



Architectural Review Board Staff Report
October 13, 2025

CERTIFICATE OF APPROPRIATENESS
ROSE RUN II PAVILION

LOCATION: 37 Dublin Granville Road (PID: 222-000021)
APPLICANT: City of New Albany
REQUEST: Certificate of Appropriateness
ZONING: Urban Center District within the Historic Center sub-district
STRATEGIC PLAN: Village Center
APPLICATION: ARB-76-2025

Review based on: Application materials received on September 11, 2025.

Staff report prepared by Kylie Blackburn, Planner I.

I. REQUEST AND BACKGROUND

The applicant requests review and approval of a certificate of appropriateness for a pavilion to be constructed in Rose Run II. The review is for the pavilion only, not the overall park, which does not fall under ARB review purview. The pavilion will be developed on the site as part of the larger Rose Run II improvements planned in the immediate area. These improvements include the restoration of the Rose Run stream corridor, celebration of veterans through a new memorial, and the provision of additional public parking. The master plan for this civic block is included in the meeting packet for your reference.

Per Section 1157.07(b), any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board.

This application is in connection with ARB-81-2025, which is scheduled to be heard by the ARB during their meeting on October 13, 2025. That application will permit the “Parks and Preservation” building typology to be added to the Historic Center sub-district for this property. While not currently permitted, this staff report provides an evaluation of the proposed pavilion assuming that case ARB-81-2025 is approved.

II. SITE DESCRIPTION & USE

The Rose Run II site is zoned Urban Center Code and is within the Historic Center sub-district, located at 37 Dublin Granville Road. The pavilion will act as an entrance into the future Rose Run II Park. Behind the park and pavilion will be a shared parking lot with Village Hall and the police station. The site was previously a BP gas station, which is no longer in use and has since been relocated to a new location on US-62. The ARB approved certificate of appropriateness applications to demolish the existing structures on these sites during their meeting on December 9, 2024 (ARB-89-2024).

III. EVALUATION

A. Certificate of Appropriateness

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

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - The applicant proposes to construct a pavilion within Rose Run II.
 - The pavilion is a standalone structure located at the park entrance, thoughtfully integrated into the site through a network of pedestrian trails. These trails provide direct and convenient access to the future shared parking lot serving Village Hall and the police station, enhancing connectivity and walkability throughout the area.
 - Section 8(III.2) of the Design Guidelines & Requirements (DGRs) Civic and Institutional states that the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the “American Architectural Precedent” section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches, while less ornate and smaller-scaled styles are appropriate for buildings such as police and fire stations. Public recreation structures may be appropriately designed as vernacular buildings or even in the form of traditional barns.
 - The applicant proposes a metal pavilion that is designed so that it will feel “quiet” in the landscape with a low-profile roof, minimal structural components, and darker coloration that will blend in with its environment.
 - The applicant proposes to use the following building materials: TPO/EPDM ballasted roof, exposed plate metal, glass panel windows, galvanized and painted metal, and an aluminum window wall.
 - The City Architect states that the design of the pavilion blends in with the use of the park. It enhances the space in which it will sit while providing a soft, but defined, edge to the park setting. The pavilion has been thoughtfully designed to house both restrooms and utility storage. By consolidating these functions into a single structure, the need for separate buildings within the park is eliminated, helping to preserve open space and maintain a cohesive, natural design.
 - Section 8(III.3) of the DGRs Civic and Institutional designs states that in keeping with traditional practice, the entrances to civic and institutional buildings shall be oriented toward primary streets and roads and shall be of a distinctive character that makes them easy to locate. Entrances shall be scaled and detailed to match the scale and detail of interior public spaces.

The proposed pavilion is situated along Dublin Grandville Road and will act as the main entrance into Rose Run II. It will be the only building-like structure in the park, making it easy to locate. Its location not only establishes a clear point of entry but also serves as a visual anchor that enhances the park’s identity and sense of place. Designed to complement the surrounding landscape, the pavilion will welcome visitors and guide pedestrian flow, fostering a seamless connection between the park, Village Hall, the police station, and the Village Center as a whole.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Section 8 (II.2) of the Design Guidelines & Requirements states that site plantings and landscaping shall be of an appropriate scale and design, based on or complementary to the architectural design of the new building.
 - The proposed pavilion will be located within Rose Run II. The final plantings of the park have not been finalized; however, the landscape plans are being prepared by the city landscape architect and will be fully reviewed as part of the permitting process.

Lighting

- There will be lighting underneath the pavilion, but it will all be down cast. There will be other lighting within the park that is not part of this application but will be reviewed by city staff during the permitting process.

Vehicular and Pedestrian circulation:

- There will be walkways within the park connected to the pavilion, leading visitors to the shared parking lot with Village Hall and the police station.
- Section 2.133.1 of the Urban Center Code states that parking shall be provided as needed and based upon a demand supported by documentation of specific park uses, capacity, or applicable studies.
 - The applicant submitted a written statement indicating that the 4.40-acre park requires 10 dedicated parking spaces. As part of the Rose Run II development, the parking area located between Village Hall and the police station will be redesigned, as illustrated in the image below. This reconfiguration will provide adequate parking to support the entire block, including the park, the Veterans Memorial, and potential future office, retail, or restaurant uses along the corridor.



- The Engage New Albany Strategic Plan recommends exploring regional parking solutions to better serve the Village Center. According to the city's demand model, the Rose Run II improvements require 160 parking spaces, and the current plan provides a total of 171 spaces—exceeding the projected need.
- Section 5.30.3 of the Urban Center Code states that one bicycle parking space is required to be provided on site based on the number of off-street parking spaces. The Rose Run II development as a whole will have 6 bicycle parking spaces with 5 bike racks, locations can be seen in the image below.



3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The original quality or character of the site will not be destroyed or compromised as part of the construction of this pavilion.
4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The applicant has designed the pavilion in a way that is appropriate to the character and design of the proposed park.
5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - 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.*
 - Not Applicable.

Urban Center Code Compliance

The site in question is in the Historic Center sub-district within the Urban Center Code. The applicant has requested to add the “Parks and Preservation” building typology to this site (ARB-81-2025). This application is evaluated under a separate staff report and the case is scheduled to be heard by the ARB during their October 13th meeting. This report assumes that the building typology case is approved by the ARB and the pavilion is evaluated in the table below against the proposed development standards.

Standard	Minimum	Maximum	Proposed
Lot Area	no min	no max	0.34 acres [meets code]
Lot Width	no min	no max	119 ft [meets code]
Lot Coverage	no min	no max	15.29% [meets code]
Street Yard	20'	no max	20' [meets code]
Side Yard	20'	no max	67' [meets code]

Rear Yard	20'	no max	20' [meets code]
Building Width	no min	no max	21'-8" [meets code]
Stories	no min	no max	1 [meets code]
Height	no min	45'	11' [meets code]

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code and Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new public buildings are created in the community, and the selection of architectural style shall be appropriate to the context, location, and function of the proposed elements. The design for the pavilion is of high quality and will seamlessly blend with Rose Run II. The use of dark materials will allow the pavilion to melt in with the surrounding park.

Engage New Albany Strategic Plan states that efforts to encourage seamless connectivity between Market Square and the historic Village Center are needed. Rose Run bisects the Village Center and can be used to accomplish this goal. Rose Run II will build on the success of Rose Run I by extending the park and pedestrian facilities on this site, creating a physical link between Market Square and the historic Village Center, further supporting the plan's vision for a more connected and walkable Village Center.

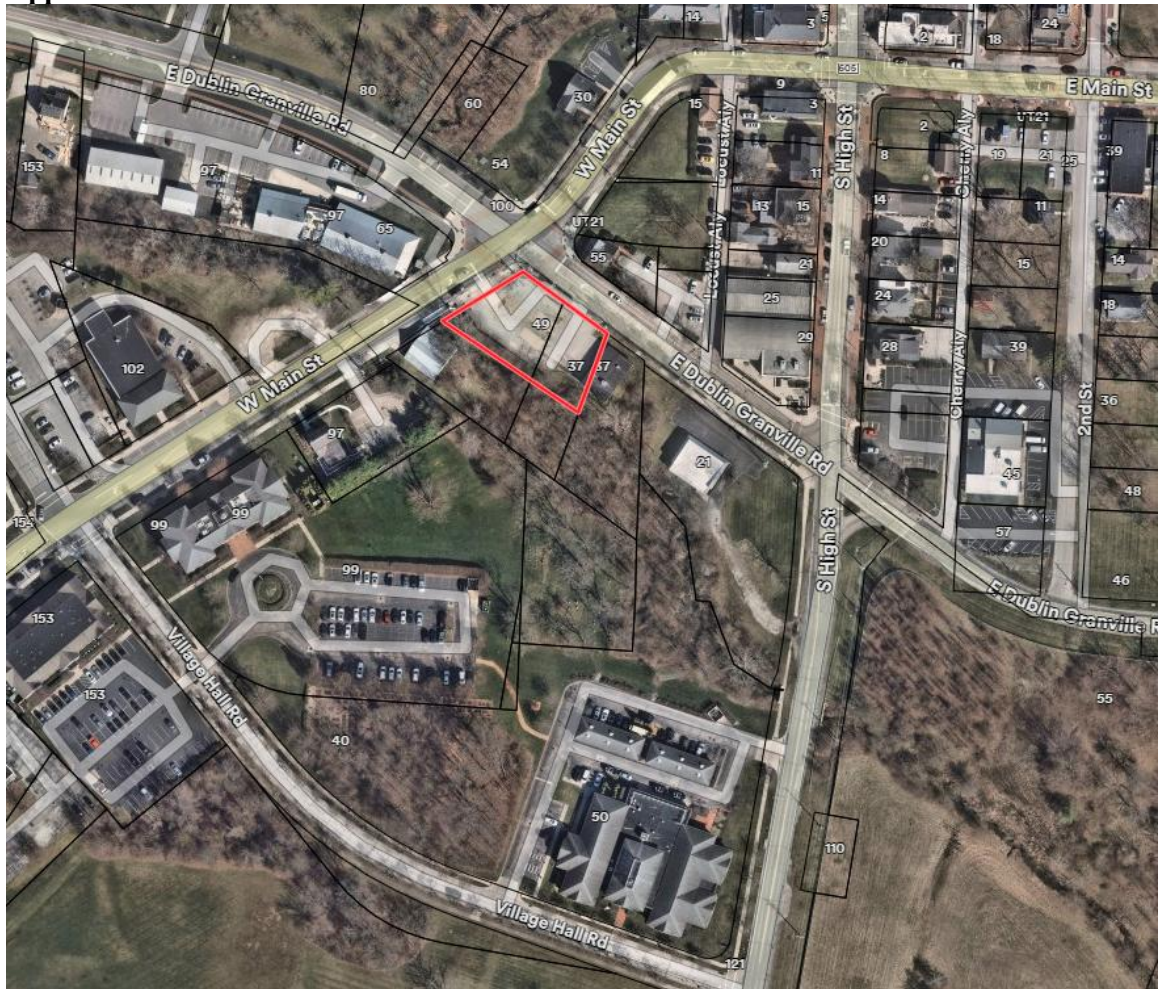
V. ACTION

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

Suggested Motion for ARB-76-2025:

Move to approve Certificate of Appropriateness application ARB-76-2025 (conditions of approval may be added).

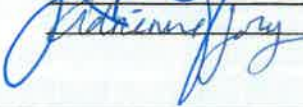
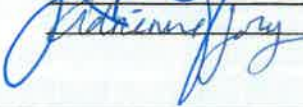
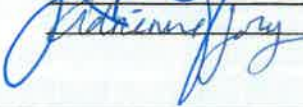
Approximate Site Location:



Source: NearMap



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 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.																									
Project Information	Site Address <u>37 Dublin Granville Rd, New Albany, OH 43054</u>																									
	Parcel Numbers <u>222-000021</u>																									
	Acres <u>.34</u>	# of lots created <u></u>																								
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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 described in this application. I certify that the information here within and attached to this application is true, correct and complete. <table><tr><td>Signature of Owner</td><td></td><td>Date: <u>9/11/25</u></td></tr><tr><td>Signature of Applicant</td><td></td><td>Date: <u>9/10/25</u></td></tr></table>		Signature of Owner		Date: <u>9/11/25</u>	Signature of Applicant		Date: <u>9/10/25</u>																		
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Department Address: 7815 Walton Parkway • New Albany, Ohio 43054 • Phone 614.939.2254

Mailing Address: 99 West Main Street • P.O. Box 188 • New Albany, Ohio 43054

SITE PLAN

LEGEND

- 1. Veterans Plaza
- 2. Founders Field
- 3. Ceremonial Lawn
- 4. Gold Star Statue
- 5. Hero's Walk
- 6. Stream Access
- 7. Pavilion
- 8. Northwest Plaza
- 9. Parking Lot
- 10. Village Hall Autocourt
- 11. Police Department Addition



SITE PLAN

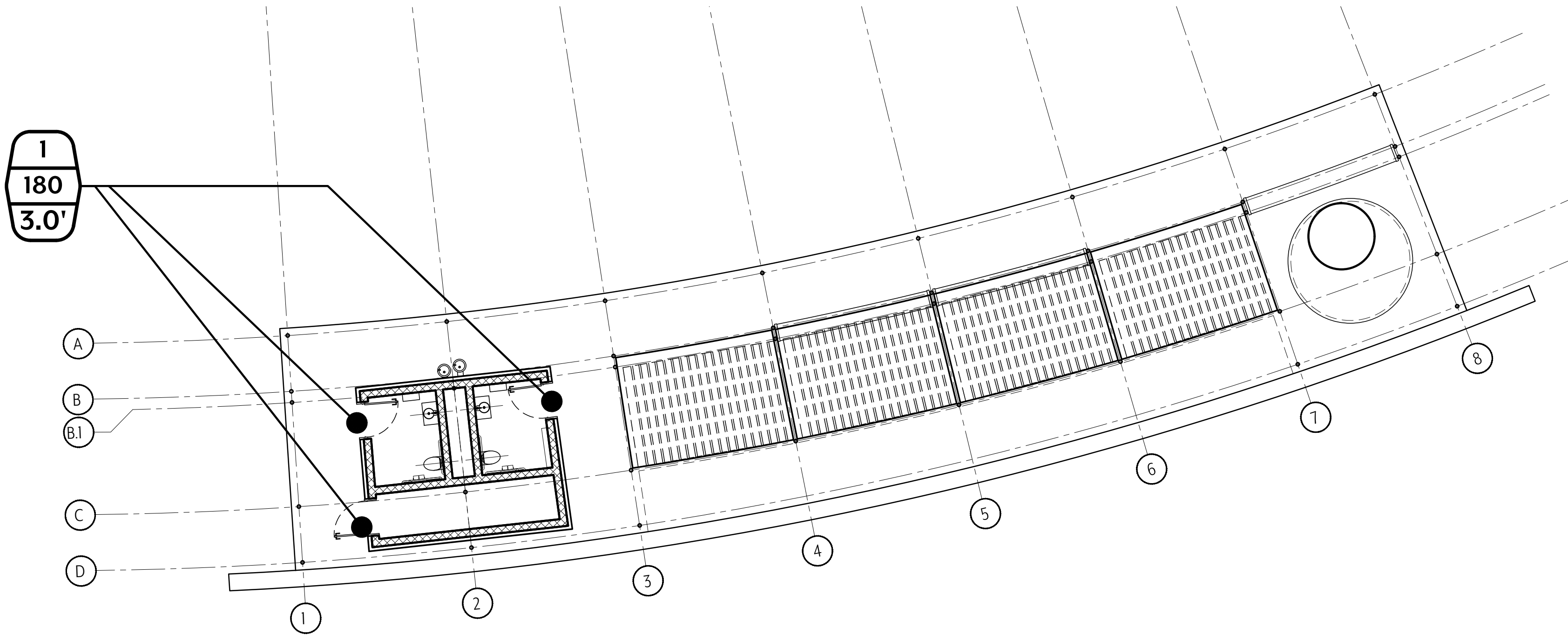
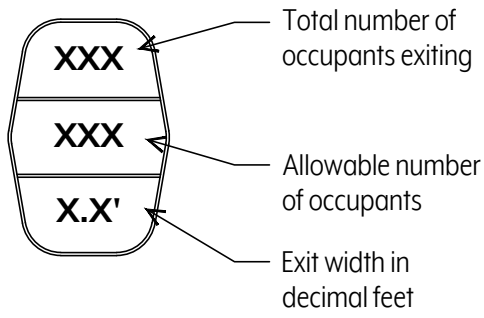


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LIFE SAFETY LEGEND

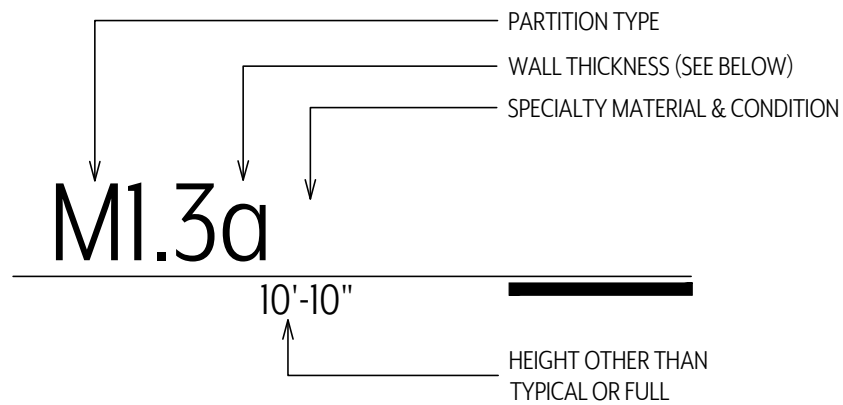


EXIT TAG



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

PARTITION LEGEND



WALL THICKNESS

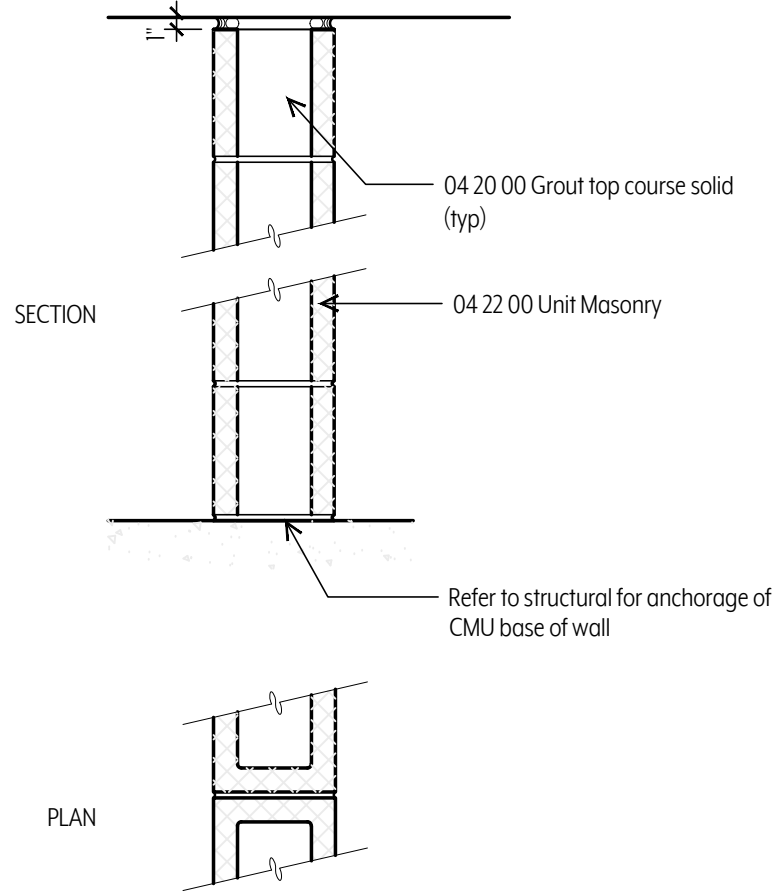
8 - 8" CMU

SPECIALTY MATERIAL AND CONDITION

i Insulated cores

WALL LEGEND

1 HOUR RATED WALL



M0

NON-BEARING, CMU WALL

BUILDING CODE ANALYSIS

APPLICABLE CODE
IBC 2024 (IBC 2021)

USE AND OCCUPANCY CLASSIFICATION
A-2 per section 303.6

GENERAL BUILDING HEIGHTS AND AREAS, TYPE II-B

Height	Allowable 55'	Proposed 11'-0"	per table 504.3
Number of Stories	2	1	per Table 504.4
Area	9,500sf	2,265sf	per Table 506.2

FIRE RESISTANCE RATING REQUIREMENTS, TYPE II-B

Structure Frame			
Primary Structural Frame	0 hour		per Table 601
Roof Support	0 hours		per Table 601, note a
Bearing Walls			
Exterior	0 hour		per Table 601
Interior	0 hour		per Table 601
Non-Bearing Walls, Exterior			
Exterior < 5'	1 hour		per Table 705.5
Exterior 5' ≤ x ≤ 10'	1 hour		
Exterior 10' ≤ x ≤ 30'	0 hour		
Exterior x ≥ 30'	0 hour		
Non-Bearing Walls, Interior	0 hour		per Table 601
Floor Construction	0 hour		per Table 601
Roof Construction			
including secondary members	0 hour		per Table 601

TYPE OF CONSTRUCTION, TYPE II-B per section 602.2

FIRE PROTECTION SYSTEMS
Automatic Sprinkler System Not Required per section 903.2.1.5

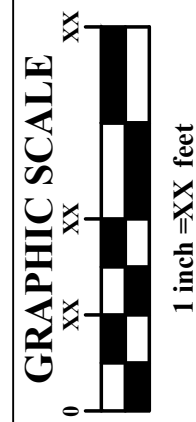
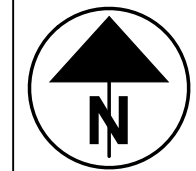
MEANS OF EGRESS
Handrails Not required per 1003.5, exception 2

Design Occupant Load 151 at 15 net per Table 1004.5
Assembly without fixed seats, unconcentrated

Egress Width 0.2'/occupant per Section 1005.3.2

Number of Required Exits 2 per Table 1006.2.1

Common Path Egress Travel 75' per Table 1006.2.1, without sprinklers



CALCULATED
CHECKED

CODE ANALYSIS, WALL TYPE

ROSE RUN PARK
PHASE 2

A
001

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PLUMBING NARRATIVE

PLUMBING

- 1.0 DOMESTIC WATER
- A. Furnish all labor, material, incidental and details necessary to provide a domestic water service. Extend new 2" domestic water service piping from 5'-0" beyond building into the Mechanical Room. Installation of the reduced pressure zone back flow assembly shall be provided in building mechanical room. The 2" domestic water service piping from the backflow setting to 5'-0" beyond the building shall be provided by the site utility contractor.

B. ASSE listed/approved backflow prevention devices shall be provided at all interconnections between the potable water system and points of possible contamination, in accordance with the requirements of all governing codes and industry standards.

C. Provide commercial grade high efficiency sealed electric water heater, accessories and appurtenances as required to provide domestic hot water supply to all items/elements requiring same.

D. 140 degrees F. hot water shall be distributed to the building fixtures and equipment via a circulated distribution & return piping system. Individual tempering valves shall be provided at all hand wash fixtures to limit delivered water temperature to a maximum 109 degrees F.

E. Provide continuous run hot water recirculation pumps as required to automatically maintain piping system hot water temperature at remote delivery points.

F. Domestic water piping to be type L copper tubing with lead free socket solder copper pressure fittings in common areas.

G. Provide branch main piping isolation valves for fixture and equipment group installations such as toilet rooms, kitchens, etc. Coordinate with structural conditions as required for access to valves.

H. Provide surface mounted freeze-proof exterior hose bibb at the building perimeter as required for maintenance and convenience use. Hose bibbs to include ASSE 1052 listed/approved backflow prevention devices per OPC requirements.

I. Provide surface mounted mild climate interior hose bibb within the building as required for maintenance and convenience use. Hose bibbs to include ASSE 1052 listed/approved backflow prevention devices per OPC requirements.

J. All fixtures and equipment that include "quick-closing" domestic water supply piping elements such as flush valves, solenoid valves, spring return valves, etc. shall be furnished with shock absorbers to control water hammer and protect the piping installation from pressure spiking.

K. Provide ASSE listed trap seal to automatically maintain the water trap seal for all drain p-traps directly connected to the sanitary drain piping system that do not include a dependable year-round water supply.
- 2.0 INSULATION
- A. Insulate all domestic cold-water lines, domestic hot water lines, domestic hot water return lines, and tempered water lines. Pipe insulation shall be glass fiber insulation with factory applied oil service vapor barrier jacket. 1/2" thickness for cold water and storm piping, 1" thickness for hot water piping.
- 3.0 DRAINAGE SYSTEMS
- A. Construct a system of sanitary soil, waste and vent piping from all fixtures, equipment and items requiring same to five feet beyond the building perimeter for continuation by the site utility contractor.

B. Sanitary drain and vent piping shall be either standard weight cast iron DWV pipe and fittings with hub and spigot or no-hub gasketed connections or schedule 40 PVC DWV pipe and fittings with socket solvent weld connections. Vent lines may be schedule 40 PVC DWV pipe and fittings with socket solvent weld connections.

C. Hangers to be listed assemblies including a structural fastening device, all thread support rod, double nuts and steel swivel ring pipe strap; similar to Anvil figure no. 69. Support steel piping at minimum 10 feet on center horizontal, plastic at minimum 4 feet on center. Provide additional hangers at piping offsets, and other locations as necessary for proper installation. Provide a listed pipe clamp at all horizontal structure penetrations. All pieces of hanger assemblies shall be hot-dip galvanized steel.
- 4.0 PLUMBING FIXTURES
- A. Listed plumbing fixtures shall be provided as required for common areas, including complete assemblies with traps, stops, carriers, accessories and appurtenances as appropriate.

B. Public water closets - elongated vitreous china 1.6 gpf fixture, floor mount type with sensor operated flush valve operator.

C. Urinals - vitreous china fixture, wall hung type with sensor operated flush valve operator.

D. Lavatories - vitreous china fixture, wall hung or drop-in type with sensor operated faucet.

E. Emergency/safety fixtures (showers, eyewashes, etc.) - corrosion resistant 316 stainless steel, wall/floor mount.
- 5.0 DRAINS AND CLEANOUTS
- A. Provide listed cast iron body drains and cleanouts at all locations requiring same.

B. Drains and cleanouts in pedestrian traffic areas to be furnished with nickel bronze finish and heel-proof grates.

C. Drains and cleanouts in common mechanical/utility areas shall be cast iron medium-heavy duty type with sediment buckets.

D. All drains directly connected to the building sanitary drain system shall be furnished with listed mechanical automatic trap primers. Individual trap primers may be manifolded to multiple drains.

PLUMBING NARRATIVE

FIRE PROTECTION

Sprinkler Protection not required.

HVAC NARRATIVE

HVAC

DESIGN CRITERIA

- TE A. Exhaust Air Quantity:

Public Toilets & Janitors Closets: 75 CFM per water closet, urinal or mop sink.
- B. Duct Friction Loss Sizing Criteria:
- Low Pressure: Heating and cooling supply air distribution ducts - 0.08" W.G. maximum / 100 feet of duct run.

Heating and cooling return air distribution ducts - 0.08" W.G. maximum / 100 feet of duct run.

Environmental air exhaust ducts - 0.08 inch W.G. maximum/100 feet of duct run.

Transfer / Outside Air: 0.03 inch W.G. maximum/100 equivalent feet of duct run.
- C. Duct Velocity Criteria:
- Low Pressure: 1,500 FPM maximum for environmental exhaust air duct mains.

800 FPM maximum for duct mains with direct take-offs (Exhaust)

800 FPM maximum for branches to terminals (Exhaust)
- D. All duct systems shall be sealed with mastic to insure air tightness.
- E. Air Balance: All air handling systems shall be balanced for specified design flow rate and system static pressure, including submitting air balance reports by independent Test and Balance Company.

HVAC SYSTEMS DESCRIPTION

- A. Ventilation for the restroom building will be provided by a roof-mounted exhaust fan. Exhaust air will be ducted from the restrooms to the exhaust fan on the roof and controlled by the lights.
- B. Heating for the restroom building will be provided by an electric wall mounted cabinet unit heater.

DUCT DISTRIBUTION SYSTEMS

- A. All ductwork construction shall be based on SMACNA low-pressure type. All ductwork shall be sealed.
- B. All rectangular supply and return air ductwork shall be lined with 1" thick duct liner for noise control. All duct liner shall meet the life safety standards as established by NFPA 90A and 90B and shall not support microbial growth as tested in accordance with ASTM G21 and G22. Liner shall be Johns-Manville Permacore Linacoustic or approved equal. Supply and return ductwork located in the attic spaces shall be lined with 2" thick duct liner or externally wrapped with 3" thick blanket type insulation with vapor barrier.
- C. 1" thick blanket type insulation with vapor barrier shall be provided for all unlined supply and return ductwork.
- D. Insulation and duct liner will not be required for toilet exhaust ductwork unless located in an attic space. Exhaust ductwork located in the attic spaces shall be lined with 2" thick duct liner or externally wrapped with 3" thick blanket type insulation with vapor barrier.
- E. Tapered spin-in fittings with locking quadrants and volume dampers shall be provided from branches to diffusers for low-pressure ductwork.

HVAC MATERIALS AND EQUIPMENT

- A. Insulation:
1. All supply air and outside air ductwork, condensation drain piping and refrigerant piping shall be insulated.
2. Insulation to be proper thickness of fiberglass on ductwork and piping.
3. Insulation as manufactured by Johns-Manville, Armstrong, Knauf, Certain Teed or Owens-Corning may be furnished at the Contractor's option.
- B. Exhaust Fans:
1. Exhaust fans to be provided for all exhaust and ventilation systems. All fans shall be isolated from the building structure using spring vibration isolators. Fan ratings shall be AMCA certified and fan shall bear AMCA seals.
2. Fans shall be Greenheck type SE furnished with square steel panels, direct-drive, balanced multi-blade propeller type wheels and electrically commutated motors (ECM).
3. Exhaust fans by Cook, or Twin City may be provided.
- C. Registers, Grilles and Diffusers.
1. All registers, grilles, diffusers and dampers shall be provided.
- a. Air devices by Anemostat, Krueger, Titus, Price or Nailor may be provided.
2. Return and exhaust air grilles and registers shall be steel and have horizontal face bars fixed at 45 degrees. Provide opposed blade damper for registers. Titus 350 RL or equal. All devices located in the parking garage area shall be heavy duty type. Titus model 350RL-HD or equal.
- F. Dampers and Louvers
1. Manual balance dampers shall be similar to Ruskin Type MD-35/OB or may be Contractor fabricated per SMACNA Standards. Dampers in round duct branches shall be furnished with spin-in fittings.
2. Motor operated dampers shall be equal to Ruskin Type CD-50.
3. Combination fire and smoke dampers shall be similar to Ruskin type FSD-60. Combination fire and smoke dampers shall meet all requirements for fire dampers and additionally shall include an operating shaft which, when rotated 90o, causes damper to operate between closed and open. Actuators shall be electric type, to operate on 120 volts AC 60 hz. and shall be of the spring return full closed type that will close damper upon power interruption. Damper operators shall be UL listed as fire damper operators and bear the appropriate UL fire damper operator label.

NOISE AND VIBRATION CONTROL

- A. Acoustical and vibration treatment shall be provided, as required, to minimize sound transmission into the occupied areas, equipment, etc.
- B. Vibration isolators and flexible connections shall be provided, as required for fans, furnaces, etc.
- C. Acoustical treatment shall be provided for all equipment, as required to meet Code or the system design.

WARRANTY

- A. All materials and the installation shall be guaranteed to be free from defects in material and installation for a minimum of one year from the date of final acceptance.

ELECTRICAL NARRATIVE

ELECTRICAL

STANDARDS

- A. All Electrical systems shall conform to all applicable Federal, State and Local Laws, Codes and Ordinances:
- a. Ohio Building Code 2024
- b. National Fire Alarm Code, Bulletin No. 72, National Fire Protection Association 2022 (NFPA 72)
- c. National Electrical Code, Bulletin No. 70, National Fire Protection Association 2023 (NEC)
- d. Life Safety Code, Bulletin No. 101, National Fire Protection Association 2021 (NFPA 101)
- B. All work under jurisdiction of local Fire Marshal shall conform to requirements set forth by the Fire Marshal's Office and National Fire Protection Association.
- C. Lighting system layouts, lighting power densities, and automated lighting controls shall meet all requirements of ASHRAE Standard 90.1 - 2019.

SITE ELECTRICAL DISTRIBUTION

- A. Provide the following electrical scope of work for the site electrical:
- a. Incoming utility service and secondary-voltage electrical service.
- b. Site lighting, power and control.

BUILDING POWER & LIGHTING

- A. The Pavilion shall include the following equipment:
- a. Restrooms - general lighting, emergency/egress lighting, general use receptacles, hvac equipment (exhaust fans, heaters, etc), and plumbing equipment (electric water heater).
- b. Canopy Structure - safety/security lighting, and general use receptacles.
- c. Food Trucks - (4) pedestal mounted electrical hook-up for food truck similar to GEILU552EB. Provide 50A, 30A and 20A GFCI receptacle in the unmetred NEMA 3R enclosure.
- d. North of Pavilion/bridge area - General site lighting.
- B. Provide underground conduits and wiring to the building/structures from electrical company transformers. Coordinate with civil plan for proposed location of these transformers.
- C. The electric power distribution system shall include all the elements necessary to conduct electricity in an approved, safe manner, to all equipment/devices for the above mentioned buildings. The electric power distribution system shall include:
- a. Approved meter socket per utility power company.
- b. 225-amp, 208-120-volt, three-phase, four-wire service entrance panelboard with surge protection and a main shunt trip breaker - Panelboard to be located in the mechanical room adjacent to the restroom. The main panelboard shall include:
- i. Panel shall contain tin-plated copper or tin-plated aluminum bussing with minimum 42 poles.
- ii. Panel neutral assemblies shall have individual anti-tum solderless terminals for the connection of the maximum number of neutral wires. Sheet metal terminal strips are not acceptable.
- iii. Panel ground bars shall be similar to the neutral assembly in number, size and type of anti-tum solderless lugs. The ground bar shall be factory bonded to the panel tub. Sheet metal terminal strips are not acceptable.
- iv. The branch circuit breakers shall be bolt-on type, molded case, temperature compensated, quick-make, quick-break with thermal-magnetic trip and be permanently bolted to the bus bars. Provide branch circuit breakers as required.
- v. Maintain service clearances required by NEC 110.26.
- vi. Ground Fault Circuit Interrupter (GFCI) breakers to supply the Restroom and outdoor receptacles.
- vii. Two pole circuit breakers to supply the food truck connection.
- viii. The underground routes to the service entrance panelboard shall be coordinated with the site civil. Trenching, conduit, and backfill by site civil contractor. This contractor shall provide and install conductors and make final connections.
- D. Distribution equipment may be manufactured by ABB, Siemens or Square D.

WIRE AND CONDUIT

- A. All feeder and branch circuit wiring above ground shall be concealed in raceway Intermediate Metal Conduit (IMC) conduit unless noted otherwise. Minimum raceway size shall be 3/4 inch. IMC conduit shall terminate in an metallic box.
- a. Feeders Exposed or Concealed in Ceilings, Walls and Partitions: Type THHN-THWN, single conductors in raceway.
- b. Feeders Concealed in Concrete, below Slabs-on-Grade and Underground: Type XHHW or THHN-THWN, single conductors in PVC raceway.
- c. Branch Circuits in Exposed Locations: Type THHN-THWN, single conductors in raceway.
- B. All feeder and branch circuit wiring located underground shall be concealed in Schedule 40 PVC.
- a. The conduit shall be located a minimum of 24 inches underground.
- b. Pull Boxes shall be located no further than 200 feet apart. Pull boxes shall be Non-Metallic and flush with grade.
- c. Joints in underground wiring shall be composed of submersible connectors with epoxy potting.
- C. Non metallic conduit and fittings for concrete encasement shall be rigid PVC, power and communication type ER, UL listed.
- D. Electrical service conductors shall be compact aluminum, stranded, have 600 volt insulation, be UL labeled and of American manufacturer. The minimum size for aluminum conductors is #10 AWG.
- E. Mechanical equipment and branch circuit conductors shall be copper, have 600 volt insulation, be UL labeled and of American manufacturer. Conductors shall be no less than #12 AWG for power and lighting and #14 AWG for controls. Conductors sized #10 AWG or less may be solid or stranded at the contractor's preference. Conductors sized #8 AWG or larger shall be stranded.
- F. All connections are to be made using pressure type terminals.
- G. Ampacity of all conductors shall be at least as great as the rating of the fuse or circuit breaker on the line side of the conductors.
- H. Limit feeder and branch circuit voltage drop to a total of 5%.

STRUCTURE NARRATIVE

STRUCTURE

GOVERNING DESIGN CODES

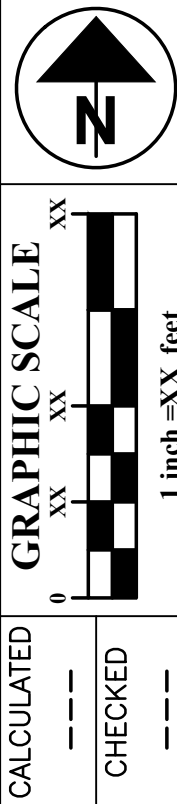
- Primary: 2024 Ohio Building Code
- Secondary: ASCE 7-16: Minimum Design Loads for Buildings and Other Structures ACI 318-19: Building Code Requirements for Structural Concrete
- TMS 402-16: Building Code Requirements for Masonry Structures AISI S360-16: Specification for Structural Steel Buildings.

DESIGN LOADS

- Floor Live Loads:
- 1st Floor: Slab-on-grade: 100 psf Roof Live Loads: 20
- psf
- Roof Snow Loads: 20 psf ground snow
- Wind Loads: 110 mph, Exposure Category C

BUILDING CONSTRUCTION

- Foundations:
- Foundations are assumed to be shallow, spread footings and slab on grade. This must be confirmed through soil evaluation of the building site area by a licensed geotechnical engineer.
- Below grade stem walls will be concrete masonry unit (CMU) stem walls with footings assumed to be continuous 24" wide x 12" deep reinforced concrete.
- Structural Frame:
- The primary structural system will be structural steel framing with 4" diameter round hollow structural column sections and 10" to 12" deep hollow structural beam sections. The roof will consist of cold formed metal joists (8" deep) between HSS beams with fire retardant sheathing or 1" metal decking.
- END OF STRUCTURAL NARRATIVE



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ABBREVIATIONS

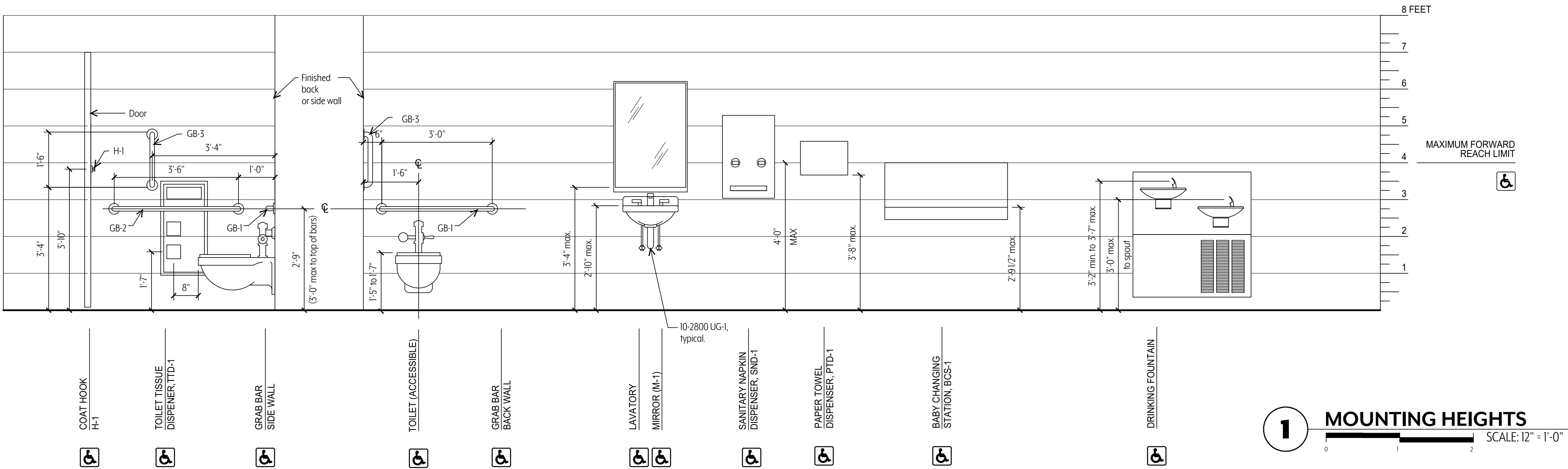
O	Diameter	GALV	Galvanized	P/L	Property Line
AFF	Above Finished Floor	GB	Grab Bar	PREFAB	Prefabricated
AHJ	Authorities Having Jurisdiction	GC	General Contractor	PT(D)	Paint, Painted
ALUM or AL	Aluminum	GL	Glass	R	Riser (s)
AP	Access Panel	HB	Hose Bibb	RB	Resilient Base
ARCH	Architectural/Architectural Drawings	HDWR	Hardware	RCP	Reflected Ceiling Plan
		HK	Hook	RD	Roof Drain
BFF	Below Finish Floor	HM	Hollow Metal	RE	Reference, Refer to
BLDG	Building	HP	High Point	RO	Rough Opening
BO	Bottom of	HVAC	Heating, Ventilation, and Air Conditioning		
BOD	Basis of Design			SC	Sealed Concrete
BR	Brick	IG	Insulated Glass	SD	Soap Dispenser
		INT	Interior	SERV	Service
CIP	Cast In Place	LAT	Lateral	SIM	Similar
CJ	Control Joint	LAV	Lavatory	SND	Sanitary Napkin Dispenser
CLR	Clear	LLH	Long Leg Horizontal	SPEC(S)	Specification(s)
CMU	Concrete Masonry Unit	LLV	Long Leg Vertical	SPKR	Speaker
CO	Clear Opening	LP	Low Point	STL	Steel
CONC	Concrete			T	Tread(s), Tempered
CONT	Continuous (ed) (ous)	MAX	Maximum	TA	Toilet Accessory
COORD	Coordinate (with)	MCP	Metal Ceiling Panel	TC	Top of Curb
CRS	Course	MECH	Mechanical or Mechanical Drawings	TFMR	Transformer
		MFR	Manufacturer	THRU	Through
DEPT	Department	MIN	Minimum	TL	Tile
DF	Drinking Fountain	MIR	Mirror	TO	Top (of)
DIM	Dimension(s)	MISC	Miscellaneous	TPD	Toilet Paper Dispenser
DISP	Dispenser	MO	Masonry Opening	TYP	Typical
DS	Downspout	MTL, MT	Metal		
DTL	Detail			UCH	Unit Cabinet Heater
DWG(S)	Drawing(s)	NIC	Not in Contract	UNO	Unless Noted Otherwise
		NOM	Nominal		
EJ	Expansion Joint	NTS	Not to Scale	W/	With
ELEC	Electrical/Electrical Drawings			W/O	Without
EOS	Edge of Slab	OC	On Center	WD	Wood
EQUIP	Equipment	OD	Overflow Drain, Outside Diameter	WH	Water Heater
EXT	Exterior	OPNG	Opening		
		OPP	Opposite		
FD	Floor Drain	OVHD	Overhead		
FDC	Fire Department Connection				
FE	Fire Extinguisher				
FO	Finished Opening				
FRT	Fire-Retardant-Treated				
FV	Field Verify				

FILL PATTERN LEGEND

	Granular Fill
	Earth - Compact Fill
	Earth - Undisturbed
	Concrete
	Common/Face Masonry
	Concrete Block
	Steel
	Aluminum
	Batt/Loose Fill Insulation
	Rigid Insulation
	Gypsum Wallboard/Sheathing
	Stone
	Wood
	Plywood
	Lumber
	Cavity Drainage
	Mortar/Grout
	Isolation Material
	Fire Safing

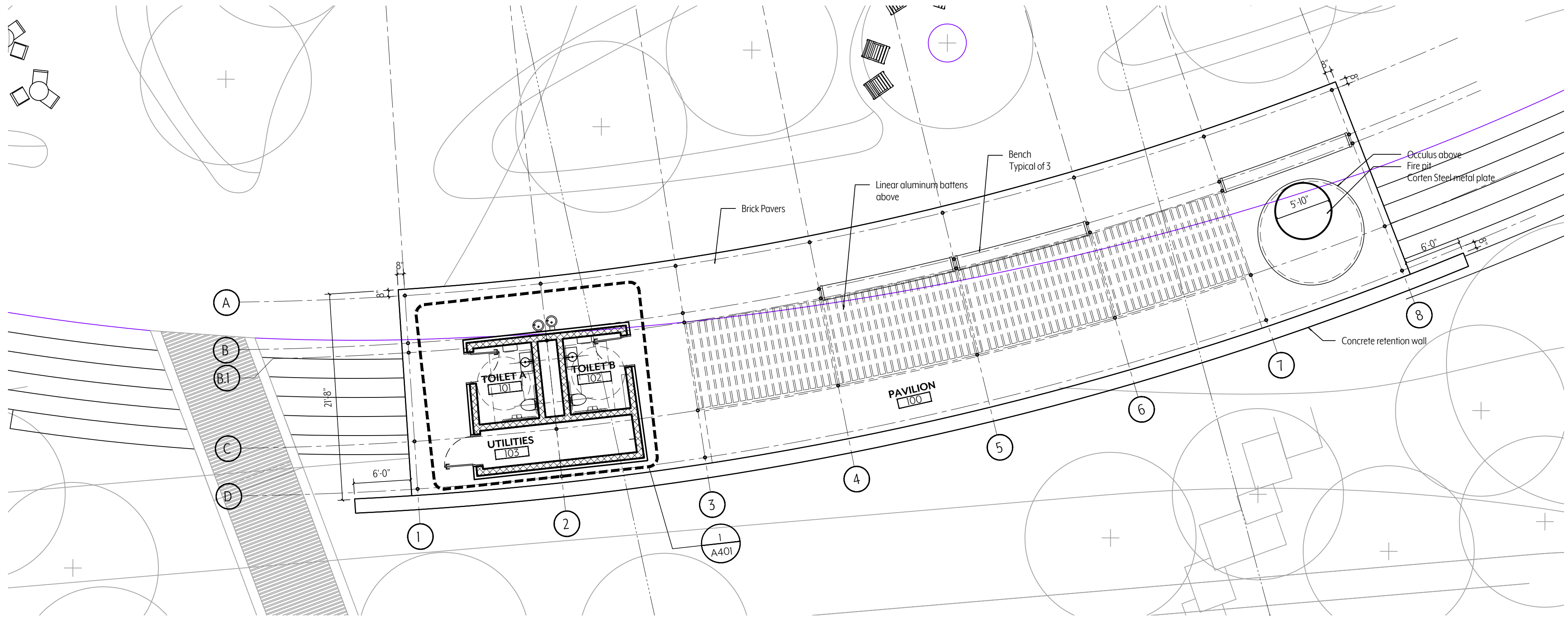
SYMBOLS LEGEND

COLUMN BUBBLE	(A) (GRID DESIGNATION)
BUILDING/WALL SECTION INDICATOR	(00) (DETAIL NUMBER) (000) (SHEET NUMBER)
EXTERIOR ELEVATION INDICATOR	(00) (DETAIL NUMBER) (000) (SHEET NUMBER)
INTERIOR ELEVATION INDICATOR	(00/000) (DETAIL NUMBER) (SHEET NUMBER)
DETAIL SECTION INDICATOR	(00/000) (DETAIL NUMBER) (SHEET NUMBER)
CALLOUT LABEL	(00) (DETAIL NUMBER) (000) (SHEET NUMBER)
ELEVATION DATUM POINT	(TYPE DESCRIPTION) (000'-0") (ELEVATION)
CONTROL JOINT	
WINDOW / SIGN TYPE INDICATOR	
ROOM IDENTIFICATION	LOBBY (ROOM NAME) (000) (ROOM NUMBER)
FINISH TAG	LOBBY (ROOM NAME) (000) (ROOM NUMBER) (PT-01) (WALL FINISH U.N.O.) (WB-01) (BASE FINISH U.N.O.) (CPT-01) (FLOOR FINISH U.N.O.)
DOOR NUMBER	(DOOR NUMBER) MA9-1
REVISION INDICATOR	(1) (REVISION NUMBER)
CODED NOTE INDICATOR	(A) (NOTE DESIGNATION)

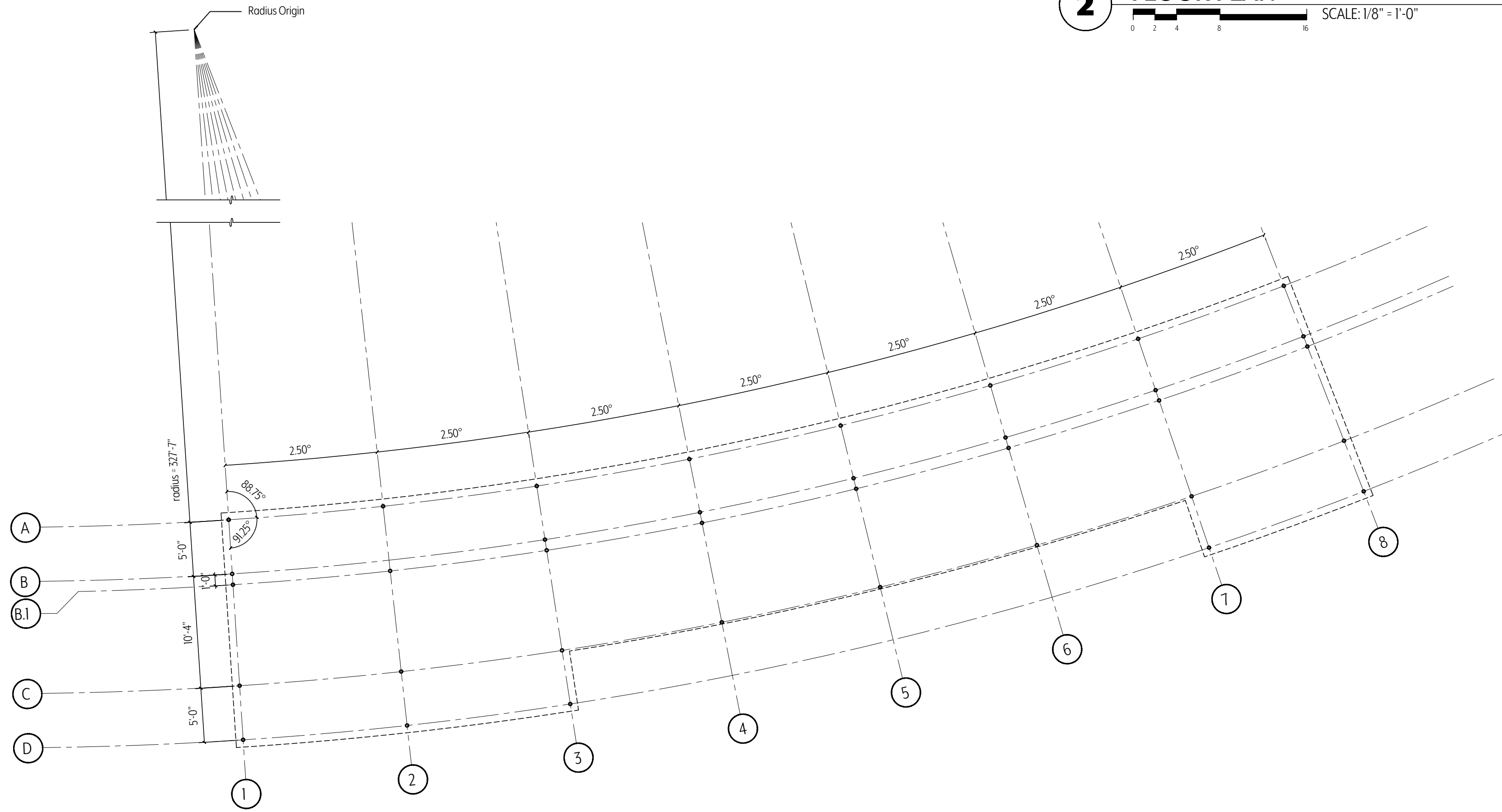


1 MOUNTING HEIGHTS
SCALE: 1/2" = 1'-0"

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



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

GENERAL NOTES

1. Brick pavers to match Plaza at the south east corner of Main Street and Dublin Granville Road.
2. Floor elevations of Toilet and Utilities rooms to match that of the Pavilion.

CODED NOTES

1

GRAPHIC SCALE
0 XX XX XX
1 inch = XX feet

CALCULATED

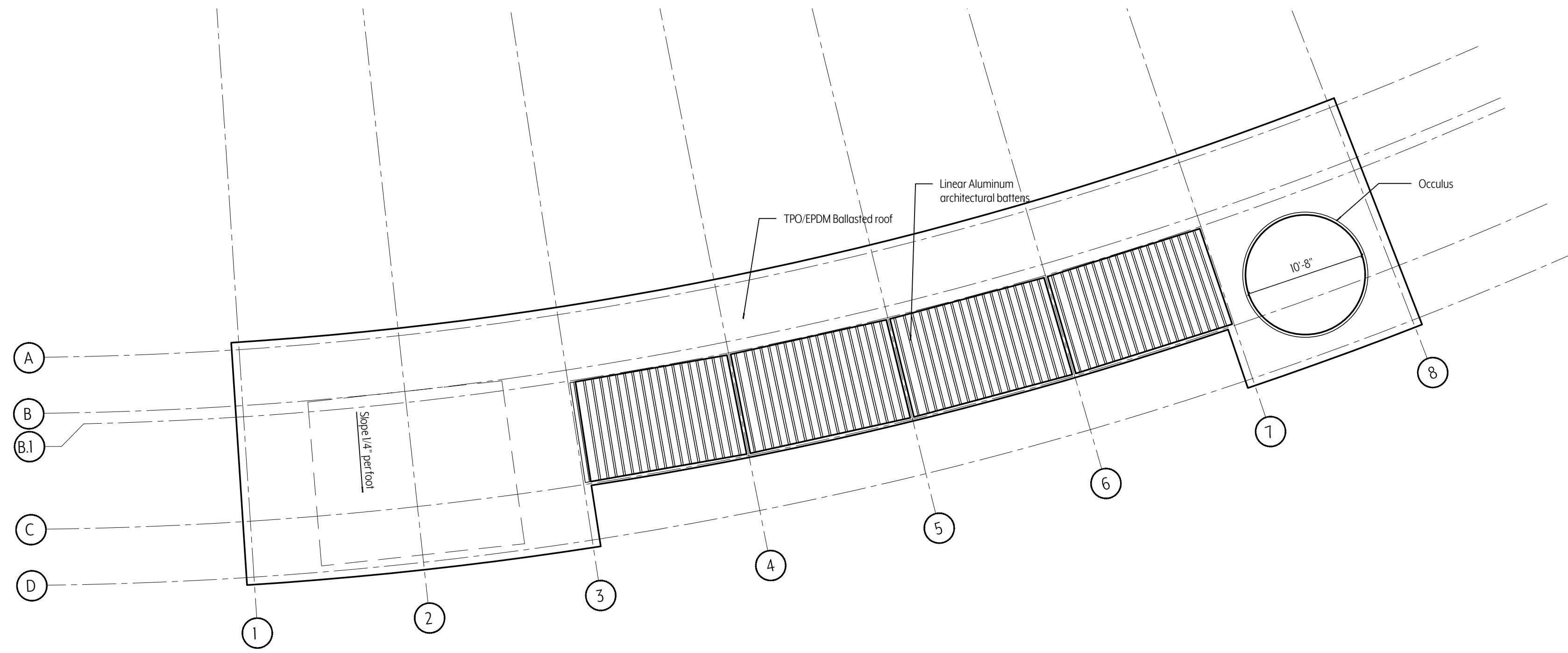
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PAVILION PLANS

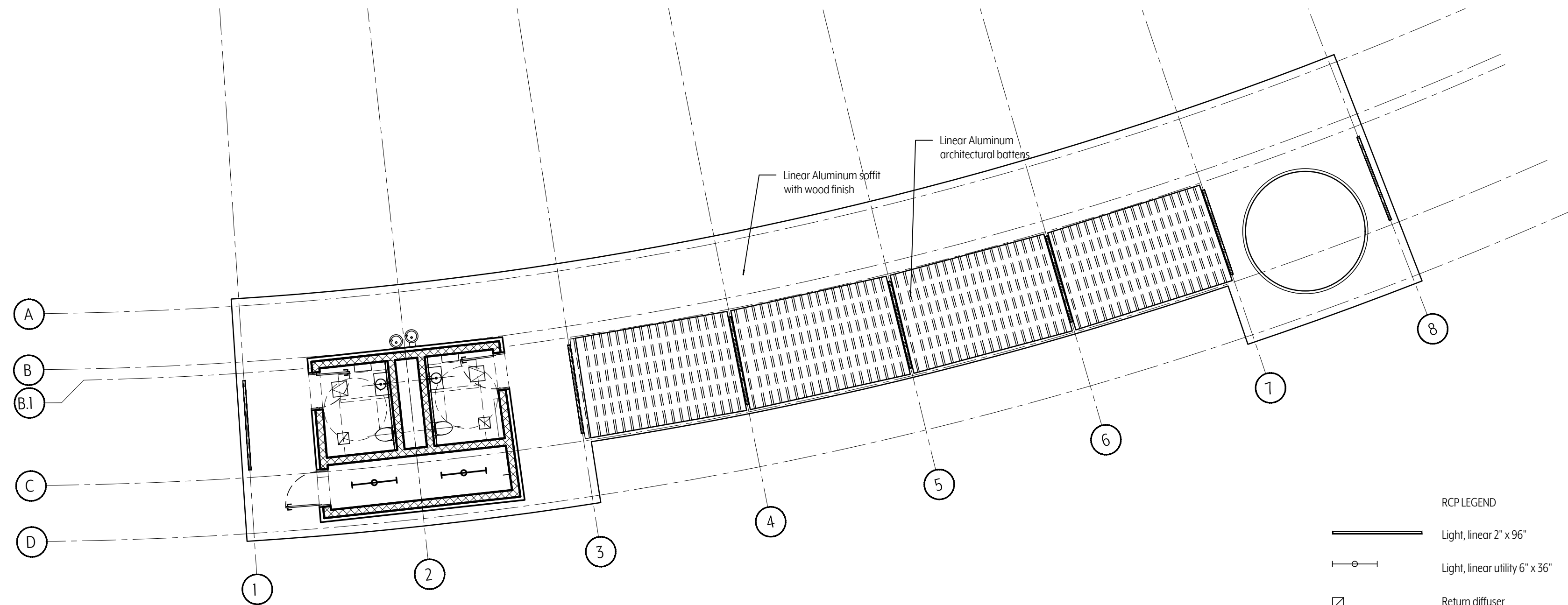
ROSE RUN PARK
PHASE 2

A
101

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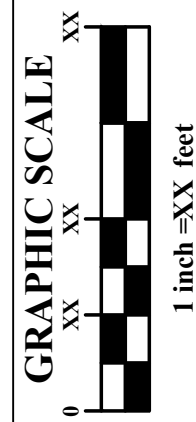
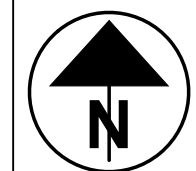


2 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 REFLECTIVE CEILING PLAN
SCALE: 1/8" = 1'-0"

- RCP LEGEND
- Light, linear 2' x 96"
 - Light, linear utility 6' x 36"
 - Return diffuser
 - Access door

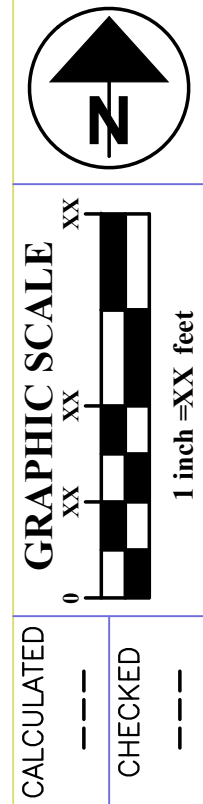


CALCULATED
CHECKED

PAVILION PLANS

ROSE RUN PARK
PHASE 2

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ELEVATIONS AND BUILDING SECTIONS

ROSE RUN PARK
PHASE 2

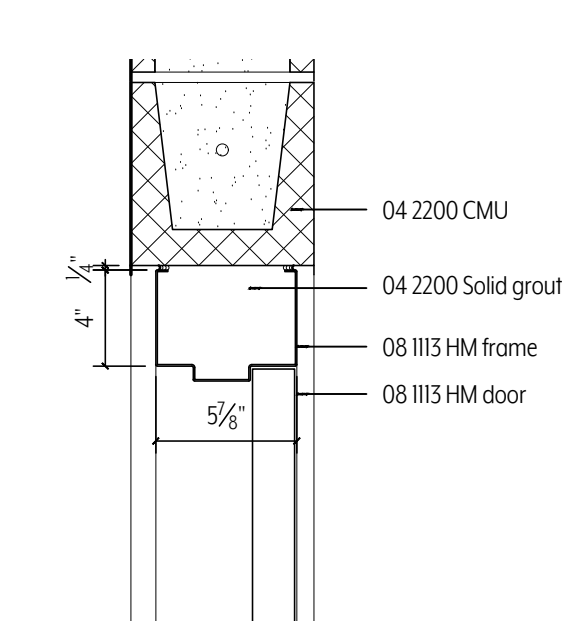


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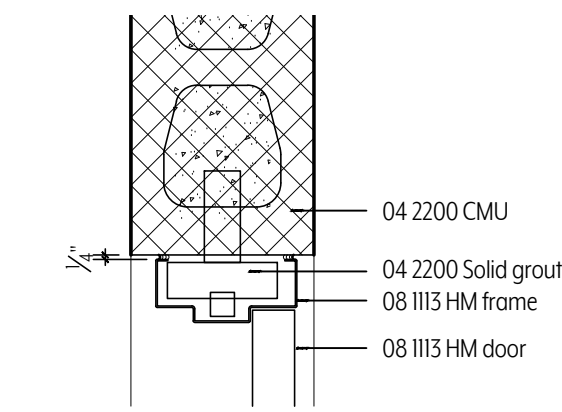
DOOR SCHEDULE																	
ROOM NAME	DOOR NUMBER	DOOR							FRAME			DETAILS			HARDWARE	RATING	NOTES
		PAIR	W	H	T	TYPE	MATL	FINISH	TYPE	MATL	FINISH	HEAD	JAMB	SILL			
Pavilion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Toilet A	101-I	-	3'-0"	7'-0"	1 3/4"	A	HM	PT	I	HM	PT	12/A40I	11/A40I	7/A40I	1	-	-
Toilet B	102-I	-	3'-0"	7'-0"	1 3/4"	A	HM	PT	I	HM	PT	12/A40I	11/A40I	7/A40I	1	-	-
Utilities	103-I	-	3'-0"	7'-0"	1 3/4"	A	HM	PT	I	HM	PT	12/A40I	11/A40I	7/A40I	2	-	-

DOOR LEGEND	
HM	08 113 Hollow Metal Doors and Frames
PT	09 9123 Paint

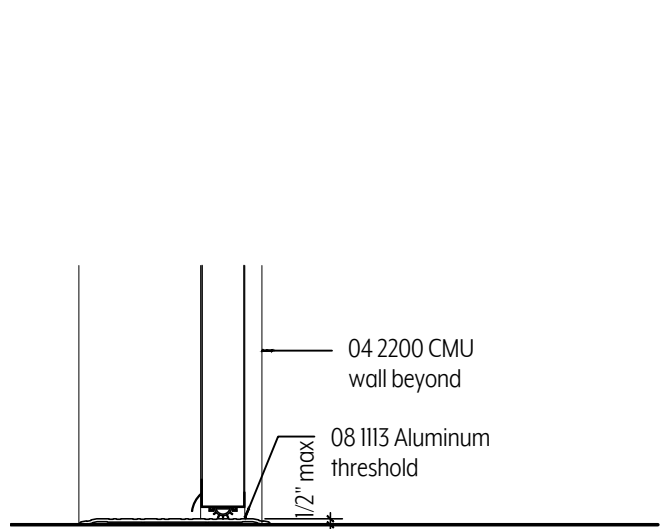
DOOR HARDWARE SET #1					DOOR HARDWARE SET #2				
I	Cont. hinge	224HD	628	IVE	I	Cont. hinge	224HD	628	IVE
I	Privacy lock	MA31I Occupied/Vacant	626FAL		I	Storeroom lock	MA58IBDC QG	626	FAL
I	Surface closer	SC71a REG or PA as req.	689FAL		I	SFC Cont. Core	C607CCA	622	FAL
I	Kick plate	8400 10" x 2" LDW B-CS	630IVE		I	SFC core	C607	626	FAL
I	Wall stop	WS406/407CCV	630	IVE	I	OH stop	100S	630	GLY
I	Gasketing	429AA-S	AA	ZER	I	Surface closer	SC71A REG or PA as req.	689FAL	
I	Door Sweep	39A	A	ZER	I	Kick plate	8400 10" x 2" LDW B-CS	630IVE	
I	Threshold	655A-223	A	ZER	I	Wall stop	WS406/407CCV	630	IVE
					I	Gasketing	429AA-S	AA	ZER
					I	Door Sweep	39A	A	ZER
					I	Threshold	655A-223	A	ZER



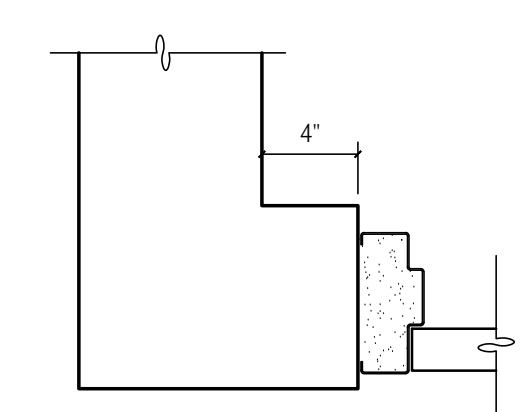
12 DOOR HEAD
SCALE: 1-1/2" = 1'-0"



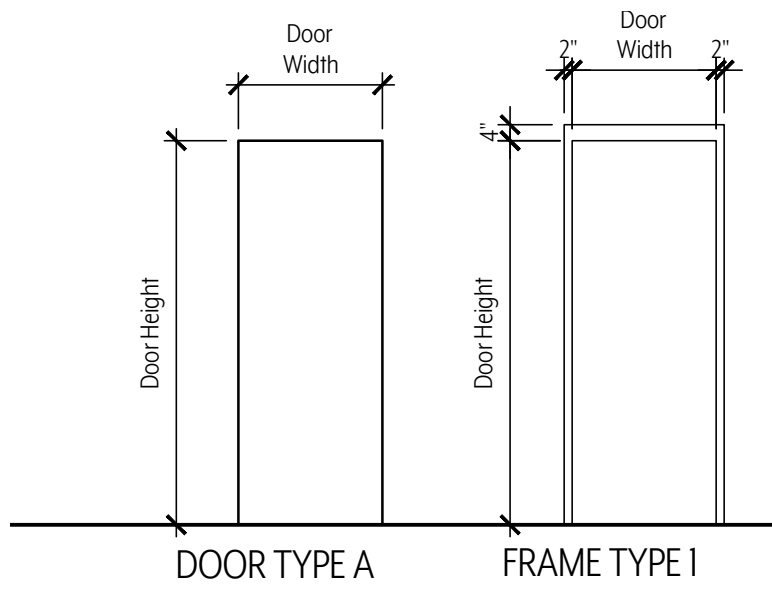
11 DOOR JAMB
SCALE: 1-1/2" = 1'-0"



7 DOOR THRESHOLD
SCALE: 1/4" = 1'-0"



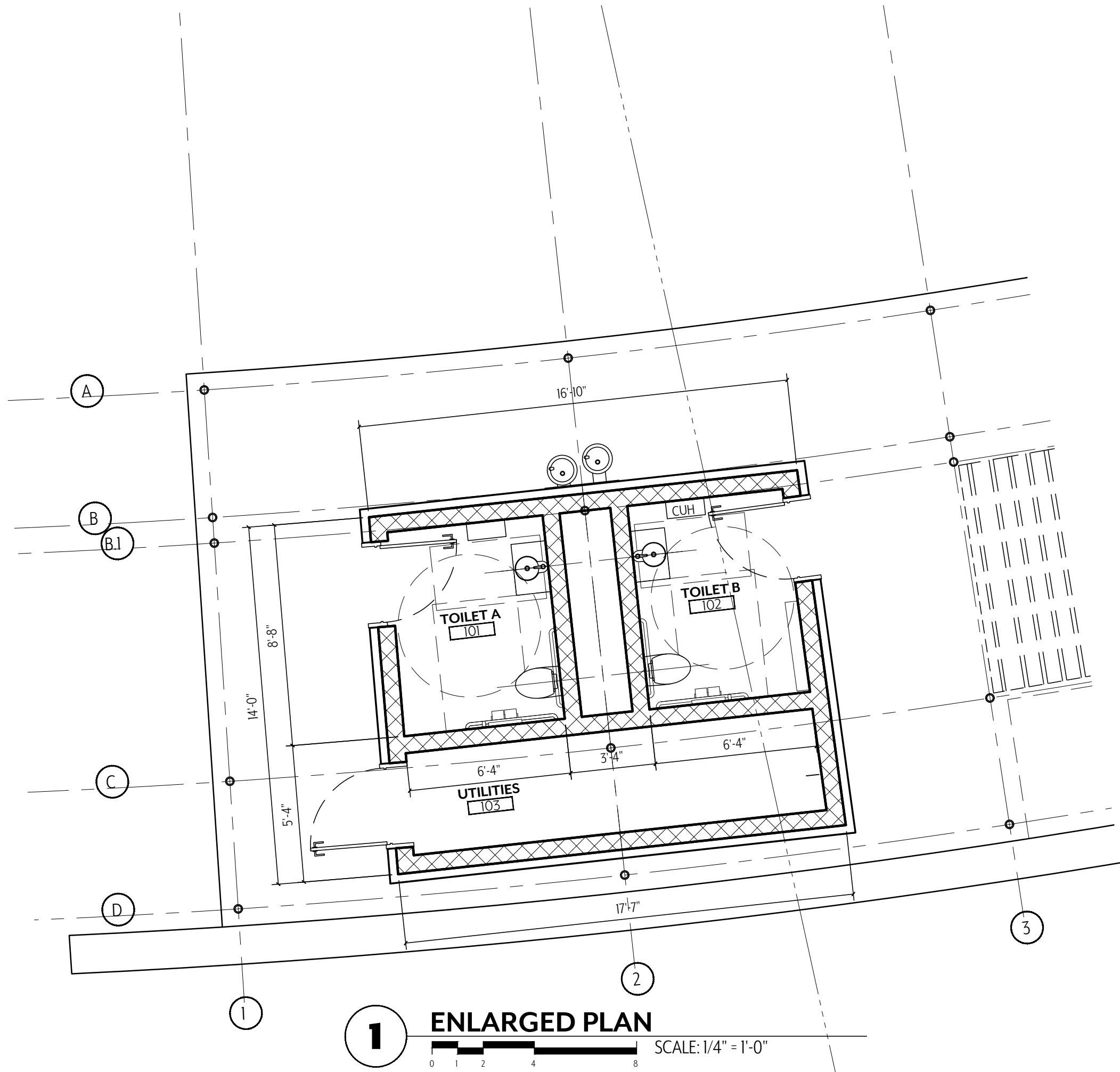
6 TYPICAL DOOR PLACEMENT
SCALE: 1-1/2" = 1'-0"



FINISH SCHEDULE									
ROOM NAME	ROOM NUMBER	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING	NOTES
Pavilion	100	Pavers	-	-	-	-	-	-	Corodinate with Landscape for material and installation elevations
Toilet A	101	PC-1	-	CT-1	CT-1	CT-1	CT-1	LMC-1	
Toilet B	102	PC-1	-	CT-1	CT-1	CT-1	CT-1	LMC-1	
Utilities	103	SC-1	-	PT-1	PT-1	PT-1	PT-1	PT-1	

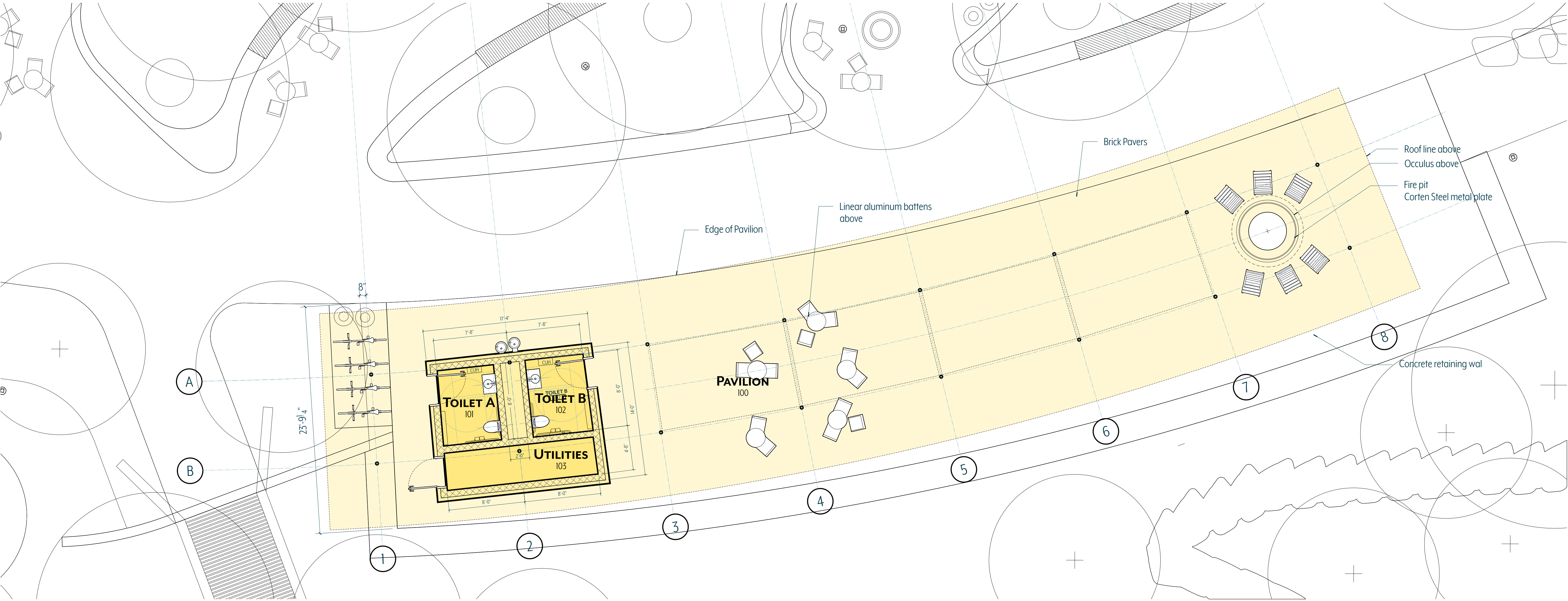
FINISH LEGEND	
PC-1	03 3000 Polished Concrete
SC-1	03 3000 Sealed Concrete
CT-1	09 3013 Ceramic Tile
LMC-1	09 5423 Linear Metal Ceiling
PT-1	09 9123 Interior painting

TOILET ACCESSORIES LEGEND	
BCS-1	Baby Changing Station
GB-1	Grab bar, 36"
GB-2	Grab bar, 42"
GB-3	Grab bar, 18"
H-1	Hook
M-1	Mirror
PTD-1	Paper Towel Dispenser
SND-1	Sanitary Napkin Dispenser
TTD-1	Toilet Tissue Dispenser



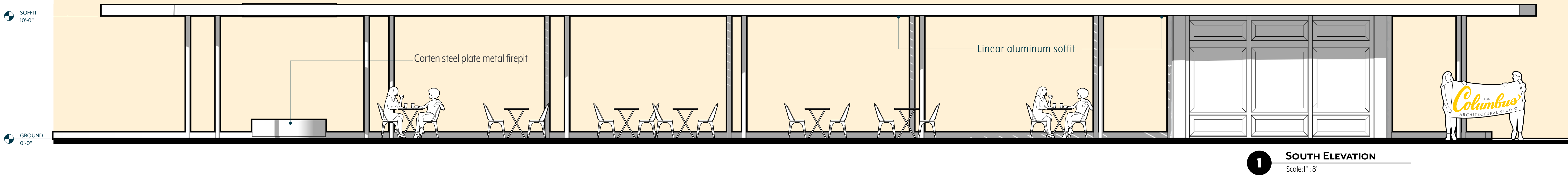
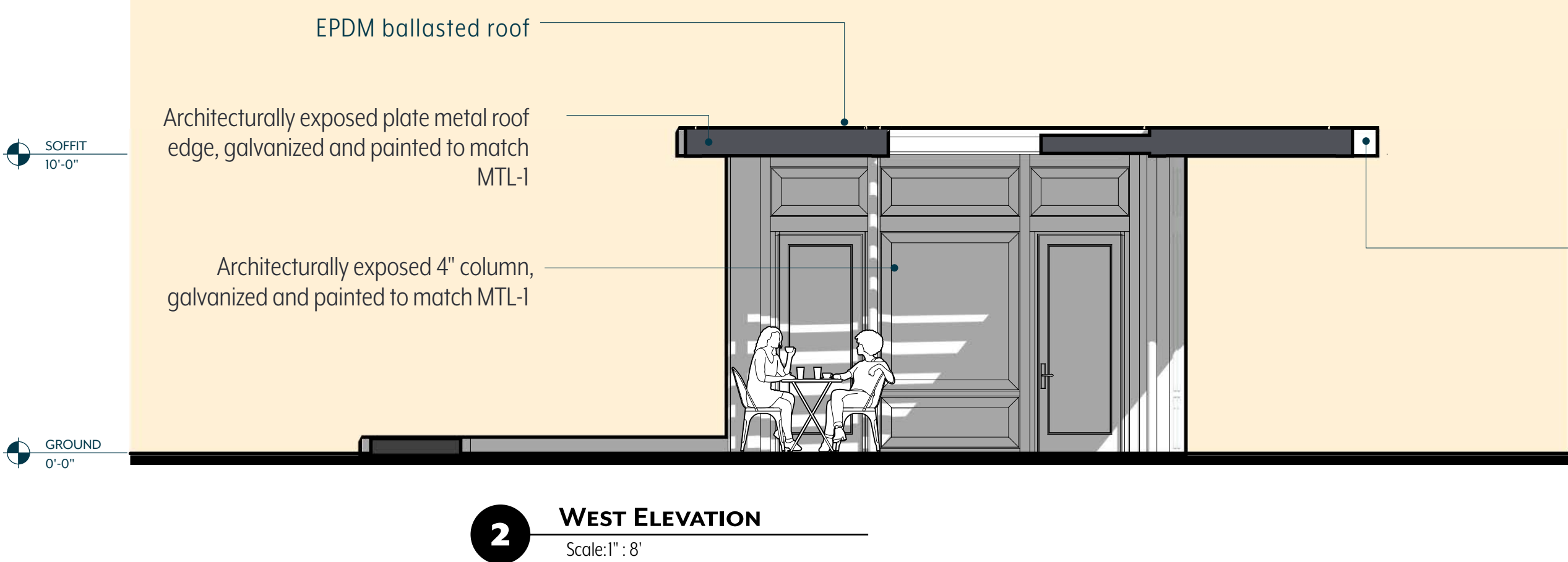
1 ENLARGED PLAN
SCALE: 1/4" = 1'-0"

PAVILION PLAN



1 FLOOR PLAN
Scale: 3/32" = 1'

PAVILION ELEVATIONS



ROSE RUN II PARK | PAVILION SETBACK ENLARGEMENT



Proposed Parking Demand

Village Hall.....	29,000 S.F.		62 Employee, and 15 Visitor Spaces + 10 Fleet Vehicles
Police Station.....	25,200 S.F.		43 Employee, 15 Cruiser, and 5 Visitor Spaces
Park.....	4.40 Acres		10 Spaces

Total Parking Demand.....160 Spaces

Parking Demand By Hour

9am - 5pm	160 Spaces		VH Employees, Police, Park
5pm - 9pm	50-100 Spaces		Police, Park, and Council Meetings
Overnight	35 Spaces		Police

Proposed Parking Provision

Village Hall Lot 154 Spaces

Police Station 17 Spaces

Total Parking Provision.....171 Spaces

PARKING REVIEW



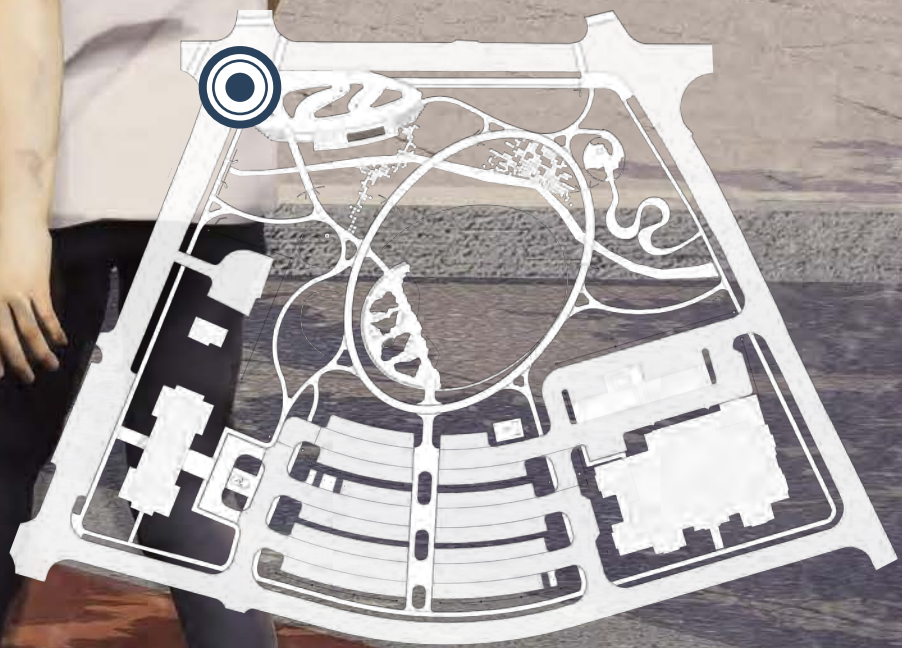
ROSE RUN II PARK | PROPOSED BIKE RACK LOCATIONS



NORTHWEST CORNER



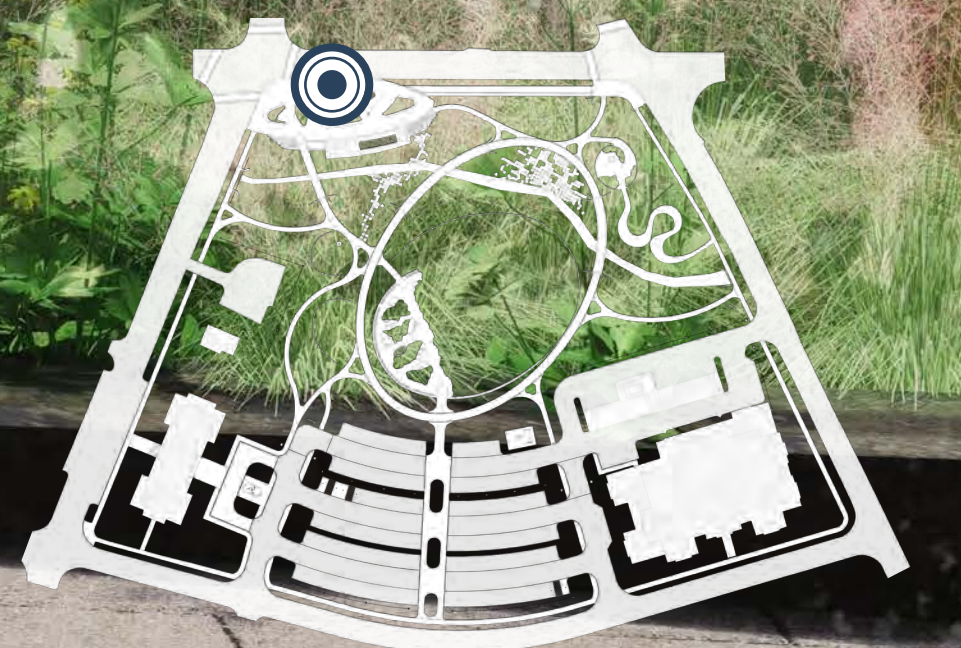
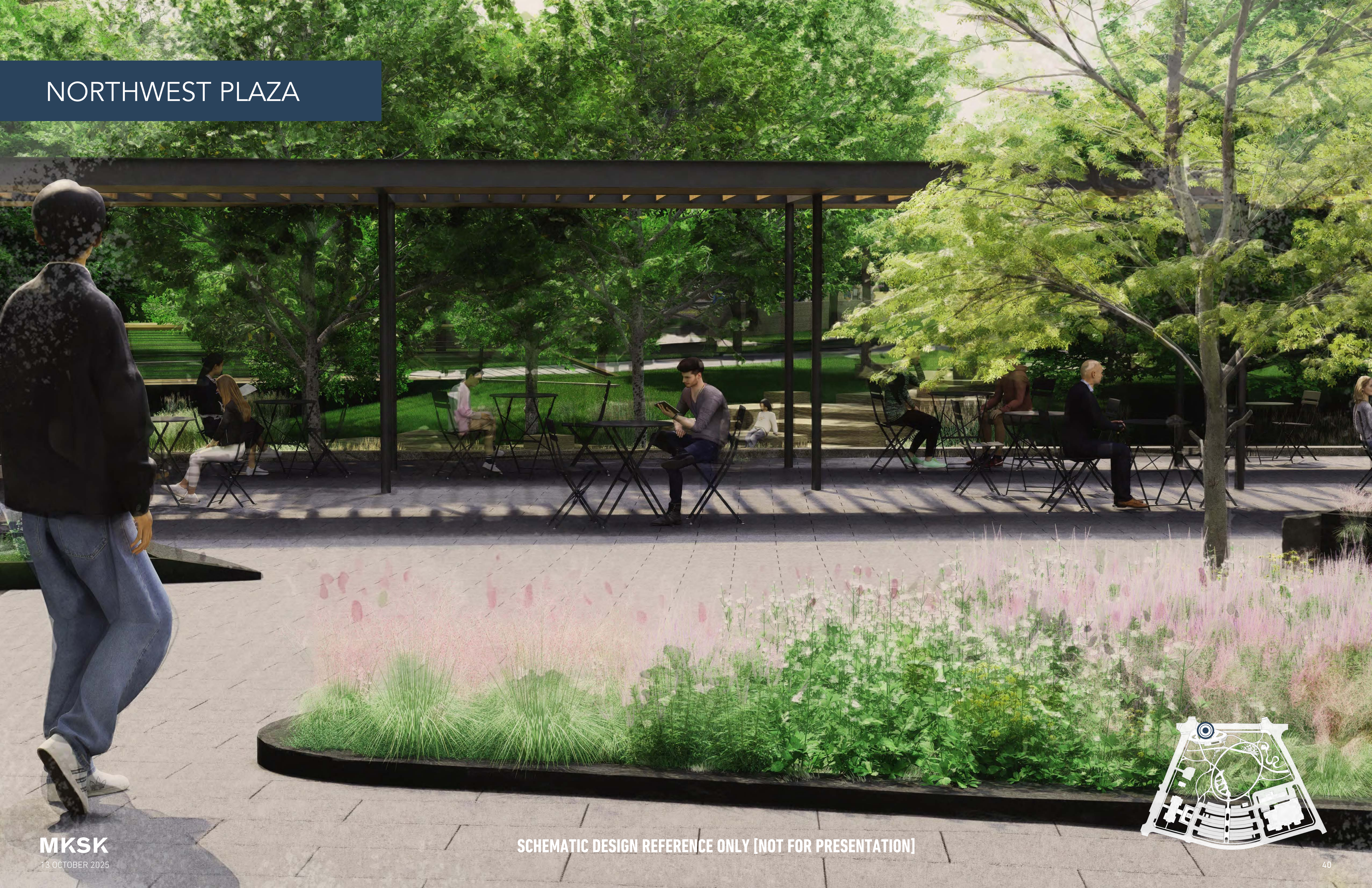
NORTHWEST PLAZA



THE PAVILION



NORTHWEST PLAZA



THE PAVILION



VIEW FROM BRIDGE



VIEW FROM BRIDGE

