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Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, November 16, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF AGENDA
3. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance
2. App# 2023-5487; 7305 E. Main Street; Richard Holmes; Certificate of Appropriateness

D. NEW BUSINESS

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT

November 7, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Richard Holmes; 7305 E. Main Street: Variance Application

Planning and Zoning Board:

Below is the staff review of the above referenced Variance Application.

1. Project Summary

- a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the requested variance is for signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant is requesting four (4) variances to the sign regulations. The requests would allow one projecting sign to be made of glass and be internally illuminated. It would allow a wall sign and another projecting sign to be externally illuminated, via front lit. The fourth variance would allow for three (3) signs total on the site.
- d. The applicant did submit a site plan showing layout of the site, parking areas, drive aisles, location of the building, etc. The required number of parking spaces, drive aisle and parking space dimensions all meet the zoning code requirements.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.
- f. The applicant states they are requesting 4 variances with regards to signage. There are currently no signs on the existing building, except for a wayfinding sign on the front.

2. Project Review

- a. The applicant is seeking four (4) sign variances. Below are list of the following variances:
 - i. Section 1105.03.C.iii, “The following types of lighting shall be permitted in the ORD-C: exterior illuminated, gooseneck lighting, shadow lit, bulb

surround – non-flashing or blinking, and bulb surround – flashing or blinking.”

1. The applicant is proposing to have the north elevations wall and projecting sign to be externally illuminated via front lit wall lighting. The zoning code does not call out front lit wall lighting as a permitted type of exterior illumination.
 - a. The applicant identifies needing front lit external illuminated signage to enhance the aesthetics and safety of the establishment. That the light itself will be concealed, helping to maintain the original architectural character of the building, while allowing the illumination of the proposed signage.
2. The applicant is also proposing to allow the south elevation projecting sign to be internally illuminated. The zoning code does not permit internally illuminated signs in the ORD-C district.
 - a. The applicant identifies the need for an internally illuminated projecting sign to adhere to modern visibility standards.
- ii. Section 1105.03.C.v, “A maximum of two (2) of any combination of the following sign types shall be permitted per lot in the ORD-C...”
 1. The applicant is proposing three (3) signs total, two (2) projecting signs and one (1) wall sign. The zoning code only permits a total of 2 signs on each lot.
 - a. The applicant identifies the need for 3 signs to inform customers where the entrances into the business/location of the establishment is. That the rear entrance is their main entrance, along with an entrance located at the front of the building.
- iii. Section 1105.03.C.v.2, “One (1) projecting sign constructed of wood or metal, including its mounting structure, may be mounted upon and be perpendicular to the wall of a building at a ninety (90) degree angle. The surface area of each face of such projecting sign shall be a maximum of six (6) square feet. It shall not project more than three feet (3’) from the building façade, and shall not use a guy wire or angle iron support structure unless within the plane of the sign. A projecting sign shall be located no less than nine feet (9’) above the sidewalk or ground level. Any applicant requesting a permit for a projecting sign which REYNOLDSBURG ZONING CODE 113 extends over a public right-of-way shall provide for a hold-harmless agreement with the City”.
 1. The applicant is requesting the south elevation projecting sign material of a glass cylinder be permitted. The zoning code only allows projecting signs to be made of wood or metal.
 - a. The applicant identifies the hardship of needing glass as a

permitted projecting sign material due to the iconic Barber Pole sign used when operating a barbershop.

- b. The following variance factors are considered below:
- i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
 1. The external illumination variance request is in accordance with the general purpose and intent of the regulations of the zoning code and the ORD-C zoning district. The internal illumination, additional signage and different material for a projecting sign are not in accordance with the general purpose and intent of the regulations of the zoning and the ORD-C zoning district.
 - ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.
 1. All requested variance would not permit the establishment of a land use that is not already permitted. The site plan states that the intended land use is for “Personal Care and Beauty Services”, which is a permitted land use in the Olde Reynoldsburg Commercial zoning district.
 - iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
 1. The applicant states in one of the hardships that they need a total of 3 signs, with 2 signs on the front and 1 sign on the rear of the building, due to two sides of the building not easily distinguished from each other. The Zoning Code allows two signs to be placed on the parcel/site. There are currently no existing signs on the subject site/building, except for a wayfinding sign. Staff is of the opinion that placing one sign on the front and rear of the building would allow the applicant to sufficiently identify the building, and would not be deprive the property owner of the reasonable use of land, and would still allow the building to be identified with only two signs. The permitted number of 2 signs per lot applies to all parcels zoned ORD-C, Olde Reynoldsburg Commercial District. All requested signage could be externally illuminated, to help illuminate and identify the signage at night.

2. The zoning code does allow external illumination, and the applicant is requesting an additional type of external illumination requested. This type of external illumination while not listed, should be permitted, due to the unique nature of the building, in that it is already an existing structure. Due to the location of the roof overhang, second story windows and limited room along the front of the building, front lit lighting should be permitted. Staff is of the opinion that the use of a barber pole with glass cylindrical material should be permitted in this instance only, since this signage is a specific identifier of barber shops, and would not apply to other businesses in the area that are not barbershops.
- iv. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
 1. While staff is not aware if the applicant was knowledgeable about the sign requirements for this site, the applicant was made aware of these requirements after starting the Certificate of Appropriateness process in March of 2023. Staff is of the opinion that requesting an additional sign and requesting internal illumination for signage are self-created hardships. The variances are self created, due to the reasons stated above in Project Review.b.iii. The applicant could identify their building both on the front and rear of the building using one sign for each entrance. The applicant could also illuminate their signage externally, instead of internally, meeting the intended code requirement.
 2. Due to the uniqueness of a barber pole sign, and that the material is generally made of a glass cylinder, staff is of the opinion that requiring metal or wood for this projecting sign would not be a self created hardship, but is unique to barbershops only. Staff is also of the opinion that while front-lit lighting is not a listed external illumination method for signage, it is still a type of external illumination. That properties with signage located in the ORD-C, Olde Reynoldsburg Commercial District are intended to be externally illuminated. Allowing an additional type of external illumination, based on the existing design of the building should be permitted, due to the Zoning Code not specifically identifying front lit as a permitted external illumination type.
- v. The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish

this purpose.

1. Staff is of the opinion that allowing an additional sign, along with internal illumination for signage are not necessary for the reasonable use of the land or the building. The applicant can identify the building, one sign on the front and one sign on the rear of the building for patrons to identify the building. The applicant can also externally illuminate the signage, so that it is easily identifiable.
 2. Staff is of the opinion that due to the uniqueness of the land use being a barbershop, and that a barber pole is generally made out of glass cylindrical material used to identify a barber shop, that it would be the minimum request to have a barber pole as signage. Staff also believes that requesting a different type of external illumination would be the minimum variance needed to reasonably light all signage on the subject site. That granting this variance would be reasonable for the use of the building.
- vi. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.
1. The requested variances will not impair an adequate supply of light or air to adjacent properties. The requested variances will also not increase congestion, increase the danger of fire, endanger the public safety or diminish or impair property values of the adjacent properties.
- vii. The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.
1. Granting a sign to be internally illuminated, allowing an additional sign on site, or allowing projecting sign materials to be anything other than metal or wood, would allow this property owner special privileges unduly denied by this Code to other land, structures or buildings in the same district. Allowing an additional type of external illumination, font-lit, would allow the owner a different type of external illumination, however all land owners in this district are permitted external illumination. The type itself is just not listed, therefore staff does not believe granting this variance would give the owner special privileges, since the overall type of lighting, external lighting, is a permitted type of sign lighting.
- viii. No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

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1. Granting the variances would not permit a non-conforming land use, since the variances requested are for signage and not the use of land itself. The proposed land use of a barbershop is a permitted land use under personal care and beauty services in the zoning code.
 - ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 1. Staff is of the opinion that the requested variances for a different type of external illumination, and to allow a barber pole with glass cylindrical material are not a matter of convenience. That the applicant is trying to meet the zoning code requirements of external illuminated signage, and that a barber pole itself is a unique form of signage only requested for barbershops and would apply to barbershops.
 2. Staff however is of the option that an additional sign requested and internal illumination are a matter of convenience. The additional signage would allow two signage along the front façade of the building, which is not necessary based on their statement of hardship. That a sign in the front and a sign in the rear could identify both entrances into the existing building. The illumination of any sign could be done through external illumination, which is what the zoning code requires.
 3. Recommendations
 - a. Staff recommends denial of the following variances, Section 1105.03.C.v to permit one additional sign, and Section 1105.03.C.iii to permit internally illumination based on the following reasons:
 - i. The request for an additional sign, for a total of three signs appears to be a matter of convenience, since a sign can be placed at both the front and rear entrance of the building under the current zoning regulations. The applicant has also not demonstrated a hardship with regards to needing a third sign for the subject site. Allowing the applicant to have more than the permitted number of signs, would set a future precedent to allow more than the permitted number of signs, which other surrounding properties with the same zoning are required to meet.
 - ii. The request for internally illuminated signage appears to be a matter of convenience. The applicant does not state in their statement of hardship why the proposed sign is required to be internally illuminated, when it could easily be externally illuminated on the site. Staff is of the opinion granting internal illumination of a sign on the subject site, would set a future precedent to all internal illumination on other properties, when the intent of the zoning code is for external illumination only in the ORD-C zoning district.
 - b. Staff recommends approval of the following variances, Section 1105.03.C.v.2 to

permit glass as a permitted projecting sign material, and Section 1105.03.C.iii to permit front lit external illumination based on the following reasons:

- i. The request to allow glass as a permitted projecting sign material is not consistent with the permitted materials found in Section 1105.03.C.v.2, however staff is of the opinion that in this instance, due to the unique nature of the sign, in that is specifically a barber pole, that the material of glass be permitted. Glass is also not a standard sign material generally used for signage, however a barber pole consistently is made of glass, and in and of itself is a unique identifier as a sign. Due to the sign being a barber pole, and the land use being a barbershop, staff would recommend approval of the requested glass material for this specific projecting sign.
- ii. Staff also recommends approval of front lit external lighting for proposed signage on the subject site. The zoning code identifies different types of external illumination, however it does not identify front lit lighting. With the unique architecture of the existing building and location of signage, staff recommends approval of front lit external lighting. Staff is of the opinion that external lighting in the ORD –C zoning district is the intended lighting for this district. That allowing front lit external lighting would be consistent with the intended lighting of the zoning code.



App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 7305 E. Main St. Reynoldsburg, OH	Parcel ID#(s): 06-00022600
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 French House Holding Company, LLC	
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCrary
Contact Email: profilerscars@gmail.com	Contact Phone Number: (614) 499-1479
Description of Use: Barber Shop/Spa	

III. APPLICANT INFORMATION

Applicant Name: Richard E. Holmes, AIA	Applicant Address: 14 West First Street, Suite 306, Dayton OH 45402
Applicant Phone Number: (937) 223-2500 x 23	Applicant Email: holmesr>taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance (Non-Residential ☐ (\$450)/ Residential (\$200) ☐ Conditional Use (\$350):

SEE ATTACHED

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____

Date: **10/19/23**

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY****

Additional Notes:

Zoning Information Additional Approval Required

Zoning District: _____ ☐ Major/Minor Site Plan
☐ Olde Reynoldsburg District ☐ Other: _____

PZB Meeting

Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Administrator: _____ Date: _____

FRENCH HOUSE7305 East Main St.
Reynoldsburg, Ohio

October 19, 2023

VARIANCE REQUEST

(a) Section 1105.03.C.v to increase the number of signs from 2 to 3.

#1 24" x 24" Metal Projecting Sign (Front Elevation)

#2 8" High x 25 FT Long Wall Sign @ 16.66 SF

Individual Metal Letters (Front Elevation)

#3 36" High Glass & Alum. Projecting Sign (Barber Pole)

(b) Section 1105.03.C.iii to permit an internally illuminated Barber Pole projecting sign on
the building's South Elevation. Sign #3(c) Section 1105.03.C.v.2 to permit clear material to be used for the Barber Pole sign
that is not wood or metal. Sign #3

(d) Section 1105.03.C.iii to permit a front lit, (non-flashing) wall sign. Sign #2

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Section 1109.13 (D)

STANDARDS FOR VARIANCE

No variance in the strict application of the provisions of this Code shall be granted unless the Board makes specific findings of fact, based on the evidence presented to it, which supports conclusions that the variance conforms to the following standards. Such findings shall be stated for the record and reported in the Board's minutes.

- ☐ The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.

The variances will provide enhanced signage and permit the operator to attract customers to his business. The signage will be "low-key" and compatible with the architecture. No glaring or flashing lighting will be used. The Barber Pole is required by the State of Ohio.

- ☐ The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a special exception in the district, or which is expressly or by implication prohibited by this Code. (Note: Section 1107 for provisions regarding the replacement of non-conforming uses with other non-conforming uses.)

The variance will not revise the underlying zoning or permitted uses on the property.

- ☐ There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.

The property contains existing parking to the rear, the lack of signage on the rear of the building would deprive the operator of important visibility from the parking lot.

Signage facing traffic on East Main St. and from the intersection and Lancaster Dr. will improve the visibility of this business.

- ☐ There must be deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.

As stated, the long -term viability of this business requires visibility to the public.

- ☐ There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the

restrictions. he hardship results from the application of this Code and is suffered directly by the property in question.

The Owner is aware of the restrictions and seeks these modest variances to improve the appearance of his building. The proposed signage is compatible with the surrounding neighborhood.

- ☐ The variance is necessary for the reasonable use of the land or building, and the variance as granted is the minimum variance that will accomplish this purpose.

Signage is a fundamental part of every business' publicity.

- ☐ The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values of the adjacent area.

The signage will be low-key, tasteful and will have no negative impact on the public safety.

- ☐ The variance will not confer on the property owner any special privilege that is unduly denied by this Code to other land, structures, or buildings in the same district.

Other buildings on East Main have similar amounts of signage. Most are integrated into the architecture of the building.

- ☐ No nonconforming use of neighboring land or structures in the same district and no permitted or nonconforming use of land or structures in other districts are considered as grounds for approval of the variance.

No such assertion is made for consideration.

- ☐ The variance is not a matter of convenience when other remedies are available within the provisions of this Code.

The variances are requested primarily to permit the inclusion of the Barber Ple which is a requirement of the State of Ohio Licensing.

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03 C.v

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03 C.v of the Reynoldsburg Zoning Code. The purpose of this letter is to explain the specific hardship that necessitates the increase in the number of signs from 2 to 3 at 7305 E Main St.

The nature of the business and the property layout make it challenging for customers to locate us. The existing two signs are not sufficient to adequately direct potential customers to our establishment, especially from different angles of approach, such as Water St, Apple Alley and Broad Alley. This limitation has had a detrimental impact on our visibility and accessibility, may result in a decline in foot traffic and sales. In addition, The French Country House style has an unusual layout in which the front of the building looks totally different then the rear of the building.

Other businesses in the immediate area have both wall signs and ground mounted signs. Our Main St. frontage is proposing a wall sign and a projecting sign which is similar type signage to the wall sign/ground sign combination. Our building is located such that a ground sign is not feasible to be installed due to setbacks and visibility.

Our third sign, the barber pole is a requirement from the state of Ohio. Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements states "All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign."

Our main entrance from our parking is on the south side. This also provides our handicapped access which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We firmly believe that granting a variance to increase the number of signs from 2 to 3 does not adversely impact the community and allows us to have similar signage along Main St as other business and provides for a minimal sign on our south side main entrance in compliance with our licensing regulations. All three signs are not visible at one time.

We assure you that we will comply with all other relevant zoning regulations and requirements in our signage design, location, and aesthetics.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship.

Thank you for your time and consideration. We look forward to the opportunity to discuss our request in detail at the upcoming hearing.

Sincerely,

Alexander McCrary
profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068
October 20, 2023

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Variance Request Hardship Letter- Section 1105.03.iii
Variance Request Hardship Letter- Section 1105.03.C.v.2

To Whom It May Concern,

I am writing to formally request a variance under Section 1105.03.iii and Section 1105.03.C.v.2 of the Reynoldsburg Zoning Code. The property located at 7305 E Main St., Reynoldsburg, OH 43068. The purpose of this letter is to explain the specific hardship and the necessity to use the iconic Barber Pole sign. The “why” and “what” the Barber Pole it is required to be on display.

Ohio Administrative Code Rule 4713-1-12 Business Sign Requirements

All businesses licensed or permitted by the Board shall have a sign stating in English the name of the business as submitted in the business application to the Board. The sign or barber pole shall be displayed at the main entrance and be clearly visible from the street. A barbershop may display a barber pole in lieu of a sign.

Ohio Revised Code Section 4709.01 (G)

Barber Pole means a cylinder or pole with alternating stripes of any combination including red and white, and red, white, and blue, which run diagonally along the length of the cylinder or pole.

*The Barber Pole has a shiny chrome metal top and bottom. A clear glass cylinder with a light bulb in the center for illumination so the red, white and blue candy cane can be easily noticed from a far!

The current zoning regulations prohibit internally illuminated signs on the south elevation of the building, which is ideal location of our proposed Barber Pole sign. The front of the building and the rear of the building look totally different, which could cause confusion and potential traffic hazards. My parking an main entrance is on the south side and Ive chosen a barber pole in lieu of a sign as provided in OAC 4713-1-12. Placing barber pole sign on the south elevation gives customers from Water St, Broad Alley, and Apple Alley a more efficient way to locate the barbershop. Our request for a variance stems from the need to maintain the historical and classic appearance that is synonymous with barbershops while adhering to modern visibility standards of our barber pole sign.

The barber pole, as a sign is not visible with the other signs at the front of the building. Other businesses immediately adjacent to our area have both wall signs as well as ground signs along E. Main St. Our wall sign and projecting sign is no different than a wall sign and ground sign combination other businesses utilize. The rear main entrance for our business provides to handicapped accessibility, which we are required to provide under the Americans with Disabilities Act and the Ohio Building Code. By our

licensing requirements as sign or a barber pole is required to be at our main entrance. Without it, we can lose our ability to operate.

We kindly request your consideration of our variance request and hope that you will find our case compelling. We are committed to maintaining the visual character of the area while addressing our unique hardship. Thank you for your time and consideration.

Alexander McCrary
Profilerscars@gmail.com

Alexander McCrary
7305 E Main St
Reynoldsburg, OH 43068

Reynoldsburg Zoning Board of Appeals
7232 E Main St
Reynoldsburg, OH 43068

Subject: Hardship Variance Request from Section 1105.03.C.iii

To Whom It May Concern,

I am writing to formally request a hardship variance for Styling and Profiling Men's Grooming Lounge, located at 7305 E Main St, Reynoldsburg, OH 43068. We are seeking a variance from Section 1105.03.C.iii of the zoning regulations to permit the installation of a front-lit non-flashing wall washer light.

The installation of a front-lit non-flashing wall washer light will enhance the aesthetics and safety of our establishment. It will contribute to the overall visibility and security of our premises, making it more welcoming and secure for our customers. We choose this very popular light source but was not listed as one of the lighting options used in the Building and Zoning Code. The front-lit non-flashing wall washer light which is very common and popular light source is also known as "Can Lights".

We wish to emphasize that the proposed wall washer light will not be in violation of any other zoning regulations, and it is in alignment with the character of the neighborhood. Furthermore, it will not cause any adverse impact on the surrounding properties or the community. The fixture is concealed in the soffit and minimizes the "business" that visible type lights can have on the building elevation. A concealed light maintains more of the original architectural character of the building, while allowing illumination of the sign.

In conclusion, we kindly request that you consider our hardship variance request favorably. We are committed to complying with any conditions or restrictions imposed by zoning board and the ensuring that the installation of the wall washer light is done in a manner that is in harmony with the neighborhood.

Thank you for your attention to this request. We look forward to your favorable response and the opportunity to further discuss the details of our requested if needed.

Sincerely,

Alexander McCrary
Member
Profilerscars@gmail.com

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

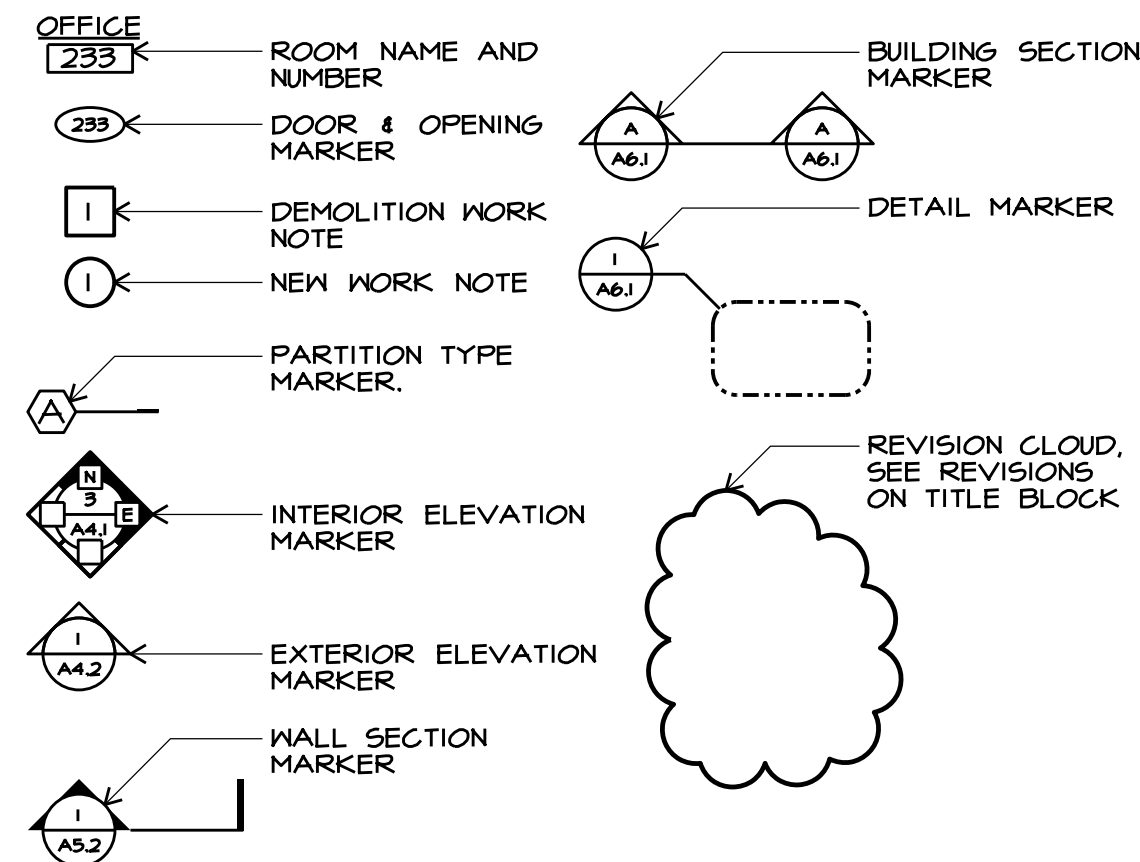
CONSTRUCTION DOCUMENTS

ABBREVIATIONS:

AB	ANCHOR BOLT	HDR	HARDWARE	R	RADIUS, RISER
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACoust	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCED(D)
ALUM	ALUMINUM	HT	HEIGHT	REQD	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
		INDN	FOUNDATION	RH	RIGHT HAND
BD	BOARD	IN	INCH	RM	ROOM
BLK.G	BLOCK(S)	HN	HOT WATER	RO	ROUGH OPENING
BM	BEAM	HHW	HOT WATER HEATER	ROM	RIGHT OF WAY
BO	BOTTOM OF	ID	INSIDE DIMENSION		
BRG	BEARING	INSUL	INSULATION	S	SOUTH
BSMT	BASEMENT	INT	INTERIOR	SC	SOLID CORE
		JST	JOIST	SCHED	SCHEDULE
CJ	CONTROL JOINT	JT	JOINT	SECT	SECTION
CF	CUBIC FEET	KIT	KITCHEN	SF	SQUARE FOOT
CL	CENTERLINE	LAM	LAMINATE	SH	SHEET
CLG	CEILING	LAV	LAVATORY	SHWR	SHOWER
CLR	CLEAR	LB	POUNDS	SH	SHOWER
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET	SM	SHEET METAL
		LG	LONG	SPEC	SPECIFICATIONS(S)
COL	COLUMN	LH	LEFT HAND	SPKR	SPEAKER
CONC	CONCRETE	LL	LIVE LOAD	SO	SQUARE
CONT	CONTINUOUS	LT	LIGHTWEIGHT	SQFT	SQUARE FEET
CU FT	CUBIC FEET	MAINT	MAINTENANCE	SOIN	SQUARE INCH
CT	CUBIC YARD	MAS	MASONRY	SS	STAINLESS STEEL
		MAX	MAXIMUM	STD	STANDARD
DIA	DIAMETER	MFR	MANUFACTURER	STL	STEEL
DL	DEAD LOAD	MCH	MECHANICAL	STOR	STORAGE
DN	DOWN	MFR	MANUFACTURER	STRUC	STRUCTURAL
DR	DOOR	MIN	MINIMUM	SUSP	SUSPENDED
DS	DOWNSPOUT	MIR	MIRROR	SYS	SYSTEM
		MISC	MISCELLANEOUS	T	TREAD
E	EAST	MO	MASONRY OPENING	TEL	TELEPHONE
EA	EACH	MTD	MOUNTED	TEG	TEMPERED GLASS
EJ	EXHAUST FAN	MTL	METAL	THK	THICKNESS
EL	ELECTRIC	N	NORTH	THRU	THROUGH
EQ	EQUAL	NA	NOT APPLICABLE	TO	TOP OF
EXIST	EXISTING	NOM	NOMINAL	TOC	TOP OF CONCRETE, TOP OF CURB
EXT	EXTERIOR	NTS	NOT TO SCALE	TOF	TOP OF FOOTING
		OA	OVERALL	TOS	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
FD	FLOOR DRAIN	OC	ON CENTER	TPD	TOILET PAPER DISPENSER
FF	FINISHED FLOOR	OD	OUTSIDE DIAMETER	TYP	TYPICAL
FIN	FINISH	OH	OVERHEAD, OPPOSITE HAND	V	VINYL
FIN FLR	FINISHED FLOOR	OPNS	OPENING	VB	VAPOR BARRIER
FLR	FLOOR	OPP	OPPOSITE	VERT	VERTICAL
FNDR	FOUNDATION	PERF	PERFORATED	VOL	VOLUME
FO	FACE OF	PERP	PERPENDICULAR	VENT	VENT THROUGH ROOF
FT	FOOT, FEET	PL	PLATE, PROPERTY LINE		
FTG	FOOTING	PLAM	PLASTIC LAMINATE		
FURR	FURRED(ING)	PLBS	POUNDS PER LINEAL FOOT		
		PSF	POUNDS PER SQUARE FOOT		
GA	GAUGE, GAGE	PSI	POUNDS PER SQUARE INCH		
GALV	GALVANIZED	PT	PRESSURE TREATED		
GFI	GROUND FAULT INTERRUPTER	PTD	PAINTED		
GL	GLASS	PVC	POLYVINYL CHLORIDE		
GLULAM	GLUE LAMINATED	QTY	QUANTITY		
GRD	GROUND				
GWB	GYPSON WALL BOARD				
GYP	GYPSON				
HB	HOSE BIB				
HDBD	HARDBOARD				
HDR	HEADER				

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY. ALL MAY NOT APPLY.



CODE REVIEW:

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL.

PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA
SECOND FLOOR: 1031 SF
FIRST FLOOR: 1393 SF
BASEMENT: 906 SF
PORCH: 124 SF
TOTAL: 3454 SF

OCCUPANCY (OBC CHAPTER 3):
B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)
ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)

CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)
FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)
OCCUPANT LOAD (OBS TABLE 1004.1.2)
B (OFFICE): 2,424 SF / 100 = 24
S-1 (STORAGE): 906 SF / 300 = 3
TOTAL 27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)
COMPLY WITH ICC A117.1 (ADA)
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON SOUTH SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)
COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

PLUMBING FACILITIES (OBC CHAPTER 29)
REQUIRED: 1 WC / 1 LAV / 1 DF / 1 SERVICE SINK
PROVIDED: 2 WC / 21 LAV / 0 DF / 1 SERVICE SINK

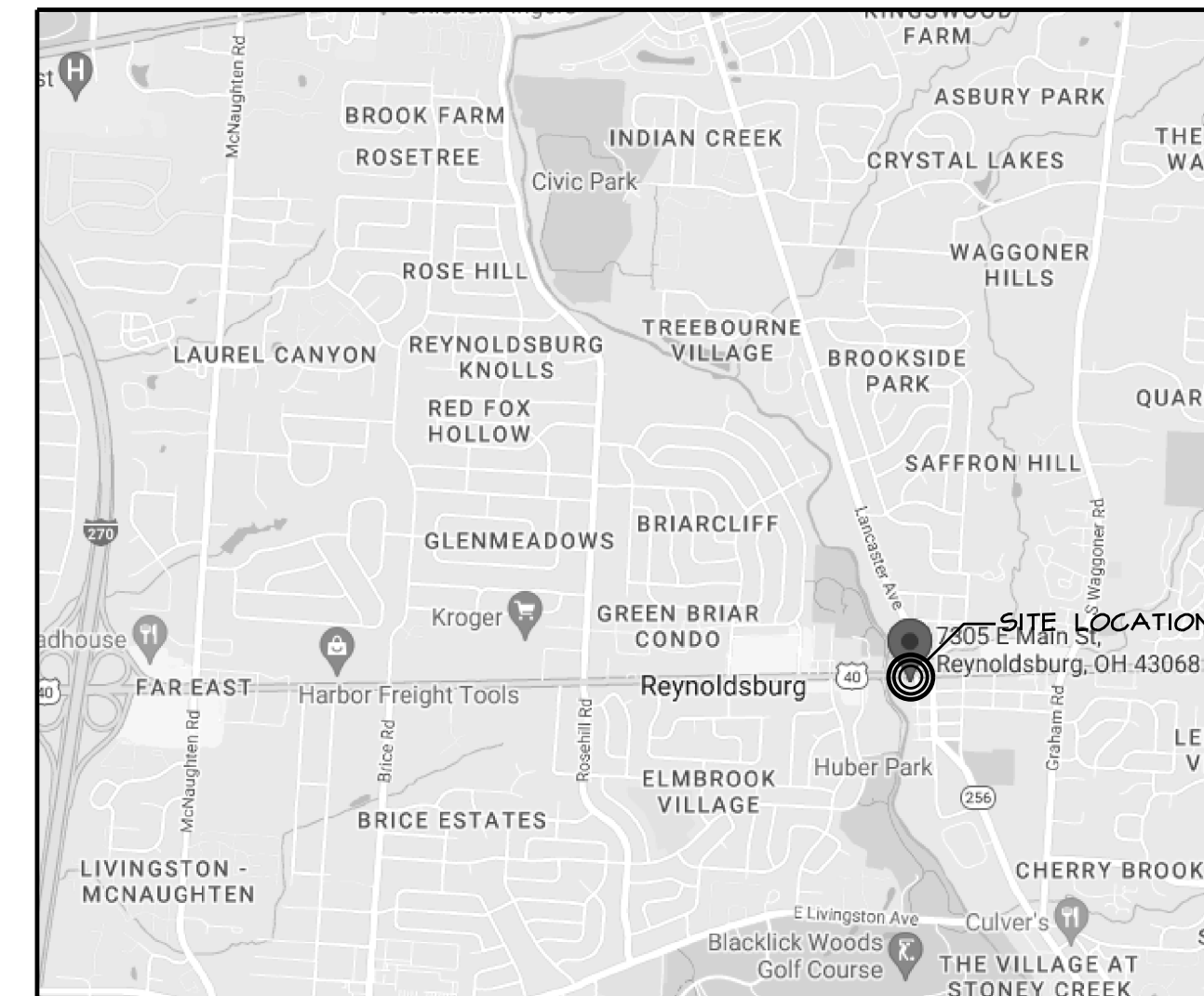
GENERAL NOTES:

- WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
- ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
- BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC, OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPILE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS, AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
- IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION, THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. ANY AND ALL COPIES OF THE DOCUMENTS OF PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
- CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
- DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE ARCHITECT VIA THE GENERAL CONTRACTOR IN WRITING. REQUESTS MADE AFTER THE ARCHITECT'S DESIGN DOCUMENTS ARE ISSUED FOR CONSTRUCTION MAY RESULT IN ADDITIONAL DESIGN AND COORDINATION CHARGES TO THE CONTRACTOR.

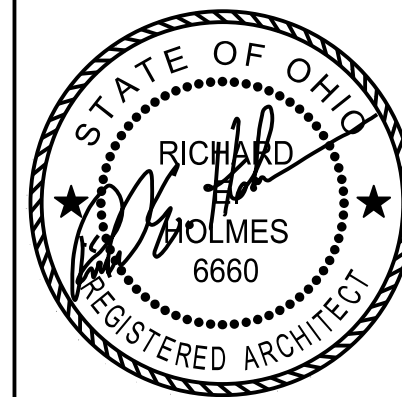
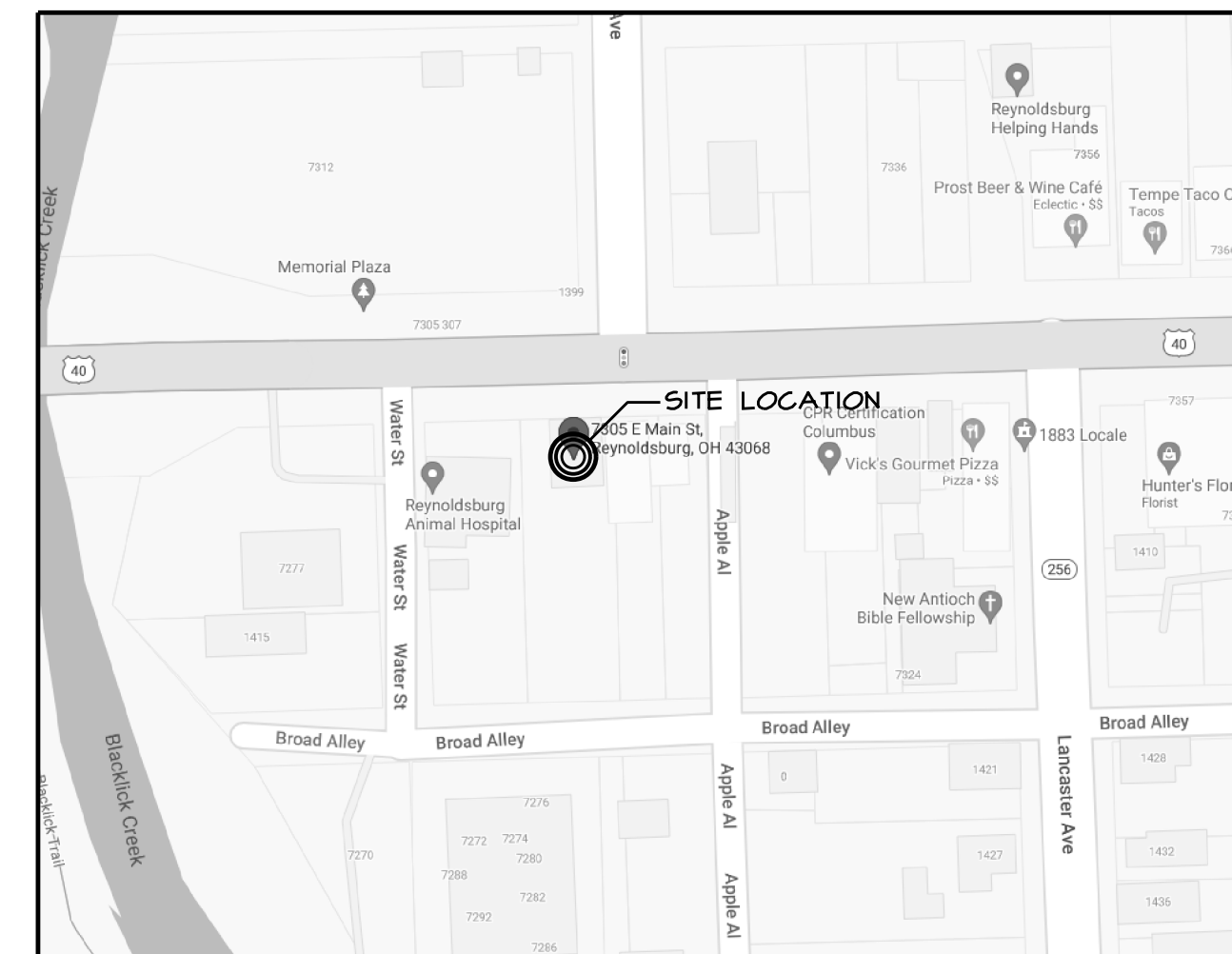
DRAWING INDEX:

TI.1	TITLE SHEET
TI.2	SITE PLAN
DI.1	DEMO PLANS
A1.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:



VICINITY MAP:



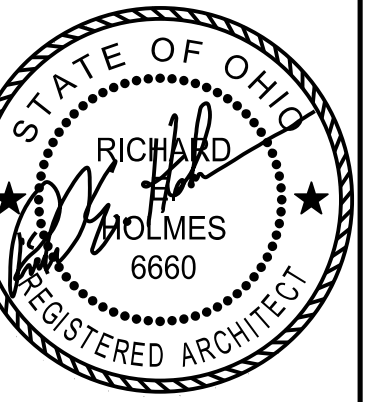
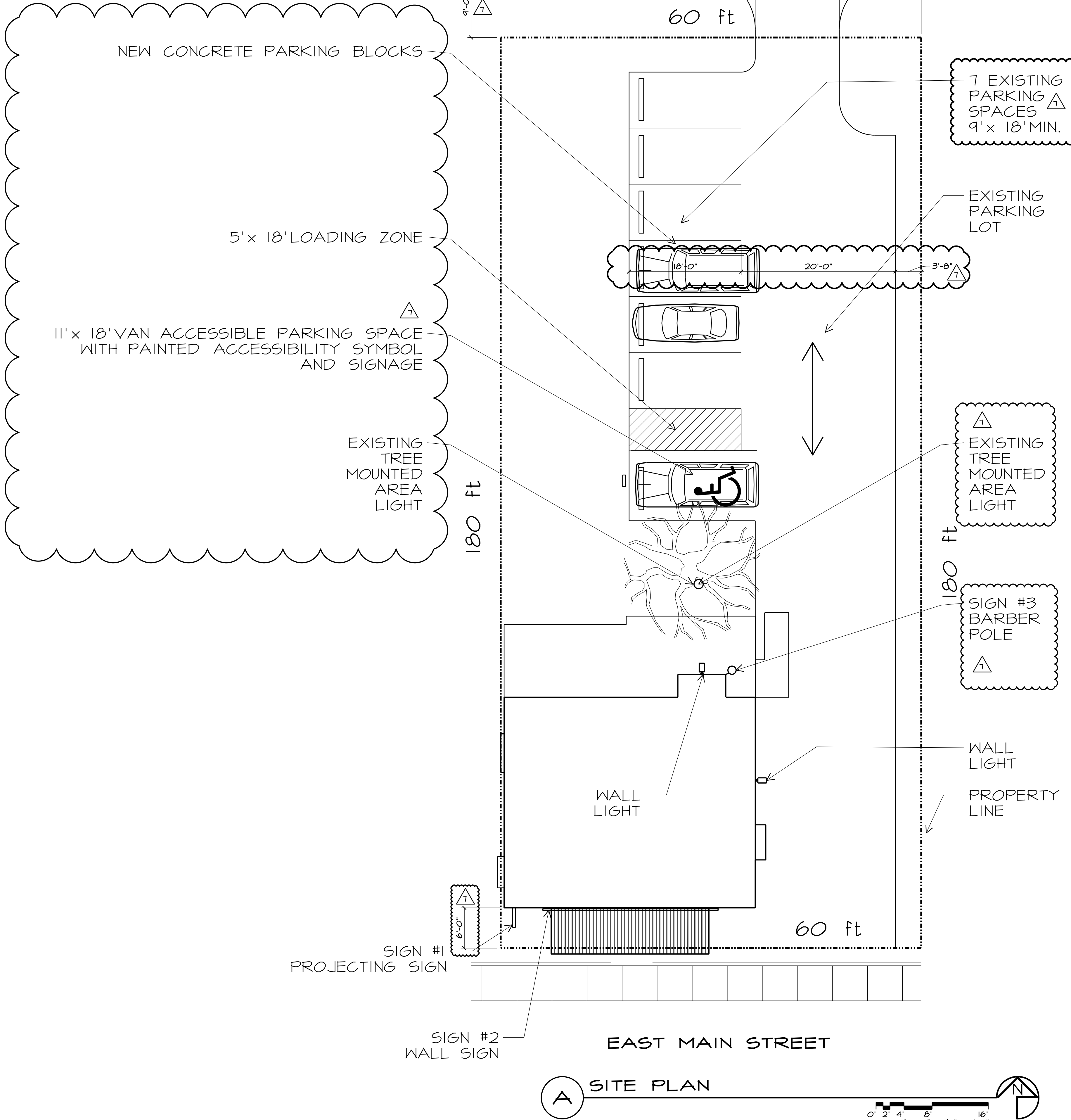
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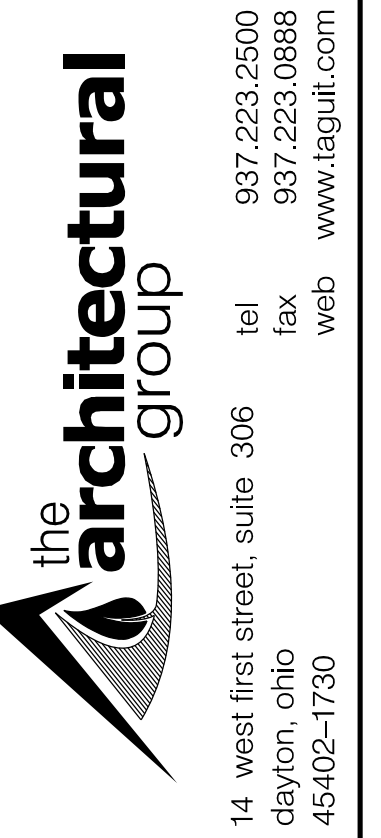
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COMMISSION NUMBER: 2301
DRAWN BY: REH, ACH
REVISION DATES:
MAY 22, 2023
OCT. 19, 2023
DATE: 01/16/23
SHEET TITLE: TITLE SHEET
SHEET NO: TI.1



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REH,ACH

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FIRST ISSUE
09/27/2023
10/26/2023

DATE: 01/16/23

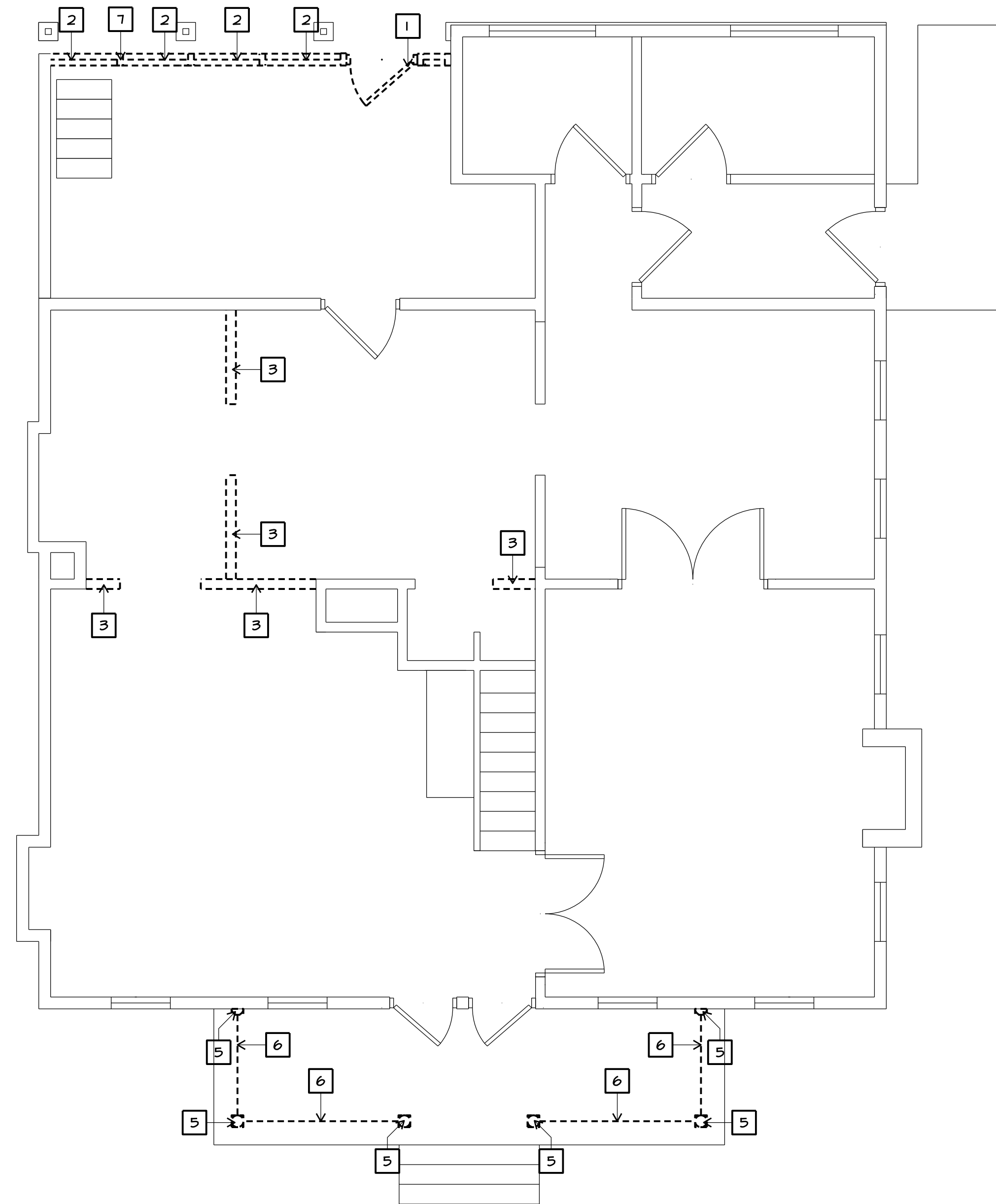
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SHEET NO:

11.2

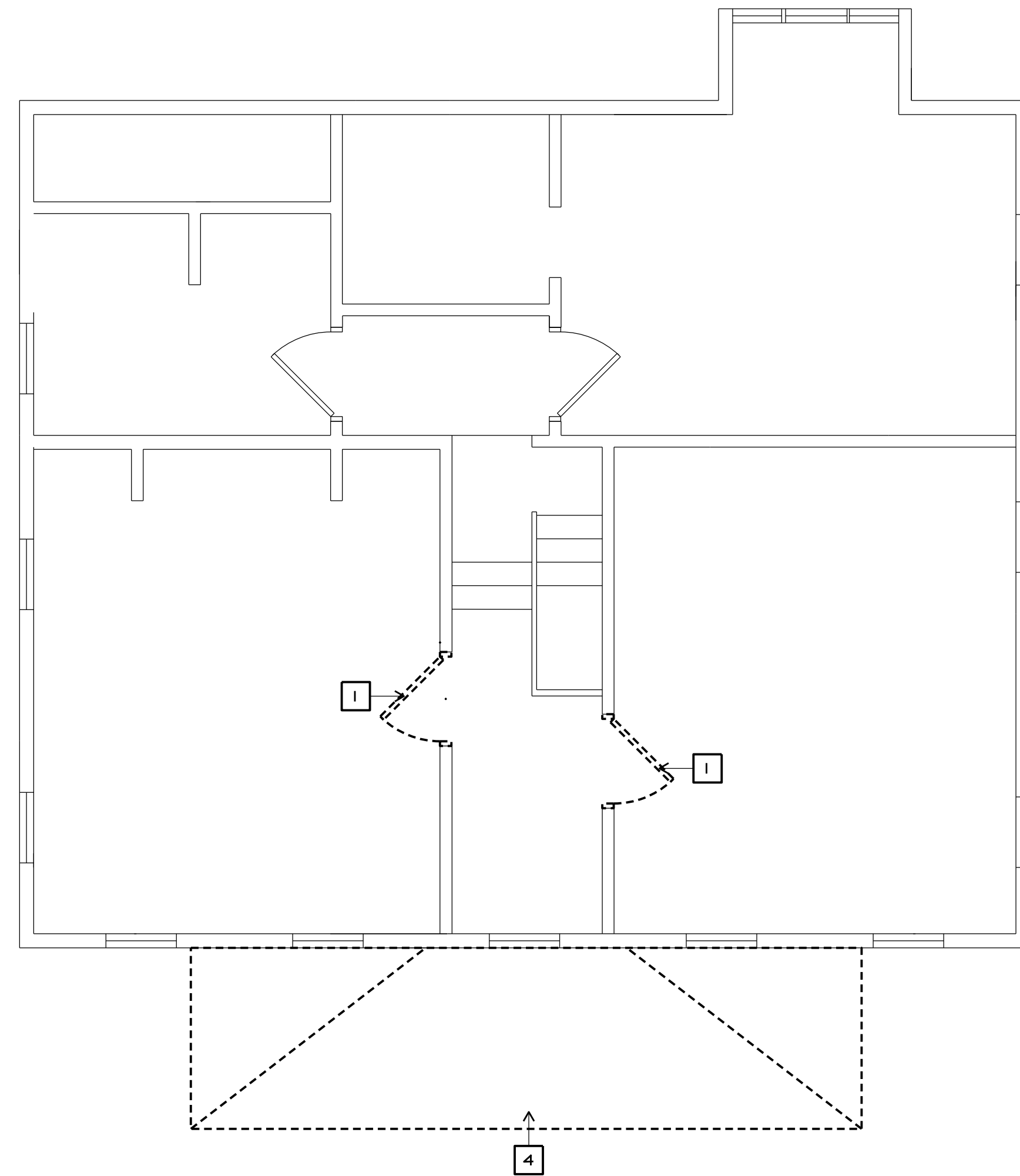
Page 20 of 57

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 D.I.1 DEMO PLANS.DGN



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



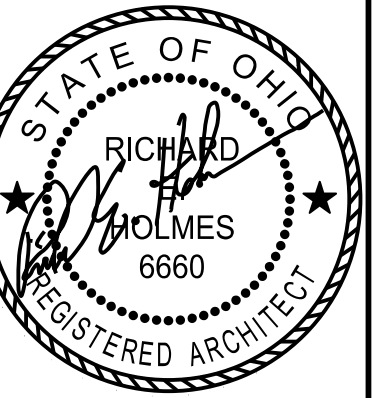
2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING DOORS
2. REMOVE EXISTING WINDOWS
3. REMOVE EXISTING WALL SEGMENT
4. REMOVE EXISTING PORCH ROOF
5. REMOVE EXISTING WOOD COLUMNS
6. REMOVE EXISTING BALLUSTRADE
7. REMOVE EXISTING WALL. SEE I/A-4.1

NO CHANGE



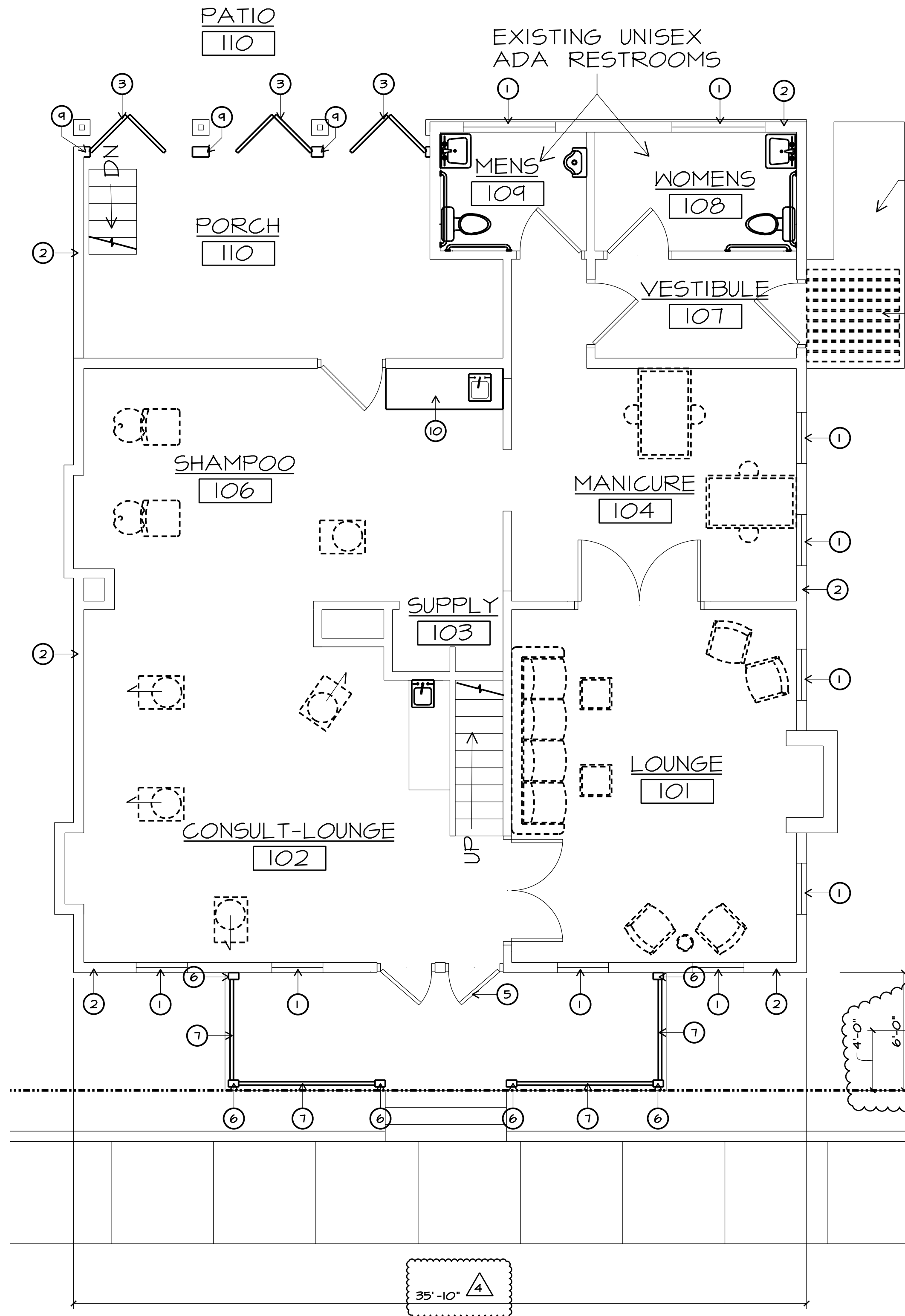
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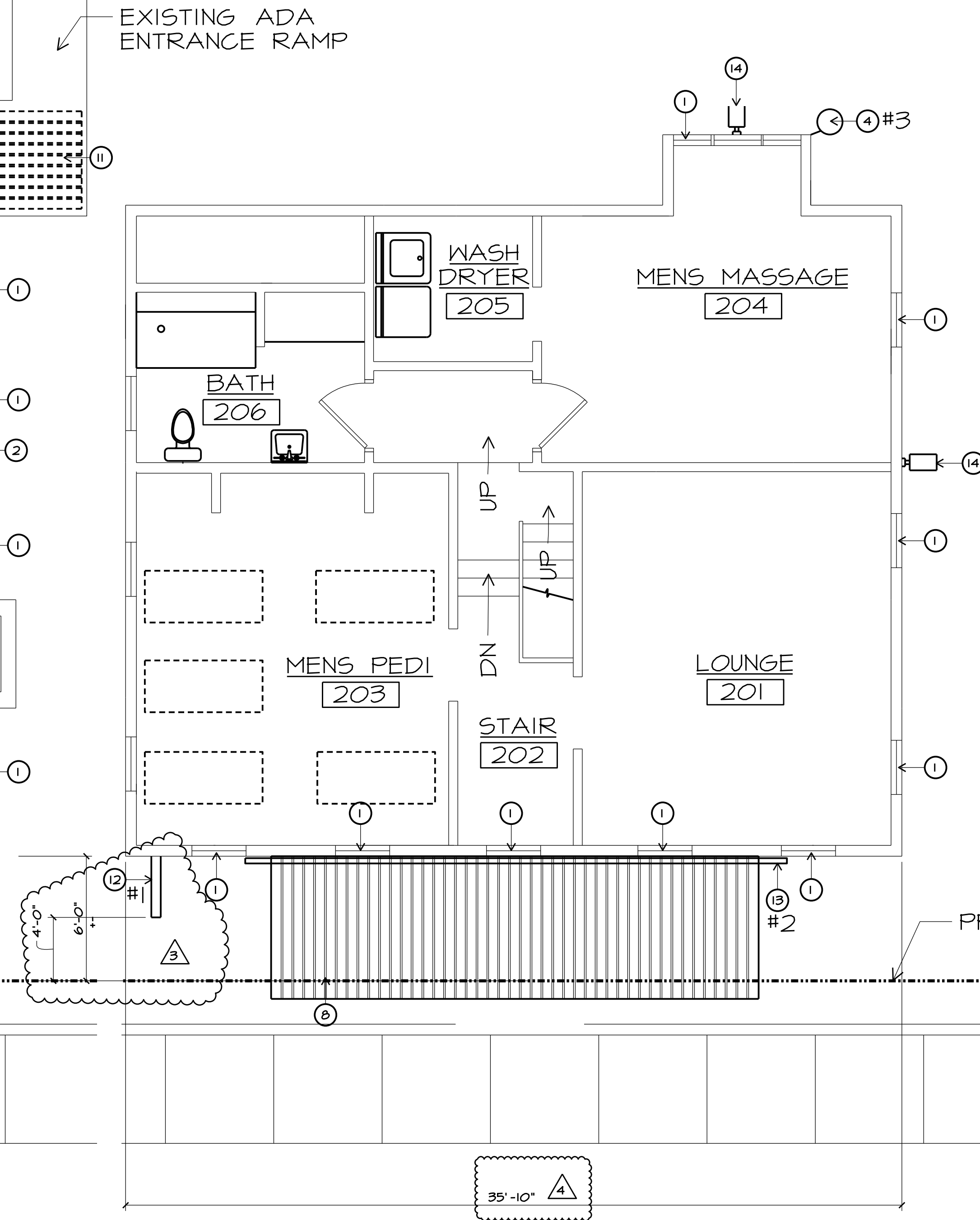
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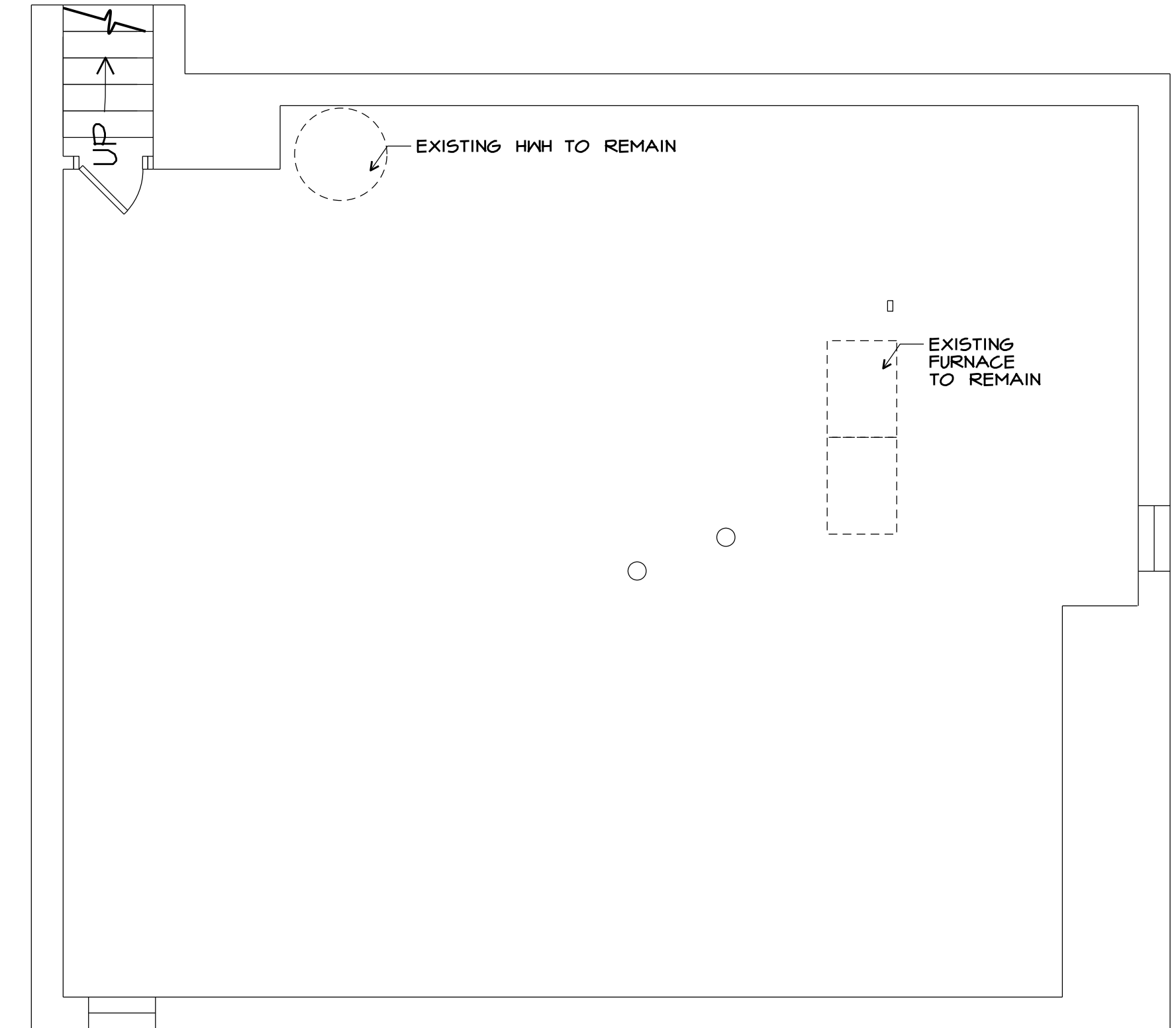
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DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO:	D.I.1



C FIRST FLOOR PLAN



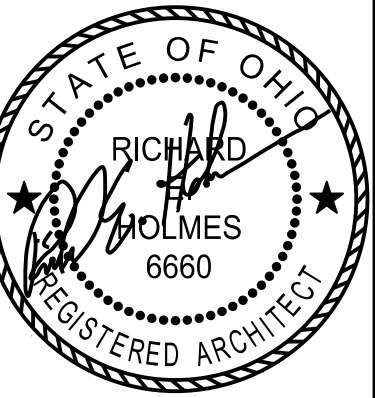
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS (JELD-KEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG=50, AIR INFILTRATION: < 0.3)
- NEW 3/4" (R-13) MIN BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
- NEW PAINTED (BLACK) FIBERGLASS BIFOLDING DOORS (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
- NEW INTERNALLY LIT BARBER POLE GLASS CYLINDER WITH RED, WHITE AND BLUE "CANDY CANE" STRIPES WITH POLISHED ALUMINUM CAPS.
- PAINT EXISTING WOOD DOORS BLACK
- NEW T5 6x4 STEEL TUBE (PAINTED BLACK) COLUMN
- NEW T5 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
- NEW STANDING SEAM MILL FINISH (NON-GLARE SILVER) ALUMINUM ROOF
- RECONSTRUCT WALL - SEE A-4.1
- PROVIDE AND INSTALL NEW CASEWORK
- NEW MILL FINISH (NON-GLARE SILVER) ALUMINUM AWNING
- NEW 24" x 24" FRONT LIT PROJECTING METAL SIGN
- NEW 25 FT L X 8" H X 1/2" T. FRONT LIT (NON-FLASHING) WALL SIGN (INDIVIDUAL METAL LETTERS)
- NEW WALL MOUNTED AREA LIGHT



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1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023

DATE:

01/16/23

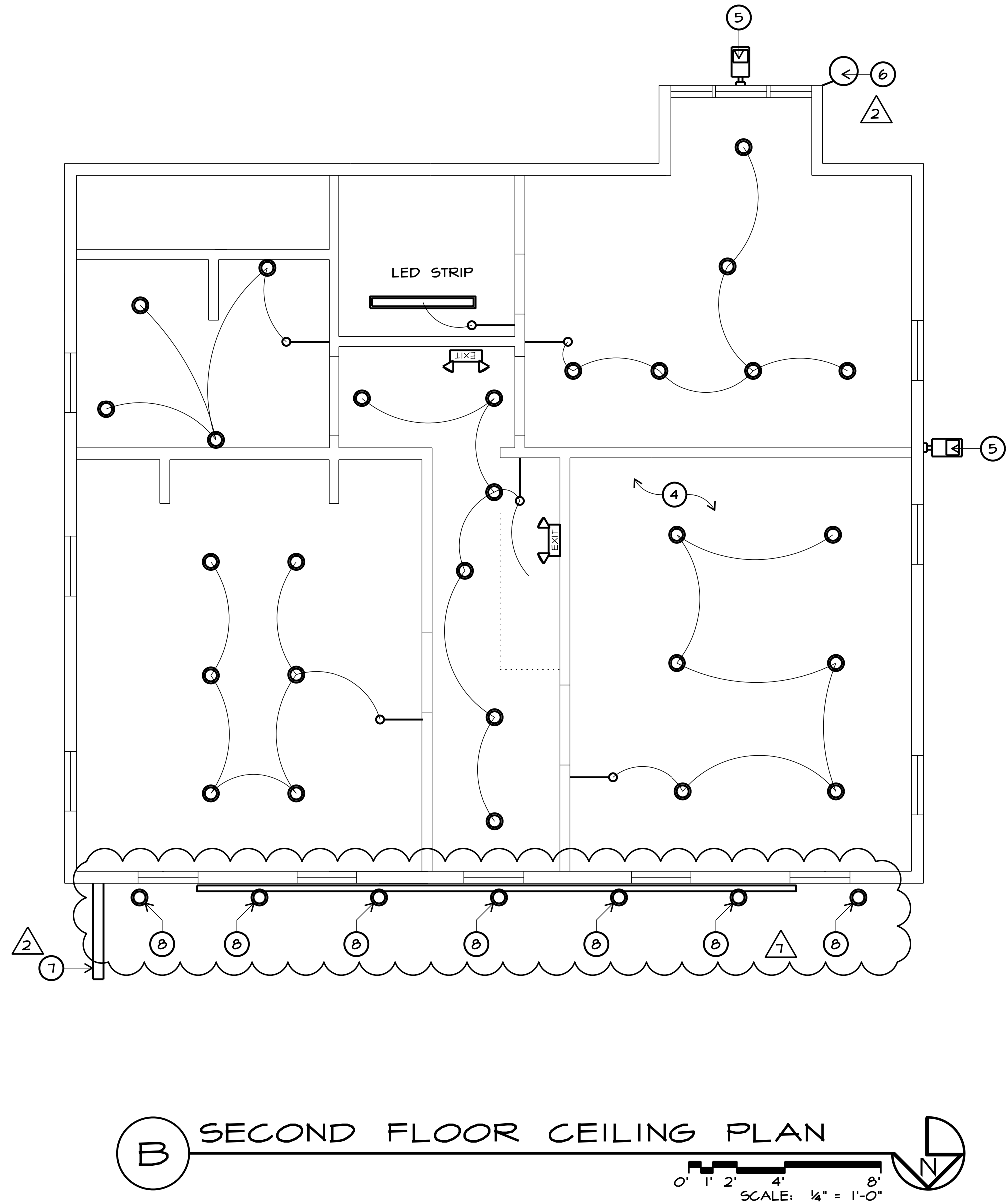
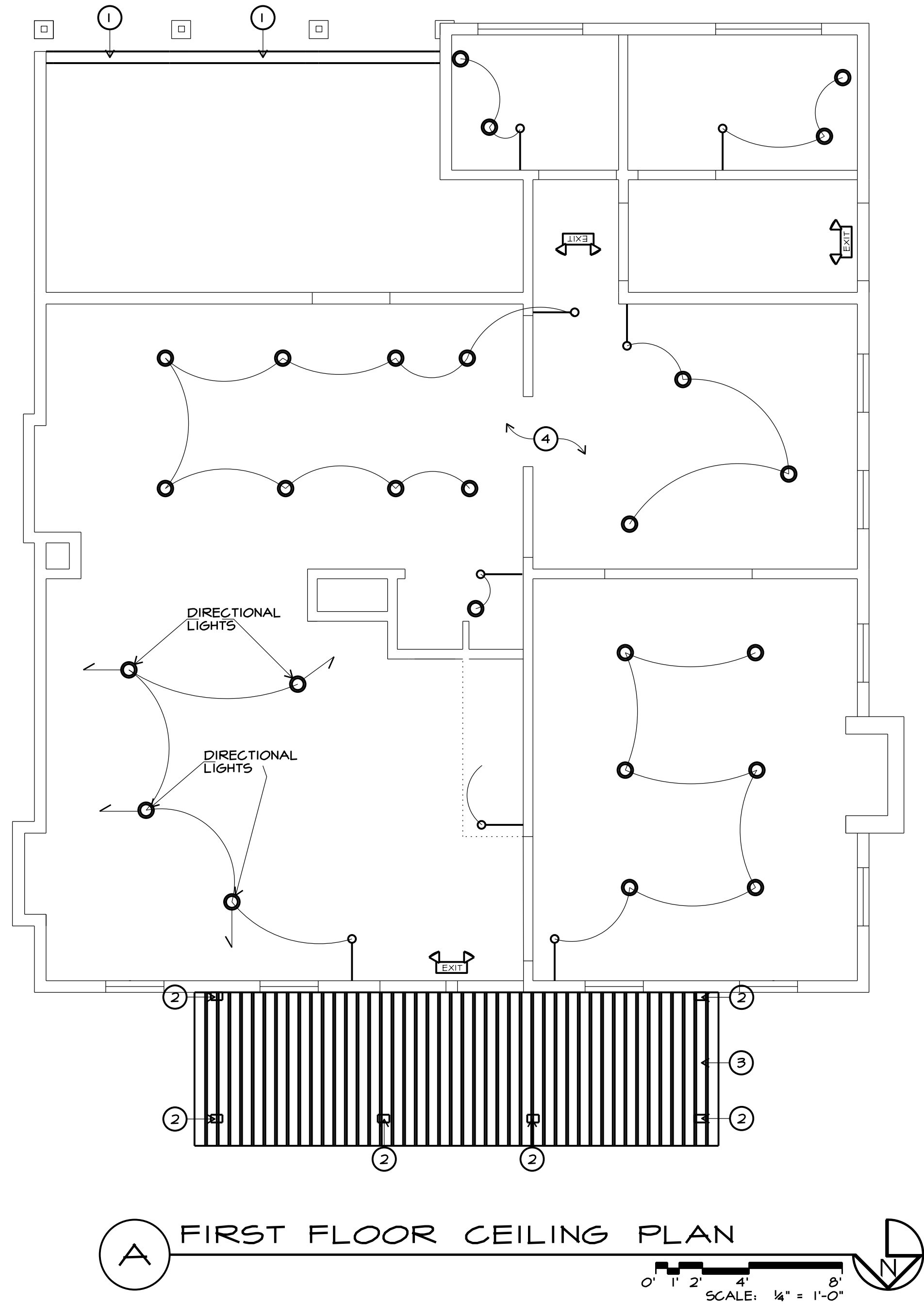
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FLOOR PLANS

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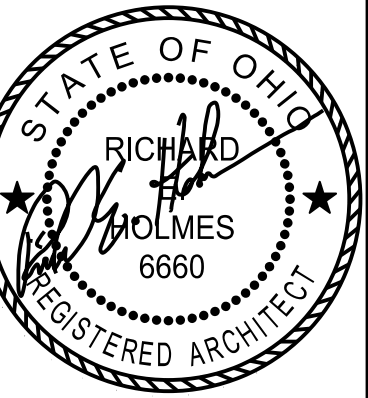
A.I.1

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 A2.1 CEILING PLANS.DGN



NEW WORK NOTES/ NEW LIGHTING NOTES

1. RECONSTRUCT WALL AND PLACE 2" - (2x6) HEADERS
2. NEW TS 8x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER) "BEGA" MODEL 24 352
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER)
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL #



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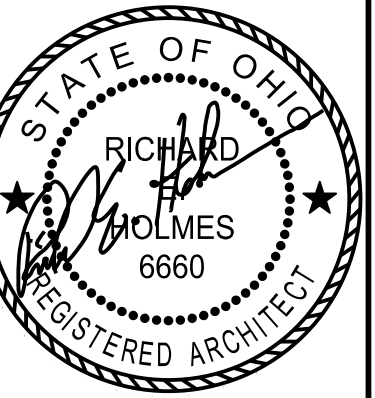
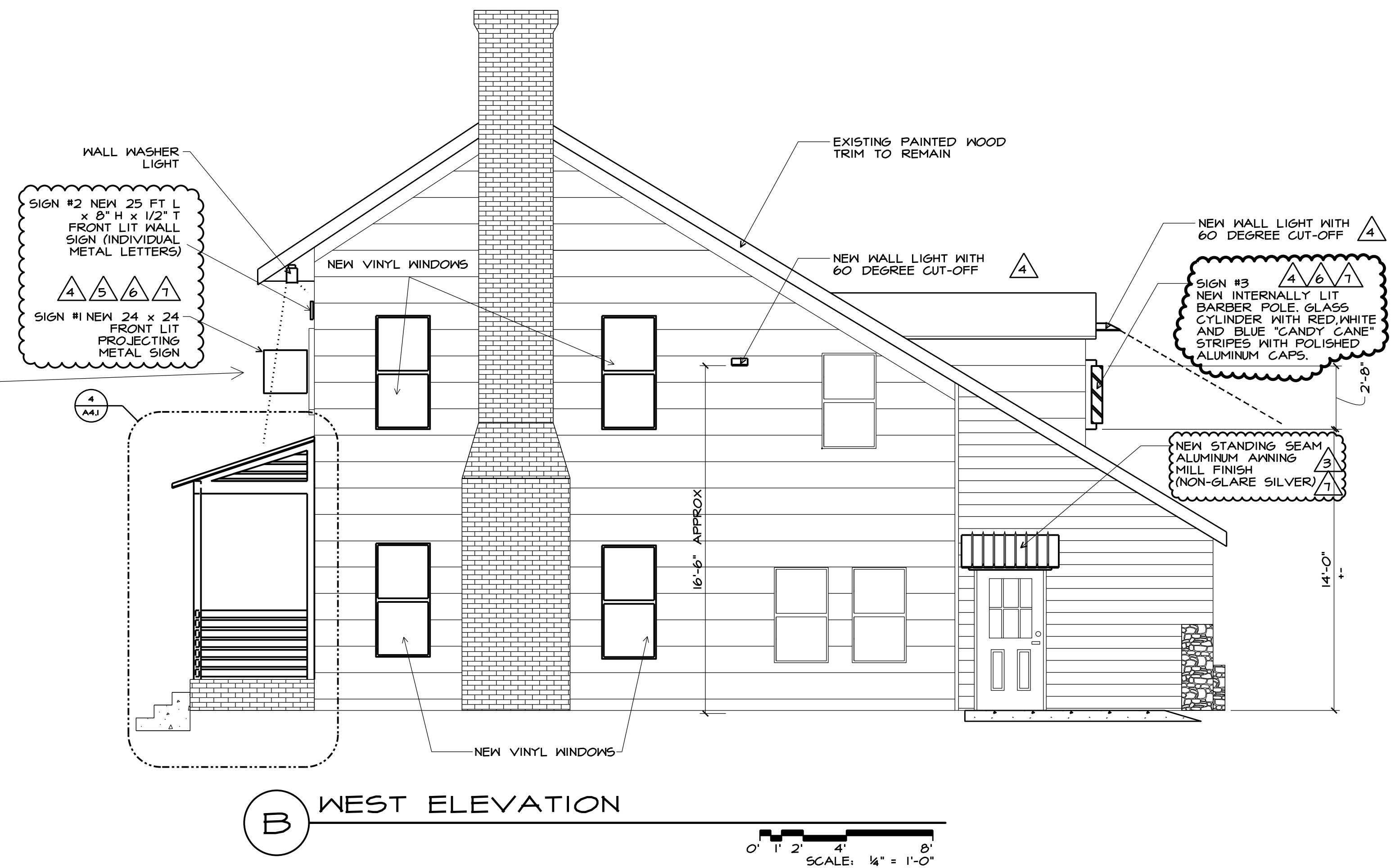
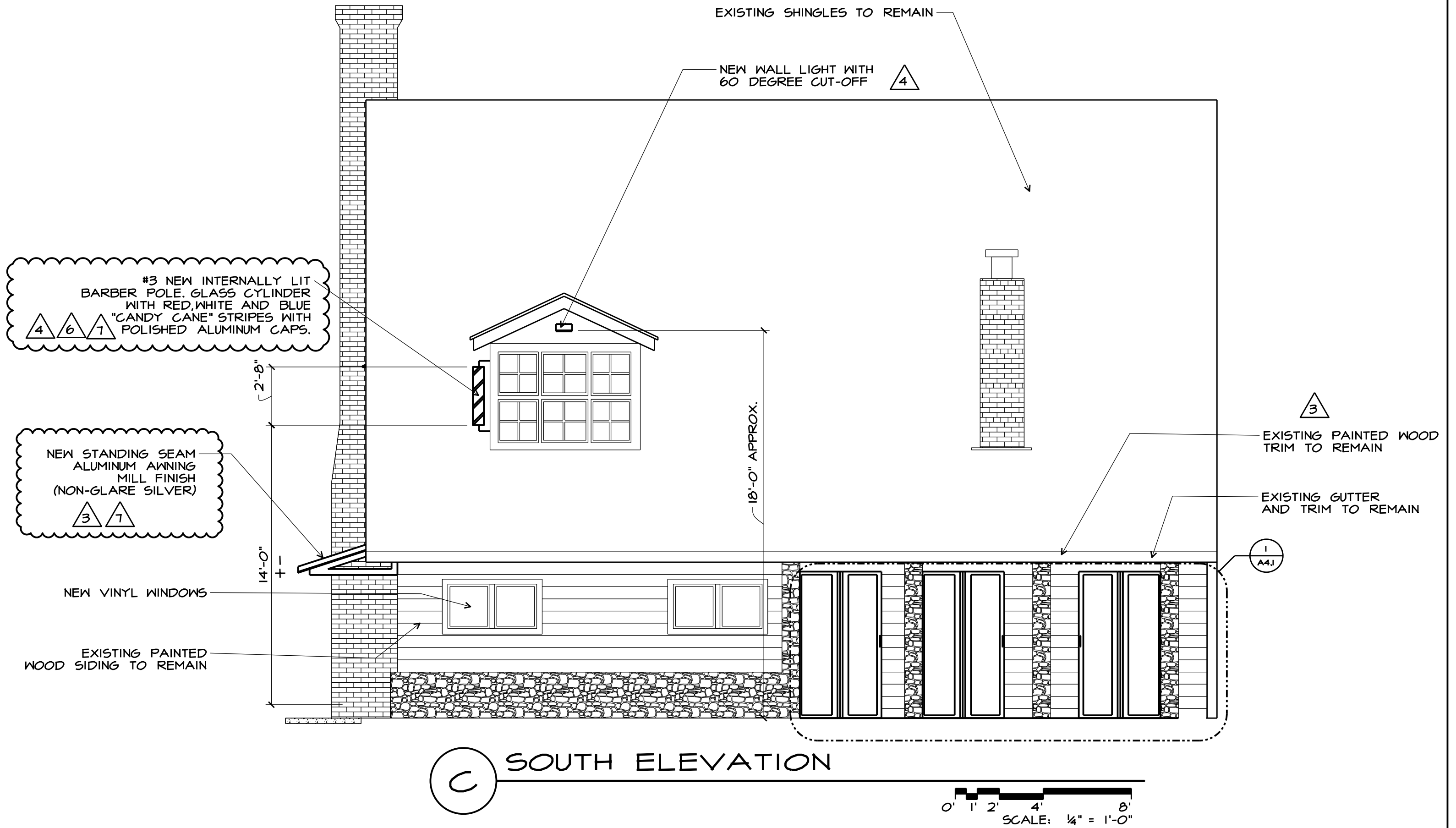
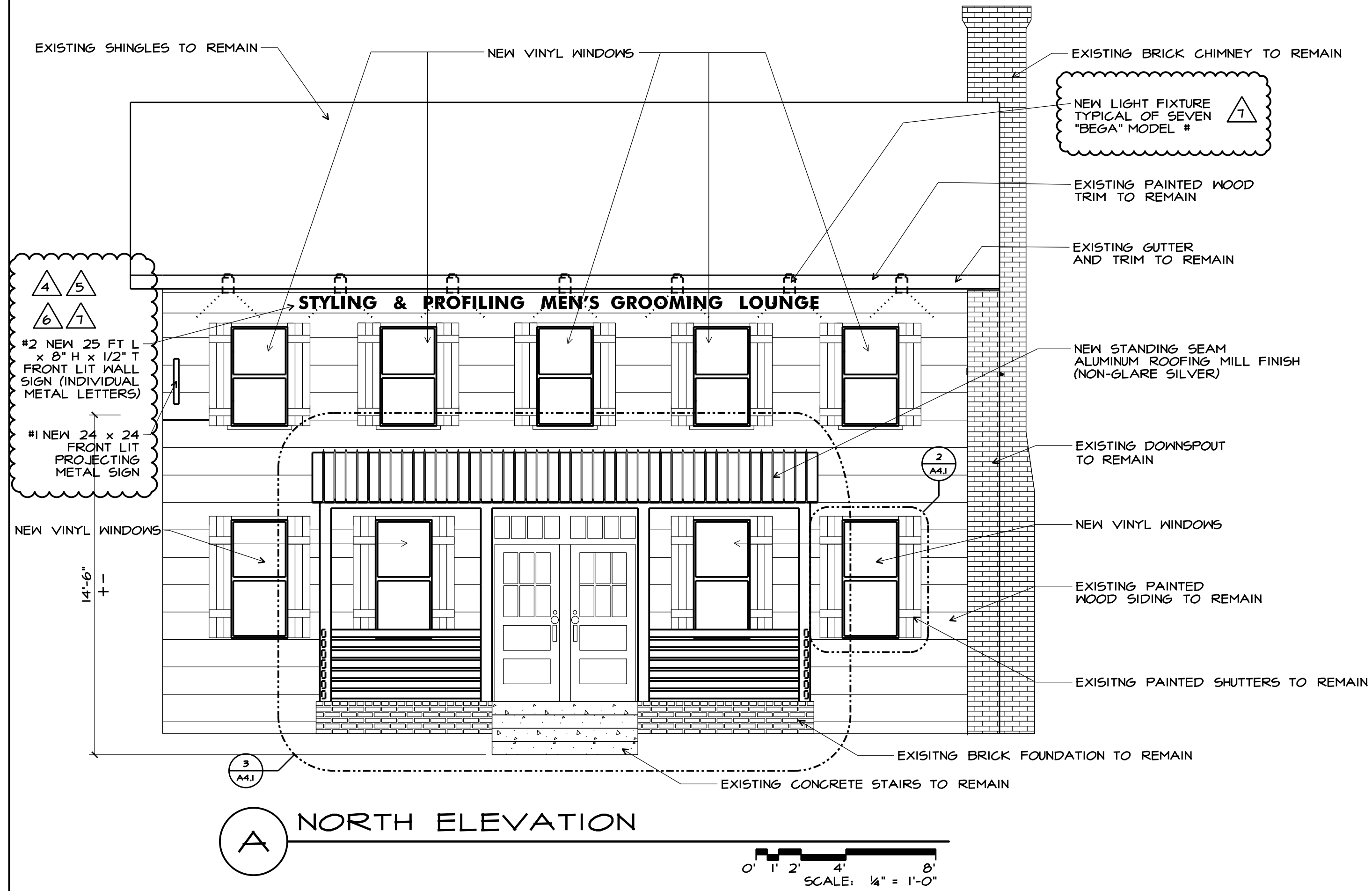
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REVISION DATES:	04/14/2023 05/22/2023 10/19/2023
DATE:	01/16/23
SHEET TITLE:	CEILING PLANS
SHEET NO.:	A2.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A3.1 ELEVATIONS.DGN



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#2 04/14/2023
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#4 06/12/2023
#5 08/21/2023
#6 09/27/2023
#7 10/19/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

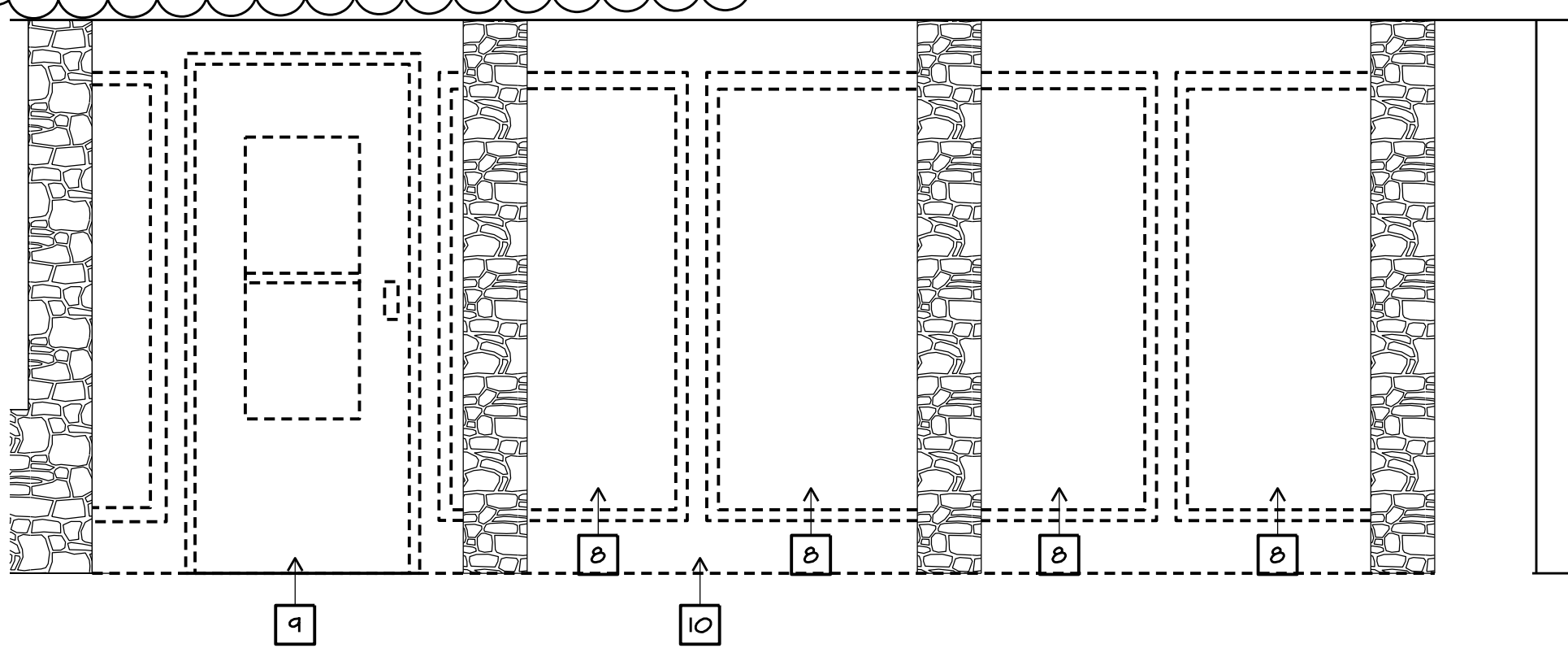
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A3.1

NEW WORK NOTES:

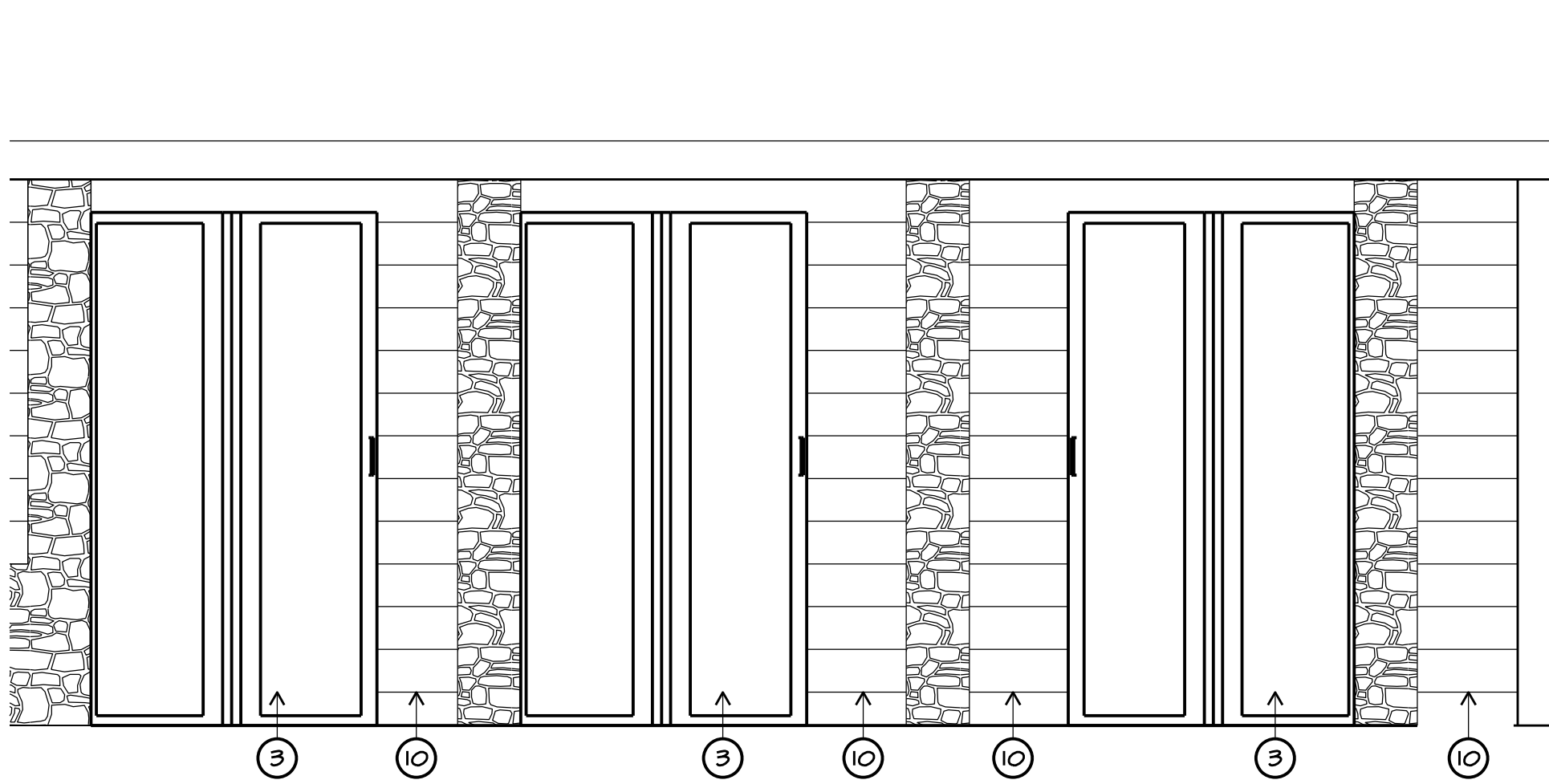
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U.S. 29.5Hq. 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING SHUTTERS TO REMAIN
5. PAINT EXISTING WOOD DOORS (BLACK)
6. NEW STANDING SEAM MILL FINISH (SILVER) METAL ROOF (SEE A-3.1)
7. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED BLACK) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
10. RECONSTRUCT WALL w/ 2 x 4 FRAMING, INSULATED SHEATHING AND PAINTED WOOD SIDING TO MATCH ADJACENT.

DEMOLITION NOTES:

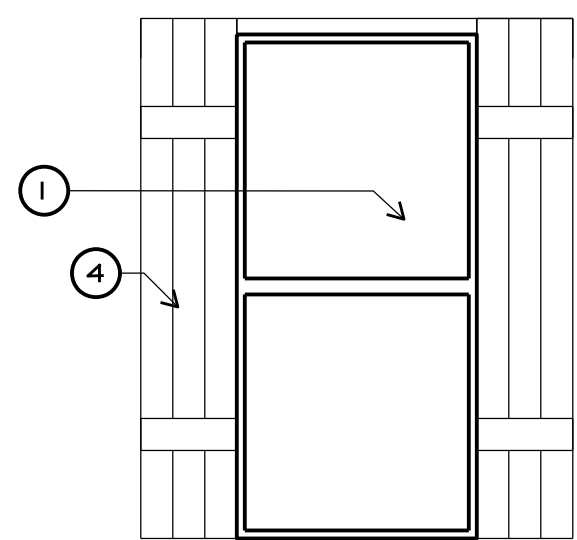
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



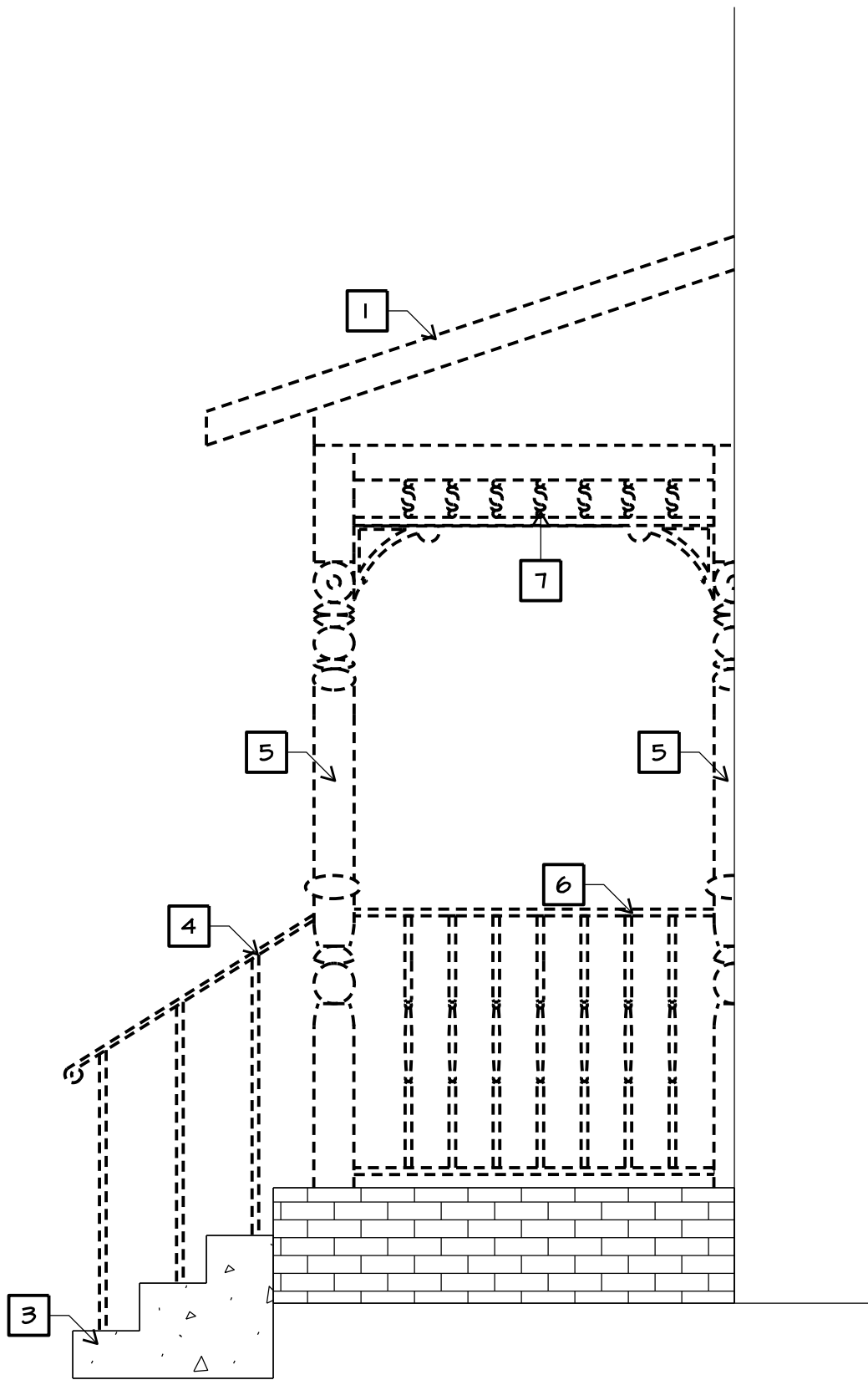
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



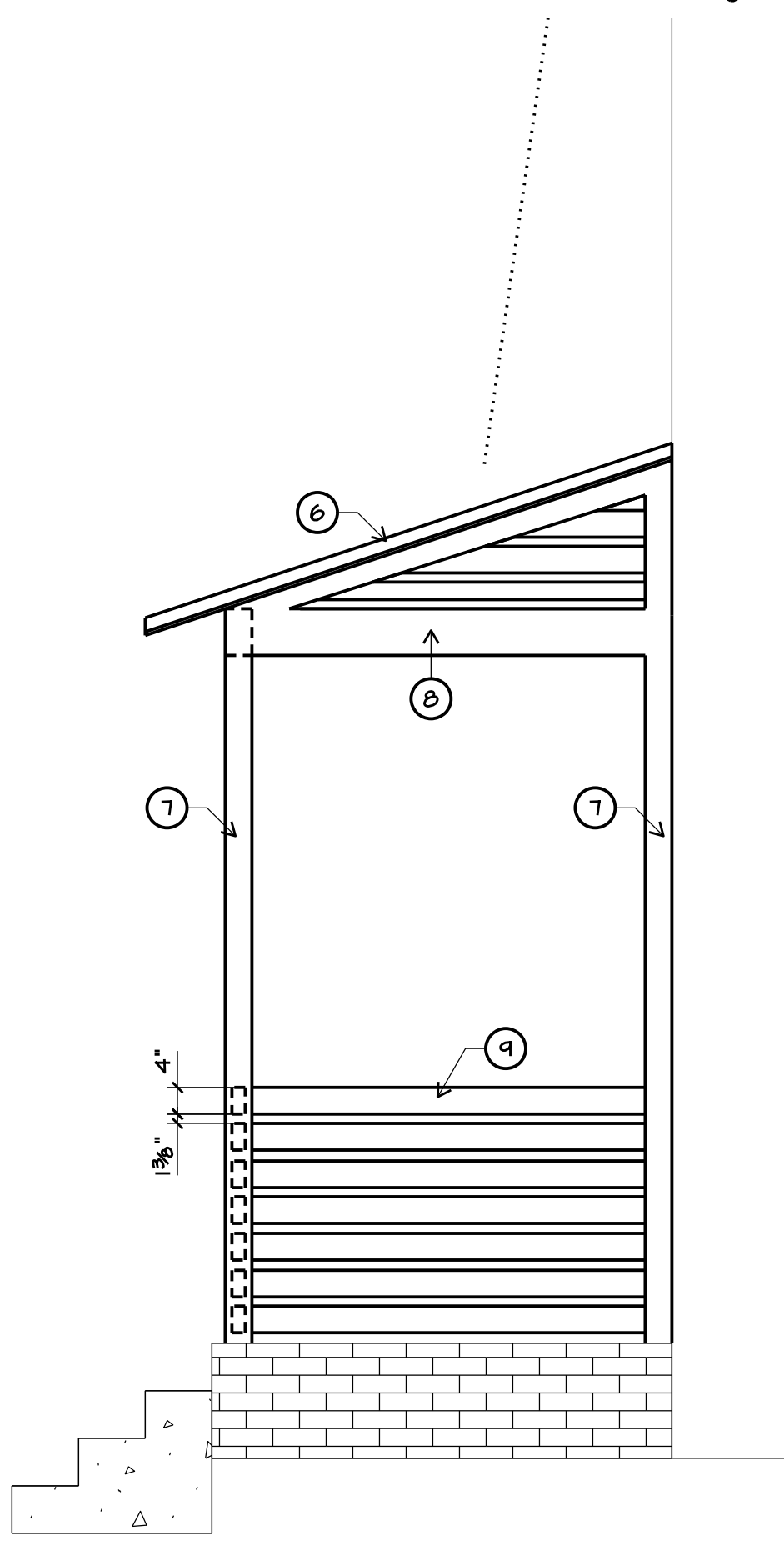
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



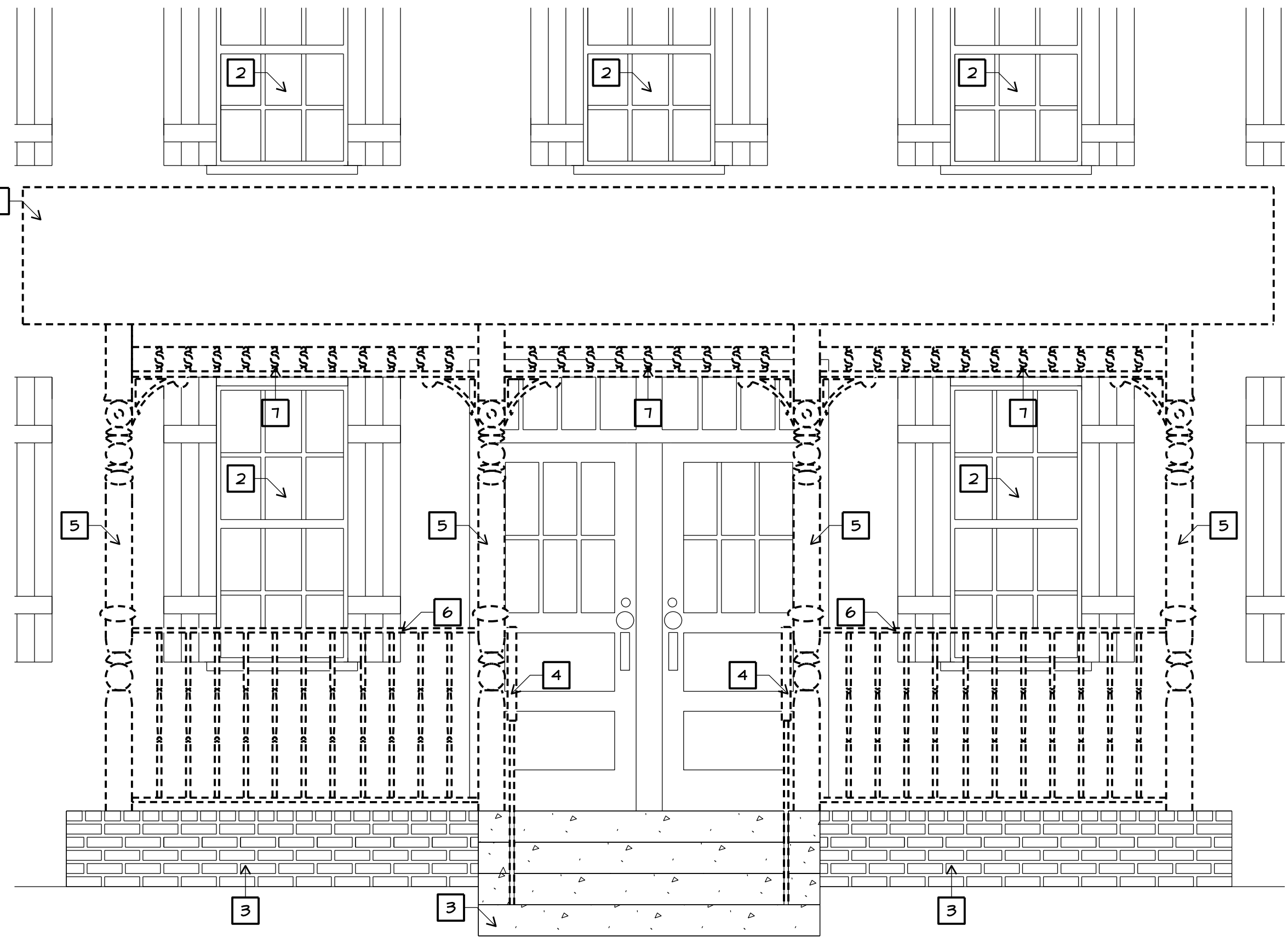
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



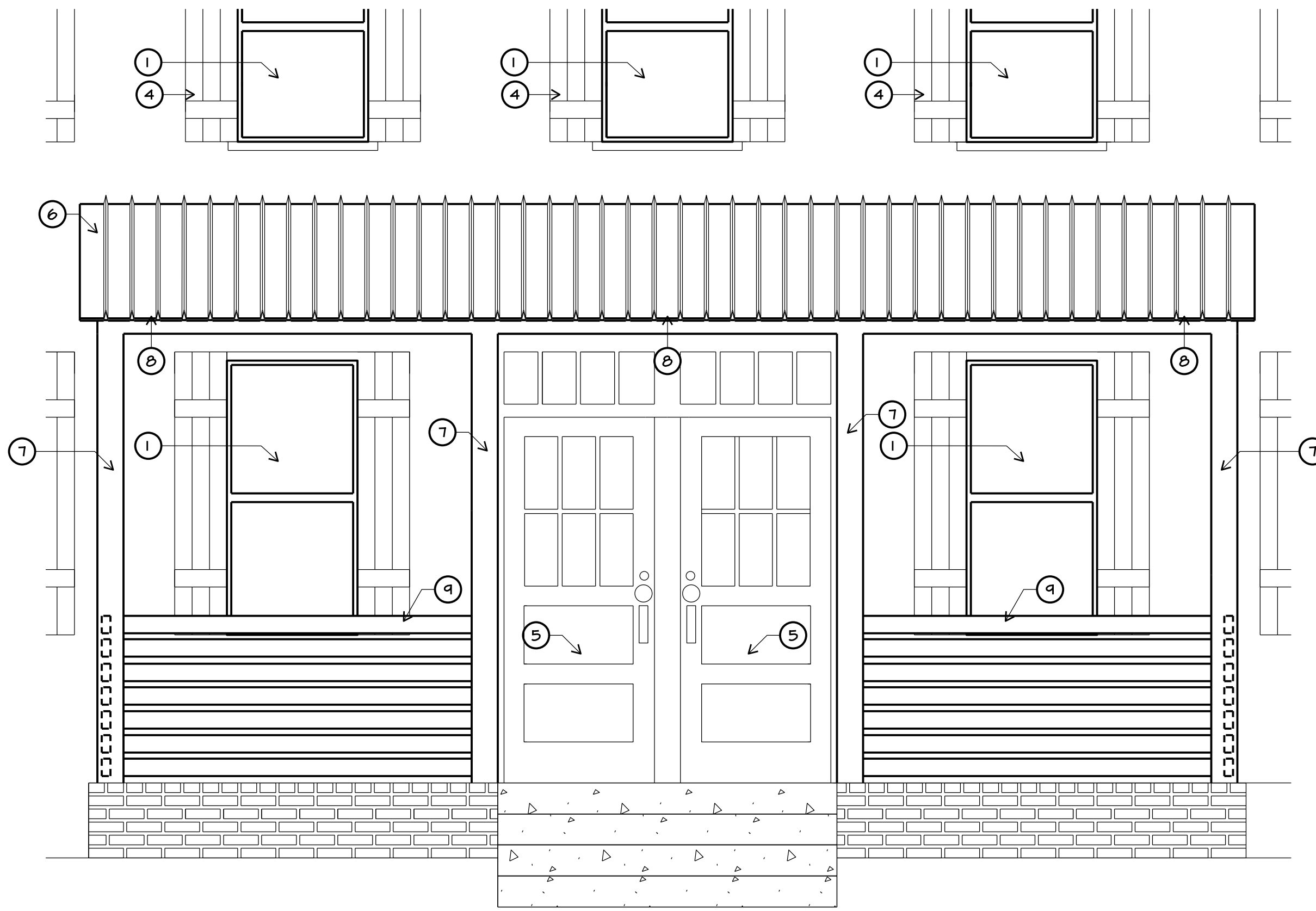
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



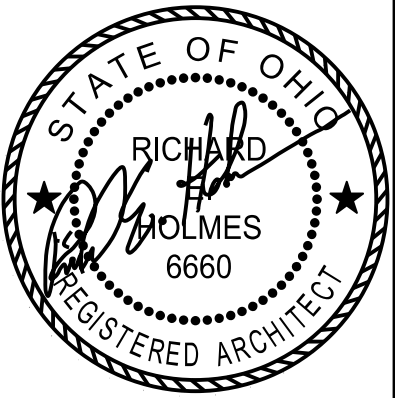
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



4A NORTH ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2301

DRAWN BY:
REH, ACH

REVISION DATES:
04/14/2023

05/22/2023

10/19/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1



STYLING & PROFILING MEN'S GROOMING



311



6430



STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required



PARKING IN REAR

7305







November 7, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Richard Holmes; 7305 E. Main Street: Certificate of Appropriateness Application

Planning and Zoning Board:

Below is the staff review of the above referenced Certificate of Appropriateness Application.

1. Project Summary

- a. The subject site is located at 7305 E. Main Street. The 0.25 acre site is currently a vacant building. The parcel is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant states the Certificate of Appropriateness is for exterior alterations such as window replacement, front porch replacement, rear renovations and new signage.
- b. The surrounding zoning consist of ORD-C, Olde Reynoldsburg Commercial District to the north, west, east and south of the subject site. The surrounding land uses consist of parking lot to the north, a veterinary to the west, retail – small format to the east and dwelling – multi-unit building to the south.
- c. The applicant did submit a site plan showing layout of the site, parking areas, drive aisles, location of the building, etc. The required number of parking spaces, drive aisle and parking space dimensions all meet the zoning code requirements.
- d. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District “Strengthen the historic character of the district, by the preservation and reuse of historically significant structures.” The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.

2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, “prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)” The remodeling/exterior building modifications must also comply with Section 1103.13.VIV.Design Guidelines for Olde Reynoldsburg.
- b. The applications appears to meet the following criterial established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:
 - i. Enhances the attractiveness and desirability of the district.
 - ii. Encourages the orderly and harmonious development in a manner in

- keeping with the overall character of the district.
- iii. Improves residential amenities and any adjoining residential neighborhood.
 - iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
 - v. Satisfies the applicable guidelines set forth under Chapter 1103; and
 - vi. Overall effects of the project or development on the appearance and environment of the district.
- c. Section 1103.13.VIV.C & D regarding General and Specific Standards appear to have been. The Building Materials consist of existing brick and stone, painted wood siding, with new black fiberglass doors. The new wood siding in the rear, next to the new black fiberglass doors will match the existing wood siding color in the rear. The applicant is proposing to remodel the front porch of the building with a silver standing seam aluminum porch overhang, black steel tubes for the posts, header and railing system. The applicant is also proposing the replacement of all windows located on the building with new vinyl windows in the same location of the existing windows, along with new exterior wall mounted lighting and a new a new silver standing seam aluminum awning over the side entry door. The applicant has met the new build requirements found in Section 1103.13 of the Zoning Code.
- d. The applicant is also proposing the three (3) new signs for this this building, and will need to meet Section 1105.03.C, Olde Reynoldsburg Commercial design/sign standards for all signage. The proposed signs area as follows, one (1) externally illuminated wall sign and one (1) externally illuminated projects sign along the north elevation, and one (1) internally illuminated projecting sign along the south elevation. The applicant is requesting a variance from Section 1105.03.C.v, to permit three (3) principal signs on the single lot.
- i. The proposed wall sign will be 16.67 square feet, consist of two colors, black and white, will be made of metal and will be externally lit via front lit. Externally front lit lighting is not a listed external illumination in Section 1105.03.C.iii, a variance is being requested by the applicant.
 - ii. The proposed north elevation projecting sign will be 4 square feet, consist of three colors, white, black and yellow, and will be made of metal. The projecting sign will also be placed at a 90-degree angle and will be 14.5 feet above ground level. The projecting sign will be externally lit via front lit. Externally front lit lighting is not a listed external illumination in Section 1105.03.C.iii, a variance is being requested by the applicant.
 - iii. The proposed south elevation projecting sign will be 1.78 square feet, consist of three colors, red blue and white, and will be made of metal top and bottom with a glass cylinder that is internally illuminated. The projecting sign will also be placed at a 90-degree angle and will be 14 feet above ground level. Internally illuminated is not a permitted illumination

type in Section 1105.03.C.ii, a variance is being requested by the applicant. The applicant is also requesting a variance for the proposed glass cylinder, which is not a permitted projecting sign material in Section 1105.03.C.v.2.

- e. If all sign variances are granted, the applicant will have met all ORD-C, Olde Reynoldsburg Commercial District sign regulation standards.

3. Recommendations

- a. Approval of the Certificate of Appropriateness with the following conditions:

- i. That the new standing seam mill metal roof for the porch and side entrance have a finished color of black instead of silver. The color black is used throughout the building for the window shutters, door, porch posts, railing, etc. Having a black standing seam metal roof over the porch and side entrance would encourage a more orderly harmonious development, and would be more in line with the surrounding properties character of the overall district.
- ii. To provide a photometric plan, meeting all lighting requirements found in Section 1105.09. Exterior Lighting.
- iii. To provide a hold harmless letter with regards to the porch overhang into the City of Reynoldsburg right-of-way, that the City Attorney's office deems acceptable.
- iv. To approve all signs that have received the necessary variances to be located on site.
 - 1. If certain variances are not granted by the board, staff would ask that only the variance approved for those specific sign or sign aspects, be approved for the Certificate of Appropriateness.
- v. The applicant revise their drawings and any other materials, to show a final set of plans that meet the approved certificate of appropriateness conditions.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7305 E. MAIN ST.	Parcel ID#(s): 060-000226-00
--	--

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): 1833 FRENCH HOUSE HOLDING COMPANY, LLC	
Contact Email: PROFILERSCARS@GMAIL.COM	Contact Phone Number: (614) 499-1479

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Styling & Profiling Men's Grooming Lounge	Contact Name: Alexander McCray
Contact Email: Profilerscars@gmail.com	Contact Phone Number: (614) 499-1479

IV. APPLICANT INFORMATION

Applicant Name: Richard E. Holmes, AIA	Applicant Address: 14 West First Street, Suite 306, Dayton, OH 45402
Applicant Phone Number: (937) 223-2500	Applicant Email: holmesr@taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

☐ New Main Building (\$400)	☒ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)
Description of Project: <u>Exterior alterations to create a Barber Shop, Replace windows, add signage and replace Front Porch.</u>			

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:  Date: **10/19/23**
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	Meeting Results
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled
	☐ PZB	☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____		

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

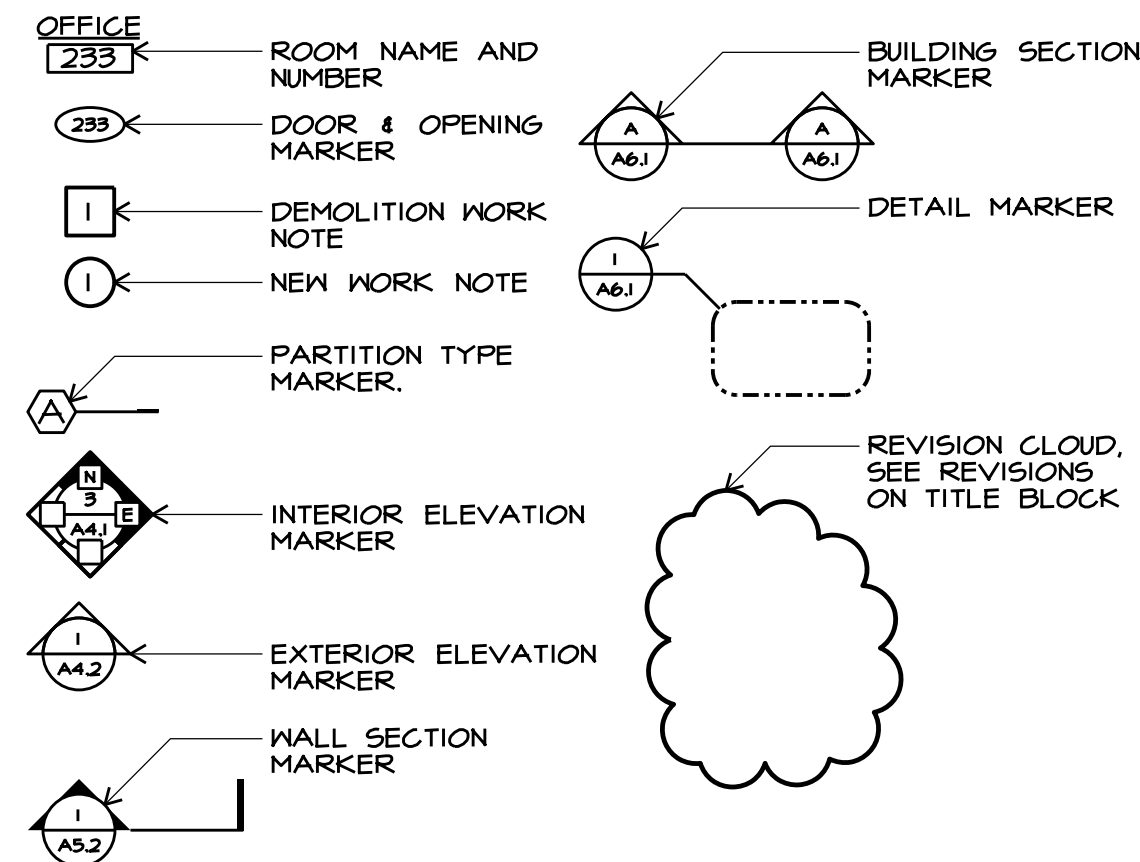
CONSTRUCTION DOCUMENTS

ABBREVIATIONS:

AB	ANCHOR BOLT	HDR	HARDWARE	R	RADIUS, RISER
AC	AIR CONDITIONING	HGT	HEIGHT	REF	REFERENCE
ACoust	ACOUSTICAL	HM	HOLLOW METAL	REFR	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL	REIN	REINFORCED
ALUM	ALUMINUM	HT	HEIGHT	REQD	REQUIRED
ASPH	ASPHALT	HVAC	HEATING, VENTING, AND AIR CONDITIONING	REV	REVISION
		INDN	FOUNDATION	RH	RIGHT HAND
BD	BOARD	IN	INCH	RM	ROOM
BLK.G	BLOCK(S)	HN	HOT WATER	RO	ROUGH OPENING
BM	BEAM	HMM	HOT WATER HEATER	ROM	RIGHT OF WAY
BO	BOTTOM OF	ID	INSIDE DIMENSION		
BRG	BEARING	INSUL	INSULATION	S	SOUTH
BSMT	BASEMENT	INT	INTERIOR	SC	SOLID CORE
		JST	JOIST	SCHED	SCHEDULE
CJ	CONTROL JOINT	JT	JOINT	SECT	SECTION
CF	CUBIC FEET	KIT	KITCHEN	SF	SQUARE FOOT
CL	CENTERLINE	LAM	LAMINATE	SH	SHEET
CLG	CEILING	LAV	LAVATORY	SHNR	SHOWER
CLR	CLEAR	LB	POUNDS	SH	SHOWER
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET	SM	SHEET METAL
		LG	LONG	SPEC	SPECIFICATIONS
COL	COLUMN	LH	LEFT HAND	SPKR	SPEAKER
CONC	CONCRETE	LL	LIVE LOAD	SO	SQUARE
CONT	CONTINUOUS	LT	LIGHTWEIGHT	SQFT	SQUARE FEET
		MAINT	MAINTENANCE	SOIN	SQUARE INCH
CU FT	CUBIC FEET	MAS	MASONRY	SS	STAINLESS STEEL
CT	CUBIC YARD	MAS	MASONRY	STD	STANDARD
		MCH	MECHANICAL	STL	STEEL
DIA	DIAMETER	MFR	MANUFACTURER	STOR	STORAGE
DL	DEAD LOAD	MIN	MINIMUM	STRUC	STRUCTURAL
DN	DOWN	MIR	MIRROR	SUSP	SUSPENDED
DR	DOOR	MISC	MISCELLANEOUS	SYS	SYSTEM
DS	DOWNSPOUT	MO	MASONRY OPENING	T	TREAD
		MTD	MOUNTED	TEL	TELEPHONE
E	EAST	MTL	METAL	TEG	TEMPERED GLASS
EA	EACH	N	NORTH	THK	THICKNESS
EJ	EXHAUST FAN	NA	NOT APPLICABLE	THRU	THROUGH
ELCJT	ELECTRIC	NOM	NOMINAL	TOC	TOP OF CONCRETE, TOP OF CURB
EQ	EQUAL	NTS	NOT TO SCALE	TOF	TOP OF FOOTING
EXIST	EXISTING	OA	OVERALL	TOF OF STU	TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
EXP	EXPANSION	OC	ON CENTER	TPD	TOILET PAPER DISPENSER
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TYP	TYPICAL
		OH	OVERHEAD, OPPOSITE HAND	V	VINYL
FD	FLOOR DRAIN	OPNS	OPENING	VB	VAPOR BARRIER
FF	FINISHED FLOOR	OPP	OPPOSITE	VERT	VERTICAL
FIN	FINISH	PERP	PERFORATED	VOL	VOLUME
FIN FLR	FINISHED FLOOR	PERP	PERPENDICULAR	VOL	VOLUME
FLR	FLOOR	PL	PLATE, PROPERTY LINE	VENT	VENT THROUGH ROOF
FNDR	FOUNDATION	PLAM	PLASTIC LAMINATE		
FO	FACE OF	PLBS	POUNDS PER LINEAL FOOT		
FT	FOOT, FEET	PSF	POUNDS PER SQUARE FOOT		
FTG	FOOTING	PSI	POUNDS PER SQUARE INCH		
FURR	FURRED(ING)	PT	PRESSURE TREATED		
		PTD	PAINTED		
GA	GAUGE, GAGE	PVC	POLYVINYL CHLORIDE		
GALV	GALVANIZED	QTY	QUANTITY		
GFI	GROUND FAULT INTERRUPTER				
GL	GLASS				
GLULAM	GLUE LAMINATED				
GRD	GROUND				
GWB	GYP SUM WALL BOARD				
GYP	GYP SUM				
HB	HOSE BIB				
HDBD	HARDBOARD				
HDR	HEADER				

SYMBOL LEGEND:

NOTE: FOR REFERENCE ONLY. ALL MAY NOT APPLY.



CODE REVIEW:

NARRATIVE: THIS PROJECT WILL PROVIDE EXTERIOR ALTERATIONS TO AN EXISTING BUILDING TO CREATE A BARBER SHOP, REPLACE WINDOWS, ADD SIGNAGE, REPLACE FRONT PORCH, AND INSTALL BI FOLDING DOORS ALONG THE SOUTH WALL.

PERMIT #2021-1989 WAS ISSUED FEBRUARY 2ND, 2022 AND ADDRESSES INTERIOR ALTERATIONS.

BUILDING DATA
SECOND FLOOR: 1031 SF
FIRST FLOOR: 1393 SF
BASEMENT: 906 SF
PORCH: 124 SF
TOTAL: 3454 SF

OCCUPANCY (OBC CHAPTER 3):
B (BUSINESS) - 2,424 SF
S-1 (BASEMENT STORAGE) - 906 SF

HEIGHT AND AREA LIMITS (CHAPTER 5)
ALLOWABLE HEIGHT: TWO STORIES / 40 FEET (TABLE 504.3 AND 504.4 PER B)
ALLOWABLE TABULAR AREA: 9,000 SF (TABLE 506.2 PER B)

CONSTRUCTION TYPE (OBC CHAPTER 6):
V-B (UNPROTECTED WOOD FRAME)

FIRE PROTECTION SYSTEMS (OBC CHAPTER 9)
FIRE PROTECTION: NOT REQUIRED (OBC 903.2.9 AND 903.2.9.1)
2. B BUSINESS FLOORS < 5,000 SF
4. S-1 BASEMENT STORAGE < 5,000 SF
FIRE ALARM: NOT REQUIRED PER OBC 907.2.2

EGRESS (OBC CHAPTER 10)
OCCUPANT LOAD (OBS TABLE 1004.1.2)
B (OFFICE): 2,424 SF / 100 = 24
S-1 (STORAGE): 906 SF / 300 = 3
TOTAL 27

NUMBER OF EXITS REQUIRED (OBC 1006.3.1): 2 PROVIDED: 2
MAXIMUM TRAVEL DISTANCE (OBC TABLE 1017.2): 200 FEET
MAXIMUM COMMON PATH OF TRAVEL (1006.3.2.2): 75 FEET

ACCESSIBILITY (OBC CHAPTER 11)
COMPLY WITH ICC A117.1 (ADA)
HANDICAP PARKING AND ACCESSIBLE ENTRANCE PROVIDED ON SOUTH SIDE OF EXISTING BUILDING
TWO ACCESSIBLE TOILETS ARE IN THE EXISTING BUILDING
VERTICAL AND HORIZONTAL GRAB BARS PROVIDED
5 EXISTING DOORS ARE 36" NOMINAL WIDTH
2 EXISTING DOORS ARE 72" NOMINAL WIDTH
2 EXISTING FRONT ENTRANCE DOORS ARE 30" IN NOMINAL WIDTH
ALL REAR BI-FOLDING DOORS TO BE 60" IN NOMINAL WIDTH

ENERGY EFFICIENCY (OBC CHAPTER 13)
COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE (IECC - 12)
WINDOWS U-VALUE: .32-PROVIDED
ATTIC: R-38
WALLS ABOVE GRADE: R-13 CAVITY + R3.8ci

PLUMBING FACILITIES (OBC CHAPTER 29)
REQUIRED: 1 WC / 1 LAV / 1 DF / 1 SERVICE SINK
PROVIDED: 2 WC / 21 LAV / 0 DF / 1 SERVICE SINK

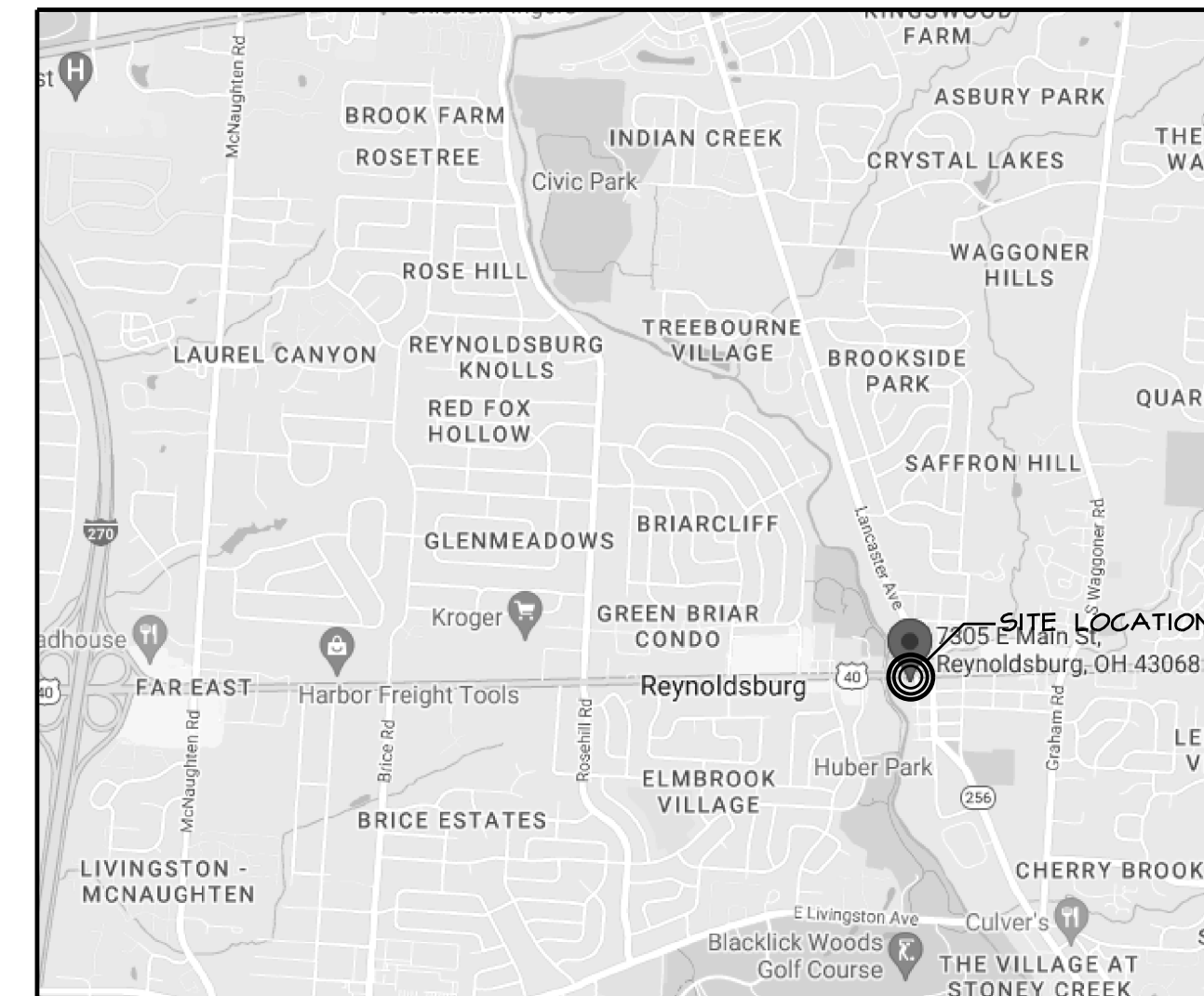
GENERAL NOTES:

- WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING IF DOCUMENTS VARY FROM THESE REGULATIONS.
- ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
- MECHANICAL WORK SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, THE OHIO MECHANICAL AND THE OHIO PLUMBING CODE.
- CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER SERVICES NECESSARY FOR COMPLETION OF THE WORK, UNLESS OTHERWISE NOTED IN AGREEMENTS.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
- THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
- BARRICADES AND DUST BARRIERS SHALL BE INSTALLED BY THE CONTRACTOR TO PROTECT THE PUBLIC OWNER'S PERSONNEL AND ADJACENT PROPERTY FROM DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE DRAWINGS AND OTHER CONTRACT DOCUMENTS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND OBSERVE CONDITIONS OF THE WORK RELATED TO THE CONTRACT DOCUMENTS. THE ARCHITECT SHOULD BE NOTIFIED PROMPTLY OF ANY INCONSISTENCIES FOR CLARIFICATION AND COORDINATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL WARRANT ALL LABOR AND MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THIS REQUIREMENT SHALL NOT SUPERSEDE OTHER SPECIFIC MATERIAL WARRANTIES WHICH MAY BE LONGER.
- CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS, AS APPLICABLE. NO WORK SHALL COMMENCE ON THIS PORTION OF THE WORK UNTIL REVIEWED BY THE ARCHITECT & THE GENERAL CONTRACTOR.
- IN PREPARATION FOR A SUBSTANTIAL COMPLETION INSPECTION, THE CONTRACTOR SHALL PREPARE A PUNCH LIST. THE CONTRACTOR SHALL COMPLETE THIS WORK WITHIN ONE MONTH OF DATE ISSUED AND PRIOR TO FINAL PAYMENT.
- SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING FROM THE GENERAL CONTRACTOR AND DISTRIBUTING TO OTHERS CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. ANY AND ALL COPIES OF THE DOCUMENTS OR PORTIONS THEREOF MUST CONTAIN THE STATUTORY COPYRIGHT NOTICE OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS.
- CONTRACTORS PROVIDING DESIGN/BUILD SERVICES SHALL PREPARE DESIGN DOCUMENTS FOR REVIEW BY THE TENANT, THE GENERAL CONTRACTOR, AND THE ARCHITECT. DRAWINGS SHALL BE TO SAME SCALE AND FORMAT AS ARCHITECT'S DRAWINGS. (NOTE: ARCHITECT MAY PROVIDE ELECTRONIC BASE SHEETS TO CONTRACTORS AT ARCHITECT'S CUSTOMARY AND REASONABLE COSTS.) CONTRACTOR SHALL INCLUDE THE SEAL OF A LICENSED DESIGN PROFESSIONAL AND OBTAIN ALL PERMITS REQUIRED BY JURISDICTION WITH AUTHORITY OVER THIS PROJECT.
- DESIGN/BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR SYSTEMS WITH OTHER TRADES. SPECIFIC REQUESTS FOR ARCHITECTURAL AND STRUCTURAL MODIFICATIONS NEEDED TO ACCOMMODATE SYSTEMS SHALL BE MADE TO THE ARCHITECT VIA THE GENERAL CONTRACTOR IN WRITING. REQUESTS MADE AFTER THE ARCHITECT'S DESIGN DOCUMENTS ARE ISSUED FOR CONSTRUCTION MAY RESULT IN ADDITIONAL DESIGN AND COORDINATION CHARGES TO THE CONTRACTOR.

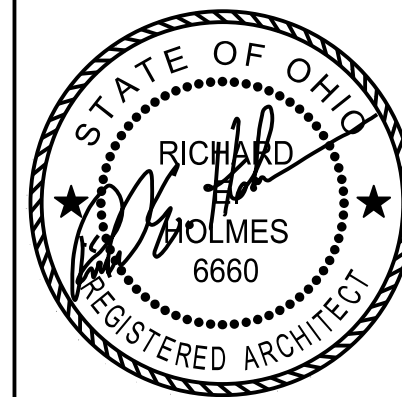
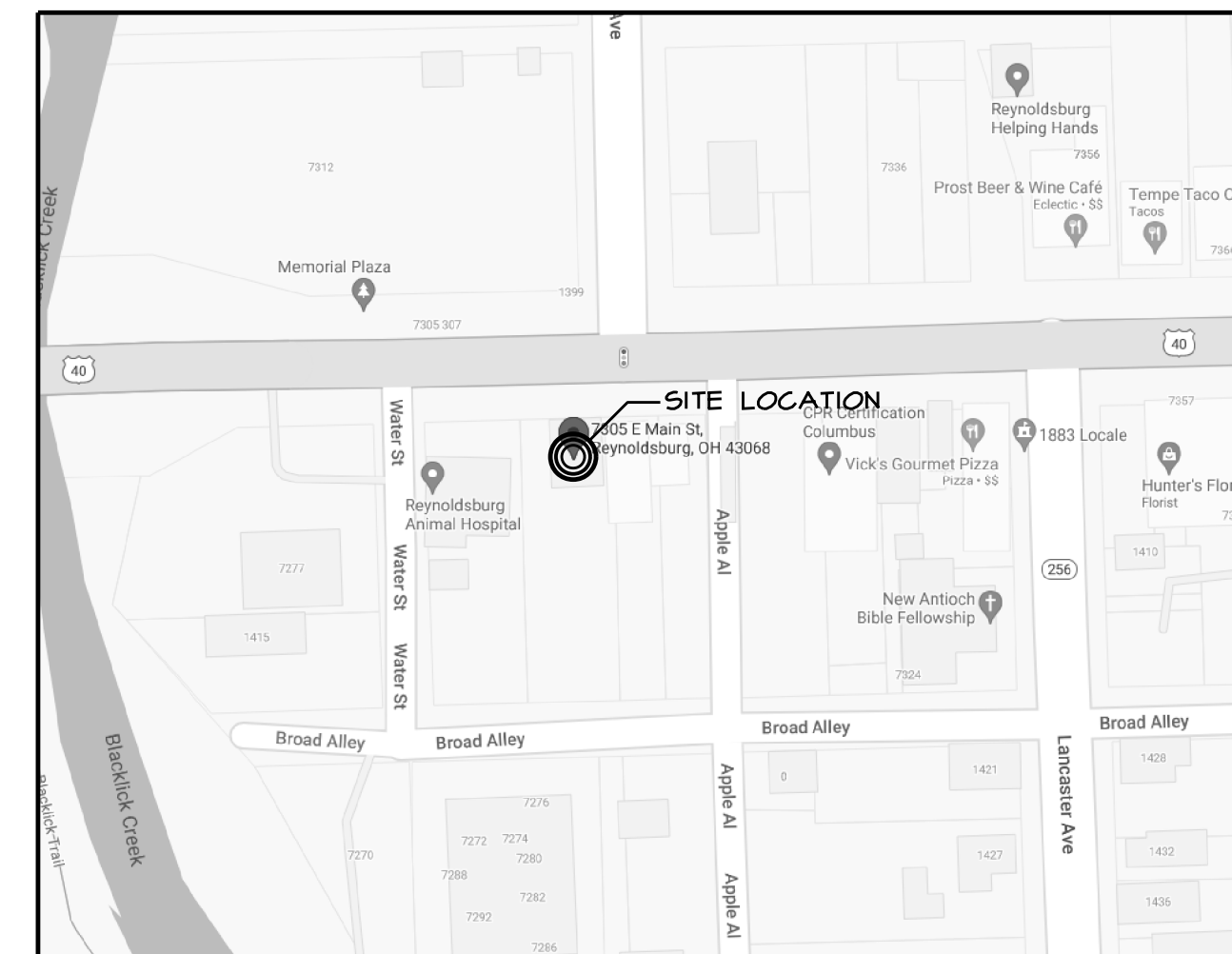
DRAWING INDEX:

TI.1	TITLE SHEET
TI.2	SITE PLAN
DI.1	DEMO PLANS
AI.1	FLOOR PLANS
A2.1	CEILING PLANS
A3.1	ELEVATIONS
A4.1	DETAILS

LOCATION MAP:



VICINITY MAP:



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

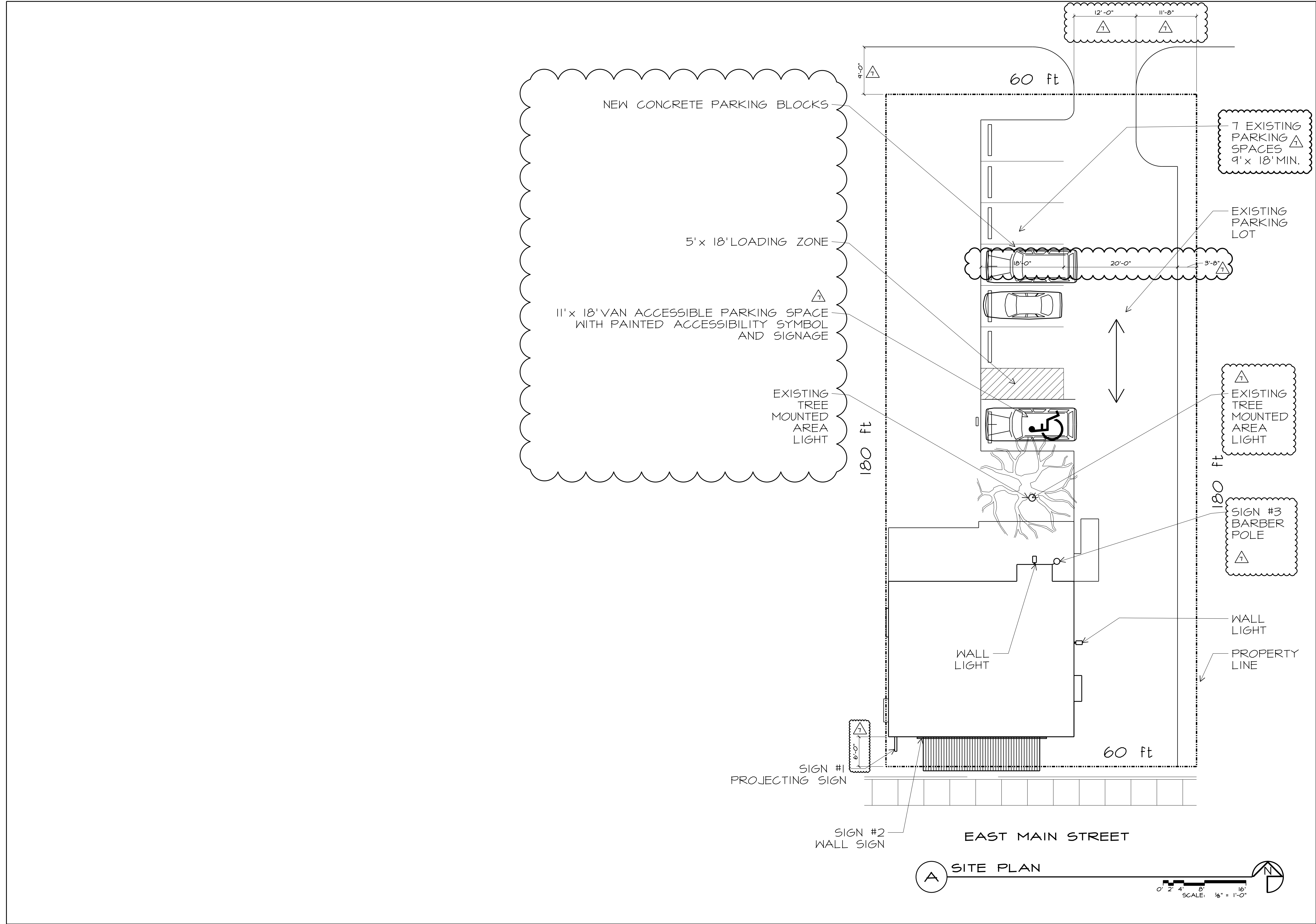
the architectural group
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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER: 2301
DRAWN BY: REH, ACH
REVISION DATES:
MAY 22, 2023
OCT. 19, 2023
DATE: 01/16/23
SHEET TITLE: TITLE SHEET
SHEET NO: TI.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 TI.2 SITE PLAN.DGN



STATE OF OHIO

RICHARD HOLMES

6660

REGISTERED ARCHITECT

REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group

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THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST

REYNOLDSBURG, OHIO

COMMISSION NUMBER:

2307

DRAWN BY:

REH, ACH

REVISION DATES:

FIRST ISSUE

09/27/2023

10/26/2023

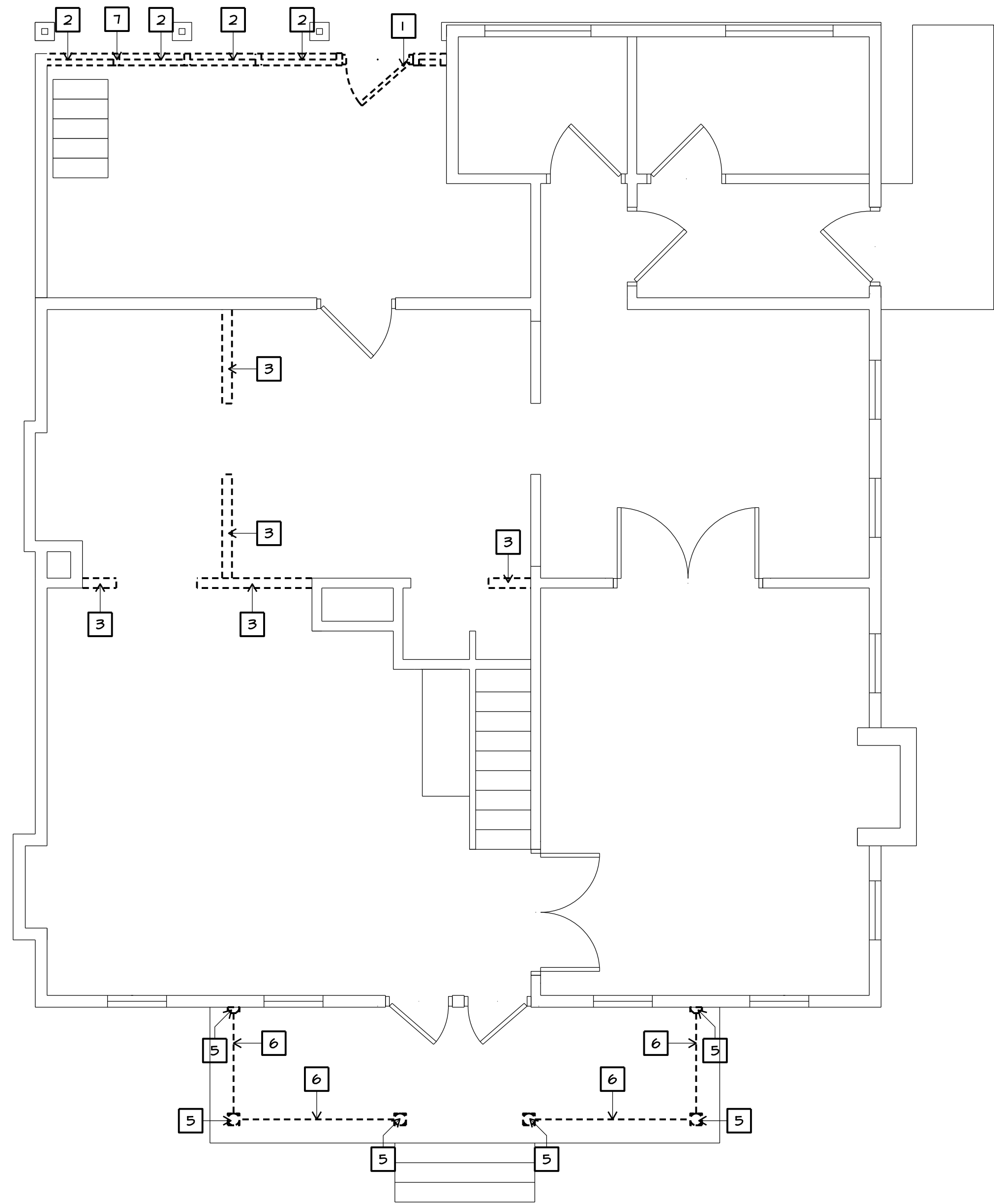
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01/16/23

SHEET TITLE:

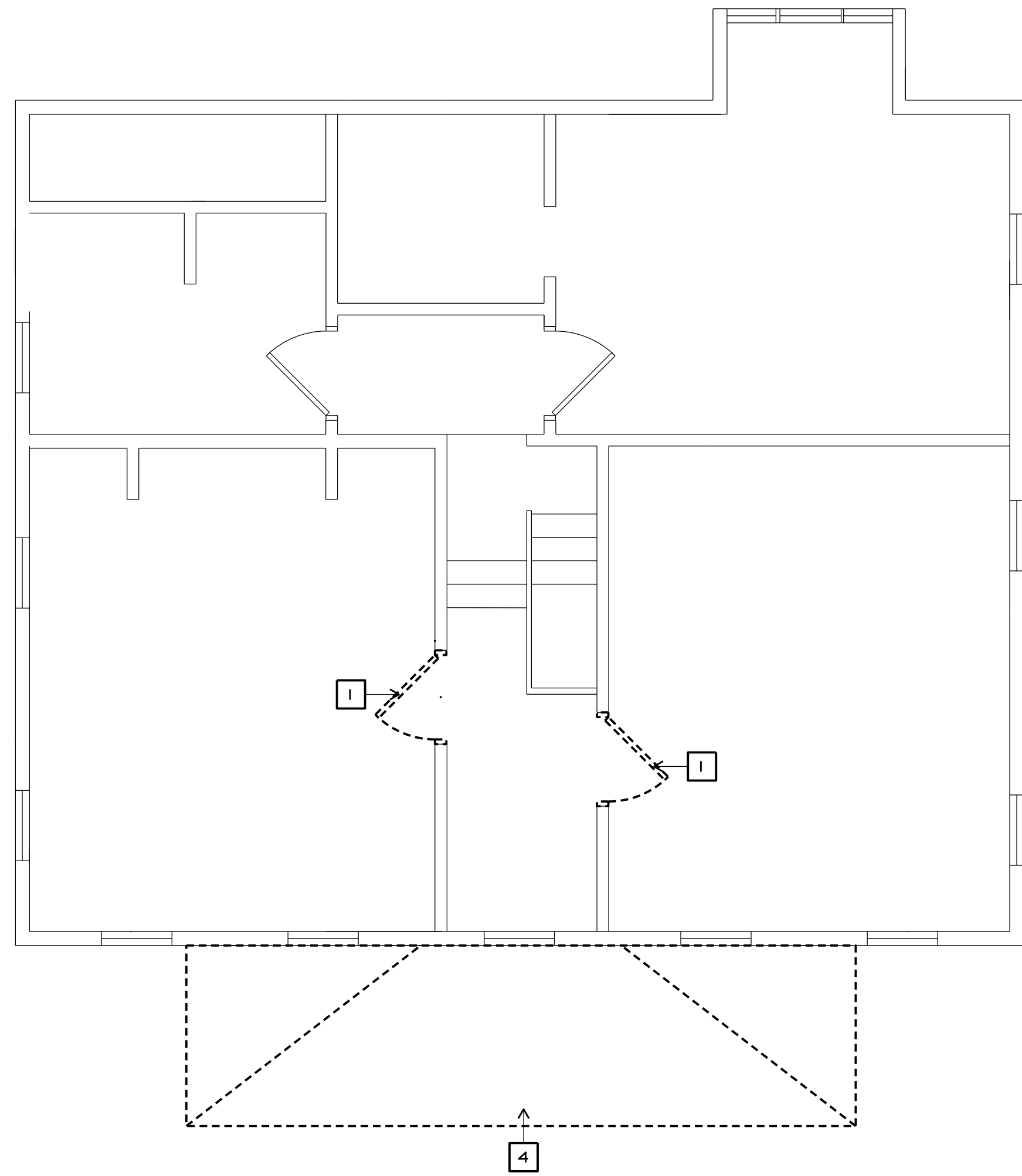
TI.2

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 D.I.1 DEMO PLANS.DGN



1 FIRST FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"



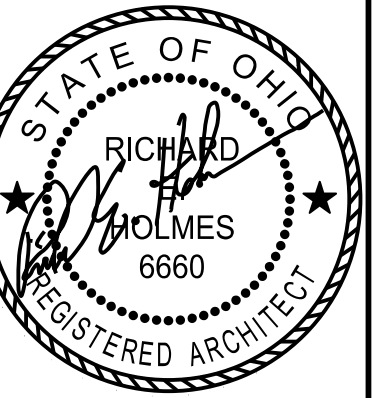
2 SECOND FLOOR DEMOLITION PLAN

0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0"

DEMOLITION NOTES:

1. REMOVE EXISTING DOORS
2. REMOVE EXISTING WINDOWS
3. REMOVE EXISTING WALL SEGMENT
4. REMOVE EXISTING PORCH ROOF
5. REMOVE EXISTING WOOD COLUMNS
6. REMOVE EXISTING BALLUSTRADE
7. REMOVE EXISTING WALL. SEE I/A-4.1

NO CHANGE



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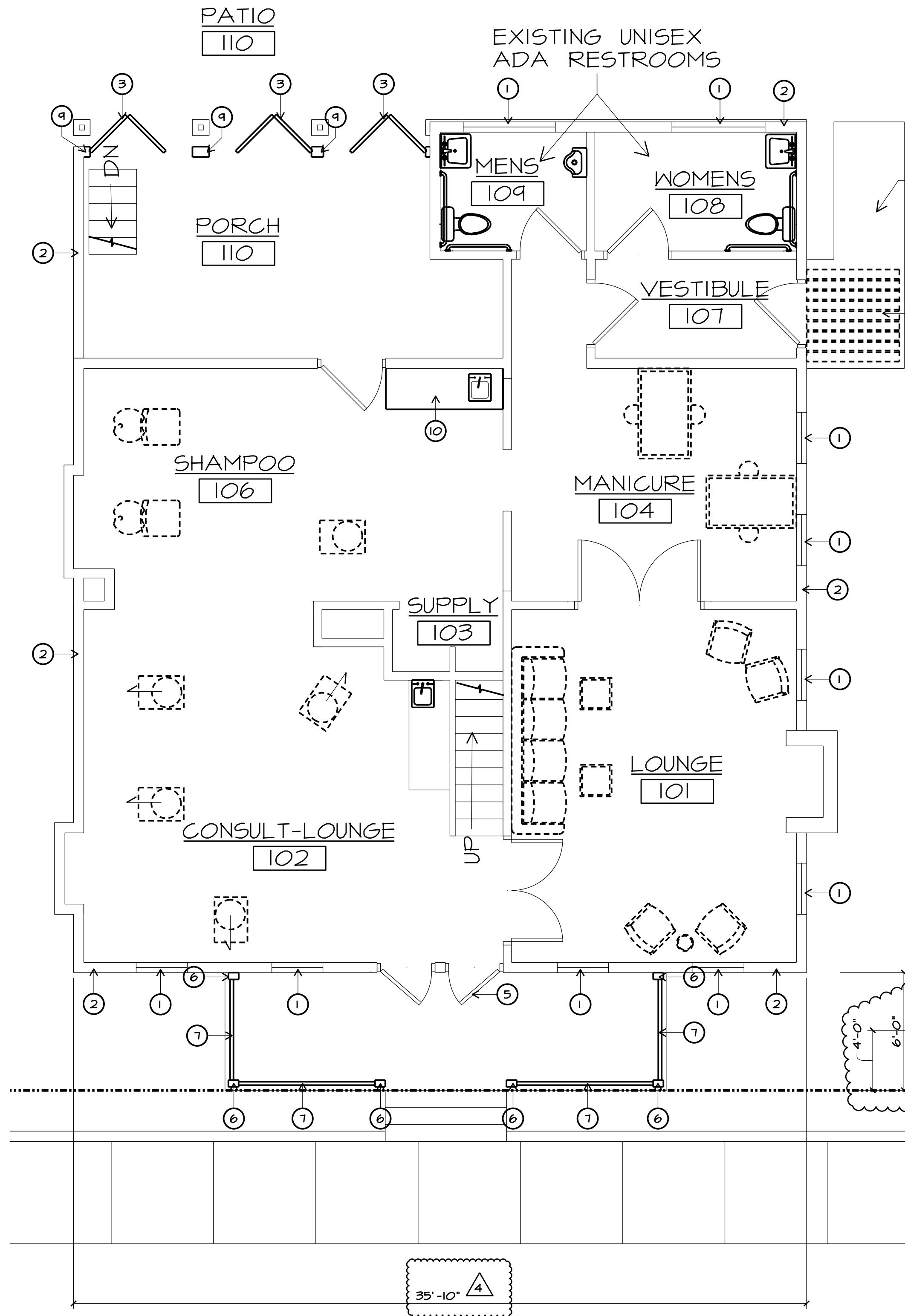
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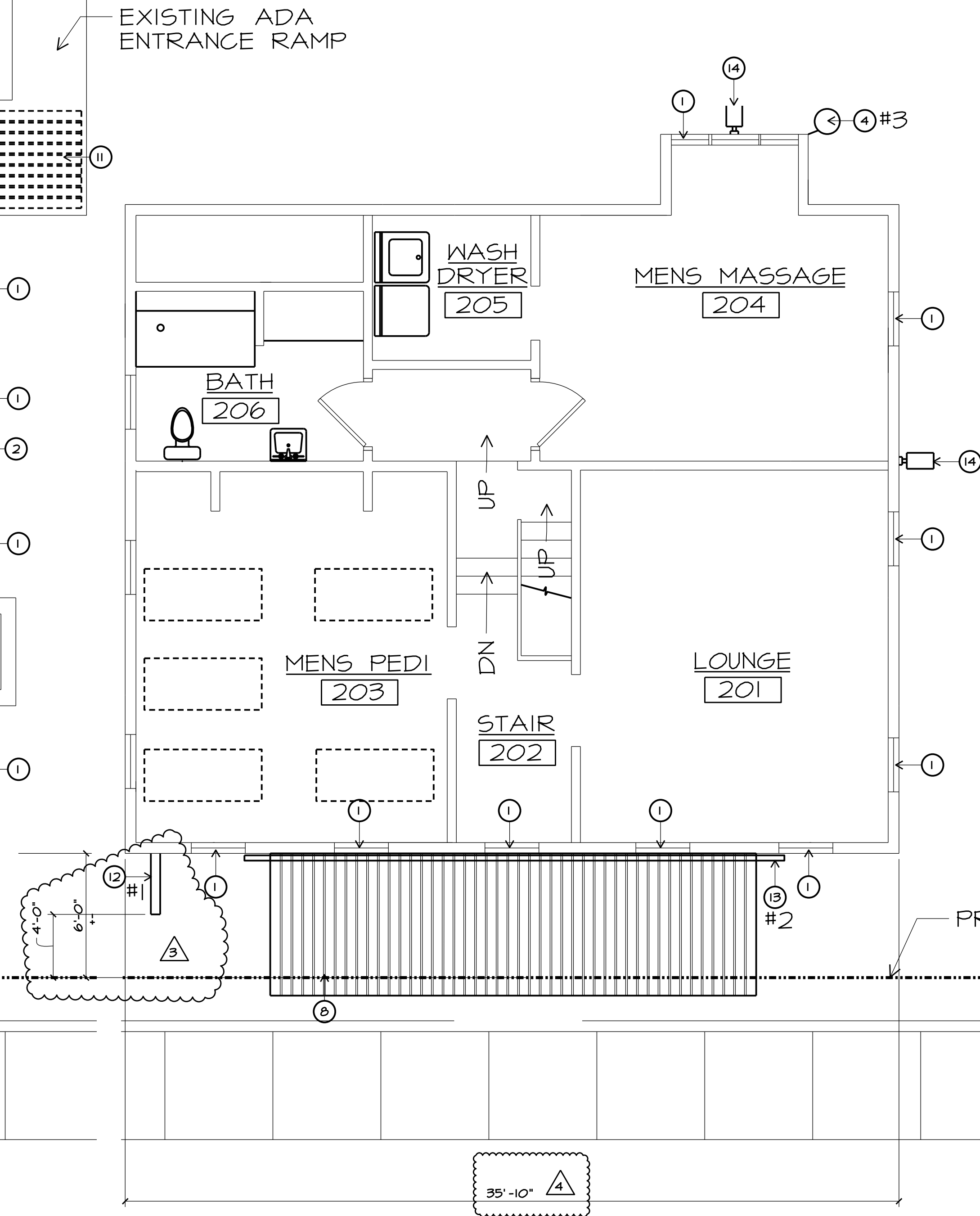
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COMMISSION NUMBER:	2301
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REVISION DATES:	
	05/22/23
	10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO:	D.I.1

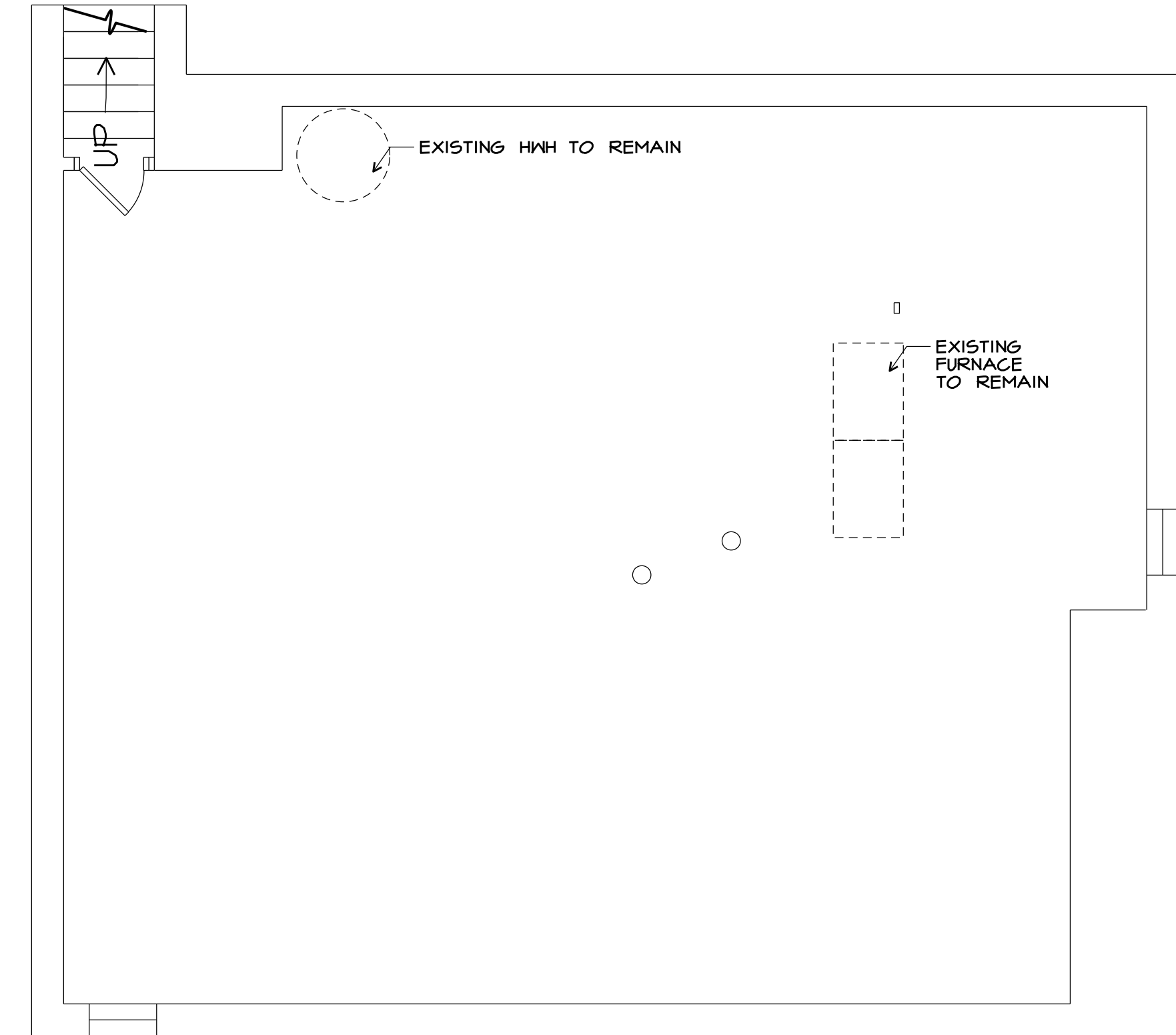
P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 A.I.1 FLOOR PLANS.DGN



C FIRST FLOOR PLAN



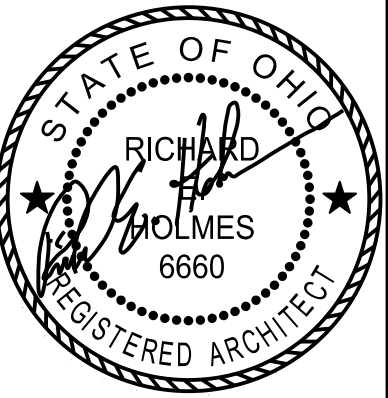
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS (JELD-KEN #V4500 W/ ARGON INSULATED LOW E GLAZING, U=24, SHG=50, AIR INFILTRATION: < 0.3)
- NEW 3/4" (R-13) MIN BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
- NEW PAINTED (BLACK) FIBERGLASS BIFOLDING DOORS (2X 2'-6" X 6'-8" PANELS PER DOOR) (SEE ELEVATION)
- NEW INTERNALLY LIT BARBER POLE GLASS CYLINDER WITH RED, WHITE AND BLUE "CANDY CANE" STRIPES WITH POLISHED ALUMINUM CAPS.
- PAINT EXISTING WOOD DOORS BLACK
- NEW T5 6x4 STEEL TUBE (PAINTED BLACK) COLUMN
- NEW T5 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
- NEW STANDING SEAM MILL FINISH (NON-GLARE SILVER) ALUMINUM ROOF
- RECONSTRUCT WALL - SEE A-4.1
- PROVIDE AND INSTALL NEW CASEWORK
- NEW MILL FINISH (NON-GLARE SILVER) ALUMINUM AWNING
- NEW 24" x 24" FRONT LIT PROJECTING METAL SIGN
- NEW 25 FT L X 8" H X 1/2" T. FRONT LIT (NON-FLASHING) WALL SIGN (INDIVIDUAL METAL LETTERS)
- NEW WALL MOUNTED AREA LIGHT



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2023

the architectural group
14 west first street, suite 306
dayton, ohio 45402-1730
tel 937.223.2500
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web www.iaguit.com

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THE FRENCH HOUSE
ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

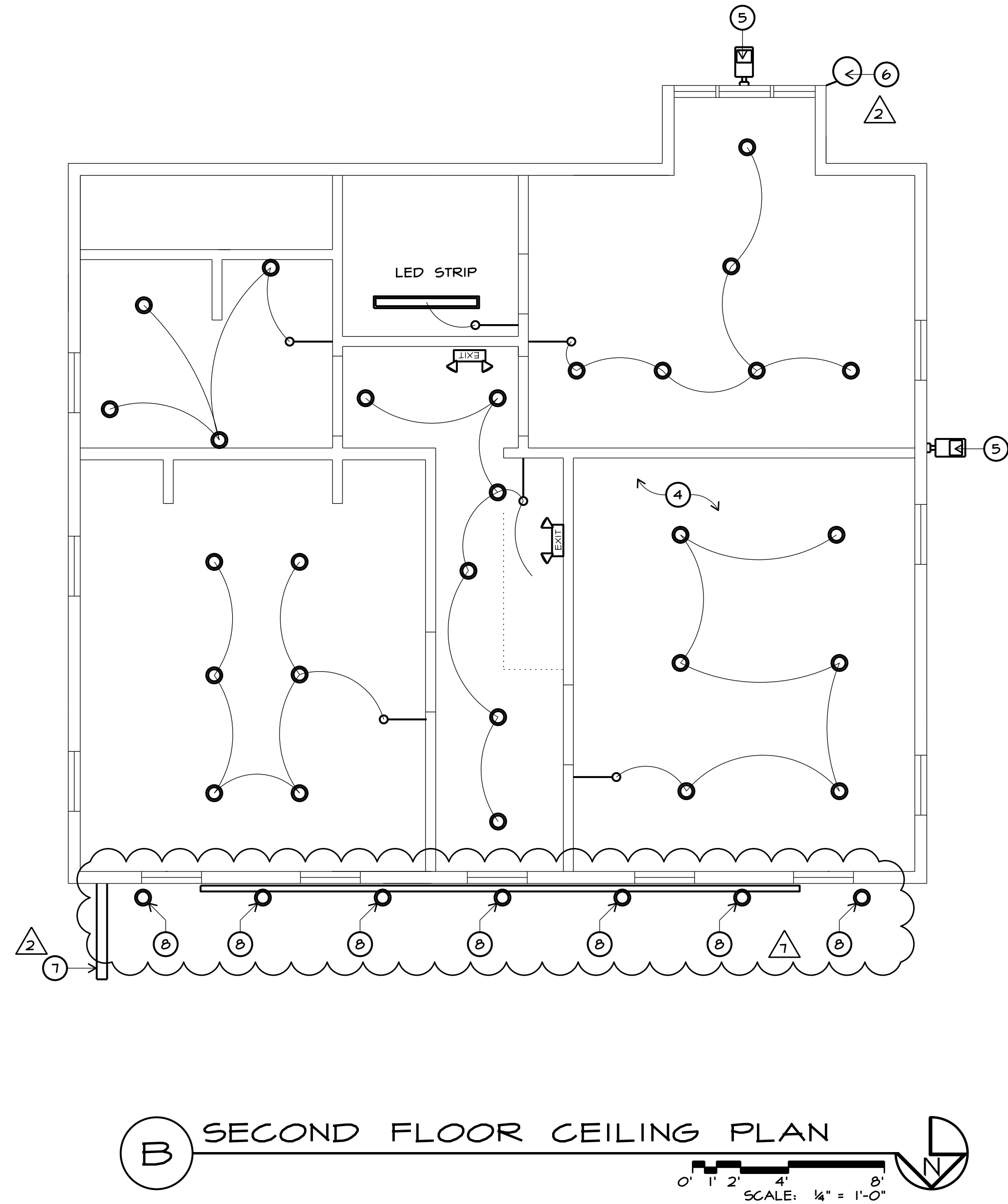
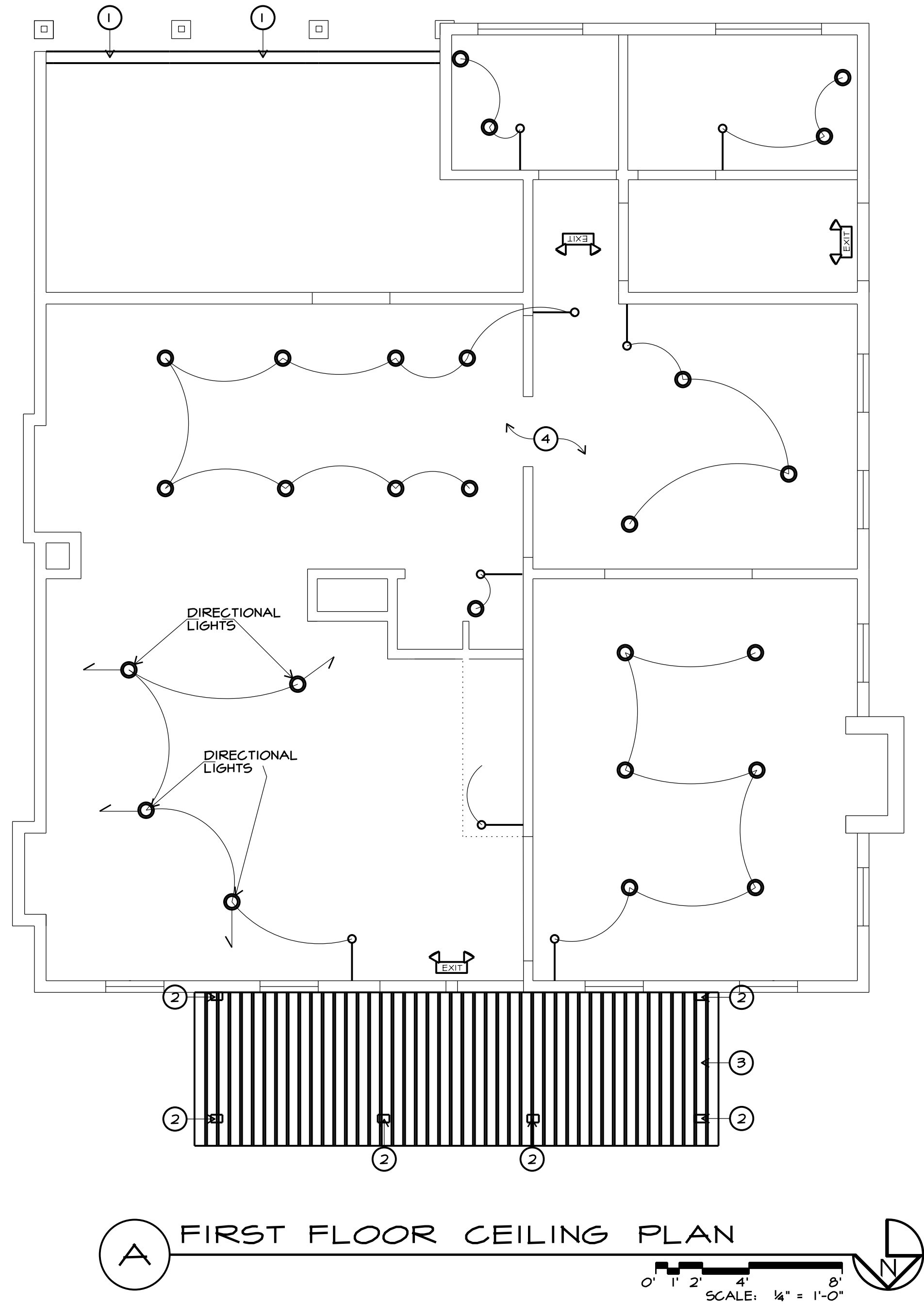
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2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023

DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

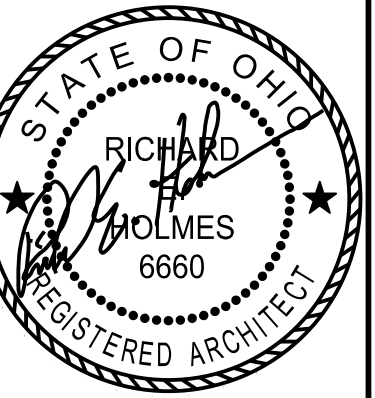
SHEET NO:
A.I.1

P:\2301 FRENCH HOUSE\2301 DRAWINGS\2301 A2.1 CEILING PLANS.DGN



**NEW WORK NOTES/
NEW LIGHTING NOTES**

1. RECONSTRUCT WALL AND PLACE 2 - (2x6) HEADERS
2. NEW TS 8x4 STEEL TUBE (PAINTED) POSTS
3. NEW STANDING SEAM METAL PORCH ROOF
4. LIGHTING PER PREVIOUS PERMIT
5. NEW LOW CUT-OFF WALL LIGHT (ON TIMER) "BEGA" MODEL 24 352
6. INTERNALLY ILLUMINATED BARBER POLE (ON TIMER) 2
7. FRONT LIT PROJECTED SIGN (ON TIMER)
8. LIGHT FIXTURE "BEGA" MODEL # 1



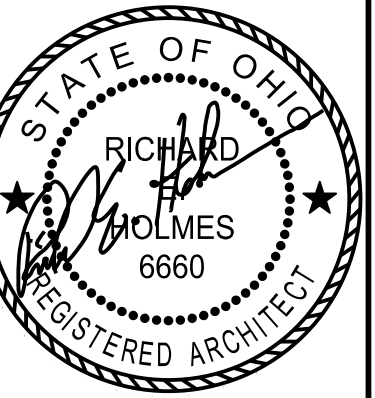
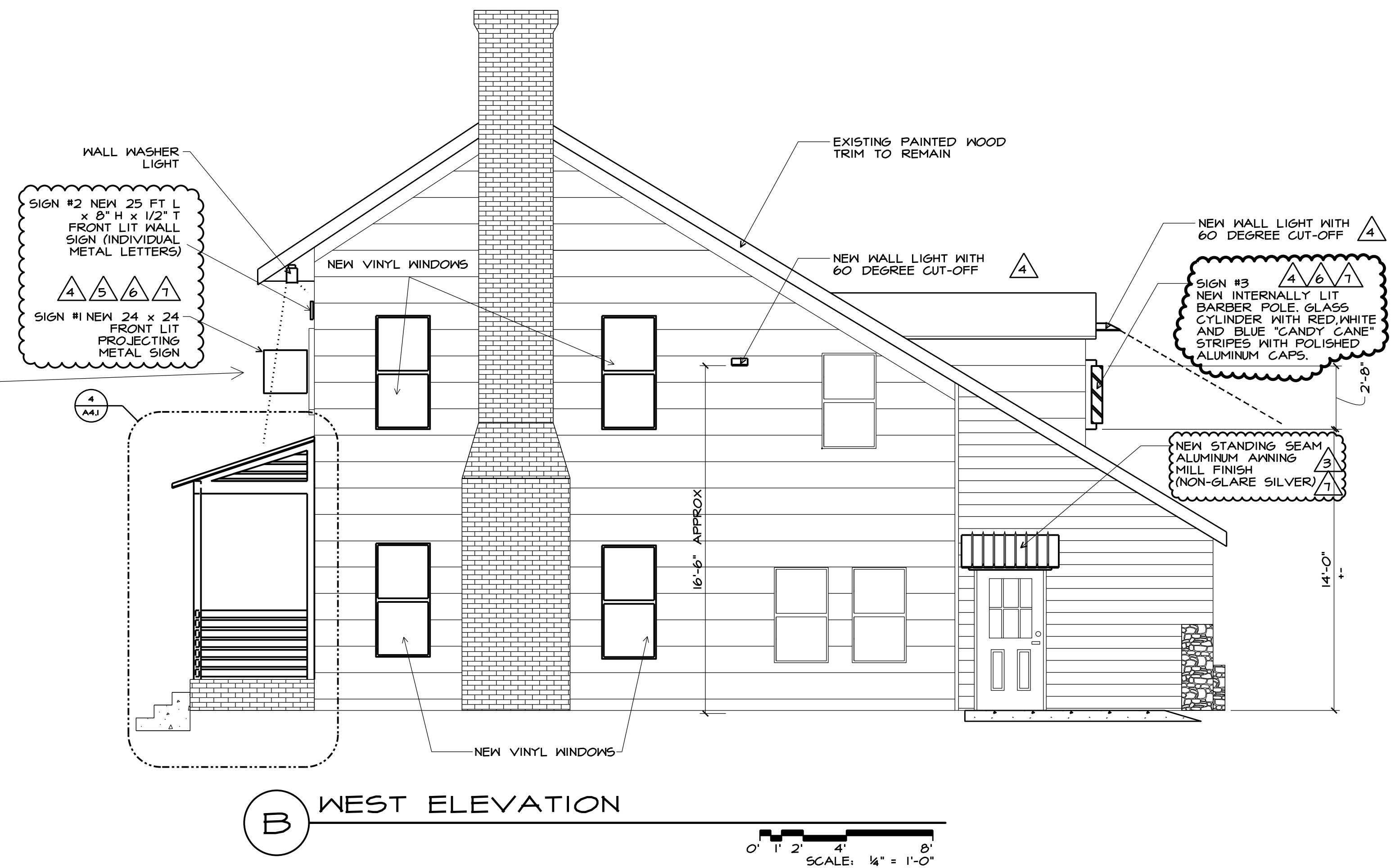
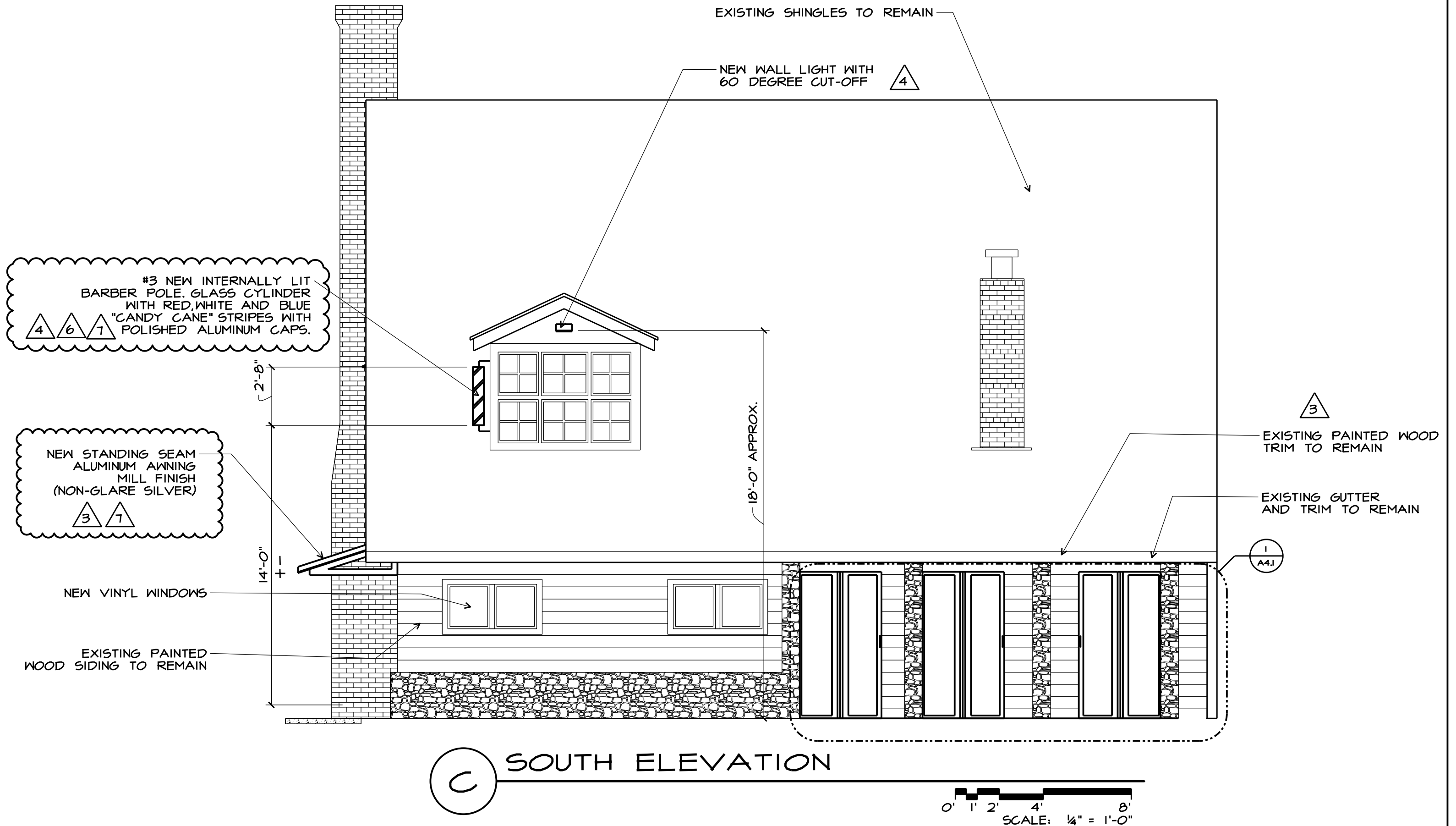
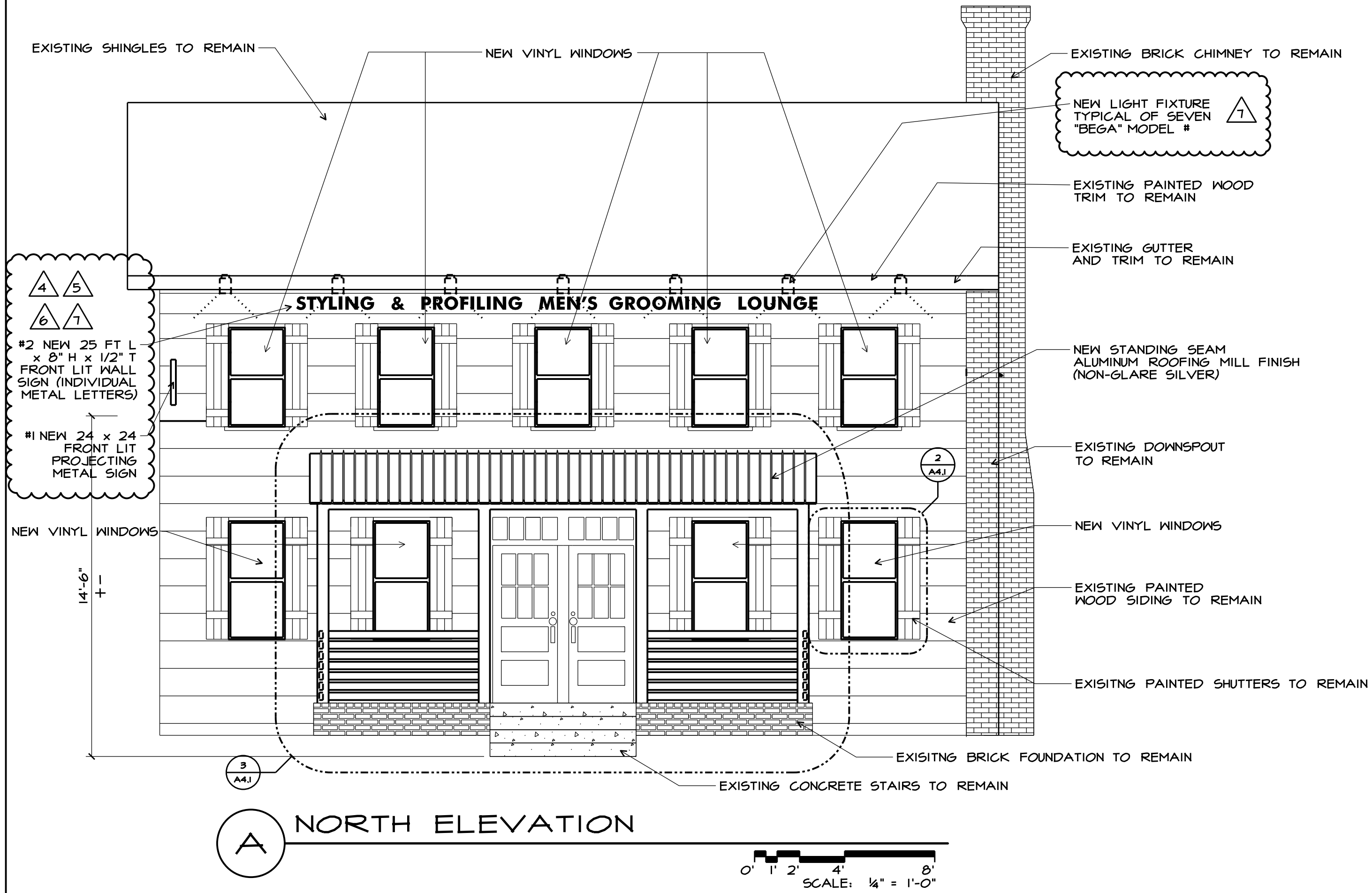
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COMMISSION NUMBER:	2301
DRAWN BY:	REH, ACH
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SHEET NO.:	A2.1



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7305 E MAIN ST
REYNOLDSBURG, OHIO

COMMISSION NUMBER:
2307

DRAWN BY:
REH, ACH

REVISION DATES:
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05/22/2023
06/12/2023
08/21/2023
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10/19/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

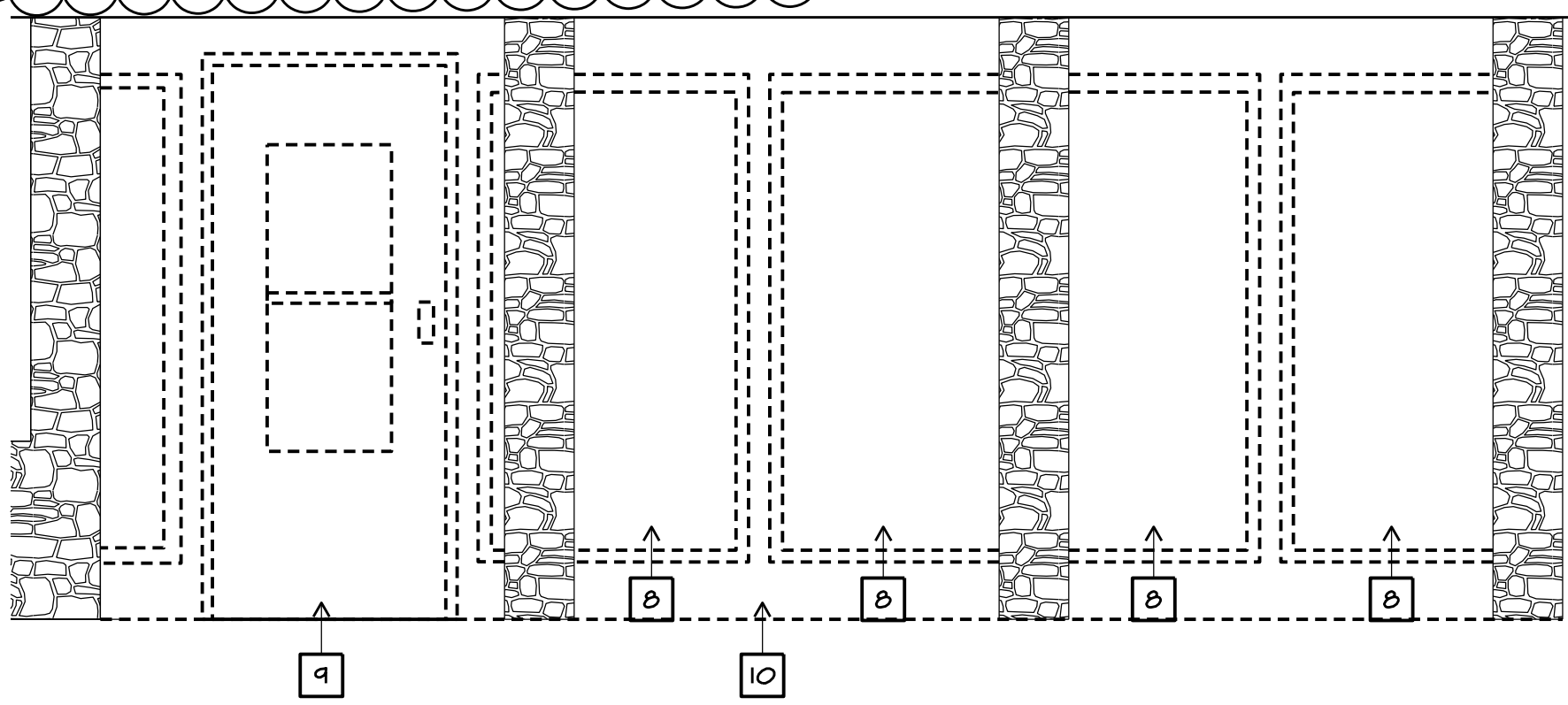
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A3.1

NEW WORK NOTES:

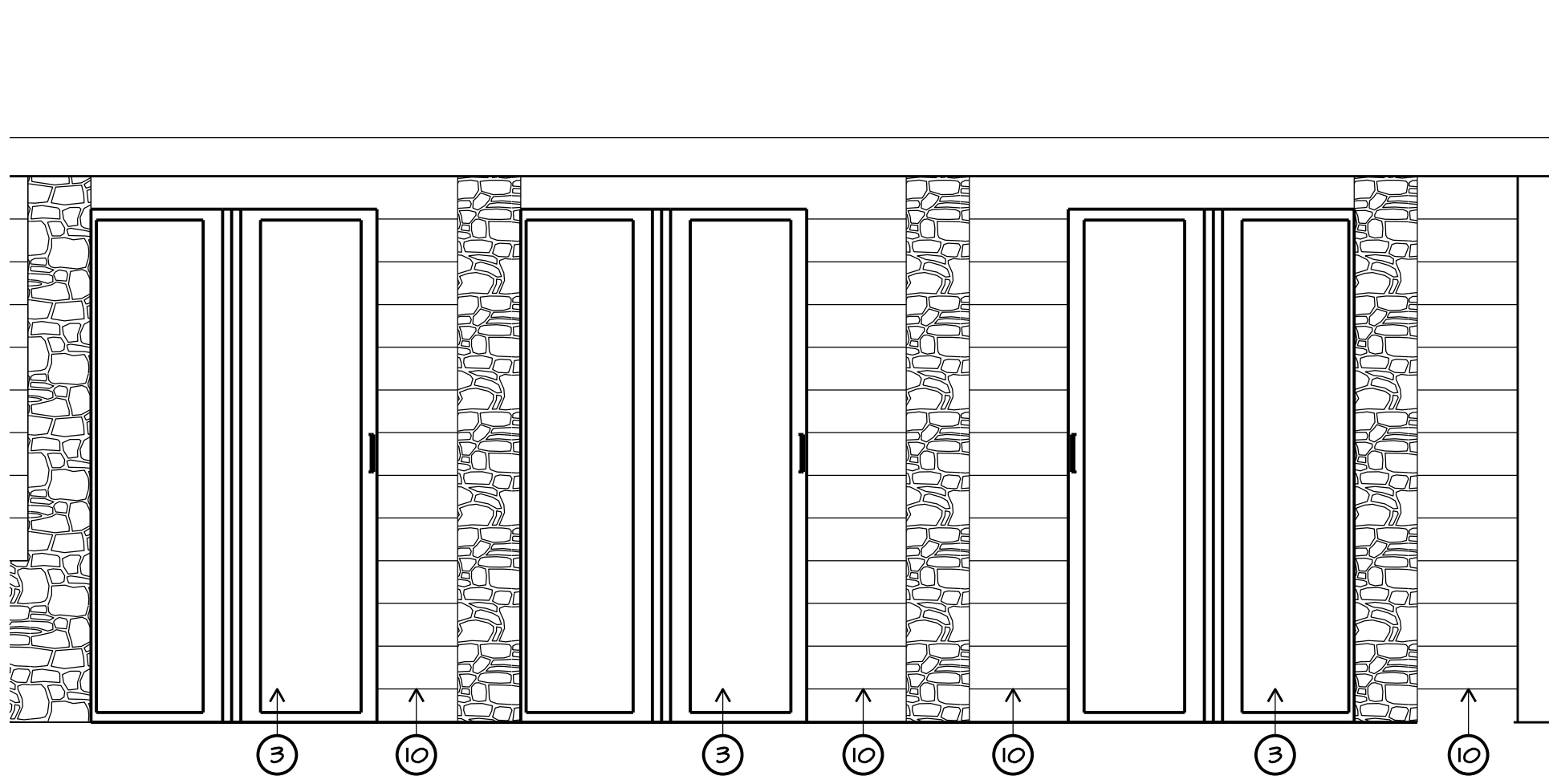
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U-29.5Hq: 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING SHUTTERS TO REMAIN
5. PAINT EXISTING WOOD DOORS (BLACK)
6. NEW STANDING SEAM MILL FINISH (SILVER) METAL ROOF (SEE A-3.1)
7. NEW TS 6x4 STEEL TUBE (PAINTED BLACK) POSTS
8. NEW TS 8x4 STEEL TUBE (PAINTED BLACK) HEADER
9. NEW TS 4x2 STEEL TUBE (PAINTED BLACK) RAILING SYSTEM
10. RECONSTRUCT WALL W/ 2 x 4 FRAMING, INSULATED SHEATHING AND PAINTED WOOD SIDING TO MATCH ADJACENT.

DEMOLITION NOTES:

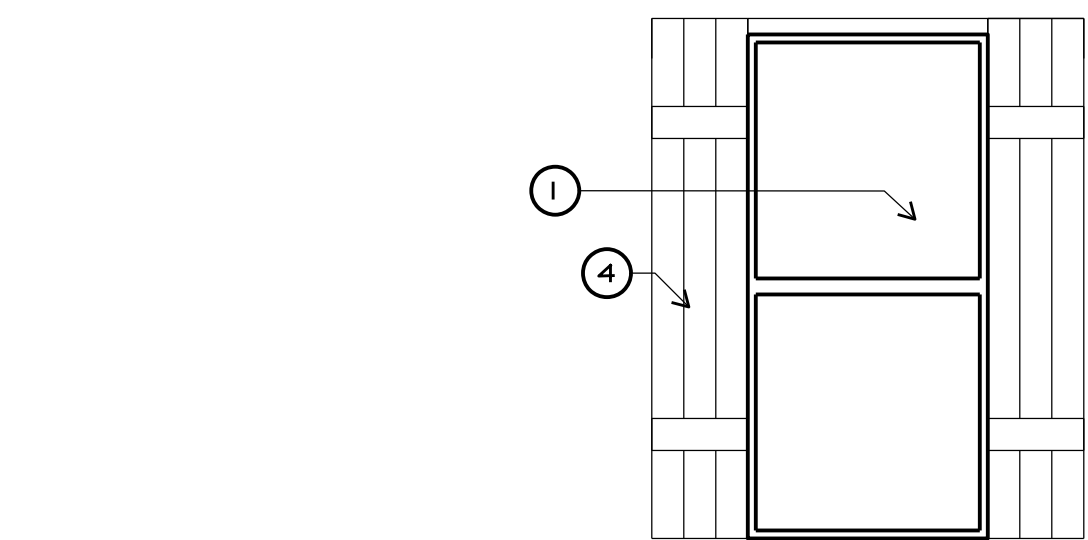
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING DOOR
10. REMOVE EXISTING WALL



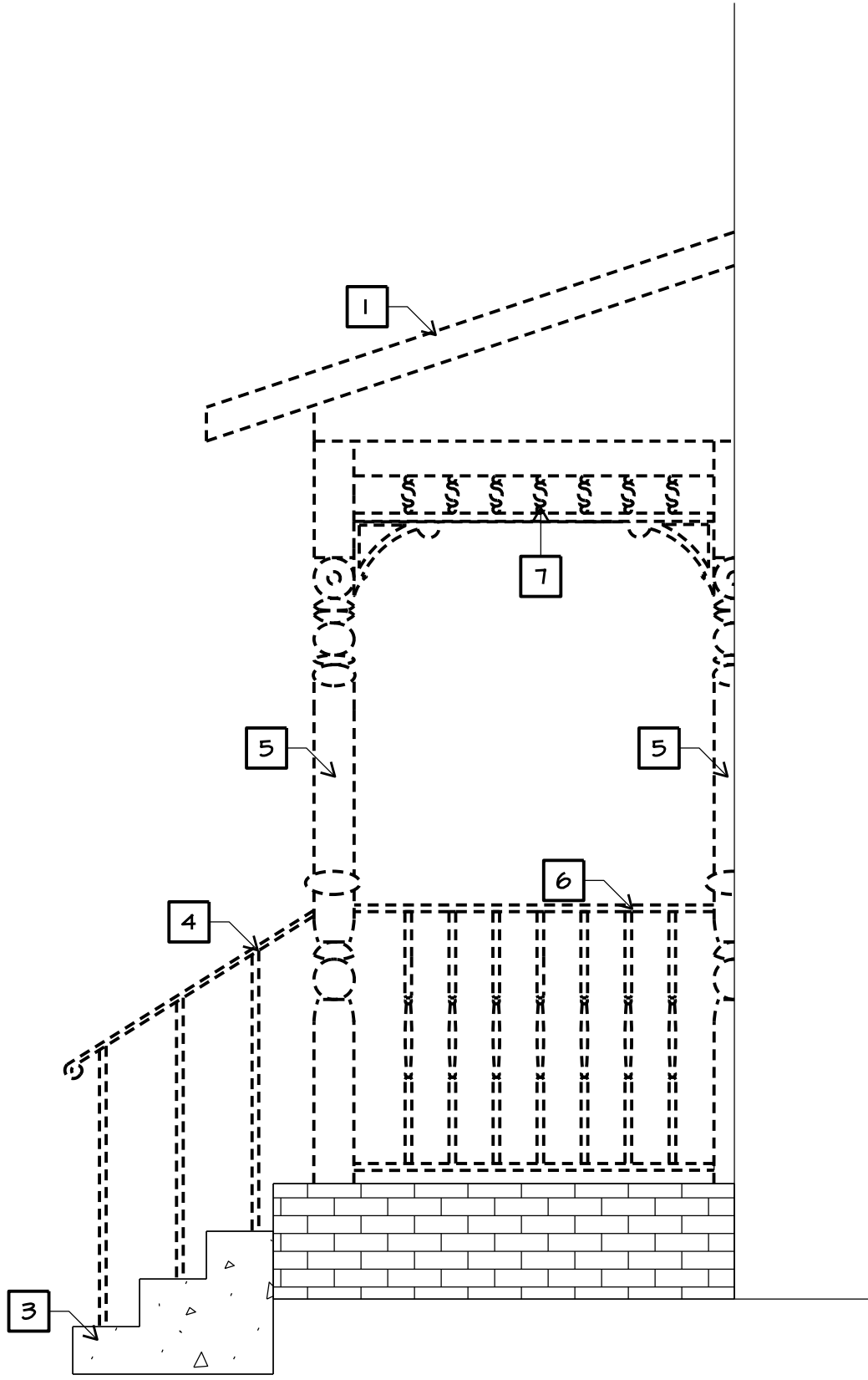
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



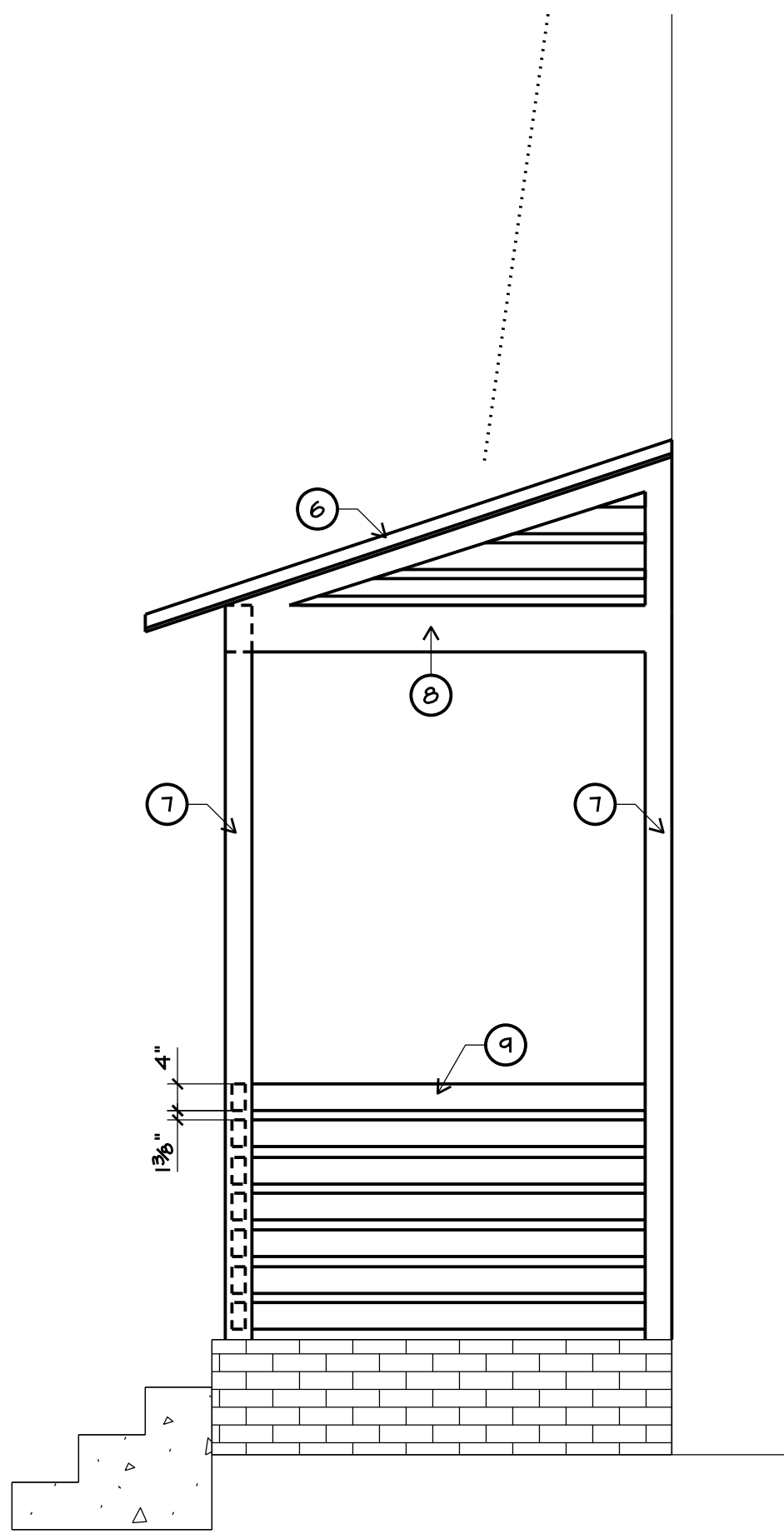
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



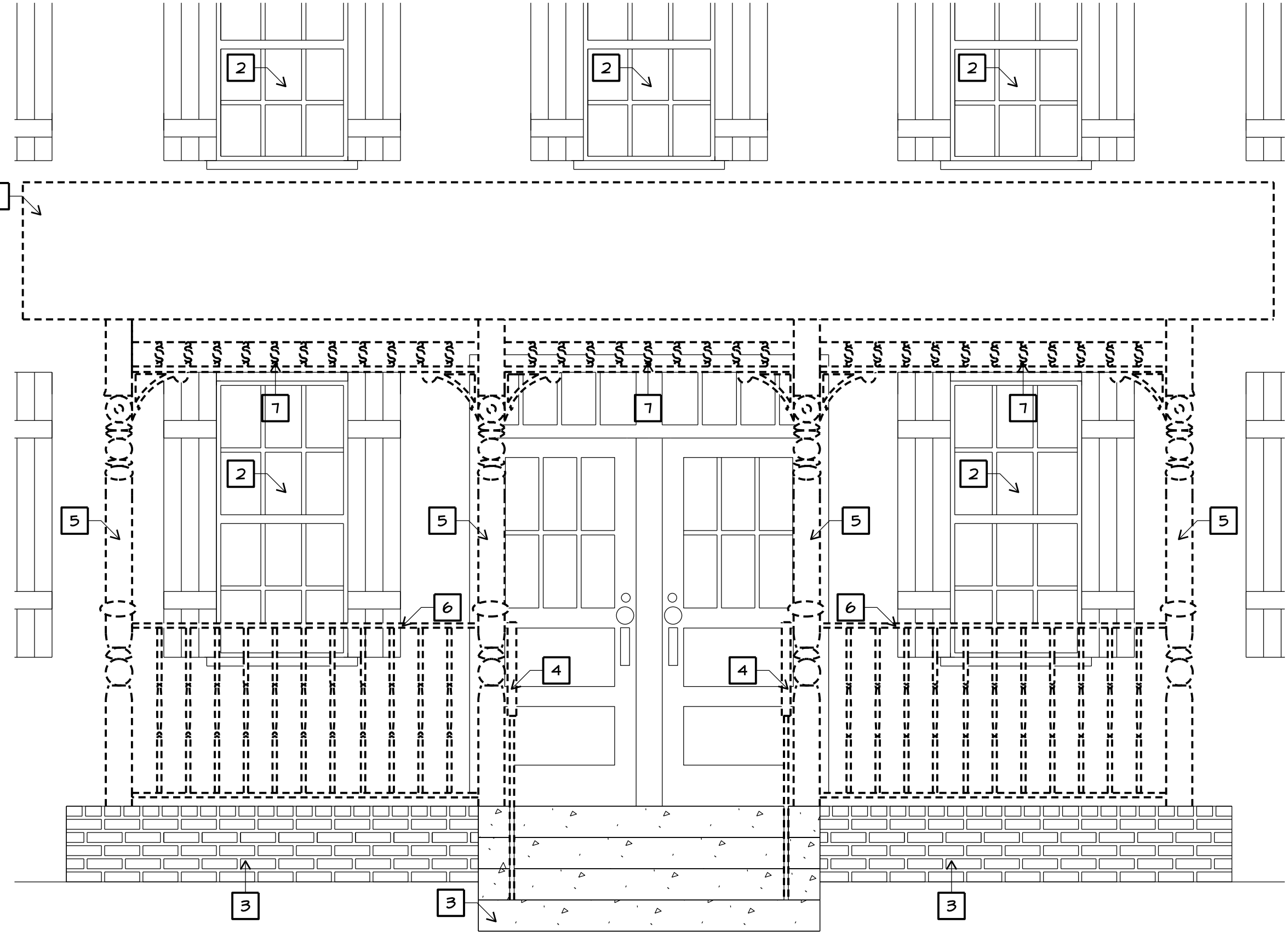
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



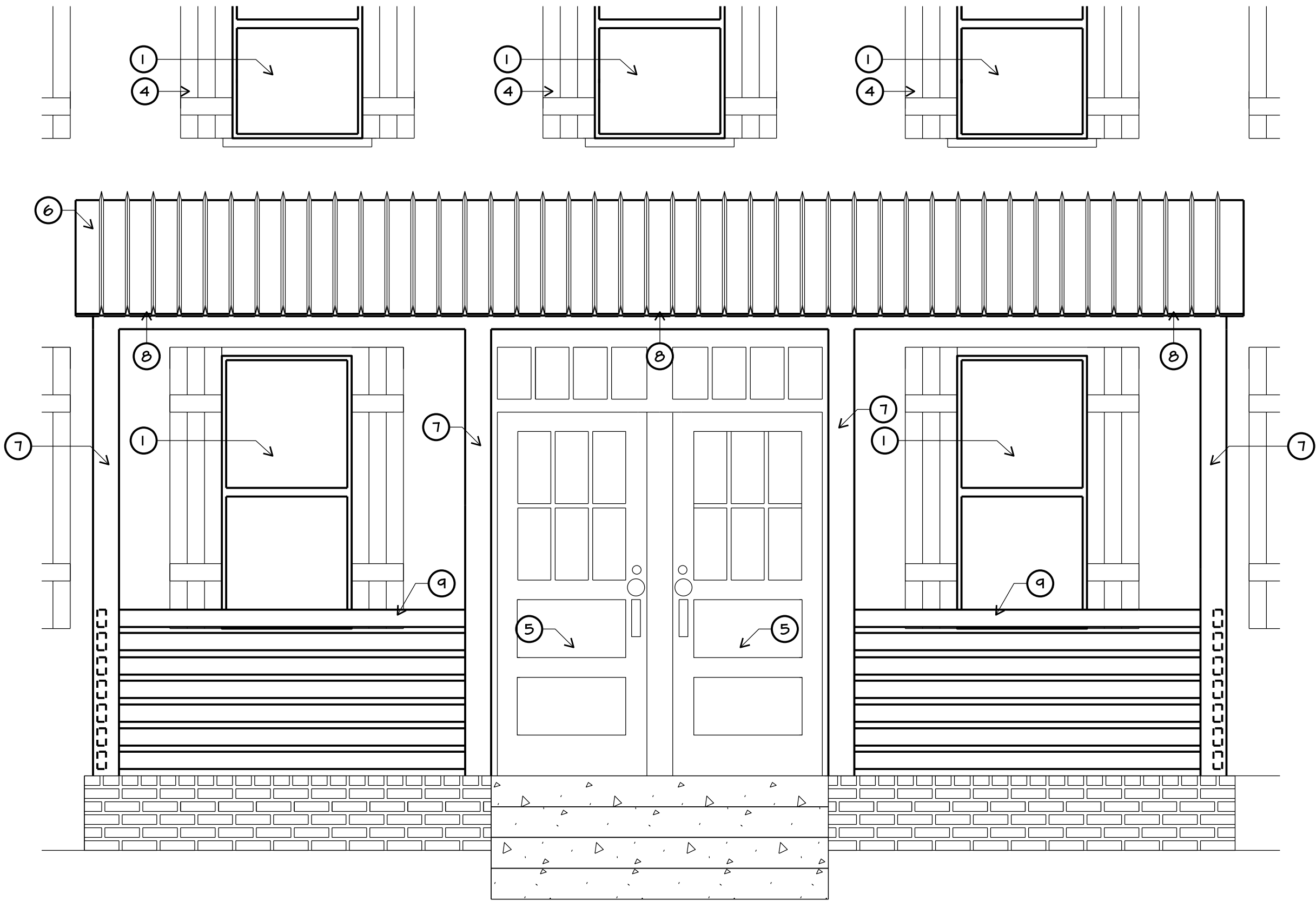
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



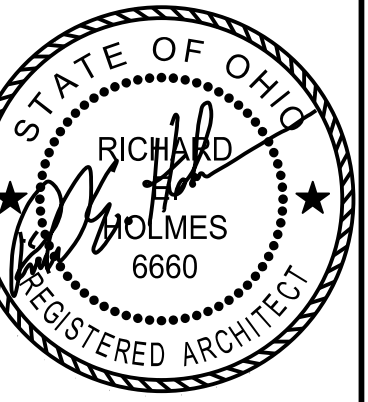
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



4A NORTH ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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05/22/2023

10/19/2023

DATE:
01/16/23

SHEET TITLE:
DETAILS

SHEET NO:
A4.1



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN ★★★★★ (23) ❤️ 108 **SPECIAL BUY** \$3865⁸⁰ Save \$682.20 (15%)

[Product Details](#) [Specifications](#) [Questions & Answers](#) [Customer Reviews](#)

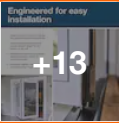
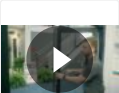
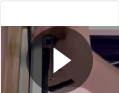
[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Internet #309442270 Model #THDJW235200001 Store SKU #1004313774

JELD-WEN
72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit

★★★★★ (23) [Questions & Answers \(74\)](#)

❤️ 108



Engineered for easy installation

- Unique bottom mounted hardware that simplifies retrofit installations
- Updated weight distribution to relocate overall weight to the bottom of the unit
- Relocated hardware and updated weight distribution allow for smooth operation
- Increased stability, which makes overall operation more manageable



Hover Image to Zoom

SPECIAL BUY **\$3865⁸⁰** ~~\$4548.00~~ Save \$682.20 (15%)

\$323.00 /mo* suggested payments with 12 months* financing [Apply Now](#)

Door Hanging: **Left-Hand Folding**

Left-Hand Folding

[Right-Hand Folding](#)

Pickup at [Miamisburg](#)

Delivering to [45449](#)

Feedback

Chat



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN

\$3865⁸⁰ Save \$682.20 (15%)



JELD-WEN F-2500 fiberglass folding patio doors are a unique and reliable way to create a beautiful transition from indoors to outdoors. Smooth fiberglass offers durability and an upscale look that mimics traditional painted wood doors. These fiberglass folding patio doors are engineered to resist warping, rotting and splitting, making them an economical option that's both long lasting and attractive. In addition, they are built to be secure, easy to care for and energy efficient for many years to come.

Additional Resources
From the Manufacturer

Feedback

Specifications



Dimensions

Actual Door Height (in.)	79.5 in
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	71.5 in
Door Height (in.)	79.5 in
Door Thickness (in.)	1.75 in
Door Width (in.)	71.313 in
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	72 in
Rough Opening Height (In.)	72 in
Rough Opening Width (In.)	80 in

Details

Bore Type	No Bore
Color Family	Off White
Color/Finish	Primed
Core Type	Solid Core
Door Configuration	Double Door
Door Glass Insulation	Low-E
Door Handing	Left-Hand Folding
Door Type	Folding Patio Door

Chat



72 in. x 80 in. Primed Fiberglass Left-Hand Full-Lite F-2500 2-Panel Folding Patio Door Kit
by JELD-WEN

\$3865⁸⁰ Save \$682.20 (15%)

Hinge Type	Ball Bearing
Included	Hardware
Material	Fiberglass
Number of Lites	1 Lite
Product Weight (lb.)	238 lb
Returnable	90-Day

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern
Manufacturer Warranty	5-Year Limited

How can we improve our product information? Provide feedback.

Questions & Answers

74 Questions

Customer Reviews

3.4 out of 5 (23)

Frequently Bought Together

☒ Select

This Item

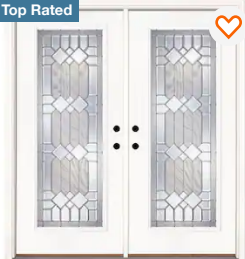


☒ Select



☒ Select

Top Rated



☒ Select



JELD-WEN
72 in. x 80 in. Primed
Fiberglass Left-Hand Full...

★★★★☆ (23)

\$3865⁸⁰
~~\$4548.00~~
Save \$682.20 (15%)

JELD-WEN
72 in. x 75 in. Reversible
White Aluminum Prehung...

★★★★☆ (22)

\$1348⁰⁰

Feather River Doors
74 in. x 81.625 in. Mission
Pointe Zinc Full Lite...

★★★★☆ (75)

\$2318⁰⁰

Arr
50
77.

\$7

Subtotal: **\$7609⁰⁷**

Add 4 Items to Cart

Feedback

Chat



Wall luminaire
Surface washer

Adjustable wall mounted luminaires with asymmetric light distribution.
Ideal for illuminating horizontal surfaces from vertical mounting surfaces.

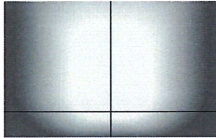
Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

LED color temperatures: 2700 K, 3000 K, 3500 K, 4000 K

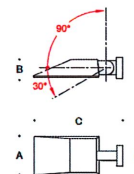
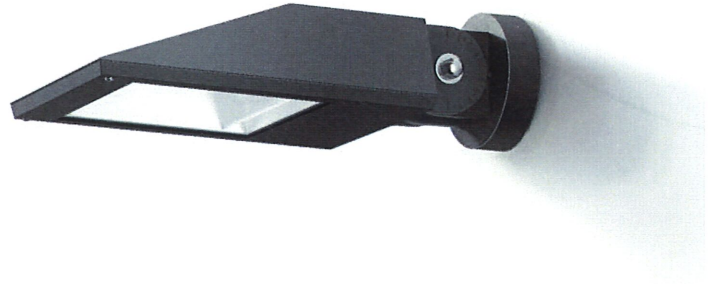
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65

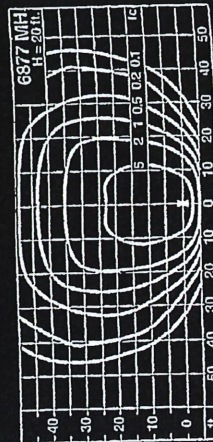
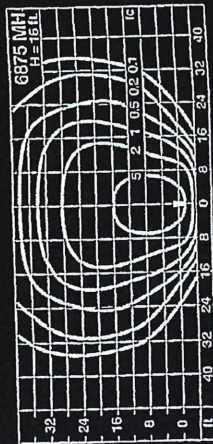
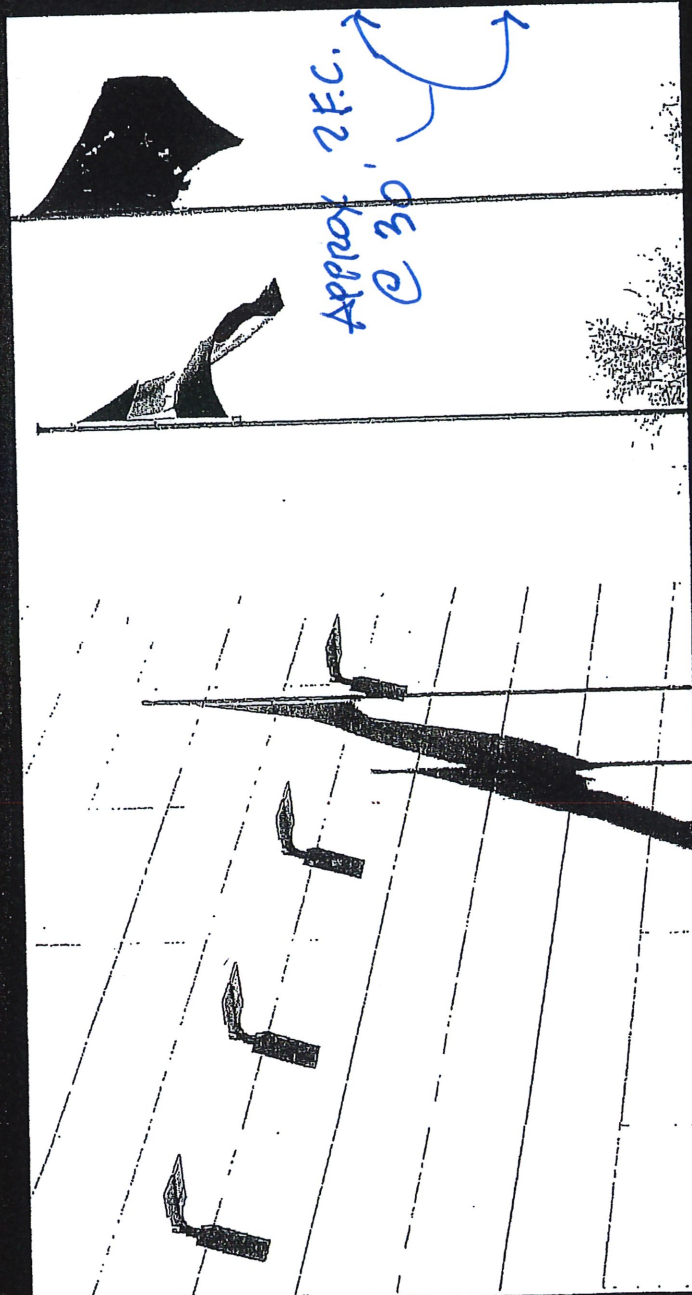


Asymmetric light distribution



Asymmetric light distribution

	LED	A	B	C	D
24351	21.3 W	8 7/8"	4 1/4"	19 1/8"	5 1/4"
24816	55.3 W	8 7/8"	4 1/4"	19 1/8"	5 1/4"
24352	98.3 W	12 3/4"	4 1/4"	22 1/8"	5 1/4"





STYLING & PROFILING MEN'S GROOMING





STYLING & PROFILING MEN'S GROOMING LOUNGE

7305



Minerva 32" Barber Pole

Description

Our basic barber pole is an affordable way to display your barber heritage! Features a 7" globe, 2 lights (pole and globe), and separate switches for lights and rotation. Indoor use only. 22W/120V.

Specs

SKU	1115
Color	White
Manufacturer	Minerva Beauty
Warranty	1 Year Warranty
Assembly Notes	Minor assembly required



PARKING IN REAR

7305





