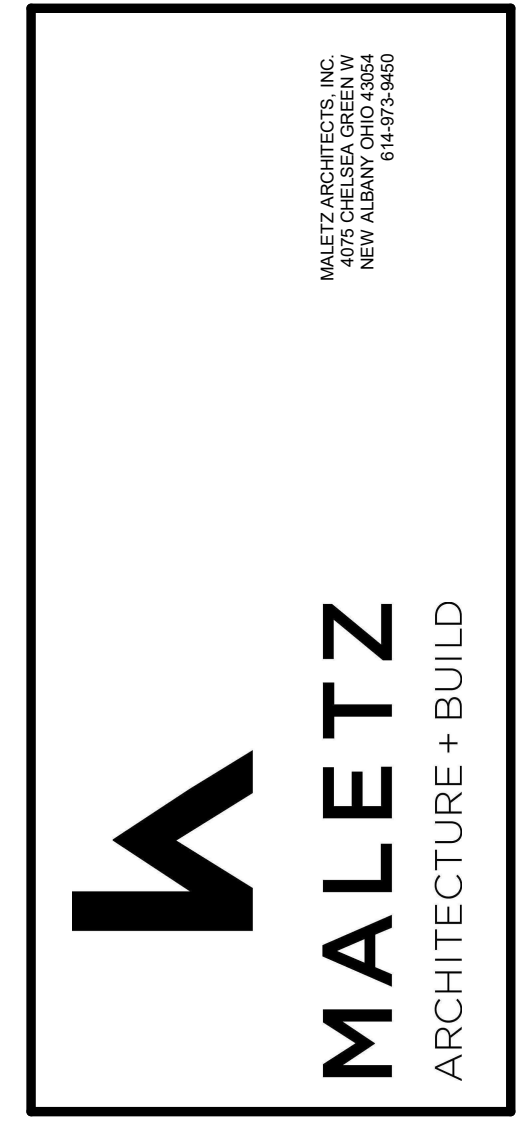
NUMBER	DESCRIPTION
A310	

WINDOW SCHEDULE - SECOND FLOOR

MARK	FRAME SIZE		ROUGH OPENING SIZE	
	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT
W-102	2' - 8"	5' - 6"	2' - 10 1/2"	5' - 8 1/2"
W-106	2' - 8"	4' - 0"	2' - 10 1/2"	4' - 2 1/2"

DOOR SCHEDULE - SECOND FLOOR

MARK	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT
D-71	4' - 0"	6' - 8"	4' - 1 9/16"	6' - 8 31/32"
D-74	2' - 6"	6' - 8"	2' - 7 9/16"	6' - 8 31/32"
D-78	2' - 0"	6' - 8"	2' - 1 9/16"	6' - 8 31/32"
D-79	2' - 4"	6' - 8"	2' - 5 9/16"	6' - 8 31/32"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date

SECOND FLOOR PLAN D

A120

ISSUE DATE: 12/21/20






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

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

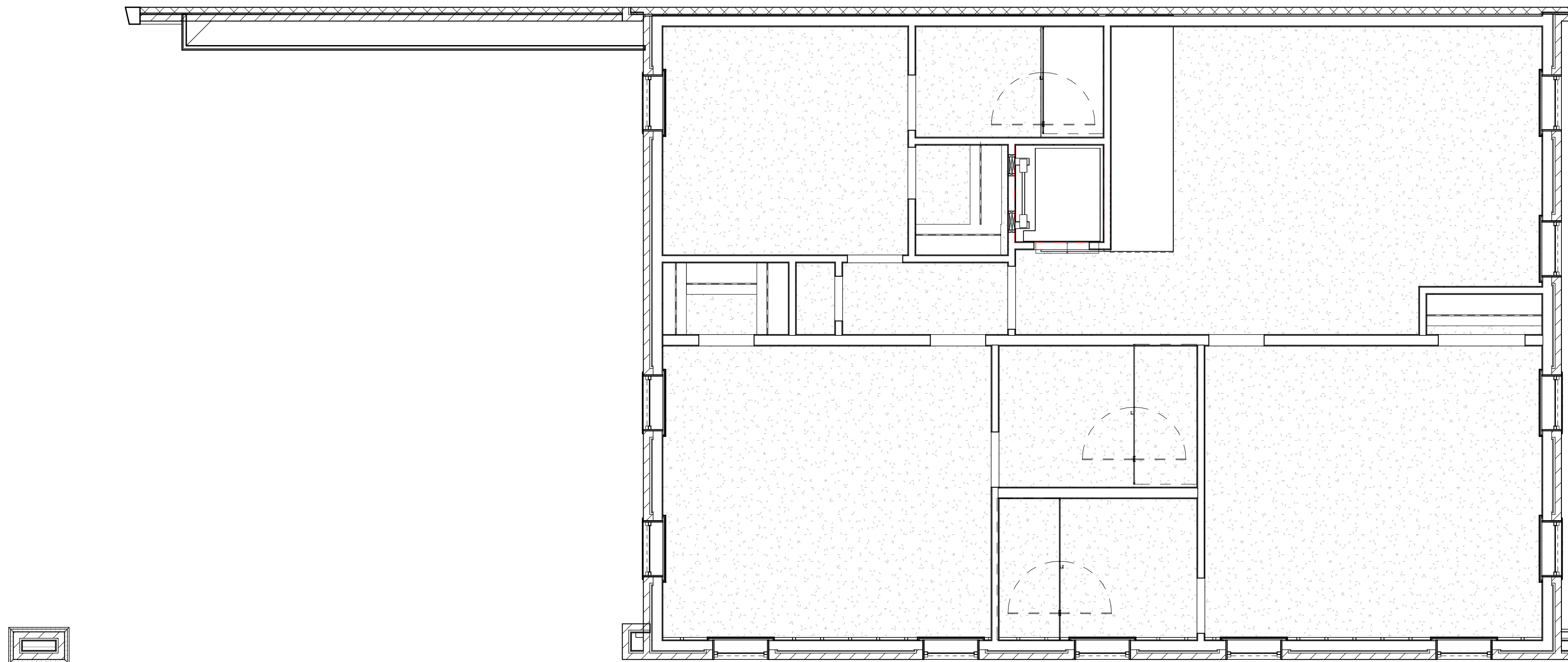
1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
2. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
3. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
4. ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
5. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS, AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. ALL WIRING SUPPORT TO BE "CEILING GRADE" AS CONCURRENT WITH ELECTRICAL CODE ADOPTED FOR JURISDICTION OF PROJECT.

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- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

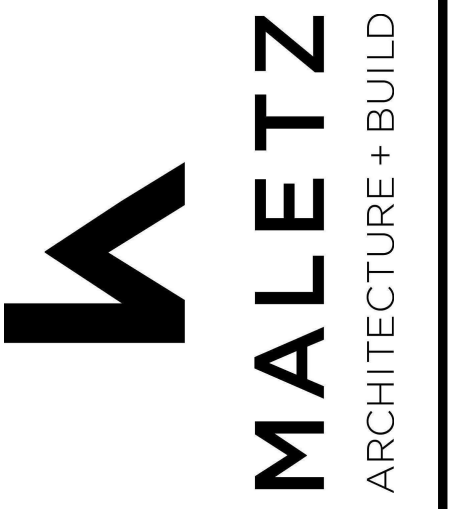
RCP KEYNOTES

NUMBER KEYNOTE



1 SECOND FLOOR REFLECTED
CEILING PLAN
1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
 4201 GREENSBORO GREENWAY
 NEW ALBANY, OH 43054
 614.973.9600



RICHMOND SQUARE
 NEW ALBANY, OH 43054

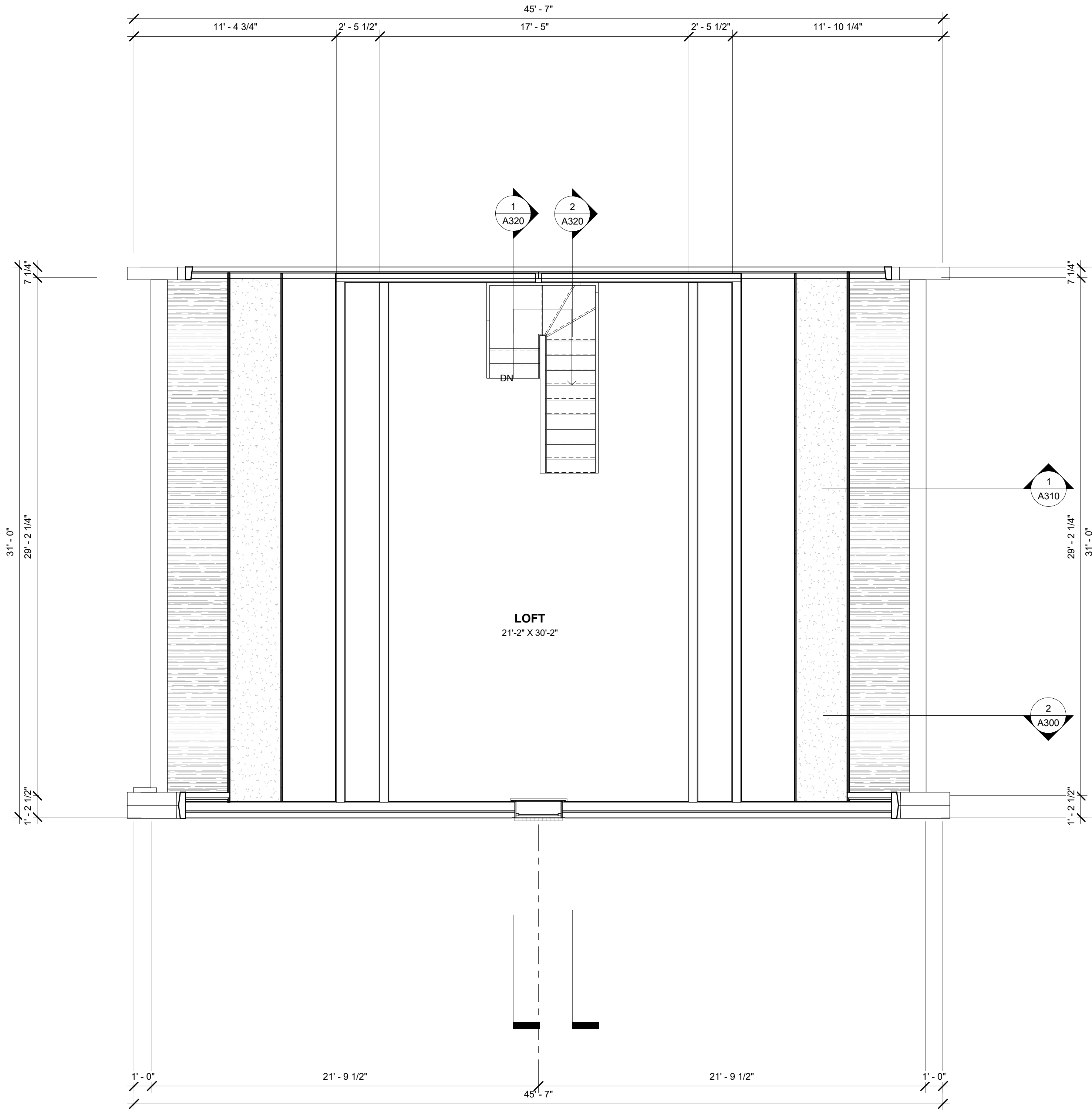
REVISIONS		
#	Description	Date

SECOND FLOOR
REFLECTED
CEILING PLAN D

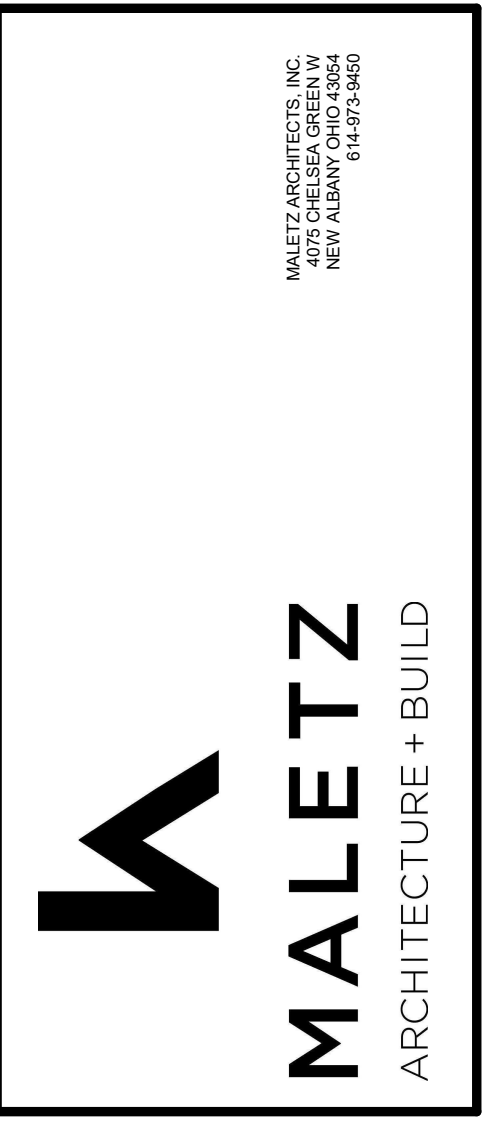
A122

ISSUE DATE: 12/21/20

Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



1 ARCH_LOFT D
1/4" = 1'-0"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

LOFT PLAN D

A130





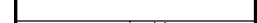
ISSUE DATE: 12/21/20

MARK	COUNT	DESCRIPTION	MOUNTING		COMMENTS
			TYPE	HEIGHT	

RCP GENERAL NOTES

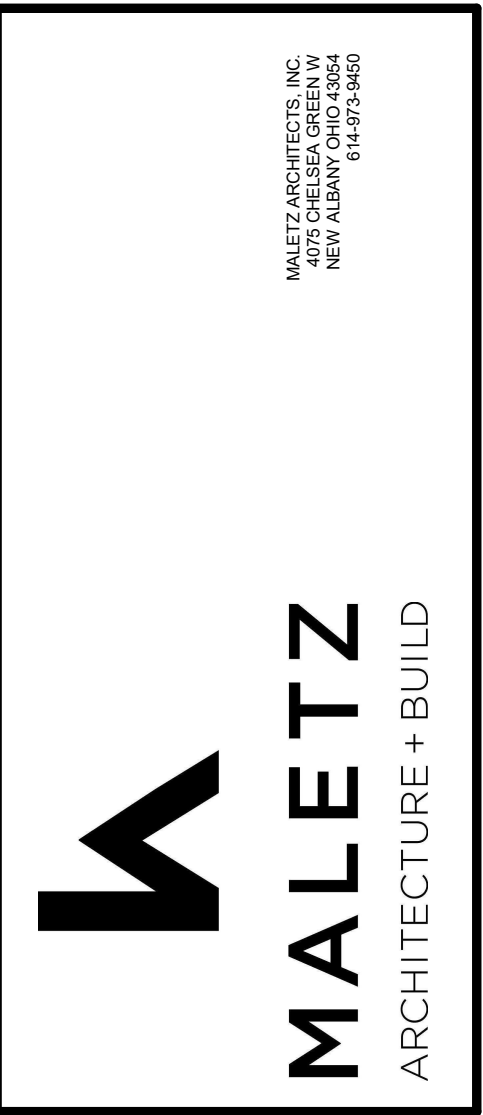
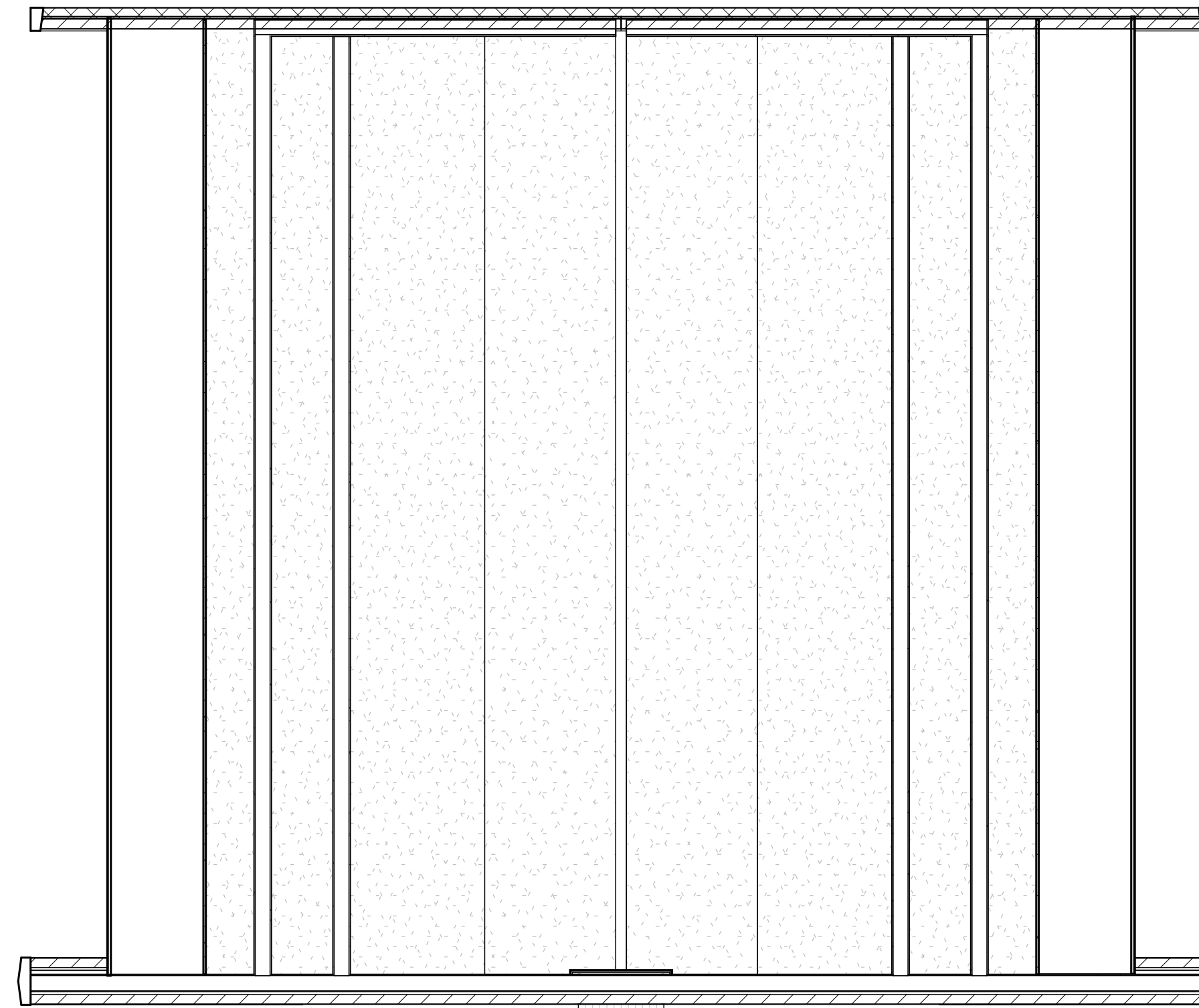
1. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
2. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON PLAN. REFER TO ELECTRICAL DRAWINGS FOR EXACT NUMBER AND TYPE OF LIGHT FIXTURE. CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
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CEILING TYPE

- C1  GYP. CEILING
- C2  SHIPLAP CEILING IDK
- C3  PLACEHOLDER
- C4  PLACEHOLDER
- C5  PLACEHOLDER

RCP KEYNOTES

NUMBER KEYNOTE



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

1 T.O. LOFT D
1/4" = 1'-0"

LOFT
REFLECTED
CEILING PLAN D

A132

ISSUE DATE: 12/21/20

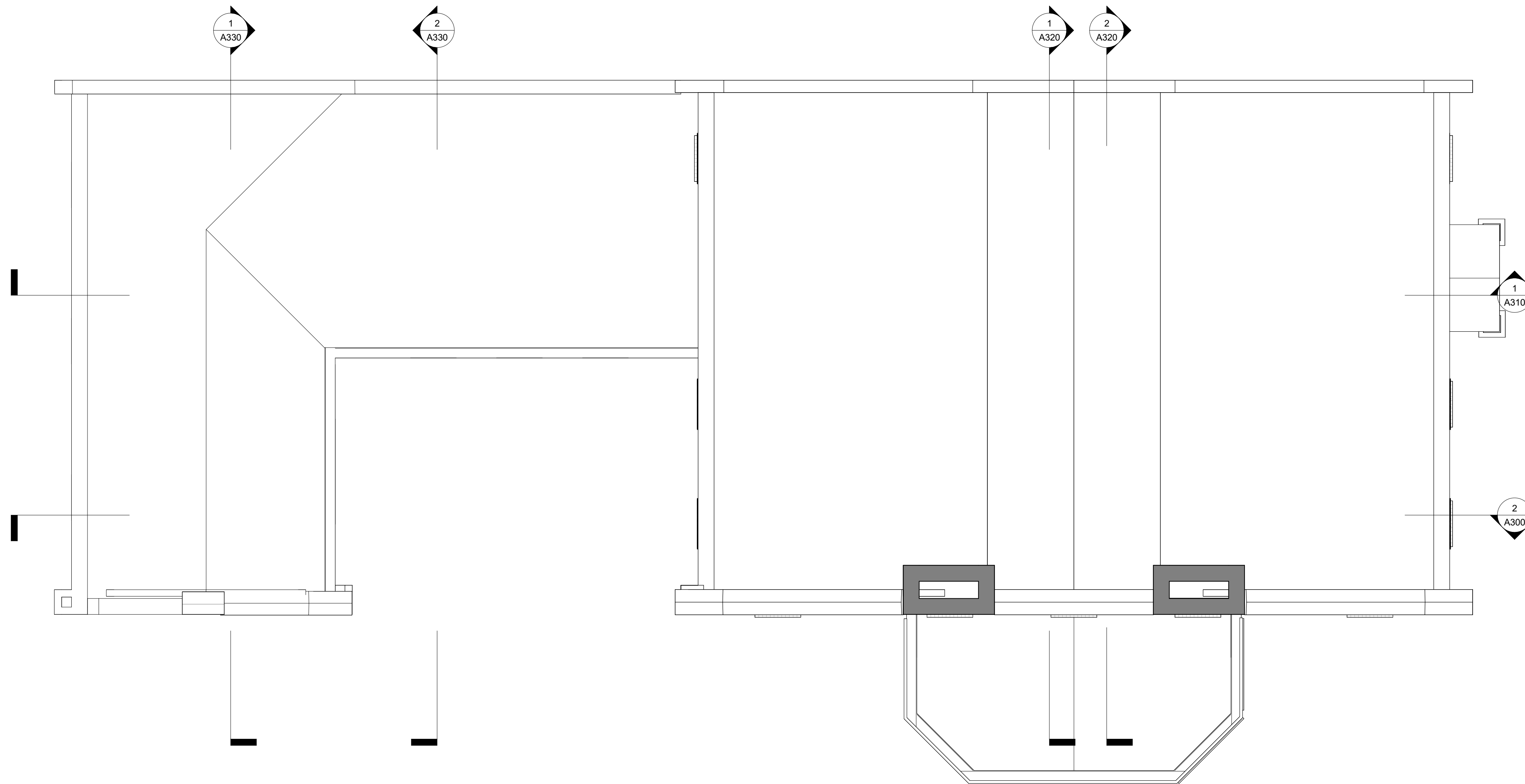
ROOF VENTILATION AREA CALCULATION SCHEDULE

NOTE: ROOF VENTILATION FACTOR IS BASED ON R806.2 MINIMUM VENT AREA FACTOR OF 1/150.

ROOF PLAN KEYNOTES

NUMBER DESCRIPTION

MARK	DESCRIPTION	ROOF AREA	ROOF VENTILATION FACTOR	VENTILATION AREA	ROOF SLOPE	# OF SQUARES	COMMENTS
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MALETZ ARCHITECTS, INC.
 4207 GREENSBORO GREEN WY.
 NEW ALBANY, OH 43054
 614.973.9400

MALETZ
 ARCHITECTURE + BUILD

RICHMOND SQUARE
 NEW ALBANY, OH 43054

REVISIONS

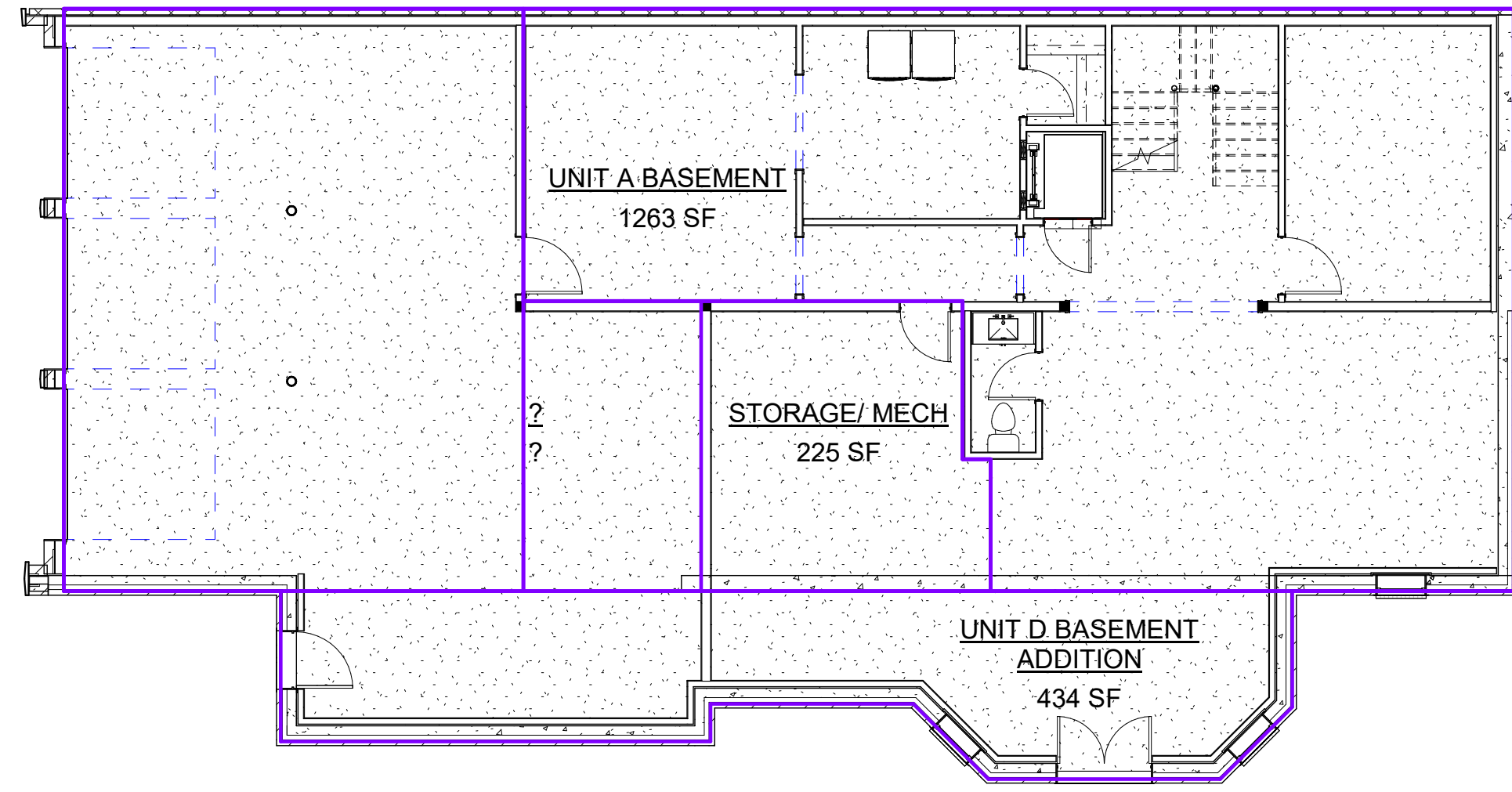
#	Description	Date
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1 ROOF PLAN
1/4" = 1'-0"

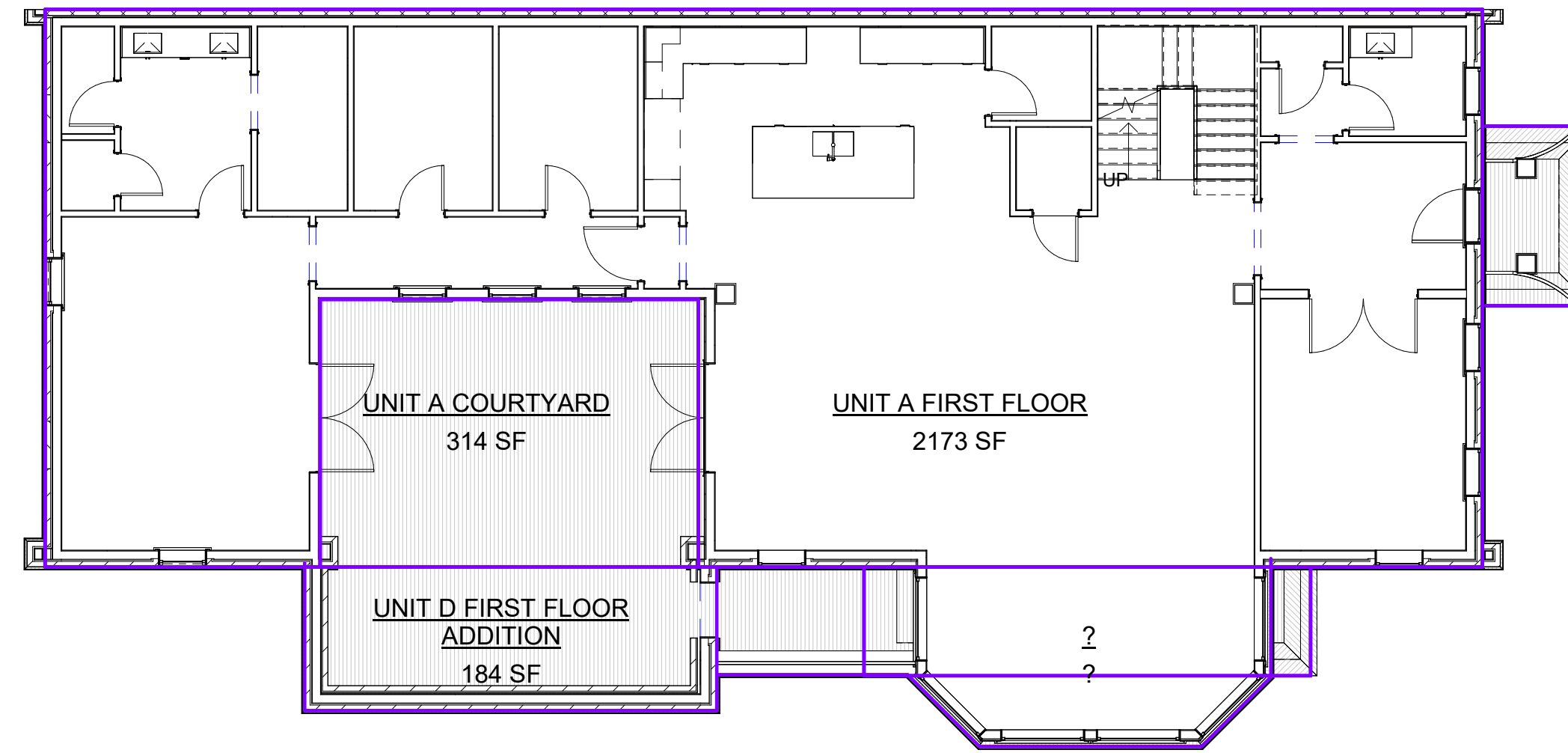
ROOF PLAN D

A140

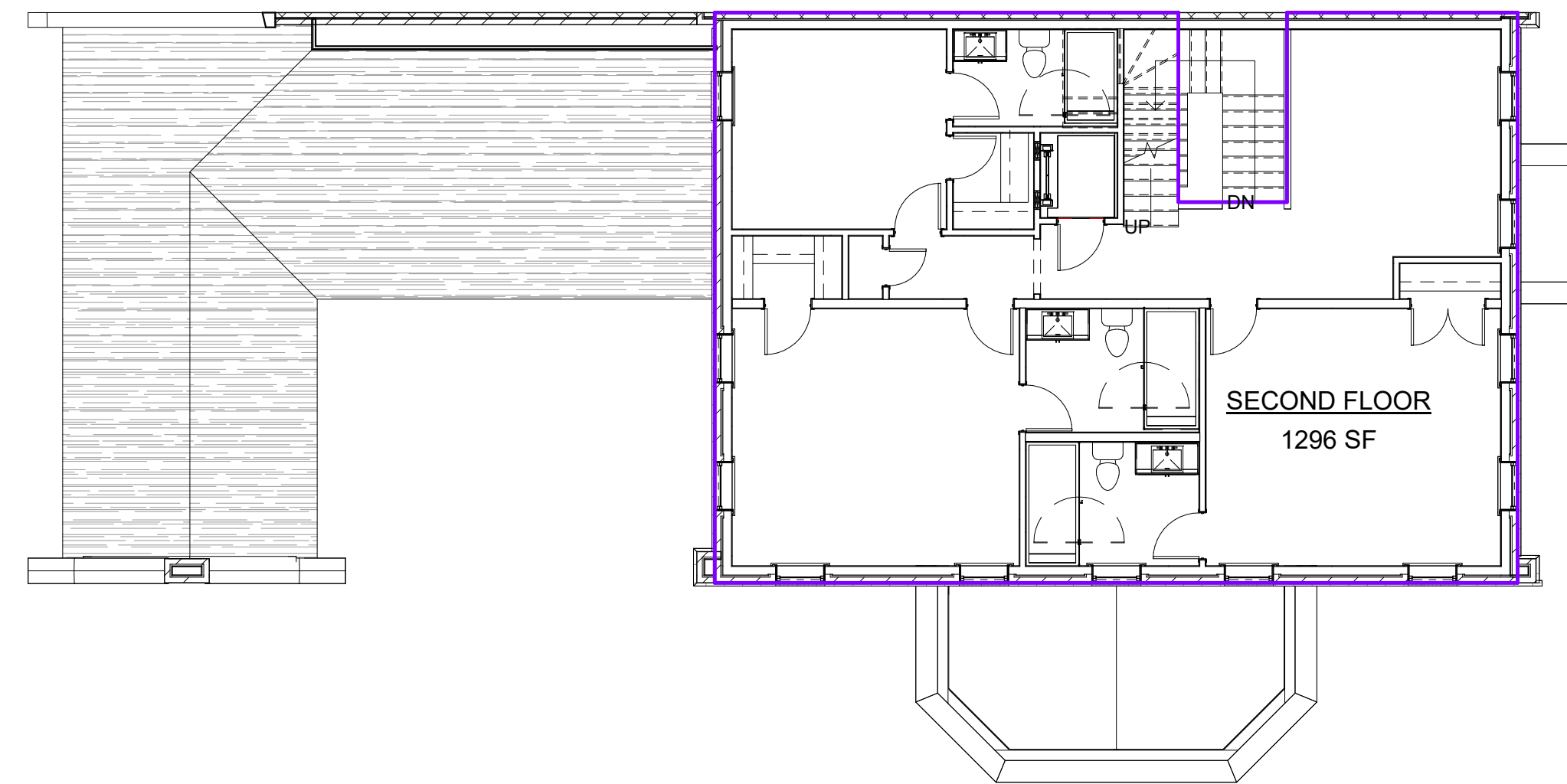
Area Schedule	
Name	Area
GARAGE	758 SF
STORAGE/MECH	225 SF
UNIT A BASEMENT	1263 SF
UNIT D BASEMENT ADDITION	434 SF
UNIT A FIRST FLOOR	2173 SF
UNIT D FIRST FLOOR ADDITION	184 SF
UNIT A COURTYARD	314 SF
UNIT D COURTYARD ADDITION	49 SF
SECOND FLOOR	1296 SF
LOFT	613 SF
SIDE PORCH	137 SF
FRONT PORCH	61 SF



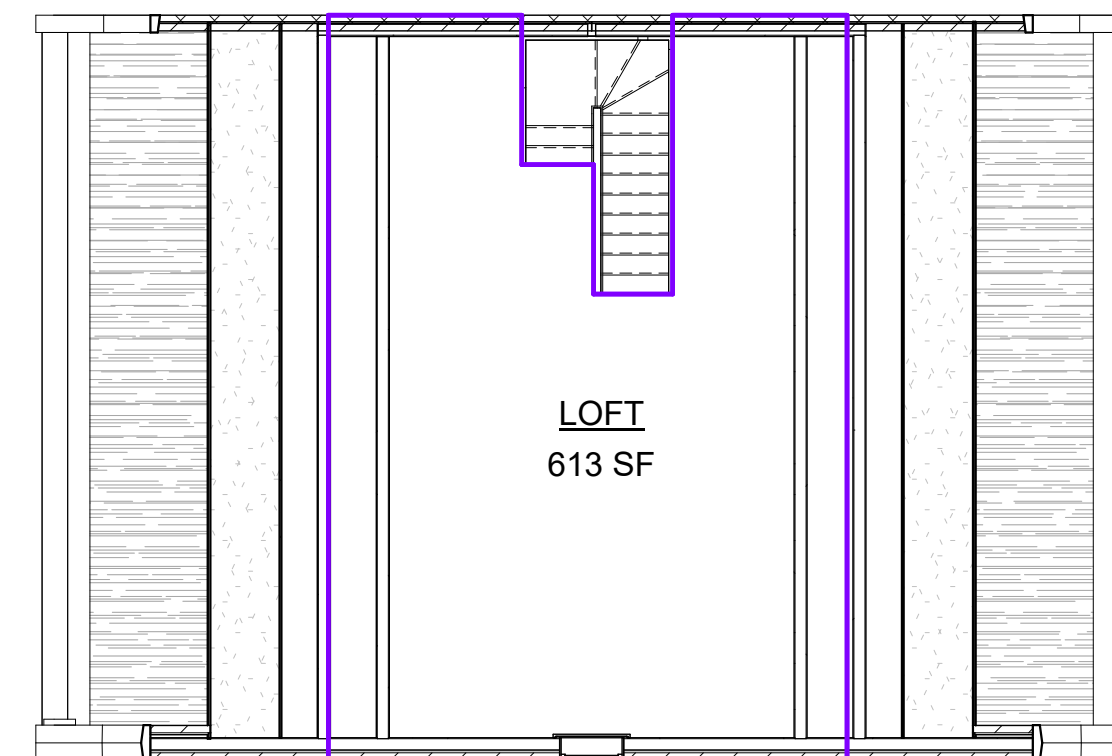
1 BASEMENT D
1/8" = 1'-0"



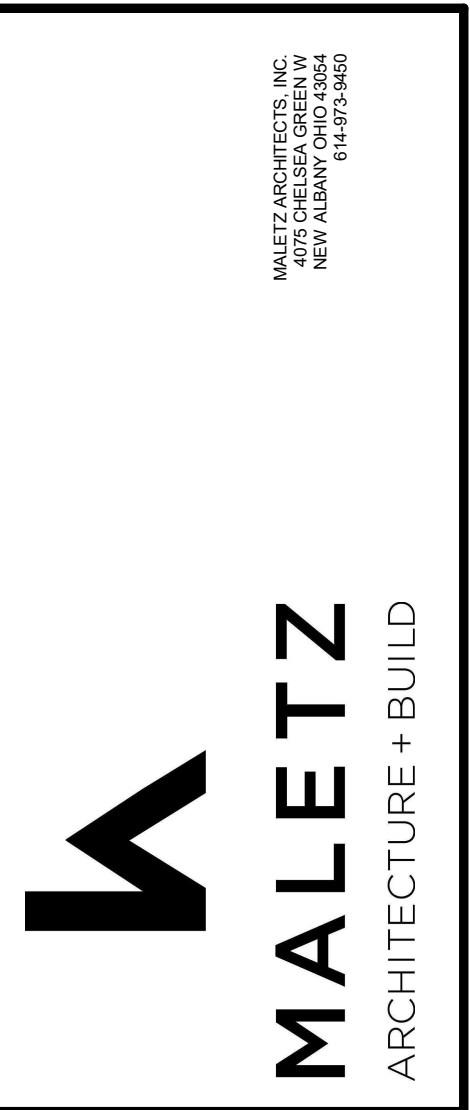
2 FIRST FLOOR D
1/8" = 1'-0"



3 SECOND FLOOR D
1/8" = 1'-0"



4 T.O. LOFT D
1/8" = 1'-0"



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

AREA PLANS D

A150

ISSUE DATE: 12/21/20

ELEVATION KEYNOTES

NUMBER DESCRIPTION



1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

MALETZ ARCHITECTS, INC.
4070 DRELSER GREENWAY
NEW ALBANY, OH 43054
614.973.9850

MALETZ
ARCHITECTURE + BUILD

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20

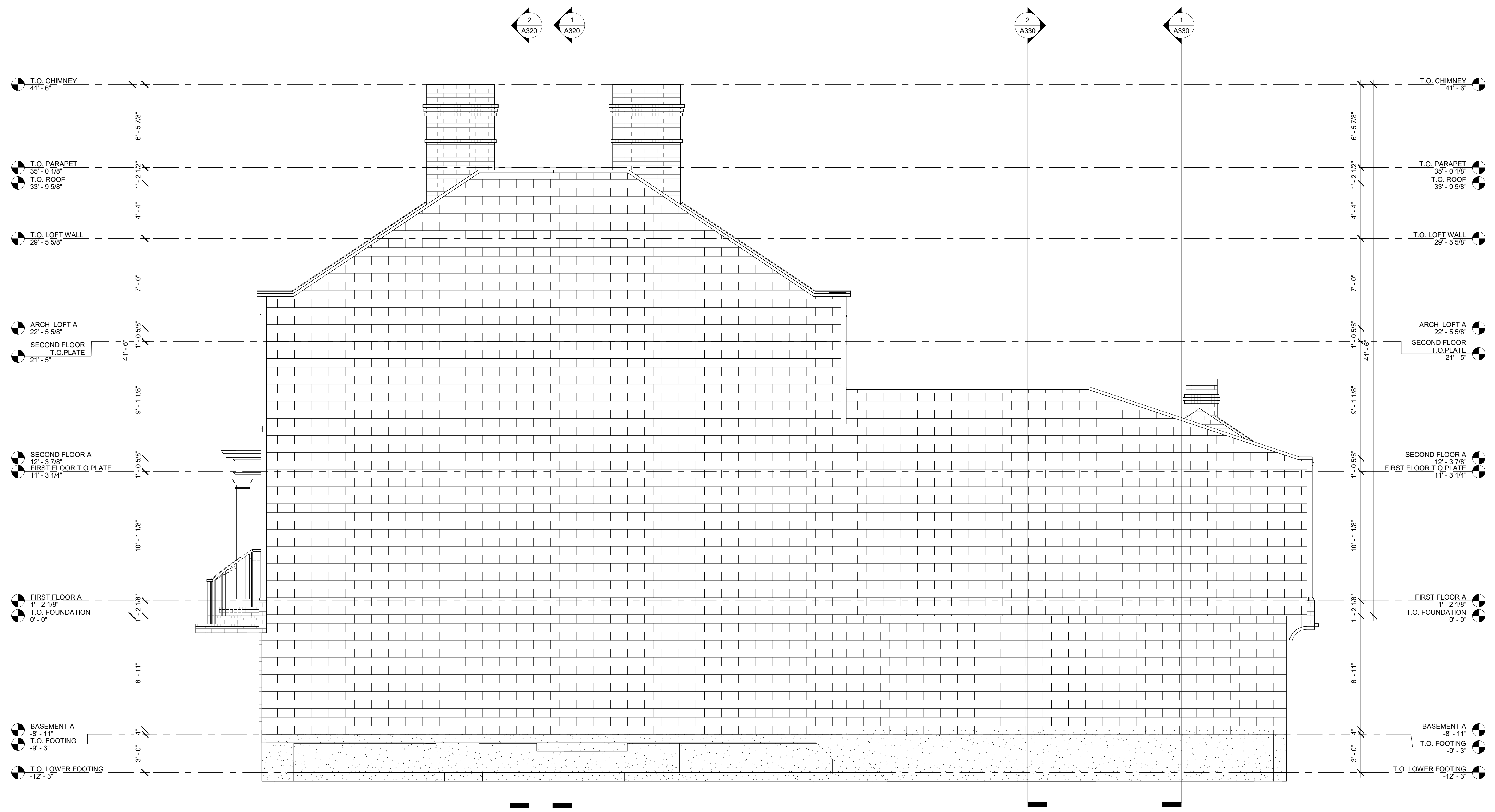
SOUTH
ELEVATION D

A200

ISSUE DATE: 12/21/20

ELEVATION KEYNOTES

NUMBER DESCRIPTION



MALETZ ARCHITECTS, INC.
4070 DREXEL GREENWAY
NEW ALBANY, OH 43054
614.973.9650

MALETZ

ARCHITECTURE + BUILD

RICHMOND SQUARE

NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20

NORTH
ELEVATION D

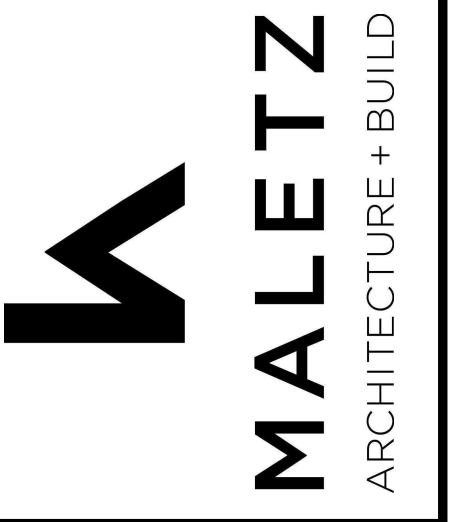
1 REAR (NORTH) ELEVATION A
1/4" = 1'-0"

A201

ELEVATION KEYNOTES

NUMBER DESCRIPTION

MALETZ ARCHITECTS, INC.
4075 DRELSER GREENWAY
NEW ALBANY, OH 43054
614.973.8600



RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
ARC REVISION 1		7/27/20

EAST & WEST
ELEVATION D

A202

ISSUE DATE: 12/21/20



1 LEFT (WEST) ELEVATION
1/4" = 1'-0"



2 RIGHT (EAST) ELEVATION
1/4" = 1'-0"

RICHMOND SQUARE
 NEW ALBANY, OH 43054



REVISIONS

#	Description	Date

LONGITUDINAL BUILDING
 SECTION 1D
2 1/4" = 1'-0"

LONGITUDINAL
 BUILDING
 SECTION 1D

A300

RICHMOND SQUARE
 NEW ALBANY, OH 43054

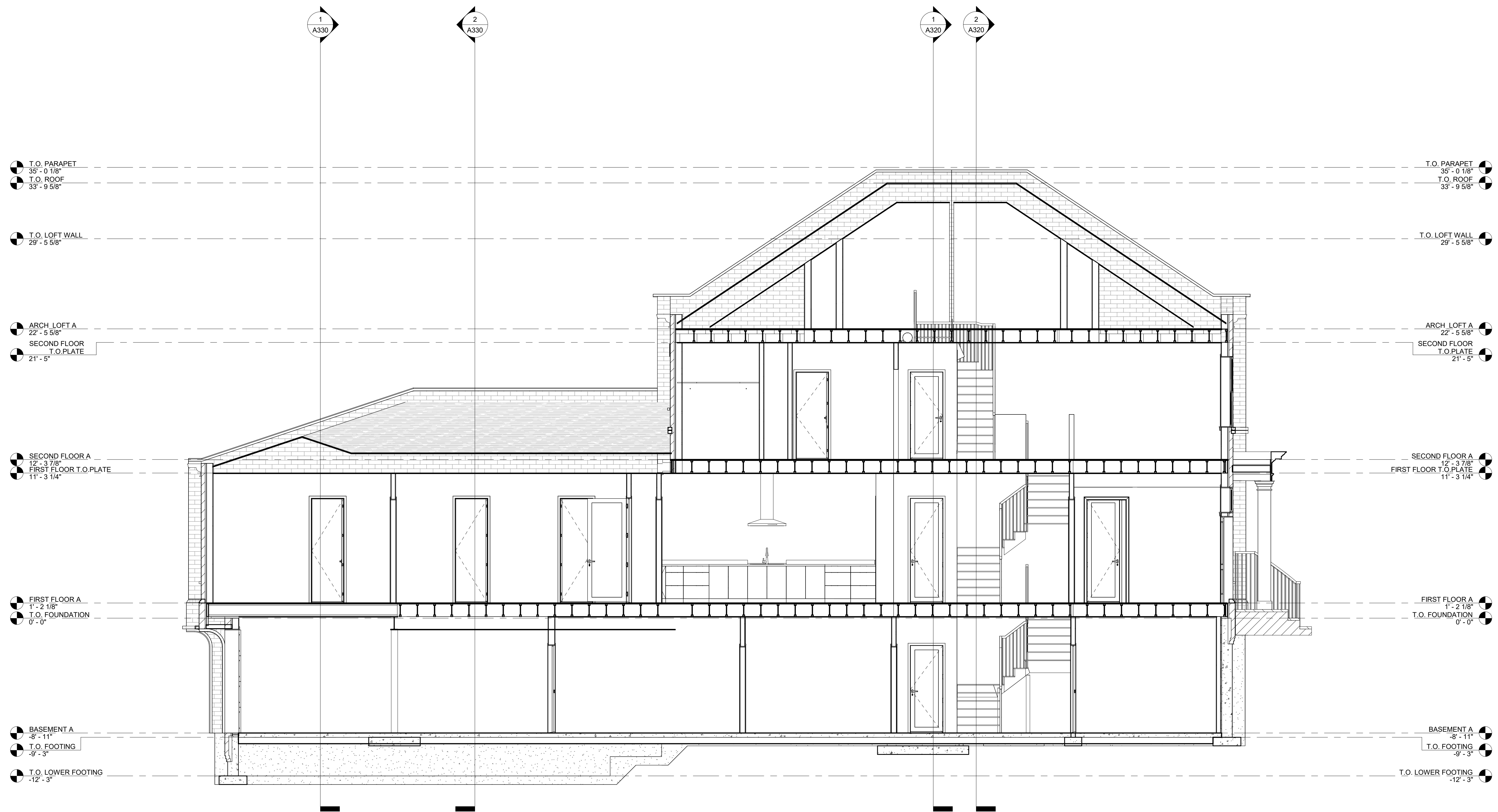
REVISIONS

#	Description	Date

LONGITUDINAL
 BUILDING
 SECTION 2D

A310

ISSUE DATE: 12/21/20

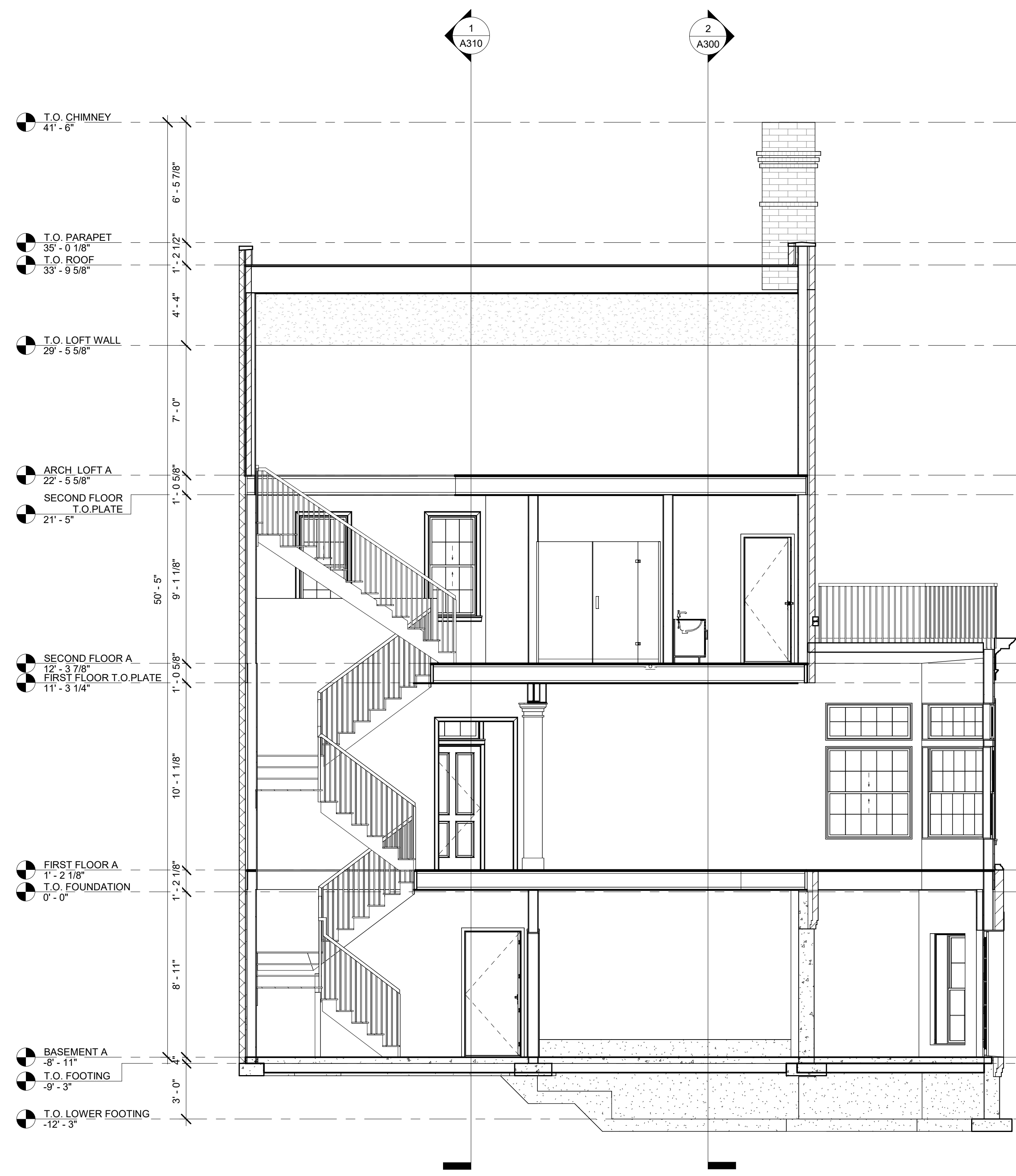


1 LONGITUDINAL BUILDING
 SECTION 2D
 1/4" = 1'-0"

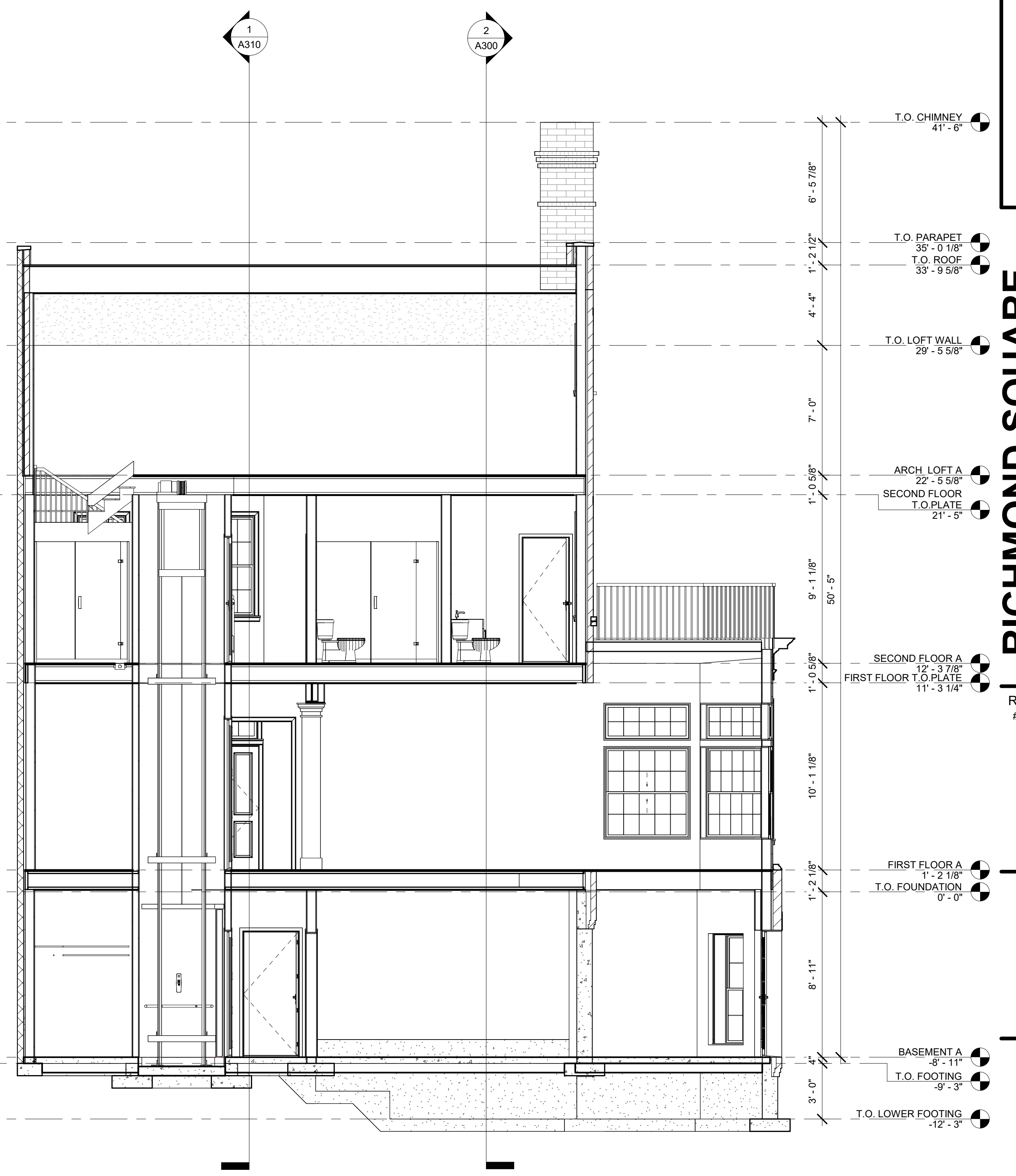
RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date



2 SECTION @ STAIRS D
1/4" = 1'-0"



1 TRANSVERSE BUILDING SECTION 1D
1/4" = 1'-0"

TRANSVERSE BUILDING SECTIONS D

A320

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

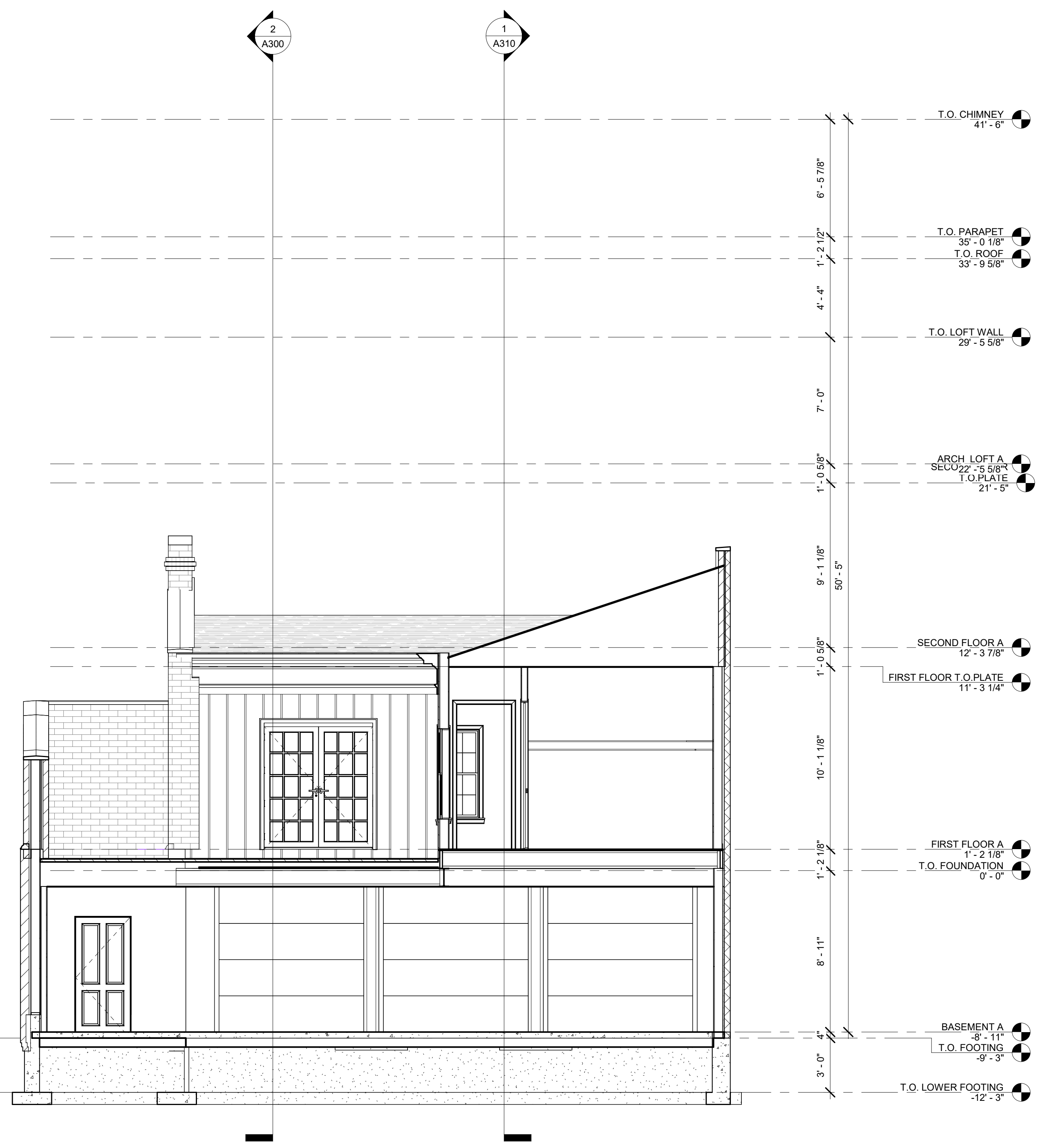
#	Description	Date

TRANSVERSE BUILDING SECTIONS D

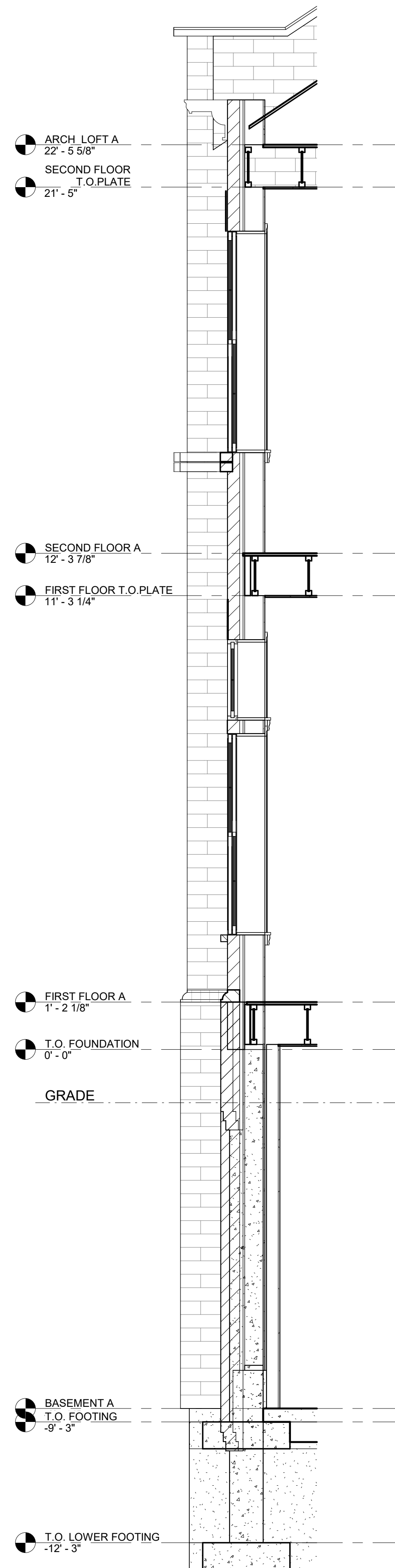
A330



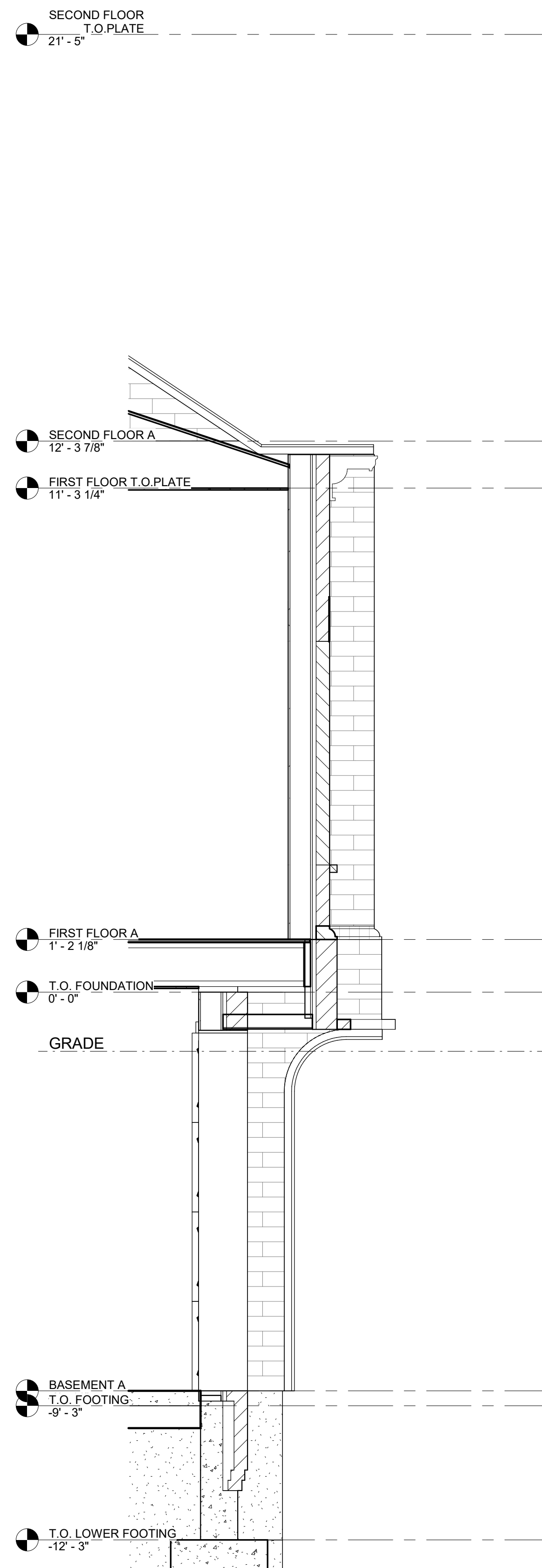
1 TRANSVERSE BUILDING SECTION 2D
1/4" = 1'-0"



2 TRANSVERSE BUILDING SECTION 3D
1/4" = 1'-0"



1 WALL SECTION @ GARAGE D
1/2" = 1'-0"



2 WALL SECTION @ BUILDING ENTRY D
1/2" = 1'-0"


WALL PARTITION TYPE

A1		6" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A2		8" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A3		6" WOOD STUD WALL WITH 1/2" SHEATHING AND SIDING EXT. 1/2" GYP. BD. INT.
A4		6" WOOD STUD WALL WITH 1/2" GYP. BD. BOTH SIDES
A5		4" WOOD STUD WALL WITH 1/2" GYP. BD.
A6		4" WOOD STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A7		2" WOOD FLAT STUD WALL WITH 1/2" GYP. BD. FURRING ONE SIDE.
A8		4" WOOD STUD WALL WITH 1/2" SHEATHING AND BRICK EXT. 1/2" GYP. BD. INT.
A9		STONE VENEER ON 4" WOOD STUD WALL WITH 1/2" SHEATHING

KEYNOTES

NUMBER	DESCRIPTION
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MALETZ ARCHITECTS, INC.
4070 CHELSEA GREEN WY
NEW ALBANY, OH 43054
614.973.8400



MALETZ
ARCHITECTURE + BUILD

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS

#	Description	Date
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WALL SECTIONS
D

A340

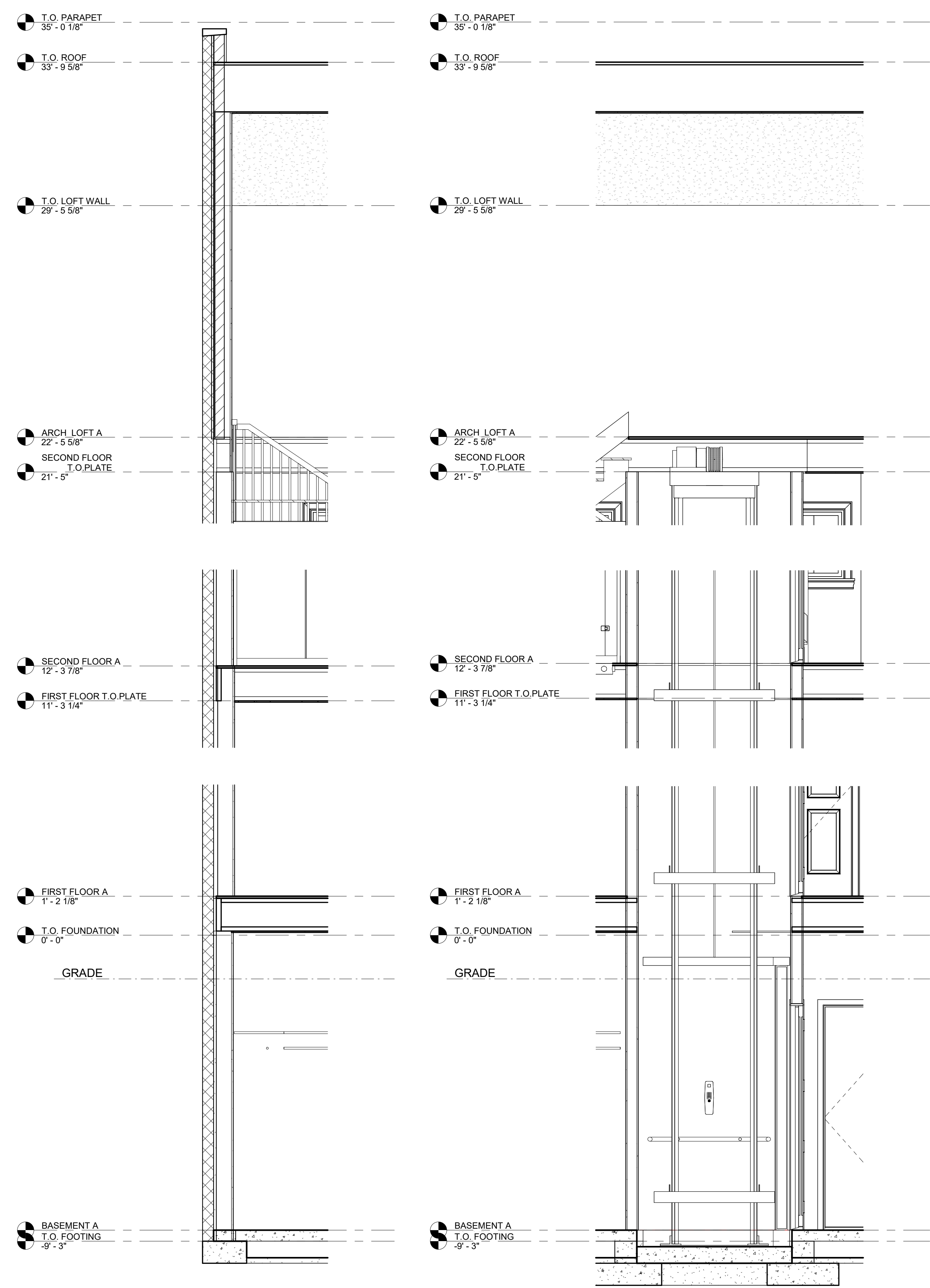
ISSUE DATE: 12/21/20

RICHMOND SQUARE
NEW ALBANY, OH 43054

REVISIONS		
#	Description	Date

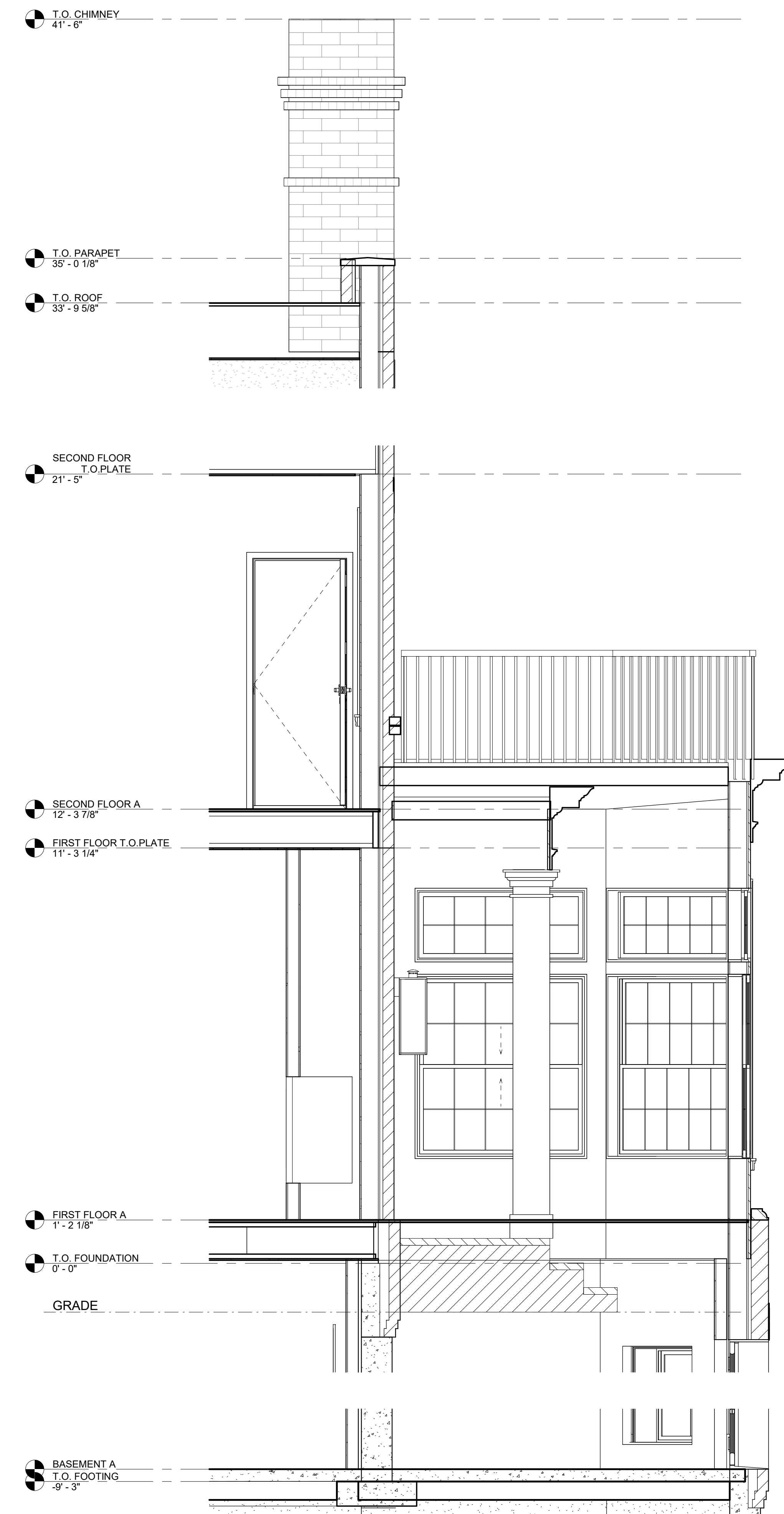
WALL SECTIONS
D

A350



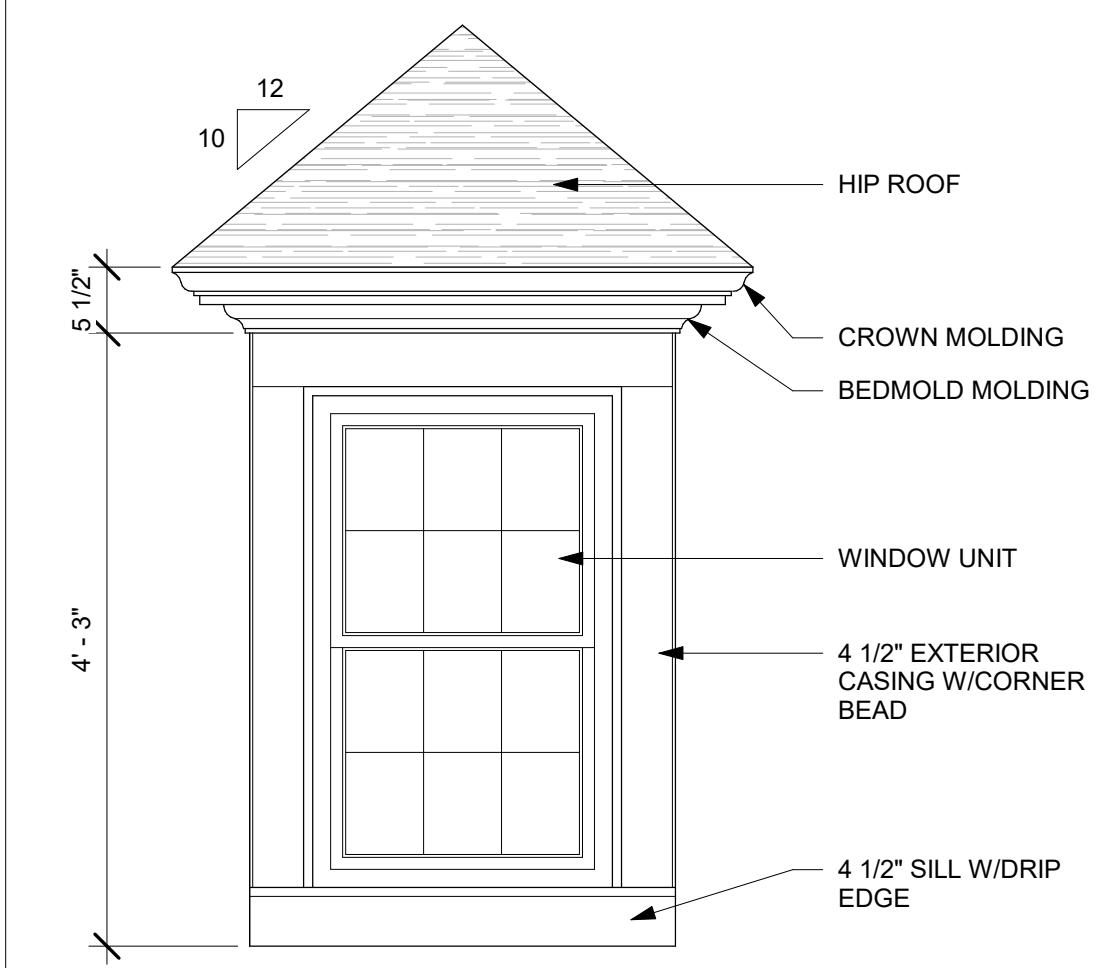
1 WALL SECTION @ SEPARATION
WALL D
1/2" = 1'-0"

2 WALL SECTION @ ELEVATOR D
1/2" = 1'-0"

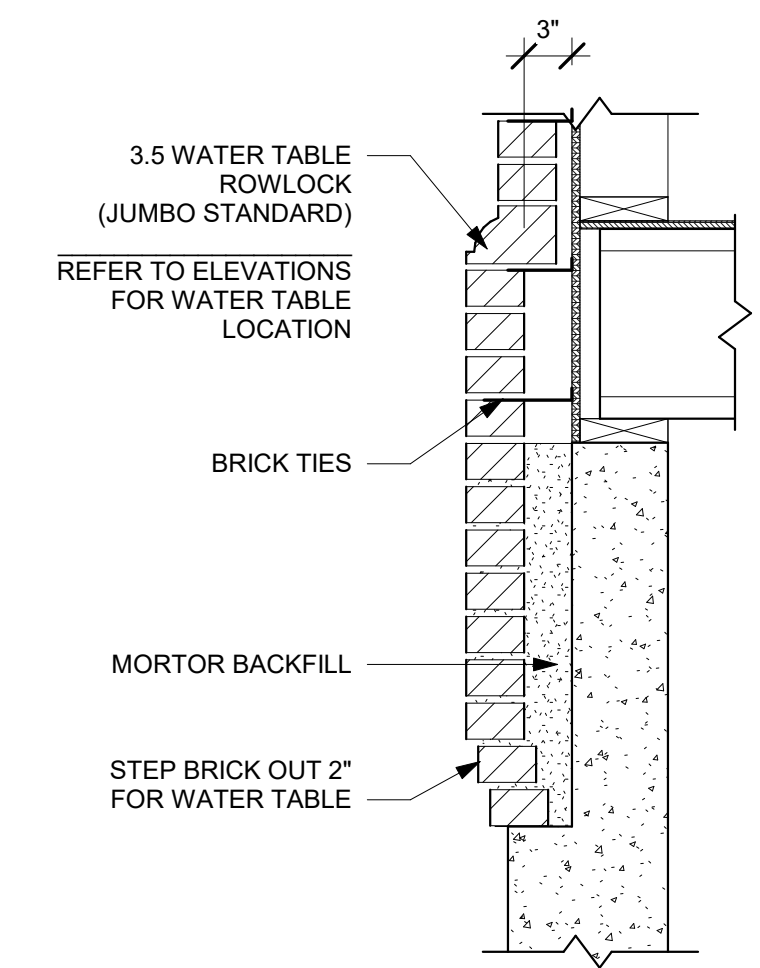


3 WALL SECTION @ BUILDING FRONT D
1/2" = 1'-0"

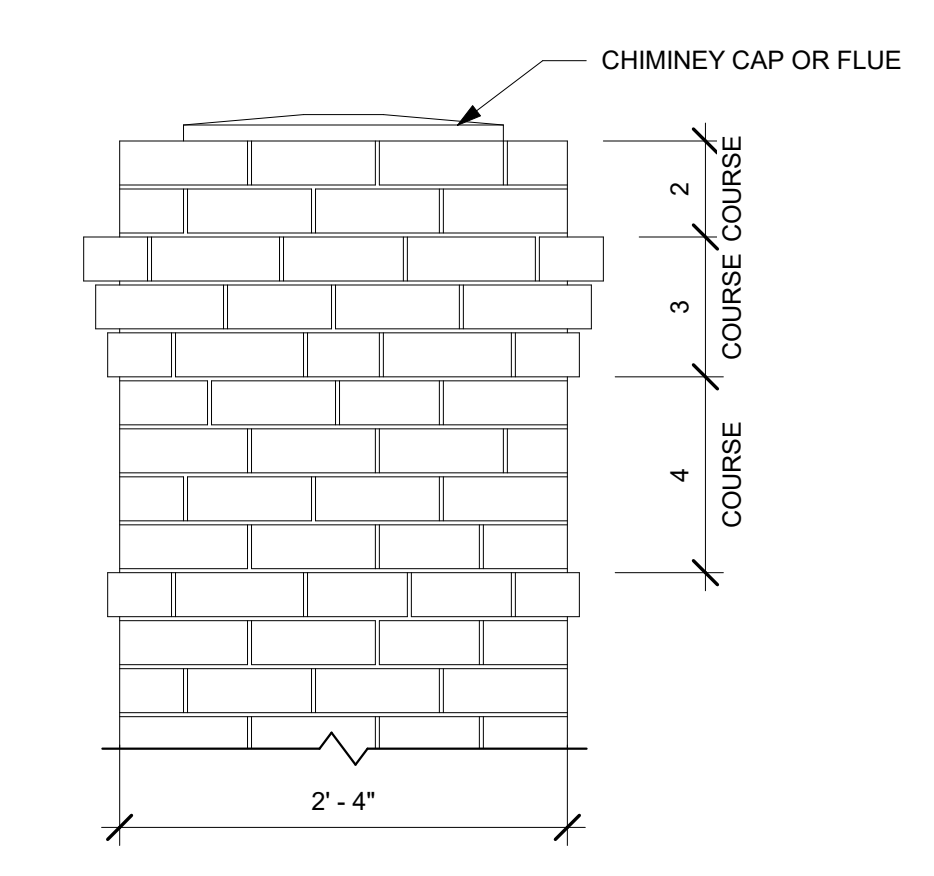
REVISIONS		
#	Description	Date



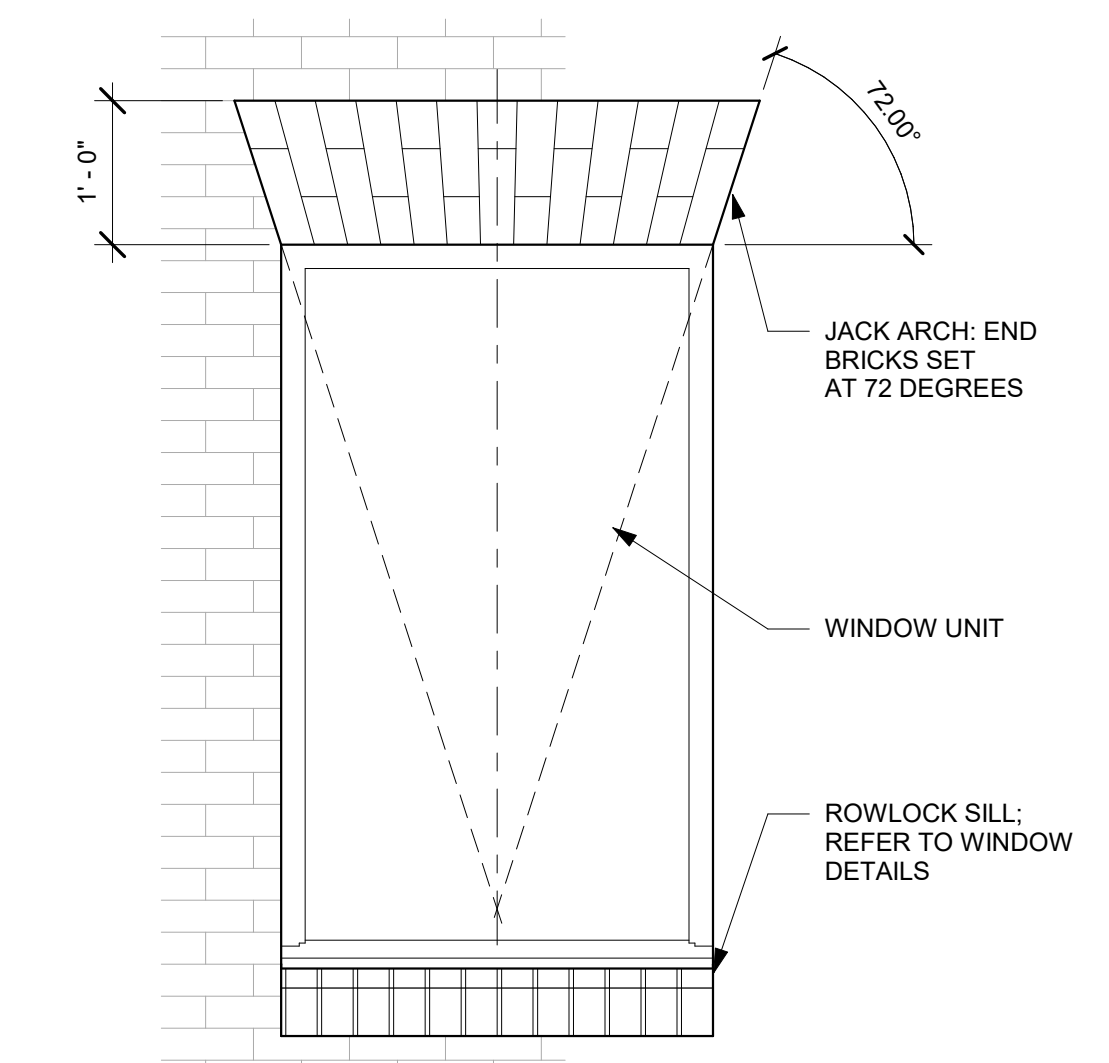
3 DORMER ELEVATION DETAIL
3/4" = 1'-0"



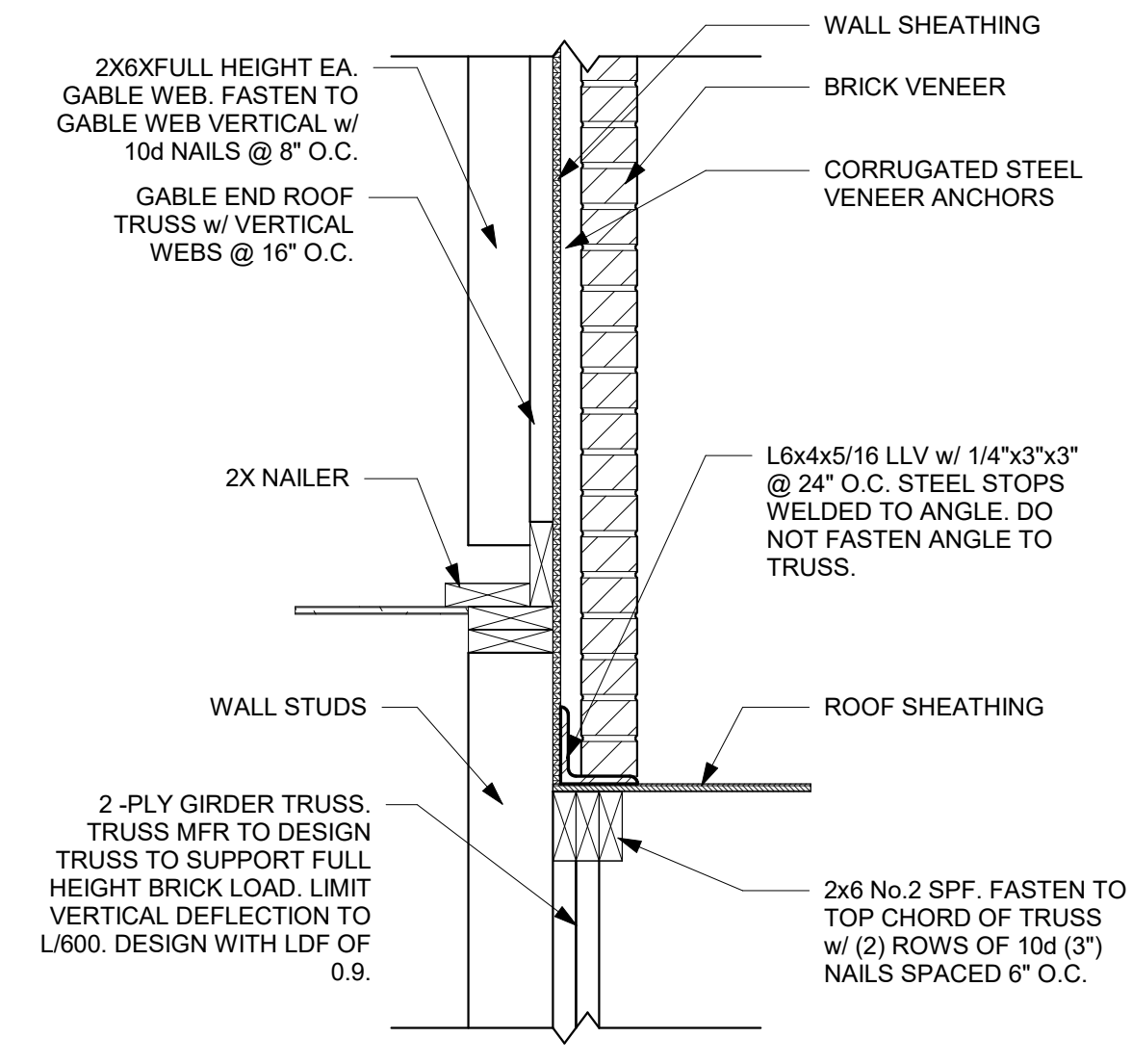
4 WATER TABLE DETAIL
1" = 1'-0"



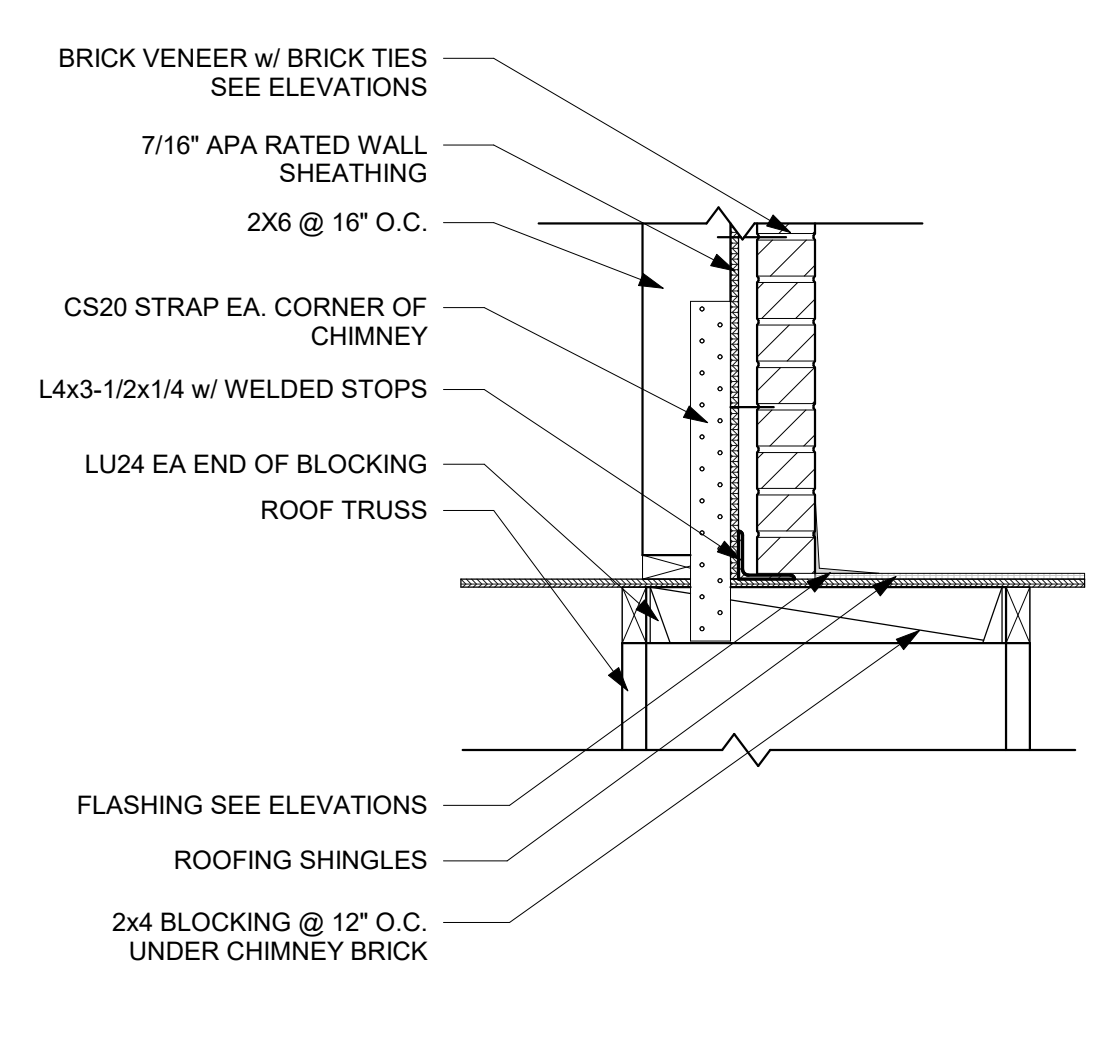
5 CHIMNEY CAP DETAIL
1" = 1'-0"



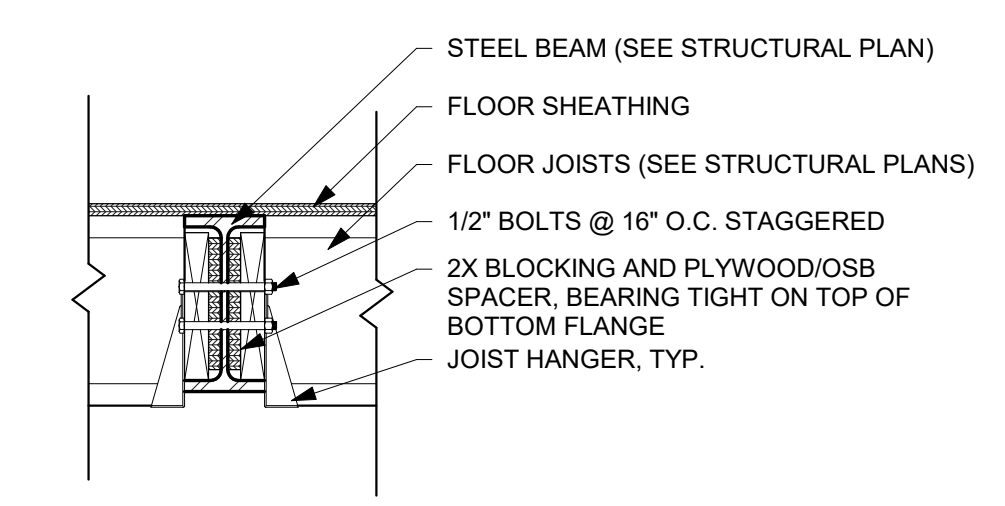
6 JACK ARCH
3/4" = 1'-0"



7 GIRDER TRUSS DETAIL SECTION
1" = 1'-0"

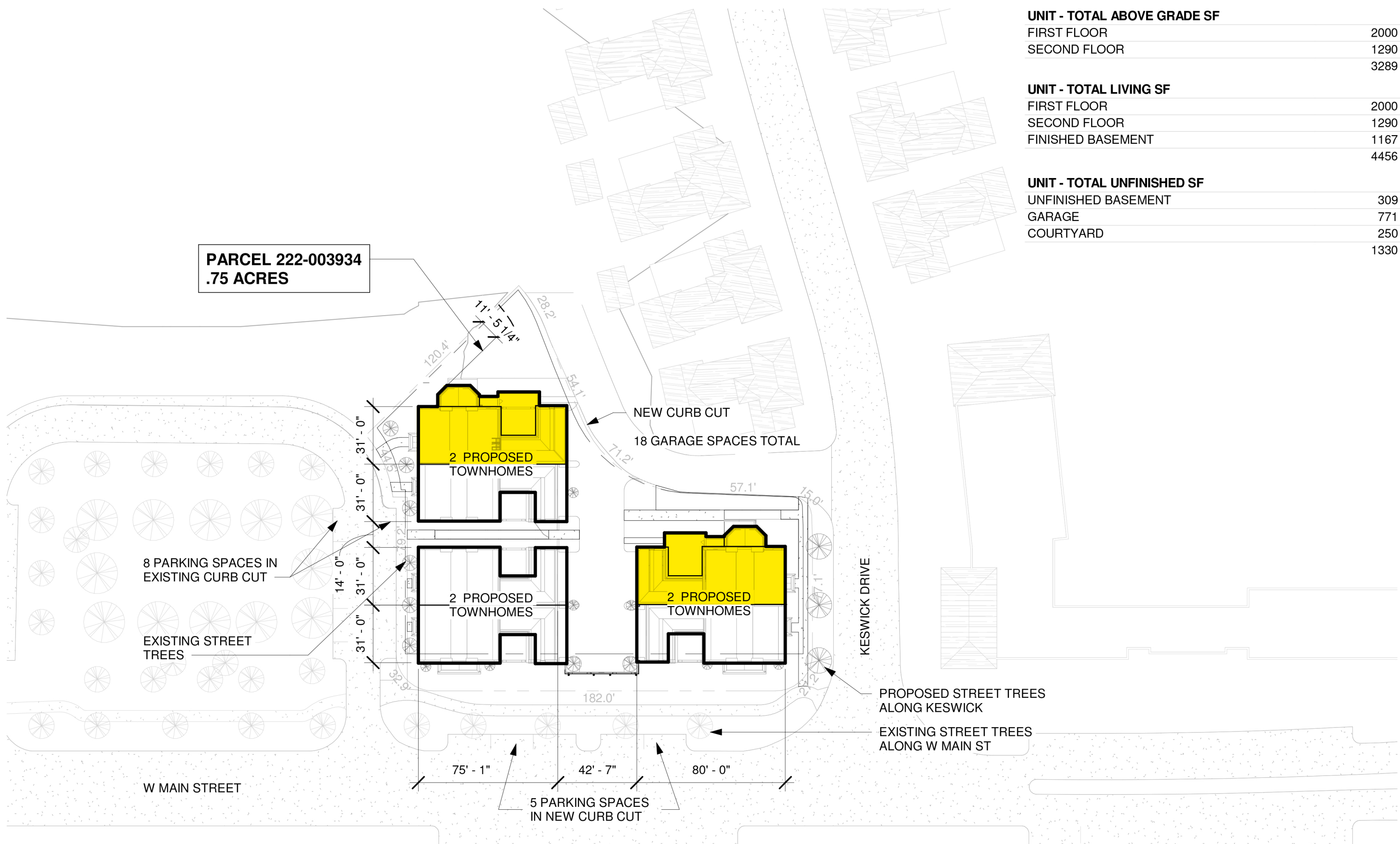


8 CHIMNEY SECTION DETAIL
1" = 1'-0"



9 STEEL BEAM SECTION DETAIL
1" = 1'-0"

**PARCEL 222-003934
.75 ACRES**



UNIT - TOTAL ABOVE GRADE SF	
FIRST FLOOR	2000 SF
SECOND FLOOR	1290 SF
	3289 SF

UNIT - TOTAL LIVING SF	
FIRST FLOOR	2000 SF
SECOND FLOOR	1290 SF
FINISHED BASEMENT	1167 SF
	4456 SF

UNIT - TOTAL UNFINISHED SF	
UNFINISHED BASEMENT	309 SF
GARAGE	771 SF
COURTYARD	250 SF
	1330 SF

1 ENLARGED SITE PLAN

1" = 50'-0"



MALETZ ARCHITECTS, INC.
11 SOUTH HIGH STREET
NEW ALBANY OHIO 43054
614-973-9450
maletzdesignbuild.com



COMMUNITY CONNECTS US

**Architectural Review Board Staff Report
June 10, 2024**

**CHURCH OF THE RESURRECTION BUILDING ADDITIONS
CERTIFICATE OF APPROPRIATENESS**

LOCATION: 6300 E. Dublin-Granville Road (PID: 222-000373)
APPLICANT: Scott R. Harper
REQUEST: Certificate of Appropriateness
ZONING: Urban Center Code, Campus sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-35-2024

Review based on: Application materials received on May 10, 2024.

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval to add one addition to the existing church and two new, additional free-standing buildings on the church property. The proposed buildings included on this application are:

- A. 18,000 sq. ft. one-story Parish Community Center (attached to the existing church)
- B. 29,200 sq. ft. two-story Parish Life Center
- C. 8,200 sq. ft. one-story (with mezzanine) Maintenance Storage building

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. The proposed addition and new buildings qualify as such a change and thus requires review and approval by the board.

II. SITE DESCRIPTION & USE

The Church of the Resurrection site is zoned Urban Center District and is within the Campus and Rural Residential sub-district. The northwest corner of the Church of the Resurrection's property is in the Rural Residential sub-district where single family homes used to be. Urban Center Code section 4.1 allows religious exercise facilities uses within these subareas. The site currently contains two structures and is 17.1 acres in size. Additionally, there are accessory storage buildings near the rear property line that will be removed.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

A. Parish Community Center

- The applicant proposes to construct an 18,000 sq. ft. addition to the existing church to develop a community hall on the property.

- The new addition will be connected to the existing church by a 1,400 sq. ft. atrium that is surrounded on both sides by outdoor hardscapes.
- The applicant proposes to use brick, gray asphalt roof shingles, and arched windows that will closely match the existing church façade.
- The proposed atrium will be developed with white Hardie board lap siding.
- Section 8(III.2) of the Design Guidelines & Requirements states the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the “American Architectural Precedent” section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches.
 - The applicant proposes a brick and Hardie board lap siding on the addition that is consistent with the way traditional materials would have been used. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center. Additionally, the addition has high-style designs including arched windows, brick accents, and multiple entrances.
 - The city architect has reviewed the proposed addition and states that the use of brick and Hardie board is architecturally appropriate in relation to what is existing. However, the proposed brick mortar and tooling should match, and the proposed brick and roof colors should be within the same color family as the existing Church. Additionally, the proposed windows should be the same Pella line or an identical design subject to staff approvals.
 - Staff recommends a condition of approval requiring that the brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design subject to staff approval.
- Section 8(III.3) of the Design Guidelines & Requirements (DGRS) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
 - The proposed addition is oriented toward a primary street and the entrance is easy to locate with architectural features such as brick accents and entry columns and a roof.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building’s design.
 - The proposed addition is similar to the existing church and includes features such as a varying roof and vertically-proportioned window panes. The city architect has reviewed this proposed addition and states that the addition is architecturally appropriate and is compatible with the existing church. As mentioned above for proposed materials, the same condition would apply.

B. Life Parish Center

- The applicant proposes to construct an 29,200 sq. ft. two-story building that will be adjacent to the existing church with proposed sidewalks connecting the two buildings.
- The applicant proposes to use brick, gray asphalt roof shingles, and windows that will match the existing church. Additionally, the applicant proposes to use white Hardie board lap siding along the second-floor corners of the building which would match the proposed Parish Community Center.

- Section 8(III.2) of the Design Guidelines & Requirements states the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the “American Architectural Precedent” section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches.
 - The applicant proposes a brick and Hardie board lap siding on the proposed building that is consistent with the way traditional materials would have been used. A digital sample material board has been submitted which shows the proposed Hardie panel board material having similar surface texture as wood. Hardie panel board has been used successfully in other parts of the Village Center. Additionally, the building has high-style designs including arched windows, brick accents, archways, and vestibules at some of the entrances.
 - The city architect has reviewed this proposed building and states that the use of brick and Hardie board is architecturally appropriate in relation to what is existing. However, the proposed brick mortar and tooling should match, and the proposed brick and roof colors should be within the same color family as the existing Church. Additionally, the proposed windows should be the same Pella line or an identical design subject to staff approval.
 - Staff recommends a condition of approval requiring that the brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design subject to staff approval.
- Section 8(III.3) of the Design Guidelines & Requirements (DGRS) states in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.
 - The proposed building has entrances on all four sides with entrances oriented toward the street. All entrances include distinct architectural features such as vestibules, brick arches, double-doors, and arched niches.
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building’s design.
 - The proposed addition is similar to the existing church and includes features such as a varying roof and vertically-proportioned window panes. The city architect has reviewed this proposed addition and stated that the addition is architecturally appropriate and is compatible with the existing Church. As mentioned above for proposed materials, the same conditions would apply.

C. Maintenance Building

- The applicant proposes to construct a 8,200 sq. ft. maintenance and storage building with a mezzanine that will be located at the northwest corner of the property.
- The applicant proposes to use white vertical metal siding. Additionally, the applicant proposes a light gray standing seam metal roof.
- The city architect reviewed the application and remarks that using Hardie board for the proposed Parish Life Center, along with its application in the atrium, creates a cohesive narrative. This approach ensures that the new maintenance building, with its vertical metal siding, feels integrated and architecturally compatible with the site.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Urban Center Code Section 2.143.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
- Urban Center Code Section 5.12 requires street trees to be installed at a rate of 25' off-center
 - Since the site is existing, street trees and tree lawn are already incorporated along Fodor Road and E. Dublin-Granville Road.
 - The applicant is proposing to install street trees along the Morgan Road frontage to meet this requirement.
 - Staff recommends a condition of approval that the applicant naturalizes the proposed Morgan Road street trees subject to staff approval.
 - Staff recommends a condition of approval requiring the applicant to update the landscape plan to include the street tree quantities on Morgan Road in their landscape data table.
- On April 11, 2016, the site went before the ARB (ARB-21-2016) for a parking lot expansion and modification. One of the conditions of approval was that the applicant did not have to do the required evergreen hedge around the parking lot. Therefore, the applicant is not required to screen the additional parking that is being added.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval. The City Landscape Architect's comments are:
 - Hamamelis x intermedia 'Diane' (Diane Witch Hazel) to be identified as a deciduous shrub. Reformat plant list to meet requirements.
 - Increase planning of deciduous shade trees as marked. Tree placement should adhere to the tree grouping standards.

Lighting

- A detailed lighting plan was not submitted for review. Therefore, the staff recommends a condition of approval requiring submission of such a plan to ensure the lighting uses cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site.

Vehicular and Pedestrian circulation:

- Urban Center Code section 2.140.1 states parking shall be provided as needed and supported by evidence-based standards.
 - The applicant provided a parking statement indicating that the new church was dedicated in 2004 and the total number of parking spaces was based upon total seats in the church at one parking spaces per 5 seats. A total of 397 spaces were developed at that time. Parking improvements were made in 2015 and the total number of spaces increased from 397 to 468 spaces. C.O 1167.05(C)(1) requires one parking space for each three seats in a main auditorium and the applicant is now proposing 545 spaces, which exceeds code requirements.
 - There is a total of 468 parking spaces currently on site and the applicant is proposing to increase parking by 77 spaces for a total of 545 parking spaces. Additionally, the existing parking will be reconfigured to accommodate the proposed addition and new buildings.

- The proposed dimensions of the parking spaces appear to meet code requirements.
 - Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
 - There are currently two bike racks and applicant is adding two additional bike racks.
 - There is no sidewalk proposed or required along Morgan Road as part of this development. However, the city recommends a condition of approval requiring the church to dedicate a public access easement along the east side of Morgan Road so a future sidewalk or leisure trail can be accommodated in the future. The city recommends a 10-foot public access and streetscape easement be provided extending from the edge of right-of-way along the east side of Morgan Road that extends the length of the property.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - With the recommended changes from the city architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - It appears that the applicant has designed the addition and two new buildings in a way that is appropriate to the historic character and design of the existing church and ministry.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - With the recommended changes from the city architect, this requirement will be met.
 6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
 7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - With the recommended changes from the city architect, it does not appear that proposed addition and new buildings would harm the form and integrity of the original structure.

Urban Center Code Compliance

The site in question is located in the Campus area within the Urban Center District. The existing building typology is Civic and Institutional. The proposal complies with all typology standards listed in this section of the Urban Center Code.

1. Lot and Building Standards

Campus (UCC Section 2.138)

Standard	Minimum	Maximum	Proposed
Street Yard	30'	No max	30'-85'
Side Yard	20'	No max	N/A
Rear Yard	20'	No max	20'
Stories	1	4	1-2
Height	No min	55'	All proposed are under 40 feet

The Urban Center code does not have minimums or maximums for the following standards: lot area, lot width, lot coverage, and building width.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, and Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new public buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The designs for the three buildings are of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing church. The use of Hardie board is appropriate as it allows the proposed maintenance building to feel as if it belongs even with the proposed metal siding. Additionally, the proposed sidewalks on the site form an interconnected network, allowing patrons to move effortlessly around the buildings.

The city architect recommends modifications to the design of the building addition and proposed buildings to ensure they complement the existing church. In order to accomplish this, the brick and roofing should be in the same color family as the existing church, the proposed windows should be the same Pella line or an identical designed window, and the brick base should be removed from the maintenance building. Furthermore, the city's landscape architect comments should be incorporated into the proposed development. With the recommended changes from the city architect and landscape architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this addition/expansion.

V. ACTION

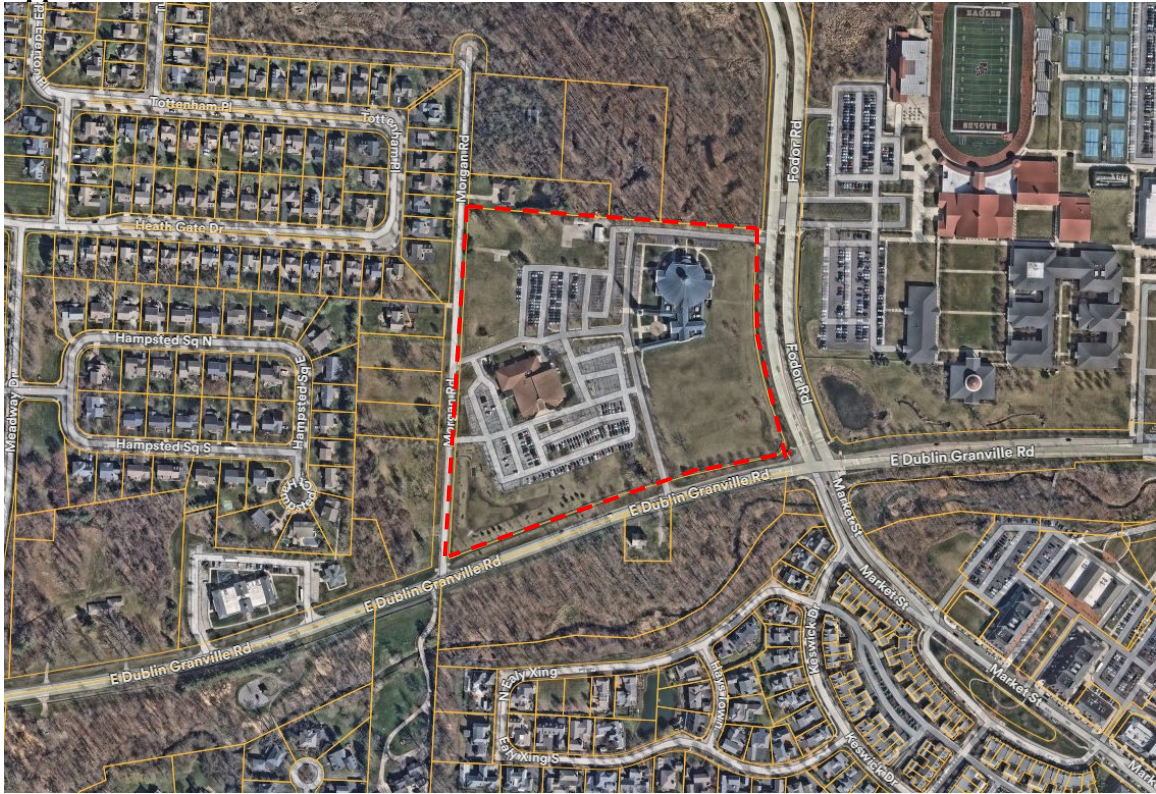
Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-35-2024:

Move to approve Certificate of Appropriateness application ARB-35-2024 with the following conditions:

1. The applicant must revise the design and drawings per the city architect's comments and the rendering provided, subject to staff approval:
 - a. The brick, roof and brick mortar colors be within the same color family as the existing church and the proposed windows are the same Pella line or an identical design on the Parish Community Center and Life Parish Center buildings.
 - b. Removal of the brick base on the proposed maintenance building.
2. That the applicant naturalizes the proposed Morgan Road street trees, subject to staff approval.
3. That the applicant should update the landscape plan to include the street tree quantities on Morgan Road in their landscape data table.
4. The applicant must revise the design and drawings per the city landscape architect's comments regarding landscaping, subject to staff approval:
 - a. Hamamelis x intermedia 'Diane' (Diane Witch Hazel) to be identified as a deciduous shrub. Reformat plant list to meet requirements.
 - b. Increase planning of deciduous shade trees as marked. Tree placement should adhere to the tree grouping standards.
5. Lighting uses cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.
6. A 10-foot public access and streetscape easement be provided extending from the edge of right-of-way along the east side of Morgan Road that extends the length of the property, subject to staff approval.

Approximate Site Location:



Source: NearMap

Permit # _____
 Board _____
 Mtg. Date _____



Community Development Planning Application

Project Information	Site Address <u>6300 E. Dublin Granville Rd.</u>																																																																								
	Parcel Numbers <u>222-000373-00</u>																																																																								
	Acres <u>17.10</u> # of lots created _____																																																																								
Contacts	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Choose Application Type</th> <th colspan="5" style="text-align: left; border-bottom: 1px solid black;">Circle all Details that Apply</th> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Appeal</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td style="padding: 2px;"><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Conditional Use</td> <td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Development Plan</td> <td style="padding: 2px;">Preliminary</td> <td style="padding: 2px;">Final</td> <td style="padding: 2px;">Comprehensive</td> <td colspan="2" style="padding: 2px;">Amendment</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Plat</td> <td style="padding: 2px;">Preliminary</td> <td style="padding: 2px;">Final</td> <td colspan="3"></td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Lot Changes</td> <td style="padding: 2px;">Combination</td> <td style="padding: 2px;">Split</td> <td colspan="3" style="padding: 2px;">Adjustment</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Minor Commercial Subdivision</td> <td colspan="2"></td> <td colspan="3"></td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Vacation</td> <td style="padding: 2px;">Easement</td> <td colspan="4" style="padding: 2px;">Street</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Variance</td> <td colspan="5"></td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Extension Request</td> <td colspan="5"></td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Zoning</td> <td colspan="2" style="padding: 2px;">Amendment (rezoning)</td> <td colspan="3" style="padding: 2px;">Text Modification</td> </tr> </table>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input checked="" type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement	Street				<input type="checkbox"/> Variance						<input type="checkbox"/> Extension Request						<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification		
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Phone number: <u>614.895.2050</u> Fax: _____																																																																									
Email: <u>scott@harperae.com</u>																																																																									
Signature	<p>Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.</p>																																																																								
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">Signature of Owner <u></u></td> <td style="width: 40%; padding: 2px;">Date: <u>5.9.24</u></td> </tr> <tr> <td style="padding: 2px;">Signature of Applicant <u></u></td> <td style="padding: 2px;">Date: <u>05/06/24</u></td> </tr> </table>	Signature of Owner <u></u>	Date: <u>5.9.24</u>	Signature of Applicant <u></u>	Date: <u>05/06/24</u>																																																																				
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Signature of Applicant <u></u>	Date: <u>05/06/24</u>																																																																								

Church of The Resurrection - New Albany, Ohio

6300 East Dublin Granville Rd, New Albany, Ohio 43054

SITE CONSIDERATIONS AND EXISTING CONDITIONS:

The site of Church of the Resurrection is at the northwest corner of E. Dublin Granville and Fodor Roads in New Albany, Ohio.

Address: 6300 E. Dublin Granville Road, New Albany, Ohio 43054

The Church currently owns a total of 21.24 acres. 17.10 acres on the main parcel (corner of E. Dublin Granville and Fodor Roads) and 4.14 acres west of Morgan Road. Morgan Road is a dead end street serving the church and two parcels to the north of the church property. It also connects to nature trails and the wetlands preserve north of the property.

The immediate use to the east is the primary campus for New Albany Schools. Properties to the south are primarily residential with Market Street commercial developments to the southeast.

Properties to the west are primarily residential with a religious facility (The Chabad Center of Columbus) fronting on E. Dublin Granville Road. Further west is the new Presbyterian Church at Harlem Road.

Existing facilities on the site include the church, the church ministry center, storage buildings, and a rectory. The church ministry center is the oldest structure on the site, and was home to the first church. In 2004, a new church was dedicated along the Fodor Road frontage.

The church ministry center was designed prior to much of the surrounding development in New Albany, and prior to the current traditional Georgian aesthetic of the community. The church was designed to blend with the community aesthetic being a brick structure with a height and prominence easily recognized. The church was built set back from E. Dublin Granville Road to permit a future addition to the south.

Church of the Resurrection is within the New Albany "Urban Center Code" planning area. The Urban Center Code establishes separate typologies for properties and buildings within its planning overlay. COTR falls into the "Campus" designation.

PARKING STATEMENT:

There are currently 468 parking spaces serving the property.

Per the Urban Center Code Section 2.140.1 parking shall be provided as needed and supported by evidence based standards.

When the new church was dedicated in 2004 the total number of parking spaces on site was based upon the total seats in the new church at 1 parking space per 5 seats. Based upon Ohio Building Code standards the occupancy capacity was 1,630 seats at 18" per seat. 397 parking spaces were provided on site exceeding the code at that time.

Parking improvements were made in 2015 and the total number of spaces was increased to 468 from 397.

The current New Albany zoning code per Section 1167.05 (c) (1) requires one parking space per 3 seats in the main auditorium (church).

We are proposing to increase the parking spaces provided on site to 545 spaces. This exceeds the current requirement under Section 1167.05 (c) (1).

PROJECT & PROJECT ADDRESS:

Church of The Resurrection
6300 East Dublin Granville Rd.
New Albany, Ohio 43054

PH: (614) 855-1400

OWNER:

The Catholic Diocese of Columbus
197 E Gay St.
Columbus, Ohio 43215

PH: (614) 228-2457

ARCHITECT:

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230

PH: (614) 895-2050

INDEX TO DRAWINGS:

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00	TS	TITLE SHEET AND BUILDING INFORMATION
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02	SP-2	SITE MASTER PLAN - PROPOSED IMPROVEMENTS
03	A-1	PARISH COMMUNITY CENTER FLOOR PLAN
04	A-2	PARISH COMMUNITY CENTER WEST AND SOUTH EXTERIOR ELEVATIONS
05	A-3	PARISH COMMUNITY CENTER EAST EXTERIOR ELEVATIONS
06	A-4	PARISH LIFE CENTER MAIN LEVEL FLOOR PLAN
07	A-5	PARISH LIFE CENTER SECOND LEVEL FLOOR PLAN
08	A-6	PARISH LIFE CENTER SOUTH EXTERIOR ELEVATIONS
09	A-7	PARISH LIFE CENTER NORTH/WEST/EAST EXTERIOR ELEVATIONS
010	A-8	MAINTENANCE BUILDING FLOOR PLAN
011	A-9	MAINTENANCE BUILDING EXTERIOR ELEVATIONS
012	A-10	MATERIAL SPECIFICATIONS AND DETAILS
013	A-11	VIGNETTE PERSPECTIVES
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015	A-13	EXISTING NORTH AND WEST ELEVATIONS
016	A-14	EXISTING SOUTH AND EAST ELEVATIONS
017	L-1	LANDSCAPE PLAN
018	L-2	FOUNDATION PLANTING DETAILS
019	L-3	LANDSCAPE NOTES AND DETAILS
020	C-X	UTILITY PLAN

PROPOSED IMPROVEMENTS:

New Buildings:

Parish Life Center - New church offices, meeting rooms, and nursery

Total Area - 29,200 SF

Parish Community Center - New event space, kitchen, storage, atrium

Total Area - 18,000 SF

Maintenance Building - New storage and service building

Total Area - 8,200 SF

Site Improvements - New parking areas, aisles, and walkways for new work

REVISIONS
INT.
DATE

Scott R. Harper License # 10781
Expiration Date 12/31/2025

TITLE SHEET AND BUILDING INFORMATION
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
Gahanna, Ohio 43230
PH: (614) 895-2050

SHEET DESIGNATION:

TS

DATE: MAY 6TH, 2024 SHEET #: 00

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SUMMARY OF EXISTING CONDITIONS:

CHURCH ADDRESS:

6300 E DUBLIN GRANVILLE RD, NEW ALBANY, OH 43054

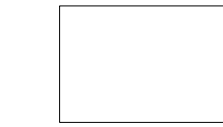
ACREAGE:

17.10 ACRES (MAIN PARCEL)
4.14 ACRES (MORGAN ROAD PARCELS)

SUMMARY EXISTING STRUCTURES:

- A. EXISTING CHURCH (2004) 27,155 SQUARE FEET
- B. EXISTING MINISTRY CENTER (1984 ORG.) 21,600 SF ±
- C. EXISTING UNCONDITIONED STORAGE BUILDINGS
- D. EXISTING RECTORY

EXISTING PRIMARY SITE VEHICULAR CIRCULATION:



EXISTING SIGNIFICANT CONSTRAINTS:

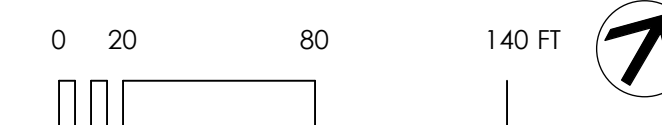
- MORGAN ROAD RIGHT OF WAY
- 30" PUBLIC SANITARY EASEMENT

EXISTING PUBLIC VEHICULAR ACCESS POINTS:

1. FODOR ROAD LIMITED ACCESS RIGHT IN/RIGHT OUT
2. E. DUBLIN GRANVILLE (161 RURAL) FULL ACCESS
3. MORGAN ROAD FULL ACCESS
4. MORGAN ROAD FULL ACCESS

EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 60.00'



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EXISTING CONDITIONS SITE PLAN

Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
New Albany, OH 43054
PH: (614) 895-2050

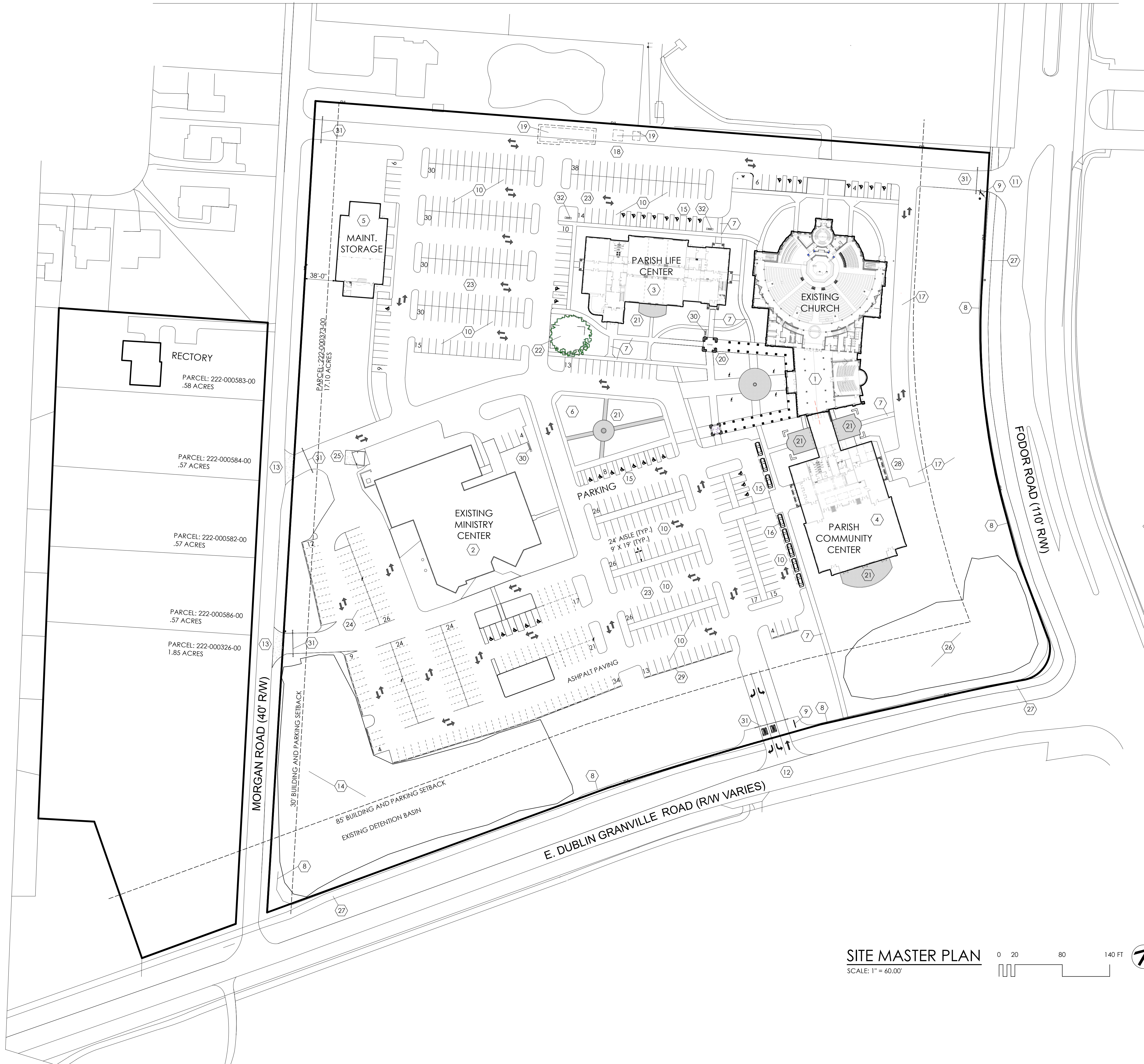
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SP-1

DATE: MAY 6TH, 2024 SHEET #: 01

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○ SITE MASTER PLAN CODED NOTES

1. EXISTING CHURCH TO REMAIN.
2. EXISTING MINISTRY CENTER TO REMAIN.
3. NEW PROPOSED TWO STORY PARISH LIFE CENTER.
4. NEW PROPOSED ONE STORY PARISH COMMUNITY CENTER.
5. NEW PROPOSED MAINTENANCE BUILDING - ONE STORY WITH A MEZZANINE.
6. NEW GRASS AND LANDSCAPE AREAS TO BE CONSTRUCTED.
7. NEW SIDEWALKS AND PEDESTRIAN PATHWAYS TO BE CONSTRUCTED.
8. EXISTING 4 RAIL WHITE HORSE FENCE TO REMAIN ALONG FODOR AND E. DUBLIN GRANVILLE ROAD.
9. EXISTING GROUND SIGN TO REMAIN.
10. NEW PARKING AREAS TO BE CONSTRUCTED.
11. EXISTING DRIVE AISLE AT FODOR ROAD TO REMAIN.
12. EXISTING DRIVE AISLE AT E. DUBLIN GRANVILLE ROAD TO REMAIN. THE AISLE SHALL BE IMPROVED FOR RIGHT/LEFT OUT LANE.
13. EXISTING DRIVE AISLE AT MORGAN ROAD TO REMAIN.
14. EXISTING RETENTION BASIN TO BE IMPROVED AT THIS LOCATION.
15. NEW HANDICAPPED PARKING SPACES WITH SIGNAGE.
16. NEW VEHICLE DROP OFF LANE.
17. NEW DRIVE AISLE AND FIRE DEPARTMENT ACCESS LANE. CONTINUATION TO FODOR ROAD WITH GRASS APARATUS PAVERS SHALL BE PROVIDED TO FIRE DEPARTMENT GATE AND ACCESS POINT ALONG FODER ROAD.
18. NEW DRIVE AISLE ALONG THE NORTH SIDE OF THE PROPERTY.
19. LOCATION OF THE EXISTING UNCONDITIONED STORAGE BUILDINGS TO BE REMOVED.
20. LOCATION OF THE EXISTING BELL TOWER TO REMAIN.
21. LOCATION OF NEW OUTDOOR HARDSCAPE AREAS TO BE CONSTRUCTED.
22. LOCATION OF LEGACY MATURE OAK TREE TO REMAIN. WITH WHITE RAIL FENCE.
23. NEW ASPHALT PAVING AT NEW PARKING AREAS (TYPICAL).
24. EXISTING PARKING SPACES TO REMAIN ARE SHOWN DASHED.
25. LOCATION OF EXISTING DUMPSTER PAD AND ENCLOSURE TO REMAIN.
26. LOCATION OF EXISTING DETENTION AREA AT THE CORNER OF FODOR AND E. DUBLIN GRANVILLE ROAD.
27. EXISTING PAVED PEDESTRIAN PATHWAY ALONG FODOR ROAD AND E. DUBLIN GRANVILLE ROAD.
28. LOADING SPACE AT THE NEW DRIVE AISLE. THIS IS FOR LOADING ONLY. NO PARKING.
29. NEW PARKING BLOCKS AT NEW PARKING AT SOUTH SPACES.
30. EXISTING BICYCLE PARKING TO REMAIN - 4-SPACES
31. NEW OPERABLE GATES AT EACH VEHICULAR ACCESS POINT.
32. NEW BICYCLE PARKING TO BE ADDED - 4-SPACES.

NEW PROPOSED STRUCTURES:

- NEW PROPOSED BUILDING (PARISH LIFE CENTER):
OFFICES / NURSERY / MULTI-PURPOSE MEETING ROOMS
 - NEW PROPOSED BUILDING (PARISH COMMUNITY CENTER):
ATRIUM / GATHERING SPACE / HALL / KITCHEN
 - NEW PROPOSED BUILDING (MAINTENANCE AND STORAGE):
MAINTENANCE OFFICE / STORAGE
- TOTAL IMPROVED ONSITE PARKING SPACES = 545 SPACES

SITE MASTER PLAN
SCALE: 1" = 60.00'

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SITE MASTER PLAN - PROPOSED IMPROVEMENTS
 Church of the Resurrection
 New Albany, Ohio

Harper Architectural Studio, LLC
 424A Beecher Rd.
 Columbus, OH 43206
 Ph: (614) 895-2090

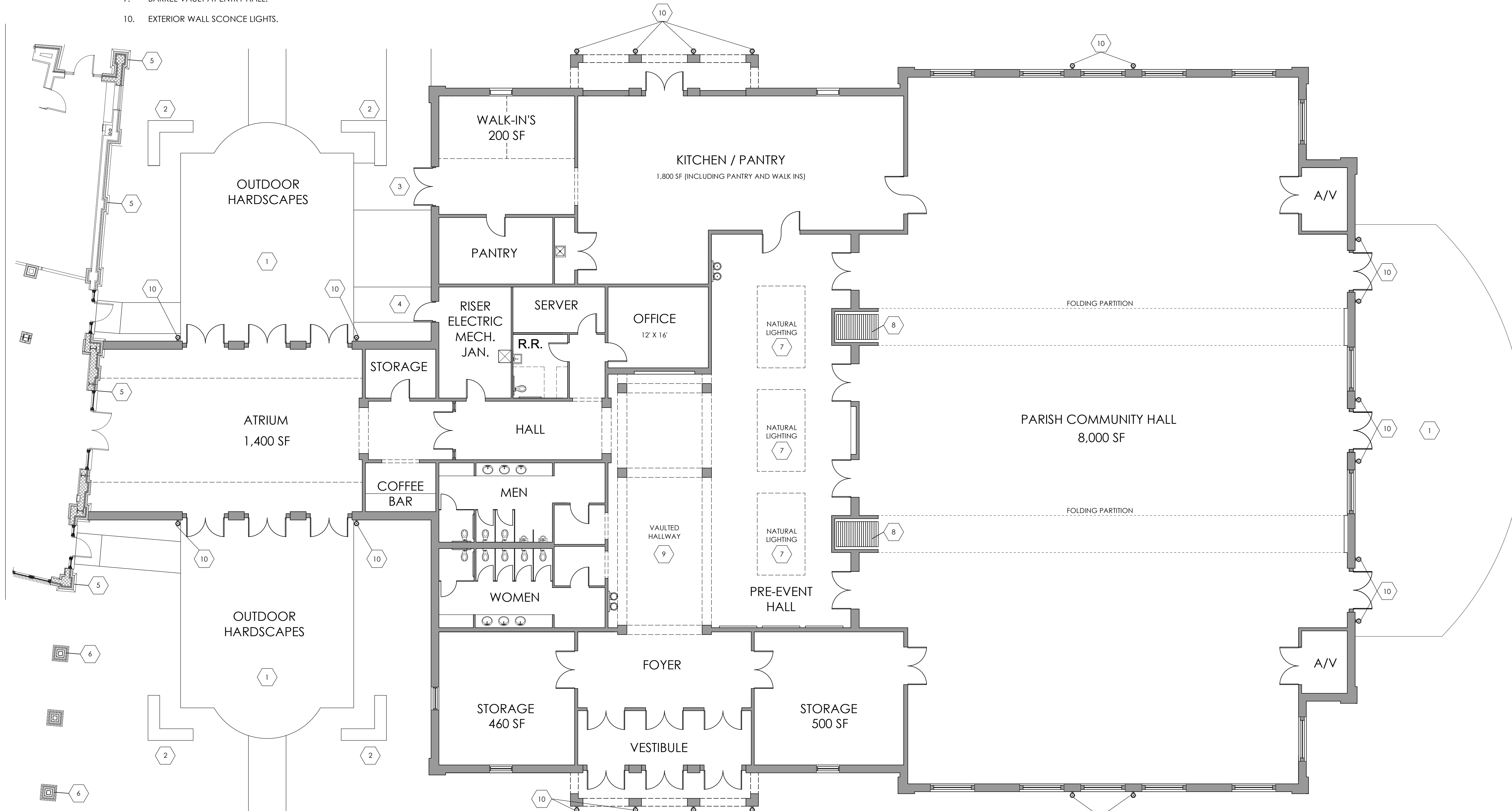
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ARCHITECTURAL CODED NOTES

1. OUTDOOR HARDSCAPES.
2. LOW BRICK WALLS WITH STONE CAPS.
3. KITCHEN SERVICE ENTRY DOORS.
4. DOOR TO RISER ROOM.
5. EXISTING SOUTH WALL OF THE CHURCH.
6. EXISTING BRICK PIERS AT THE EXISTING SOUTH PORTICO.
7. CLERESTORY NATURAL LIGHTING ABOVE THE PRE-EVENT HALL.
8. FOLDING PARTITIONS (TO SUB-DIVIDE THE COMMUNITY HALL).
9. BARREL VAULT AT ENTRY HALL.
10. EXTERIOR WALL SCENCE LIGHTS.



FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL AREA: 18,000 SF

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PARISH COMMUNITY CENTER - FLOOR PLAN
 Church of the Resurrection
 New Albany, Ohio

Harper Architectural Studio, LLC
 424A Beecher Rd.
 Cincinnati, OH 45202
 Ph: (513) 895-2090

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ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. SIDING AT CORNICE AND GUTTER SYSTEM.
4. BRICK ROWLOCK WATER TABLE - 2 COURSE MODULAR
5. NEW ALUMINUM CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
6. LIMESTONE CROSS EMBEDDED INTO MAIN BRICK.
7. ARCHED NICHE FOR EXTERIOR STATUES.
8. LINEAR STONE ACCENTS.
9. EXISTING BELL TOWER.
10. EXISTING BRICK PIERS AT EXISTING PORTICO.
11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. EXTERIOR WALL SCENCE LIGHTS

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTING CHURCH.

BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTING CHURCH. USING THE DARKER TONES

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTING CHURCH.

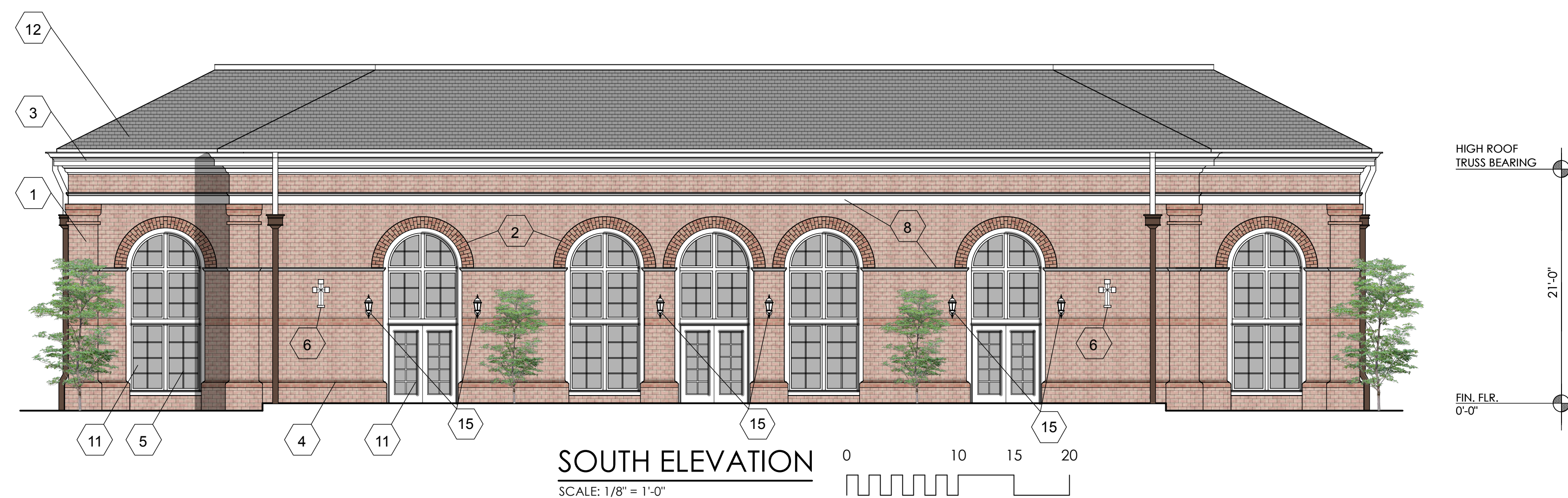
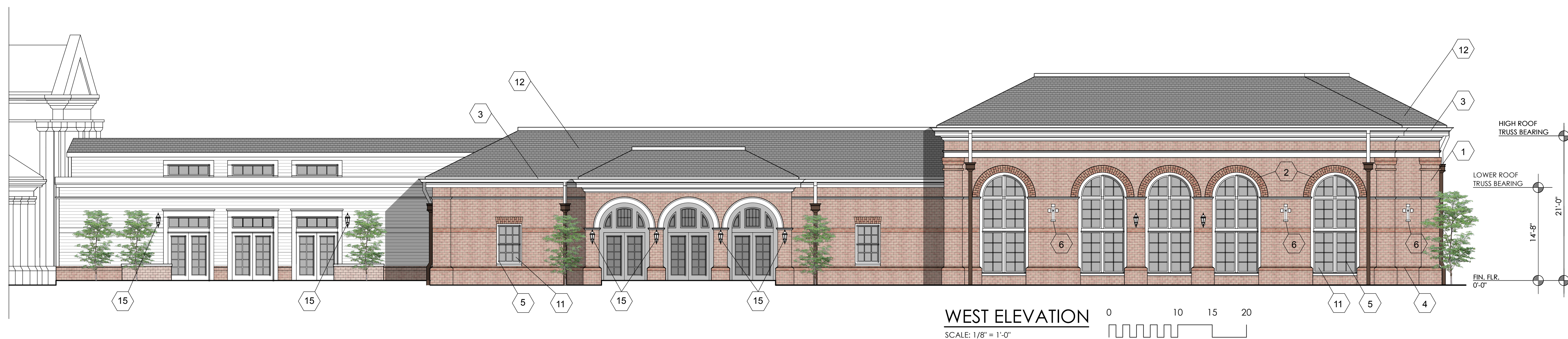
CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA. RESERVE TRADITIONAL, ENDURA CLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOORS DETAILS.

WINDOWS - PELLA. RESERVE TRADITIONAL, ENDURA CLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING



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PARISH COMMUNITY CENTER - WEST AND SOUTH
EXTERIOR ELEVATIONS
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Columbus, OH 43230
PH: (614) 895-2050

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A-2
DATE: MAY 6TH, 2024
SHEET #: 04

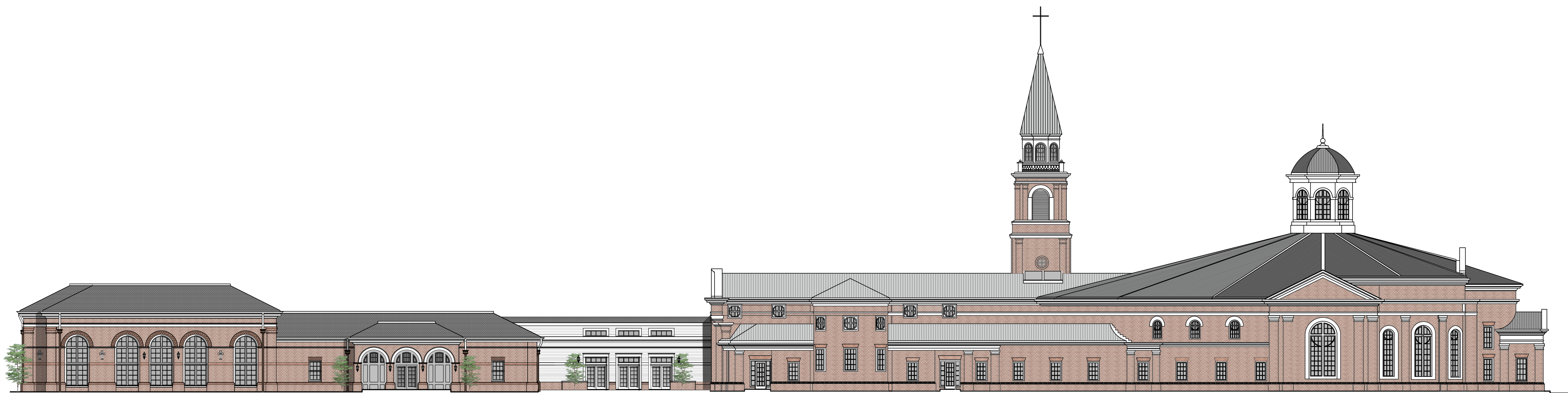
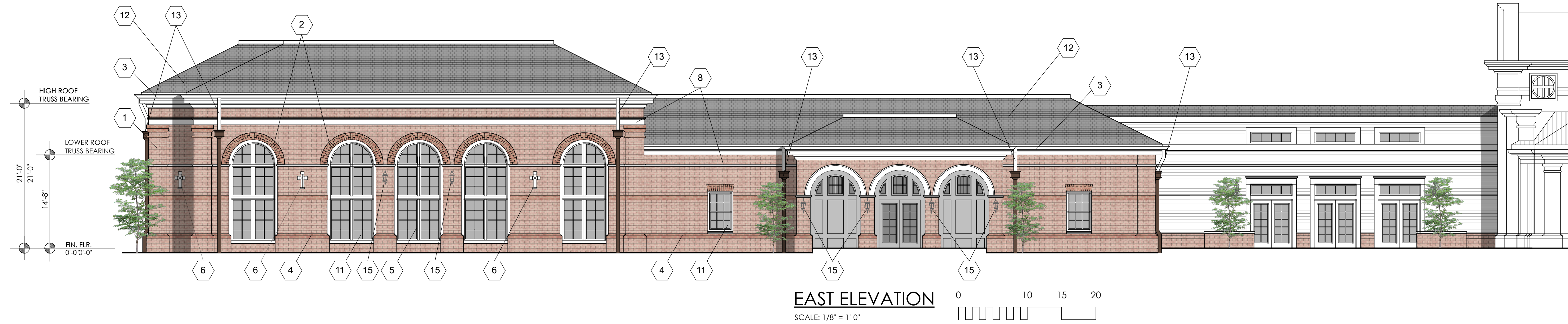
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ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. CUSTOM CORNICE AND GUTTER SYSTEM.
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5. NEW ALUMINUM CLAD WOOD WINDOWS WITH SIMULATED DIVIDED LITES.
6. LIMESTONE CROSS EMBEDDED INTO MAIN BRICK.
7. ARCHED NICHE FOR EXTERIOR STATUES.
8. LINEAR STONE ACCENTS.
9. EXISTING BELL TOWER.
10. EXISTING BRICK PIERS AT EXISTING PORTICO.
11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. EXTERIOR WALL SCONCE LIGHTS.

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTING CHURCH.
 BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTING CHURCH. USING THE DARKER TONES
 SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757
 TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757
 ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTING CHURCH.
 CORNICE - SAF, CUSTOM CORNICE SYSTEMS
 DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOORS DETAILS.
 WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURA CLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.
 STONE - INDIANA LIMESTONE, SMOOTH
 GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING



EAST ELEVATION (WITH CONTEXT)
 SCALE: 1/32" = 1'-0"

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PARISH COMMUNITY CENTER - EAST EXTERIOR ELEVATIONS
 Church of the Resurrection
 New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
 Gahanna, Ohio 43230
 Ph: (614) 895-2050

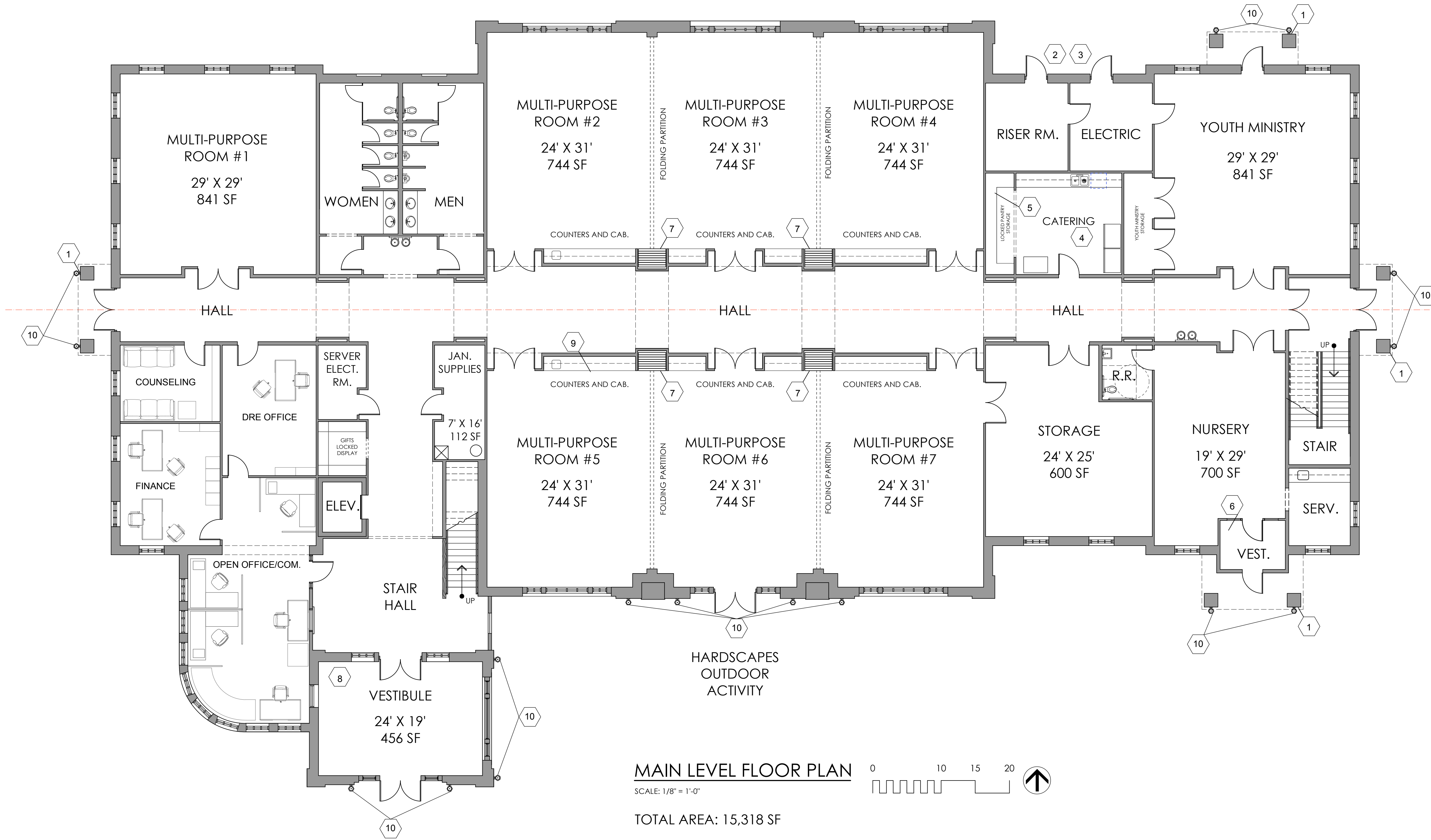
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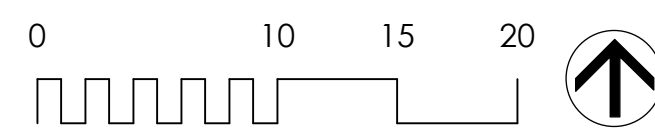
1. BRICK COLUMN AT ENTRY.
2. EXTERIOR DOOR AT THE RISER ROOM.
3. EXTERIOR DOOR AT THE ELECTRICAL ROOM.
4. CATERING ROOM.
5. STORAGE SHELVES AND COMPARTMENTS WITHIN THE CATERING AREA.
6. NURSERY VESTIBULE AND SECURITY CHECK IN.
7. FOLDING PARTITIONS (TO SUB-DIVIDE THE MULTI-PURPOSE ROOMS).
8. NEW VESTIBULE ENTRY AND CONTROLLED ACCESS.
9. CABINETS AND COUNTERTOPS IN MULTI-PURPOSE ROOMS.
10. EXTERIOR WALL SCONCE LIGHTS.



MAIN LEVEL FLOOR PLAN

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

TOTAL AREA: 15,318 SF



DATE	INT.	REVISIONS

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PARISH LIFE CENTER - MAIN LEVEL FLOOR PLAN
Church of the Resurrection
New Albany, Ohio

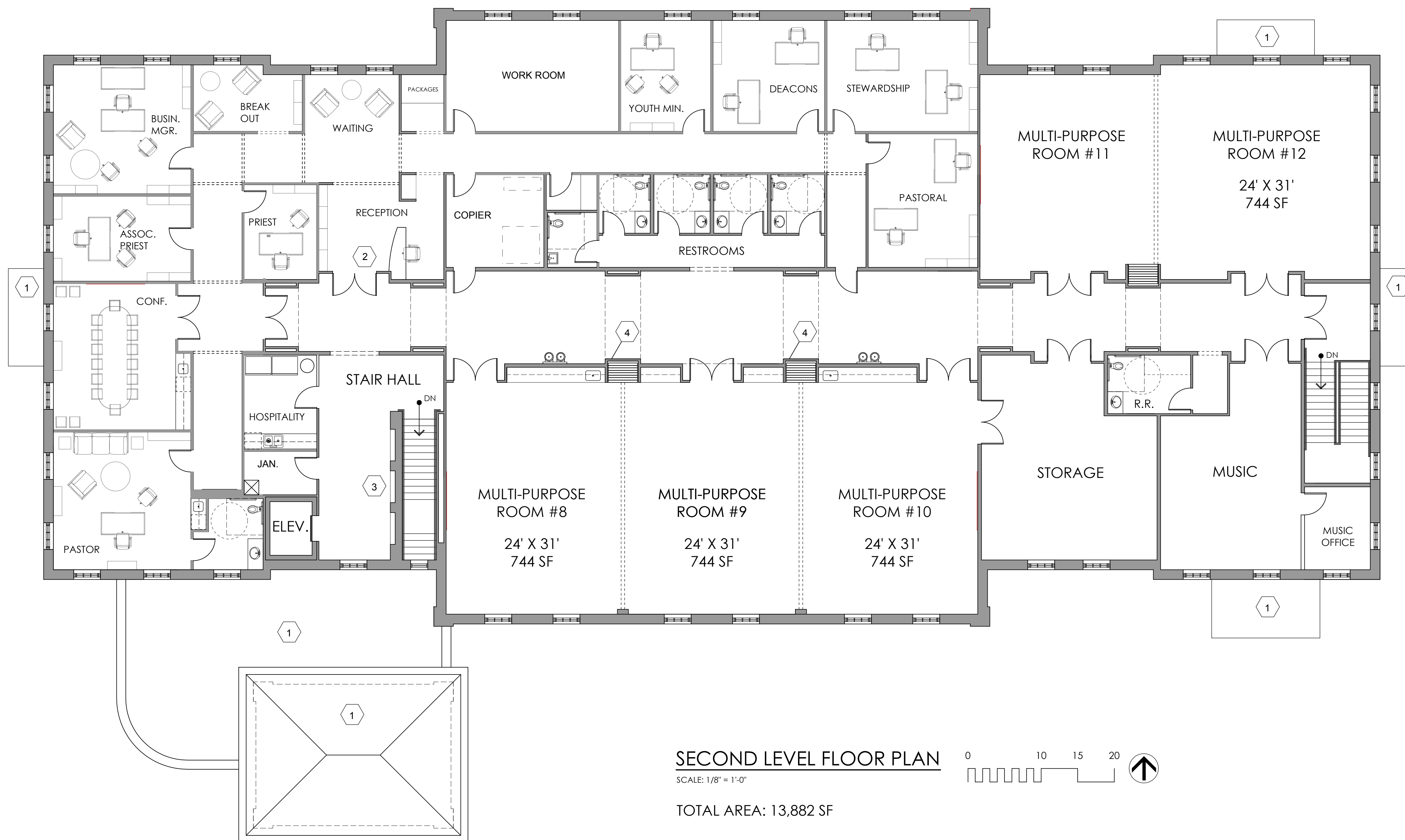
Harper Architectural Studio, LLC
424A Beecher Rd.
Columbus, Ohio 43230
PH: (614) 895-2050

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DATE: MAY 6TH, 2024
SHEET #: 06

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ARCHITECTURAL CODED NOTES

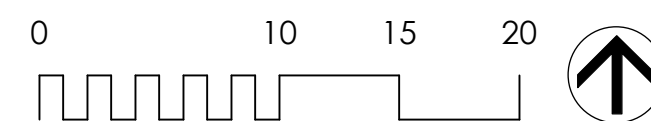
1. ROOF BELOW
2. RECEPTIONIST AND FULL GLASS DOORS.
3. NICHE IN WALLS AT STAIR HALL.
4. FOLDING PARTITIONS (TO SUB-DIVIDE THE MULTI-PURPOSE ROOMS).



SECOND LEVEL FLOOR PLAN

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

TOTAL AREA: 13,882 SF



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PARISH LIFE CENTER - SECOND LEVEL FLOOR PLAN
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

424A Brecker Rd.
Baltimore, MD 21230
PH: (410) 895-2090

SHEET DESIGNATION:

A-5

DATE: MAY 6TH, 2024 SHEET #: 07

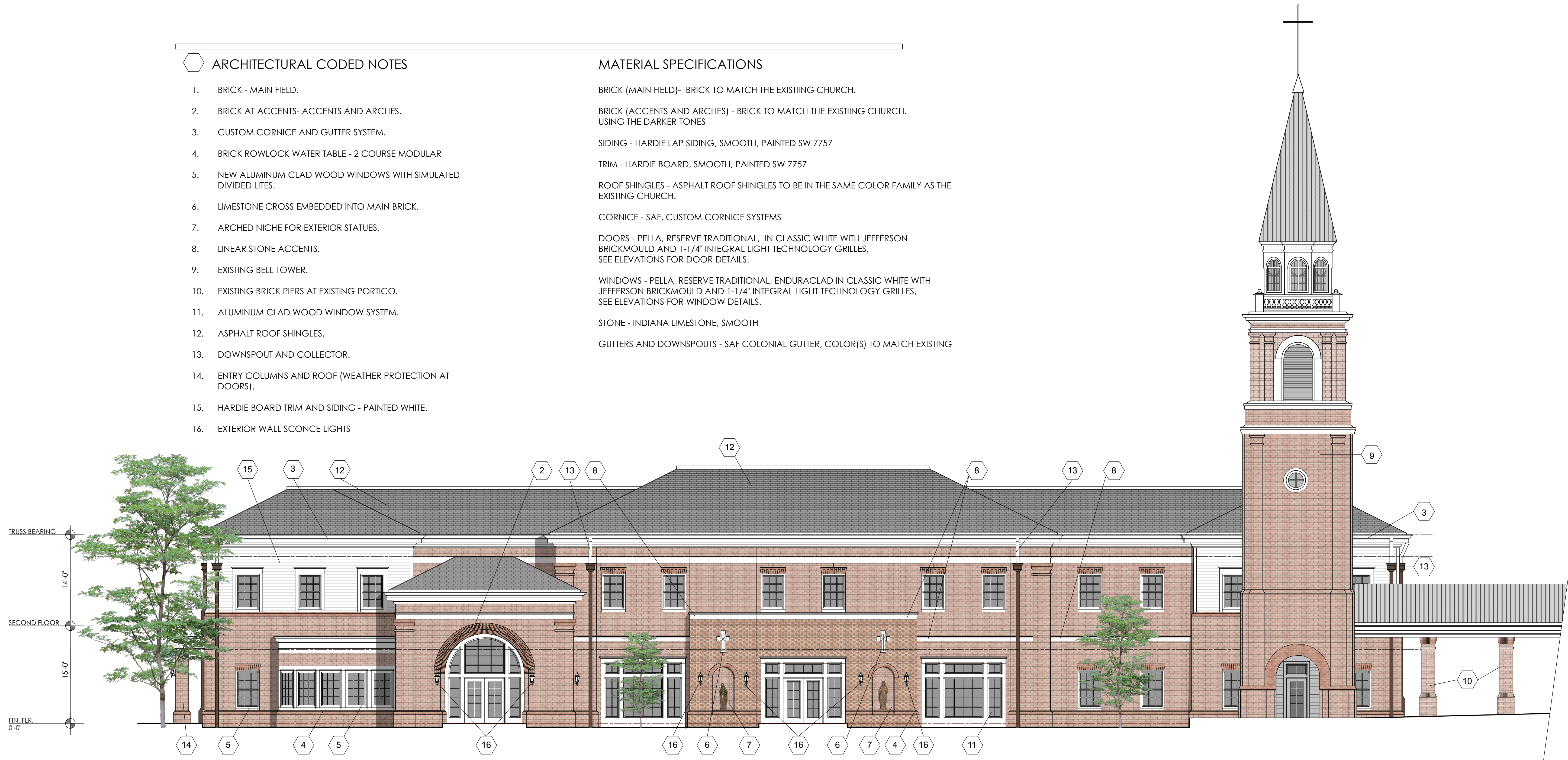
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ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. CUSTOM CORNICE AND GUTTER SYSTEM.
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10. EXISTING BRICK PIERS AT EXISTING PORTICO.
11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR.
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. HARDIE BOARD TRIM AND SIDING - PAINTED WHITE.
16. EXTERIOR WALL SCONCE LIGHTS

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTIING CHURCH.
 BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTIING CHURCH. USING THE DARKER TONES
 SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757
 TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757
 ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTIING CHURCH.
 CORNICE - SAF, CUSTOM CORNICE SYSTEMS
 DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.
 WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.
 STONE - INDIANA LIMESTONE, SMOOTH
 GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING



SOUTH ELEVATION (WITH BELL TOWER)

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



SOUTH ELEVATION

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

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 DATE INT.
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PARISH LIFE CENTER - SOUTH EXTERIOR ELEVATIONS
Church of the Resurrection
 New Albany, Ohio

Harper Architectural Studio, LLC

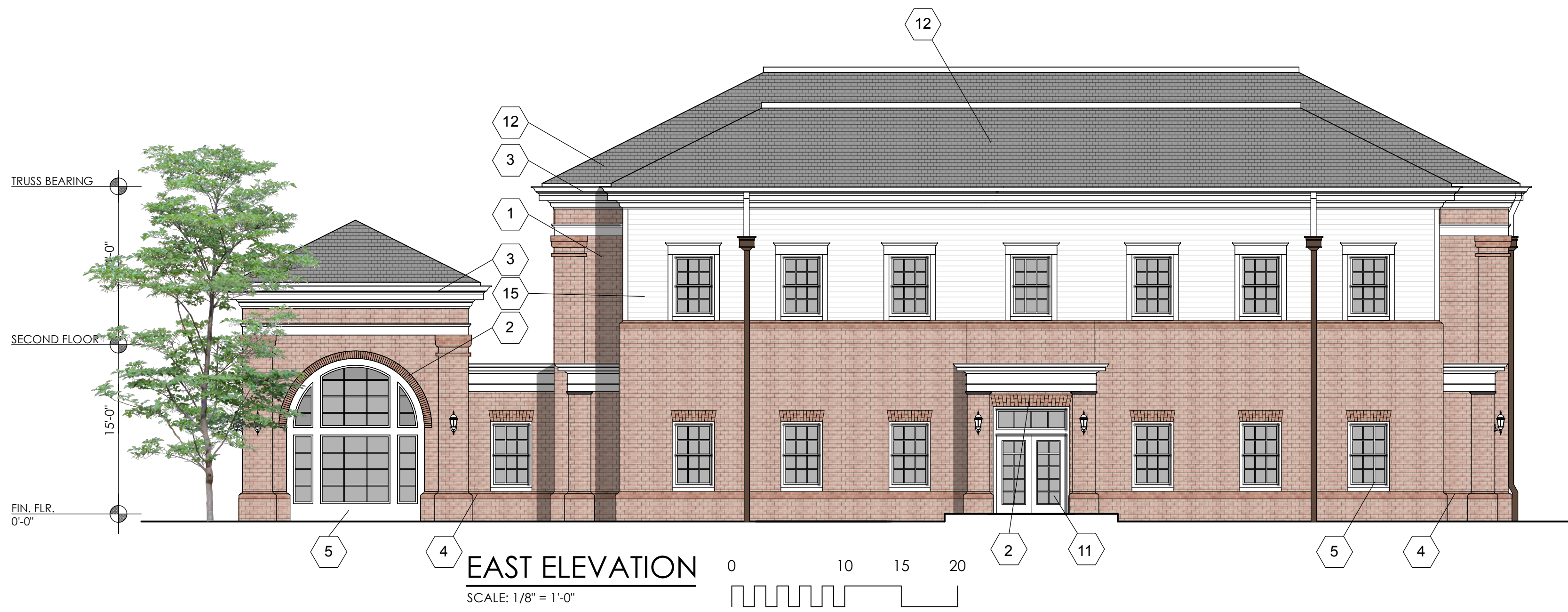
424A Beecher Rd.
 Columbus, OH 43206
 PH: (614) 895-2030

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ARCHITECTURAL CODED NOTES

1. BRICK - MAIN FIELD.
2. BRICK AT ACCENTS- ACCENTS AND ARCHES.
3. CUSTOM CORNICE AND GUTTER SYSTEM.
4. BRICK ROWLOCK WATER TABLE - 2 COURSE MODULAR
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7. ARCHED NICHE FOR EXTERIOR STATUES.
8. LINEAR STONE ACCENTS.
9. EXISTING BELL TOWER.
10. EXISTING BRICK PIERS AT EXISTING PORTICO.
11. ALUMINUM CLAD WOOD WINDOW SYSTEM.
12. ASPHALT ROOF SHINGLES.
13. DOWNSPOUT AND COLLECTOR
14. ENTRY COLUMNS AND ROOF (WEATHER PROTECTION AT DOORS).
15. HARDIE BOARD TRIM AND SIDING - PAINTED WHITE.
16. EXTERIOR WALL SCONCE LIGHTS.

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- BRICK TO MATCH THE EXISTING CHURCH.

BRICK (ACCENTS AND ARCHES) - BRICK TO MATCH THE EXISTING CHURCH, USING THE DARKER TONES

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - ASPHALT ROOF SHINGLES TO BE IN THE SAME COLOR FAMILY AS THE EXISTING CHURCH.

CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURA CLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING

NO.	DATE	INT.	REVISIONS

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PARISH LIFE CENTER - NORTH/WEST/EAST
EXTERIOR ELEVATIONS
Church of the Resurrection
New Albany, Ohio

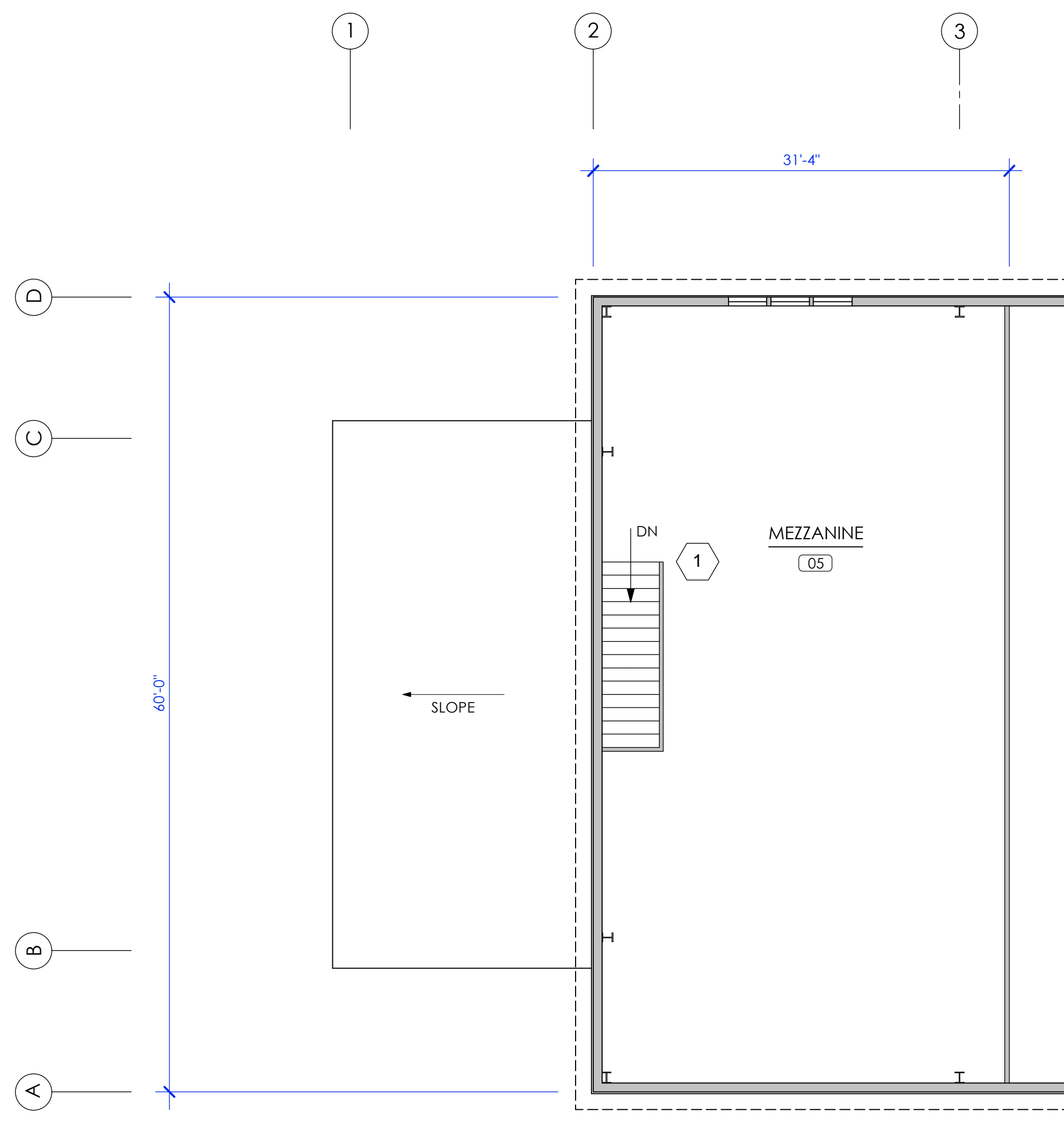
Harper Architectural Studio, LLC
424A Beecher Rd.
Columbus, OH 43230
PH: (614) 895-2050

SHEET DESIGNATION:
A-7
DATE: MAY 6TH, 2024 SHEET #: 09

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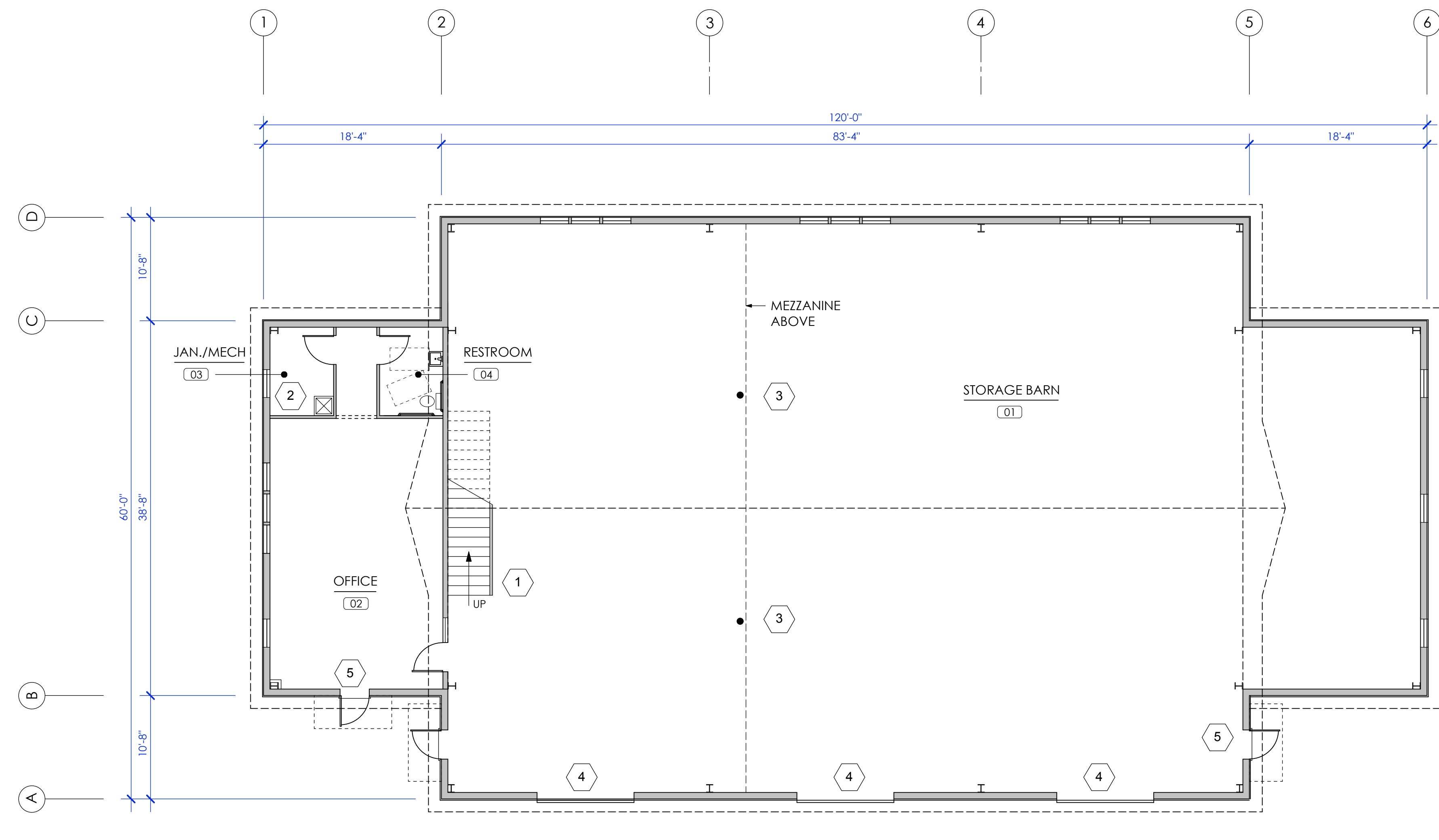
ARCHITECTURAL CODED NOTES

1. STAIRS TO AND FROM MEZZANINE.
2. FLOOR SINK.
3. SUPPORT POSTS FOR MEZZANINE ABOVE.
4. OVERHEAD DOOR.
5. ENTRY DOOR.



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

TOTAL AREA: 1,875 SF



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

TOTAL AREA: 6,461 SF

DATE INT. REVISIONS

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MAINTENANCE BUILDING - FLOOR PLAN
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

SHEET DESIGNATION:

A-8

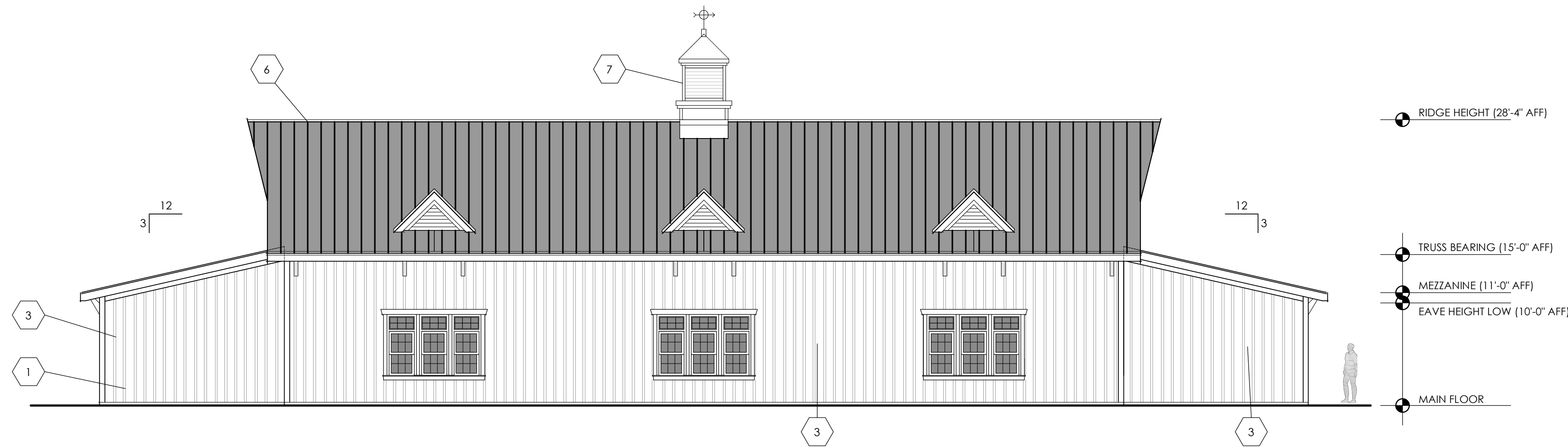
DATE: MAY 6TH, 2024 SHEET #: 10

ARCHITECTURAL CODED NOTES

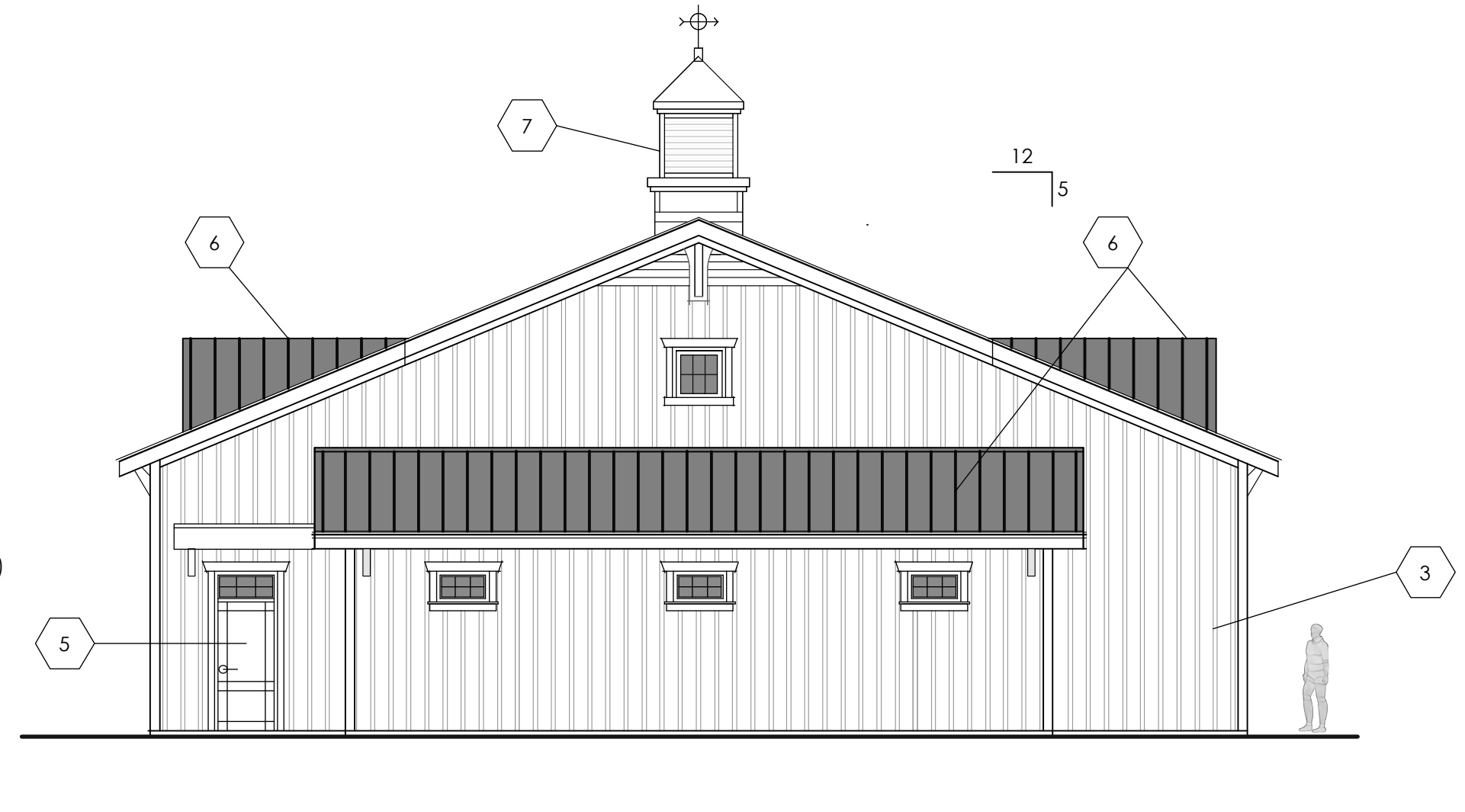
1. DELETED PER CITIES REQUEST.
2. STONE WATER TABLE.
3. VERTICAL METAL SIDING IN WHITE.
4. OVERHEAD DOOR.
5. ENTRY DOOR.
6. GRAY STANDING SEAM METAL ROOFING.
7. CUPOLA - WHITE

MATERIAL SPECIFICATIONS

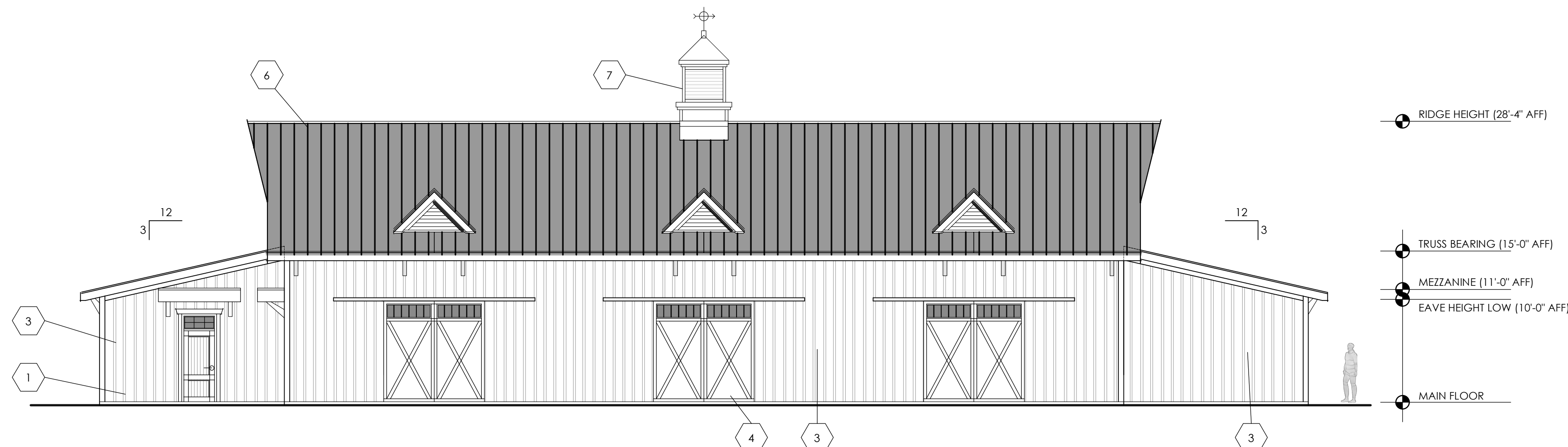
BRICK (MAIN FIELD)- GENERAL SHALE, JEFFERSON WADE TUDOR
 SIDING - VERTICAL METAL SIDING IN WHITE
 ROOFING - GRAY STANDING SEAM ROOFING
 DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.
 WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.
 STONE - INDIANA LIMESTONE, SMOOTH
 GUTTERS AND DOWNSPOUTS - WHITE GUTTERS AND DOWNSPOUTS TO MATCH SIDING



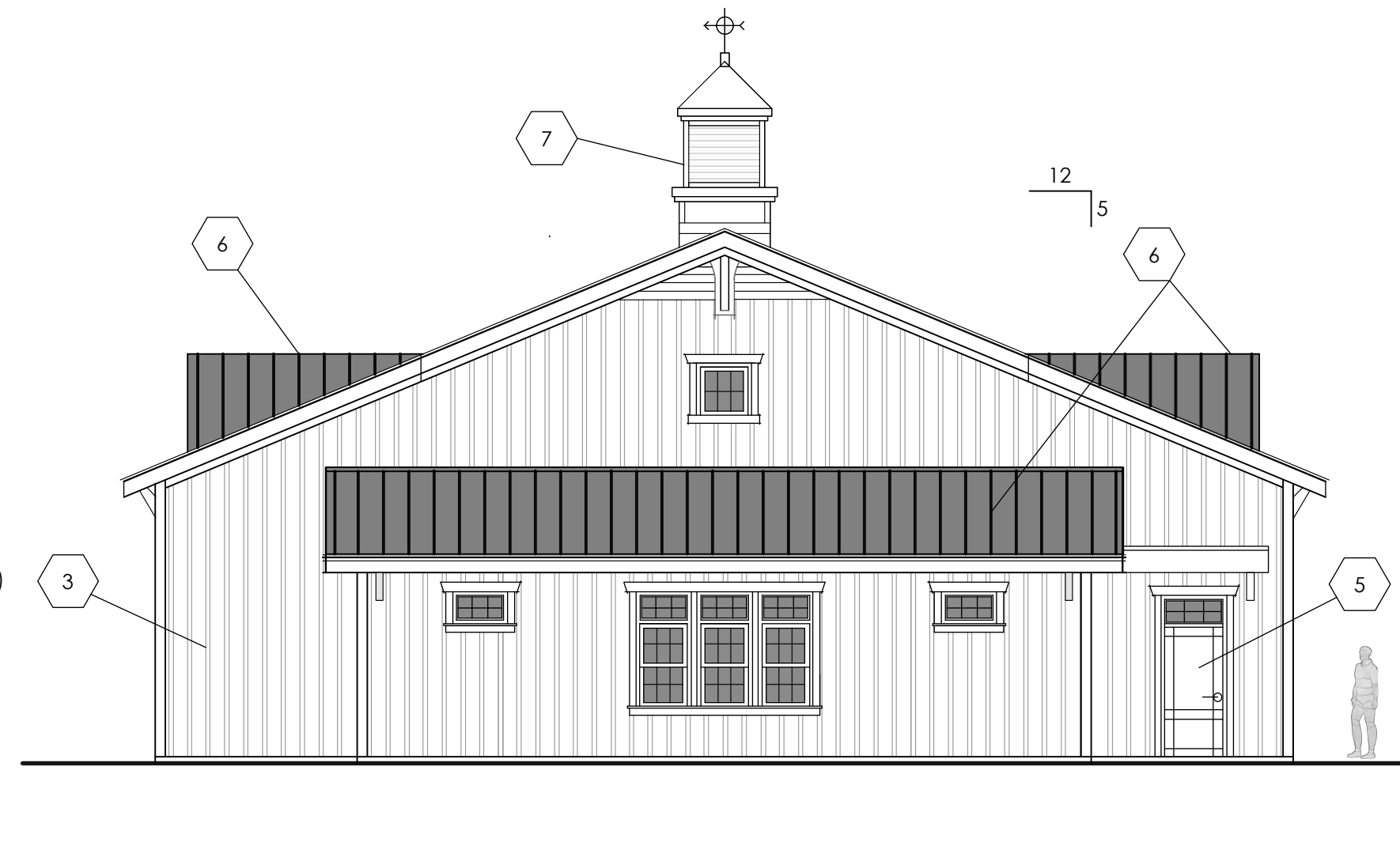
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



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

REVISIONS
 DATE INT.
 #

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 Expiration Date 12/31/2025

MAINTENANCE BUILDING - EXTERIOR ELEVATIONS
 Church of the Resurrection
 New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
 Gahanna, Ohio 43230
 Ph: (614) 895-2050

SHEET DESIGNATION:

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DATE: MAY 6TH, 2024 SHEET #: 11

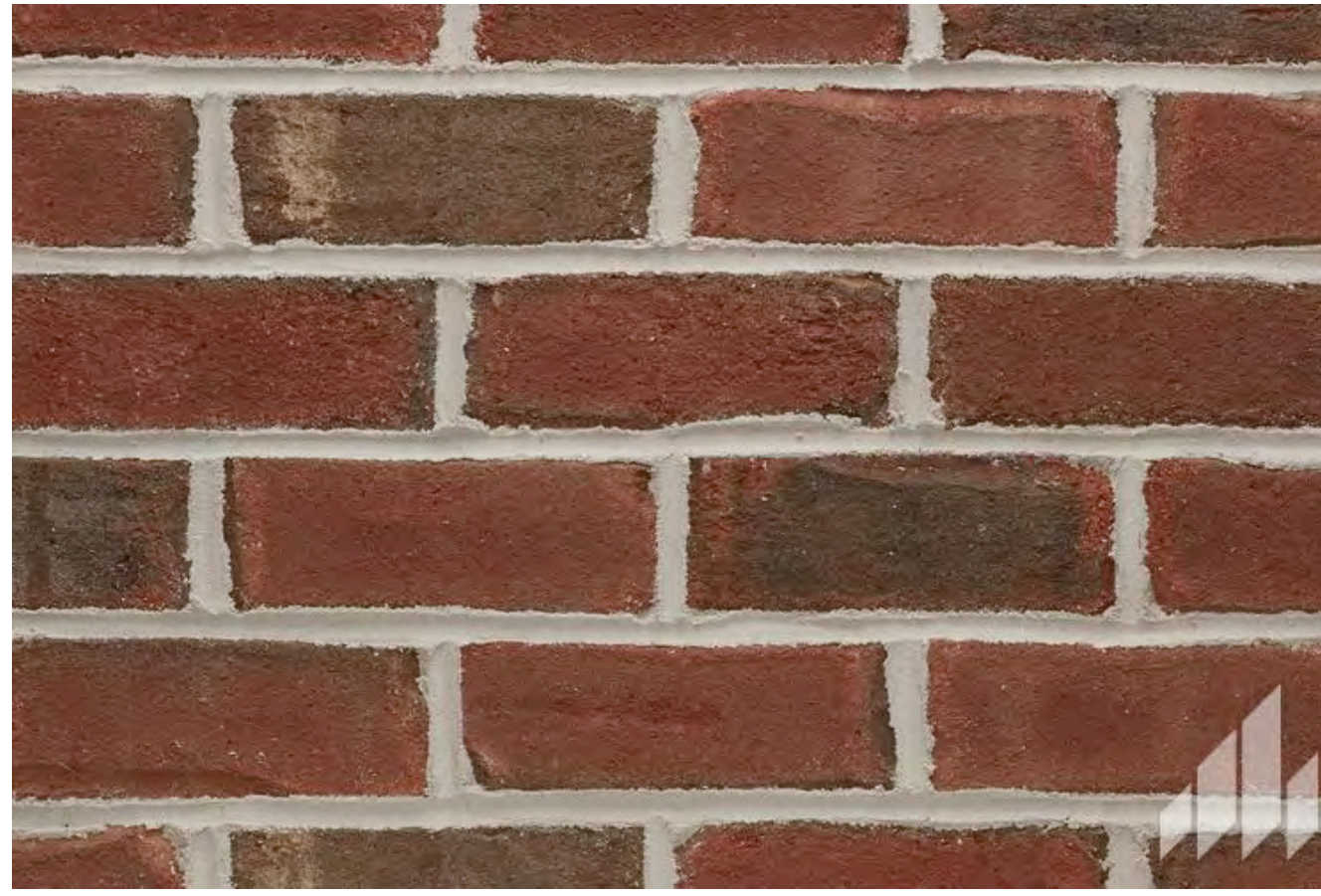
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INDIANA LIMESTONE, SMOOTH



HARDIE BOARD- SMOOTH LAP SIDING



GENERAL SHALE - JEFFERSON WADE TUDOR



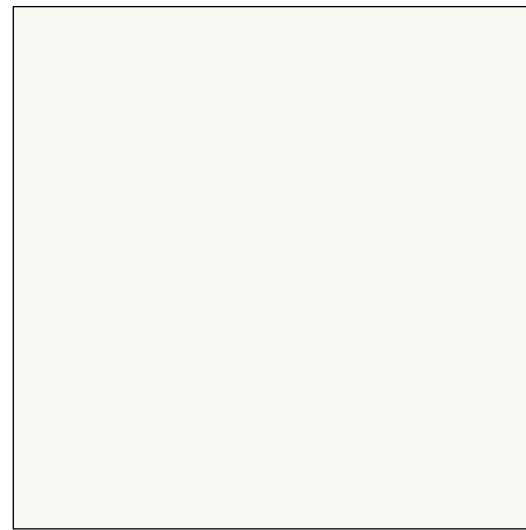
HARDIE BOARD - SMOOTH TRIM



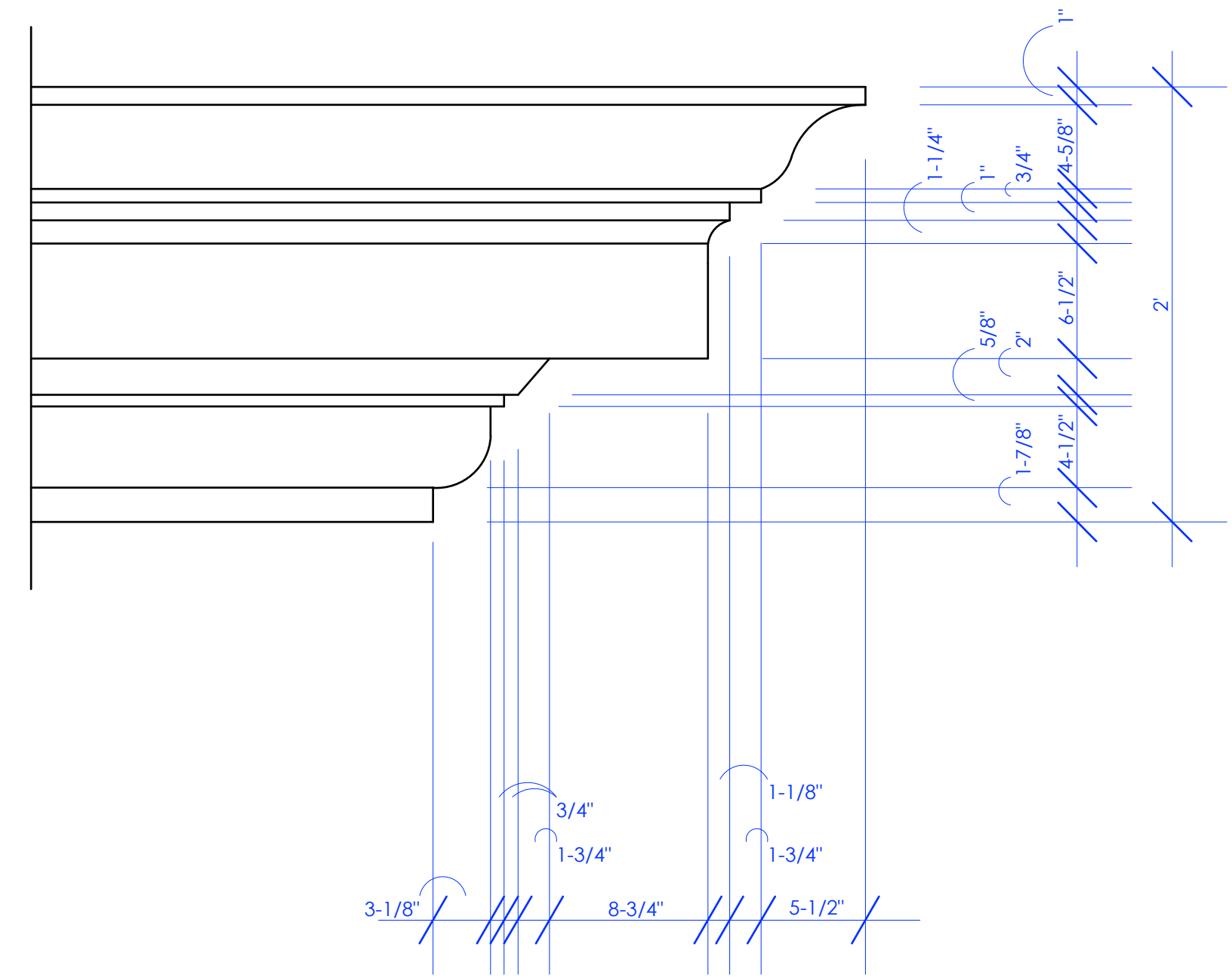
KICHLER - MADSION LARGE BLACK OUTDOOR WALL MOUNT SCONCE



GAF- SLATELINE, ANTIQUE SLATE



SHERWIN-WILLIAMS- HIGH REFLECTIVE WHITE, SW 7757



CORNICE DETAIL - SAF CUSTOM CORNICE SYSTEMS
SCALE: 1-1/2"=1'-0"

MATERIAL SPECIFICATIONS

BRICK (MAIN FIELD)- GENERAL SHALE, JEFFERSON WADE TUDOR

BRICK (ACCENTS AND ARCHES) - GENERAL SHALE, DONAMIRE

SIDING - HARDIE LAP SIDING, SMOOTH, PAINTED SW 7757

TRIM - HARDIE BOARD, SMOOTH, PAINTED SW 7757

ROOF SHINGLES - GAF, SLATELINE, ANTIQUE SLATE

CORNICE - SAF, CUSTOM CORNICE SYSTEMS

DOORS - PELLA, RESERVE TRADITIONAL, IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR DOOR DETAILS.

WINDOWS - PELLA, RESERVE TRADITIONAL, ENDURACLAD IN CLASSIC WHITE WITH JEFFERSON BRICKMOULD AND 1-1/4" INTEGRAL LIGHT TECHNOLOGY GRILLES, SEE ELEVATIONS FOR WINDOW DETAILS.

STONE - INDIANA LIMESTONE, SMOOTH

GUTTERS AND DOWNSPOUTS - SAF COLONIAL GUTTER, COLOR(S) TO MATCH EXISTING

DATE INT. REVISIONS

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MATERIAL SPECIFICATIONS AND DETAILS
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
Columbus, OH 43230
PH: (614) 895-2050

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DATE: MAY 6TH, 2024

SHEET #: 12

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LOOKING EAST AT CHURCH MAIN ENTRY



LOOKING NORTHWEST FROM FODOR ROAD



LOOKING SOUTHWEST FROM FODOR ROAD

DATE	INT.	REVISIONS

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Expiration Date 12/31/2025

VIGNETTE PERSPECTIVES
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

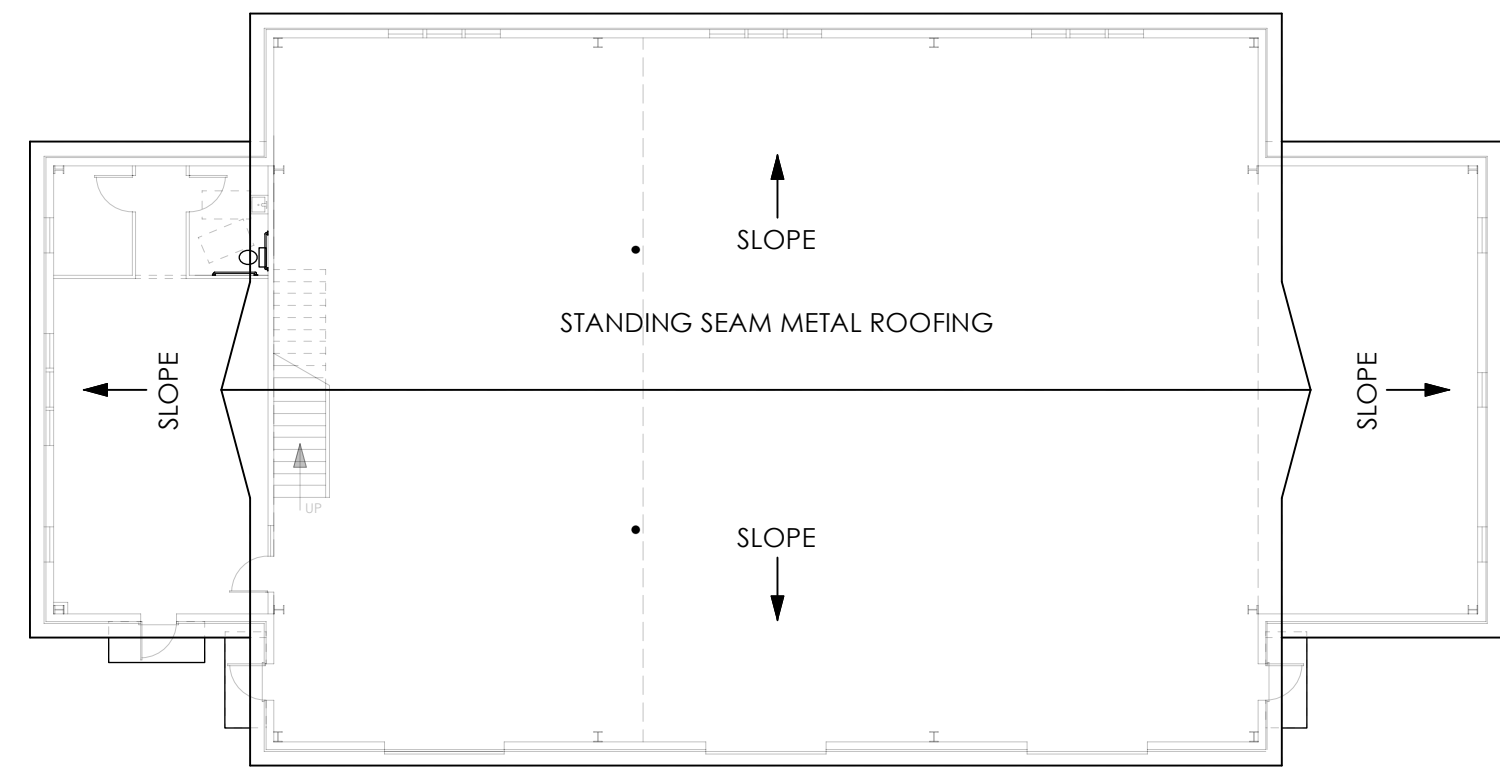
4244 Beecher Rd.
Cincinnati, OH 45230
PH: (614) 895-2050

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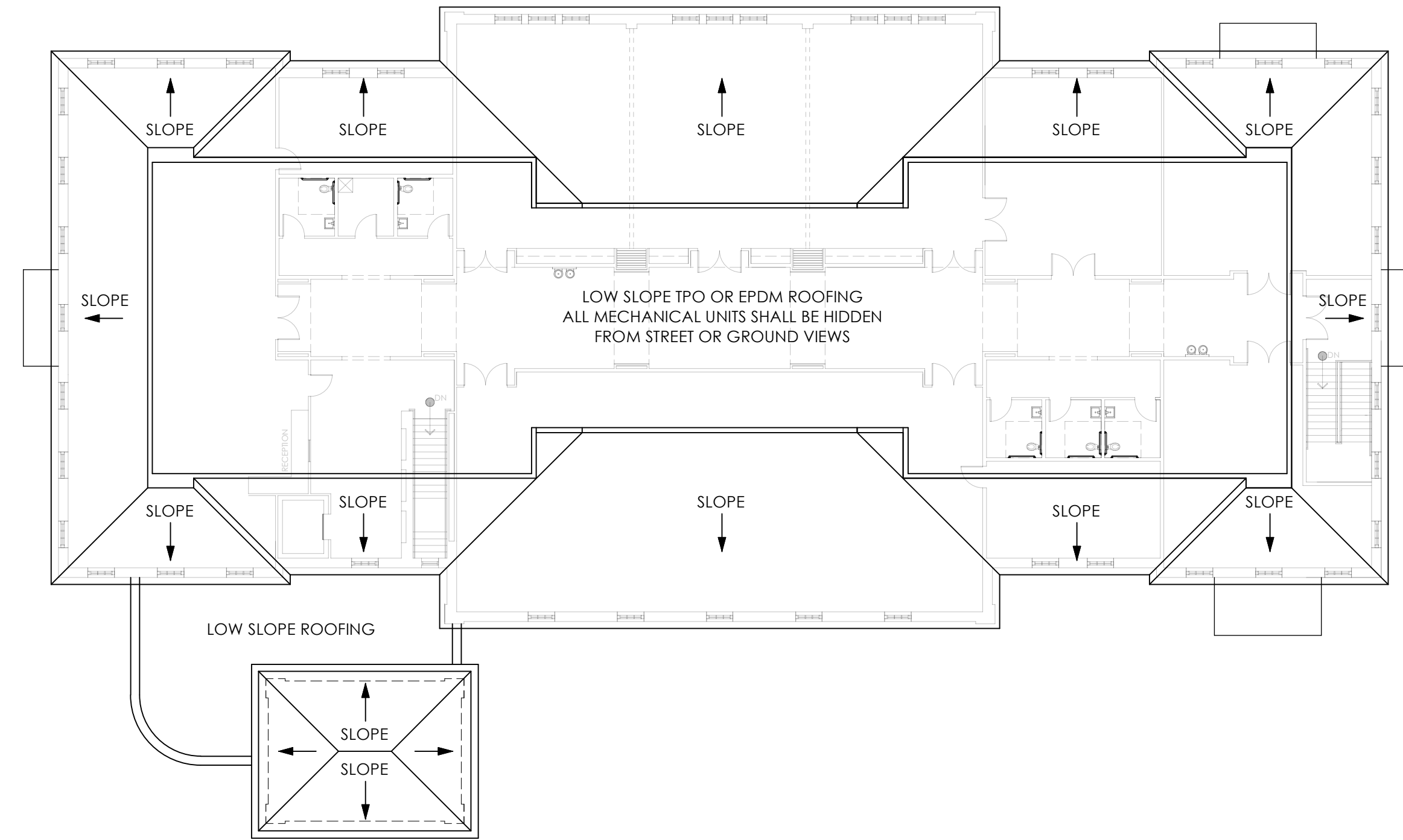
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DATE: MAY 6TH, 2024 SHEET #: 13

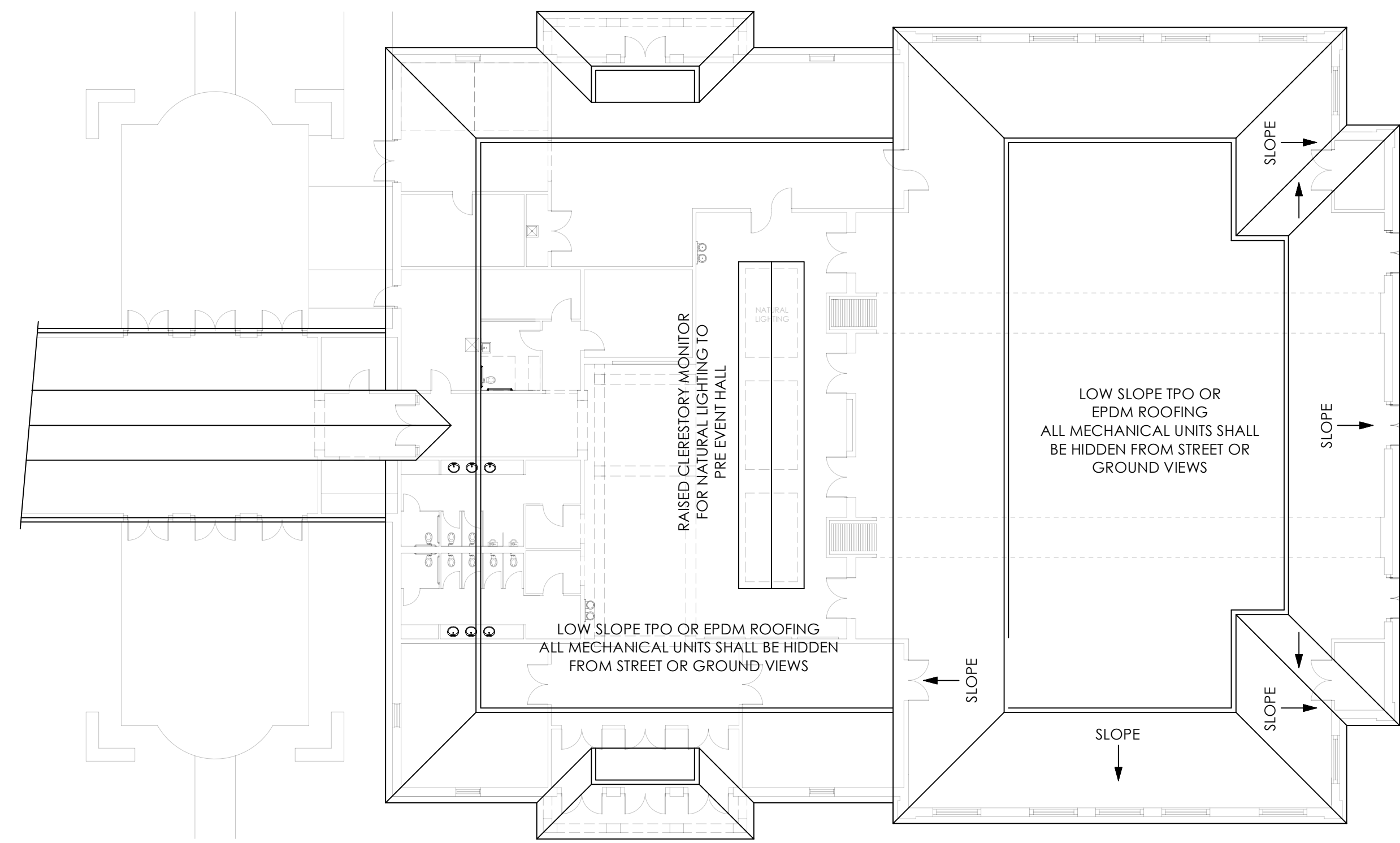
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MAINTENANCE BUILDING ROOF PLAN 
 SCALE: 1/16" = 1'-0"

PARISH LIFE CENTER ROOF PLAN 
 SCALE: 1/16" = 1'-0"

PARISH COMMUNITY CENTER ROOF PLAN 
 SCALE: 1/16" = 1'-0"


#	DATE	INT.	REVISIONS

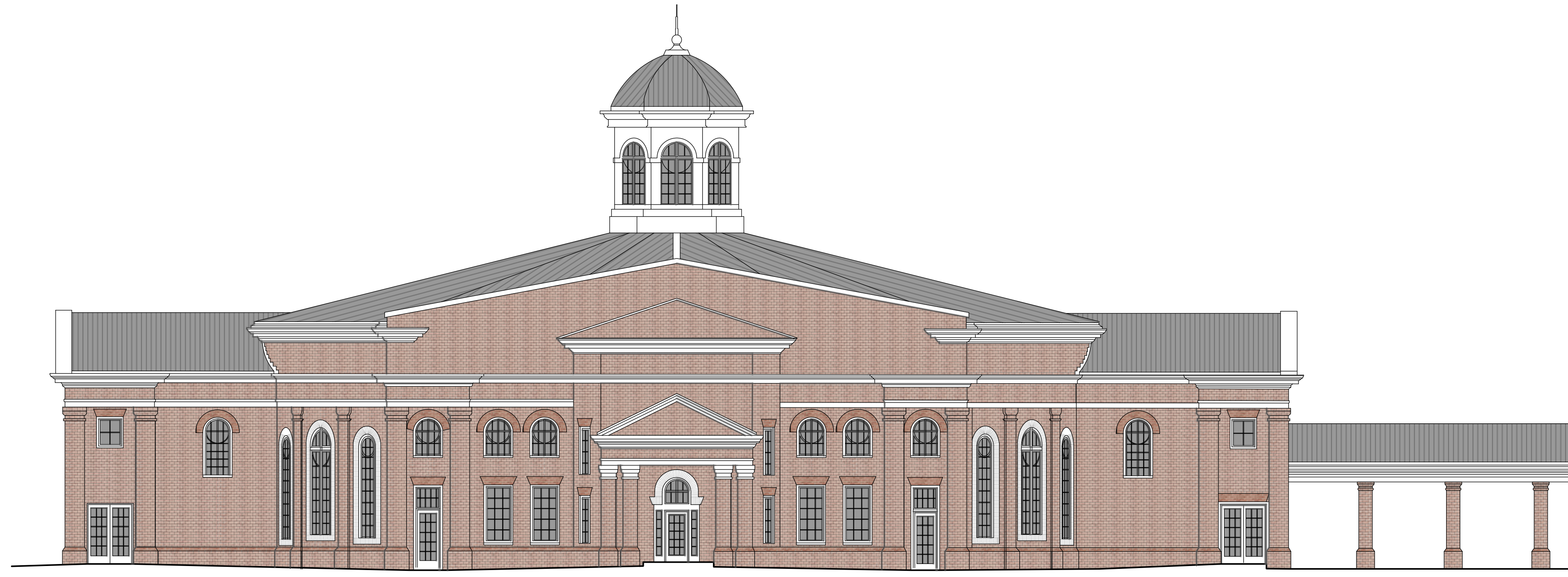
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ROOF PLAN(S)
Church of the Resurrection
 New Albany, Ohio

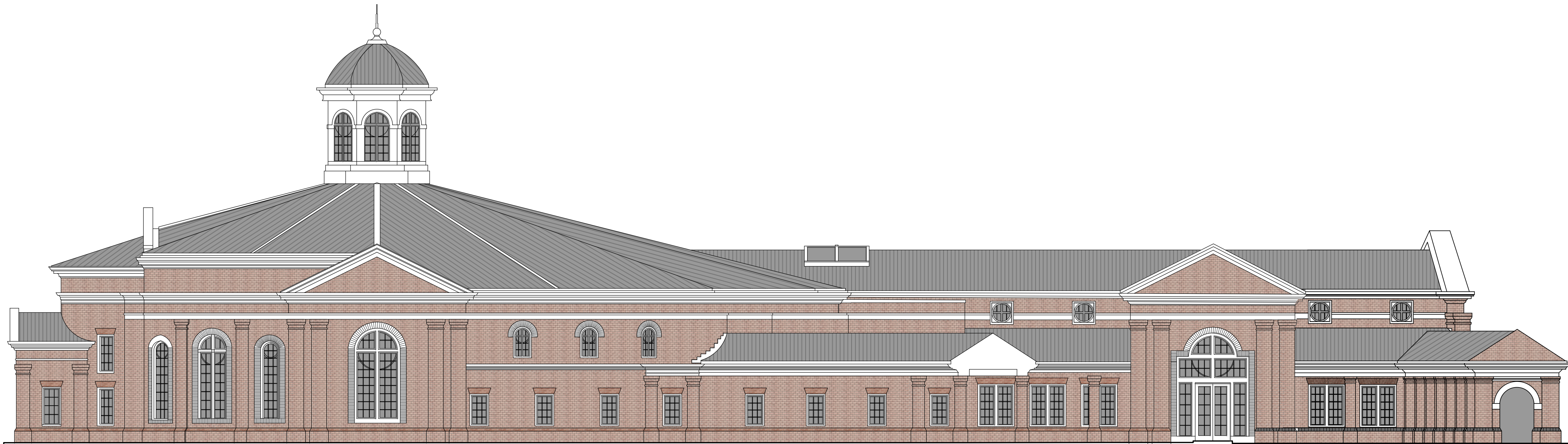
Harper Architectural Studio, LLC
 424A Beecher Rd.
 Cincinnati, OH 45202
 Ph: (513) 895-2090

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A-12
 DATE: MAY 6TH, 2024
 SHEET #: 14

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NORTH ELEVATION (EXISTING)
SCALE: 3/32" = 1'-0"



WEST ELEVATION (EXISTING)
SCALE: 3/32" = 1'-0"

#	DATE	INT.	REVISIONS

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Expiration Date 12/31/2025

EXISTING NORTH AND WEST ELEVATIONS
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
New Albany, OH 46053
Ph: (317) 895-2050

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A-13

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EAST ELEVATION (EXISTING)
SCALE: 3/32" = 1'-0"

SOUTH ELEVATION (EXISTING)
SCALE: 3/32" = 1'-0"

#	DATE	INT.	REVISIONS

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Expiration Date 12/31/2025

EXISTING SOUTH AND EAST ELEVATIONS
Church of the Resurrection
New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
New Albany, OH 46053
Ph: (317) 895-2030

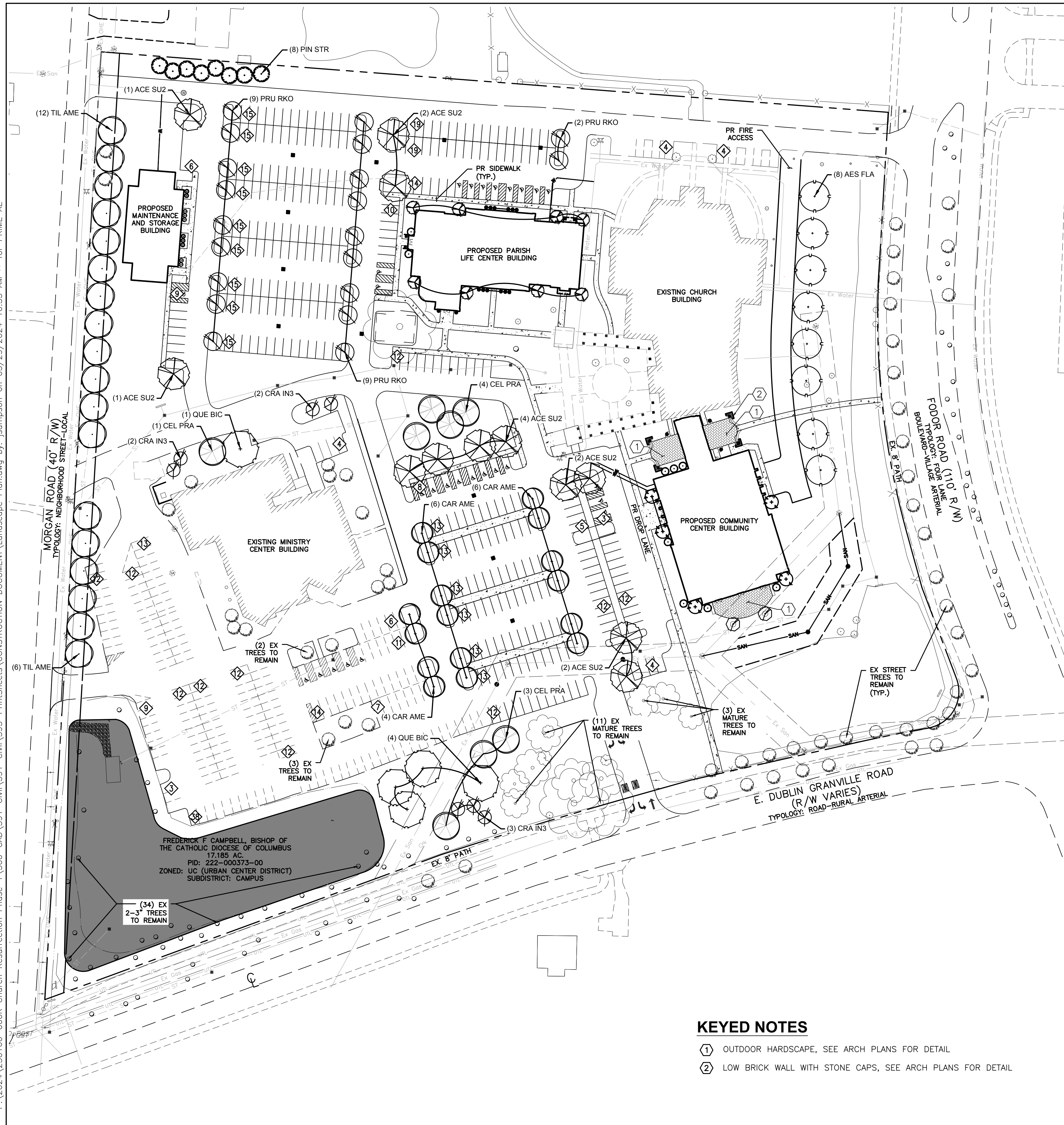
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DATE: MAY 6TH, 2024 SHEET #: 16

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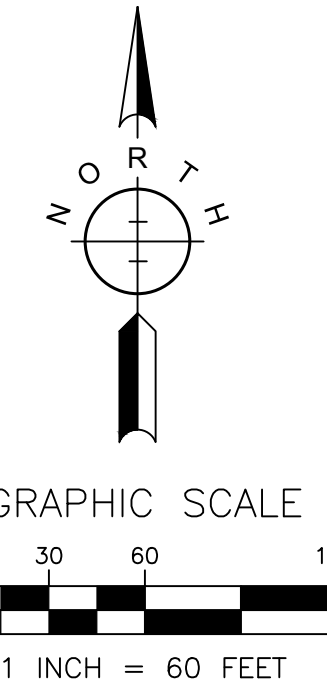
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LANDSCAPE REQUIREMENTS

PER NEW ALBANY URBAN CENTER CODE AND CHAPTER 1171 OF THE CODIFIED ORDINANCES

REQUIRED:	PROVIDED:
<p>1171.04 STREET TREE REQUIREMENTS</p> <p>DUBLIN GRANVILLE (VILLAGE ROAD) – STREET TREES SPACED AT 25 TO 30 FEET IN TREE LAWN OF 8 TO 15 FEET REQUIRED.</p> <p>FODOR ROAD (FOUR LANE BOULEVARD) – STREET TREES SPACED AT 30 FEET IN 8 TO 12 FOOT TREE LAWN REQUIRED.</p>	<p>EXISTING STREET TREES AND TREE LAWN MEET THE STANDARD.</p>
<p>1171.05 LANDSCAPING SCREENING</p> <p>(a) MINIMUM TREES OVER FIFTY THOUSAND SQUARE FEET OF COVERAGE (BUILDINGS AND VUA) A MINIMUM OF ONE TREE FOR EVERY FIVE THOUSAND SQUARE FEET OF GROUND COVERAGE AND A TOTAL TREE PLANTING EQUAL TO TWENTY FIVE INCHES PLUS ONE HALF INCH IN TREE TRUNK SIZE FOR EVERY FOUR THOUSAND SQUARE FEET OVER FIFTY THOUSAND.</p> <p>BUILDINGS: 89,328 S.F. VUA: 253,349 S.F. TOTAL: 342,677 S.F.</p>	<p>ONE TREE PER 5000 S.F.: 342,677/5000=69 TREES REQUIRED X EXISTING TREES TO REMAIN X NEW TREES PROVIDED</p> <p>TRUNK SIZE: 25 + (337677/4000*0.5)=72.2=73"</p>
<p>1171.06 PARKING LOT LANDSCAPING</p> <p>(a) PARKING LOT ISLANDS FOR EACH ONE HUNDRED SQUARE FEET OF PARKING AREA, A MINIMUM OF FIVE SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED. PARKING AREAS SHOULD CONTAIN A MINIMUM OF ONE DECIDUOUS CANOPY TREE FOR EVERY TEN PARKING SPACES.</p> <p>PARKING AREAS SHOULD CONTAIN A MINIMUM OF ONE DECIDUOUS CANOPY TREE FOR EVERY TEN PARKING SPACES.</p>	<p>ONE TREE PER 5000 S.F.: 342,677/5000=69 TREES REQUIRED 82 EXISTING TREES TO REMAIN X NEW TREES PROVIDED</p> <p>TRUNK SIZE: 25 + (337677/4000*0.5)=72.2=73" REQUIRED APPROX. 444" EXISTING</p> <p>TOTAL PARKING SPACES (EXISTING AND PROPOSED)=513 52 PARKING LOT TREES REQUIRED 48 NEW PARKING LOT TREES PROVIDED 5 EXISTING PARKING LOT TREES TO REMAIN</p>

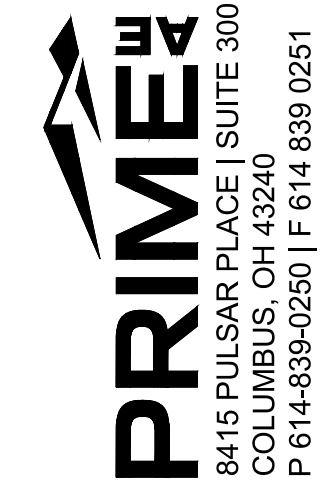


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	ORIGIN	REMARKS
TREES							
	ACE SU2	12	ACER SACCHARUM	SUGAR MAPLE	SEE PLAN	NATIVE	2" CAL.
	AES FLA	8	AESCULUS FLAVA	YELLOW BUCKEYE	SEE PLAN	NATIVE	2" CAL.
	CAR AME	16	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	SEE PLAN	NATIVE	2" CAL.
	CEL PRA	8	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	SEE PLAN	NATIVE	2" CAL.
	CHI VIR	8	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	SEE PLAN	NATIVE	1.5" CAL.
	CRA IN3	7	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	SEE PLAN	NATIVE	1.5" CAL.
	MAG MU2	2	MAGNOLIA STELLATA	STAR MAGNOLIA MULTI-TRUNK	SEE PLAN		5-6' HT.
	PIN STR	8	PINUS STROBUS	WHITE PINE	SEE PLAN		7-8' HT.
	PRU RKO	20	PRUNUS X 'KANZAN'	KANZAN FLOWERING CHERRY	SEE PLAN		1.5" CAL.
	QUE BIC	5	QUERCUS BICOLOR	SWAMP WHITE OAK	SEE PLAN	NATIVE	2" CAL.
	TIL AME	18	TILIA AMERICANA	AMERICAN LINDEN	SEE PLAN		2" CAL.
SHRUBS							
	ARO BDW	5	ARONIA MELANOCARPA 'CONNAM186'	LOW SCAPE HEDGER® BLACK CHOKEBERRY	SEE PLAN		#5 CONT.
	CEA AME	13	CEANOTHUS AMERICANUS	NEW JERSEY TEA	36" O.C.		#3 CONT.
	HAM HAR	5	HAMAMELIS VIRGINIANA 'HARVEST MOON'	HARVEST MOON WITCH HAZEL	12" O.C.		
	HYD WEE	4	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	A.S.		#3 CONT.
	HYP PRO	2	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN'S WORT	36" O.C.		#5 CONT.
	JUN WIC	2	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	A.S.		4-5' HT.
	PHY OPU	5	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	48" O.C.		#5 CONT.
	VIB LEA	9	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	SEE PLAN		#7 CONT.
GROUND COVERS							
	GER DIL	37 SF	GERANIUM X 'DILYS'	DILYS GERANIUM	12" O.C.		#2 CONT.
	HEU AMB	88 SF	HEUCHERA X 'AMBER WAVES'	AMBER WAVES CORAL BELLS	12" O.C.		#2 CONT.
	IRI RVE	78 SF	IRIS LOUISIANA 'RED VELVET ELVIS'	RED VELVET ELVIS LOUISIANA IRIS	18" O.C.		#2 CONT.
	LIR LIR	128 SF	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LILYTURF	12" O.C.		#2 CONT.

KEYED NOTES

- ① OUTDOOR HARDSCAPE, SEE ARCH PLANS FOR DETAIL
- ② LOW BRICK WALL WITH STONE CAPS, SEE ARCH PLANS FOR DETAIL



FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
 FOR
CHURCH OF THE RESURRECTION
 6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH

NO.	DATE	REVISIONS

DRAWN BY: JS
 CHECKED BY: SF

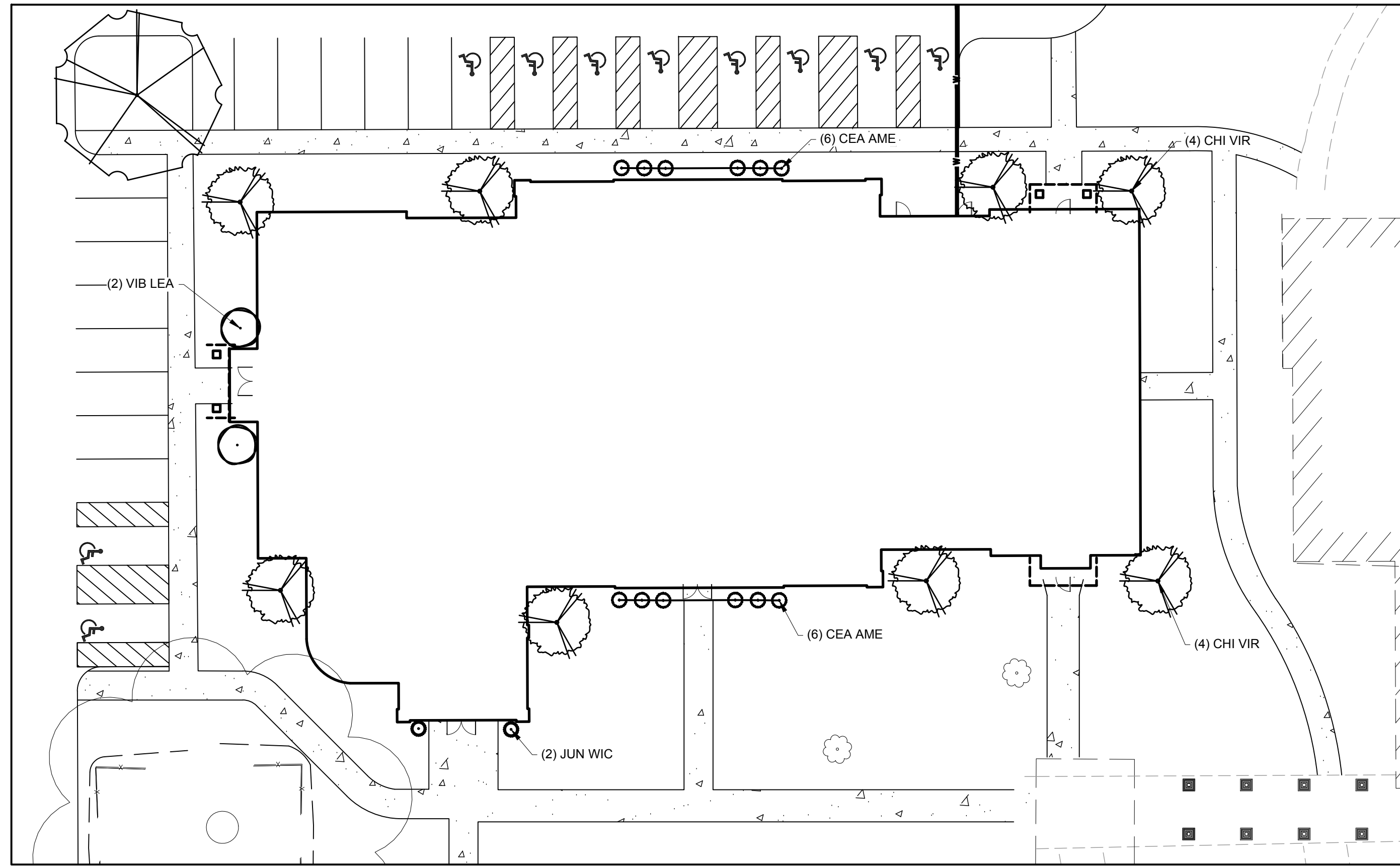
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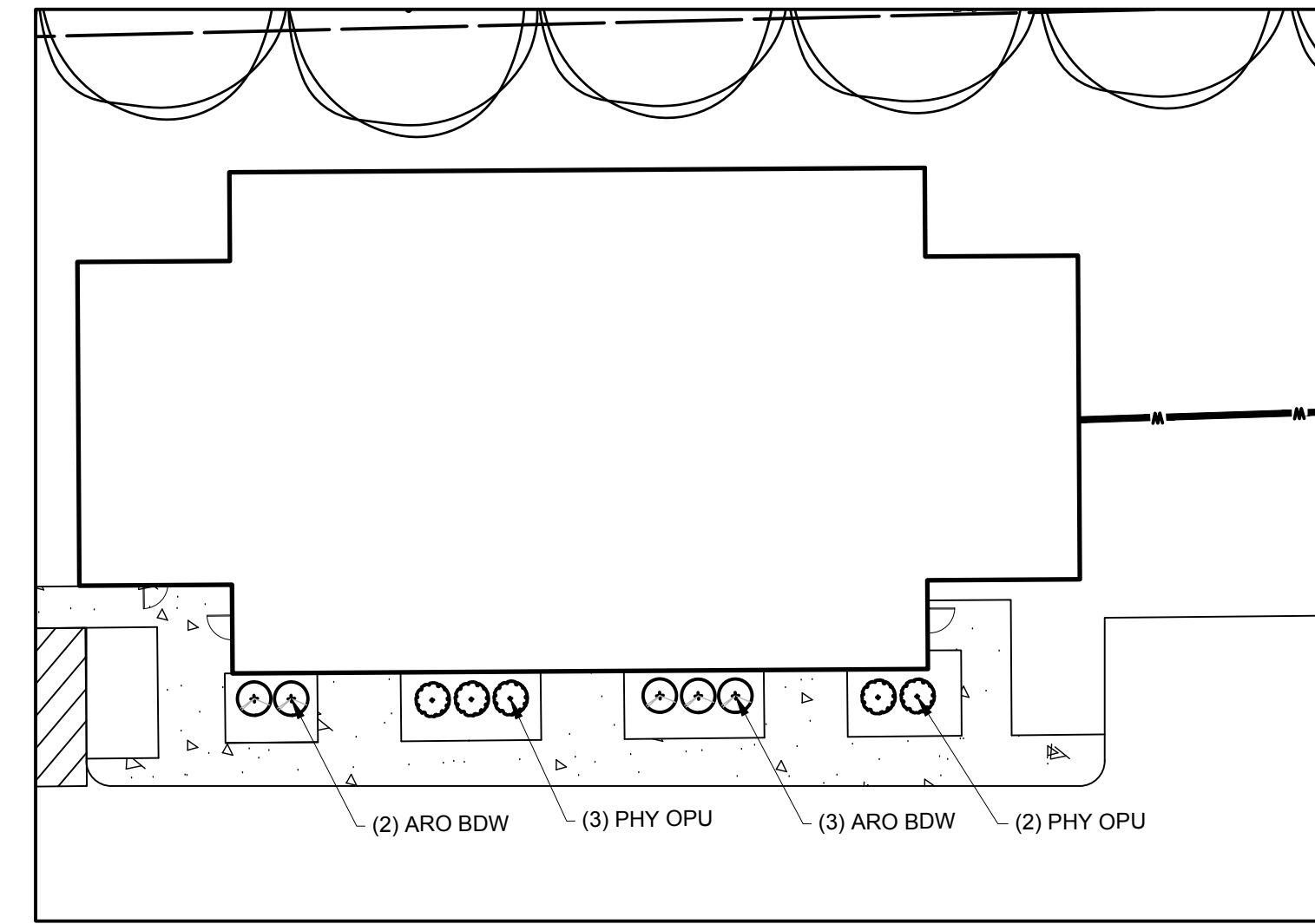
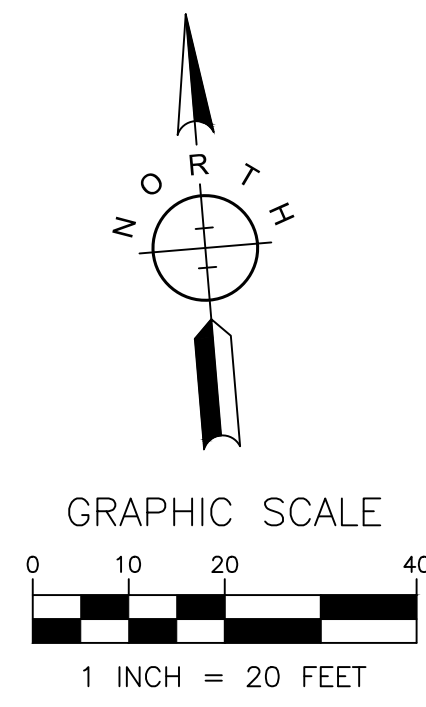
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L-1

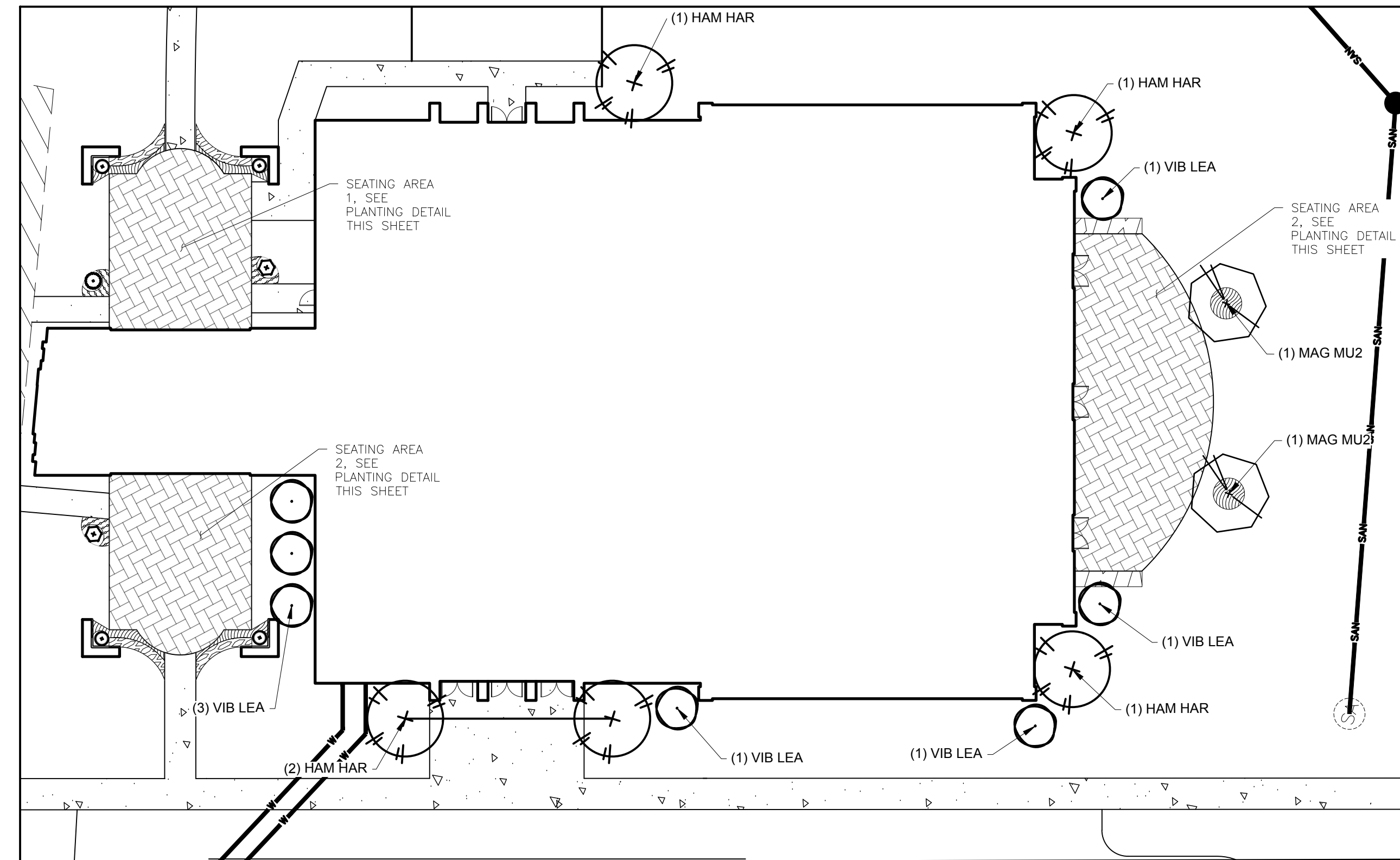
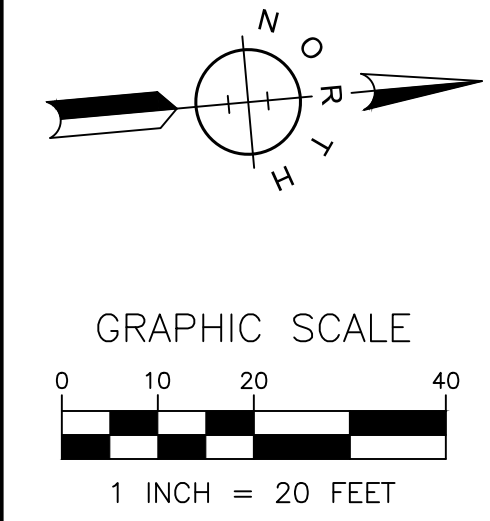
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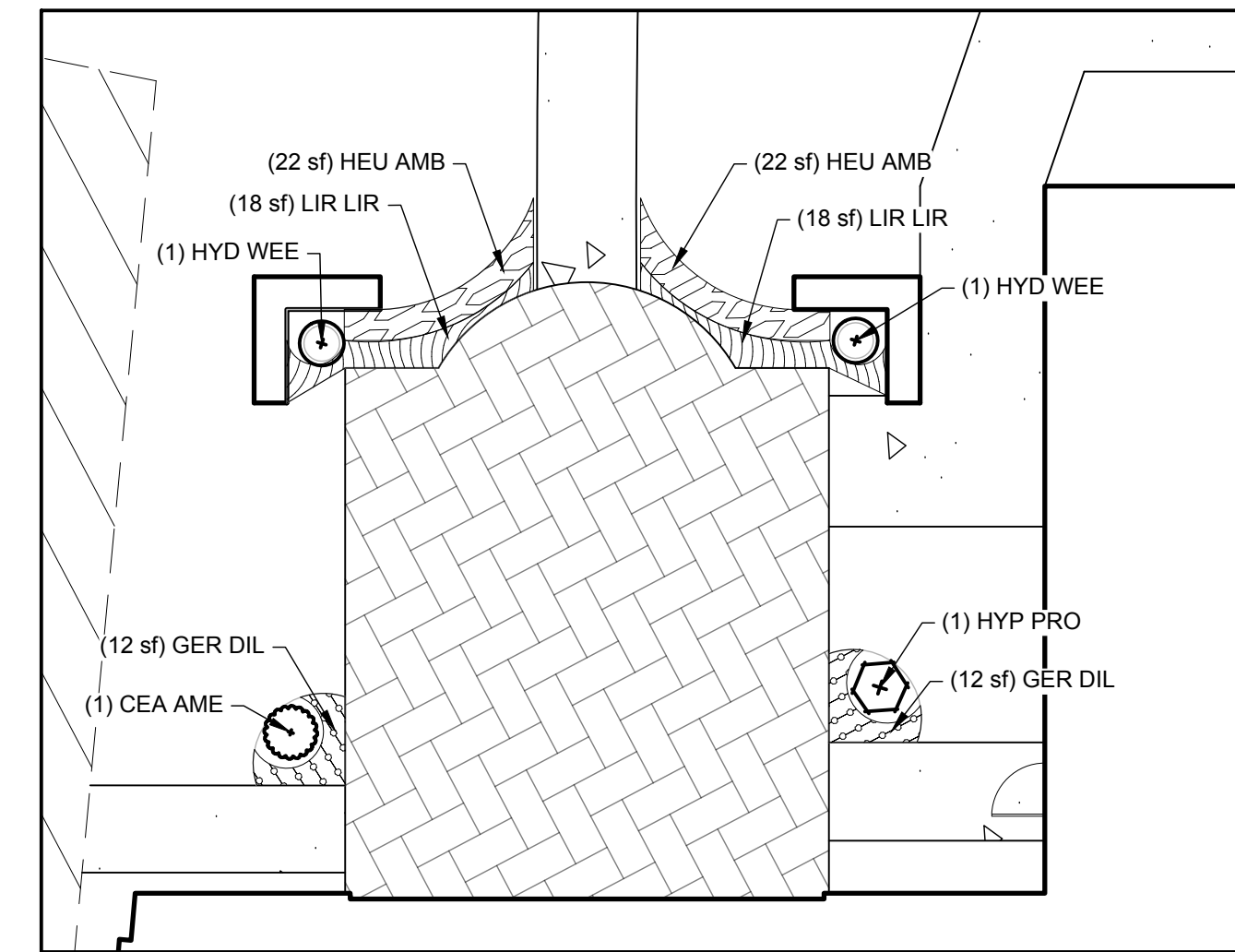
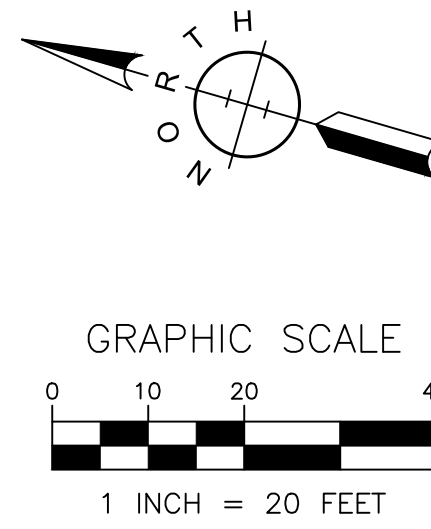
PARISH LIFE CENTER
PLANTING DETAIL



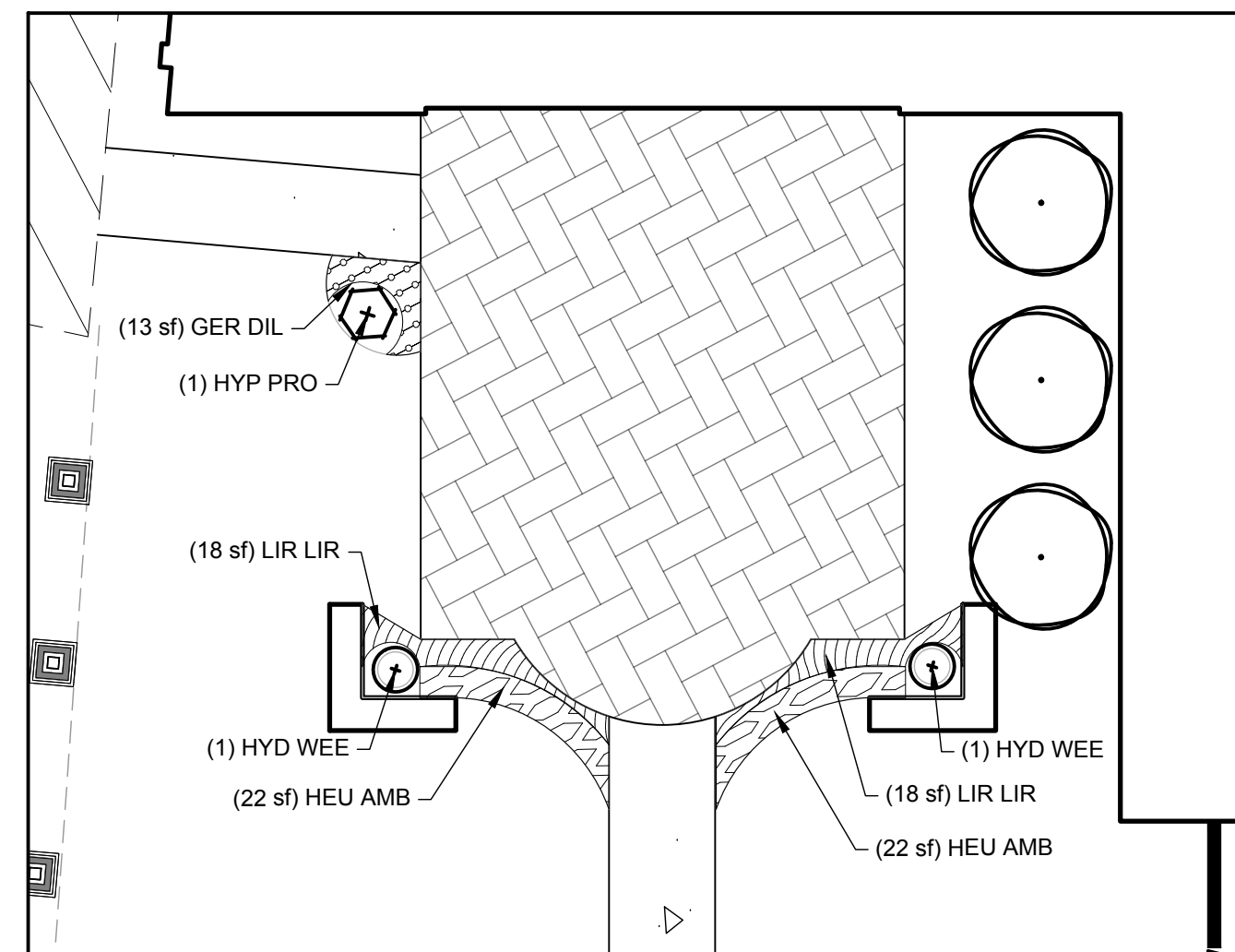
MAINTENANCE BUILDING
PLANTING DETAIL



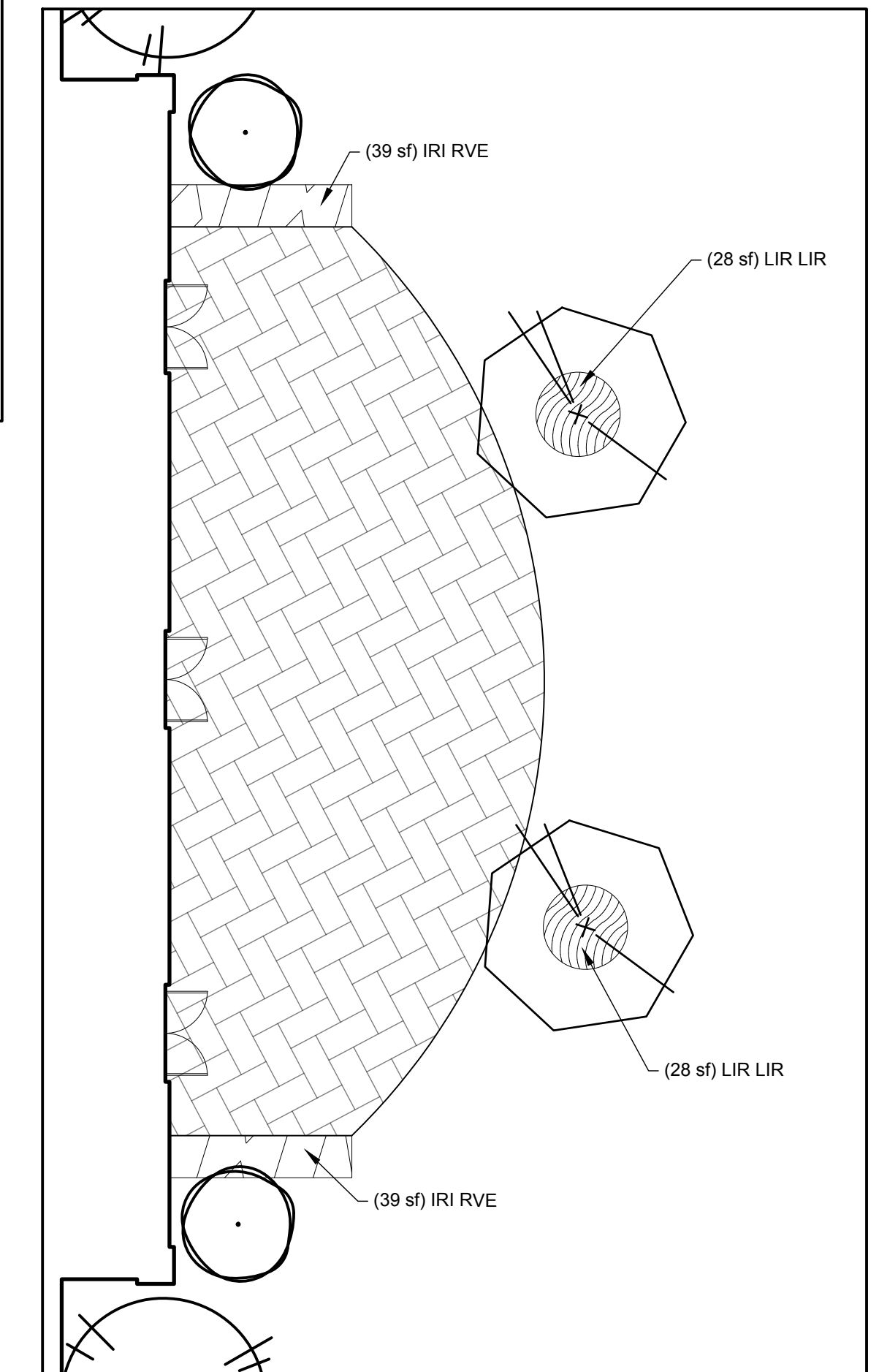
PARISH COMMUNITY CENTER
PLANTING DETAIL



PARISH CENTER SEATING
AREA DETAIL 1
1"=10'



PARISH CENTER SEATING
AREA DETAIL 2
1"=10'



PARISH CENTER SEATING
AREA DETAIL 3
1"=10'

PRIME
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
FOR
CHURCH OF THE RESURRECTION
6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH
FOUNDATION PLANTING DETAILS

NO.	REVISIONS	DATE

DRAWN BY: JS
CHECKED BY: SF

SCALE: AS NOTED

DATE: 05-29-2024

SHEET NO. L-2

NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF JOB ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS.

CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.

ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 2 INCHES OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. PULL MULCH AWAY FROM SHRUB STEMS.

CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE.

EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND IN ALL RESPECTS BE READY FOR FIELD PLANTING.

PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH TO THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

BED EDGES SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 6" DEEP AND 'V' SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND THE PLANTING BED.

IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

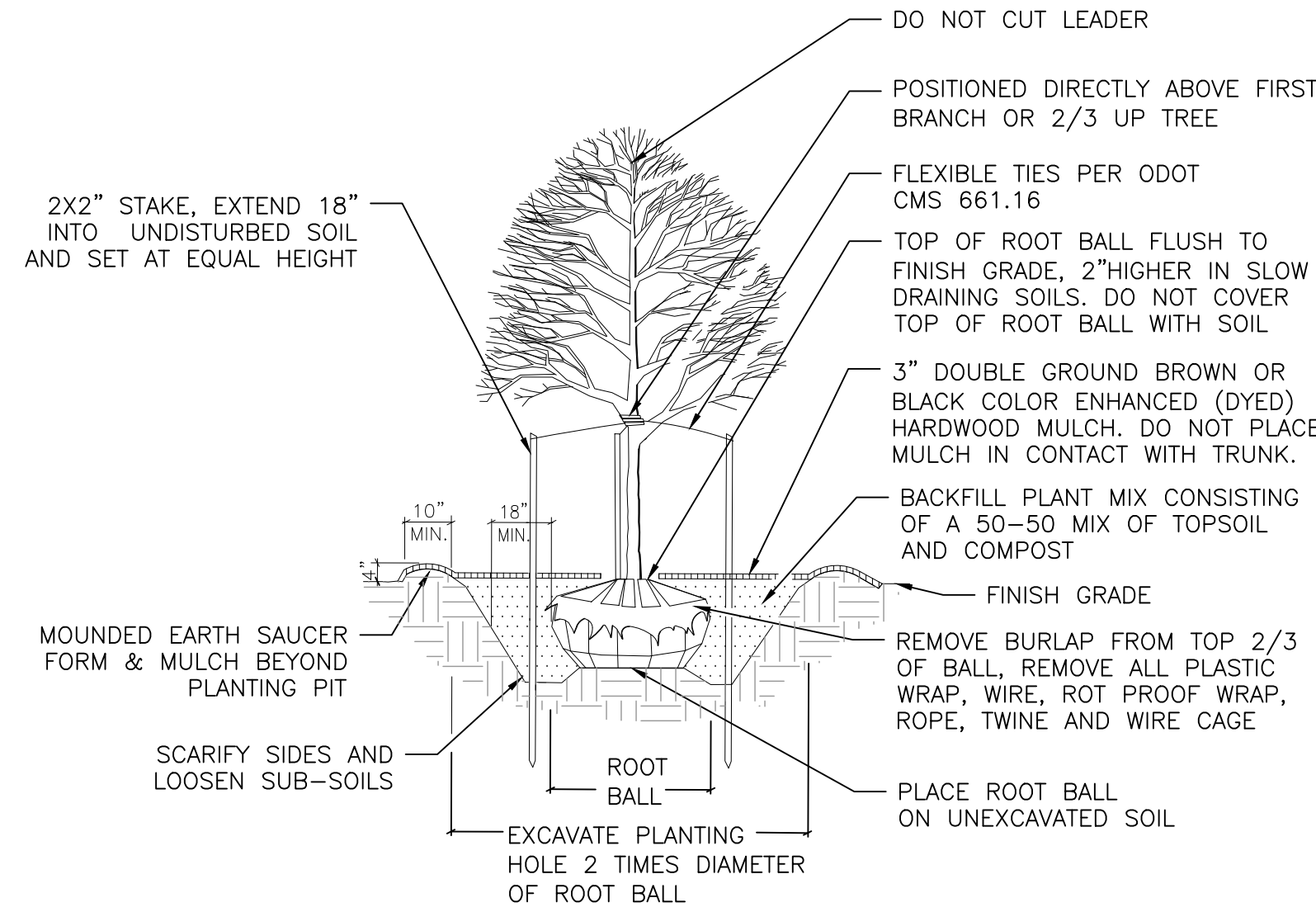
TOPSOIL IN LAWN AREA TO BE 4" IN DEPTH. TOPSOIL MIX IN PLANTING BEDS TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL TO A DEPTH OF 12".

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS (ITEM 569). SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
 KENTUCKY BLUEGRASS 30%
 CREEPING FESCUE 30%
 ANNUAL RYEGRASS 20%
 PERENNIAL RYEGRASS 10%

ALL SODDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS (ITEM 660).

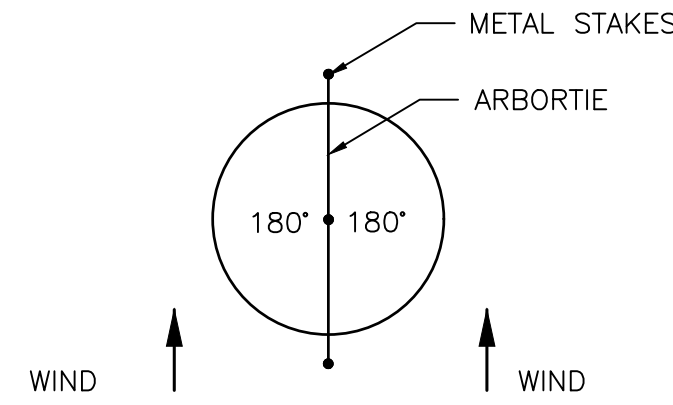
ALL TREES, SHRUBS, GROUNDCOVER AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN. SEED AREAS TO BE COVERED WITH CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BAILING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED NOXIOUS WEEDS.

CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER.



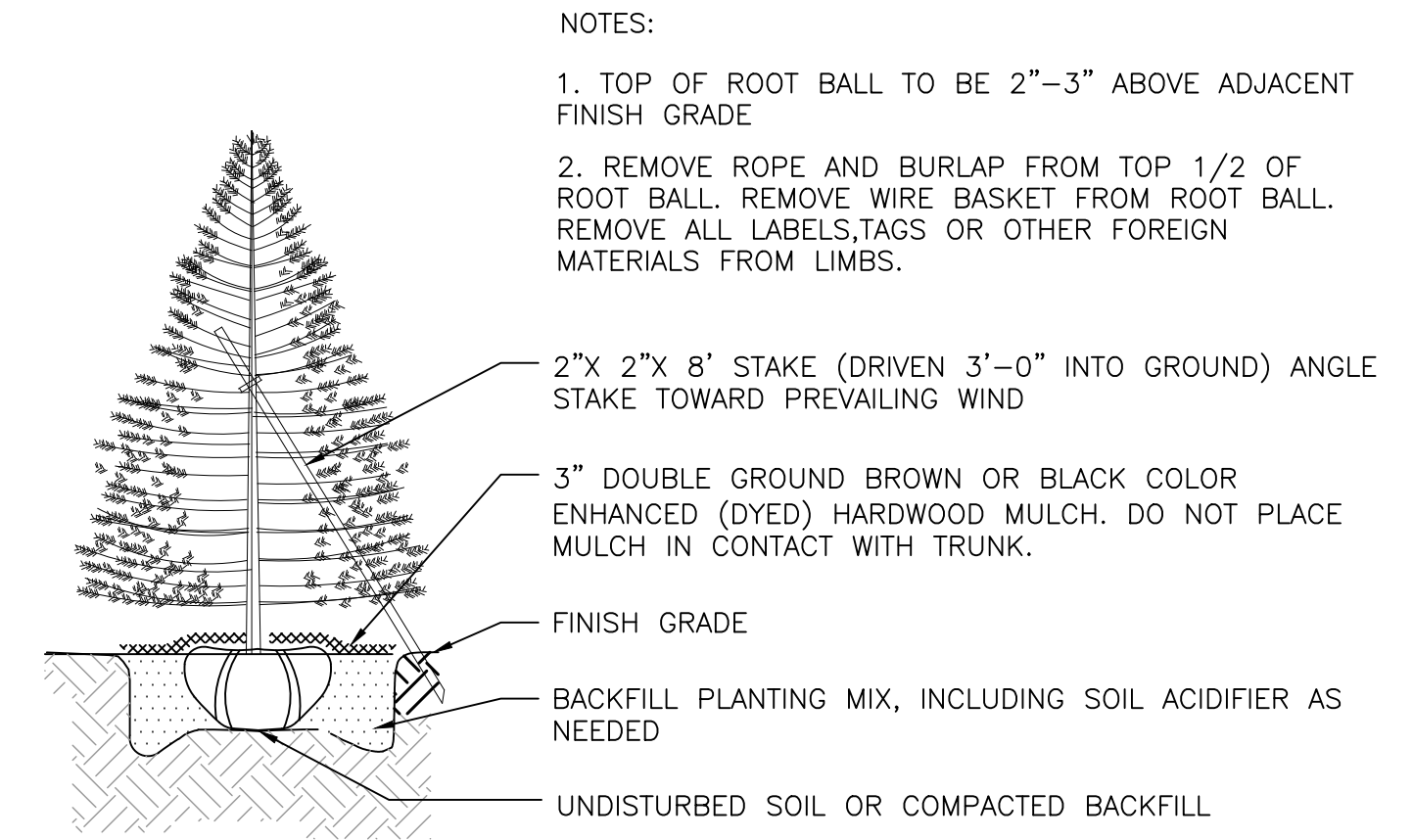
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



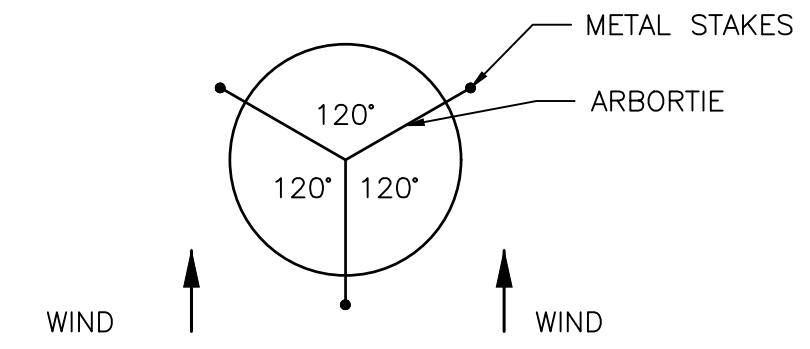
GUYING PATTERN FOR DECIDUOUS TREE PLANTING

NOT TO SCALE



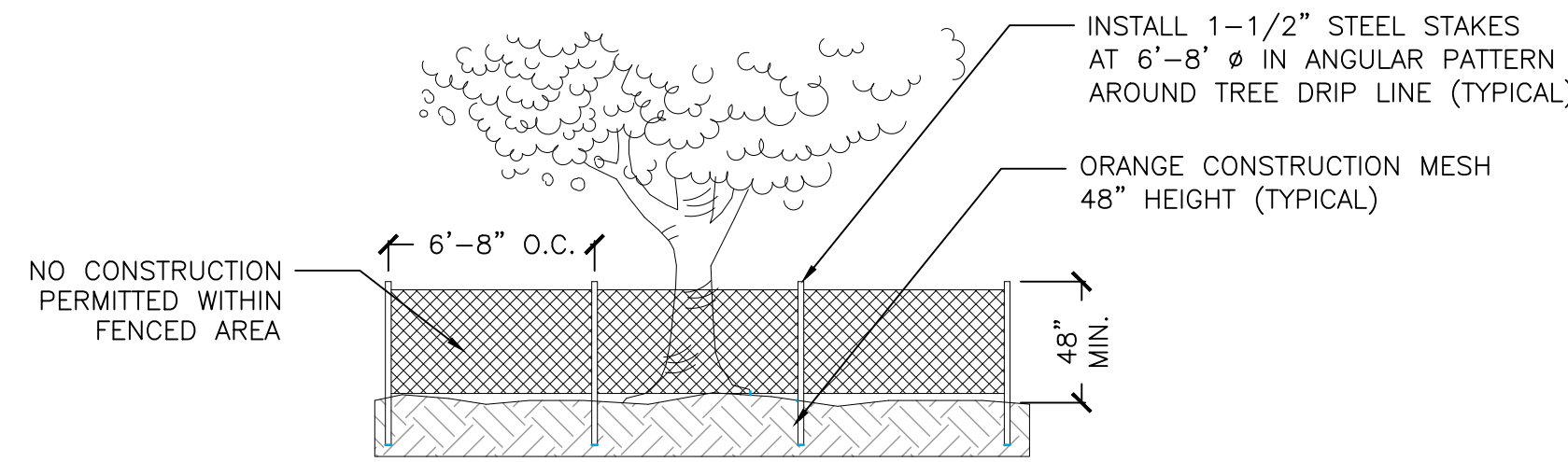
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 2 GUYS UPSLOPE, ONE DOWNSLOPE; OTHERWISE PLACE FOR PREVAILING WIND.

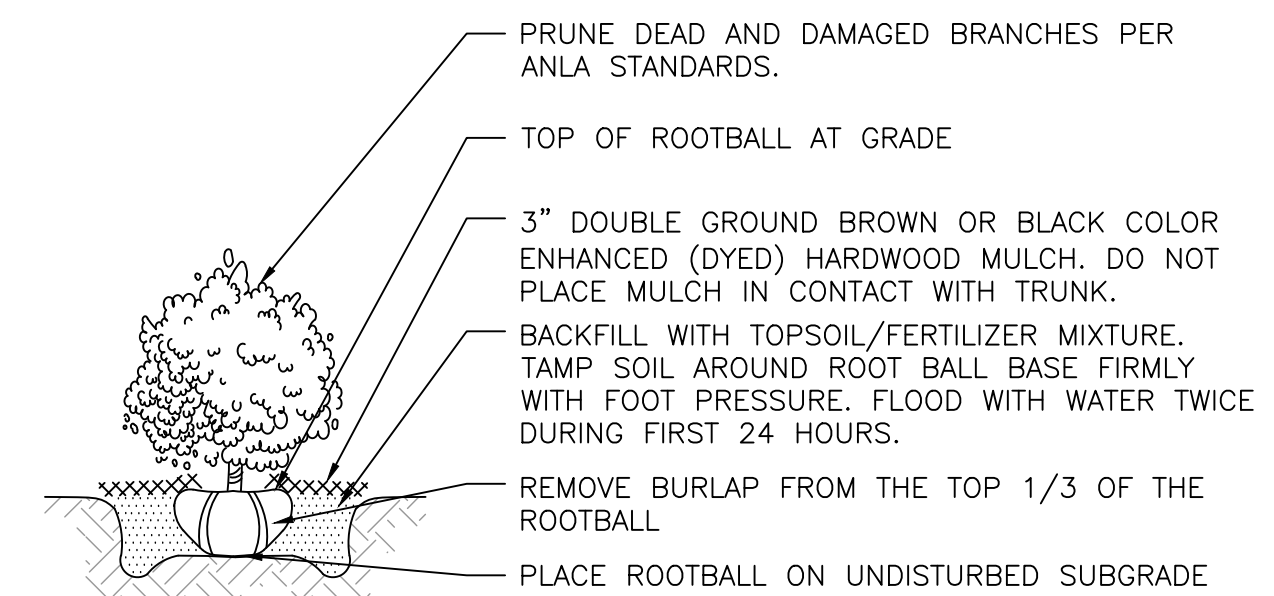
GUYING PATTERN FOR EVERGREEN TREE PLANTING



TREE PROTECTION DETAIL

TO BE USED ON ALL EXISTING TREES
 NO SCALE

NO CONSTRUCTION PERMITTED WITHIN FENCED AREA



SHRUB PLANTING DETAIL

NOT TO SCALE



FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
 FOR
CHURCH OF THE RESURRECTION
 6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH
LANDSCAPE NOTES AND DETAILS

NO.	DATE	REVISIONS

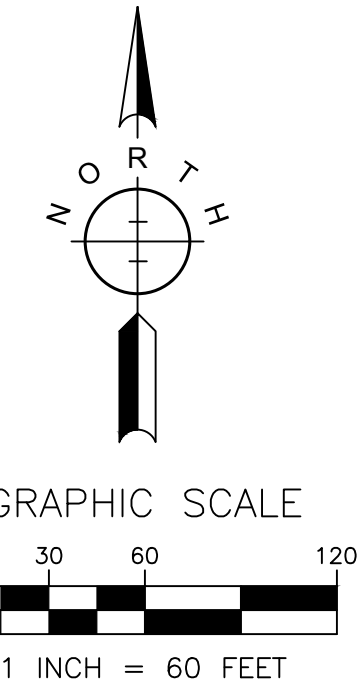
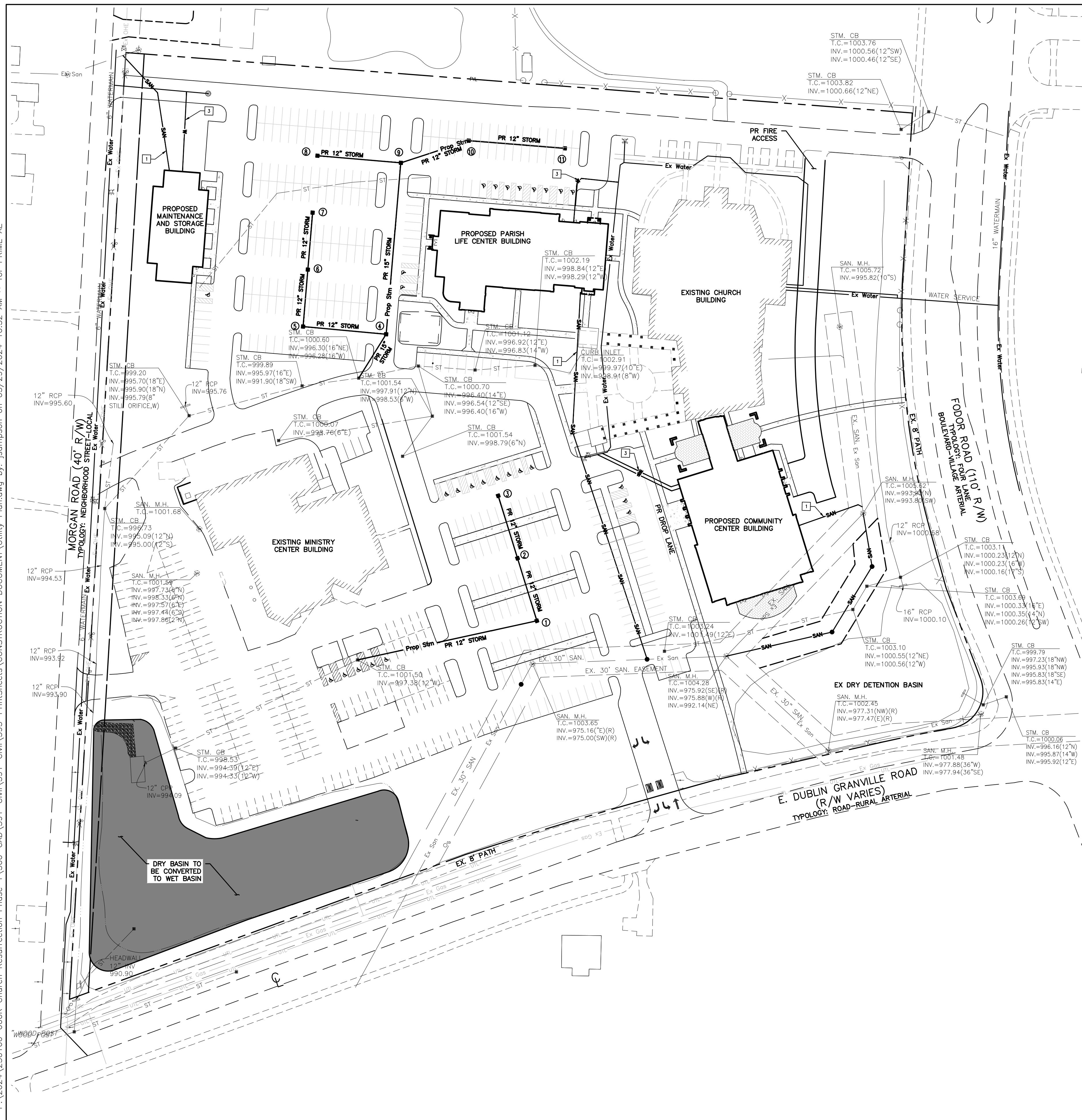
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SCALE: N.T.S.

DATE: 05-29-2024

SHEET NO.

P:\2024\230166-000R Church Resurrection Phase 1\500-CAD\591-Civil\591-Civil\593-PrintSheets\CONSTRUCTION DOCUMENT\Utility Plan.dwg by: jsampson on 05/29/2024 10:52 AM ~ for: PRIME AE



UTILITY PLAN NOTES

- CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
- THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.) THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- WATER REQUIRES MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL TO ALL SEWERS. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN OTHER UNDERGROUND UTILITIES. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE UTILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE EXECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF NEW ALBANY OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
- THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

KEYED NOTES

- SANITARY SEWER LATERAL: BUILD NEW 6" P.V.C. ASTM D-3034 SDR 35. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "C.O.". MAINTAIN MINIMUM 18" CLEARANCE AT STORM SEWER CROSSING. MAINTAIN MINIMUM SLOPE OF 2.08%
- ELECTRIC SERVICE: CONTRACTOR SHALL COORDINATE WITH THE POWER COMPANY TO VERIFY THE LOCATION, ORIGIN OF SERVICE, AND SECONDARY WIRING DESIGN.
- PROPOSED 2" DOMESTIC WATER SERVICE.

LEGEND

- P/L- PROPERTY LINE
- R/W- RIGHT OF WAY
- ◊ PARKING COUNT
- ▨ PROPOSED CONCRETE PAVEMENT
- ◉ EX CATCH BASIN
- ⊙ EX STORM MANHOLE
- ⊙ EX SANITARY MANHOLE
- PR MANHOLE
- PR STORM MANHOLE
- PR CURB INLET
- ① PR STORM STRUCTURE NUMBER
- ⊞ PR ELECTRIC TRANSFORMER



FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
 FOR
CHURCH OF THE RESURRECTION
 6300 EAST DUBLIN-GRANVILLE ROAD, NEW ALBANY, OH
UTILITY PLAN

NO.	REVISIONS	DATE

DRAWN BY: JS
 CHECKED BY: SF

SCALE: **1" = 60'**

DATE: **05-29-2024**

SHEET NO.