

#### New Albany Architectural Review Board Meeting Agenda Monday, April 14, 2025 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The inperson 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 <a href="https://newalbanyohio.org/answers/streaming-meetings/">https://newalbanyohio.org/answers/streaming-meetings/</a>

- I. Call to order
- II. Roll call
- **III.** Action on minutes: March 10, 2025
- 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-80-2024** Certificate of Appropriateness

Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street including siding, windows as well as window and garage door replacements (PID: 222-000027).

**Applicant: Busch Real Estate LLC** 

#### **ARB-15-2025** Certificate of Appropriateness

Certificate of Appropriateness for the replacement of two wall signs at 245 E Main Street (PID: 222-000088)

**Applicant: SouthWood Corporation** 

- VII. Other business
- VIII. Poll members for comment
- IX. Adjourn



#### New Albany Architectural Review Board

Monday, March 10, 2025 Meeting Minutes - DRAFT

#### I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, March 10, 2025 in the New Albany Village Hall. Vice Chair Iten called the meeting to order at 7:04 p.m. and asked to hear the roll.

#### II. Roll call

Upon roll call:

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

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

Staff members present: Planner I Bennett, Planner I Blackburn, Planner I Henderson, Planner II Saumenig, Deputy Clerk Madriguera.

#### **III.** Action on minutes: February 10, 2025

Vice Chair Iten noted the following corrections to the minutes from the February 10, 2025 meeting. First, that the word at the end of the second line of the second to last paragraph on page 3 should be the word "no." And second, that the name of the architect with the applicant for ARB-97-2024 and ARB-98-2024 was missing. He asked for the board if there were any further corrections.

Hearing none, Vice Chair Iten moved for approval of the February 10, 2025 meeting minutes as corrected. Board Member Brown seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Brown yes, Mr. Davie yes, Mr. Strahler abstained from the vote. Having three yes votes, the motion passed and the February 10, 2025 meeting minutes were approved as corrected.

#### IV. Additions or corrections to the agenda

Vice Chair Iten asked whether there were additions or corrections to the agenda.

Planner II Saumenig introduced the two new planners, Planner Bennett and Planner Henderson.

The board welcomed the new planners and stated that they looked forward to working with them.

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

Vice Chair Iten asked whether there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he administered the oath to Applicant Blake Kuhn.

#### VI. Cases:

#### **ARB-2024-0087 Certificate of Appropriateness**

Certificate of Appropriateness for a previously approved sign to change locations on the building frontage at 9 S High Street (PID: 222-000077).

Applicant: Blake Kuhn

Applicant Blake Kuhn spoke in support of the application. He explained that the reason for the change to the sign was that the applicants no longer needed the space at 11 S. High Street.

Vice Chair Iten asked whether staff had anything to add.

Planner I Blackburn stated that this sign was the same as the sign approved by the board in December 2024. The clearance is greater than it was on the original sign, but the sign meets code in every respect.

Hearing no further comments, Board Member Brown moved for approval of ARB-0087-2024 with no conditions. Board Member Strahler seconded the motion. Upon roll call: Mr. Brown yes, Mr. Strahler yes, Mr. Iten yes, Mr. Davie yes.

Having four yes votes, the motion passed and ARB-87-2024 was approved.

The board thanked and congratulated Mr. Kuhn.

#### VII. Other business

Vice Chair Iten opened the annual organizational meeting.

Vice Chair Iten nominated Alan Hinson to be the Chairperson of the New Albany Architectural Review Board. Board Member Brown seconded the motion. Upon roll call: Mr. Iten yes, Mr. Brown yes, Mr. Strahler yes, Mr. Davie yes. Having four yes votes the motion passed and Alan Hinson was re-elected Chairperson of the New Albany Architectural Review Board.

Board Member Brown nominated Jon Iten to be the Vice Chair of the New Albany Architectural Review Board. Board Member Davie seconded the motion. Upon roll call: Mr. Brown yes, Mr. Davie yes, Mr. Strahler yes, Mr. Iten yes. Having four yes votes, the motion passed, and Jon Iten was re-elected Vice Chair of the New Albany Architectural Review Board.

Vice Chair Iten nominated Jim Brown to be the Secretary of the New Albany Architectural Review Board. Board Member Strahler seconded the motion. Upon roll call: Mr. Iten yes, Mr. Strahler yes, Mr. Brown yes, Mr. Davie yes. Having four yes votes, the motion passed, and Mr. Brown was re-elected Secretary of the New Albany Architectural Review Board.

Thereafter there was a brief discussion of changing the meeting time to 7:15 p.m. for the spring months, but the board consensus was that it was best to leave the meeting time at 7:00 p.m.

Vice Chair Iten and the board also discussed moving the October meeting to Wednesday, October 22, 2025 in order to accommodate Columbus Day on Monday, October 13, 2025, and the fact that Vice Chair Iten would be unable to attend on Wednesday, October 16, 2025.

Vice Chair Iten moved to establish that regular meetings of the New Albany Architectural Review Board would occur at 7:00 p.m. in the New Albany Village Hall on the third Monday of each month, except for October 2025 when the meeting would be held on Wednesday, October 22, 2025. Board Member Strahler seconded the motion. Upon roll call: Mr. Iten yes, Mr. Strahler yes, Mr. Brown yes, Mr. Davie yes. Having four votes, the motion passed.

Thereafter Planner II Saumenig advised the board that the City of New Albany does not observe the Columbus Day holiday and the board could meet on Monday, October 13, 2025.

Vice Chair Iten moved to vacate the prior motion. Board Member Davie seconded the motion. Upon roll call: Mr. Iten yes, Mr. Davie yes, Mr. Strahler yes, Mr. Brown yes. Having four yes votes, the motion was vacated.

Board Member Strahler moved to establish that the board should meet on the third Monday of each of the month at 7:00 p.m. in the New Albany Village Hall. Board Member Brown seconded the motion. Upon roll call: Mr. Strahler yes, Mr. Brown yes, Mr. Iten yes, Mr. Davie yes. Having four yes votes, the motion passed, and the New Albany Board of Architectural Review established their regular meeting schedule.

Thereafter, Vice Chair Iten called the board's attention to the attendance policy for New Albany Boards and Commissions.

\*Attendance is defined as in-person presence during the hearing and consideration of applications without a conflict of interest before that commission/board at that meeting. Attendance of all currently serving members of the commission/board is encouraged, and three (3) consecutive absences by any member or four (4) absences in any 12-month period shall be considered grounds for the forfeiture of the membership to the commission/board. The forfeiture would occur unless the commission/board member's absence is "excused," as determined in the sole discretion of City Council, due to an illness, injury, or other emergency circumstance of the member, or an immediate family member. Upon the occurrence of the absence that creates the grounds for forfeiture, the applicable department designee and/or a council member will then notify the clerk of council who will inform the full council that action concerning the appointment is required. C.O. 159.02(d).

#### VIII. Poll members for comment

Following a brief discussion about applications coming down the pike for the board, Vice Chair Iten thanked the board and staff and remarked that it was a pleasure to meet.

#### IX. Adiourn

Having no further business, Board Member Brown moved to adjourn the March 10, 2025 meeting. Board Member Strahler seconded the motion. Upon roll call: Mr. Brown yes, Mr. Strahler yes, Mr. Iten yes, Mr. Davie yes. Having four yes votes, the motion passed, and the meeting was adjourned at 7:30 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix ARB-0087-2025 Staff Report Record of Action



## COMMUNITY CONNECTS US Architectural Review Board Staff Report

March 10, 2025 Meeting

#### GREENSHTEIN MCCARTHY SIGN CERTIFICATE OF APPROPRIATENESS

LOCATION: 9 South High Street (PID: 222-000077)
APPLICANT: Wesley & Roberts c/o Blake Kuhn
REQUEST: Certificate of Appropriateness

ZONING: Urban Center District (UCD): Historic Center

STRATEGIC PLAN: Village Center APPLICATION: ARB-87-2024

Review based on: Application materials received on January 06, 2025.

Staff report prepared by Kylie Blackburn, Planner

#### I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for a projecting sign to be installed at 9 South High Street for Greenshtein McCarthy. The projecting sign's location is on the east-facing elevation along High Street where a previous occupant had a sign placed.

The ARB approved this sign in December 2024, but the company has since moved to only being located at 9 S High and not 9-11 S High. The applicant proposes to change the sign location, which requires ARB review and approval. The overall sign design is the same as what was previously approved by the board.

#### II. SITE DESCRIPTION & USE

Greenshtein McCarthy is located in the Historic Center in the Urban Center District at 9 South High Street. The building sits on 0.12 acres and is about 5117 square feet. It houses the Greenshtein McCarthy LP business, a hedge fund that sits between the Morgan Stanley building and the Amy M. Levine & Associates Attorney Law building. Greenshtein McCarthy will only be in 9 S High Street.

#### 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. The applicant proposes to install one projecting sign with the following dimensions.

#### **Projecting Sign**

- City sign code Chapter 1169.17 (a)(1) permits a maximum area of 6 square feet, allows one projecting sign per street front, and requires a maximum projection of 5' and minimum clearance from the sidewalk of 8' with a minimum sign relief of 1".
  - a. Area: 6 square feet per side [meets code].
  - b. Location: the sign is proposed to be installed on the street front on South High Street [meets code].
  - c. Lighting: External, 2,700 Kelvin, 500 Lumens [meets code].
  - d. Width: 3 feet [meets code].
  - e. Height: 2 feet [meets code].
  - f. Colors: black and brushed silver [meets code].
  - g. Mount: Armature [meets code].
  - h. Clearance: 9 feet 4 inches above sidewalk [meets code].
- The sign reads "Greenshtein McCarthy" in silver brushed lettering, corner elements, and upper and lower bars on a black background.
- The sign is made out of metal with a welded 1"x 2" steel tube frame 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 other elevation signs.
- 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.
  - Not Applicable

#### IV. SUMMARY

The proposed sign is identical to the one previously approved by the board, the only change is the location on the building. The proposed sign appears to be appropriate for this space since it is

consistent with the architectural character of the building and the overall Village Center. The proposed signs use a dark background with light lettering to match the aesthetics of similar signs in the Village Center. The projecting sign meets all code requirements.

#### V. ACTION

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

#### **Suggested Motion for ARB-87-2024:**

Move to approve Certificate of Appropriateness application ARB-87-2024. (Conditions may be added)

#### **Approximate Site Location:**



Source: Near Map



#### **Community Development Department**

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

Dear Blake Kuhn,

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, March 11, 2025

The New Albany Architectural Review Board took the following action on 03/10/2025.

#### **Certificate of Appropriateness**

**Location:** 9 S. High St. **Applicant:** Blake Kuhn,

**Application: PLARB20240087** 

Request: Certificate of Appropriateness

Motion: To Approve

**Commission Vote:** Motion Approved, 4-0

**Result:** Certificate of Appropriateness, PLARB20240087 was Approved, by a vote of 4-0.

Recorded in the Official Journal this March 11, 2025

Condition(s) of Approval: N/A

Kylie Blackburn

Staff Certification:

Kylie Blackburn

Planner



#### Architectural Review Board Staff Report April 14, 2025 Meeting

#### 20 S HIGH STREET EXTERIOR IMPROVEMENTS CERTIFICATE OF APPROPRIATENESS

LOCATION: 20 S High Street (PID: 222-000027)
REQUEST: Certificate of Appropriateness

ZONING: Urban Center Code; Historic Center Sub-District

STRATEGIC PLAN: Village Center APPLICATION: ARB-80-2024

APPLICANT: Busch Real Estate LLC

Staff report completed by Chris Christian, Planning Manager

#### I. REQUEST AND BACKGROUND

The applicant requests review and approval of the following exterior modifications at 20 S High Street.

#### Main Structure Modifications

- New hardie board siding
- Window replacements

#### Garage Modifications

- New hardie board siding
- 3 new windows on the west elevation
- 1 new window and 1 new door on the west elevation.
- 1 new window on the north elevation
- Garage bay door replacements with frosted glass along the top section.

This application was tabled by the Architectural Review Board (ARB) during their meeting on February 10, 2025. The ARB had several questions and comments on the case that were either missing from the application materials or were not able to be answered as the applicant did not attend the meeting.

The February 10<sup>th</sup> meeting recording was shared with the applicant, and they submitted updated materials to address the comments and questions asked by the ARB. The city architect reviewed the resubmittal and believed that the applicant provided the additional details requested by the ARB. However, at the recommendation of the city architect, city staff recommends a condition of approval that the project architect must closely coordinate with the builder to ensure the porch trim details are executed appropriately, consistent with the approved plans (condition #1).

#### II. SITE DESCRIPTION & USE

The property is located in the Historic Village Center, zoned Urban Center Code, and the New Albany Design Guidelines and Requirements apply to the site. The existing structure was built in 1928. Busch Tax Company owns the building.

#### 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.
  - There is an existing house and detached garage on the property and the applicant proposes the following exterior modifications:

#### Main Structure Modifications

- New hardie board siding
- Window replacements

#### **Garage Modifications**

- New hardie board siding
- o 3 new windows on the west elevation
- o 1 new window and 1 new door on the west elevation.
- o 1 new window on the north elevation
- o Garage bay door replacements with frosted glass along the top section.
- The existing building material on the main structure is stucco and horizontal vinyl lap siding is used on the garage.
- Section 2(II.F.3) of the Design Guidelines & Requirements states wood siding and brick are the most appropriate exterior building materials. Use of other façade materials requires approval of the Architectural Review Board. This section further states that the use of alternate materials such as vinyl, aluminum, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood.
  - O The applicant proposes to use a horizontal hardie board siding for both the main structure and the garage building. The city architect has reviewed the proposal and states that this style of siding is generally consistent with the way traditional materials would have been used. Hardie board siding has been used successfully in other parts of the Village Center and it is important to ensure it is executed appropriately. The city architect will review and approval the final drawings through the building permit application process.
- DGR Section 2(II.F.7 and 8) states that the new windows must be made of wood and may have either vinyl or aluminum cladding on the exterior. Another appropriate option is to use true wood or clad, one over one windows. Additionally, the DGRs state that new windows must be double hung or be double hung in appearance.
  - O The applicant submitted a specification sheet for the new windows which indicates that new windows will be true wood or clad with a double hung appearance, meeting the requirements of the DGRs.
- The proposed new doors on the garage appear to be appropriate and consistent with typical garage doors.
- 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.
  - There are no proposed site changes and all of the exterior improvements are within the existing building footprints.

- 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 with the proposed exterior building modifications.
- 4. All buildings, structures and sites shall be recognized as products of their own time.
  - The proposed exterior modifications do not compromise the historic character and design of the buildings.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.
  - With the condition of approval, 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.
  - It does not appear that removal of the proposed exterior modifications would harm the form and integrity of the original structure.

#### IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements of the Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. With the condition of approval, the proposed exterior modifications meet this and other DGR requirements.

#### V. ACTION

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

#### **Suggested Motion for ARB-80-2024:**

Move to approve Certificate of Appropriateness application ARB-80-2024 with the following condition (additional conditions of approval may be added):

1. The project architect must closely coordinate with the builder to ensure the porch trim details are executed appropriately, consistent with the approved plans.

**Approximate Site Location:** 



Source: NearMap

Permit #	
Board	
Mtg. Date	

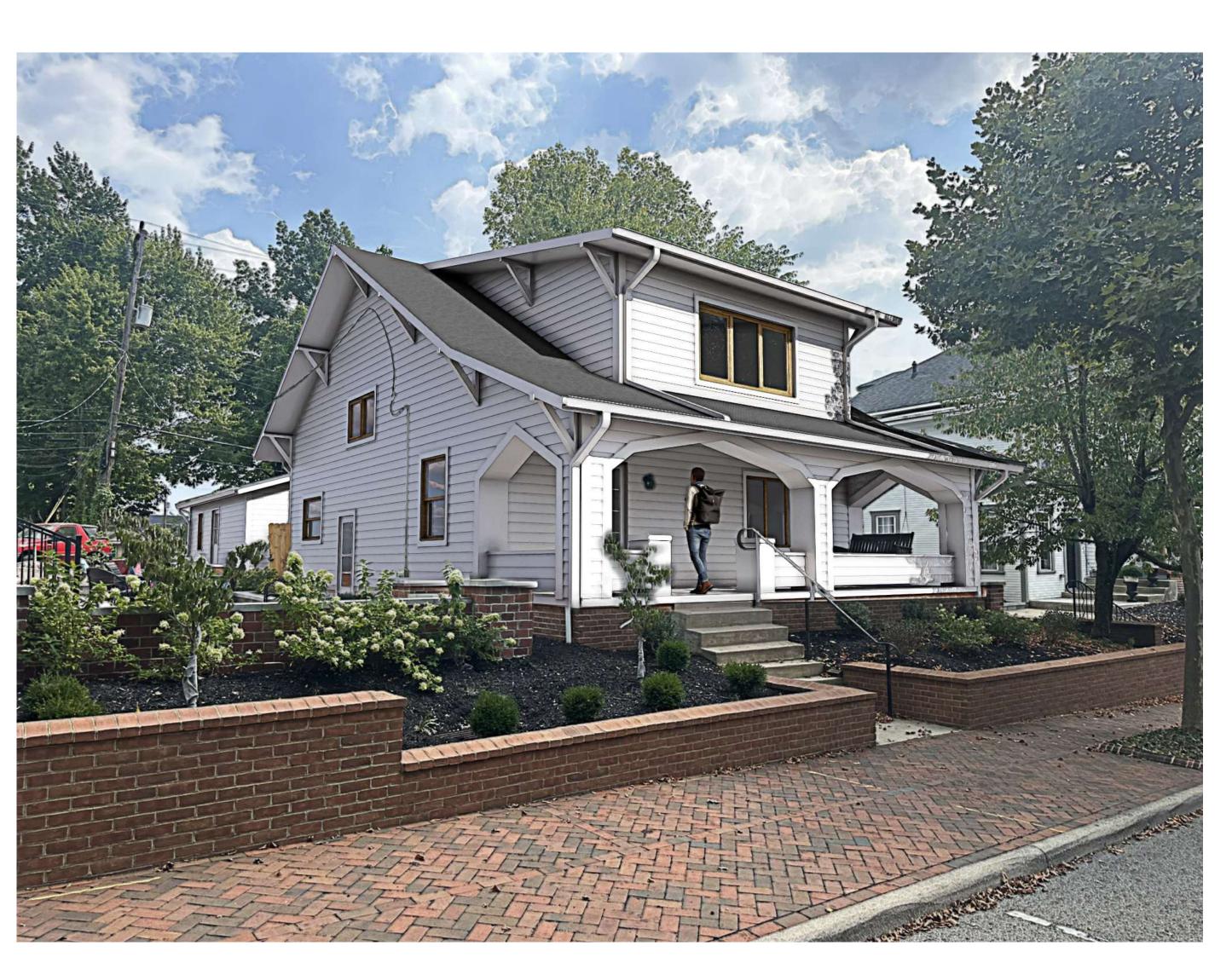


#### **Community Development Planning Application**

	Site Address 20 S. High St	New	Albony, O	4 43054
	Parcel Numbers			
	Acres # of lots cre	ated		
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Project Information	□□Minor Commercial Subdivision			
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	Address: 19 5 4 5 5 5		210	
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Contacts				
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8	Email: Junior @ busen tax. (cm	V		
200				
	Site visits to the property by City of New Albany represe The Owner/Applicant, as signed below, hereby authorized	entatives are	essential to process the	nis application.
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	Signature of Owner		Date Date	
	Signature of Applicant	1	Date	10/22/20
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EXISTING



PROPOSED

NAME: PAUL JOSEPH FATKINS LICENSE #: ARC.2218774 EXPIRATION: 12/31/2025
STATE OF OUT
PAUL JOSÉPH *
2218774 CONTERED ARCHIT
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DOCUMENT DISCLAIMER

Drawings, specifications and other documents, prepared by ARCFLUENCE and the ARCFLUENCE' consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form.

ARCFLUENCE and ARCFLUENCE' consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement from ARCFLUENCE. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to ARCFLUENCE and the ARCFLUENCE' consultants.

	DATE				
REVISION SCHEDULE	DESCRIPTION				
	REV#				

REV#
43054

20 S High St New Albany OH 430

ARC

ARCFLUENCE.COM

RESIDENCE 20 S High St New Albany OH 43054

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# RESIDENCE

# 20 S High St New Albany OH 43054

**CODE DATA** 

**APPLICABLE CODES** 

**ZONING CLASSIFICATION** 

PRIMARY USE GROUP

NUMBER OF STORIES:

**CONSTRUCTION TYPE:** 

**CONSTRUCTION TYPE:** 

**EXTERIOR WALL RATING** 

**SEISMIC CATEGORY** 

**ACTUAL HEIGHT** 

R (RESIDENTIAL)

TOTAL AREA:

**BUILDING CODE ANALYSIS** 

2019 RESIDENTIAL CODE OF OHIO

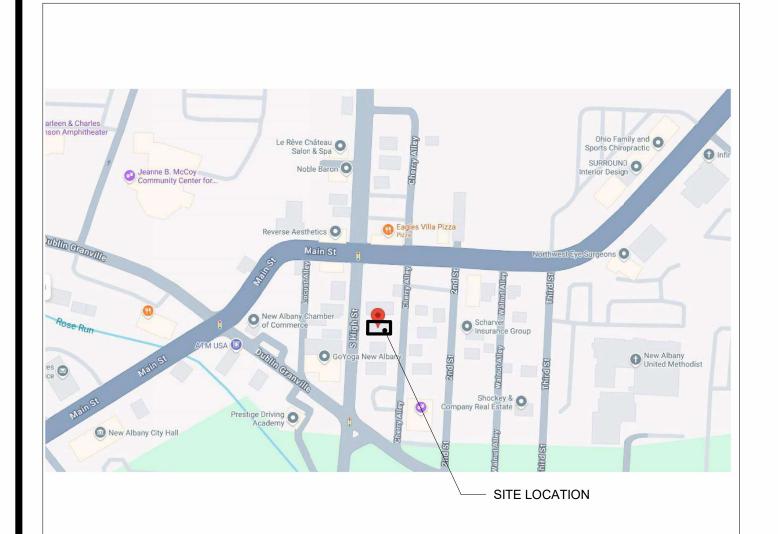
546 SF

0 HOURS

12 ' 6 3/4"

**VB: NOT SPRINKLED** 

**BUILDING CODE:** 



#### **SCOPE OF WORK**

ADDING NEW EXTERIOR WINDOWS AND DOOR TO THE GARAGE, AS WELL AS REPLACING THE SIDING AND EXISTING WINDOWS WITH NEW ONES WITH SAME OPENINGS IN THE HOUSE. CHIMNEY WILL HAVE BRICK EXPOSED AND ALL STUCCO REMOVED FROM THE **ENTIRE HOUSE** 

#### GENERAL SCOPE OF WORK

- B. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT EXCEPT AS NOTED OTHERWISE.
- C. ANY DAMAGE TO PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION SHALL BE REPAIRED/REPLACED TO MATCH EXISTING AT NO ADDITIONAL COST TO OWNER.
- D. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR IN ANY NEW ADDITION. MUD AND DEBRIS TRACKED ONTO OWNER PAVING OR CITY STREETS TO BE CLEANED IMMEDIATELY.
- SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
- COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER. G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, UNLESS SPECIFICALLY NOTED.
- PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS
- THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT AND CONSULTANTS FOR VERIFICATIONS, RESPONSES, AND SUBMISSIONS.
- PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.
- ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR THE WORK MAY BE CONSIDERED DEFECTIVE AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.

#### COORDINATION WITH SEPARATE CONTRACTORS

- COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFCI), OR NOT-IN-CONTRACT (NIC). PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.
- M. COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR
- N. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.
- O. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION.

#### COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)

- REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED WHETHER FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS, CONNECTIONS AND CLEARANCES WILL BE PROVIDED.
- Q. PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK / FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS).

- R. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.
- PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY. PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF
- BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS, AND BRACE PLATFORMS, SUSPENDED ITEMS OR SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.

#### SITE VERIFICATION

- U. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.
- ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.
- W. THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION.
- X. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING ANY MATERIALS.

SHEET INDEX							
#	Sheet Name	REV	DATE				
A0.0	COVER SHEET						
A0.1	GENERAL NOTES						
A1.0	SITE PLAN						
A3.0	DEMOLITION PLANS						
A4.0	PROPOSED PLANS						
A10.0	EXTERIOR ELEVATIONS (WEST)						
A10.1	EXTERIOR ELEVATIONS (NORTH)						
A10.2	EXTERIOR ELEVATIONS (PROPOSED)						
A10.3	EXTERIOR ELEVATIONS (EXISTING)						
A11.0	DOOR & WINDOW SCHEDULE						

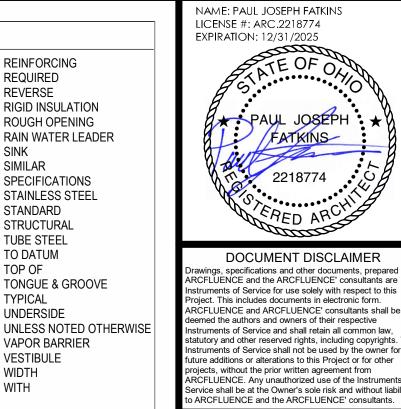
ABBR	REVIATIONS			
FF LUM PPROX RCH D LDG FS PT J L LR LG ONC ONT ONST OORD ORR /W	ABOVE FINISHED FLOOR ALUMINUM APPROXIMATE ARCHITECTURAL BOARD BUILDING COLD FORMED STEEL CARPET CONTROL JOINT CLOSET CLEAR CEILING COLUMN CONCRETE CONTINUOUS CONSTRUCTION COORDINATE CORPIDOR COMPLETE WITH DEPTH/ DEEP DIAMETER	FLR FRR FRT GA GALV GYP GL GWB HM HT INSUL L MAX MC MECH MFR MIN MIR MISC MTD N/A	FLOOR FIRE RESISTANCE RATING FIRE RETARDANT TREATED GAUGE GALVANIZED GYPSUM GLASS GYPSUM WALL BOARD HOLLOW METAL HEIGHT INSULATION LONG MAXIMUM MEDICINE CABINET MECHANICAL MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MOUNTED NOT APPLICABLE	REINF REQD REV RI RO RWL S SIM SPEC SS STD STRUCT TS TD T/O T&G TYP U/S UNO VB VEST
N	DOWN	NIC	NOT IN CONTRACT	W
/W	DISHWASHER	NTS	NOT TO SCALE	W/
WG	DRAWING	OC	ON CENTER	• • •
Α	EACH	OD	OUTSIDE DIAMETER	
LEC	ELECTRICAL	OH	OVERHEAD	
LEV	ELEVATION	PL	PROPERTY LINE	
Q	EQUAL	PLAM	PLASTIC LAMINATE	

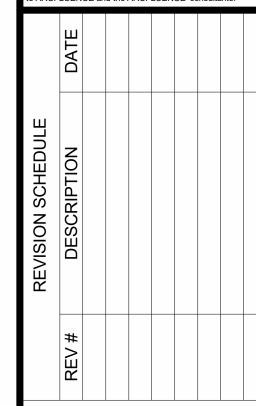
POLYVINYL CHLORIDE

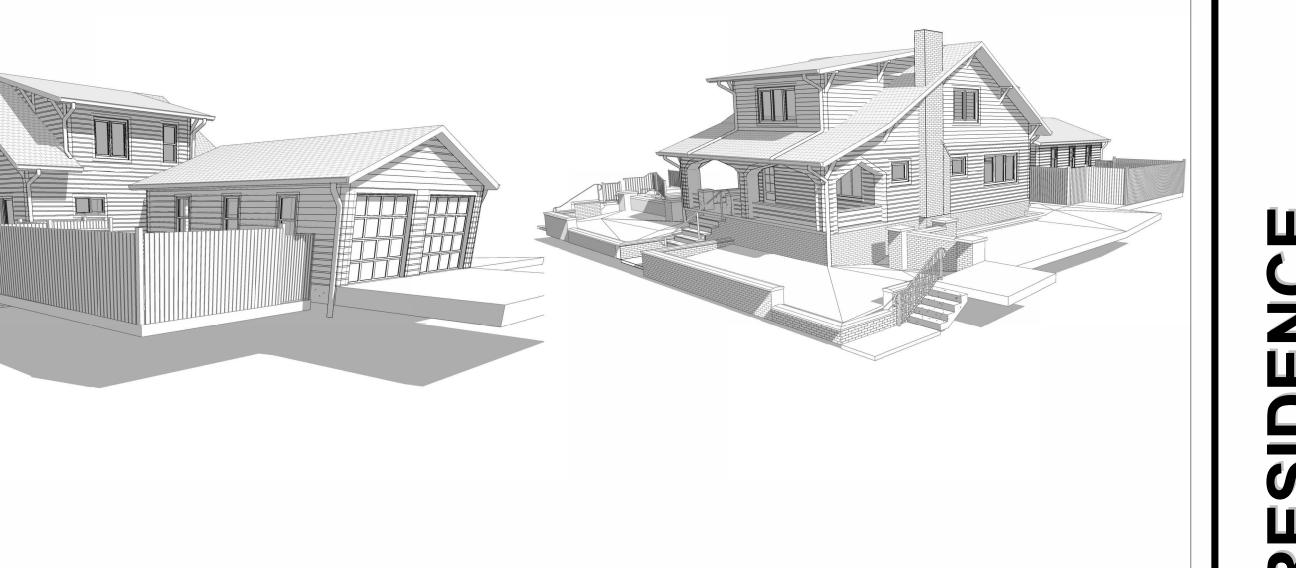
RANGE AND HOOD FAN

RADIUS OR RISER

ROOF DRAIN





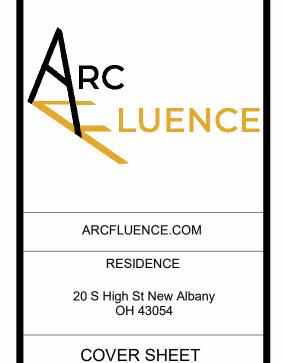


**EXPANSION EXTERIOR** 

**FIBERGLASS** 

FIRE EXTINGUISHER

FRIDGE FLOOR DRAIN



#### **GENERAL CONTRACTOR:**

- 1. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENFORCE CODE COMPLIANCE AND ANY ORDINANCES GOVERNING THE WORK OF THIS
- $2.\,$  THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- 3. ANY WRITTEN NOTES / DIMENSIONS TAKE PRECEDENCE OVER SCALE, GC TO VERIFY ALL DIMENSIONS, ANY DISCREPENCY DISCOVERED SHALL BE
- COMMUNICATED IMMEDIATLY TO THE ACRHITECT BEFORE TAKING ACTION. 4. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS AND APPLIANCES SHALL BE FOLLOWED.
- 5. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF VARIOUS TRADES TO EXPEDITE THE CONSTRUCTION IN A CONTINUOUS MANNER UNTIL THE 6. STAIR LANDINGS SHALL BE A MINIMUM LENGTH OF 36" OR THE WIDTH OF THE STAIRCASE WHICHEVER IS GREATER. GOVERNING MUNICIPALITY ISSUES THE CERTIFICATE OF OCCUPANCY.

#### **EXCAVATION:**

- 1. FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL EXCAVATED BELOW LOCAL FROST LINE.
- 2. TOP OF FOUNDATION SHALL BE A MINIMUM 8" ABOVE FINISHED GRADE. 3. DO NOT BACKFILL UNTIL FLOOR FRAMING IS ATTACHED TO SILL PLATE AND SHEATHING IS INSTALLED.
- 4. FINISHED GRADE SHALL PROVIDE DRAINAGE AWAY FROM FOUNDATION, GRADE SHALL FALL A MIN. 6" WITHIN THE FIRST 10' OF AREA AROUND FOUNDATION. FINAL LANDSCAPE SHALL NOT INTERFERE WITH MIN. SLOPE.

#### **FOUNDATION**

- 1. FOUNDATION WALLS AND BASEMENT SLAB OR MONOLITHIC SLAB NOT EXPOSED TO THE WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH
- 2. ANY CONCRETE FOUNDATION WALLS AND OR SLABS INCLUDING GARAGE SLABS, PORCHES ETC... THAT ARE EXPOSED TO THE WEATHER SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3500 PSI.
- 3. REFER TO PROJECT STRUCTURAL ENGINEERING FOR FOOTING / PIER SCHEDULE.
- 4. A SOILS TEST AND REPORT IS RECOMMENDED TO BE COMPLETED PRIOR TO STRUCTURAL ENGINEERING. 5. STRUCTURAL ENGINEER TO COORDINATE WITH SOIL ENGINEERING TO PRODUCE A FOUNDATION DESIGN CAPABLE OF SUPPORTING STRUCTURE INCLUDING A FOOTING AND REBAR SCHEDULE. FOUNDATION PLAN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER.

- 1. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING
- 2. FOR 2 X 6 EXTERIOR WALLS, A 2 X 6 P.T. SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION. FOR 2 X 4 EXTERIOR WALLS, A 2 X 4 P.T. SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WALL.
- 3. RIM BOARD SHALL BE A MIN 1-1/8" THICK AND BEAR APA STAMP.
- 4. MANUFACTURED FLOOR JOISTS SHALL NOT EXCEED THE ALLOWED SPAN LISTED IN MANUFACTURERS DESIGN GUIDE
- 5. LUMBER SUPPLIER TO FURNISH SHOP DRAWINGS TO GENERAL CONTRACTOR OF THE FLOOR JOIST AND ROOF SYSTEM BEARING A LICENSED
- ENGINEER'S STAMP AND SIGNATURE. 6. PREMIUM #2 OR BETTER DOUGLAS FIR STUDS TO BE FURNISHED TO JOB SITE UNLESS DIRECTED OTHERWISE BY GENERAL CONTRACTOR. BUILDING SUPPLIER TO VERIFY STUD QUALITY PRIOR TO DELIVERY OF MATERIALS.
- 7. BUILT UP BEAMS OF 2 X MEMBERS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 16D NAILS AT 16" O.C. ON ALL EDGES. BUILT UP COLUMNS OF 2 X MEMBERS SHALL BE NAILED TOGETHER WITH A MIN. TWO ROWS OF 16D NAILS AT 10" O.C. STAGGERED.
- 8. ALL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE. GAP ALL WAFERBOARD SHEATHING. INSTALL H CUPS ON ALL ROOF SHEATHING.
- 9. TRUSSES SHALL BE PRE-ENGINEERED AND SUPPLIED BY TRUSS MANUFACTURER BEARING LABELS TO MATCH ROOF SHOP DRAWING. SHOP DRAWING TO BEAR LOCAL STATE STRUCTURAL ENGINEER'S STAMP.
- 10. STANDARD STUD FRAMING AT EACH END OF EACH BEAM UNLESS OTHERWISE NOTED SHALL CONSIST OF (1) KING STUD AN (2) TRIMMER STUDS UNLESS NOTED OTHERWISE.
- 11. ALL EXTERIOR FRAMING WALLS SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR BEARING WALLS FRAMING SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR NON
- BEARING WALLS SHALL BE NO GREATER THAN 24" O.C 12. FRAMING TO INCLUDE ALL STAIRS, FUR-DOWNS, DECKS, PLANT SHELVES AND CEILING JOISTS.
- 13. (3) STUDS MIN. REQUIRED AT ALL CORNERS.
- 14. WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR U.S.P. METAL CONNECTORS HAVING APPROVAL FROM THE NATIONAL CODE COUNCIL ALTERNATIVELY, REFER TO RCO TABLE 602.3(1). SOLID BLOCKING SHALL BE PROVIDED AT ENDS OR BEARING POINTS OF ALL WOOD JOISTS AND
- TRUSSES. INSTALL ALL METAL CONNECTERS PER MANUFACTURERS SPECIFICATIONS. 15. MULTIPLE PLATES OR LEDGERS SHALL BE NAILED TOGETHER WITH 16D NAILS AT 8" O.C. CONNECT P.T. SILL PLATES WITH "J" BOLTS. MULTIPLE MEMBERS SHALL BE ENGINEERED BY PROFESSIONAL ENGINEER.
- 16. BLOCK ALL HORIZONTAL EDGES OF WALL SHEATHING WITH 2" NOMINAL BLOCKING. 17. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIAMETER OF THREE TIMES THE DIAMETER OF SPECIFIED BOLT. UNLESS SPECIFIED
- OTHERWISE BY STRUCTURAL ENGINEER.
- 18. MINIMUM NAILING SHALL COMPLY WITH <u>RCO TABLE **602.3(1)**</u>.
  19. FLOOR SHEATHING SHALL BE GLUED AND NAILED TO FLOOR JOISTS WITH 10 D RING-SHANK NAILS.
- 20. PROVIDE HOLD DOWNS AT SHEAR WALLS PER ENGINEERING
- 21. WOOD BEAMS UP TO TWO PLY'S NAIL TOGETHER WITH TWO ROWS 16D NAILS AT 12" O.C. STAGGER ROWS. WOOD BEAMS OF THREE PLY'S NAIL TOGETHER WITH TWO STAGGERED ROWS EACH SIDE WITH 16D NAILS AT 12" O.C. WOOD BEAMS OF FOUR PLY'S BOLT TOGETHER PER STRUCTURAL ENGINEERING.
- 22. BALLOON FRAME ALL BEARING WALLS.
- 23. SPACE 2 X 4 WALL STUDS EXCEEDING 10' IN HEIGHT AT A MIN. 12" O.C. SPACE 2 X 6 WALLS EXCEEDING 14' IN HEIGHT AT A MIN. 12" O.C. 24. FIRE BLOCK ALL STUD WALLS OVER 10' IN HEIGHT PER SECTION RCO 602.8 and 302.11
- 25. BEAMS, HEADERS, AND TRUSSES TO HAVE FULL WIDTH BEARING AT EACH END.

#### **VENTILATION:**

- 1. ALL CRAWL SPACES TO BE VENTILATED BY MEAN OF SCREENED VENTS (1 SQ. FT. OF VENT PER 150 SQ. FT. OF CRAWL SPACE AS REQUIRED BY 2019
- RCO. PROVIDE A VENT WITHIN 3' OF EACH CORNER OF CRAWLSPACE. 2. FOR LIGHT AND VENTILATION, A ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN A MIN. 1/2 THE AREA OF COMMON WALL IS OPEN, UNOBSTRUCTED AND PROVIDES A MIN. OPENING OF 1/10TH THE FLOOR AREA OF THE ROOM OR 25 SQ. FT. (WHICH EVER IS GREATER). RCO 303.2
- 3. ATTIC VENTILATION TO COMPLY WITH SECTION 806.2 OF THE 2019 RCO. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF
- 4. VENTED SOFFIT SYSTEM TO WORK IN CONJUNCTION WITH STANDARD 12" SQUARE TURTLE VENTS TO BE THE STANDARD ATTIC VENTILATION SYSTEM UNLESS SPECIFIED OTHERWISE BY USE OF A RIDGE CAP VENT OR A MID- RIDGE VENTILATION SYSTEM.

## WINDOWS / GLAZING:

- 1. BEDROOM WINDOWS TO HAVE A FINISHED SILL HEIGHT OF 44" MAX ABOVE FINISHED FLOOR (A.F.F.)
- 2. SUPPLY ALL HABITABLE ROOMS WITH NATURAL LIGHT USING AN OPERABLE EXTERIOR WINDOW WITH A MIN. AREA OF 8% OF THE FLOOR AREA PER EACH ROOM FOR LIGHT AND 4% OF THE FLOOR AREA PER EACH ROOM FOR NATURAL VENTILATION.
- 3. WINDOWS WITHIN 24" OR LESS ABOVE FINISHED FLOOR SHALL HAVE TEMPERED SAFETY GLASS.
- 4. TOP ALL WINDOWS PER PLAN
- 5. WINDOWS WITHIN 24" OF EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS.
- 6. ALL BEDROOM / SLEEPING ROOM WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQUARE FEET MINIMUM WITH A MIN. WIDTH OF 20" AND MIN. HEIGHT OF
- 7. PROVIDE A MIN. 9" FLASHING AROUND ALL EXTERIOR WINDOWS WITH COUNTER-FLASHING AND APPROVED CAULKING. INSTALL ALL WINDOWS AND FLASHING PER MANUFACTURERS SPECIFICATIONS.

#### WINDOW WELLS:

- 1. 44" MAXIMUM DEPTH (LADDERS NOT REQUIRED). FOR WINDOW WELLS WITH A DEPTH GREATER THAN 44" PROVIDE STEPS OR LADDERS PER RCO
- 2. WELLS MUST MAINTAIN MINIMUM OF 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL MAINTAINING A MIN. 9 SQ. FT. 3. WELLS MUST MAINTAIN A MINIMUM OF 35• OF VERTICAL CLEARANCE FROM ANY BUILDING PROJECTION SUCH AS CANTILEVERS OR BAY WINDOWS

#### EXTERIOR DOORS:

- ALL EXTERIOR DOORS SHALL HAVE A FLOOR LANDING ON EACH SIDE OF THE DOOR. 2. FLOOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 1.5" LOWER THAN TOP OF THRESHOLD. IF DOOR IS NOT A REQUIRED EXIT DOOR,
- THE LANDING SHALL NOT EXCEED 8" FROM TOP OF THRESHOLD. 3. 3. ALL LANDINGS SHALL MAINTAIN A WIDTH OF 35• MIN. MEASURED IN THE DIRECTION OF TRAVEL

#### BRICK VENEER:

- 1. EACH GALVANIZED BRICK TIE SHALL SUPPORT NO MORE THAN TWO SQUARE FEET.
- 2. ATTACH BRICK TIES TO WALL STUDS.
- 3. PLACE BRICK TIES AROUND OPENINGS NO MORE THAN 36 INCHES O.C. AND WITHIN 12 INCHES OF OPENING. 4. BRICK TIES SHALL BE MECHANICALLY ATTACHED TO HORIZONTAL JOINT REINFORCEMENT.
- 5. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FOUNDATION WALL AND OTHER POINTS OF SUPPORT
- 6. PROVIDE WEEPHOLES IN THE OUTSIDE OF THE MASONRY WALLS AT 32 INCHES O.C. MAXIMUM SPACING AND SHALL BE A MIN. 3/16" DIAMETER LOCATED IMMEDIATELY ABOVE FLASHING.
- 7. FOLLOW ALL OTHER REQUIREMENTS FOUND IN RCO SECTION 703.7.1

# STUCCO:

- 1. USE EXTERIOR PORTLAND CEMENT PLASTER SYSTEM /19200 OVER LABELED EXTERIOR WALLS.
- 2. APPLY STUCCO AFTER COMPLETION OF ROUGH FRAMING TO PREVENT CRACKING.
- 3. USE GALVANIZED 20 GAUGE WEEP SCREED, FASTENERS, CORNER AID, Z-FLASHING IN ALL TYPICAL AREAS.
- 4. APPLY APPROVED HOUSE WRAP OVER EXTERIOR WALL SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 5. USE EZ SEAL (6") BUTANE AT ALL PENETRATIONS.
- 6. J METAL AT ALL WINDOWS AND DOORS WHERE APPLICABLE. 7. EPS FOAM TRIM WHERE SPECIFIED ON ELEVATIONS.

#### WEATHER PROTECTION:

- 1. INSTALL 1 OR 2 LAYERS OF GRADE D (15LB) FELT UNDER ASPHALT ROOF SHINGLES PER RCO 905.1
- 2. INSTALL TYVEK OR APPROVED HOUSE WRAP BEHIND ALL EXTERIOR SIDING AND MASONRY 3. INSTALL SELF ADHERED POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF FASCIA TO A LINE 24" BEHIND THE EXTERIOR WALL LINE, AND ALL ROOF
- 4. INSULATE AND WEATHER STRIP ALL ATTIC AND CRAWL SPACE ACCESS HATCHES W/ SAME 'R' VALUE AS THE FLOOR / CEILING ASSEMBLY.
- 5. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS AND STAIRS. 6. METAL FLASHING TO BE PROVIDED WHEREVER WATER FROM WEATHER BARRIER CAN ENTER DWELLING.

#### STAIRWAYS:

- 1. MAXIMUM RISER HEIGHT = 8 1/4" INCHES. TREADS TO BE A MIN. 9" WITH NO MORE THAN 3/8" VARIATION.
- 2. WHERE STAIRS ARE CURVED A MIN. RETURN OF 6" OF TREAD MUST BE MAINTAINED. 3. STAIRWAYS WITH SOLID RISERS MUST HAVE A NOSING NOT LESS THAN 3/4" INCHES AND NO MORE THAN 1 1/4" INCHES. FOR TREADS 11" INCHES OR DEEPER, NOSING IS NOT REQUIRED
- 4. PROVIDE MINIMUM HEAD ROOM OF 6'-8" THRU-OUT STAIRWAY
- 5. ALL STAIRS MUST HAVE A MINIMUM WIDTH OF 36"
- 7. A DOOR MAY BE LOCATED AT THE TOP THE STEPS SO LONG AS THE DOOR DOES NOT SWING OVER THE STAIRS AND PROVIDED THAT THE TOP STEP DOES NOT EXCEED 8" LOWER THAN TOP OF FLOOR. 8. ALL STEPS SHALL BE A EQUAL DISTANCE FROM TOP OF LANDING TO FINISHED FLOOR. (HEIGHT DIVIDED BY HOW MANY RISERS = EQUAL DISTANCE).

- 1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING MORE THAN TWO RISERS.
- 2. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" INCHES AND NOT MORE THAN 38" INCHES HIGH.
- 3. GUARDRAILS (42" INCHES) ARE REQUIRED AT ALL LANDINGS, DECKS, OR FLOOR LEVELS MORE THAN 30" ABOVE FINISHED GRADE AND SHALL SUPPORT A MIN. 200 LBS.
- 4. BALUSTERS FOR HANDRAILS OR GUARDRAILS SHALL BE SPACED SO THAT A 4" INCH SPHERE CAN NOT PASS THROUGH. 5. RETURN ALL HANDRAILS INTO WALL NEWEL POST OR SAFETY TERMINAL.

#### FIRE WARNING SYSTEM AND PROTECTION:

- 1. GARAGE WALLS NOT COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 1/2" GYP BOARD APPLIED TO THE GARAGE SIDE. GARAGE WALLS COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 5/8" TYPE 'X' GYP BOARD APPLIED TO THE GARAGE SIDE. (TYPICAL AT WALLS
- 2. ENTRANCE DOORS FROM GARAGE SHALL BE A 20 MINUTE APPROVED FIRE RATED DOOR. 3. SHEET ROCK BELOW ALL STAIRS WITH 5/8" TYPE 'X' GYP BOARD.

AND CEILING WHEN APPLICABLE). WRAP ALL BEAMS WITH 5/8" TYPE 'X' GYP BOARD.

7. ALL SMOKE DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACK-UP.

5. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS, SLEEPING AREAS, ALONG WITH ONE PER HABITABLE FLOOR LEVEL, INCLUDING BASEMENTS AND CRAWL SPACES. 6. ALARM UNITS SHALL BE INTERCONNECTED THROUGHOUT RESIDENCE.

4. FIREPLACE CHIMNEYS MUST EXTEND MIN. 24" INCHES ABOVE ANY ROOF WITHIN A TEN FEET RADIUS.

- TERMINATE MECHANICAL DUCTS WITHIN 4 FEET OF AN OPERABLE EXTERIOR DOOR OR WINDOW OR AIR INLET.
- . MAX LENGTH OF DRYER VENT IS 25 FEET. REDUCE LENGTH BY 2.5 FEET FOR EACH 45 DEGREE BEND OR 5 FEET FOR EACH 90 DEGREE BEND. 3. DRYER EXHAUST SYSTEMS SHALL CONVEY MOISTURE TO THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. DUCTS SHALL HAVE A BACK DRAFT DAMPER.
- 4. A MIN. 90% MIN. EFFICIENCY FURNACE SHALL BE INSTALLED. 5. COMBUSTION AIR SHALL BE PROVIDED TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS.
- 6. METAL OR FOIL TAPE MUST BE USED ON DUCTING. CLOTH TAPE IS PROHIBITED. 7. TERMINATE EXHAUST OUTLETS A MIN. 3 FEET ABOVE AN OPERABLE DOOR, WINDOW OR AIR VENT WITHIN 10 FEET OF EXHAUST TERMINAL
- 8. INSTALL CEMENT, FIBER-CEMENT OR GLASS MATT GYPSUM BACKERS PER MANUFACTURERS RECOMMENDATIONS FOR ALL WALL TILE / PANELS IN TUB AND SHOWER AREAS.
- 9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM. 10. TAPE ALL DUCT JOINTS, CONNECTIONS AND SEAMS 11. GAS FIREPLACES MUST BE DIRECT VENT TERMINATING EXHAUST TO THE EXTERIOR. APPLIANCE SHALL BE EQUIPPED WITH AN EASY ACCESS GAS
- SHUT-OFF VALVE WITHIN 6 FEET OF APPLIANCE. 12. COMBUSTION AIR TO FURNACE MUST BE SUPPLIED BY TWO VERTICAL OPENINGS (ONE 12" ABOVE FLOOR AND ONE 12" BELOW CEILING) EACH WITH ONE SQUARE INCH PER 4,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE. COMBUSTION AIR TO BE BROUGHT IN FROM

OUTSIDE. AS AN ALTERNATIVE, COMBUSTION AIR MAY BE SUPPLIED BY TWO HORIZONTAL OPENINGS EACH WITH ONE SQUARE INCH PER 2,000 BTU/H OF

THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE. 13. INSULATE HEATING TRUNKS AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES ETC.

#### PLUMBING:

- 1. ANCHOR / STRAP WATER HEATERS TO RESIST HORIZONTAL MOVEMENT WITH THE UPPER STRAP IN THE TOP 1 /3 SECTION OF THE APPLIANCE AND THE
- BOTTOM STRAP A MIN. 4" ABOVE THE CONTROLS PER IRC P2801.7 2. ALL APPLIANCES WHICH REQUIRE PRESSURE RELIEF VALVES SHALL ALSO BE PROVIDED WITH A FULL SIZED DRAIN EXTENDING TO A FLOOR DRAIN. A
- FLOOR DRAIN SHALL BE PROVIDED AT ALL WATER HEATERS. 3. SHOWER PANS MUST HAVE AN APPROVED LINER ENDING 3" ABOVE THE FINISHED THRESHOLD, PROVIDE SOLID STUD BLOCKING BEHIND LINER EDGE.
- 4. TOILETS NOT TO EXCEED 1.6 GALLONS FLUSH, SHOWER HEADS NOT TO EXCEED 2.5 GALLONS PER MINUTE. 5. INSTALL APPROVED NON-FREEZE TYPE BACKFLOW PREVENTION HOSE BIBS PER MANUFACTURER'S RECOMMENDATIONS
- 3. TERMINATE PLUMBING VENTS A MIN. TWO FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OR EGRESS OPENINGS. 7. SHOWERS AND TUBS OF ANY KIND SHALL HAVE A TEMPERATURE SAFETY VALVE / MIXER SET AT A MAX. 120 DEG. FAHRENHEIT.
- 8. TUB AND SHOWER SURROUNDS MUST BE WATER RESISTANT MATERIALS WITH A MIN. HEIGHT OF 6'-0" A.F.F. PROVIDE CEMENT BACKING BEHIND ALL
- 9. DISHWASHER WASTE SHALL DISCHARGE INDIRECTLY THROUGH THE DISHWASHER TERMINAL OF A GARBAGE DISPOSAL 10. WATER HAMMER ARRESTORS REQUIRED WITH QUICK-CLOSING VALVE(DISH CLOTHES WASHERS) PER IRC P2903.5
- 11. TRAP PRIMERS REQUIRED AT ALL FLOOR DRAINS. 12. PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE SERVICING SEWER MAN HOLE COVER SHALL BE EQUIPPED WITH A BACKWATER VALVE OR APPROVED BACKFLOW PREVENTION SYSTEM. THIS REQUIRES BASEMENT PLUMBING TO BE PLUMBED INDEPENDENTLY. 13. INSTALL INSTANT OR ELECTRIC HOT WATER HEATERS NOT CONTAINING A TRADITIONAL TANK PER MANUFACTURER'S INSTRUCTIONS, MUST COMPLY
- TO THE RCO CODE REQ. 14. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES OF FLOOR AREA AND SHALL BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER RCO SECTION 702.4. SUCH WALLS SHALL FORM A
- WATER TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR, OR SHOWER FLOOR, 15. BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A WINDOW OF NOT LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE. IF NO WINDOWS ARE DESIRED BY HOME OWNER, A MECHANICAL VENTILATION SYSTEM SHALL BE REQUIRED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR CONTINUOUS VENTILATION.
- 17. ALL ENCLOSED WATER CLOSETS TO BE EQUIPPED WITH A 60 CFM EXHAUST FAN WITH TERMINATION TO THE EXTERIOR 18. PROVIDE EXPANSION TANK FOR CULINARY WATER SYSTEM. LOCATE IN MECHANICAL ROOM PER IRC P2903.4
- 19. PROVIDE ACCESS TO MOTORS AND PUMPS ON ALL JETTED TUBS. 20. PLUMBING AND CONDUIT PENETRATIONS WITHIN A GARAGE SEPARATION WALL SHALL BE COPPER OF FERROUS 21. COOKING APPLIANCES SHALL BE LABELED AND APPROVED FOR HOUSEHOLD TYPE FOR DOMESTIC USE AND INSTALLED PER MANUFACTURERS

16. WATER CLOSETS TO BE A MINIMUM OF 30" WIDE WITH 24" X 30" OF UNOBSTRUCTED SPACE IN FRONT OF THE TOILET.

INSTRUCTIONS PER RCO 2447 22. PLUMBER TO COMPLY WITH MANUFACTURER' HOLE CUTTING GUIDELINES AND RECOMMENDATIONS FOR ALL I-JOISTS AND BEAM PENETRATIONS. DO NOT HAMMER I-JOISTS FOR PLUMBING HOLES.

#### **ELECTRICAL**:

- 1. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS (COMPACT FLUORESCENT, T-8 OR SMALLER LINEAR FLUORESCENT. OR LAMPS WITH A MINIMUM EFFICACY OF: 60 LUMENS/WATT, FOR LAMPS OVER 15 WATTS TO 40 WATTS AND 40 LUMENS/WATT FOR LAMPS 15 WATTS OR LESS) FOR ENERGY CONSERVATION. SECTION N1104.1 & SECTION 404.1 IECC
- 2. SMALL APPLIANCE BRANCH CIRCUITS RATED AT 20 AMPS MUST BE PROVIDED TO SERVE ALL GENERAL WALL RECEPTACLES, COUNTERTOPS IN KITCHENS, DINING ROOM AND LAUNDRY AREA. 3. A MAXIMUM OF 4 RECEPTACLES MAY BE SERVED BY EACH CIRCUIT.
- 4. A DEDICATED CIRCUIT IS REQUIRED FOR THE LAUNDRY AREA AND BATHROOMS (ARTICLES 210.52(D) AND 210.11 (C), NEC AS AMENDED.) 5. BRANCH CIRCUITS SUPPLYING ALL ELECTRICAL OUTLETS (EXCEPT BATHROOMS, KITCHENS AND GARAGES MUST BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT. (ARTICLES 210.12 (A) AN 210.12 (B) NEC) 6. RECESSED FIXTURES INSTALLED IN AN INSULATED CAVITY OF THE THERMAL ENVELOPE MUST BE "IC-RATED" AND SEALED WITH A GASKET OR CAULK
- TO LIMIT AIR LEAKAGE (SECTION 402.4.5, IECC) 7. INSTALL CONCRETE ENCASED ELECTRODE (UFER GROUND) AS PART OF THE GROUNDING ELECTRODE SYSTEM. THIS GROUND CONSISTS OF A MINIMUM 20' LENGTH OF ELECTRICALLY CONDUCTIVE NO. 4 REINFORCING BAR ENCASED BY AT LEAST 2" OF CONCRETE AND LOCATED NEAR THE
- BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. (ARTICLE 250-52(A)(3)NEC.) 8. LIGHTING INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". LIGHTING INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS".
- 9. REFER TO IRC SECTION E3902 FOR ALL AREAS REQUIRING AN ARC-FAULT OR GROUND-FAULT INTERRUPTER PROTECTION SUCH AS BATHROOMS, GARAGES, KITCHENS, LAUNDRY ROOMS, EXTERIOR OUTLETS UNFINISHED SPACES, ETC.
- 10. PROVIDE AT LEAST ONE OUTLET WITHIN 25FT OF HVAC EQUIPMENT 11. ALL GENERAL PURPOSE OUTLETS SHALL BE TAMPER RESISTANT.
- 12. A MIN. ONE SWITCHED LIGHT IS REQUIRED AT ALL ATTIC AND CRAWL SPACE ACCESSES, UTILITY ROOMS, BASEMENTS OR STORAGE AREAS. 13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. CARBON MONOXIDE ALARMS SHALL HAVE 110 VOLT PERMANENT POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITH THE SMOKE
- 14. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE TWO HOUR LISTING. 15. SPACE OUTLETS SO THAT NO POINT MEASURED HORIZONTALLY ALONG FLOOR LINE IN ANY WALL SPACE IS GREATER THAN 6 FEET FROM A

17. CLOSET LIGHTING SHALL BE MINIMUM 18" FROM SHELVING OR OTHER COMBUSTIBLES MEASURED HORIZONTALLY.

- RECEPTACLE OUTLET IRC E3901.2.1 16. LIGHTING REQUIRED AT ALL INTERIOR AND EXTERIOR STAIRWAYS, SWITCHED AT EACH FLOOR LEVEL WITH ANY STAIR RUN IS 6 STEPS OR MORE IRC
- 18. PLACE ONE GFCI OUTLET PER GARAGE DOOR BAY INSIDE GARAGE 19. HALLWAYS LONGER THAN 10' SHALL HAVE A MIN. ONE OUTLET PROVIDED IRC SECTION E3901.10 20. THE ELECTRICAL PANEL SHALL HAVE A 30"WIDE X 36" DEEP UNOBSTRUCTED WORKING SPACE FOR EASY ACCESS WITH A MIN. 6'-6" HEAD ROOM. IRC
- 21. ELECTRICIAN SHALL FOLLOW MANUFACTURERS GUIDE FOR DRILLING OR NOTCHING HOLES IN I-JOISTS AND BEAMS. DO NOT "HAMMER" HOLES INTO I-JOIST FOR PENETRATIONS.

#### INSULATION AND PRESCRIPTIVE ENERGY CODE REQUIREMENTS:

- 1. PROJECT DESIGNED WITH 2 X 4 EXTERIOR WALLS ARE NON-PRESCRIPTIVE AND REQUIRE A RES-CHECK REPORT TO BE FURNISHED TO THE BUILDING DEPARTMENT.
- 2. PROJECT DESIGNED WITH 2 X 6 EXTERIOR WALLS SHALL COMPLY WITH THE PRESCRIPTIVE ENERGY CODE REQUIREMENTS AS FOLLOWS:
- (A.) CEILINGS TO BE INSULATED WITH R-49 INSULATION OR BETTER. (8.) EXTERIOR WALLS INSULATED WITH R-20 INSULATION (INCLUDING GARAGE SEPARATION WALLS
- (C.) BASEMENT WALLS INSULATED WITH R-10 (CONTINUOUS) OR R13 (CAVITY) INSULATION.
- (D.) U-FACTORS SHALL EQUAL 0.30 FOR FENESTRATION (0.60 FOR SKYLIGHTS) (E.) ALL WINDOWS MUST BE NFRC 100 COMPLIANT
- (F.) A PERMANENT CERTIFICATE IS TO BE POSTED ON OR IN THE ELECTRICAL PANEL THAT LISTS THE PREDOMINANT "R" VALUES INSTALLED IN THE RÓOF / CEILINGS, WALLS, FOUNDATIONS AND FLOORS AS WELL AS THE U-FACTORS FOR WINDOWS, DOORS AND SKYLIGHTS (CHAPTERS 4,5,6 OF

#### VARIOUS NOTES:

- 1. WHERE ROOF AND OR CEILING FRAMING EXCEEDS 16" ON CENTER SPACING, 5/8" TYPE X DRYWALL IS REQUIRED.
- 2. DRYWALL ORIENTATION IS TO BE PERPENDICULAR TO THE FRAMING MEMBERS (TABLE R702.3.5 OF THE 2018 IRC)
- 3. ATTIC ACCESS (LOCATION PER PLAN) SHALL BE A MIN. WIDTH OF 22 INCHES AND A MINIMUM LENGTH OF 30 WITH A SWITCHED LIGHT TO THE ATTIC SPACE.
- 4. CRAWL SPACE ACCESS TO BE A MINIMUM WIDTH OF 18" AND A MINIMUM LENGTH OF 24" 3. HANDRAILS DEEPER THAN 2 5/8" INCHES SHALL HAVE FINGER GROOVES 3/4" INCH BY 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF 5. SPIRAL STAIRCASE NOTE: (IF PLAN CALLS FOR ONE): THE MIN. CLEAR WIDTH SHALL BE 26" WITH EACH TREAD HAVING A 7.5" MIN. TREAD DEPTH AT 12" FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NO MORE THAN 9 1/2". A MINIMUM HEADROOM OF 6'-6" IS REQUIRED. A CONTINUOUS GRASPABLE HANDRAIL IS REQ. ON THE OUTSIDE AT 34" TO 38" ABOVE THE NOSING AN PROVIDED WITH

BALUSTERS SPACED SO THAT A 4" SPHERE CAN NOT PASS THROUGH. HANDRAILS ARE REQUIRED FOR STAIR RUNS HAVING 4 OR MORE

#### **CONSTRUCTION DOCUMENTS**

- A. THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.
- B. BY EXECUTION OF THE CONSTRUCTION CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE (1) READ AND UNDERSTANDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, (2) VISITED THE PROJECT-SITE, (3) BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, (4) CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT THEY WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
- C. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION, IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.
- D. CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT-SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.
- E. IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE AGREED TO PROVIDE THE GREATER QUANTITY AND / OR BETTER QUALITY OF MATERIALS AND / OR WORK. OMISSIONS IN THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
- F. THE CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, INCLUDING OTHER PARTS OF THE PROPOSED CONTRACT DOCUMENTS, AND FULLY UNDERSTAND THE CONDITIONS, DIFFICULTIES AND RESTRICTIONS COMPLETELY, BEFORE EXECUTING THE WORK. IT IS UNDERSTOOD THAT OMISSIONS FROM THE BID, DUE TO FAILURE OF THE CONTRACTOR TO FULLY ACQUAINT THEMSELVES WITH THE CONSTRUCTION DOCUMENTS, WILL NOT ENTITLE THEM TO ADDITIONAL CONSIDERATION AND/OR COMPENSATION. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK.

G. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL

NOTES. THE G.C. SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL THE TRADES.

TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

H. GC TO FOLLOW CONSTRUCTION DOCUMENTS AS DETAILED AND DIMENSIONED. DO NOT SCALE DRAWINGS. . EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR

PERFORMING HIS/HER WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE

- J. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR
- OWNER'S CONSTRUCTION MANAGER. K. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
- L. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
- M. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY ARE INDICATED IN THE DRAWINGS.
- ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS. O. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION

N. NOTES APPEAR ON VARIOUS SHEET FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET

- MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. THE CONTRACTOR SHALL PROTECT THEM FROM DAMAGE P. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION WHEN
- APPLICABLE. Q. REPAIR, RE-ROUTE, AND EXTEND ALL SERVICES/UTILITIES, PIPING, AND CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION.
- R. THE CONTRACTOR SHALL PROVIDE ALL ENGINEERED SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING AND THE HEALTH OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING COMPLETION OF THE SCOPE OF WORK DEFINED BY THIS ARCHITECTURAL DOCUMENTATION SET.
- INFILTRATION. THE CONTRACTOR SHALL KEEP THE BUILDING WATERTIGHT AT ALL TIMES AND MAKE REPAIRS IMMEDIATELY SHOULD ANY DAMAGE OCCUR TO THE ROOFING SYSTEM. T. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE, ADA-ADAAGS AND OTHER ADOPTED ACCESSIBILITY STANDARDS, OSHA, AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. MODIFICATIONS REQUIRED BY THE ABOVE AND

S. IT IS IMPERATIVE THAT THE ROOF FRAMING AND ROOFING SYSTEM BE KEPT INTACT TO ELIMINATE POTENTIAL WATER DAMAGE OR MOISTURE

AUTHORITY SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

FT. OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).

- U. ALL EMERGENCY BUILDING EXITS REQUIRED BY CODE, SHALL BE OPERABLE AND UNOBSTRUCTED DURING CONSTRUCTION PERIOD. V. DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE U.L. LISTED 2A:20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQ.
- W. BOTH PLACEMENT AND QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED BY THE FIRE MARSHALL AND COMPLY WITH ALL N.F.P.A. REQUIREMENTS. G.C. TO COORDINATE INSTALLATION.
- X. THE CONTRACTOR SHALL REVIEW THE LOCATIONS OF ALL FIRE LIFE SAFETY DEVICES WITH THE FIRE INSPECTOR AND THE OWNER REPRESENTATIVE FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.
- Y. IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED THE GENERAL CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR CONTRACTOR TO SUBMIT SIGNED AND SEALED SPRINKLER DRAWINGS FOR APPROVAL PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM. WORK TO BE DONE UNDER SEPARATE PERMIT. SPRINKLER CONTRACTOR TO BE RESPONSIBLE FOR ALL PERMITS, PLAN SUBMITTALS, AND FEES ASSOCIATED WITH THIS PROJECT AS REQUIRED BY LOCAL FIRE CODES. NEW BUILDING TO BE INSTALLED THROUGHOUT WITH AN IBC APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FURNISHED & INSTALLED BY A LICENSED SPRINKLER CONTRACTOR.
- Z. PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED IN ACCORDANCE WITH LOCAL CODES AND AS NOTED WITHIN THE CONSTRUCTION DOCUMENTS.
- AA. ALL ITEMS TO BE SUPPLIED AND INSTALLED (TO A FULLY FINISHED LEVEL) BY G.C. G.C. TO PROVIDE POWER AS REQUIRED.
- BB. BEFORE BEGINNING WORK AT THE SITE, THE CONTRACTOR MUST INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, CASEWORK, BUILT-IN FURNITURE, EQUIPMENT, AND OTHER ITEMS WHICH MUST BE REMOVED AND/OR REINSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE EXISTING BUILDING PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING OF ANY MATERIALS.



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GENERAL NOTES

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NEW ADDITION

EXISTING RESIDENCE

LANDSCAPE

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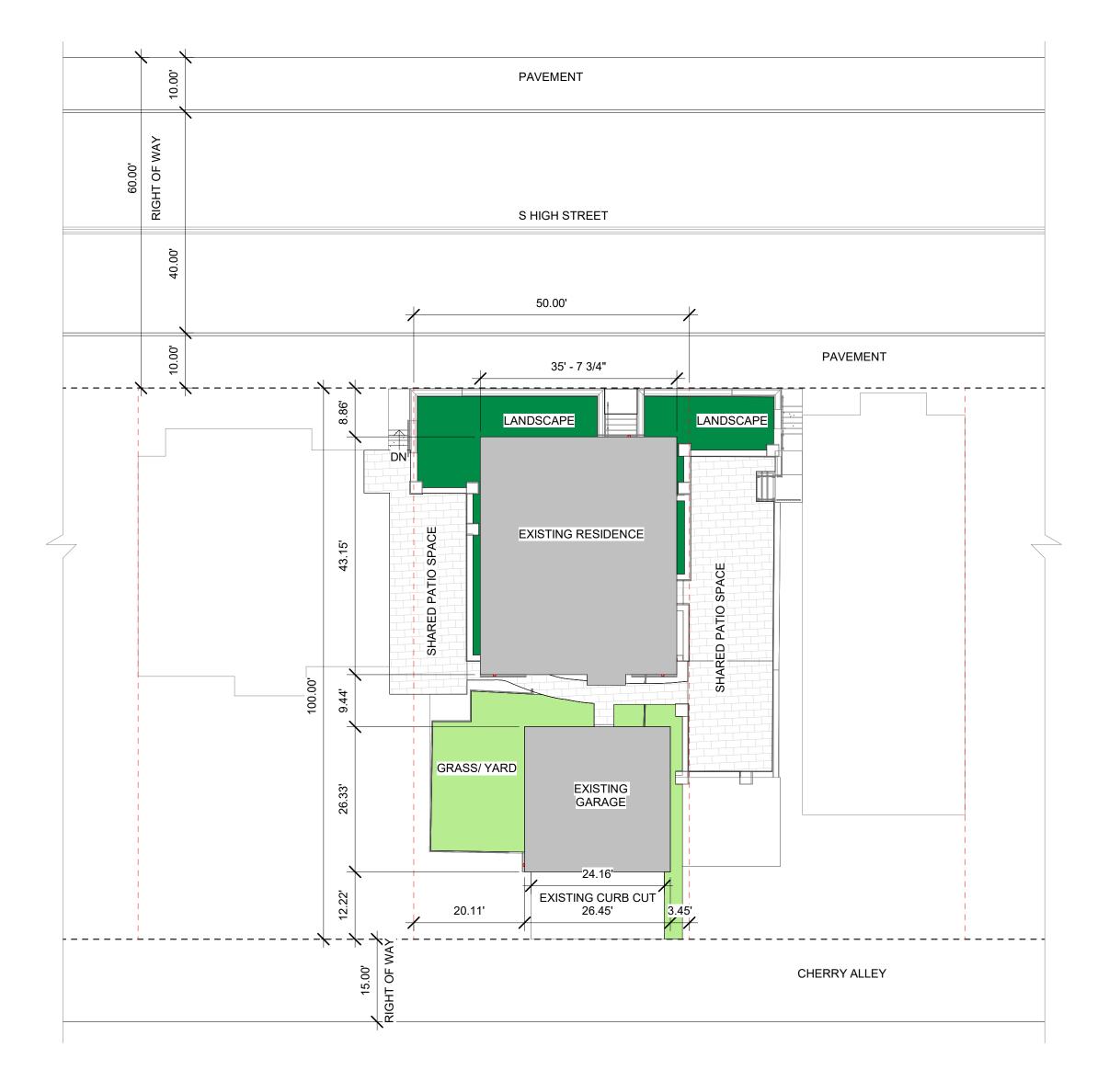
# **ZONING REPORT**

ADDRESS
OWNER
PARCEL NUMBER
COUNTY
ZONING
ORDINANCE
LEGAL DESCRIPTION
DEEDED ACREAGE

**ZONING CONTACT** 

20 S HIGH ST NEW ALBANY OH BUSCH REAL ESTATE LLC 222-000027-00 FRANKLIN R - RESIDENTIAL

-HIGH ST LOT 28 0.12



Site plan

NOTE: ARCHITECTURAL SITE PLAN DOES NOT SUPERSEDE A PROFESSIONAL SURVEY CONDUCTED BY A LICENCED SURVEYOR. SITE INFORMATION HAS BEEN SOURCED FROM COUNTY AUDITOR WEBSITE.

NO PROPOSED SITE CHANGES, EXISTING CONDITIONS TO REMAIN



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20 S High St New Albany OH 43054 SITE PLAN

> Scale: s indicated

A1.0

NAME: PAUL JOSEPH FATKINS LICENSE #: ARC.2218774

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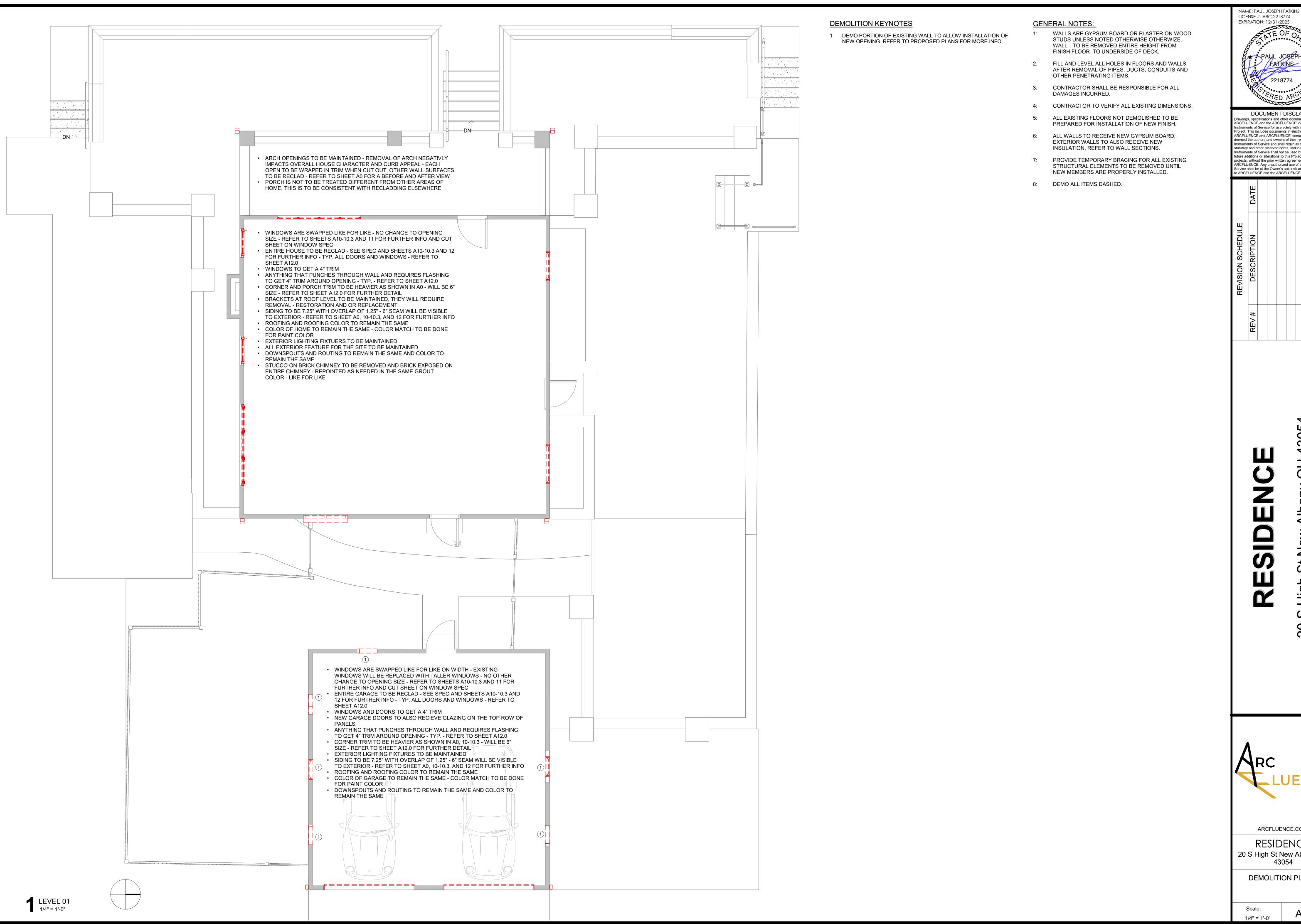
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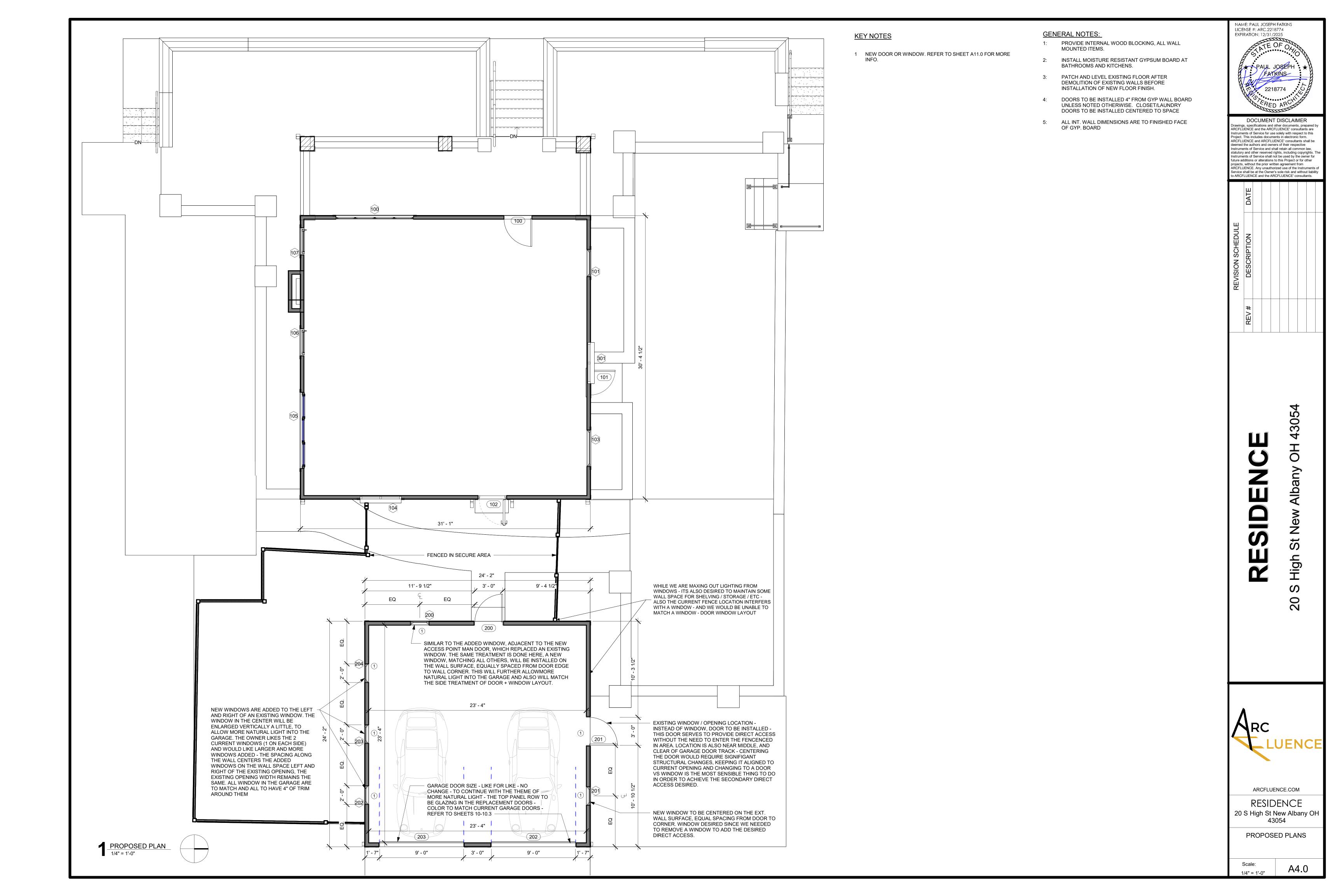
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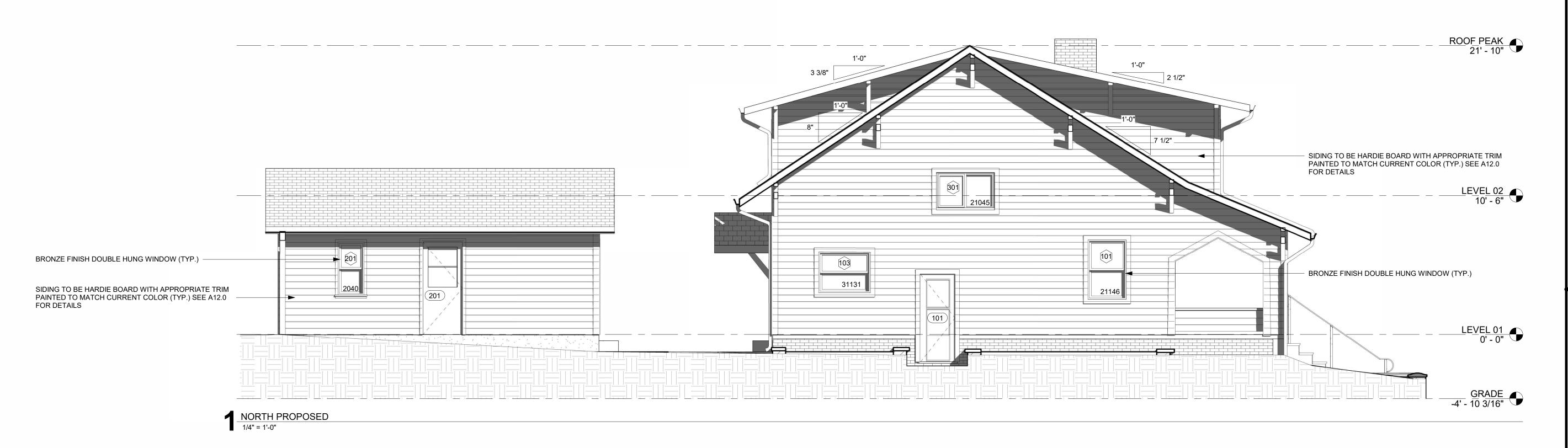
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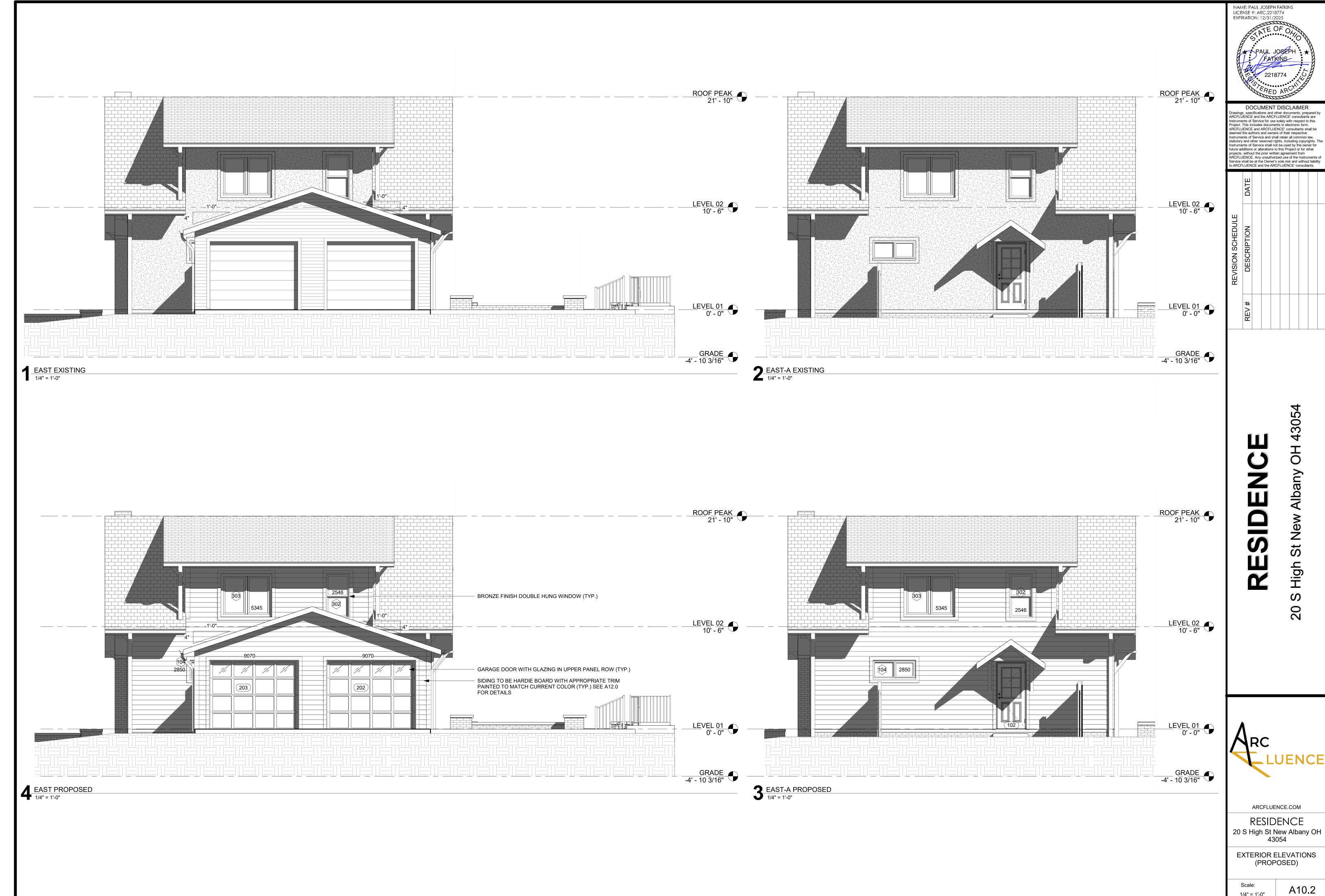
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EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS (EXISTING)

A10.3

GC TO	VERIFY ALL DIMENSIONS SHOWN DOC	R S	CHEC	ULE	GC TO VERIFY ALL	. DIMENSIONS SHOWN
				FRAME	DOOR	
#	TYPE	WIDTH	HEIGHT	TYPE	HEADER SIZE	REMARKS
100	SINGLE FLUSH FRONT DOOR	3' - 0"	7' - 0"	W-1	EXTG.	1
101	SINGLE FLUSH DOOR	3' - 0"	7' - 0"	W-1	EXTG.	1
102	SINGLE FLUSH DOOR	3' - 0"	6' - 10"	W-1	EXTG.	1
116	GARAGE DOOR	9' - 0"	7' - 0"	W-1	EXTG.	4
117	GARAGE DOOR	9' - 0"	7' - 0"	W-1	EXTG.	4
200	SINGLE FLUSH 4 PLANEL DOOR	3' - 0"	7' - 0"	W-1	EXTG.	1
201	SINGLE FLUSH 4 PLANEL DOOR	3' - 0"	7' - 0"	W-1	(2) 2 X 6 NEW	2
202	GARAGE DOOR	9' - 0"	7' - 0"	W-1	EXTG.	4
203	GARAGE DOOR	9' - 0"	7' - 0"	W-1	EXTG.	4

GC T	TO VERIFY ALL DIMENSIONS SHOWN	WIND	OW S	CHE	DULE	GC TO VERIF	Y ALL DIMENSIONS SHOWN
#	LOCATION	SILL HEIGHT	HEIGHT	WIDTH	LEVEL	REMARKS	HEADER SIZE
100	West Window	2' - 6"	4' - 6"	8' - 4"	LEVEL 01	2	EXTG.
101	North Window	2' - 8"	4' - 6"	2' - 11"	LEVEL 01	2	EXTG.
103	North Window	3' - 2"	3' - 1"	3' - 11"	LEVEL 01	2	EXTG.
104	East Window	5' - 1"	2' - 0"	4' - 5"	LEVEL 01	2	EXTG.
105	South Window	2' - 9"	4' - 5"	8' - 2"	LEVEL 01	2	EXTG.
106	South Window	4' - 7"	2' - 6"	2' - 11"	LEVEL 01	2	EXTG.
107	South Window	4' - 6"	2' - 6"	2' - 11"	LEVEL 01	2	EXTG.
200	West Window	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
201	North Window	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
202	South Window	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
203	South Window	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
204	South Window	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
300	West Window	1' - 0"	4' - 5"	8' - 2"	LEVEL 02	2	EXTG.
301	North Window	9' - 5"	2' - 10"	4' - 5"	LEVEL 01	2	EXTG.
302	East Window	0' - 11"	4' - 6"	2' - 5"	LEVEL 02	2	EXTG.
303	East Window	1' - 0"	4' - 5"	5' - 3"	LEVEL 02	2	EXTG.
304	South Window	1' - 1"	4' - 5"	5' - 3"	LEVEL 02	2	EXTG.

# REFER TO DOOR SCHEDULE W-1

#### DOOR REMARKS

- 1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR.
- 2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER.
- 3. NEW HEADER AT FIRST FLOOR TO BE (2) 2x8 WOOD, SECOND FLOOR (2) 2x6 PER 2019 RCO PER TABLES 602.7(1) AND 602.7(2)
- 4. 8X7 FULL VIEW MODERN GARAGE DOOR WITH MATTE BLACK FINISH WITH FROSTED GLASS

WOOD FRAME

FRAME TYPES

1/2" = 1'-0"

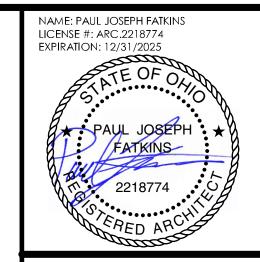
#### WINDOW REMARKS

- 1. PROVIDE TEMPERED GLASS PER ANSI Z97.1
- 2. WINDOW TYPE, STYLE AND MATERIAL TO BE
- SELECTED BY OWNER.
- 3. ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2x8 WOOD AND (2) 2X6 AT SECOND FLOOR PÉR RCO 2019 TABLÉ 602.7(1) UNLESS NOTED OTHERWISE

**GENERAL NOTES:** 

- 1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR
- 2. DOOR STYLE AND MATERIAL TO BE SELECTED BY
- 3. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER
- 4. ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2X8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO
- 2019 TABLE 602.7(1)

5. GC TO VERIFY ALL DIMENSIONS SHOWN



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	DATE				
REVISION SCHEDULE	DESCRIPTION				
	REV#				

RESIDE

43054

OH

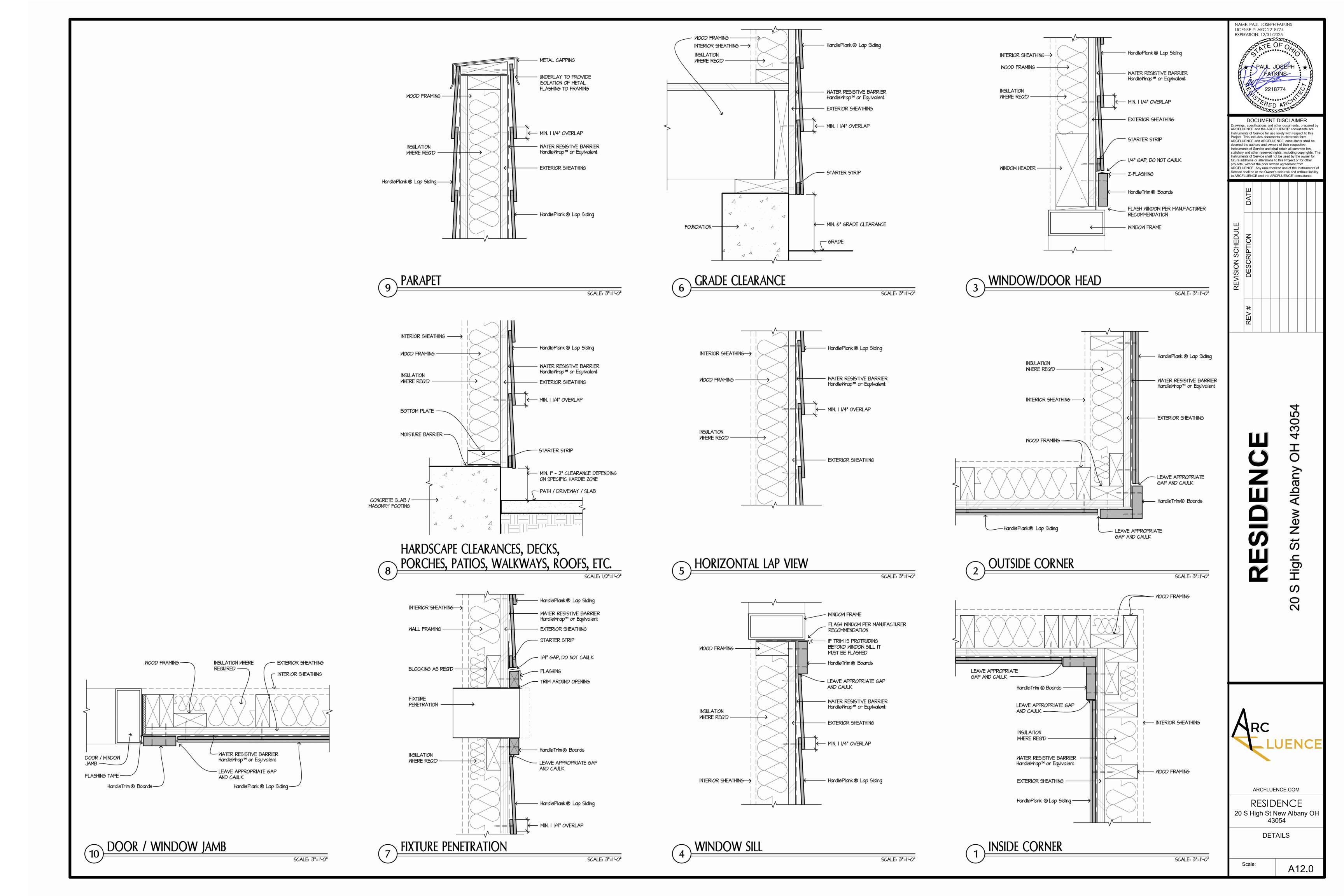
20 S High St New Albany

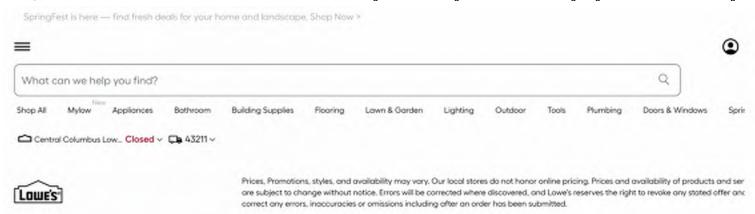
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DOOR & WINDOW SCHEDULE

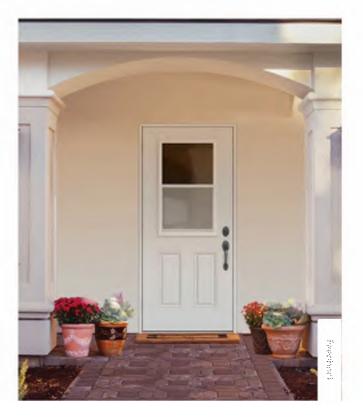
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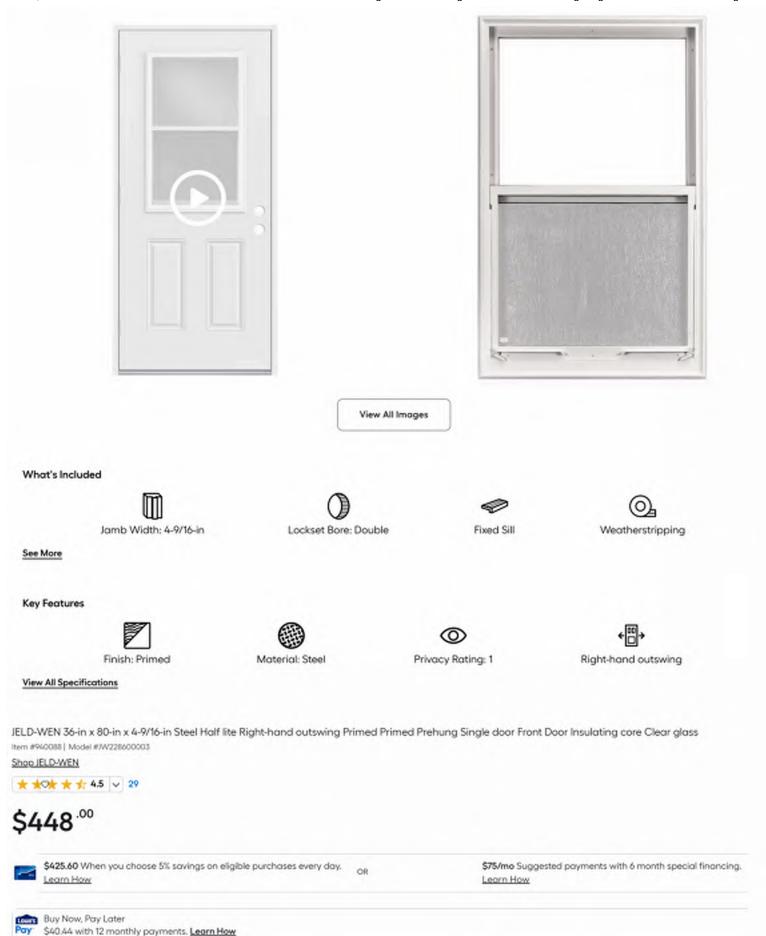


#### Windows & Doors / Exterior Doors / Front Doors

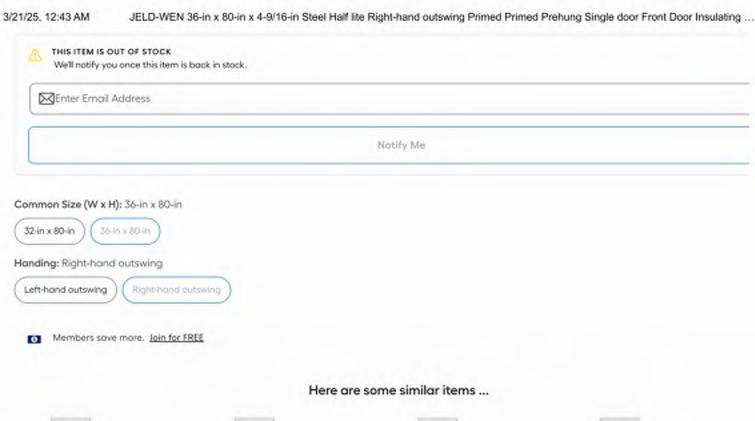








\$40.44 with 12 monthly payments. Learn How





JELD-WEN 32-in x 80-in x 4-9/16-in Steel Half lite Left-...

\*\*\*\*



JELD-WEN 36-in x 80-in x 4-9/16-in Steel Half lite Left-...





JELD-WEN 36-in x 80-in x 4-9/16-in Steel Half lite Left-...





JELD-WEN 36-in x 80-in x 4-9/16-in Steel Half lite Right-...

\*\*\*\* 27





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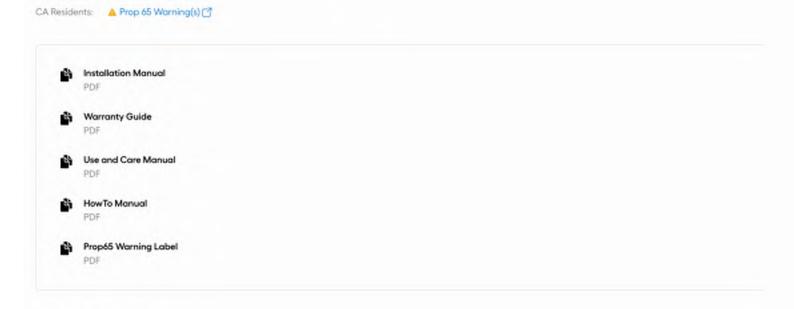
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#### Overview

JELD-WEN Steel doors are a budget friendly choice for homeowners to provide a safe and secure entrance that performs and looks great. Their durable and classic style crec attractive front or side entrance. Our steel doors are built to prevent water absorption and resist rusting, shrinking, swelling and warping. Minimal maintenance required for a lasting exterior door.

- · Strong and durable steel with attractive, classic style
- · Door is primed and ready to paint
- · Weatherstripping at door frame and a leak-resistant door sweep on the bottom help prevent moisture and drafts from entering your home
- Internal 12-in solid wood lock block and a hidden reinforced steel plate in the door frame improve security and resistance against forced entry
- · Half life tempered safety glass thermally-sealed
- · Features 2 coats of baked-on enamel primer for easy finishing on all six sides
- Door is prehung in frame for easier installation into existing doorway
- · From the outside, door opens towards outside of the home with hinges on the left
- 10-Year Limited Warranty

Product Features



## JELDWEN.





#### High-quality Craftsmanship and Beauty

Front doors lead to the heart of the home while windows and interior doors add to the architectural beauty and elevate your interior design. With our diverse array of energy efficient door and window designs, material choices, and finishing options, we'll help you find the right products for your home.

#### **Browse Our Curated Style Collections**

Our curated style collections make finding the right windows and doors to complement your home's unique aesthetic simple. Browse Updated Traditional, Farmhouse, Coastal, and Simply Modern collections to get inspired by today's biggest design trends.





#### Discover Exterior Doors

Make a statement with a high-quality exterior door from JELD-WEN. Find the right design, material, and hardware that complements your home style with ease.



#### Explore Interior Doors

Elevate the transitions between spaces in your home with on-trend interior door designs. Browse a comprehensive collection that will meet your needs and your budget.



#### Browse All Windows

JELD-WEN manufactures energy efficient and beautiful windows that are specifically engineered to deliver lasting performance without compromising on aesthetics.



#### Find Your Next Patio Doors

Merge indoor-outdoor spaces by choosing a sliding, swinging, or folding patio door from JELD-WENs inclusive patio door product collections.



We bring beauty and security to the spaces that touch our lives. Our Purpose is our reason for being. At JELD-WEN, we do much more than



#### Specifications

General			
Color/Finish Family	Off-white	Hordwore Finish	Satin nickel
Finish	Primed	Manufacturer Color/Finish	Primed
Handle Finish	N/A (no handle)	Sill Finish	Aluminum
Actual Depth (Inches)	4.5625	Common Size (W x H)	36-in x 80-in
actual Height (Inches)	80.75	Common Width (Inches)	36
Actual Width (Inches)	37.4375	Jomb Width (Inches)	4.5625
Actual Width with Sidelights (Inches)	37.4375	Rough Opening Height (Inches)	81.25
Common Depth (Inches)	4.5625	Rough Opening Width (Inches)	38
Common Height (Inches)	80	Weight (lbs.)	53.44

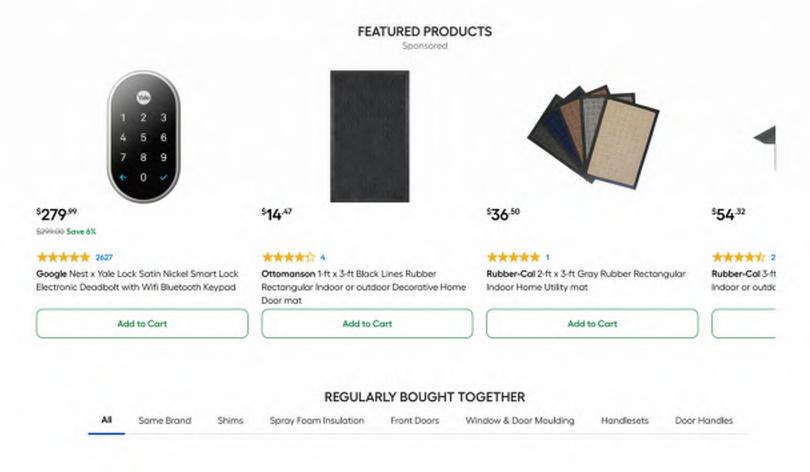
**ENERGY STAR Certified Northern Zone** 

No

-Point Locking System	No	Impact Resistant Glass	No
Rock Door	Yes	Jamb Width Measurement	4-9/16-in
krickmould Included	No	Locking System Included	No
Commercial/Residential	Residential	Lockset Bore	Ready for lockset and deadbolt
Configuration	Single door	Lowe's Exclusive	No
Core Type	Insulating core	Material	Steel
Door Style Coastal	Yes	Panel Type	2-panel
Door Style Contemporary	Yes	Prehung Door	Yes
Door Style Craftsman	No	Privacy Rating	1
Door Style Farmhouse	No	Side Door	Yes
Door Style Mid Century	No	Sill Type	Fixed
Door Style Modern	Yes	Slab Door	No
Door Style Rustic	No	Solar Heat Gain Coefficient (SHGC)	0.19
Door Style Traditional	No	Weatherstripping Included	Yes
Door Style Victorian	No	Left-hand inswing	No
ine Rated	No	Left-hand Outswing	No
or Use with Mobile Homes	No	Pointed	No
Blass Caming	No	Primed	Yes
Plass Insulation	Tempered	Right-hand Inswing	No
Slass Shope	Half life	Right-hand Outswing	Yes
Glass Style	Clear glass	Stained	No
landing	Right-hand outswing	Unfinished	No
fandle(s) included	No	Universal/Reversible Handing	No
mpact Resistance	No		
Certifications			
CA Residents: Prop 65 Warning(s)	▲ Prop 65 WARNING(5) -	ENERGY STAR Certified South/Central Zone	No
ENERGY STAR Certified North/Central	No	ENERGY STAR Certified Southern Zone	No

U Value

0.3









\$1.58

\$36.94

\$149.00

\$22054

525933 Save 15%

\*\*\*\* 746

Nelson Wood Shims 0.3125-Inches x 1.375-Inches x 7.875-Inches 12 -Pack Pine Wood Shim

\*\*\*\*\*\*\*\*\*\*\* 1

Sure-Loc Hardware Ridgecrest Modern Basel-Square Vintage Bronze Interior Bed/Bath Hall/Closet Passage Door Handle

Sure-Loc Hardware Sure-Loc Door Hardware Coral Vintage Bronze Single-Cylinder Deadbolt Keyed entry door handleset with Balboa Lever

JELD-WEN V-25 Viryl Replacem argon Double F

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#### PREVIOUSLY VIEWED



#### \$448.00

#### \*\*\*\* 29

JELD-WEN 36-in x 80-in x 4-9/16-in Steel Half lite Right-hand outswing Primed Primed Prehung Single door Front Door Insulating core Clear glass

This item is currently unavailable

#### RELATED SEARCHES Right-Hand Outswing Patio Doors

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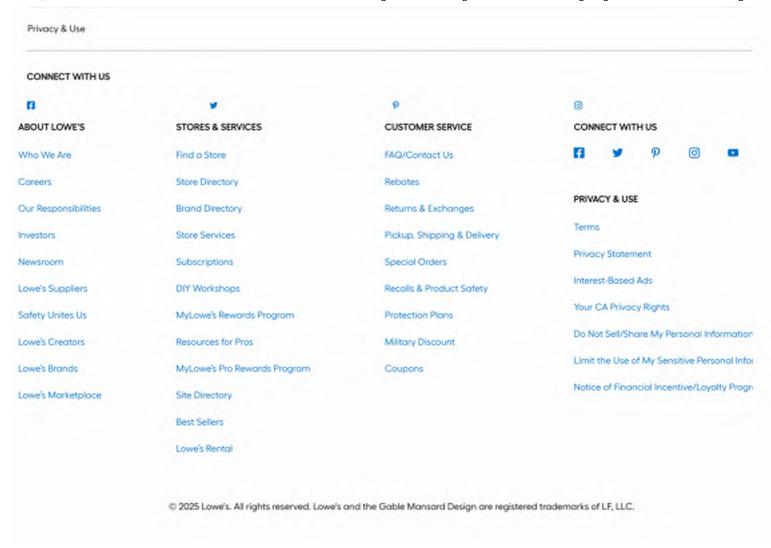
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#### Innovative Door Systems, LLC



608 Bulen Avenue Columbus, OH 43205 US +16145799091 innovativedoorsystems614@gmail.com

## **Estimate**

**ADDRESS** 

Nick Karakaian 819 Beech Street Columbus Oh 43206 USA **ESTIMATE** # 3673 **DATE** 03/20/2025

ACTIVITY QTY RATE AMOUNT

**Garage door** 2 1,249.00 2,498.00

SIZE: 9'0"x7'0" MODEL: C.H.I. 2250

**RVALUE: 0.0** 

**DESIGN: SHORT RAISED PANELS** 

COLOR: WHITE TRACKS: 15" RADIUS WINDOWS: NO, SOLID

HANDLES AND HINGES: NO DECORATIVE

**HARDWARE** 

STOP MOLD TRIM: YES, WHITE VINYL

HARDWARE: 11-BALL BEARING ROLLS, GARAGE HINGES, CABLE, END BEARING, DRUMS, SHAFT,

**SPRINGS** 

SPRING(S): TORSION SPRING SYSTEM

**BOTTOM SEAL** 

LM8160W 2 599.00 1,198.00

Liftmaster Operator DC motor (Quiet)

1/2 HP

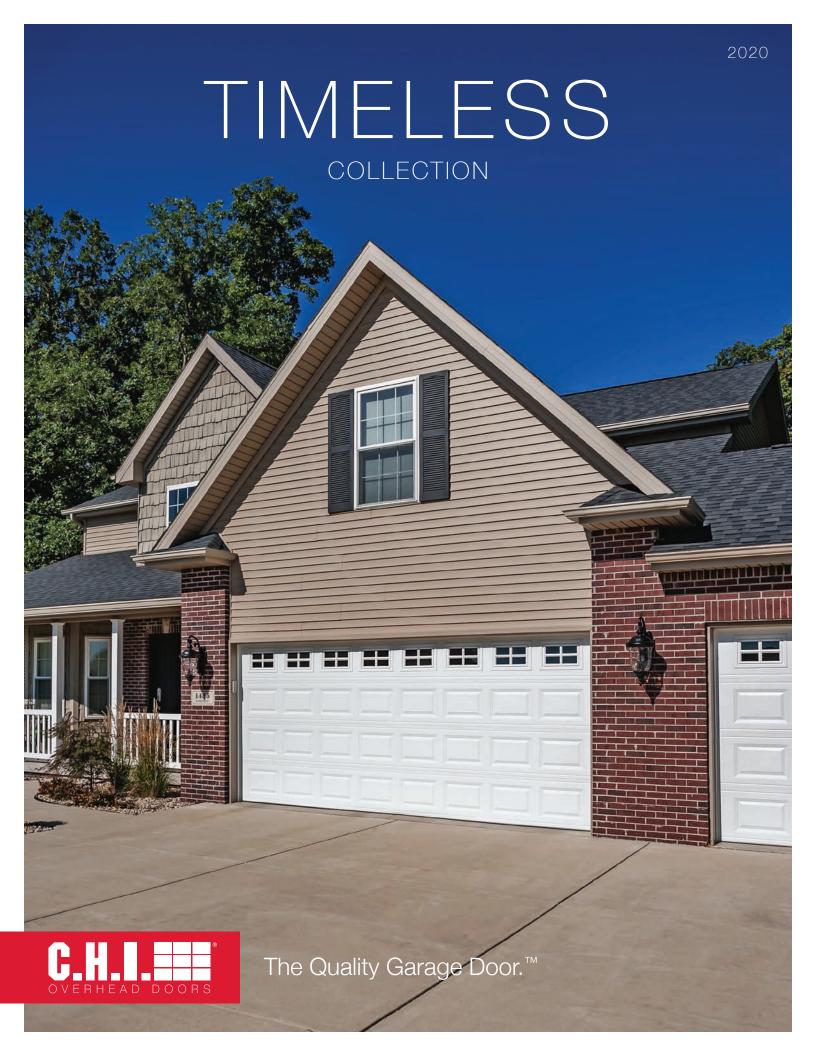
1 light socket

1 remote

TOTAL \$3,696.00

Acknowledgement & Terms: Innovative Door Systems, LLC(IDS) staff has informed me of all possible hazards/bodily injuries/deaths resulting from damaged or outdated door/opener(s) components. Upon recommendations on replacements or repairs, customers are responsible for taking action and IDS will not be held liable for result of the customer's decisions. 3% for late payment per month, 36% annually.

Accepted By	Accepted Date



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The distinctive stamp designs and extensive personalizing options ensure the perfect complement to your home's exterior.



## Find Your Perfect Match

Timeless style and traditional stamped steel designs to complement any home.



#### **RAISED PANEL**

Reliable and low maintenance, these doors are a neighborhood standard and feature a classic garage door design.



#### STAMPED CARRIAGE HOUSE

These doors merge traditional carriage house style with simple design and functionality.



#### STAMPED SHAKER

Featuring distinctive shaker style, these minimalist doors leave a lasting impression.





# RAISED PANEL





#### Section Detail



Available in both short and long panel options. The raised panels start with a recessed edge, but the interior surface of each panel is brought slightly forward, adding just a hint of definition to a classic garage door design.



**Short** Raised Panel

Long Raised Panel



Short raised panel shown in accents woodtones natural oak.

## **Model Comparison Chart**

		GOOD			BETTER		BE	ST
Panel Style / Mod	del Number³							
Short Raised Panel	2250	2240	2255	2251	2241	2283	2206	2216
Long Raised Panel	4250	4240	4255	4251	4241	4283	4206	4216
Section Construction	2in. Thick - 1	1-Sided Steel	2in. Thick - 1-Sided Steel with Vinyl Back		1-Sided Steel inyl Back	2in. Thick - 2-Sided Steel	1-1/2in. Thick - 2-Sided Steel	2in. Thick - 2-Sided Stee
Section Material	Standard / 25 <sup>2</sup> Ga. Steel	Heavy Duty / 24 <sup>2</sup> Ga. Steel	Standard / 25 <sup>2</sup> Ga. Steel	Standard / 25 <sup>2</sup> Ga. Steel	Heavy Duty / 24 <sup>2</sup> Ga. Steel	Medium Duty / 272 Ga. Steel	Medium Duty / 28 <sup>2</sup> Ga. Steel	Heavy Duty 27 <sup>2</sup> Ga. Stee
Insulation Type	No Ins	sulation	Polystyrene	Poly	styrene	Polystyrene	Polyurethane	Polyurethane
Thermal Rating	-		R-3.56	R-	7.94 •——	R-9.65	R-13.40	R-17.19
Personalize Your	Garage Door							
Colors <sup>1</sup>	White, Almond, and	Sandstone are availab	le on all Models.					
Brown	•	•	•	•	•	•		•
Bronze	•		•	•		•		•
Gray	•		•	•		•		•
Desert Tan	•		•	•		•		•
Black	•		•	•		•		•
Graphite		•			•	•		
Evergreen  Powder Coating <sup>1</sup>	188 Colors	188 Colors	188 Colors	188 Colors	188 Colors	188 Colors		188 Colors
Painted Woodtones <sup>1</sup>	•	100 00.0.0	•	•	100 00.0.0	1.00 00.0.0		.55 531010
Accents Woodtones <sup>1</sup>						•		•
Carbon Oak						•		
Windows / Inserts	•	•	•	•	•	•	•	•
Glass	Plain, Frosted, Tinted	d, Obscure, and Glue	Chip are available on all Mo	odels.			•	
Designer Glass						•	•	•
	mited Lifetime Warra	anty						A

<sup>1</sup> Refer to your local C.H.I. Dealer for exact color and woodtones match. 2 Lower steel gauge [ga.] number indicates stronger steel. 3 Model number indicates construction, window, and panel style.

### Personalizing Options For all window and glass options see pages 14-15





#### POWDER COATING<sup>1</sup>



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

#### PAINTED WOODTONES<sup>1</sup>



#### ACCENTS WOODTONES<sup>1</sup>

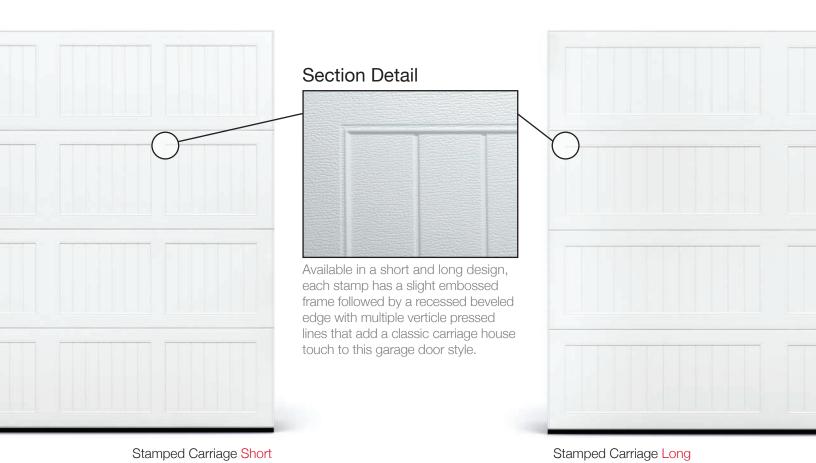






## **STAMPED CARRIAGE HOUSE**







Stamped carriage short shown in accents woodtones cedar with optional arched madison inserts, tinted glass, and barcelona 1 hardware.

## **Model Comparison Chart**

	GOOD	BETTER		BEST	
Panel Style / Model N	lumber <sup>3</sup>				
Stamped Carriage Short	5250	5251	5283	5216	
Stamped Carriage Long	5950	5951	5983	5916	
Section Construction	2in. Thick - 1-Sided Steel	2in. Thick - 1-Sided Steel with Vinyl Back	2in. Thick - 2-Sided Steel	2in. Thick - 2-Sided Steel	
Section Material	Standard / 25 <sup>2</sup> Ga. Steel	Standard / 25 <sup>2</sup> Ga. Steel	Medium Duty / 27 <sup>2</sup> Ga. Steel	Heavy Duty / 272 Ga. Steel	
Insulation Type	No Insulation	Polystyrene	Polystyrene	Polyurethane	
Thermal Rating		R-7.94	R-9.65	R-16.55	
Personalizing Option	s				
Colors <sup>1</sup>	White, Almond, Sandstone, Brown, Bronze	e, Gray, Desert Tan, and Black are available	on all Models.		
Graphite			•		
Powder Coating <sup>1</sup>	188 Colors	188 Colors	188 Colors	188 Colors	
Painted Woodtones <sup>1</sup>	•	•			
Accents Woodtones <sup>1</sup>			•	•	
Graphite			•		
Windows / Inserts	•	•	•	•	
Glass	Plain, Frosted, Tinted, Obscure, Glue Chip	, and Seeded are available on all Models.			
Designer Glass			•	•	

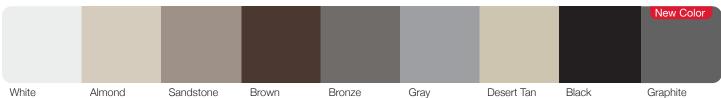
<sup>1</sup> Refer to your local C.H.I. Dealer for exact color and woodtones match. 2 Lower steel gauge [ga.] number indicates stronger steel. 3 Model number indicates construction, window, and panel style. 4 Long [40.5" x 12.75"] windows will be substituted in doors with windows in 18" sections.

## Personalizing Options For all window and glass options see pages 14-15

Limited Lifetime Warranty

#### COLORS<sup>1</sup>

Warranty



#### POWDER COATING<sup>1</sup>



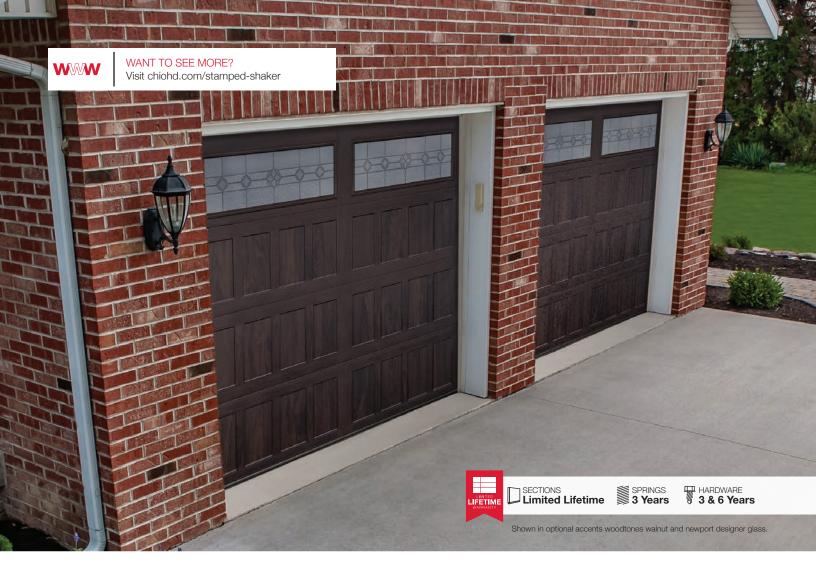
Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

#### PAINTED WOODTONES<sup>1</sup>



#### ACCENTS WOODTONES





# STAMPED SHAKER



## **Model Comparison Chart**

	GOOD	ВЕТ	TER	BEST
Panel Style / Mod	lel Number³			
Stamped Shaker	2550	2551	2583	2518
Section Construction	2in. Thick - 1-Sided Steel	2in. Thick - 1-Sided Steel with Vinyl Back	2in. Thick - 2-Sided Steel	2in. Thick - 2-Sided Steel
Section Material	Standard / 25 <sup>2</sup> Ga. Steel	Standard / 252 Ga. Steel	Medium Duty / 272 Ga. Steel	Heavy Duty / 272 Ga. Steel
Insulation Type	No Insulation	Polystyrene	Polystyrene	Polyurethane
Thermal Rating		R-7.94	R-9.65	R-16.55
Personalizing Op	tions			
Colors <sup>1</sup>	White, Almond, Sandstone, B	rown, Bronze, Gray, Desert Tan,	and Black are available on all Mod	dels.

Colors <sup>1</sup>	White, Almond, Sandstone, Brown, Bronze, Gray, Desert Tan, and Black are available on all Models.					
Graphite			•			
Powder Coating <sup>1</sup>	188 Colors	188 Colors	188 Colors	188 Colors		
Painted Woodtones <sup>1</sup>	•	•				
Accents Woodtones <sup>1</sup>			•	•		
Carbon Oak			•			
Windows / Inserts	•	•	•	•		
Glass	Plain, Frosted, Tinted, Obscur	e, Glue Chip, and Seeded are av	ailable on all Models.			
Designer Glass			•	•		



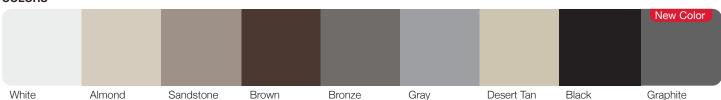
<sup>1</sup> Refer to your local C.H.I. Dealer for exact color and woodtones match. 2 Lower steel gauge [ga.] number indicates stronger steel.
3 Model number indicates construction, window, and panel style. 4 Long [40.5" x 12.75"] windows will be substituted in doors with windows in 18" sections.

#### Section Detail

Each stamp starts with an embossed frame followed by a recessed beveled edge that adds slight definition to a soon to be classic garage door design.

## Personalizing Options For all window and glass options see pages 14-15

#### COLORS<sup>1</sup>



#### POWDER COATING<sup>1</sup>



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

#### PAINTED WOODTONES<sup>1</sup>



#### ACCENTS WOODTONES<sup>1</sup>



## PERSONALIZING OPTIONS Not all options shown are available with every style.

We offer a variety of personalizing options to help your home stand out in your neighborhood. After choosing your door's style and color, add glass, window designs, or hardware to dramatically change the overall look of your door and add to your home's appeal.

Raised Panel, Stamped Carriage House, and Stamped Shaker colors\*



#### **POWDER COATING\***



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

#### **PAINTED WOODTONES\***



Raised Panel, Stamped Carriage House, Stamped Shaker ACCENTS WOODTONES\*

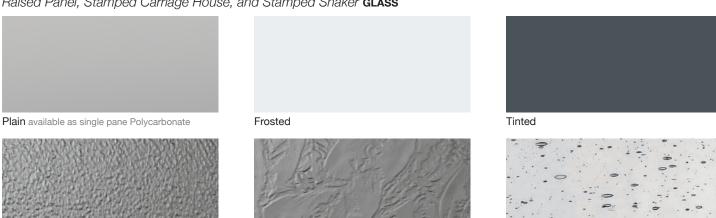


#### Stamped Carriage House **DECORATIVE HARDWARE**



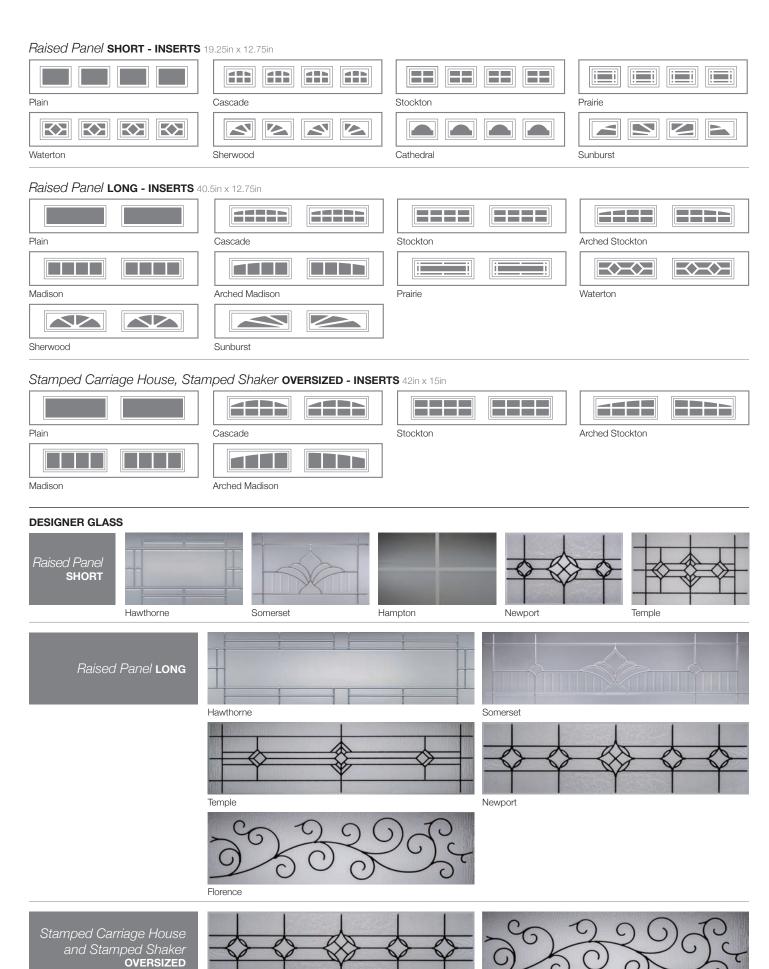


#### Raised Panel, Stamped Carriage House, and Stamped Shaker GLASS



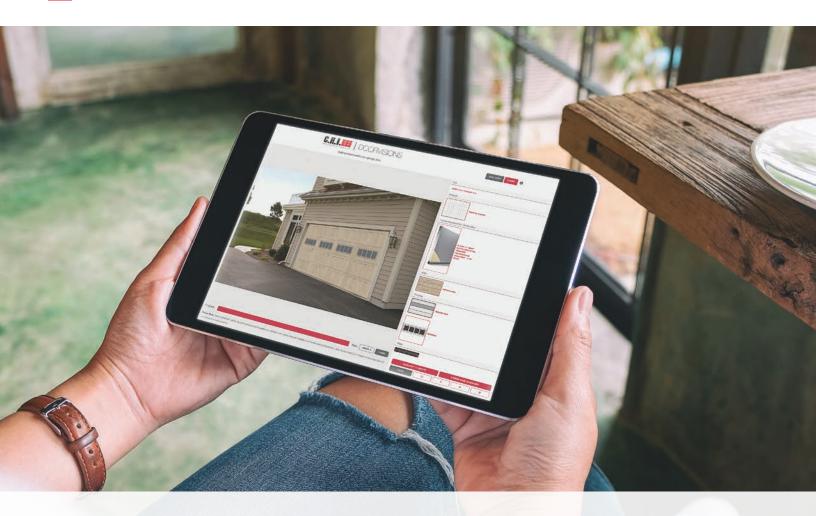
Glue Chip

<sup>\*</sup>Refer to your local C.H.I. Dealer for exact color and woodtones match.



Newport Florence







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## COMMUNITY CONNECTS US

Architectural Review Board Staff Report
April 14, 2025 Meeting

## THE AVALON SENIOR LIVING WALL SIGNS CERTIFICATE OF APPROPRIATENESS

LOCATION: 245 East Main Street (PID: 222-000088)

APPLICANT: SouthWood Corporation
REQUEST: Certificate of Appropriateness

ZONING: Urban Center District (UCD): Village Core

STRATEGIC PLAN: Village Center APPLICATION: ARB-15-2025

Review based on: Application materials received on February 19, 2025.

Staff report prepared by Annalise Bennett, Planner

#### I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness for the replacement of two signs at 245 East Main Street for The Avalon Senior Living. The new wall signs will be placed in the same locations as the existing signs. The applicant is also updating the existing blade sign at the East Main Street entrance, but it does not need a certificate of appropriateness because it is a like-for-like replacement.

On December 12, 2016 the Architecture Review Board approved a sign package that included a wall sign installed on the parking lot elevation and two blade signs along the Main Street elevation. The approval included two waivers, one to allow the wall sign to have an area greater than 40 square feet and another to allow the sign lettering to be greater than 24 inches. On November 13, 2017, the Architecture Review Board approved a certificate of appropriateness to allow the wall signed to be moved over the canopy on the parking lot elevation. On May 13, 2019, the Architecture Review Board approved the relocation of an existing wall sign to the northern Main Street elevation to enhance visibility from the street. On November 13, 2019, the Architecture Review Board granted conditional approval for the same two waivers granted in 2016 for the current wall sign at the intersection of East Main and Miller Avenue, with the condition that the sign be rescaled to fit within the two immediate window frames. The waivers were requested again for the sign to be larger than city code permits due to the site's location in a transitional area of the Village Center where Johnstown Road widens for the State Route 161 intersection. The waivers allowed for the wall sign to have an area of 58.63 square feet and for the lettering to be 26.83 inches. The new proposed signs meet the code requirements.

#### II. SITE DESCRIPTION & USE

The Avalon Senior Living, built in 2016, is located in the Village Core in the Urban Center District at 245 East Main Street. The building sits on 14.272 acres and is approximately 614,566 square feet. It is a standalone building that houses an assisted living and memory care facility.

#### 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.

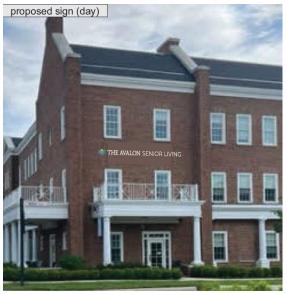
No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Sections 1157.07 Design Appropriateness and 1169 City Sign Regulations, the modifications to the building and 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. There are currently two sign types, wall and blade. The applicant proposes to update the blade sign and install two new wall signs with the following dimensions:
  - City sign code Chapter 1169.16 permits wall signs with the following requirements: a maximum area of 40 square feet, one sign per business entrance, a maximum projection of 18 inches, a minimum sign relief of 1 inch, and a maximum lettering height of 24 inches.

#### Wall Sign A

- a. Area: 12.64 square feet per side [meets code].
- b. Location: the sign is proposed to be installed on the street front on Miller Avenue at the intersection of East Main Street to replace the existing sign [meets code].
- c. Lighting: Internal, LED 120 Volt, 50 Watt per set [meets code].
- d. Width: 13.79 feet [meets code].
- e. Height: 11 inches [meets code].
- f. Lettering Height: 7.75 inches [meets code].
- g. Colors: white, blue, and green [meets code].
- h. Mount: Raceway [meets code].
- The sign reads "The Avalon Senior Living" in white lettering, white trim cap, white returns, and a white acrylic face. The raceways are painted to match the color of the brick.
- The sign is proposed to be acrylic and aluminum with a metal raceway, which are permitted sign materials.
- 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 materials appear to be the same used on the other elevation signs.





Wall Sign A is located above the Miller Avenue entrance.

Dimensions for Wall Sign A

#### Wall Sign B

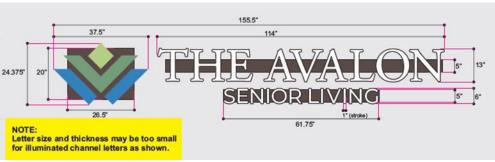
- a. Area: 26 square feet per side [meets code].
- b. Location: the sign is proposed to be installed on the street front on South High Street to replace the existing sign [meets code].
- c. Lighting: Internal, LED 120 Volt, 50 Watt per set [meets code].
- d. Width: 13 feet [meets code].
- e. Height: 2 feet [meets code].
- f. Lettering Height: 13 inches for The Avalon and 6 inches for Senior Living; 19 inches total [meets code].
- g. Colors: white, blue, two shades of green [meets code].
- h. Mount: Raceway [meets code].
- The sign reads "The Avalon Senior Living" in white lettering, white trim cap, white returns, and a white acrylic face. The raceways are painted to match the color of the brick.
- The sign is proposed to be acrylic and aluminum with a metal raceway, which are permitted sign materials.
- 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 materials appear to be the same used on the other elevation signs.
- 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 signs appear to be positioned in suitable locations on the building and do 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 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.

Not Applicable



Wall Sign B is located on the side of the building, above the East Main Street entrance.



Dimensions for Wall Sign B

#### IV. SUMMARY

The proposed signs are in the same locations as the existing wall signs and fit the standards of the signs previously approved by the board; the only change is the design of the signs and the addition of interior lighting. The proposed signs appear to be appropriate for this space since they are consistent with the architectural character of the building and the overall Village Center. The proposed signs use a dark background with light lettering to match the aesthetics of similar signs in the Village Center. The wall signs meet all code requirements.

#### V. ACTION

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

#### **Suggested Motion for ARB-15-2025:**

Move to approve Certificate of Appropriateness application ARB-15-2025. (Conditions may be added)

## Approximate Site Location:



Source: Near Map



#### **Community Development Planning Application**

Submission	Submit planning applications and all required materials via email to planning@newalbanyohio.org  Paper copies are not required at this time however, 12 paper copies of the entire submission will be required								
Sml	ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.								
y and	Site Address 245 E. Main St. New Albany, Ohio 43054								
		Parcel Numbers 22200088							
	Acres 14.27	2 of lots cr	eated						
Project Information	Choose Applicat	ion Type	W STAR	Descrip	otion of Request:				
rms	□ Appeal	☐ Extension	Request		install				
Info	Conditional Us	фиональна — таль			ne letter Signs				
l)	Development I			+0 W	J				
roj	□Plat				64/51, 15-1,				
200	☐Lot Changes								
	Minor Comme			12711					
<b>全国</b>	☐ Zoning Amend	lment (Rezoning) fodification			8.400				
10 mg	A	pplicant Information		Proper	rty Owner Information				
	Name	SouthWood Corporation	Name		Laxelnew AlbamuLC				
118	Address	4101 International Drive,	Address		6688 North Central	600			
Contacts	City, State, Zip	Rock Hill, SC 29732	City, Sta	te, Zip	Dallas, Tx 75200				
Co	Phone Number	8287824328	Phone N	umber					
	Email	georgebarfoot@southwood . corp.com							
Signature	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								

Mailine Address: 99 West Main Street . P.O. Rox 188 . New Albany Ohio 43054

Scanned with

Appeal			250.00	
Certificate of Appr				
	ARB - single and	two family residential	100.00	
	ARB - All other re	esidential or commercial	300.00	
	ARB - Signage		75.00	
Conditional Use			600.00	
Development Plan	- Preliminary PUD	or Comprehensive		
	Planning fee	First 10 acres	750.00	
		Each additional 5 acres or part thereof	50.00 / each	
	Engineering fee	1-25 lots	155.00 / each	
		Minimum fee	1000.00	
	Engineering fee	26 – 50 lots	3875.00	
		Each additional lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
		Each additional lot over 51	50.00 / each	
Development Plan	- Final PUD			
	Planning fee	First 10 acres	650.00	2
	1000 ON 1000	Each additional 5 acres or part thereof	50.00	
	Engineering fee	1-25 lots		
	T	(minimum fee \$1,000.00)	155.00 / each	
	Engineering fee	26 – 50 lots	3875.00 75.00 / each	
	Frair resident for	Each additional lot over 26 Over 51 lots	5750.00	
	Engineering fee		50.00 / each	
D 1 .DI	N. DUD	Each additional lot over 51	300.007 each	
Development Plan			600.00	
	/ Text Amendment		600.00	
Plat - Road Prelin			350.00	
	Planning fee	no lots on either side of street	1.00/LF	
	Engineering fee	lots on one side of street	.50/LF	
		Minimum fee	1,000.00	
Plat - Road Final		Milliman ree	1,000.00	
Plat – Road Final	Planning fee		350.00	
	Engineering fee	no lots on either side of street	1.00/LF	
	Lingineering rec	lots on one side of street	.50/LF	
		Minimum fee	1,000.00	
Plat - Subdivision	Preliminary	William 100	.,000.00	
Tiat - Subdivision	Planning		650.00	
	1 mmm.g	Plus each lot	50.00 / each	
	Engineering fee	1-25 lots		
	Turburdamb 100	(minimum fee \$1,000.00)	155.00 / each	
	Engineering fee	26 – 50 lots	3875.00	
	water i 🕶 construer i 1900 🕶 i 1	Each lot over 26	75.00 / each	
	Engineering fee	Over 51 lots	5750.00	
	Engineering ree	3.6.31.16.5	3.30.00	
	Engineering ree	Each lot over 51	50.00 / each	

Plat - Subdivision Final				
Planning		650.00		
	Plus each lot	15.00 / each		
Engineering fee	1-25 lots			
	(minimum fee \$1,000.00)	155.00 /each		
Engineering fee	26-50 lots	3875.00		
	Each lot over 26	75.00 / each		
Engineering fee	Over 51 lots	5750.00		
<u>.</u>	Each lot over 51	50.00 / each		
Lot Changes		200.00		
Minor Commercial Subdivision		200.00		
Vacation (Street or Easement)				
Variance				
Non-single family, commercia	600.00			
Single Family residence		250.00		
In conjunction with Certificati	on of Appropriateness	100.00		
Extension Request		0.00		
Extension request				
Zoning				
Rezoning - First 10	acres	700.00		
	50.00 / each			
Rezoning to Rocky	250.00			
Text Modification	600.00			
Easement Encroachment	800.00			
Later and the second				

## FACE-ILLUMINATED, RACEWAY-MOUNTED CHANNEL LETTERS - (Qty. 1)

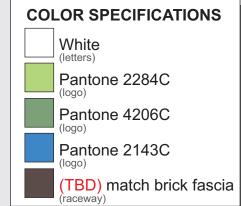
146" HEAVALON SENIOR LIVING 5" 7.75" 0.75" (stroke)

#### NOTE:

Letter size and thickness may be too small for illuminated channel letters as shown.

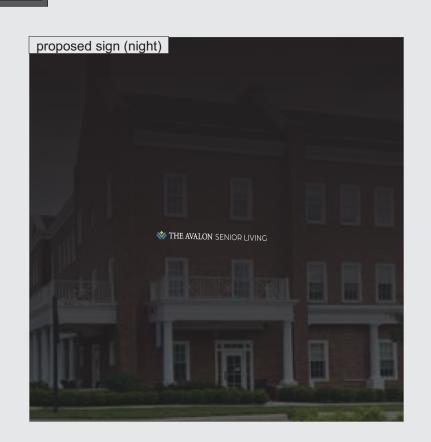
#### **JOB SPECIFICATIONS**

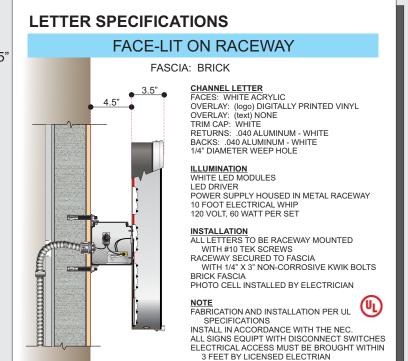
- ☐ Manufacture (1) set of 11" x 165.5" (overall size) of raceway-mounted, face-illuminated channel letters reading: "(logo) THE AVALON SENIOR LIVING". Logo to have White trim cap, White returns and White acrylic faces with applied digitally printed vinyl. Letters to have White trim cap, White returns and White acrylic faces. Raceways painted to match wall as close as possible. Includes UL labels and power supplies.
- $\square$  Crane truck and bucket truck labor to remove (1) existing pan wall sign, fill holes with mortar patch and install (1) set of raceway-mounted letters and logo in same location. Connect to existing electric. (Professional patching and painting, if required - by others)











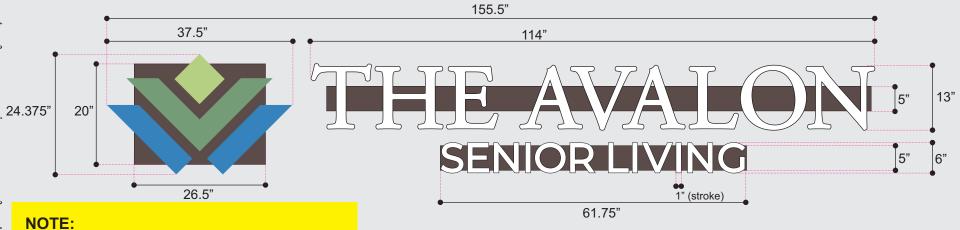
COSA: ASCE/SEI 7-05

PHONE: (614) 475-5161

n St. <sub>/</sub>, OH 43054

DATE: 03.25.25 SALESMAN: Dar DESIGNER: Scot DRAWING #02

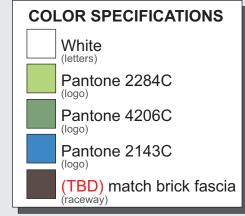
## FACE-ILLUMINATED, RACEWAY-MOUNTED CHANNEL LETTERS - (Qty. 1)



#### **JOB SPECIFICATIONS**

Letter size and thickness may be too small for illuminated channel letters as shown.

- ☐ Manufacture (1) set of 24.375" x 155.5" (overall size) of raceway-mounted, face-illuminated channel letters reading: "(logo) THE AVALON SENIOR LIVING". Logo to have White trim cap, White returns and White acrylic faces with applied digitally printed vinyl. Letters to have White trim cap, White returns and White acrylic faces. Raceways painted to match wall as close as possible. Includes UL labels and power supplies.
- $\square$  Crane truck and bucket truck labor to remove (1) existing pan wall sign, fill holes with mortar patch and install (1) set of raceway-mounted letters and logo in same location. Connect to existing electric. (Professional patching and painting, if required - by others)



#### **LETTER SPECIFICATIONS**



BRICK FASCIA
PHOTO CELL INSTALLED BY ELECTRICIAN

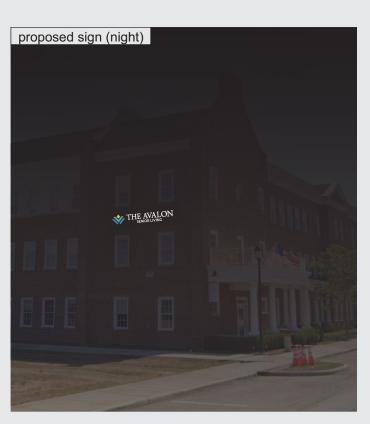
NOTE FABRICATION AND INSTALLATION PER UL

SPECIFICATIONS
INSTALL IN ACCORDANCE WITH THE NEC. ALL SIGNS EQUIPT WITH DISCONNECT SWITCHES ELECTRICAL ACCESS MUST BE BROUGHT WITHIN 3 FEET BY LICENSED ELECTRIAN

COSA: ASCE/SEI 7-05







TE: 03.25.25 LESMAN: Dar SIGNER: Sco AWING #02

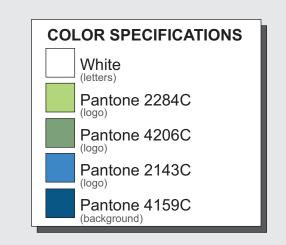
APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK

PHONE: (614) 475-5161

n St. ,, OH 43054

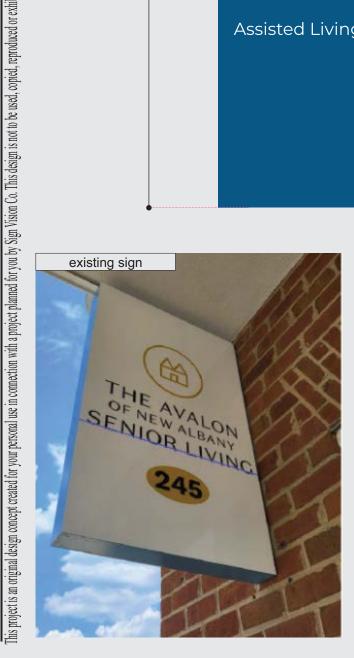
## NON-ILLUMINATED ALUMINUM PANELS - (Qty. 4)

40" THE AVALON Assisted Living | Memory Care

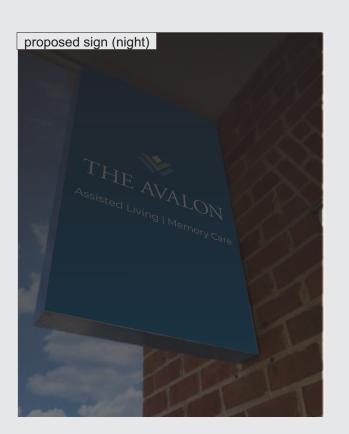


#### **JOB SPECIFICATIONS**

- ☐ Manufacture (4) 40" x 24" 1/8" non-illuminated aluminum sign panels with applied digitally printed graphics for (2) double-sided projecting signs.
- ☐ Face screw install (4) aluminum panels onto (2) existing double-sided projecting signs. Touch up screw heads to match background panel color.







PHONE: (614) 475-5161

JOB TITLE: The Avalon 245 E. Main St. New Albany, OH 43054

APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK ALL SPELLING AND GRAMMAR. SIGN VISION CAN NOT BE RESPONSIBLE F OR ANY ERRORS AFTER FINAL APPROV

APPROVED 
APPROVED WITH CORRECTIONS 
NOT APPROVED RESUBMIT