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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, April 4, 2024

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

1. App# 2024-0120; 6672 E. Main Street; Prestige Signs for Chase Bank; Varaince
2. App# 2024-0121; 6580 E. Main Street; Zoning Resources for Kroger Co.; Varaince

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

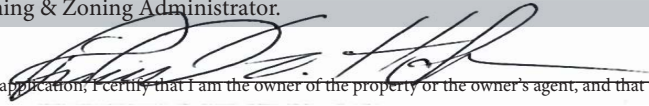
Applicant Name: Richard E. Holmes, AIA	Applicant Address: 14 West First Street, Suite 306, Dayton OH 45402
Applicant Phone Number: (937) 223-2500 x 23	Applicant Email: holmesr>taguit.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

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

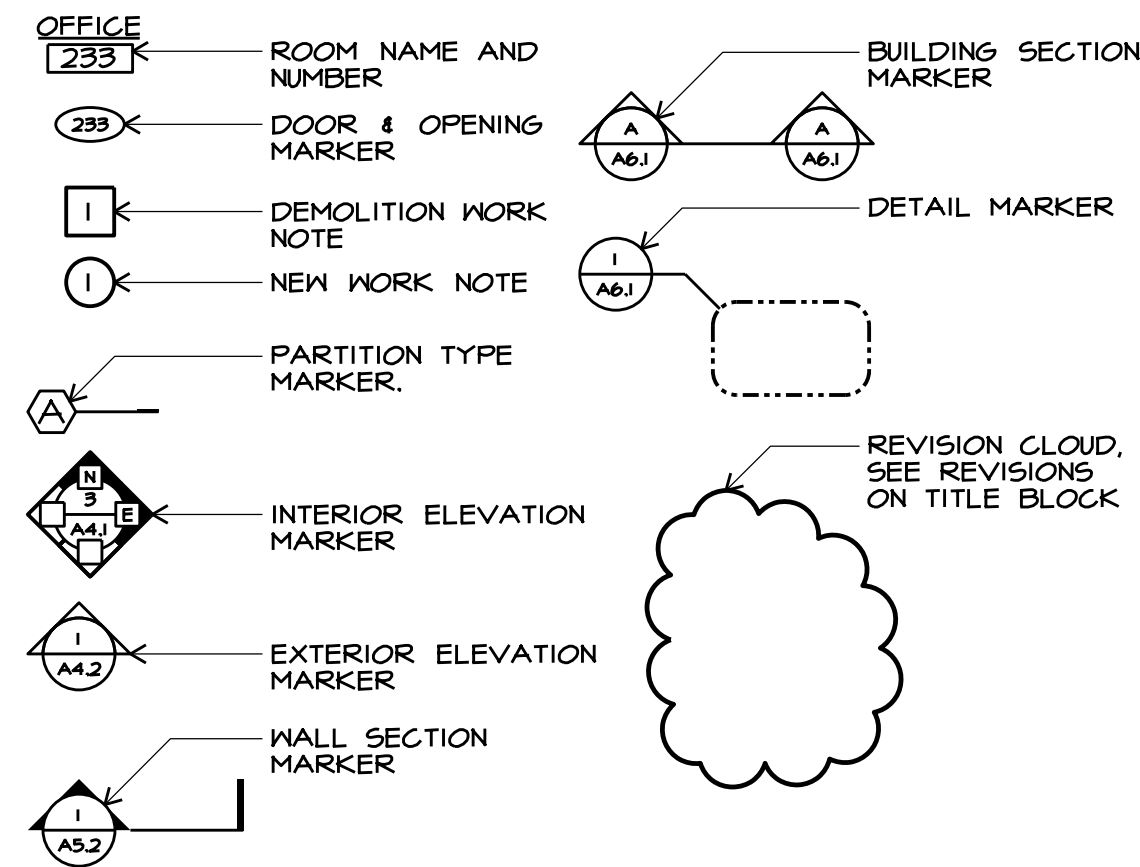
CONSTRUCTION DOCUMENTS

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)	HHW	HOT WATER HEATER	RO	ROUGH OPENING
BM	BEAM	ID	INSIDE DIMENSION	ROM	RIGHT OF WAY
BO	BOTTOM OF	INSUL	INSULATION	S	SOUTH
BRG	BEARING	INT	INTERIOR	SC	SOLID CORE
BSMT	BASEMENT	JST	JOIST	SCHED	SCHEDULE
		JT	JOINT	SECT	SECTION
CJ	CONTROL JOINT	KIT	KITCHEN	SF	SQUARE FOOT
CF	CUBIC FEET	LAM	LAMINATE	SH	SHEET
CL	CENTERLINE	LAV	LAVATORY	SHWR	SHOWER
CLG	CEILING	LB	POUNDS	SH	SHILAR
CLR	CLEAR	LF	LINEAL FEET	SM	SHEET METAL
CMU	CONCRETE MASONRY UNIT	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	MIR	MIRROR	STOR	STORAGE
DN	DOWN	MIN	MINIMUM	STRUC	STRUCTURAL
DR	DOOR	MISC	MISCELLANEOUS	SUSP	SUSPENDED
DS	DOWNSPOUT	MO	MASONRY OPENING	SYS	SYSTEM
		MTD	MOUNTED	T	TREAD
E	EAST	MTL	METAL	TEL	TELEPHONE
EA	EACH	N	NORTH	TG	TEMPERED GLASS
EJ	EXHAUST FAN	NA	NOT APPLICABLE	THK	THICKNESS
EL	ELECTRIC	NOM	NOMINAL	THRU	THROUGH
EQ	EQUAL	NTS	NOT TO SCALE	TO	TOP OF
EXIST	EXISTING	OA	OVERALL	TOC	TOP OF CONCRETE, TOP OF CURB
EXP	EXPANSION	OC	ON CENTER	TOF	TOP OF FOOTING
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TOS	TOP OF STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB
FD	FLOOR DRAIN	OH	OVERHEAD, OPPOSITE HAND	TPD	TOILET PAPER DISPENSER
FF	FINISHED FLOOR	OPNS	OPENING	TYP	TYPICAL
FIN	FINISH	OPP	OPPOSITE	V	VINYL
FIN FLR	FINISHED FLOOR	PERP	PERFORATED	VB	VAPOR BARRIER
FLR	FLOOR	PERP	PERPENDICULAR	VERT	VERTICAL
FNDR	FOUNDATION	PL	PLATE, PROPERTY LINE	VOL	VOLUME
FO	FACE OF	PLAM	PLASTIC LAMINATE	VENT	VENT THROUGH ROOF
FT	FOOT, FEET	PLBS	POUNDS PER LINEAL FOOT	W	WEST, WIDTH
FTG	FOOTING	PSF	POUNDS PER SQUARE FOOT	W	WITH
FURR	FURRED(ING)	PSI	POUNDS PER SQUARE INCH	WC	WATER CLOSET
		PT	PRESSURE TREATED	WD	WOOD
GA	GAUGE, GAGE	PTD	PAINTED	WGT	WEIGHT
GALV	GALVANIZED	PVC	POLYVINYL CHLORIDE	WH	WATER HEATER
GFI	GROUND FAULT INTERRUPTER	QTY	QUANTITY	WIN	WINDOW
GL	GLASS			WR	WATER RESISTANT
GLULAM	GLUE LAMINATED			WS	WATERSTOP
GRD	GROUND			WT	WEIGHT, WIDTH
GWB	GYP SUM WALL BOARD			WVF	WELDED WIRE FABRIC
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

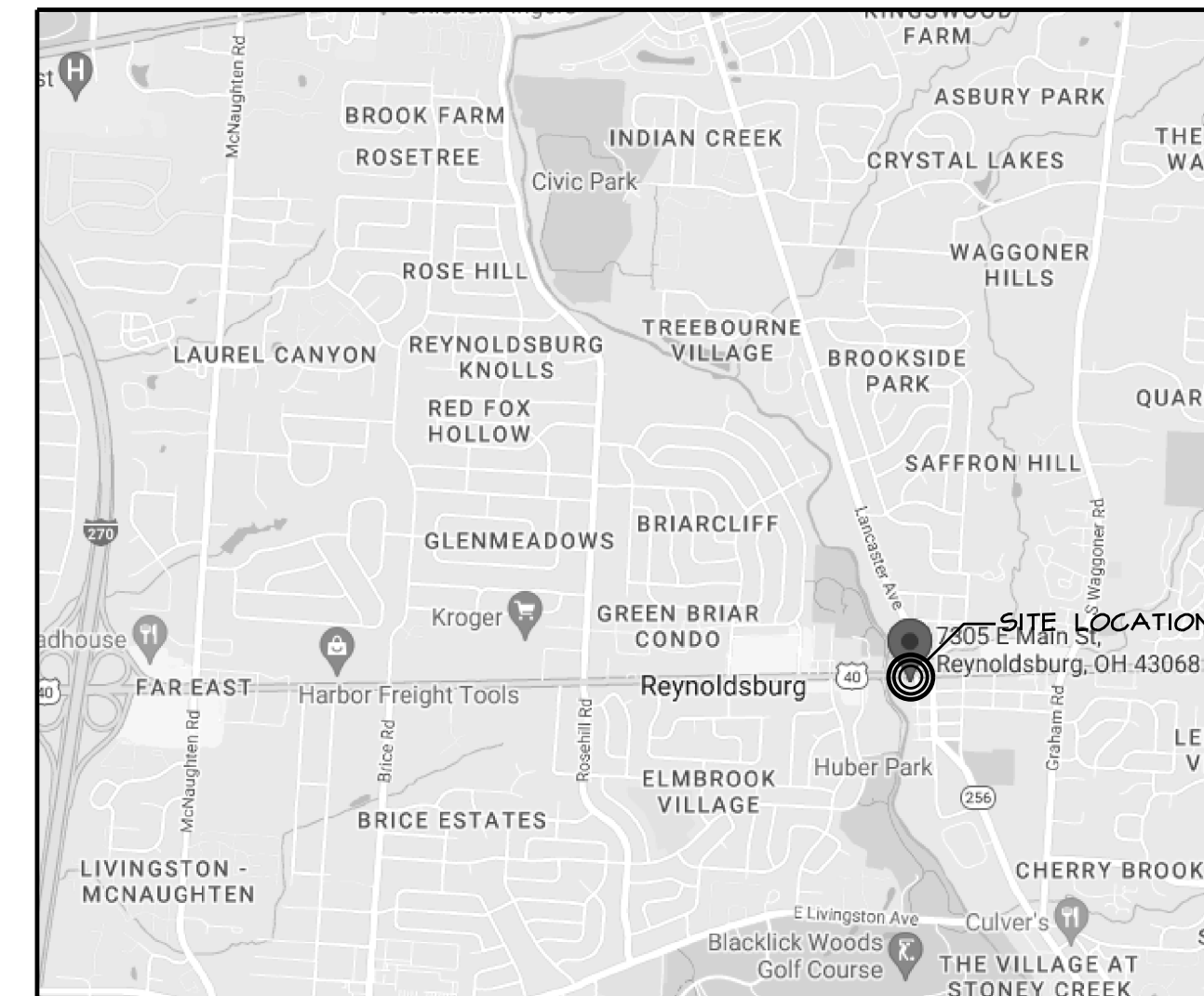
GENERAL NOTES:

1. WORK SHALL NOT START UNTIL CONTRACTOR RECEIVES WRITTEN NOTICE TO PROCEED FROM THE OWNER.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING, ZONING, AND TRADE PERMITS.
3. 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.
4. ALL ELECTRICAL WORK SHALL BE INSTALLED PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
5. 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.
6. CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AND STORAGE AREA. OSHA SAFETY REQUIREMENTS SHALL BE IMPLEMENTED AND ENFORCED BY THE CONTRACTOR.
7. 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.
8. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT PRIOR CONSENT OF OWNER AFTER EVALUATION BY THE ARCHITECT.
9. THE CONTRACTOR SHALL PREPARE AND PRESENT A SCHEDULE FOR THE COMPLETION OF THE WORK PRIOR TO COMMENCING CONSTRUCTION.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

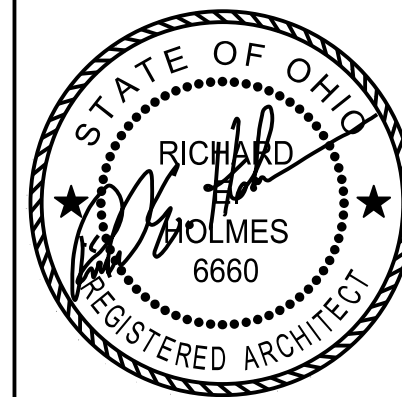
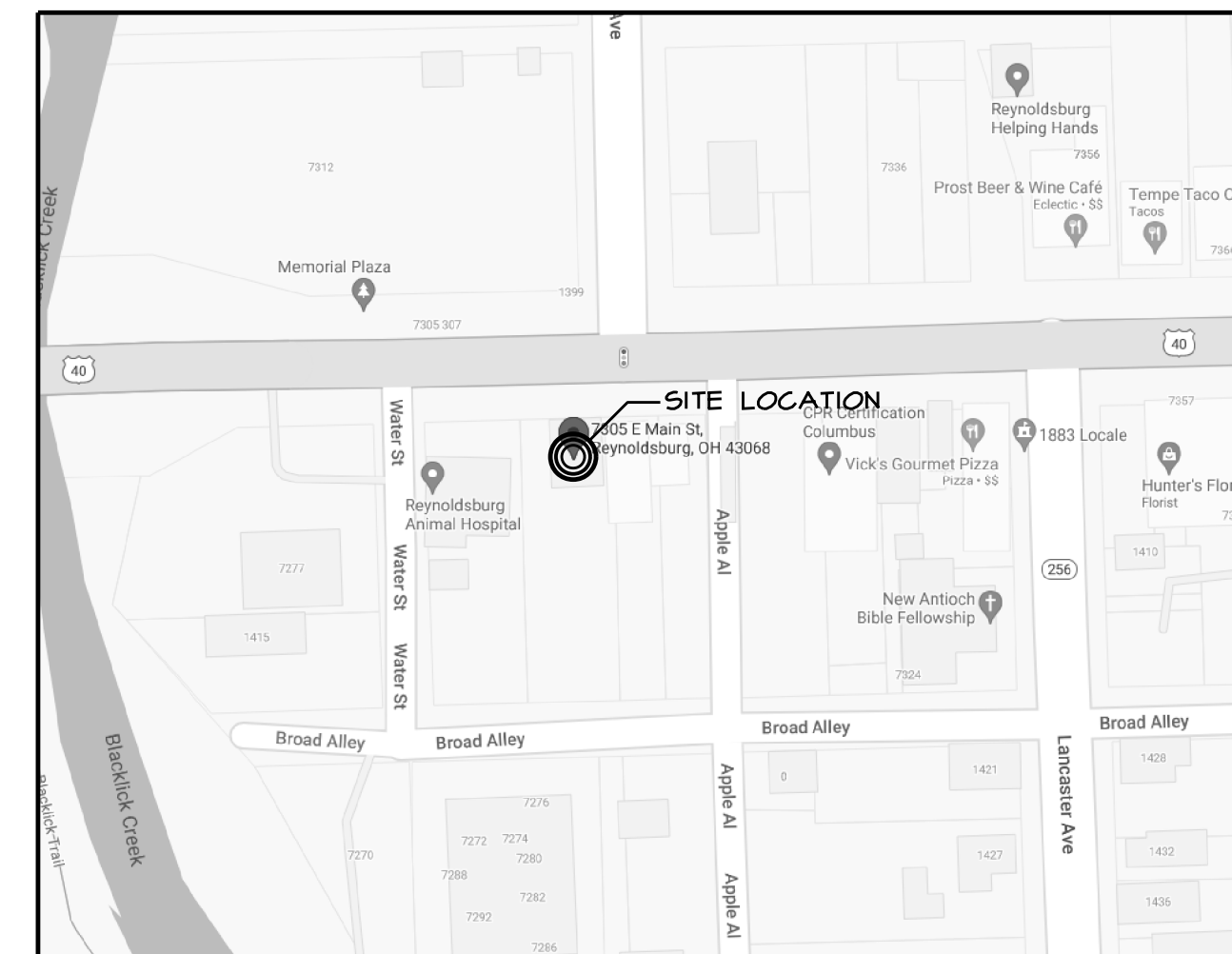
DRAWING INDEX:

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:



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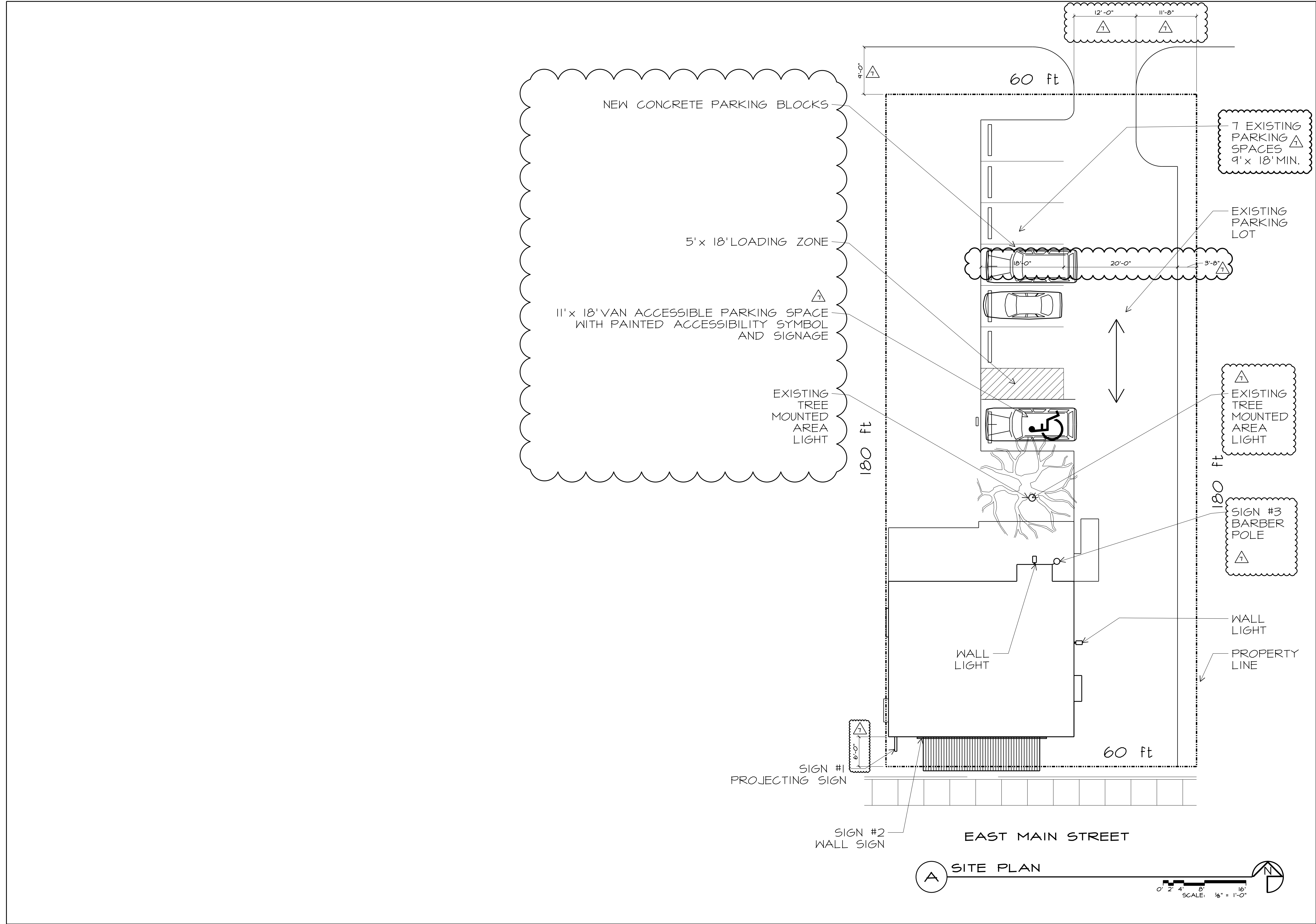
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ALTERATIONS
7305 E MAIN ST
REYNOLDSBURG, OHIO

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

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2307

DRAWN BY:

REH, ACH

REVISION DATES:

FIRST ISSUE

09/27/2023

10/26/2023

DATE:

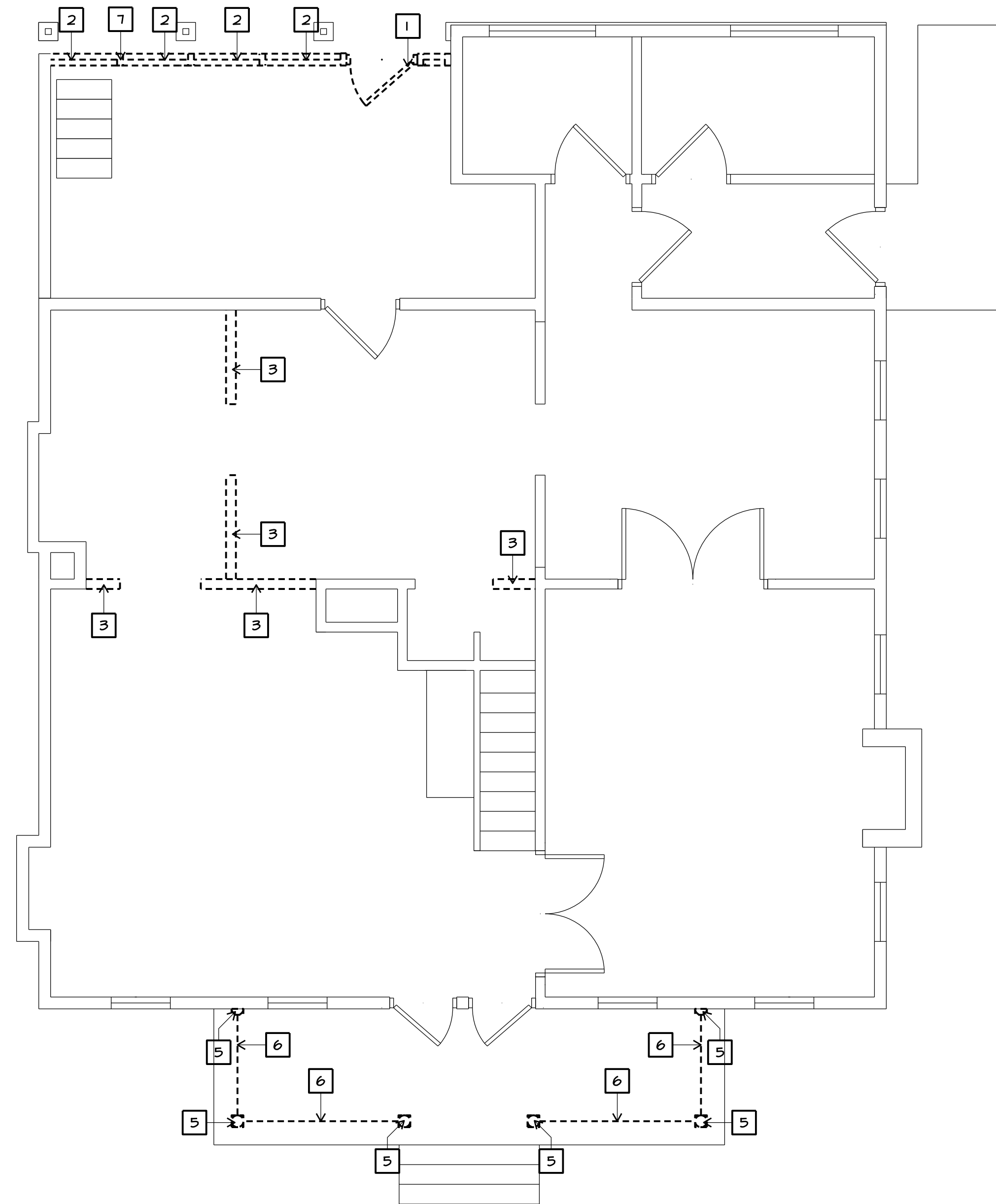
01/16/23

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TI.2

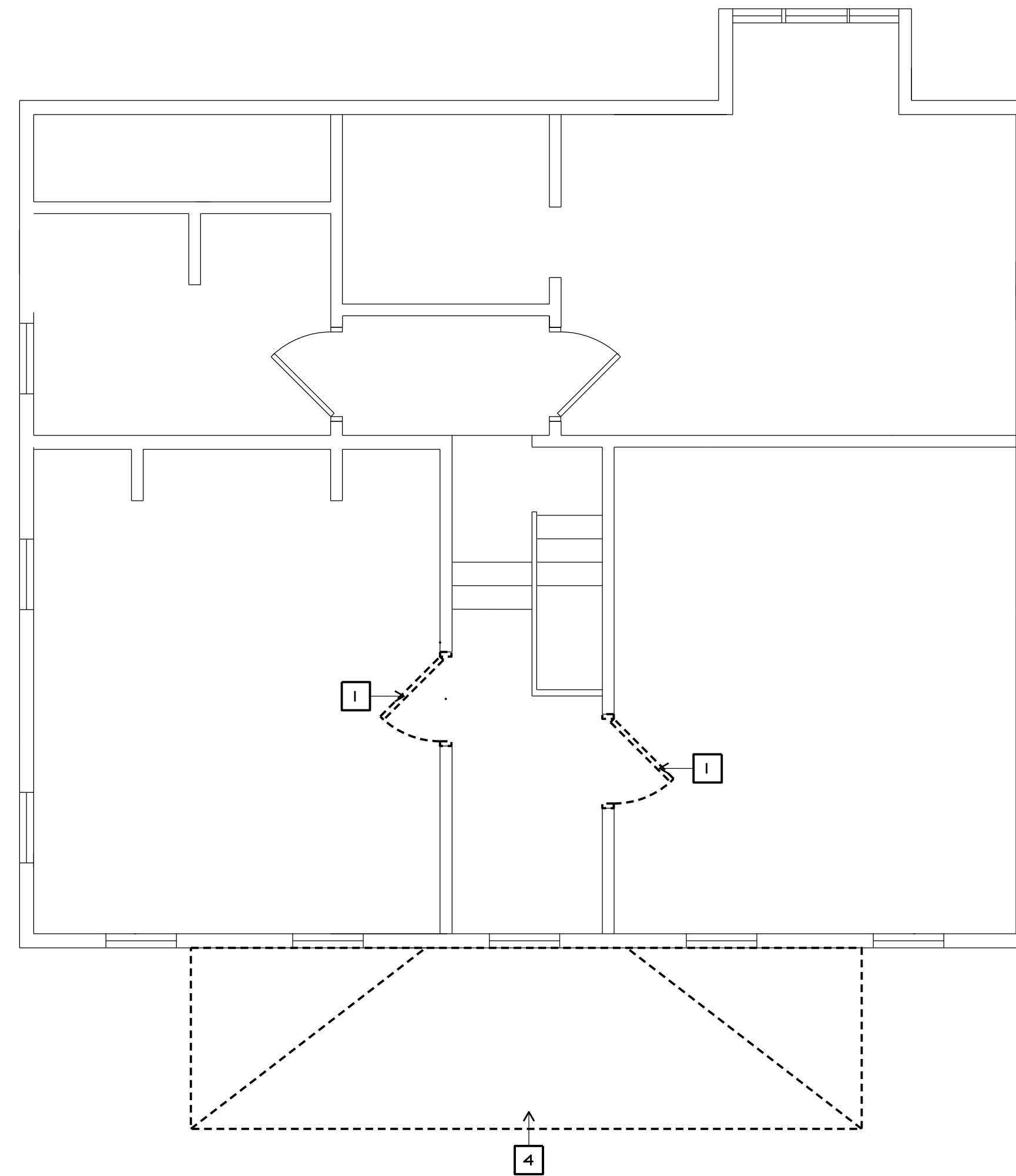
Page 20 of 156

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"



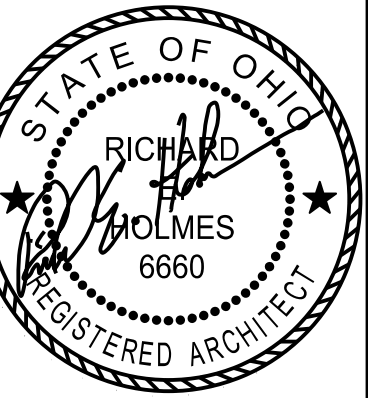
2 SECOND FLOOR DEMOLITION PLAN

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



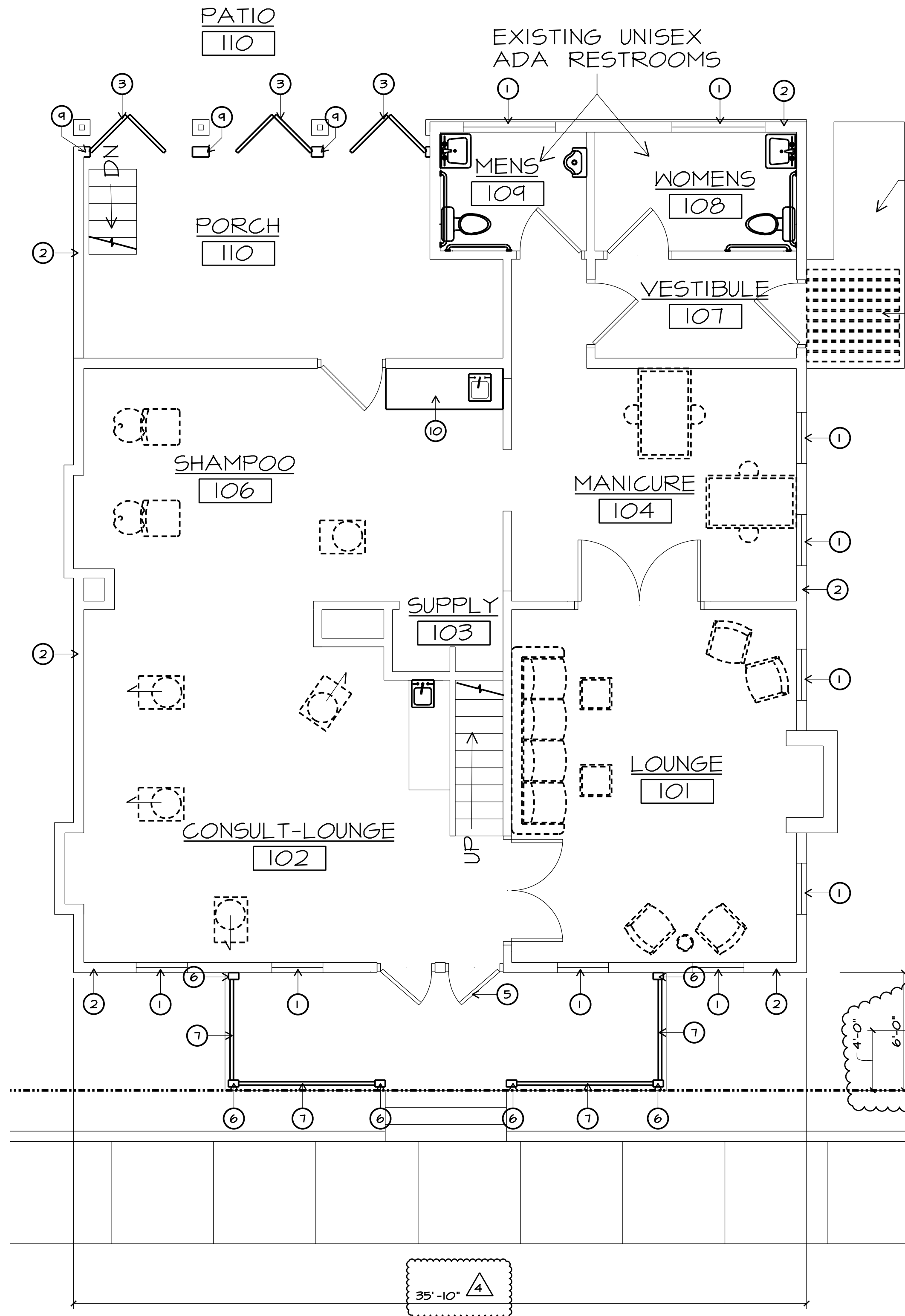
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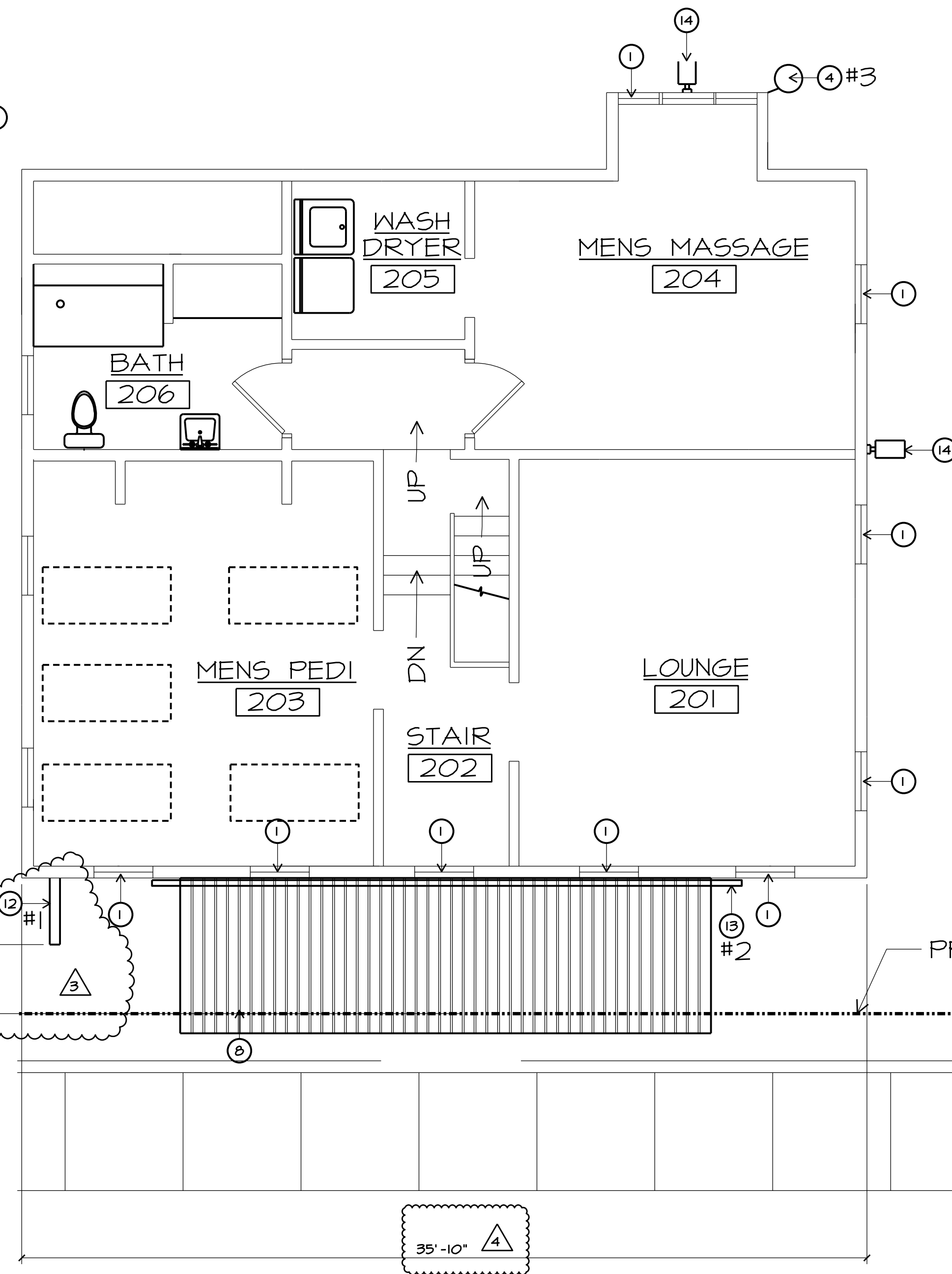
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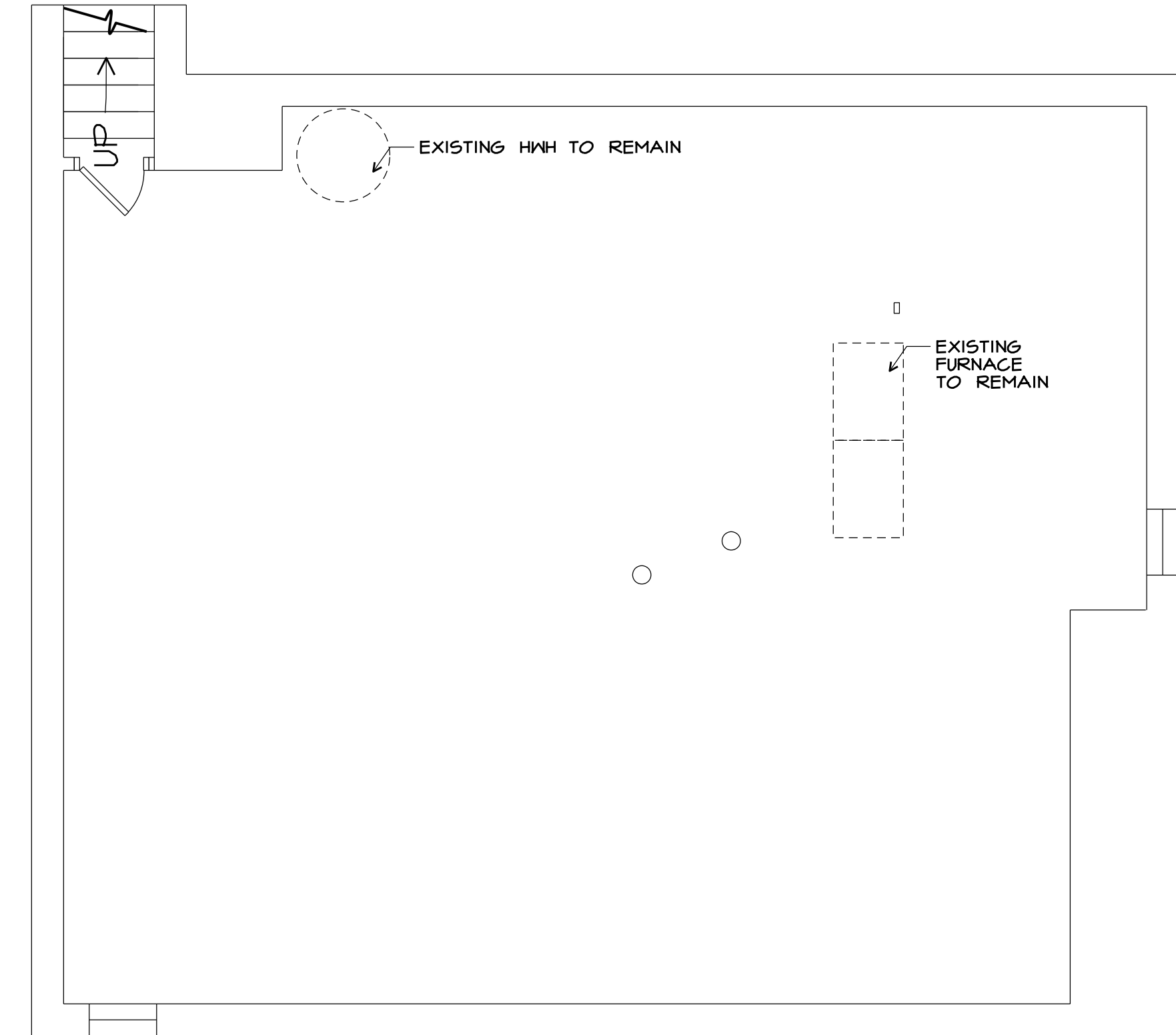
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DRAWN BY:	REH,ACH
REVISION DATES:	05/22/23 10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO:	D.I.1



C FIRST FLOOR PLAN



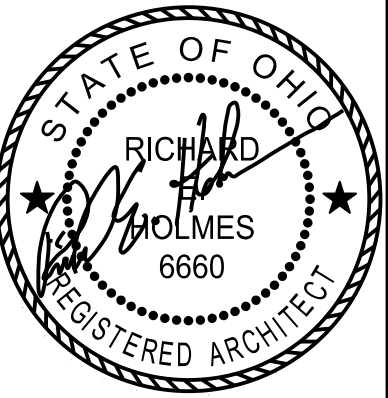
B SECOND FLOOR PLAN



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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7305 E MAIN ST
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COMMISSION NUMBER:
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DRAWN BY:

REH, ACH

REVISION DATES:

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

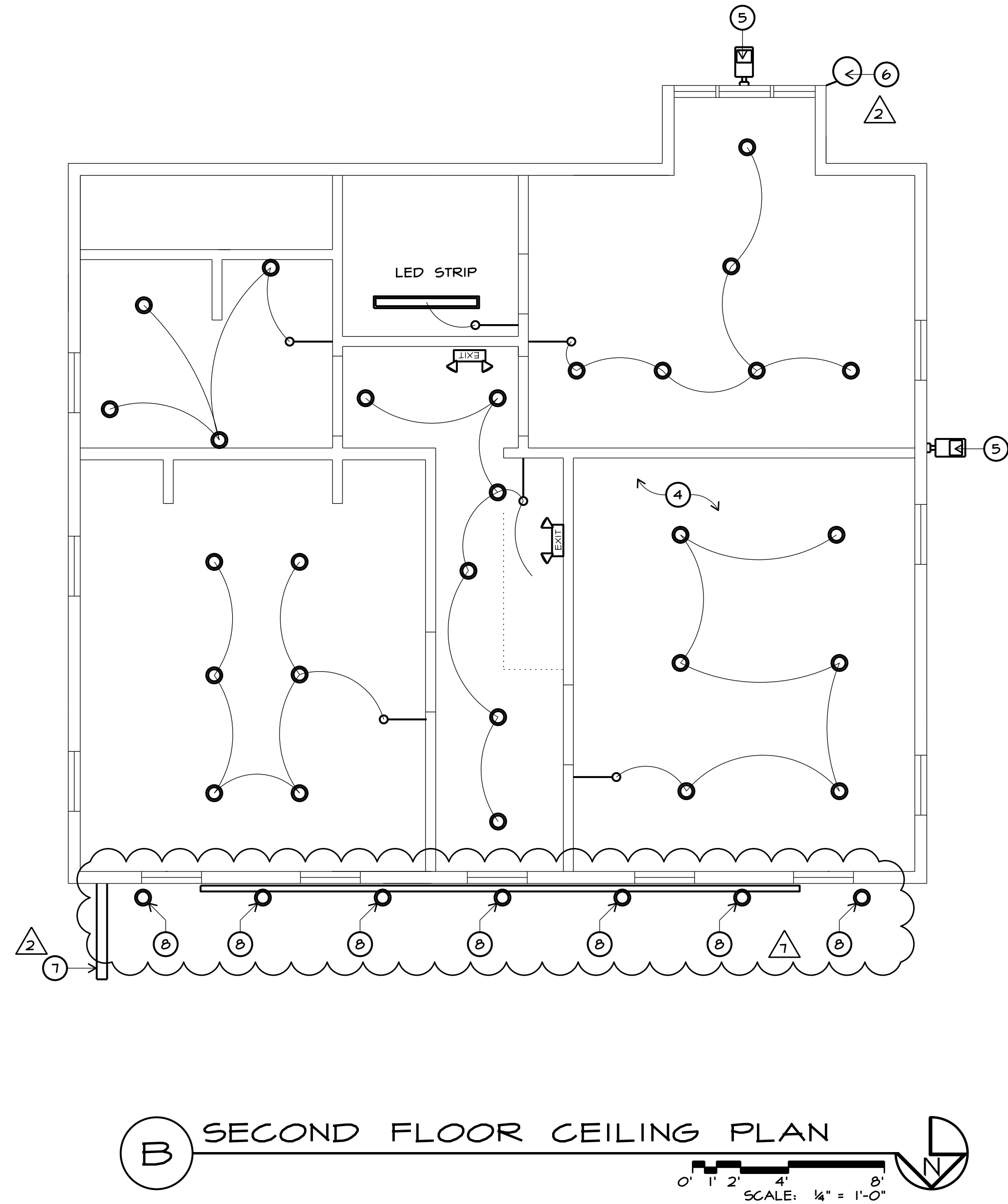
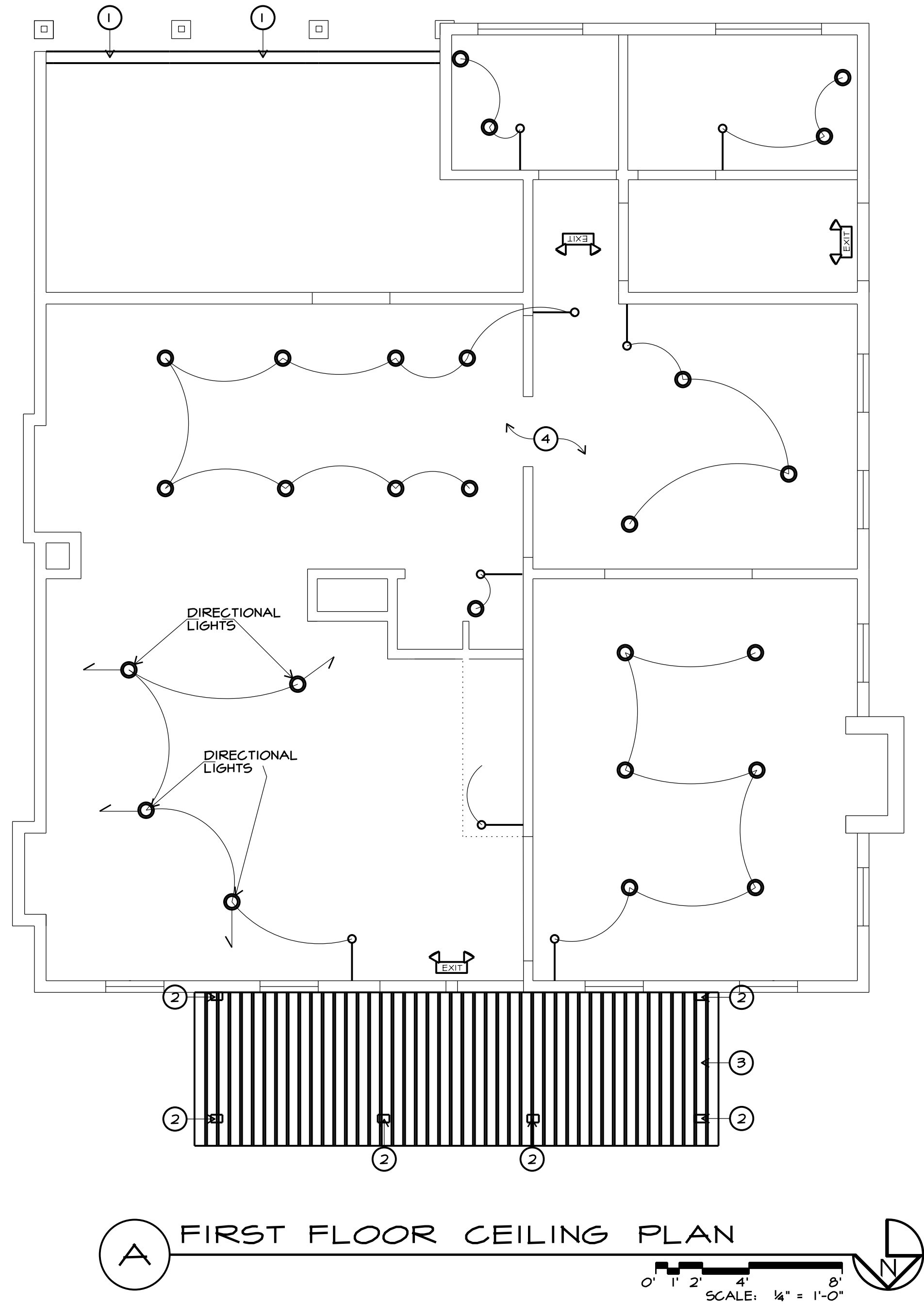
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FLOOR PLANS

SHEET NO.:

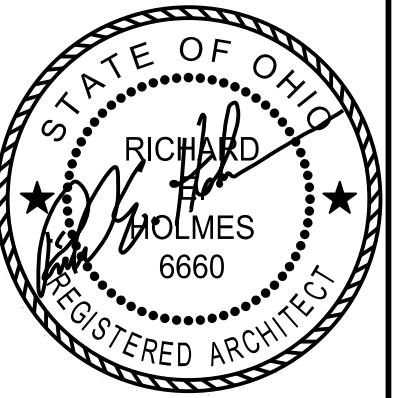
A.I.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 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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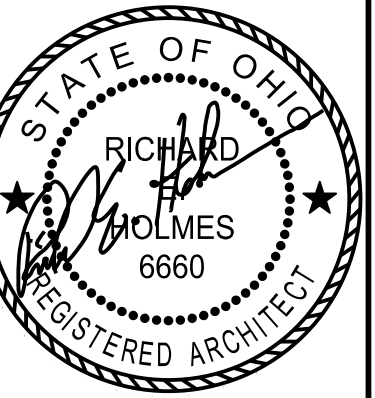
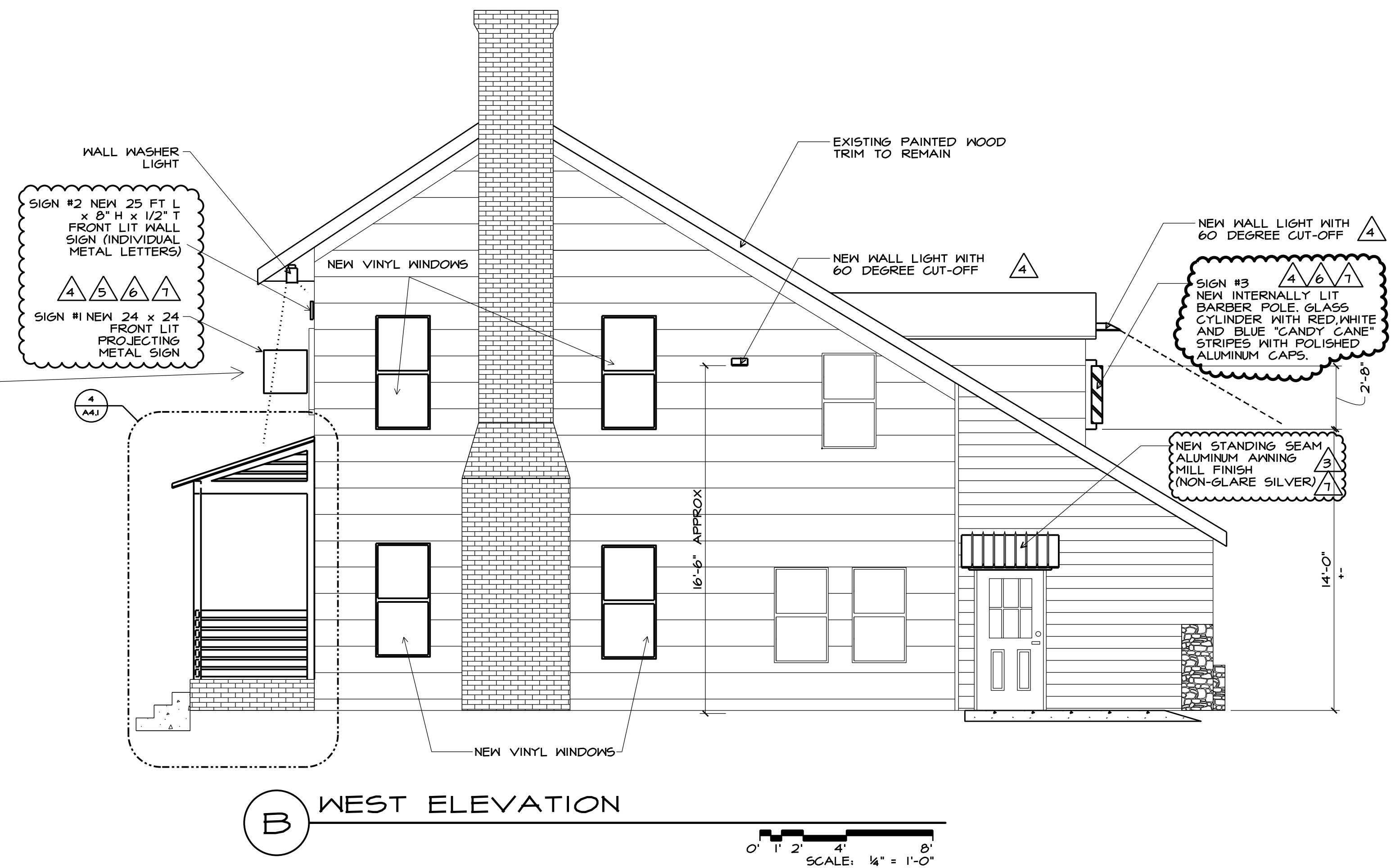
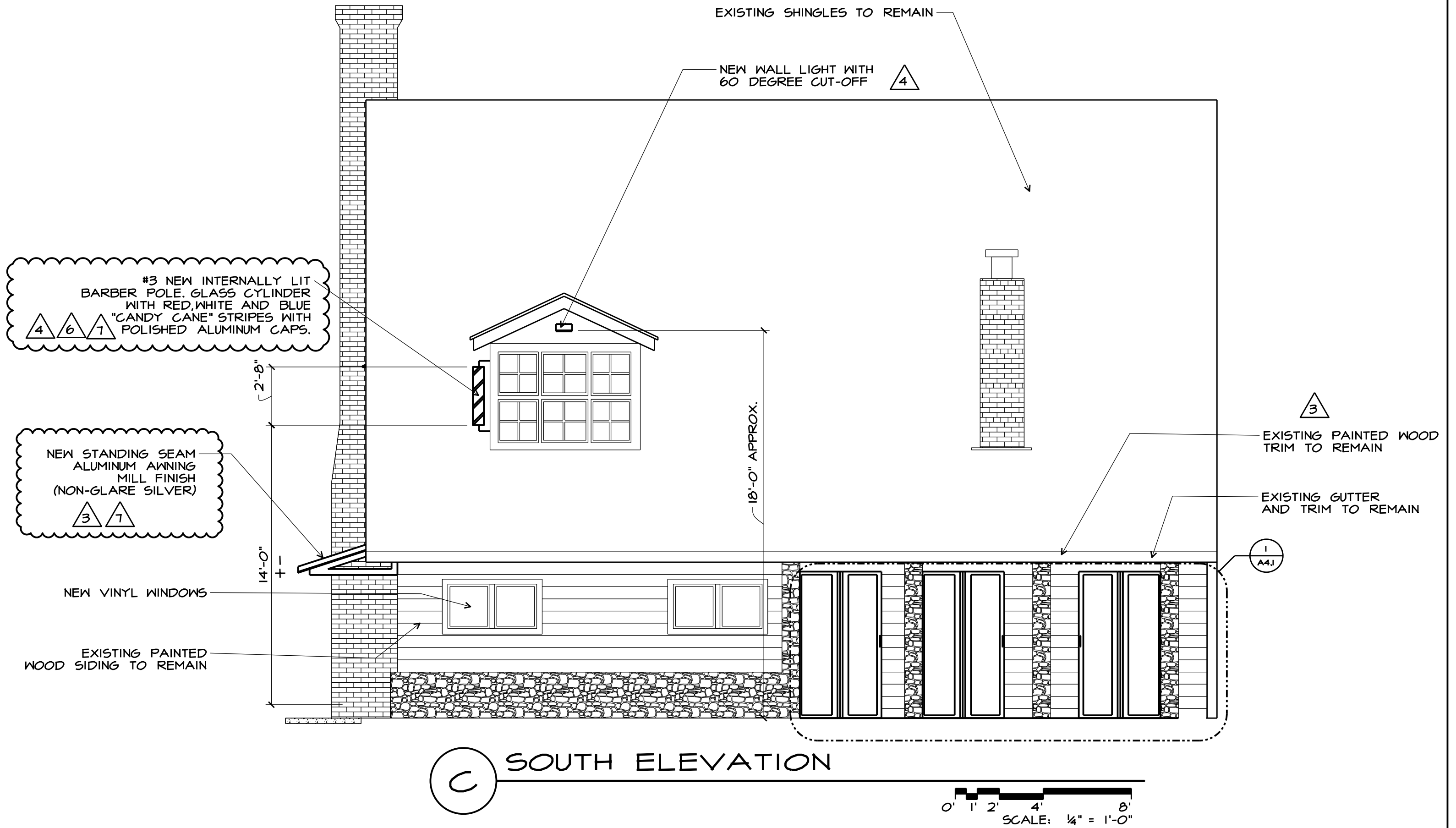
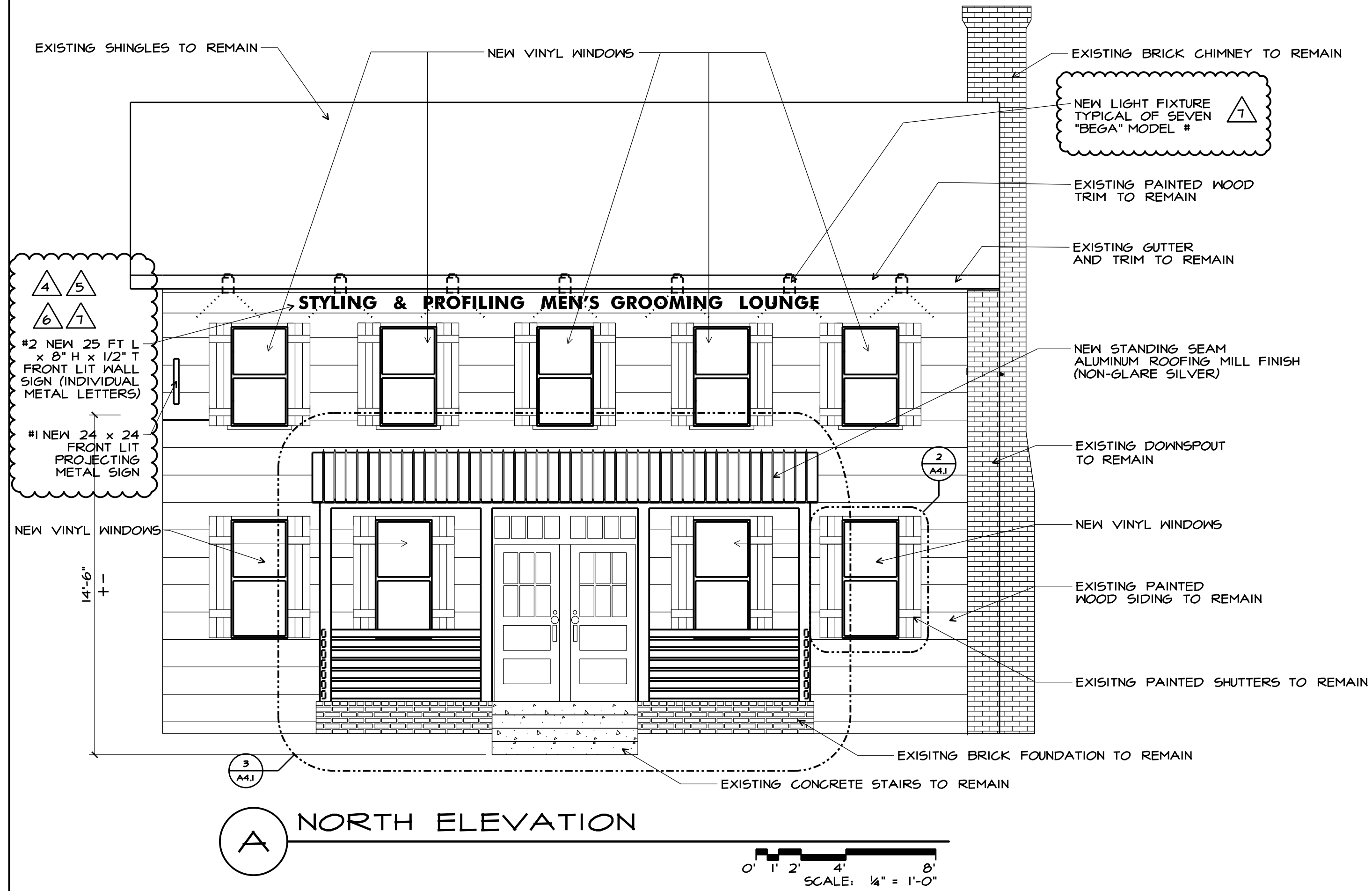
REVISION DATES:
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△ 05/22/2023
△ 10/19/2023

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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06/12/2023
08/21/2023
09/27/2023
10/19/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

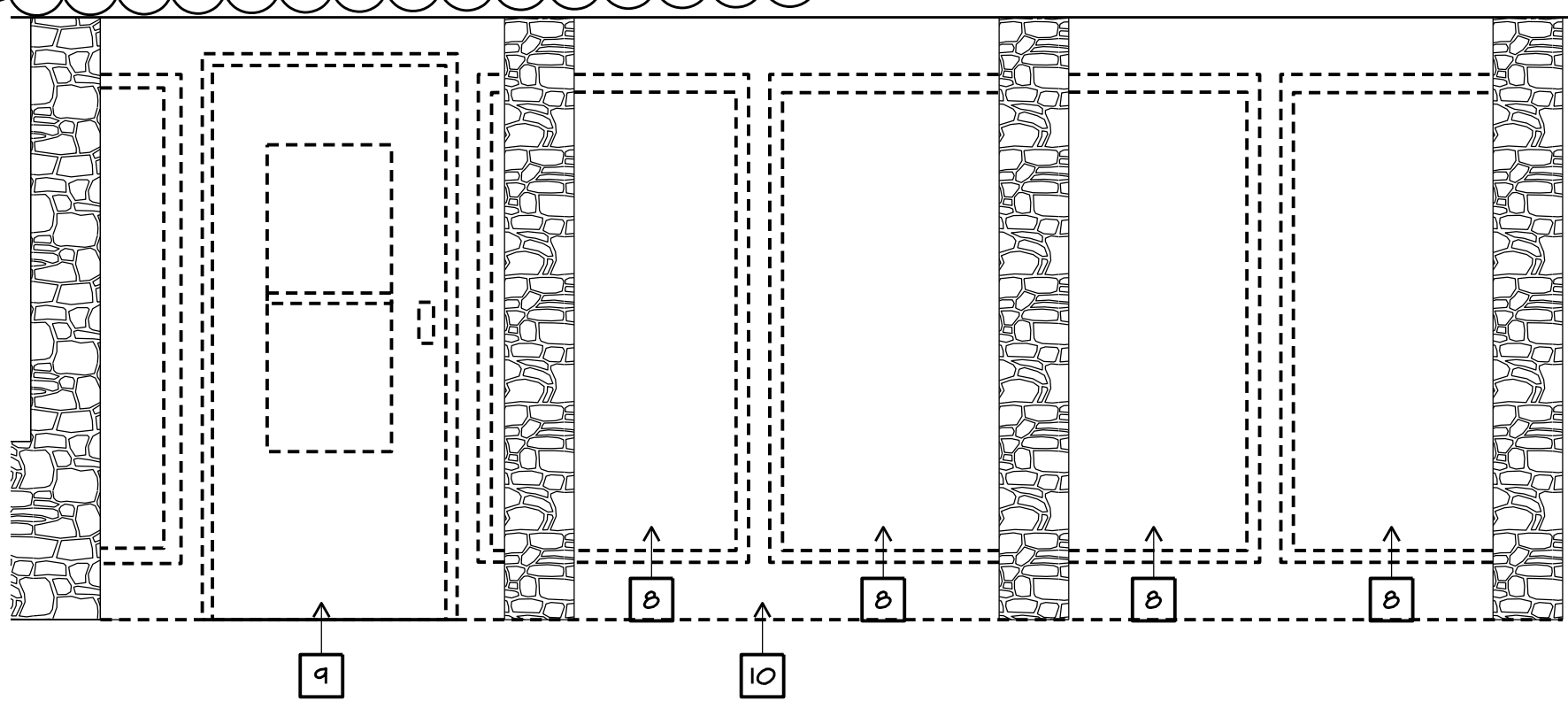
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NEW WORK NOTES:

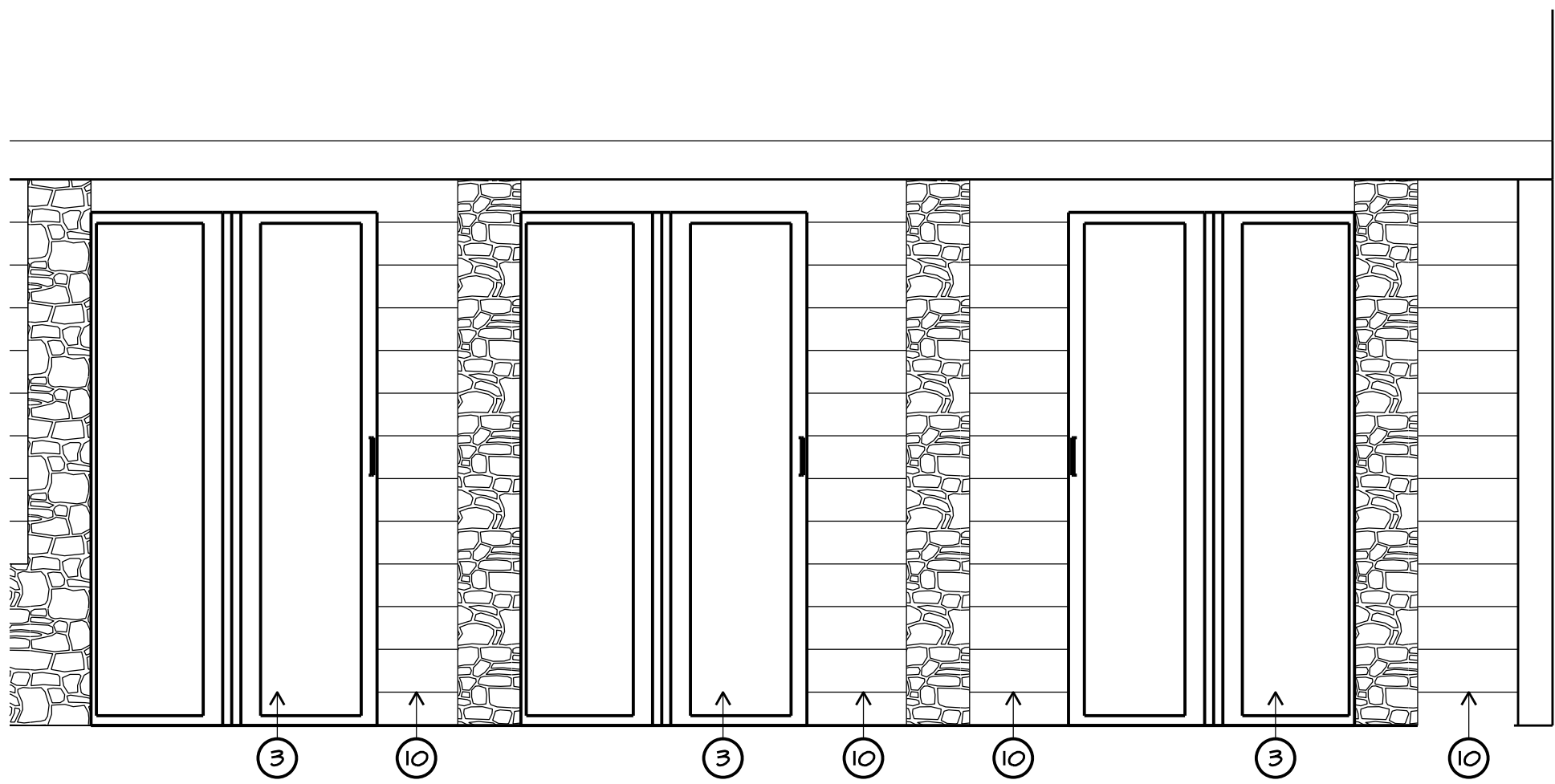
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U-29.5Hq: 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. EXISTING 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:

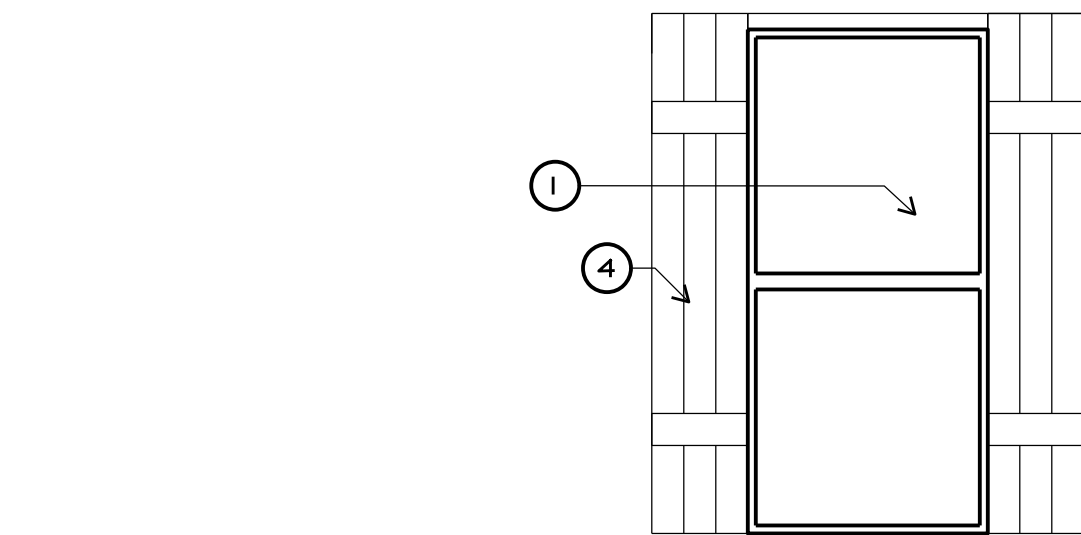
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING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



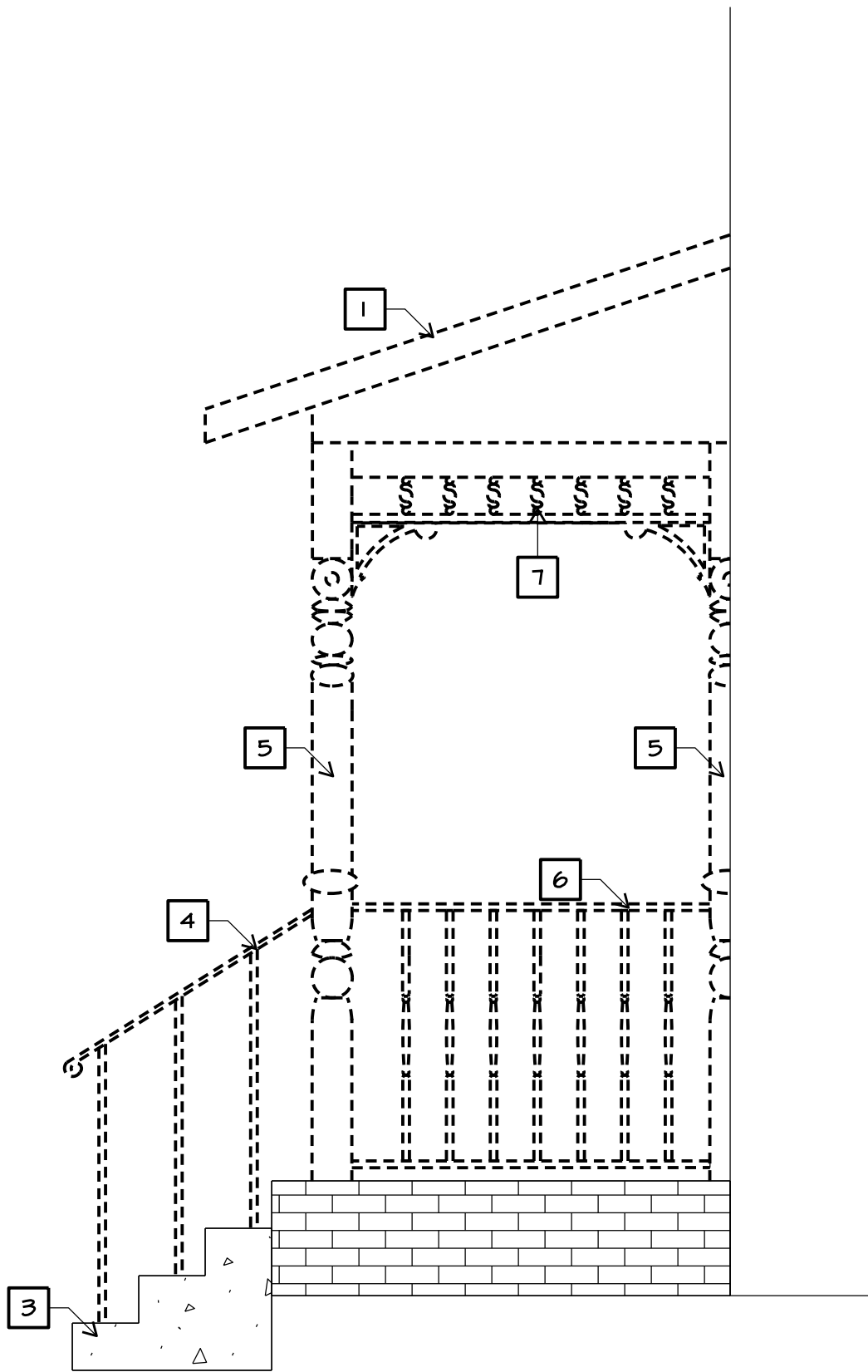
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



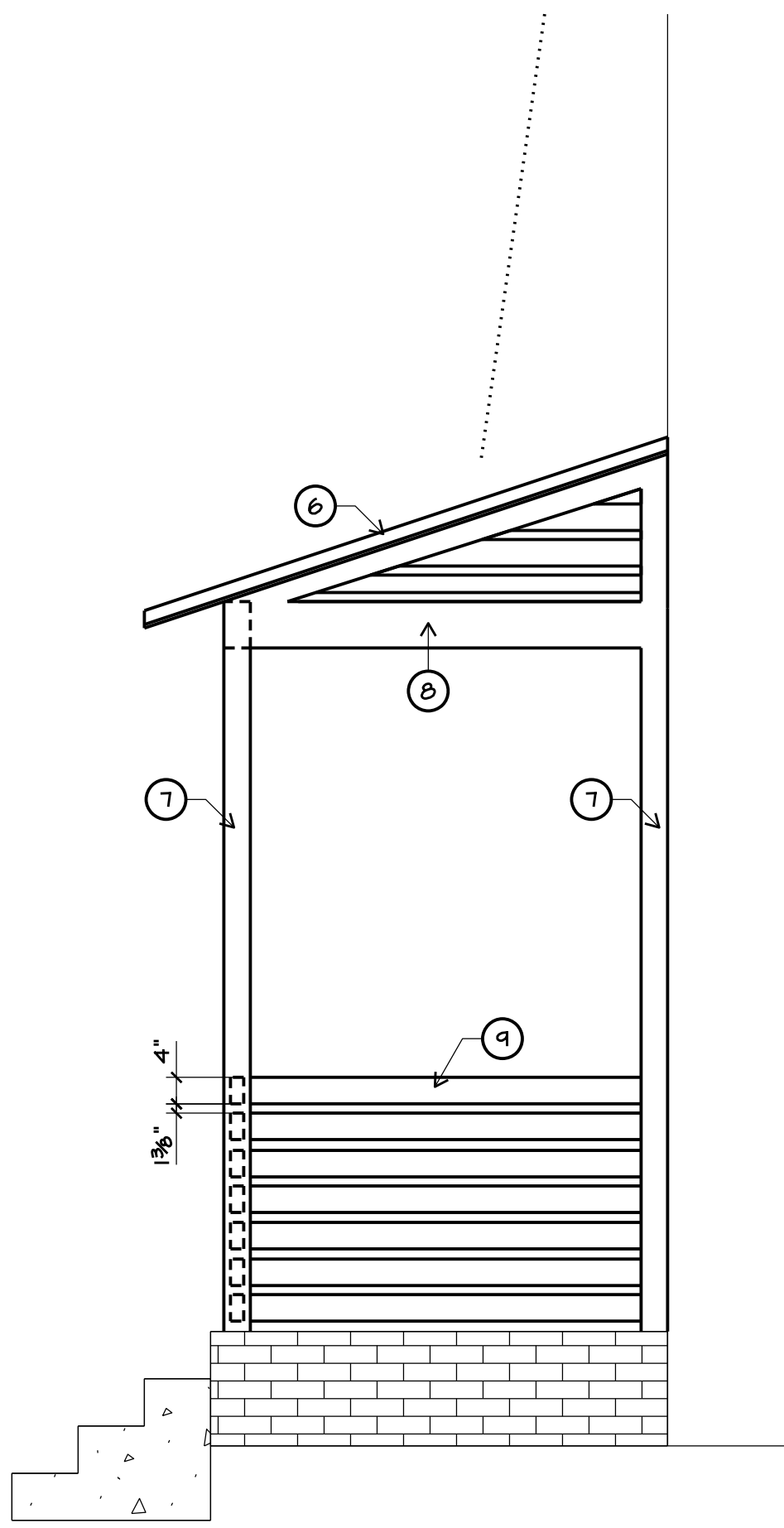
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



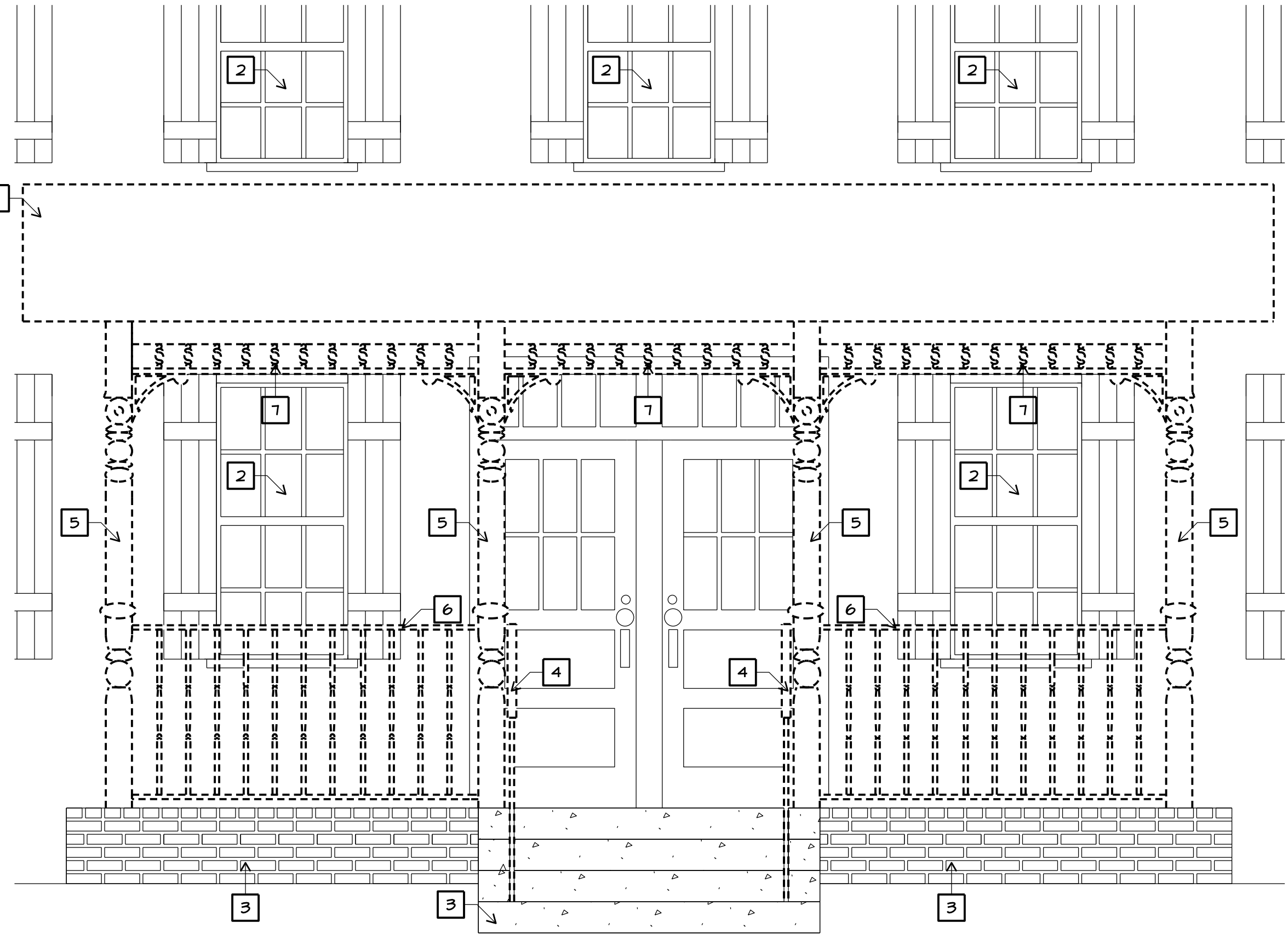
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



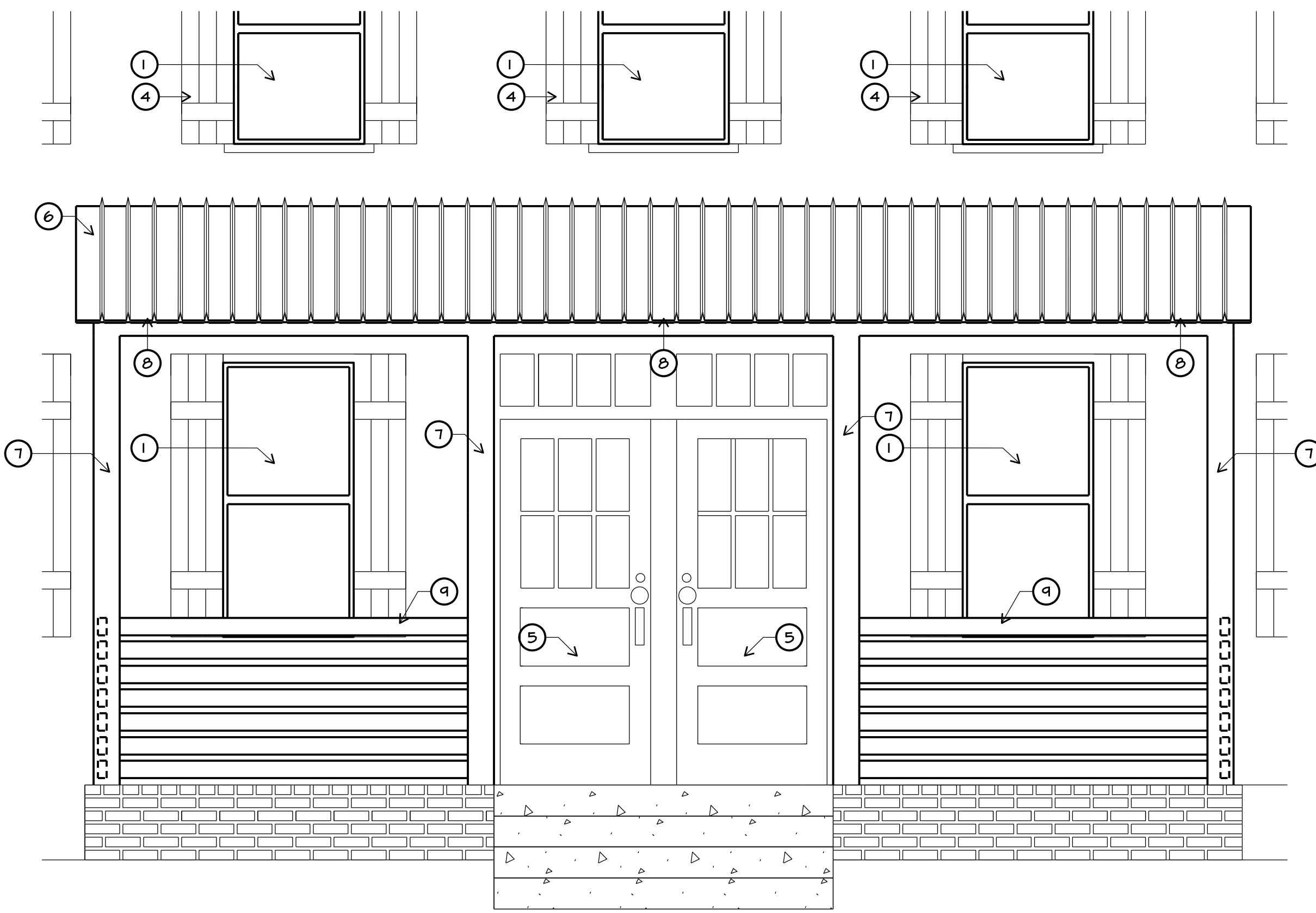
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



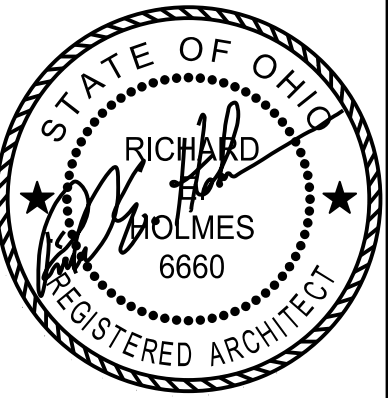
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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



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



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
fax 937.223.0888
web www.iagult.com

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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





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







THOMAS M. McCASH
ATTORNEY AT LAW

55 SOUTH HIGH STREET, SUITE 210
DUBLIN, OHIO 43017
614-408-8367
Fax: 614-408-8282
Web: www.mccashlaw.com

December 27, 2023

Chris Shook
Reynoldsburg City Attorney
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: 7305 E. Main St. Variance and Certificate of Appropriateness
hearing of November 16, 2023

Dear Chris,

At the request of Darrin Leist, I am submitting to you this letter of concerns relative to the hearing held on November 16, 2023 and what I believe is improper actions taken by the Planning and Zoning Commission and a request that the city perhaps reconsider the application given the unique issues relative to the site and the applicants proposal.

In regard to our variance request, my clients request dealt with two signs facing Main St and what has been viewed as a sign being placed on the rear of the building. Not all of these elements can be seen together.

1. Main St Signs

a. Wall Sign:

Reynoldsburg Coty Code §1105.03(5)(a) provides in part that "A. Wall sign. One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable."

My clients building is 36 feet wide facing Main St which would permit a wall sign of 72 square feet. The proposal for the wall sign is 16.67 square feet located at the eave of the building. This sign is 77% smaller than permitted. Additionally, because of the city's Main St renovations, the decorative street light/traffic signal for the southbound traffic from Lancaster Ave partially obscures the view of this sign unlike other properties in the area resulting in a less effective sign for my client, however important due to Main St. being the primary thoroughfare adjacent to my client's property.

Along with the decorative street light/traffic signal, my clients curb cut for this property was removed, requiring access to his site solely from the rear from Broad Alley.

b. Projecting Sign:

Reynoldsburg Coty Code §1105.03(5)(B) provides in part that "B. Projecting sign. 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.”

My client’s proposal is to provide a 4 SF projecting sign, 33% smaller than permitted. Nearly every business along Main St. has either a projecting sign, ground mounted sign perpendicular to Main St or as in the case of 7360 Main St. Additional wall signs facing the direction of traffic flow.

These two signs, provide the direct advertising of my clients’ business with his business name and comply with the requirements of the Sign Code. As noted above, the combined area of these signs is significantly below the permitted area which we would have liked to have pointed out as part of the discussion regarding the rear “sign”.

2. Broad Alley “Sign”

My client was proposing what has been classified as a third sign by the Planning Department, that being an illuminated barber pole. Under the requirements of the Ohio State Cosmetology and Barber Board and the Revised Code §4709.13(A)(7) it is a violation of the licensing regulations for a barbershop to not display “a recognizable sign or barber pole indicating that it is a barber shop, and the sign or pole is clearly visible at the main entrance to the shop.”

The requirement is a recognizable sign, i.e. a sign with the business name or a barber pole visible from the main entrance to the shop. The main entrance to my client business is on the rear of the building. The Main St. signs are not visible from the main entrance, thereby requiring my client to have a sign or barber pole at the rear of the building.

Instead of a brand sign with his business name, my client elected to use the iconic barber pole, which the Revised Code does not necessarily designate as a sign. The proposed barber pole is 1.78 SF in area and illuminated only when the business is open, similar to various “Open” signs that exist in the area and appear to not be regulated in the Sign Code other than perhaps as a Window Sign.

The barber pole is unique to the use as a barber shop similar to the Sign Code regulations for gasoline stations advertising the price of gas as an industry standard. In the case of a barber pole it cannot be used by other businesses and if my client’s business were to leave, the barber pole would have to be removed unless another barber shop would propose to be located there.

We believe this barber pole is unique to this specific use similar to the electronic signs for gas stations and approving the barber pole would be limited to only this particular use thereby avoiding establishing a precedent for three signs or providing for a permanent 3 sign approval for this property.

The board approved the barber pole and lighting for the wall sign at the front but would not approve having three “signs” for fear of establishing precedent and/or creating a situation where this property would have 3 signs approved. As noted above, we don’t feel that that is truly the case but we were never given the opportunity to present our positions above.

Notwithstanding the current approval of 2 signs, a barber pole and a wall sign, my client would have the opportunity for other supplemental signs in accordance with the Sign Code and not requiring approval of the Planning Board. Specifically,

1. A 32 SF banner sign for display not more than 45 days per year, equating to 3.75 days/month.
2. Flags, with his business name/logo. The code does not limit the type of flag to National, State or City flags.
3. A 6 SF sandwich Board sign.
4. Two window signs on Main St. not exceeding 30% of the window.
5. A 2 SF temporary sign, installed for a limited period of display, including decorative displays for holidays or public demonstrations.
6. A delivery vehicle, with business name, parked in the delivery space along the side of the building. This is not regulated by the current Sign Code.

All of these would be in addition to what the planning commission has presently approved and would provide a significant amount of signage area beyond the extra 4 SF of a projecting sign.

My client desires to provide tasteful and well-integrated signage into his project. He is not asking for the maximum area of wall sign, maximum area of projecting sign AND a third sign. His proposal is significantly less than what would be permitted. He is willing to forgo, as a condition of approval of the Wall, Projecting and Barber Pole as presented, his rights to a Banner Sign, Flags which are not National, State or City, Window Signs, Temporary Signs other than holiday displays (lights, garland etc.) and not having a delivery vehicle parked daily at the side of the building. This would be in addition to the current conditions that he agreed to as part of the variance approval.

We have not formally received the approved Board minutes and signed decision of the board at the present time. We would hope that the Board would move to reconsider this application given the above detailed discussion at its January, 2024 hearing which would be the first hearing after the November 16, 2023 meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas M. McCash', with a stylized, flowing script.

Thomas M. McCash



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 16, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Kleckley, Zollars, Barnhart, Benner, Bivens

ABSENT: Alabi

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

PUBLIC COMMENT

Stella Todd, P.O. Box 1026 Reynoldsburg, Ohio 43068.

Ms. Todd wanted to discuss the area in which children walk back and forth to school and how it needs to be cleaned up a bit more. There's trash going up and down the street. She stated that Reynoldsburg is doing a pretty good job at keeping the streets clean as far as mowing. Ms. Todd did not state what street she was referring to or what school.

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Mr. Zollars asked for the applicant to state their name and address for the record.

Mr. McCash is the attorney representing 1833 French House LLC and Profilers Grooming Company LLC.

Mr. Furst asked about the conditional use application and their desire to maintain the historical character of the building, but planning to use modern materials. He

asked them to expand on how they plan to maintain the historical character.

Mr. McCash explained they plan to maintain as much as the historical characters, as far as size of windows, locations, etc., but also use modern materials that are more durable and easy to maintain. He stated that the structure of this house has suffered for a while for not having proper maintenance. They are not going for historic preservation, but actually trying to mimic the historical character while using modern materials to ease the maintenance.

Mr. Furst asked if the masonry material on the back was actual stone material versus a plastic that mimics masonry. Mr. McCash told the board it is an actual stone that is already on the building. Mr. McCash explained that putting stone on requires a foundation and that's why synthetic stone is used. Mr. Furst explained that if the application called out stone, that the board would hold them to that material. Mr. McCash said, "we will not be installing plastic."

Ms. Kleckley asked the applicant to update the board on any updates regarding the hardship on the third sign.

Mr. McCash told the board they are able to have two signs of any particular combination. The building next door has a ground sign, a wall sign and a wall sign on the alley side. He pointed out that the chiropractor's office also has these same three signs. From their standpoint, the client is asking to be treated just like his next-door neighbor. Mr. McCash explained that their third sign is a barber pole, which is a traditional sign that dates back to the middle ages and it's an iconic logo. Mr. McCash stated that by Ohio law, he has to have a sign or barber pole at the entrance for licensing. The main entrance is on the south side of the building to comply with the Americans with Disabilities Act and accessibility. Rather than putting a sign with the business name, the applicant wants to put a barber pole sign. The applicant is asking for traditional signage with a glass piece and internally illuminated. This sign will only be illuminated when they are open. The business hours are 9 A.M. to approximately 7-7:30 P.M.

Mr. Benner wanted to ensure the applicant was aware that everyone else on Main Street was treated according to the zoning code at that time. The chiropractor's office has been there a long time and doesn't compute with the current application. This application is being reviewed on the zoning code as of right now. If this application was 10 years ago, he might have gotten it, but today's code says two signs.

Mr. McCash was not aware if any of the businesses around him were granted variances, or if the code changed, but they have three signs and would like similar signage granted to him.

Mr. Benner reiterated that anywhere you go in Reynoldsburg, you may find things that have been there that were grandfathered in. The city does not go out and make people change things, but anything new is subject to the current code.

Mr. Furst: We have consistently, especially in this district, denied variances for

additional signs. So, you know, if we were to deny this variance, it would be consistent with those prior determinations.

Mr. McCash recognized that the city has made some changes to the code, but believes the barber pole is a slightly different type of sign. He believes this sign is a piece that would only be there for this business and would be removed in the future if another business was to come in.

Mr. Furst explained that this request is for an internally illuminated sign, not a variance request for a barber pole. Giving a variance for an internally illuminated sign on this property would allow subsequent use of the sign for future businesses, where none are in this district.

Mr. McCash respectfully disagreed, they are asking for a variance for a third sign, the third sign being a barber pole. A barber pole that is internally illuminated. He claims the variance is specific to just the barber pole itself.

Mr. Furst asked if the applicant would be willing to accept a non-illuminated barber pole.

Mr. McCash stated that his client would prefer a traditional barber pole that is internally illuminated. The light will go off when the business is closed. This would not be illuminated 24 hours to advertise the business.

Mr. Furst explained that the concern is more about setting a precedent that might be harmful in the future.

Mr. McCash doesn't feel as if this will set a harmful precedent because the internal illumination is specific to the barber pole, as an iconic, traditional, barber pole sign.

Ms. Buathier reminded the board and applicant that the variance is to allow three signs, instead of two. Not a specific sign. There are four variances; one for the number of signs, one is for the type of material for a projecting sign, one for the type of external illumination that is not listed and one to allow one projecting sign to be internally illuminated.

Mr. Zollars asked to have a motion on each variance individually.

Mr. Bivens: I motion that we deny the variance for three signs.

Mr. Furst: Second

RESULT:	DENIED
MOVER:	Bivens
SECONDER:	Furst
AYES:	Benner, Kleckley, Zollars
NAYS:	Barnhart

Mr. McCash wanted to note in the record that the applicant was not permitted to provide any type of presentation or testimony before the decision was made.

Mr. Furst doesn't have any issues with the externally illuminated sign or the sign material and thinks it is consistent with how the signs are lit within the district.

Mr. Benner offered the applicant a chance to discuss the additional variances. Mr. McCash told the board the exterior illumination is soffit lighting to prevent anything that may detract from the architecture of the building.

Mr. Benner confirmed that the applicant had nothing to add about the other three variances.

Mr. McCash asked for the glass part of the barber pole to be supported.

Mr. Benner once again ensured the applicant didn't have anything to add to any of the other variances.

Mr. McCash said as far as the variance for the material, no.

Mr. Furst: I move that we accept the variances in these sections as stated by staff for the projecting sign material and the front lit external illumination.

Ms. Barnhart: I'll second.

Ms. Buathier noted the sections 1105.03.C.V.2 and 1105.03.C.11.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Benner, Bivens, Kleckley, Zollars

Ms. Buathier: That just leaves the variance for internal illumination, section 1105.03.C.3.

Mr. McCash reiterated that his client would like this to be more of an open sign where it would only be on when the barber is there. Hours of operation are 9am - 7:30pm. The only time it would be on in darkness would be the 6pm-7:30pm time period. This is not on all night like other signs that are internally illuminated.

Mr. Furst asked if the board was to restrict the variance to the barber pole for this specific use, for this conditional use application, if the applicant would agree to that. Mr. McCash said, "Yes".

Mr. Meyer asked for the applicant to verify the hours because there seemed to be a conflict in what Mr. McCash said. Mr. McCash confirmed the hours are 9am - 7pm.

Mr. Furst: I do move that we accept the variance for the internally illuminated projecting sign with the following conditions: that it only applies to a barber pole

projecting sign, that it is for this site, and this specific Certificate of appropriateness that the applicant is presenting this evening, and that the sign only be lit during the applicant's stated business hours.

Mr. Bivens: I'll second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Bivens
AYES:	Barnhart, Benner, Kleckley, Zollars

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

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant why they chose this location as there are a number of haircutting establishments in close proximity. Mr. Furst stated there are two other shops within a one block radius and a number of women's haircutting establishments nearby. Mr. Furst is worried about another failed business at this location.

Mr. McCrary told the board this is an upscale male barber shop or male spa. They will offer pedicures, manicures and massages, with memberships. This is not a walk-in, looking for clients, this is membership-based.

Mr. Furst asked Mr. McCrary if he thought his business plan significantly set himself apart from his competitors. Mr. McCrary said, "most definitely".

Mr. McCrary agreed with the staff's recommendation for the roof to be black material.

Mr. Bivens: I make a motion to approve the Certificate of Appropriateness with the staff recommendations.

Ms. Kleckley: I second.

RESULT:	Approved
MOVER:	Bivens
SECONDER:	Kleckley
AYES:	Barnhart, Benner, Furst, Zollars

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

From: tmccash@mccashlaw.com
To: [Phoenix Buathier](#)
Subject: 1833 French House
Date: Wednesday, February 21, 2024 4:17:33 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Per our telephone conversation, on behalf of my client we would request that this case be continued to likely the March 21, 2024 date in order to have the additional board members appointed by city council and allow the applicant to have the case heard by the full board.

I will have the plans modified based on the COA approval, removing signage at this time, so that he can have building permits issued for his project and begin the work. I'll also follow up on the encroachment release as well.

Thomas M. McCash
Thomas M. McCash, Attorney at Law
55 S. High St., Ste 210
Dublin, Ohio 43017
(614) 408-8367
Fax (614) 408-8282
Direct (614) 348-9883
tmccash@mccashlaw.com

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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> ☐ PZB	☐ Approved as Submitted ☐ Tabled ☐ Approved w/ Conditions ☐ Denied
		P&Z Admin.: _____ Date: _____

THE FRENCH HOUSE

ALTERATIONS

7305 E MAIN ST
REYNOLDSBURG, OHIO 43213

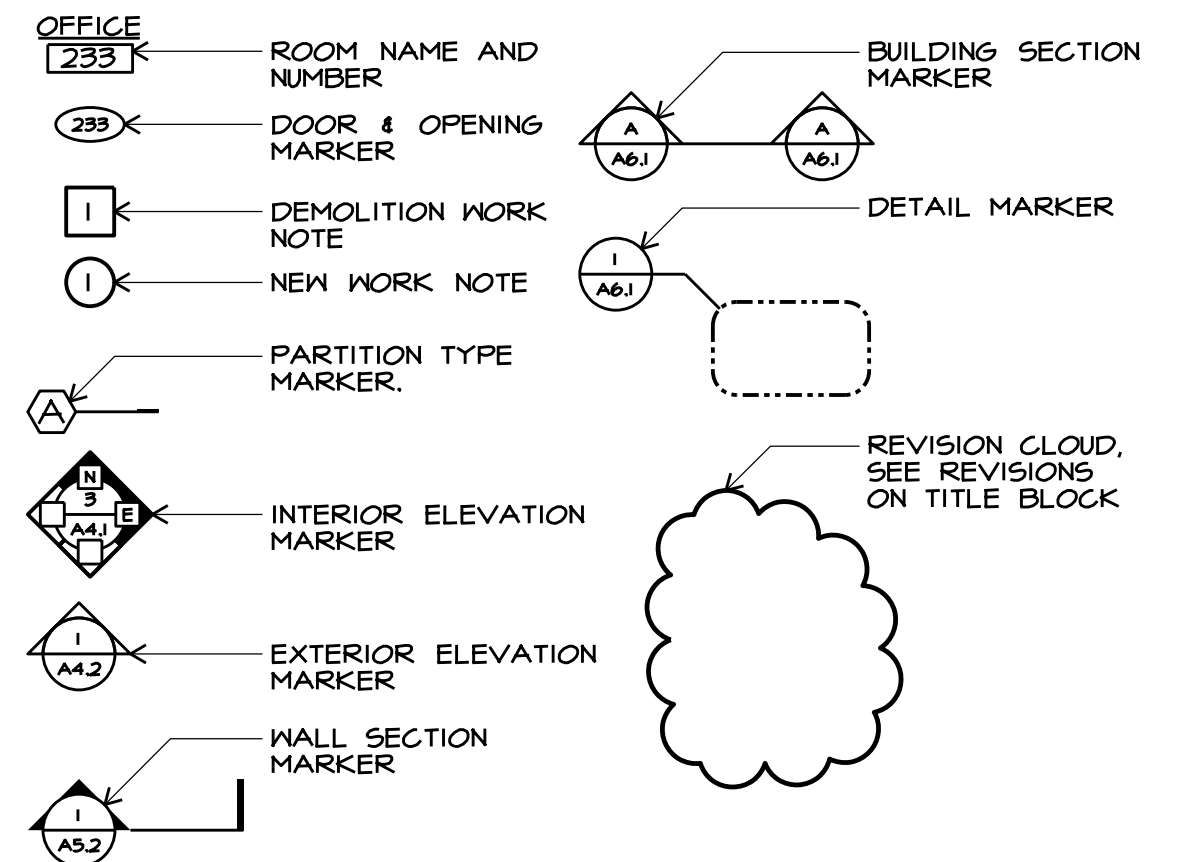
CONSTRUCTION DOCUMENTS

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
		FNDN	FOUNDATION	RH	RIGHT HAND
BD	BOARD	HN	HOT WATER	RM	ROOM
BLKG	BLOCK(S)	HWH	HOT WATER HEATER	RO	ROUGH OPENING
BM	BEAM	ID	INSIDE DIMENSION	ROM	RIGHT OF WAY
BO	BOTTOM OF	IN	INCH		
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
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
EL	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 STUD, TOP OF STRUCTURE, TOP OF STEEL, TOP OF SLAB	
EXP	EXPANSION	OC	ON CENTER	TON	TOP OF WALL
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TPD	TOILET PAPER DISPENSER
		OPNS	OPENING	TYP	TYPICAL
FD	FLOOR DRAIN	OPP	OPPOSITE	V	VINYL
FF	FINISHED FLOOR	PERP	PERFORATED	VB	VAPOR BARRIER
FIN	FINISH	PERP	PERPENDICULAR	VERT	VERTICAL
FIN FLR	FINISHED FLOOR	PL	PLATE, PROPERTY LINE	VOL	VOLUME
FLR	FLOOR	PLAM	PLASTIC LAMINATE	VENT	VENT THROUGH ROOF
FNDN	FOUNDATION	PLBS	POUNDS PER LINEAL FOOT		
FO	FACE OF	PSF	POUNDS PER SQUARE FOOT	H	HIGH, WIDTH
FT	FOOT, FEET	PSI	POUNDS PER SQUARE INCH	W	WITH
FTG	FOOTING	PT	PAINTED	WC	WATER CLOSET
FURR	FURRED (INGS)	QTY	QUANTITY	WD	WOOD
				WGL	WIRE GLASS
GA	GAUGE, GAGE			HGT	HEIGHT
GALV	GALVANIZED			HN	HOT WATER HEATER
GFI	GROUND FAULT INTERRUPTER			WIN	WINDOW
GL	GLASS			WR	WATER RESISTANT
GLULAM	GLUE LAMINATED			WV	WATERSTOP
GRD	GROUND			HT	HEIGHT, MIDTH
GWB	GYP SUM WALL BOARD			WVF	WELDED WIRE FABRIC
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

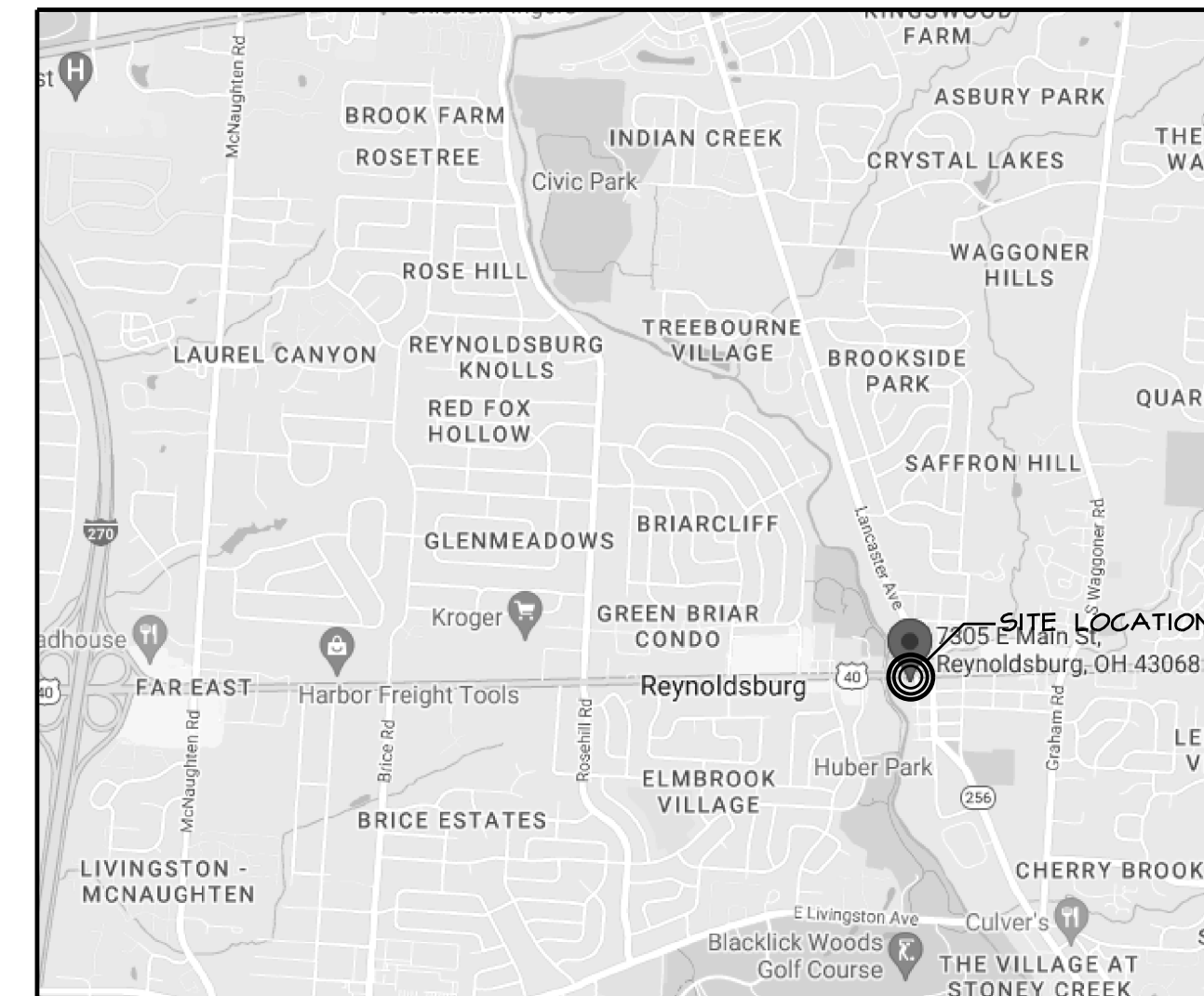
GENERAL NOTES:

- 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.

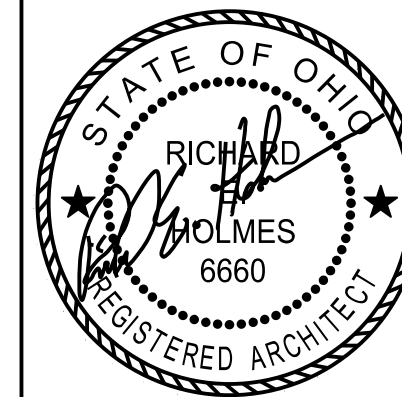
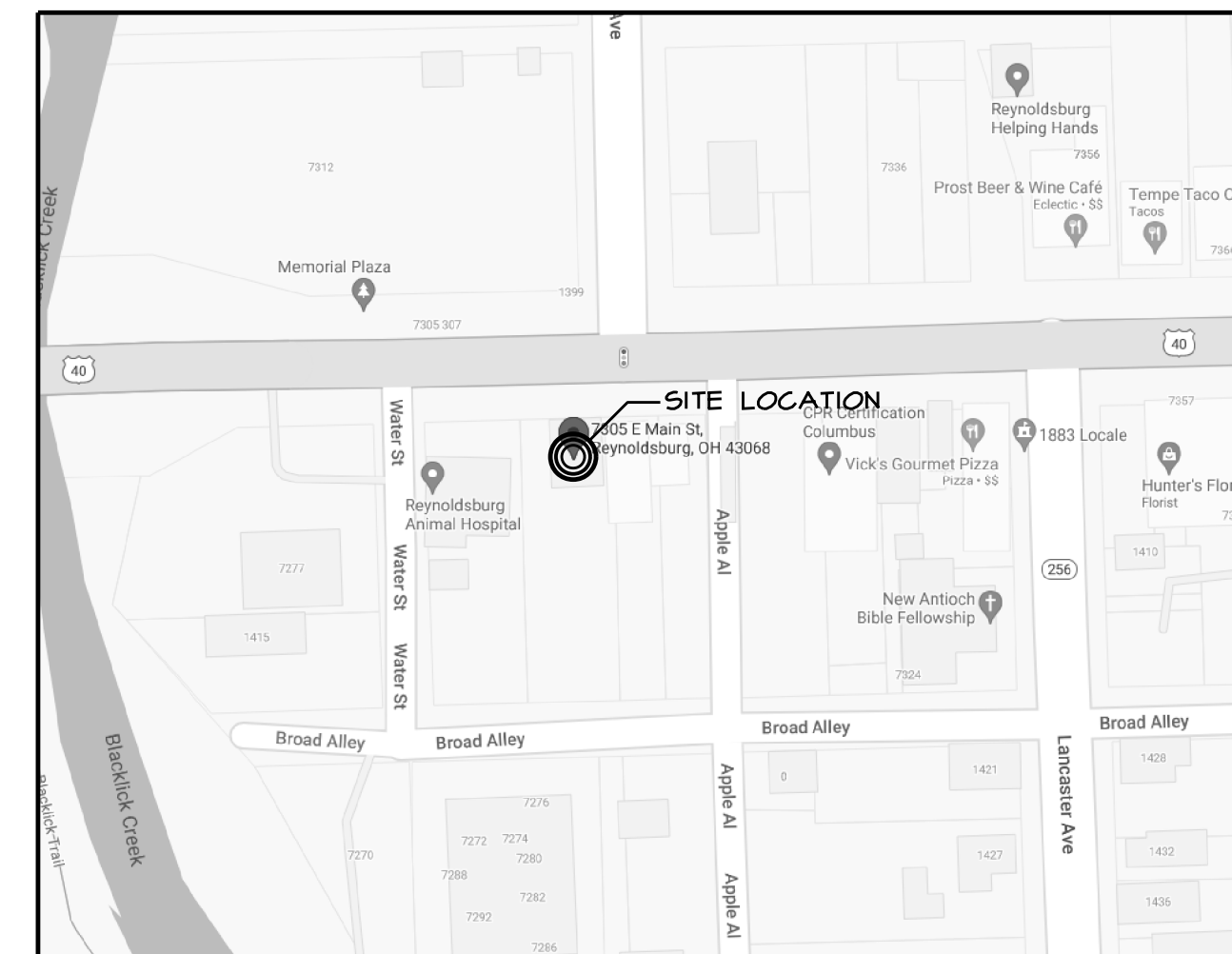
DRAWING INDEX:

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:



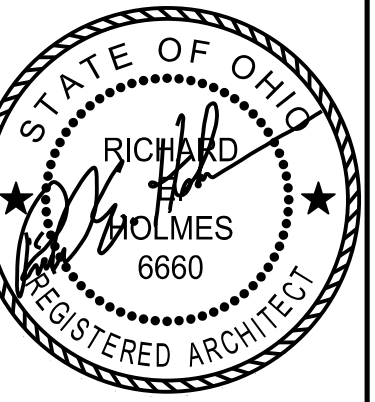
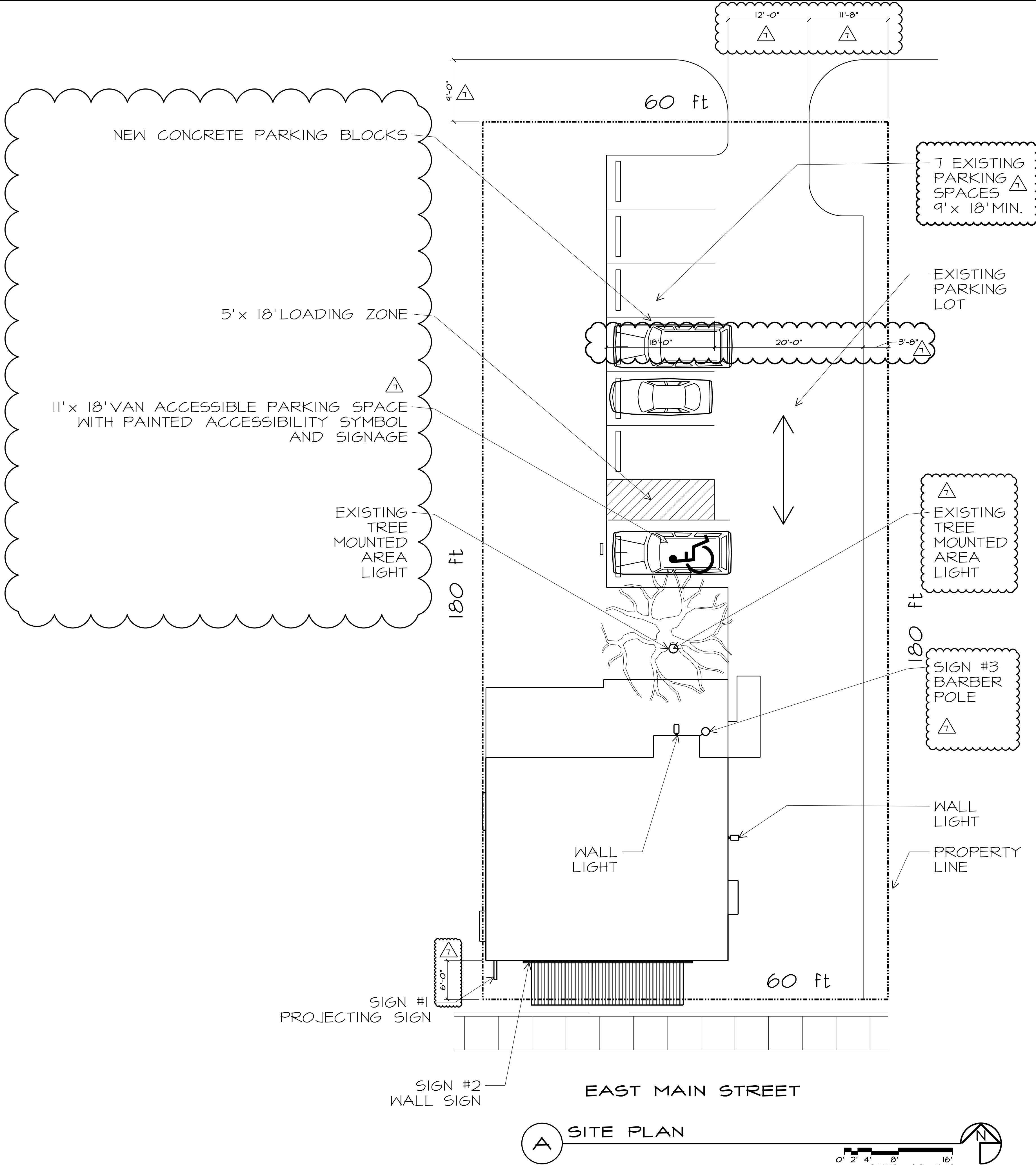
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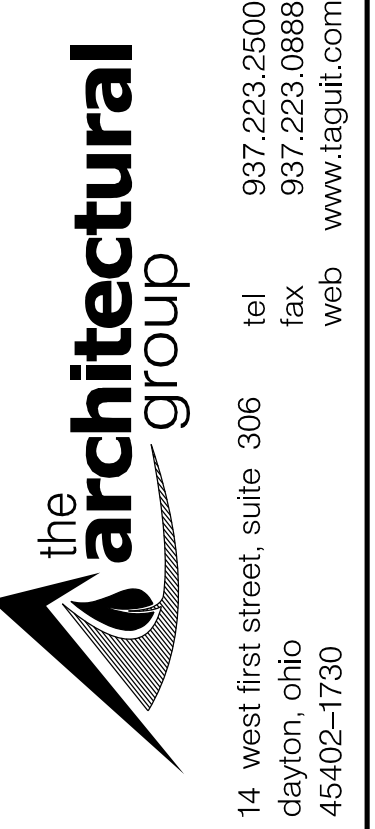
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REYNOLDSBURG, OHIO

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



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2307

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REH,ACH

REVISION DATES:
FIRST ISSUE

09/27/2023
10/26/2023

10/20/2020

DATE: _____

01/16/23

SHEET TITLE:

SHEET NO.:

TI 2



7305
FRENCH
HOUSE
B-USE
3,330 SF
WALL LIGHT

● Pole
Light

ONE
HDCP
SPACE

7 SPACES

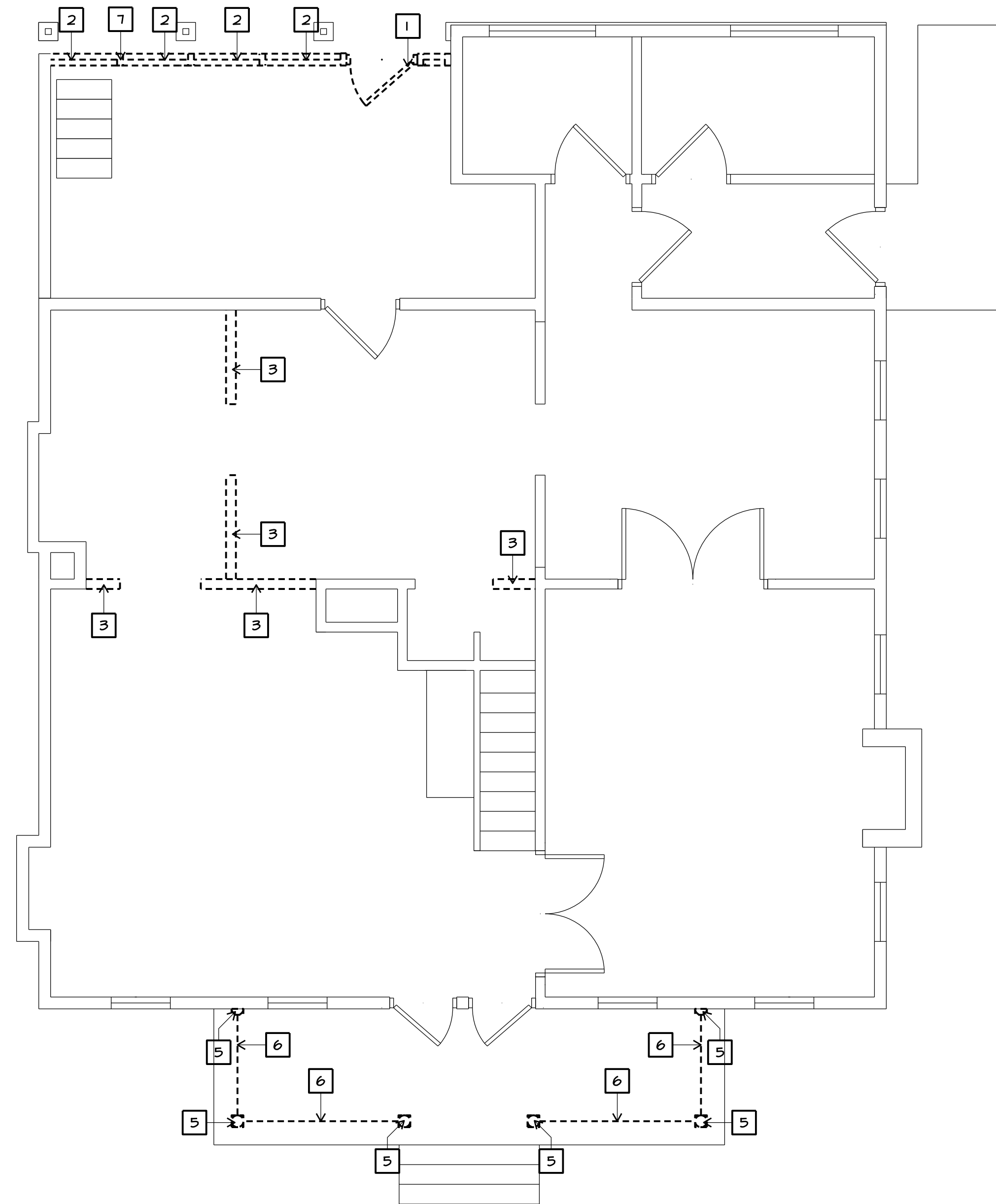
FRENCH
HOUSE

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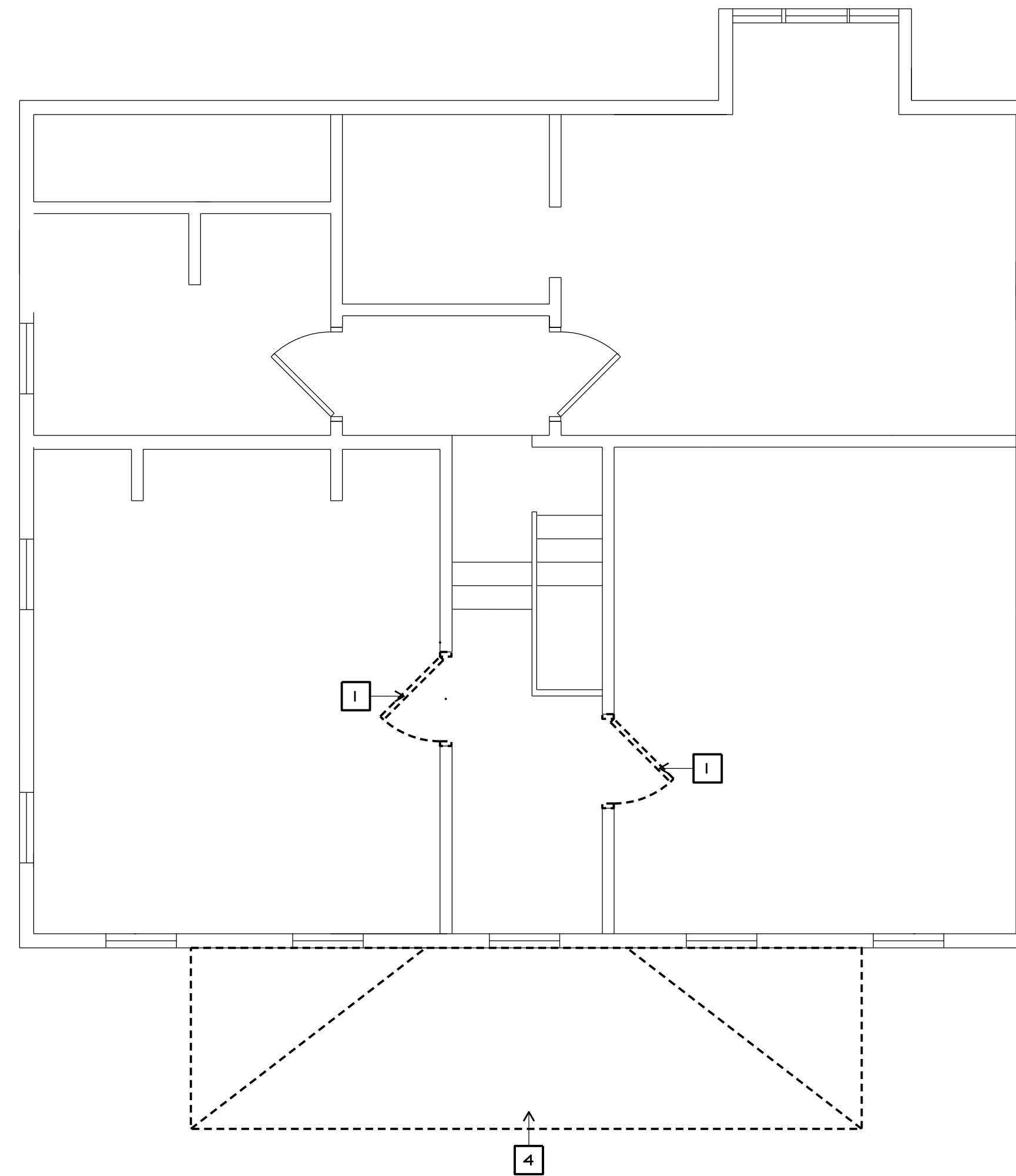
SEPTEMBER 7, 2013
Page 49 of 156

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"



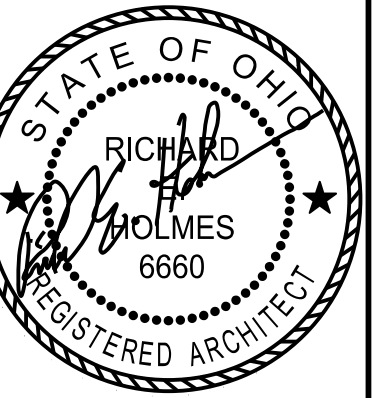
2 SECOND FLOOR DEMOLITION PLAN

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



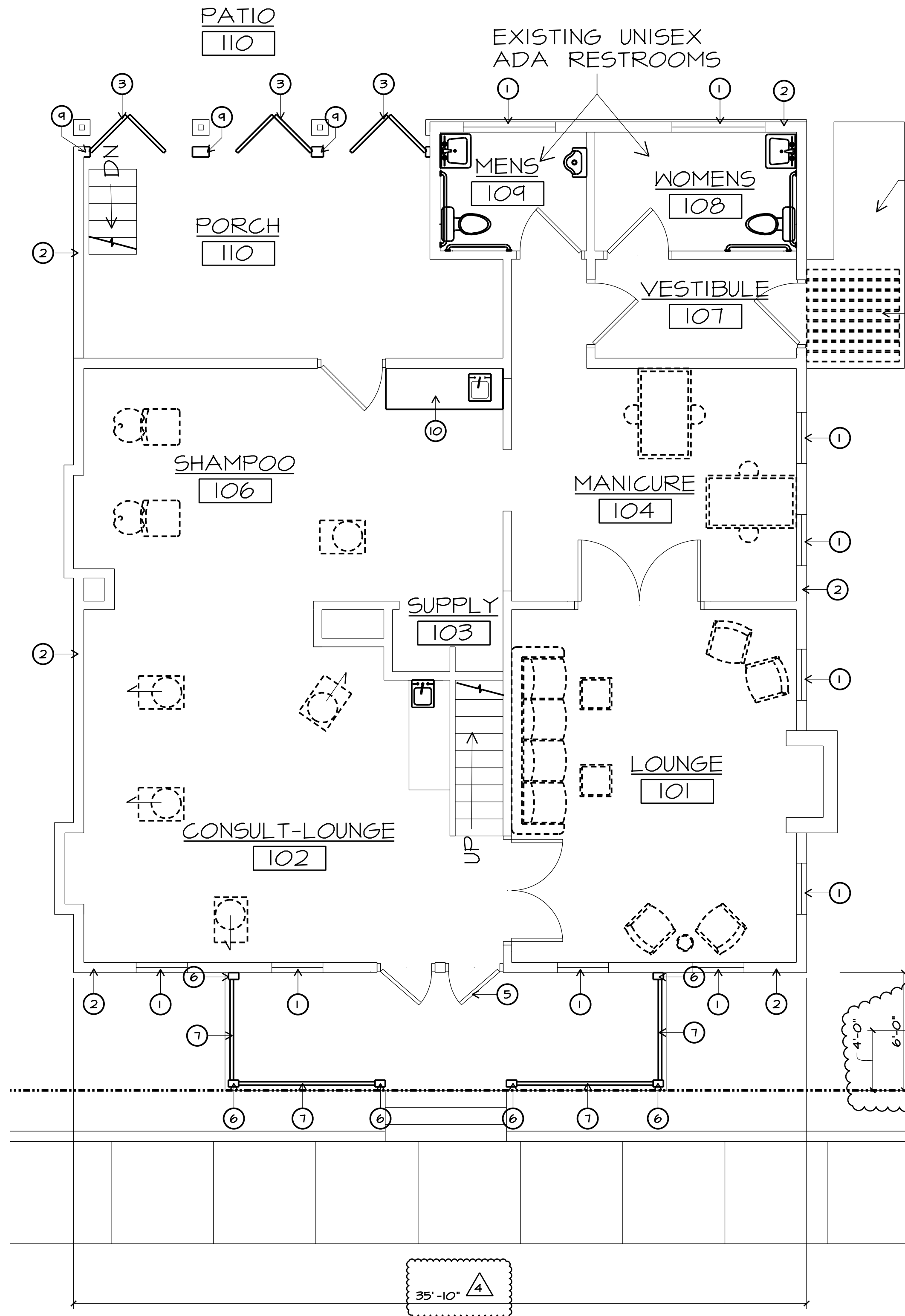
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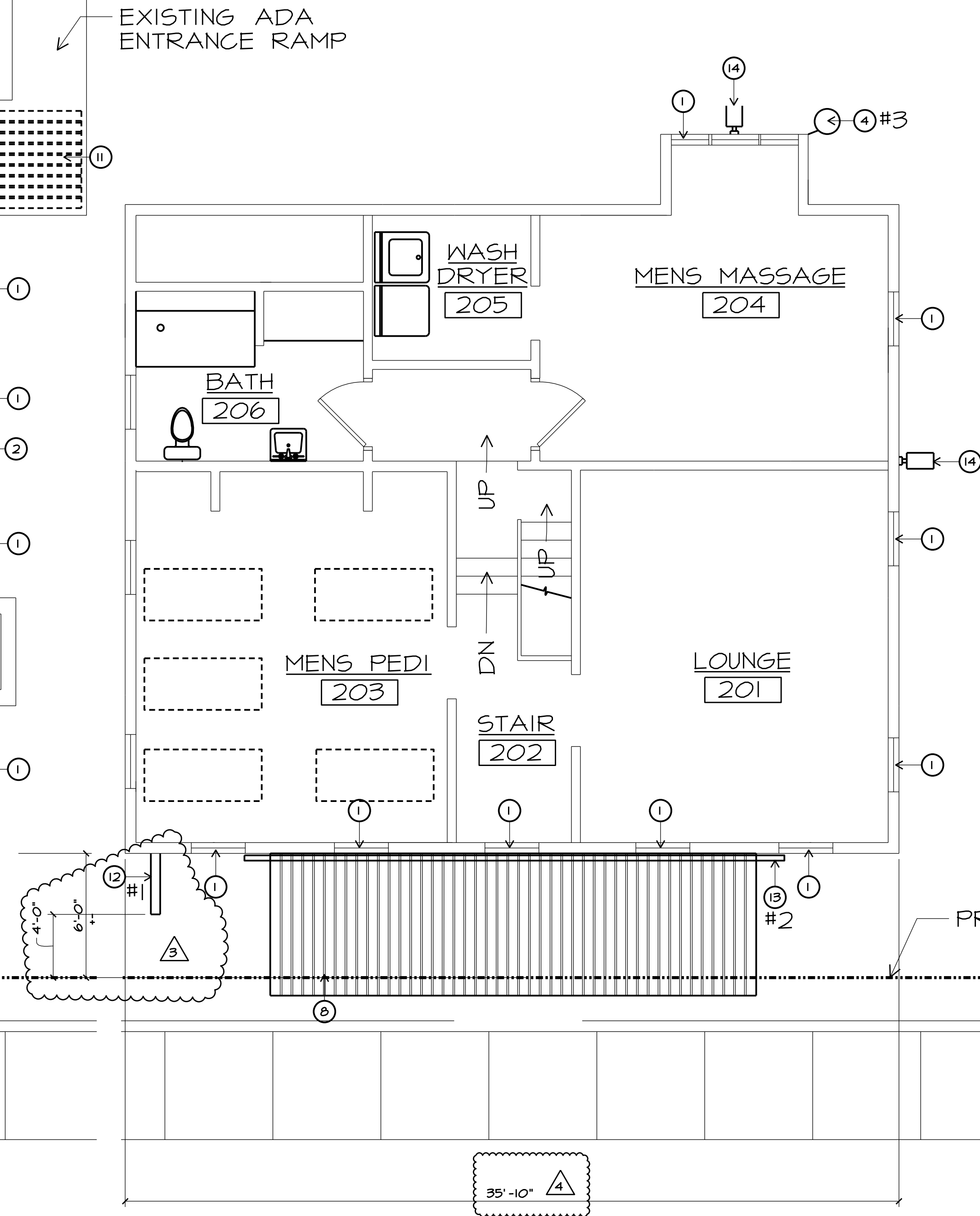
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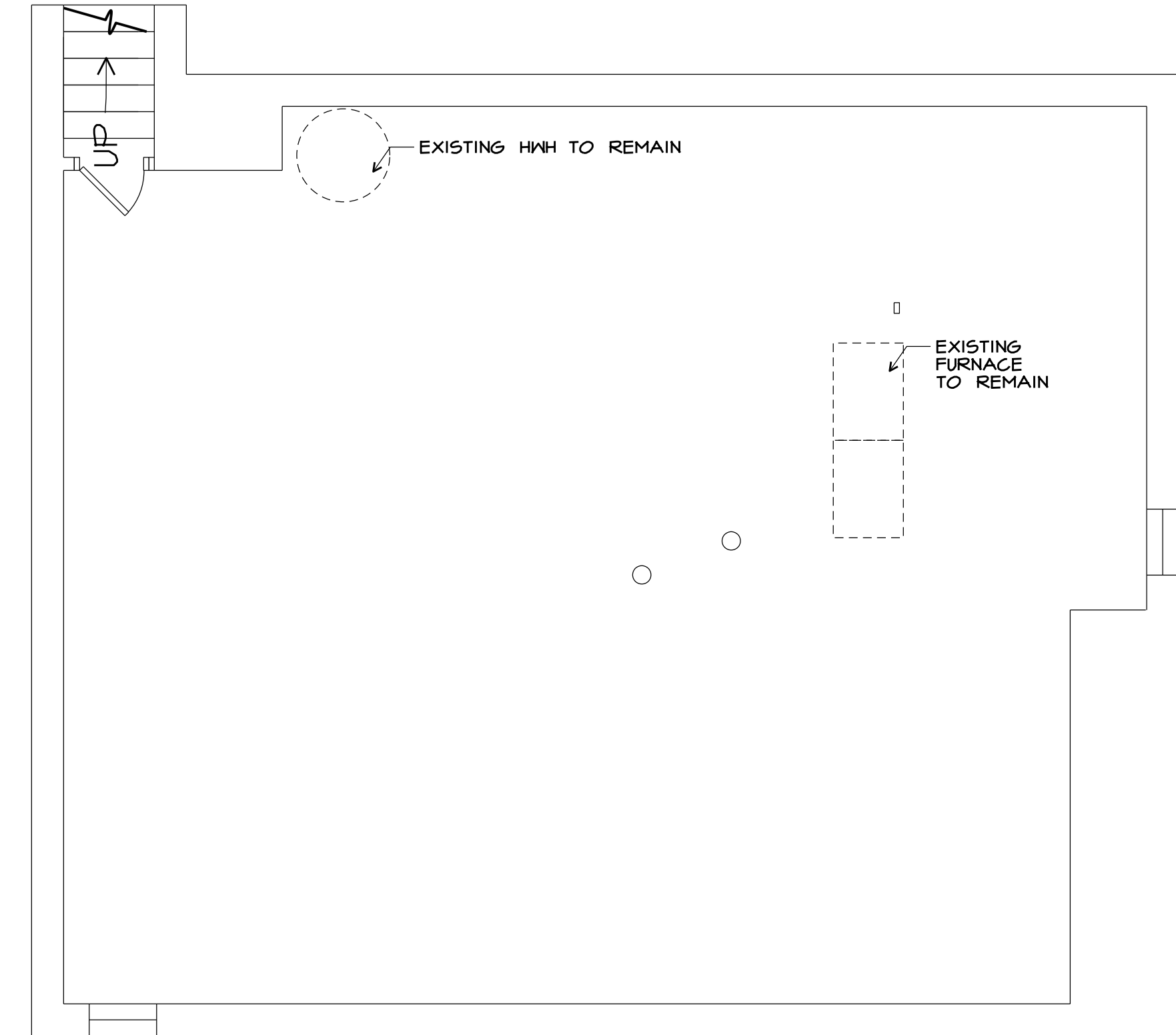
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DRAWN BY:	REH,ACH
REVISION DATES:	05/22/23 10/19/2023
DATE:	01/16/23
SHEET TITLE:	DEMOLITION PLANS
SHEET NO.:	D.I.1



C FIRST FLOOR PLAN



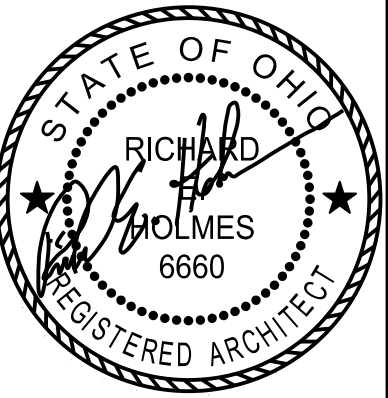
B SECOND FLOOR PLAN



A BASEMENT FLOOR PLAN

NEW WORK NOTES:

- NEW VINYL DOUBLE-HUNG WINDOWS (JELD-WEN #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



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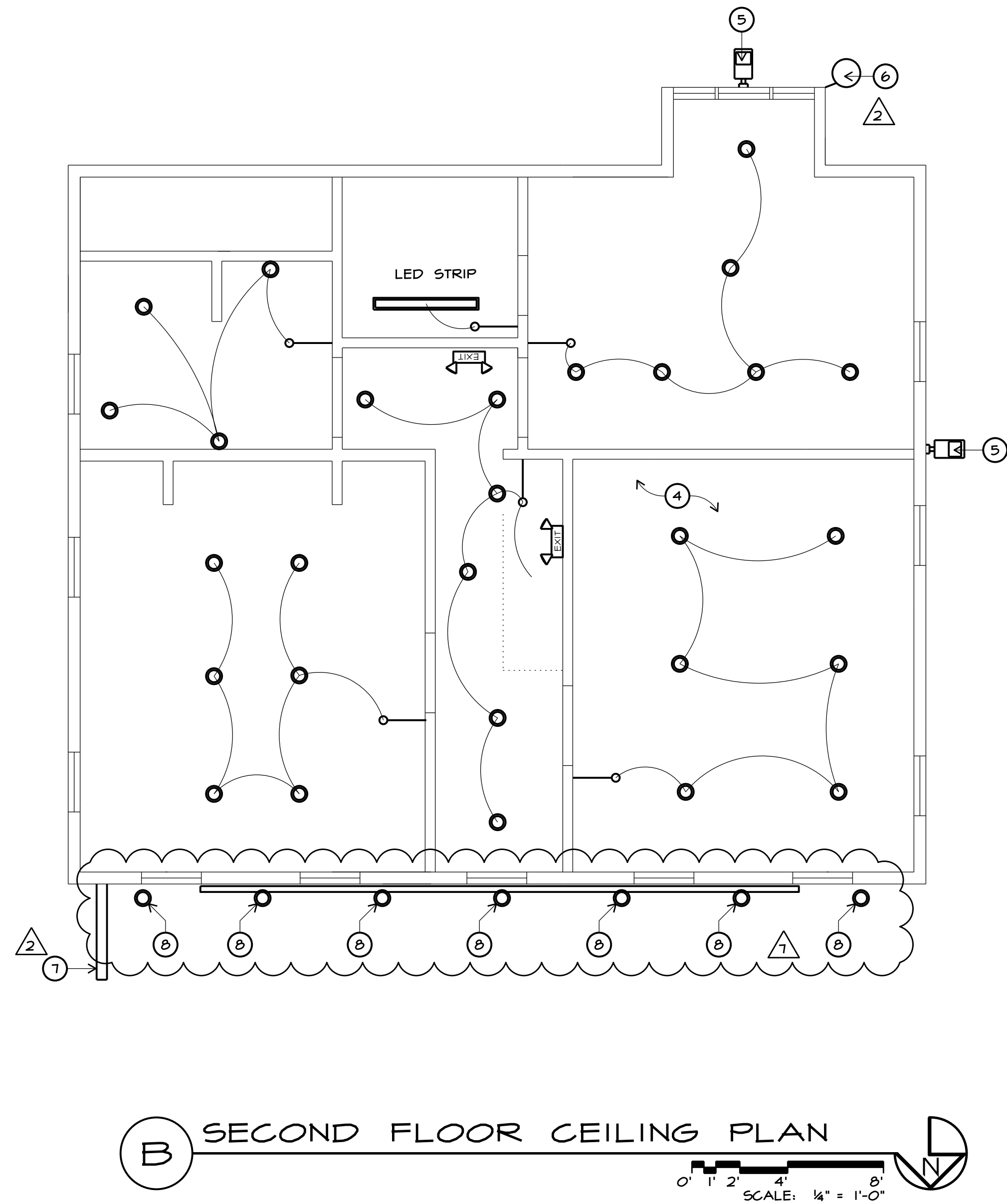
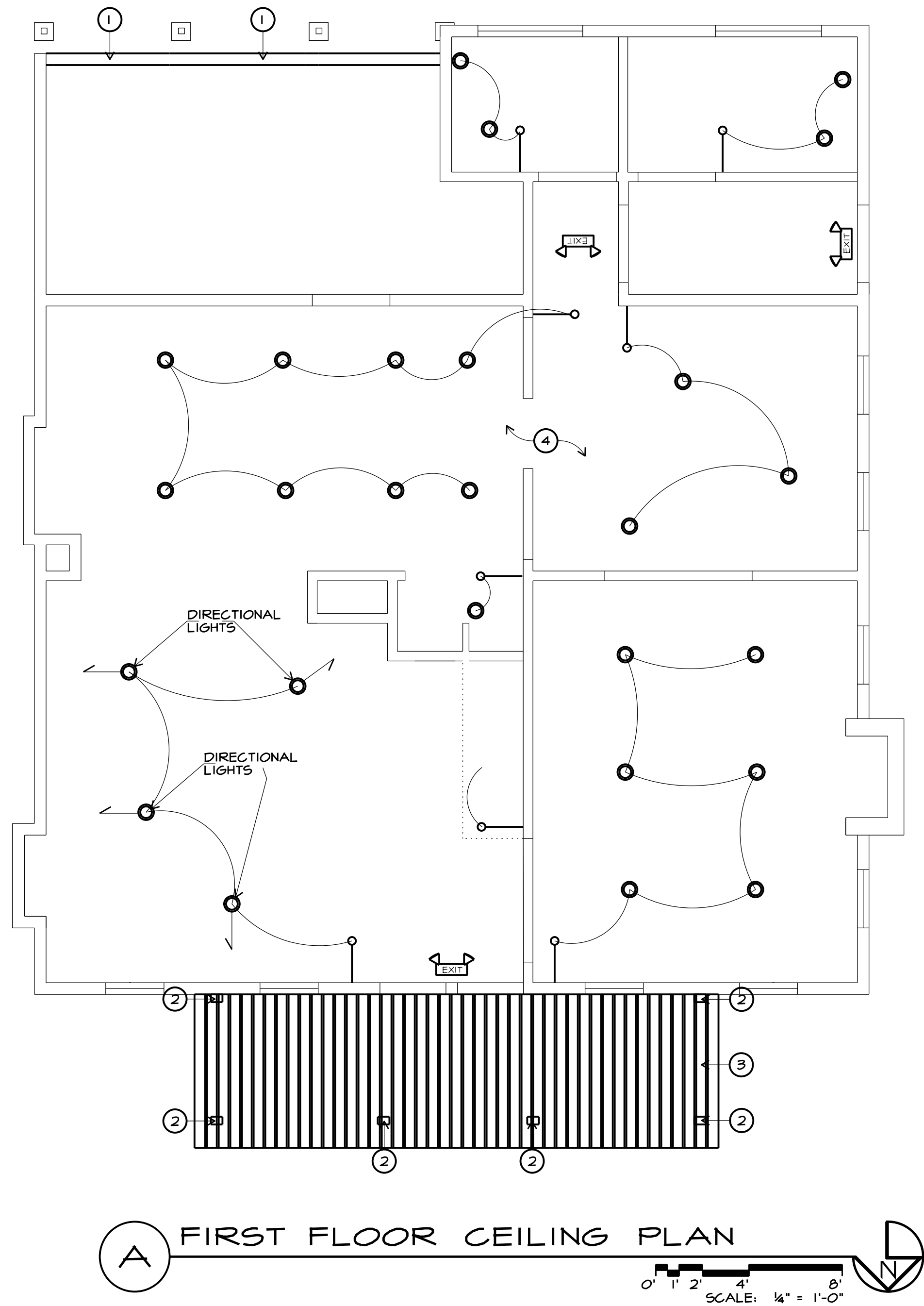
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1 04/05/2023
2 04/14/2023
3 05/22/2023
4 06/12/2023
5 08/21/2023
6 09/27/2023
7 10/19/2023

DATE:
01/16/23

SHEET TITLE:
FLOOR PLANS

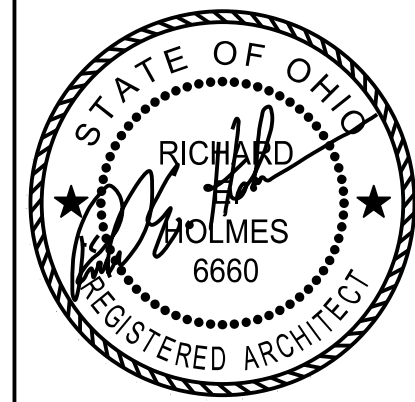
SHEET NO:
A.I.1

P:\2307 FRENCH HOUSE\2307 DRAWINGS\2307 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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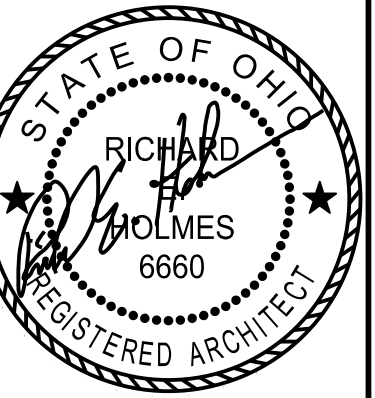
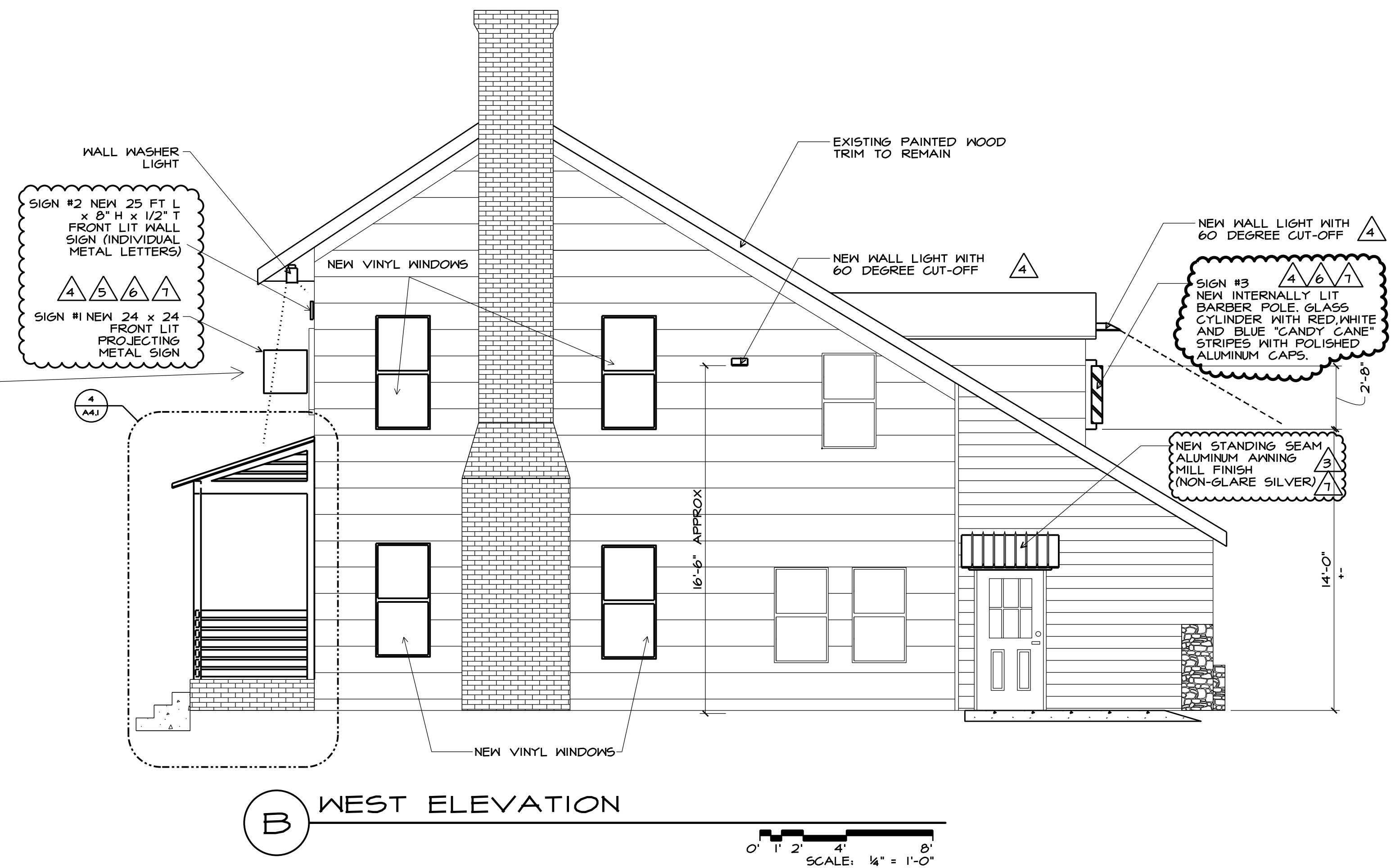
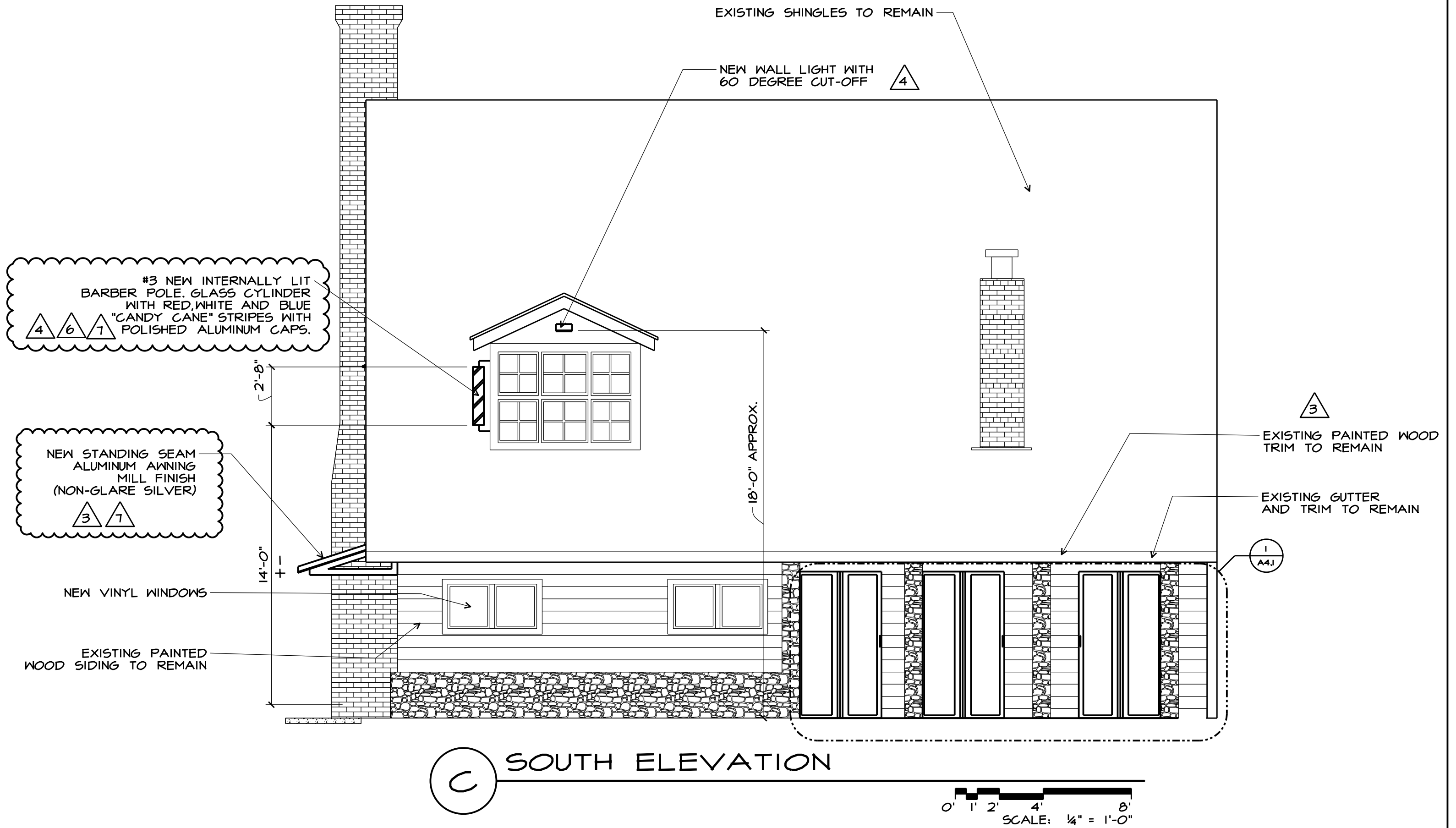
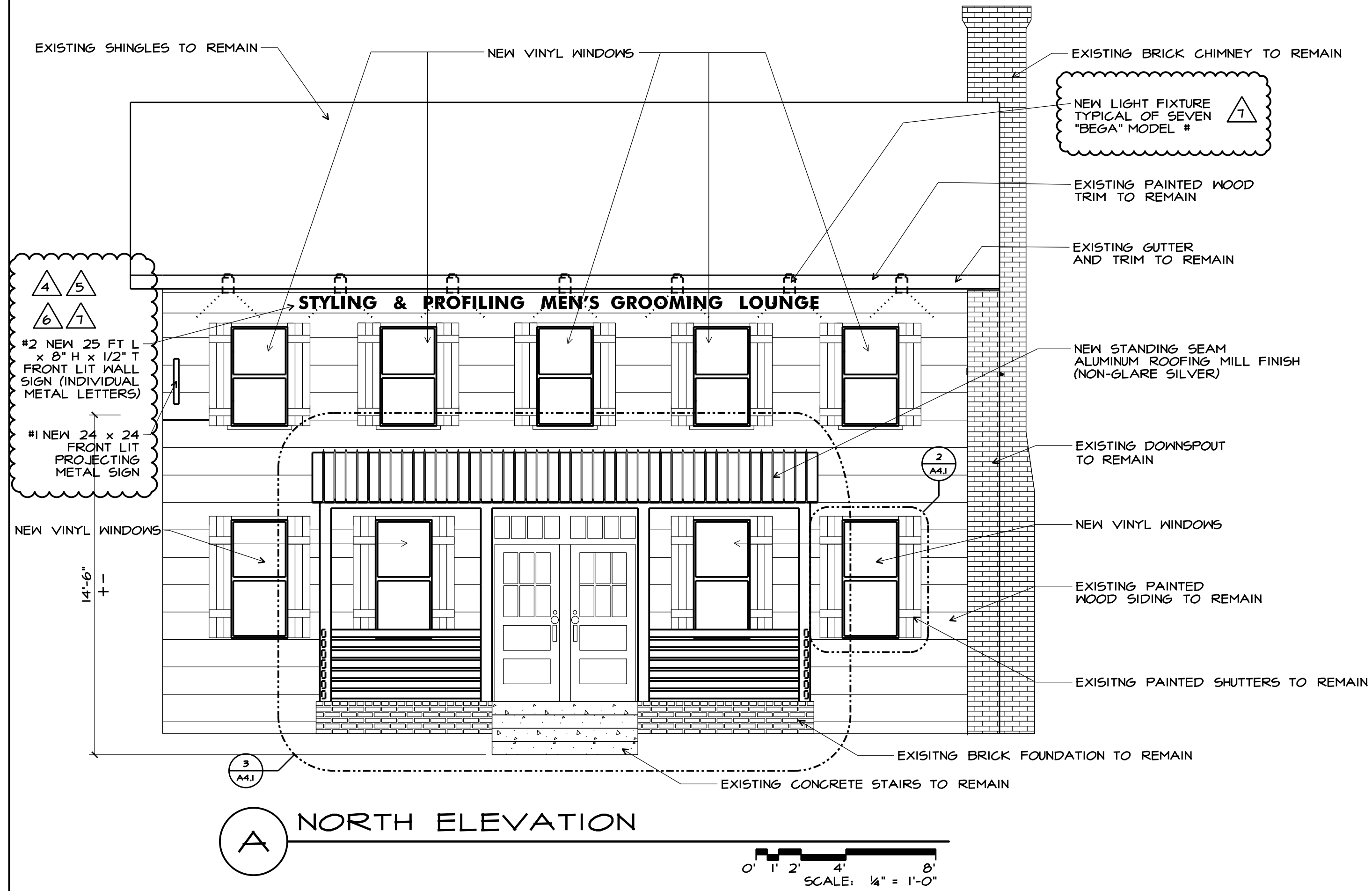
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DATE:	01/16/23
SHEET TITLE:	CEILING PLANS
SHEET NO.:	A2.1

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REH, ACH

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04/14/2023
05/22/2023
06/12/2023
08/21/2023
09/27/2023
10/19/2023

DATE:
01/16/23

SHEET TITLE:
ELEVATIONS

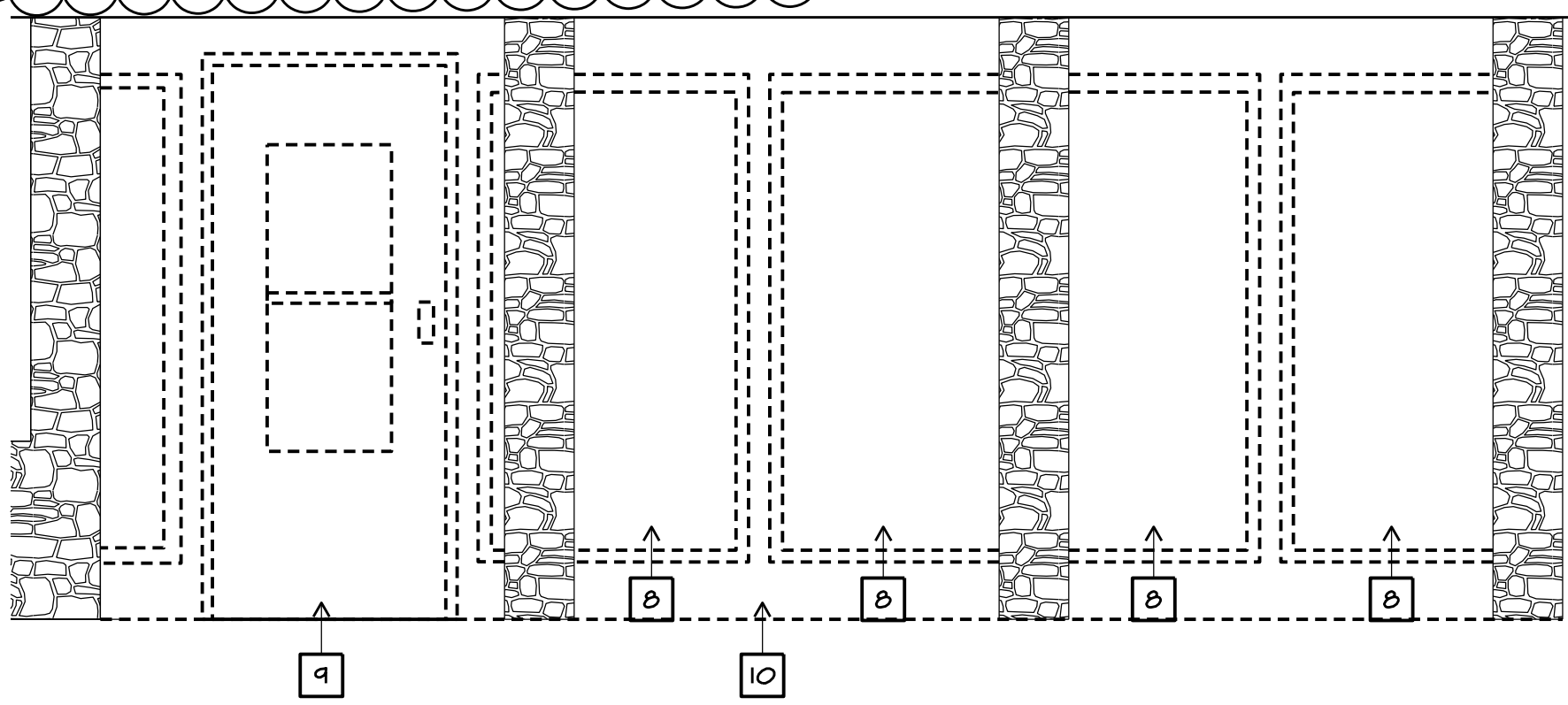
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A3.1

NEW WORK NOTES:

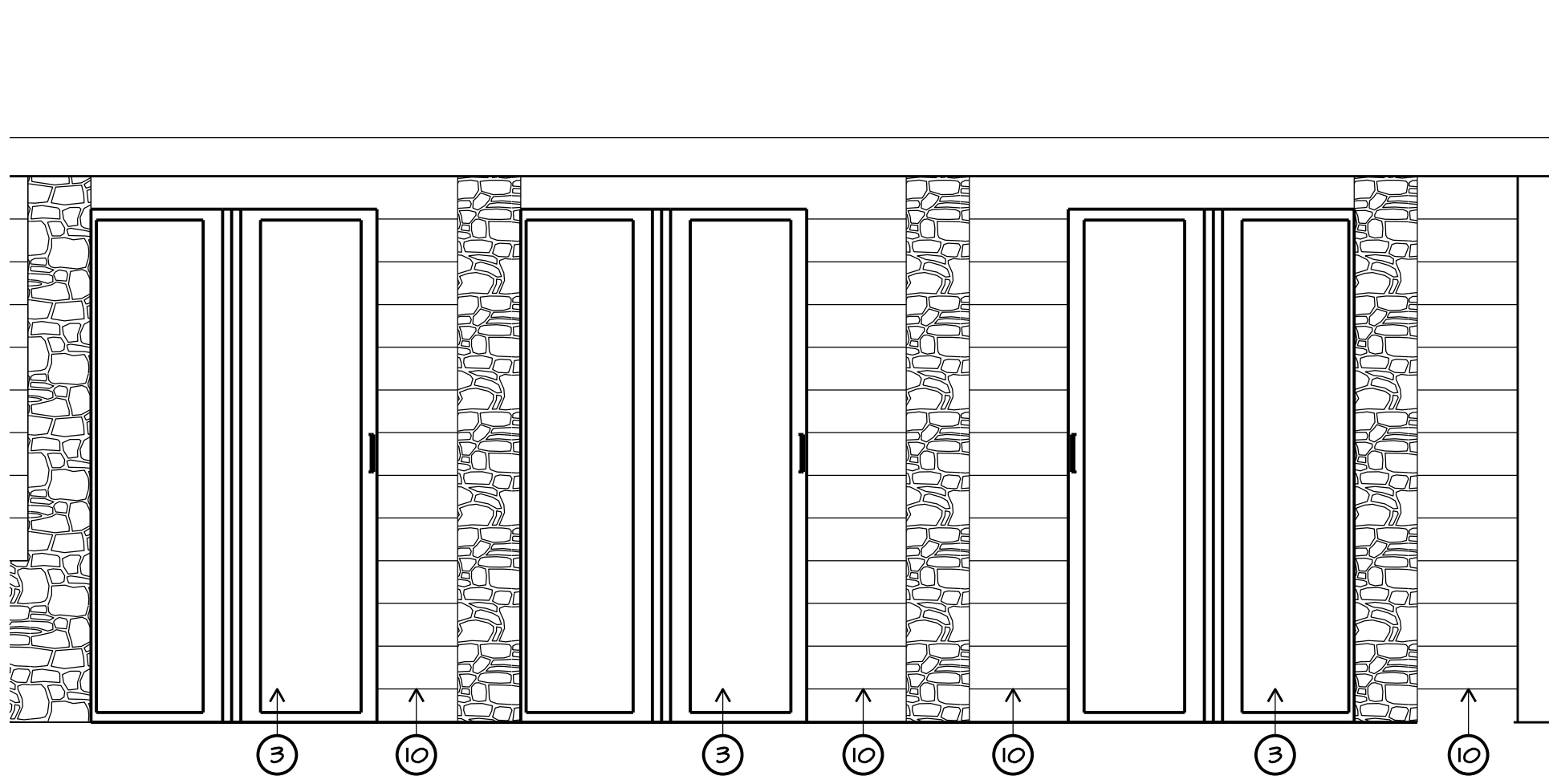
1. NEW VINYL DOUBLE-HUNG WINDOWS, (JELD-KEN #V4500 W/ ARGON-INSULATED LOW E GLAZING, U.S. 29.5Hq. 50, AIR INFILTRATION: < 0.3)
2. NEW 3 1/2 (R-13 MIN) BATT INSULATION WILL USE 6" (R-20) WHERE FEASIBLE
3. NEW PAINTED FIBERGLASS BIFOLDING DOORS (BLACK) (2X 2'-6"x6'-8" PANELS PER DOOR) (SEE ELEVATION)
4. 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:

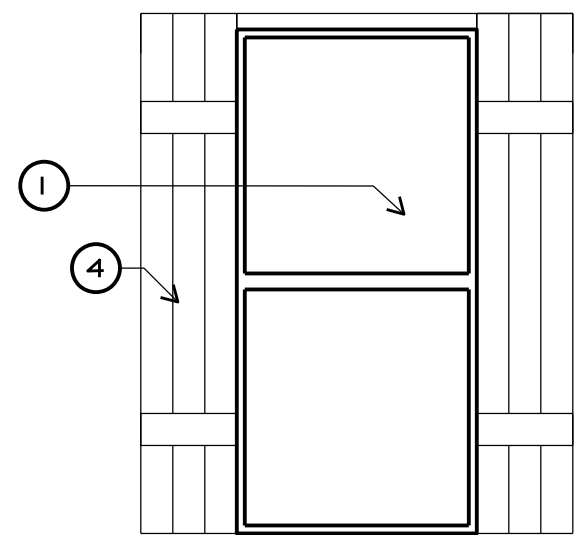
1. REMOVE EXISTING PORCH ROOFING
2. REPLACE EXISTING WINDOWS W/ NEW VINYL WINDOWS
3. EXISTING STAIRS AND FOUNDATION TO REMAIN
4. REMOVE EXISTING HAND RAILS
5. REMOVE EXISTING POSTS
6. REMOVE EXISTING BALUSTRADE AND RAIL
7. REMOVE EXISTING FRIEZE
8. REMOVE EXISTING WINDOWS ON BACK PORCH
9. REMOVE EXISTING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



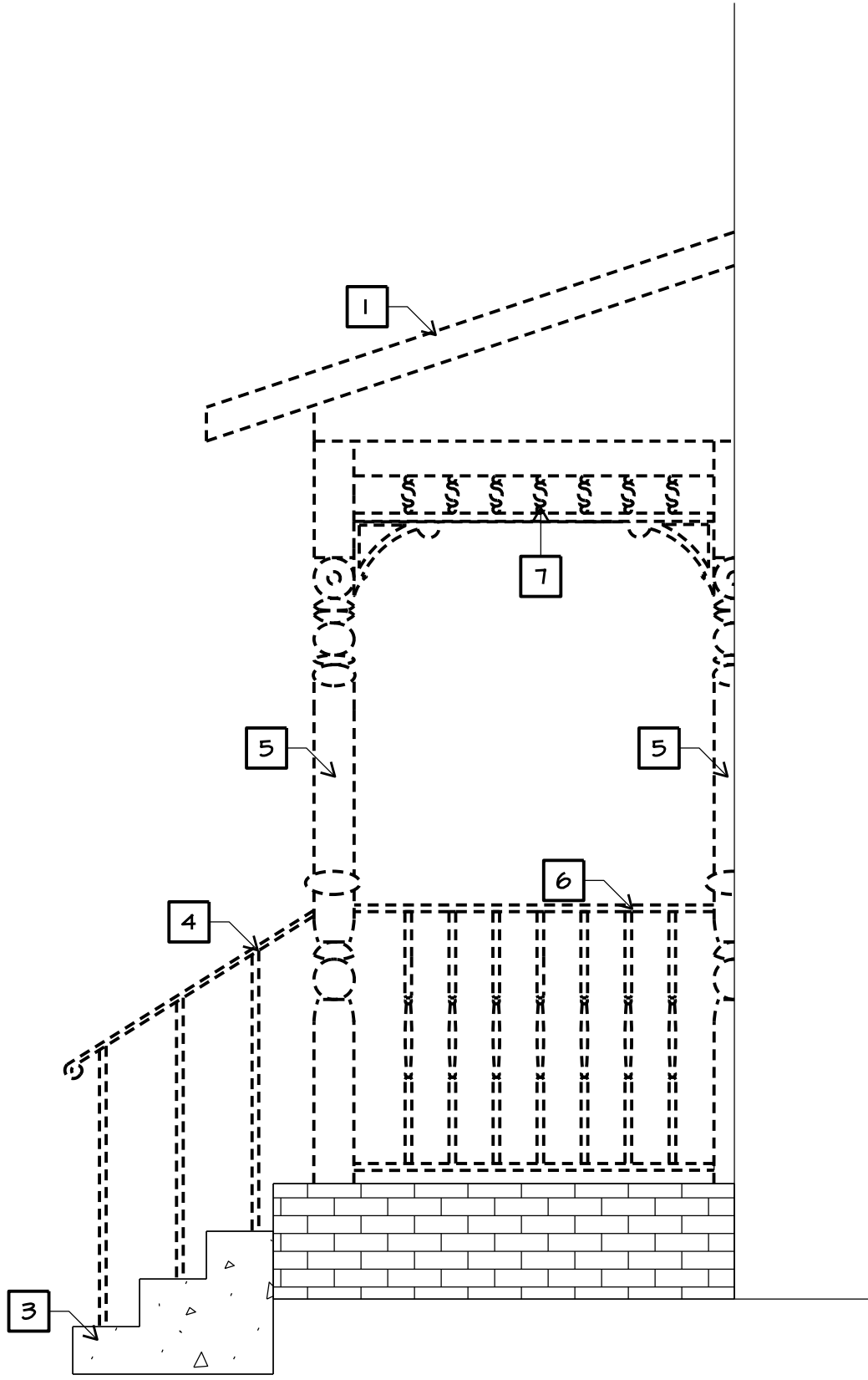
1 SOUTH ELEVATION WINDOW DEMOLITION
SCALE: 1/2" = 1'-0"



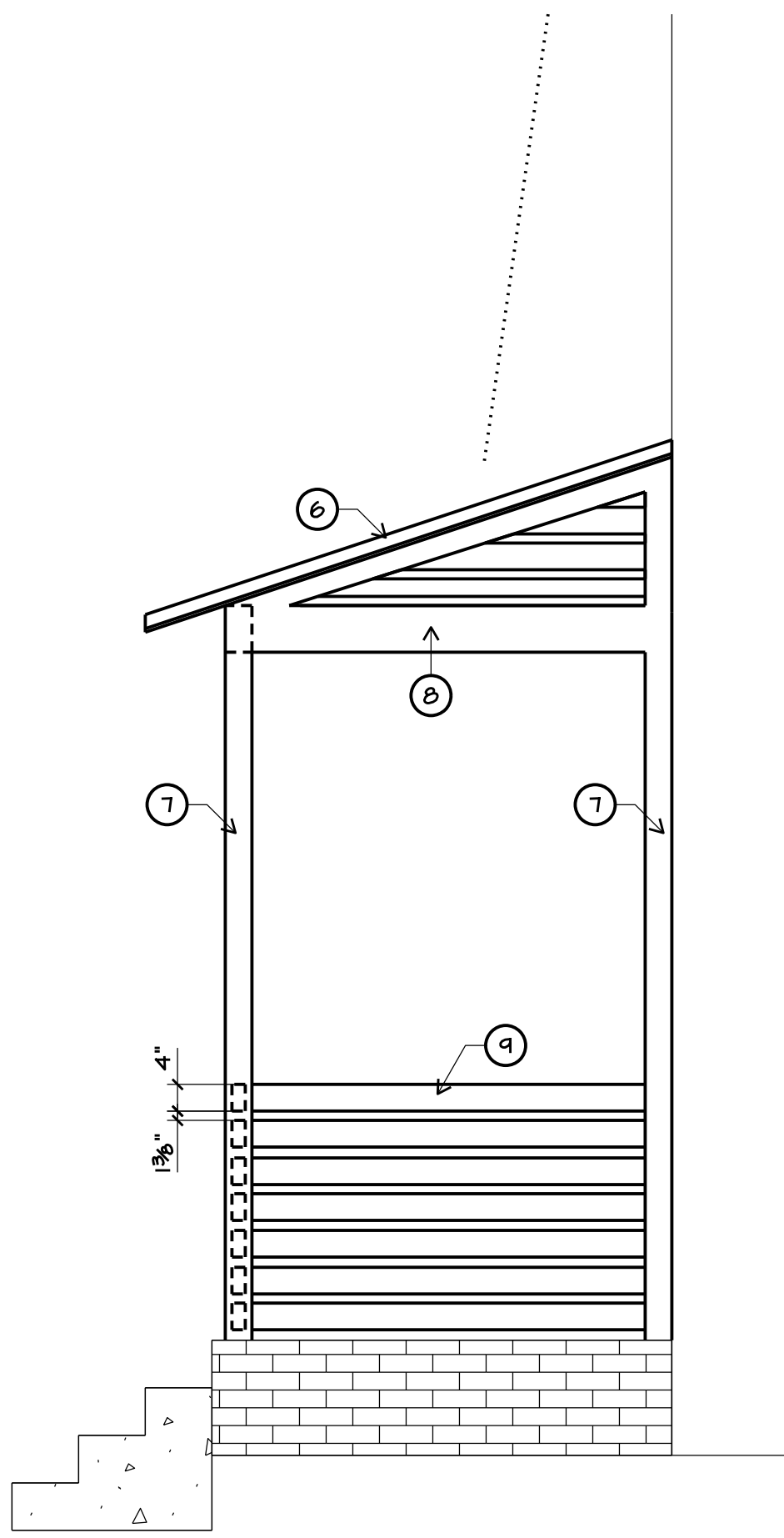
1A PROPOSED BIFOLDING DOORS
SCALE: 1/2" = 1'-0"



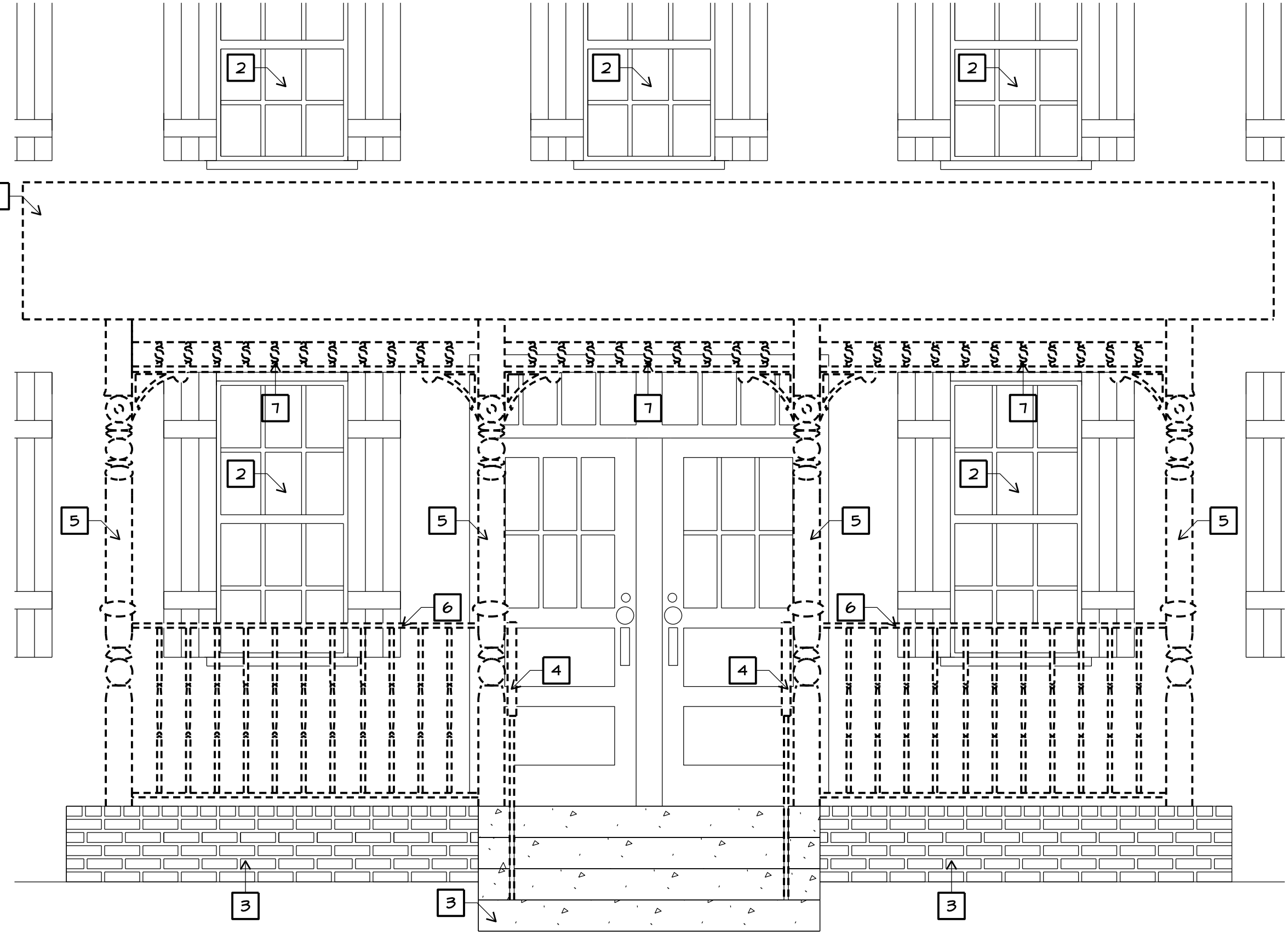
2 PROPOSED NEW WINDOWS
SCALE: 1/2" = 1'-0"



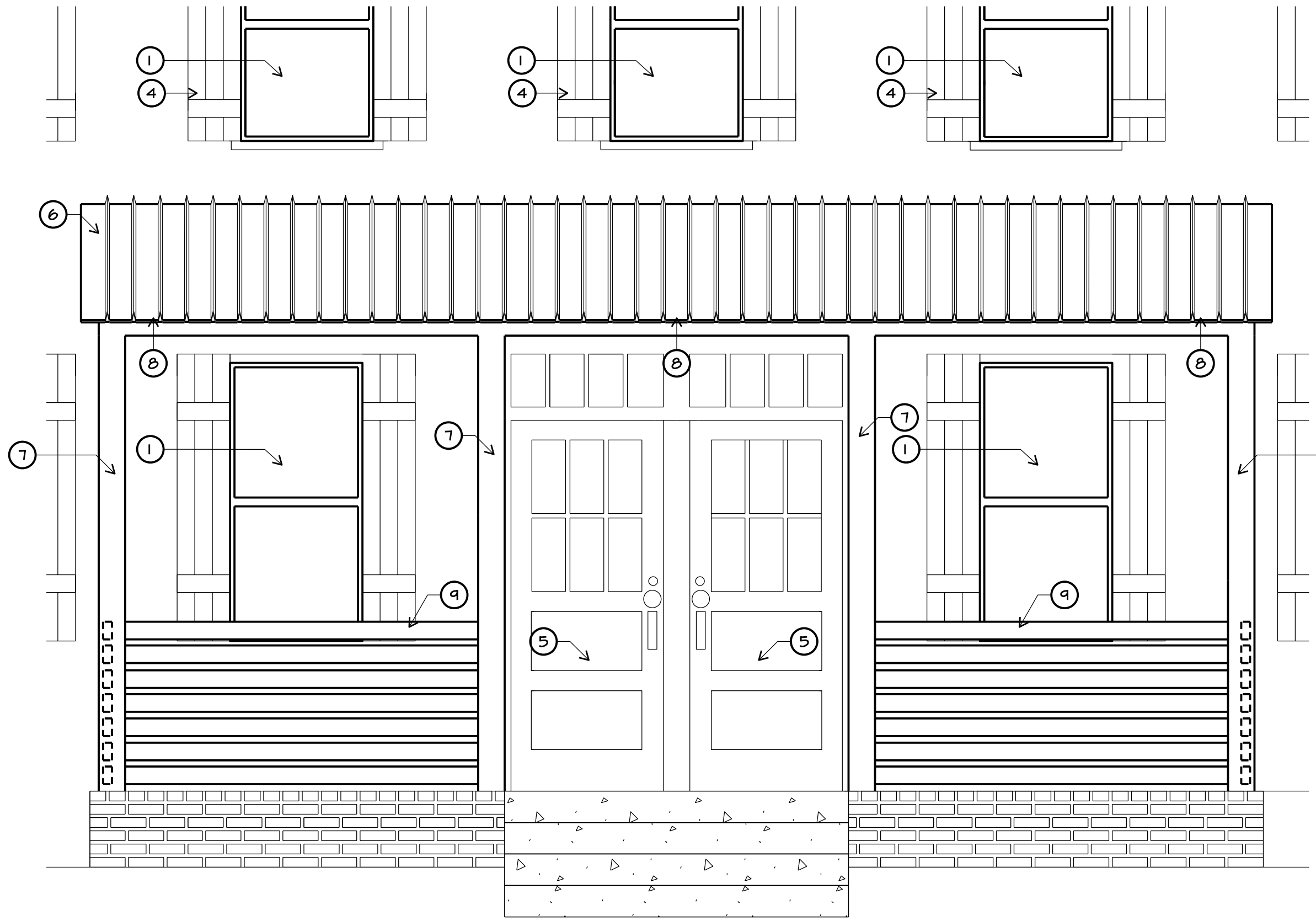
3 EAST ELEVATION PORCH DEMOLITION
SCALE: 1/2" = 1'-0"



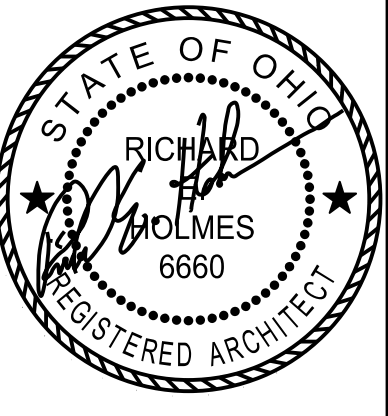
3A EAST ELEVATION ALTERNATE PORCH
SCALE: 1/2" = 1'-0"



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
fax 937.223.0888
web www.iagult.com

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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



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](#)

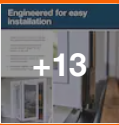
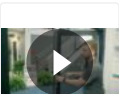
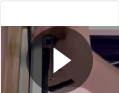
[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

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

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- 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



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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



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





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

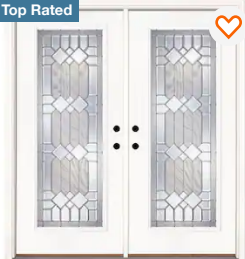


☒ Select

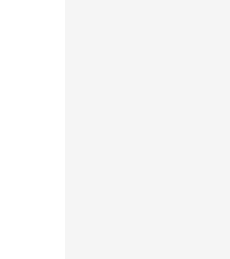


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72 in. x 80 in. Primed Fiberglass Left-Hand Full...

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74 in. x 81.625 in. Mission Pointe Zinc Full Lite...

★★★★☆ (75)

\$2318⁰⁰

Arr

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77.

\$7

Subtotal: \$7609⁰⁷

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Feedback

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Wall luminaire
Surface washer

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

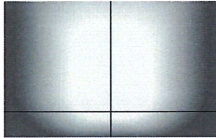
Die-cast aluminum · Safety glass · Reflector made of pure anodized aluminum

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

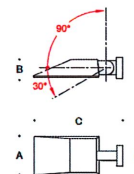
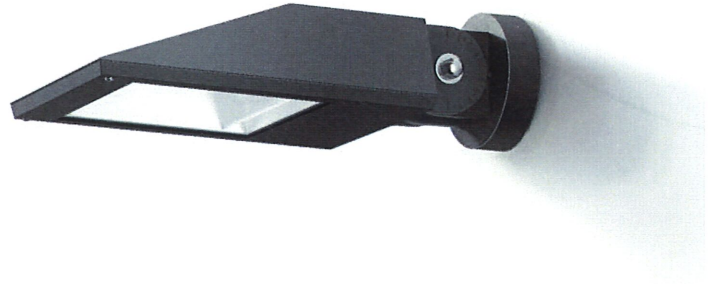
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification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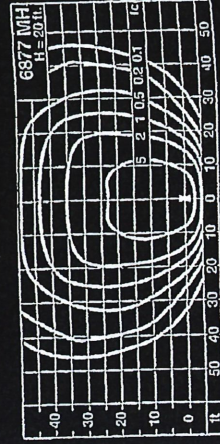
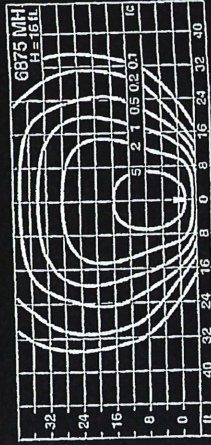
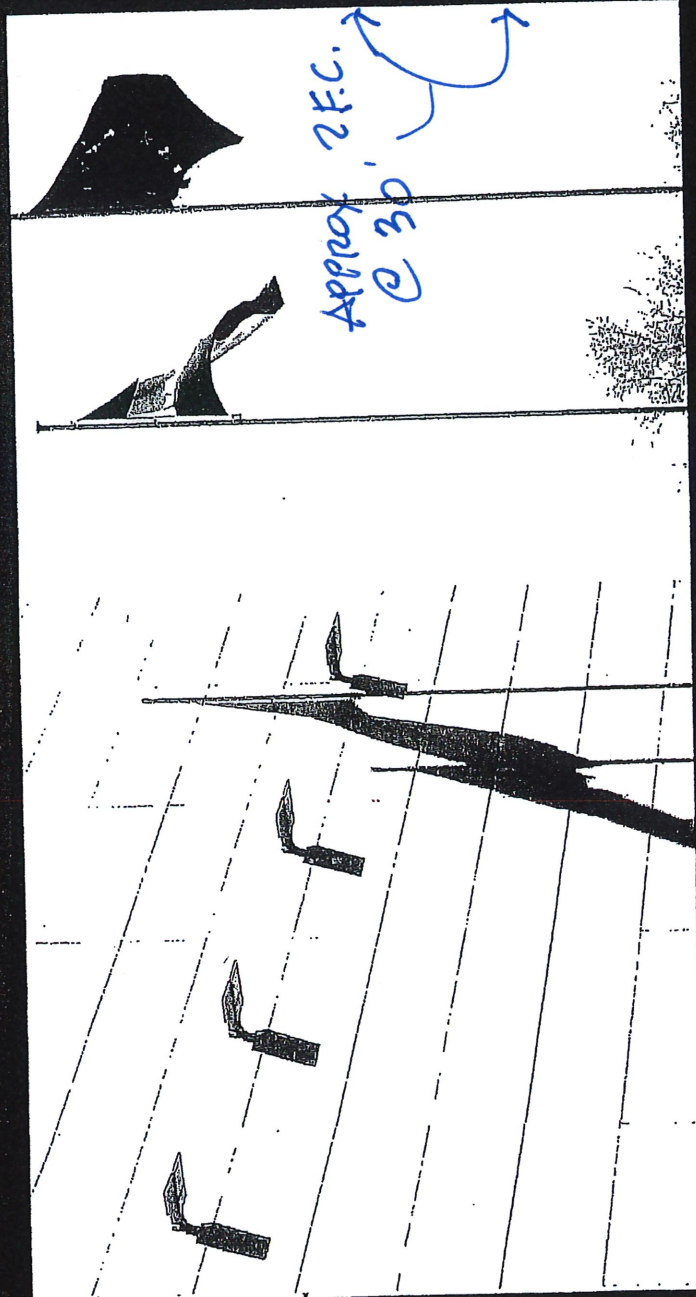


Asymmetric light distribution



Asymmetric light distribution

	LED	A	B	C	D
24 351	21.3 W	8 7/8	4 1/4	19 1/4	5 1/4
24 816	55.3 W	8 7/8	4 1/4	19 1/4	5 1/4
24 352	98.3 W	12 3/4	4 1/4	22 1/4	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







THOMAS M. McCASH
ATTORNEY AT LAW

55 SOUTH HIGH STREET, SUITE 210
DUBLIN, OHIO 43017
614-408-8367
Fax: 614-408-8282
Web: www.mccashlaw.com

December 27, 2023

Chris Shook
Reynoldsburg City Attorney
City of Reynoldsburg
7232 East Main Street
Reynoldsburg, OH 43068

RE: 7305 E. Main St. Variance and Certificate of Appropriateness
hearing of November 16, 2023

Dear Chris,

At the request of Darrin Leist, I am submitting to you this letter of concerns relative to the hearing held on November 16, 2023 and what I believe is improper actions taken by the Planning and Zoning Commission and a request that the city perhaps reconsider the application given the unique issues relative to the site and the applicants proposal.

In regard to our variance request, my clients request dealt with two signs facing Main St and what has been viewed as a sign being placed on the rear of the building. Not all of these elements can be seen together.

1. Main St Signs

a. Wall Sign:

Reynoldsburg Coty Code §1105.03(5)(a) provides in part that “A. Wall sign. One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable.”

My clients building is 36 feet wide facing Main St which would permit a wall sign of 72 square feet. The proposal for the wall sign is 16.67 square feet located at the eave of the building. This sign is 77% smaller than permitted. Additionally, because of the city's Main St renovations, the decorative street light/traffic signal for the southbound traffic from Lancaster Ave partially obscures the view of this sign unlike other properties in the area resulting in a less effective sign for my client, however important due to Main St. being the primary thoroughfare adjacent to my client's property.

Along with the decorative street light/traffic signal, my clients curb cut for this property was removed, requiring access to his site solely from the rear from Broad Alley.

b. Projecting Sign:

Reynoldsburg Coty Code §1105.03(5)(B) provides in part that “B. Projecting sign. 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.”

My client’s proposal is to provide a 4 SF projecting sign, 33% smaller than permitted. Nearly every business along Main St. has either a projecting sign, ground mounted sign perpendicular to Main St or as in the case of 7360 Main St. Additional wall signs facing the direction of traffic flow.

These two signs, provide the direct advertising of my clients’ business with his business name and comply with the requirements of the Sign Code. As noted above, the combined area of these signs is significantly below the permitted area which we would have liked to have pointed out as part of the discussion regarding the rear “sign”.

2. Broad Alley “Sign”

My client was proposing what has been classified as a third sign by the Planning Department, that being an illuminated barber pole. Under the requirements of the Ohio State Cosmetology and Barber Board and the Revised Code §4709.13(A)(7) it is a violation of the licensing regulations for a barbershop to not display “a recognizable sign or barber pole indicating that it is a barber shop, and the sign or pole is clearly visible at the main entrance to the shop.”

The requirement is a recognizable sign, i.e. a sign with the business name or a barber pole visible from the main entrance to the shop. The main entrance to my client business is on the rear of the building. The Main St. signs are not visible from the main entrance, thereby requiring my client to have a sign or barber pole at the rear of the building.

Instead of a brand sign with his business name, my client elected to use the iconic barber pole, which the Revised Code does not necessarily designate as a sign. The proposed barber pole is 1.78 SF in area and illuminated only when the business is open, similar to various “Open” signs that exist in the area and appear to not be regulated in the Sign Code other than perhaps as a Window Sign.

The barber pole is unique to the use as a barber shop similar to the Sign Code regulations for gasoline stations advertising the price of gas as an industry standard. In the case of a barber pole it cannot be used by other businesses and if my client’s business were to leave, the barber pole would have to be removed unless another barber shop would propose to be located there.

We believe this barber pole is unique to this specific use similar to the electronic signs for gas stations and approving the barber pole would be limited to only this particular use thereby avoiding establishing a precedent for three signs or providing for a permanent 3 sign approval for this property.

The board approved the barber pole and lighting for the wall sign at the front but would not approve having three “signs” for fear of establishing precedent and/or creating a situation where this property would have 3 signs approved. As noted above, we don’t feel that that is truly the case but we were never given the opportunity to present our positions above.

Notwithstanding the current approval of 2 signs, a barber pole and a wall sign, my client would have the opportunity for other supplemental signs in accordance with the Sign Code and not requiring approval of the Planning Board. Specifically,

1. A 32 SF banner sign for display not more than 45 days per year, equating to 3.75 days/month.
2. Flags, with his business name/logo. The code does not limit the type of flag to National, State or City flags.
3. A 6 SF sandwich Board sign.
4. Two window signs on Main St. not exceeding 30% of the window.
5. A 2 SF temporary sign, installed for a limited period of display, including decorative displays for holidays or public demonstrations.
6. A delivery vehicle, with business name, parked in the delivery space along the side of the building. This is not regulated by the current Sign Code.

All of these would be in addition to what the planning commission has presently approved and would provide a significant amount of signage area beyond the extra 4 SF of a projecting sign.

My client desires to provide tasteful and well-integrated signage into his project. He is not asking for the maximum area of wall sign, maximum area of projecting sign AND a third sign. His proposal is significantly less than what would be permitted. He is willing to forgo, as a condition of approval of the Wall, Projecting and Barber Pole as presented, his rights to a Banner Sign, Flags which are not National, State or City, Window Signs, Temporary Signs other than holiday displays (lights, garland etc.) and not having a delivery vehicle parked daily at the side of the building. This would be in addition to the current conditions that he agreed to as part of the variance approval.

We have not formally received the approved Board minutes and signed decision of the board at the present time. We would hope that the Board would move to reconsider this application given the above detailed discussion at its January, 2024 hearing which would be the first hearing after the November 16, 2023 meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas M. McCash', with a stylized, flowing script.

Thomas M. McCash



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
November 16, 2023**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Kleckley, Zollars, Barnhart, Benner, Bivens

ABSENT: Alabi

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers sworn in by Mr. Zollars.

PUBLIC COMMENT

Stella Todd, P.O. Box 1026 Reynoldsburg, Ohio 43068.

Ms. Todd wanted to discuss the area in which children walk back and forth to school and how it needs to be cleaned up a bit more. There's trash going up and down the street. She stated that Reynoldsburg is doing a pretty good job at keeping the streets clean as far as mowing. Ms. Todd did not state what street she was referring to or what school.

UNFINISHED BUSINESS

App# 2023-5486; 7305 E. Main Street; Richard Holmes; Variance

Ms. Buathier read the staff report into the record.

Mr. Zollars asked for the applicant to state their name and address for the record.

Mr. McCash is the attorney representing 1833 French House LLC and Profilers Grooming Company LLC.

Mr. Furst asked about the conditional use application and their desire to maintain the historical character of the building, but planning to use modern materials. He

asked them to expand on how they plan to maintain the historical character.

Mr. McCash explained they plan to maintain as much as the historical characters, as far as size of windows, locations, etc., but also use modern materials that are more durable and easy to maintain. He stated that the structure of this house has suffered for a while for not having proper maintenance. They are not going for historic preservation, but actually trying to mimic the historical character while using modern materials to ease the maintenance.

Mr. Furst asked if the masonry material on the back was actual stone material versus a plastic that mimics masonry. Mr. McCash told the board it is an actual stone that is already on the building. Mr. McCash explained that putting stone on requires a foundation and that's why synthetic stone is used. Mr. Furst explained that if the application called out stone, that the board would hold them to that material. Mr. McCash said, "we will not be installing plastic."

Ms. Kleckley asked the applicant to update the board on any updates regarding the hardship on the third sign.

Mr. McCash told the board they are able to have two signs of any particular combination. The building next door has a ground sign, a wall sign and a wall sign on the alley side. He pointed out that the chiropractor's office also has these same three signs. From their standpoint, the client is asking to be treated just like his next-door neighbor. Mr. McCash explained that their third sign is a barber pole, which is a traditional sign that dates back to the middle ages and it's an iconic logo. Mr. McCash stated that by Ohio law, he has to have a sign or barber pole at the entrance for licensing. The main entrance is on the south side of the building to comply with the Americans with Disabilities Act and accessibility. Rather than putting a sign with the business name, the applicant wants to put a barber pole sign. The applicant is asking for traditional signage with a glass piece and internally illuminated. This sign will only be illuminated when they are open. The business hours are 9 A.M. to approximately 7-7:30 P.M.

Mr. Benner wanted to ensure the applicant was aware that everyone else on Main Street was treated according to the zoning code at that time. The chiropractor's office has been there a long time and doesn't compute with the current application. This application is being reviewed on the zoning code as of right now. If this application was 10 years ago, he might have gotten it, but today's code says two signs.

Mr. McCash was not aware if any of the businesses around him were granted variances, or if the code changed, but they have three signs and would like similar signage granted to him.

Mr. Benner reiterated that anywhere you go in Reynoldsburg, you may find things that have been there that were grandfathered in. The city does not go out and make people change things, but anything new is subject to the current code.

Mr. Furst: We have consistently, especially in this district, denied variances for

additional signs. So, you know, if we were to deny this variance, it would be consistent with those prior determinations.

Mr. McCash recognized that the city has made some changes to the code, but believes the barber pole is a slightly different type of sign. He believes this sign is a piece that would only be there for this business and would be removed in the future if another business was to come in.

Mr. Furst explained that this request is for an internally illuminated sign, not a variance request for a barber pole. Giving a variance for an internally illuminated sign on this property would allow subsequent use of the sign for future businesses, where none are in this district.

Mr. McCash respectfully disagreed, they are asking for a variance for a third sign, the third sign being a barber pole. A barber pole that is internally illuminated. He claims the variance is specific to just the barber pole itself.

Mr. Furst asked if the applicant would be willing to accept a non-illuminated barber pole.

Mr. McCash stated that his client would prefer a traditional barber pole that is internally illuminated. The light will go off when the business is closed. This would not be illuminated 24 hours to advertise the business.

Mr. Furst explained that the concern is more about setting a precedent that might be harmful in the future.

Mr. McCash doesn't feel as if this will set a harmful precedent because the internal illumination is specific to the barber pole, as an iconic, traditional, barber pole sign.

Ms. Buathier reminded the board and applicant that the variance is to allow three signs, instead of two. Not a specific sign. There are four variances; one for the number of signs, one is for the type of material for a projecting sign, one for the type of external illumination that is not listed and one to allow one projecting sign to be internally illuminated.

Mr. Zollars asked to have a motion on each variance individually.

Mr. Bivens: I motion that we deny the variance for three signs.

Mr. Furst: Second

RESULT:	DENIED
MOVER:	Bivens
SECONDER:	Furst
AYES:	Benner, Kleckley, Zollars
NAYS:	Barnhart

Mr. McCash wanted to note in the record that the applicant was not permitted to provide any type of presentation or testimony before the decision was made.

Mr. Furst doesn't have any issues with the externally illuminated sign or the sign material and thinks it is consistent with how the signs are lit within the district.

Mr. Benner offered the applicant a chance to discuss the additional variances. Mr. McCash told the board the exterior illumination is soffit lighting to prevent anything that may detract from the architecture of the building.

Mr. Benner confirmed that the applicant had nothing to add about the other three variances.

Mr. McCash asked for the glass part of the barber pole to be supported.

Mr. Benner once again ensured the applicant didn't have anything to add to any of the other variances.

Mr. McCash said as far as the variance for the material, no.

Mr. Furst: I move that we accept the variances in these sections as stated by staff for the projecting sign material and the front lit external illumination.

Ms. Barnhart: I'll second.

Ms. Buathier noted the sections 1105.03.C.V.2 and 1105.03.C.11.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Barnhart
AYES:	Benner, Bivens, Kleckley, Zollars

Ms. Buathier: That just leaves the variance for internal illumination, section 1105.03.C.3.

Mr. McCash reiterated that his client would like this to be more of an open sign where it would only be on when the barber is there. Hours of operation are 9am - 7:30pm. The only time it would be on in darkness would be the 6pm-7:30pm time period. This is not on all night like other signs that are internally illuminated.

Mr. Furst asked if the board was to restrict the variance to the barber pole for this specific use, for this conditional use application, if the applicant would agree to that. Mr. McCash said, "Yes".

Mr. Meyer asked for the applicant to verify the hours because there seemed to be a conflict in what Mr. McCash said. Mr. McCash confirmed the hours are 9am - 7pm.

Mr. Furst: I do move that we accept the variance for the internally illuminated projecting sign with the following conditions: that it only applies to a barber pole

projecting sign, that it is for this site, and this specific Certificate of appropriateness that the applicant is presenting this evening, and that the sign only be lit during the applicant's stated business hours.

Mr. Bivens: I'll second.

RESULT:	Approved
MOVER:	Furst
SECONDER:	Bivens
AYES:	Barnhart, Benner, Kleckley, Zollars

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

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant why they chose this location as there are a number of haircutting establishments in close proximity. Mr. Furst stated there are two other shops within a one block radius and a number of women's haircutting establishments nearby. Mr. Furst is worried about another failed business at this location.

Mr. McCrary told the board this is an upscale male barber shop or male spa. They will offer pedicures, manicures and massages, with memberships. This is not a walk-in, looking for clients, this is membership-based.

Mr. Furst asked Mr. McCrary if he thought his business plan significantly set himself apart from his competitors. Mr. McCrary said, "most definitely".

Mr. McCrary agreed with the staff's recommendation for the roof to be black material.

Mr. Bivens: I make a motion to approve the Certificate of Appropriateness with the staff recommendations.

Ms. Kleckley: I second.

RESULT:	Approved
MOVER:	Bivens
SECONDER:	Kleckley
AYES:	Barnhart, Benner, Furst, Zollars

NEW BUSINESS

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman

From: tmccash@mccashlaw.com
To: [Phoenix Buathier](#)
Subject: 1833 French House
Date: Wednesday, February 21, 2024 4:17:33 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

Phoenix,

Per our telephone conversation, on behalf of my client we would request that this case be continued to likely the March 21, 2024 date in order to have the additional board members appointed by city council and allow the applicant to have the case heard by the full board.

I will have the plans modified based on the COA approval, removing signage at this time, so that he can have building permits issued for his project and begin the work. I'll also follow up on the encroachment release as well.

Thomas M. McCash
Thomas M. McCash, Attorney at Law
55 S. High St., Ste 210
Dublin, Ohio 43017
(614) 408-8367
Fax (614) 408-8282
Direct (614) 348-9883
tmccash@mccashlaw.com

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March 26, 2024

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

RE: Prestige Signs for Chase Bank; 6672 E. Main Street: Variance Application - Signage

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 6672 E. Main Street. The 2.6 acre site consists of vacant land. The site however has received zoning approval for a New Building to be located at the corner of Rosehill Road and E. Main Street. The land use is for a Financial Services and Banking – with a drive thru. The northern portion of the site does not have any future development proposed. The subject site is zoned BMD, Brice and Main District.
- b. The surrounding zoning consist of BMD, Brice and Main District to the north, west, and south of the subject site, with a surrounding gas station, retail –large format and retail-medium format. The land use to the east is a retail – convenience with gasoline which is zoned EMD, East Main Street Insight District.
- c. The applicant is requesting a variance to allow an additional 36.9 square foot wall sign on the west building elevation, along with a variance to increase the monument sign from 24 square feet to 27.12 square feet. The applicant has also proposed two 36.9 square foot wall signs on the east and south building elevations. Both the east and south building elevation wall signs are permitted, due the subject site being located on a corner lot.
- d. The applicant has submitted a site plan showing the location of the building, and all proposed signage. The proposed sign plan, identifies where all signage on the site will be located, including showing the images and dimensions of all wayfinding and informational signage on the site.
- e. The applicant’s statement of hardship in regards to the wall sign is to allow traffic coming from the East to recognize the business, and prepare for access into the site. The applicant also states that the buildings main entrance is on the west side of the building. The applicant did not give a specific reason for the variance request of additional square footage of the monument sign. The applicant does however state that they believe the increase square footage would not obstruct the view to traffic or the bus stop along E. Main Street.
- f. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for Brice and Main District, “Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development.

Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development.”

2. Project Review

- a. The applicant is seeking a variance to Section 1105.03.C.vii.1 Signs in Commercial and Mixed-Use Zones for Wall signs states: “One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. A wall sign shall be attached parallel to the building wall and shall not extend outward from the building wall more than fourteen inches (14”). A sign may be attached to a canopy, marquee or roof that projects beyond a structure provided that no part of such sign extends more than two feet (2’) beyond such roof, canopy or marquee. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials.”
 - i. The applicants sign plan indicates the proposed new wall signs will be internally illuminated.
 - ii. The applicant also states that the wall signage will be made out of polycarbonate material and will extend no more than 6.75 inches from the existing wall.
- b. The applicant is seeking a variance to Section 1105.03.C.vii.4 Signs in Commercial and Mixed-Use Zones for Monument signs states: “One (1) monument sign with a base constructed of stone or brick may be installed in commercial or mixed-use zones. In the EMD or BMD the base shall be constructed of brick only. The monument sign may be a maximum of six feet (6’) in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10’) from the front property line or easement line, as applicable.”
 - i. The applicants sign plan indicates the proposed monument sign will be internally illuminated.
 - ii. The site plan shows the proposed monument sign setback 14 feet from the side property line and 10 feet from the front property line.
 - iii. The applicant also states that the monument sign will have a brick base, and be made out of acrylic material that will not be larger than 6 feet in height.
- c. 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. Granting the additional wall sign and increasing the monument sign size, does not meet the general purpose and intent of the sign regulations imposed. However granting the variance would not be detrimental to the public’s welfare.

- 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. The land use of Financial Services and Banking – with a drive thru is a conditional land use in the BMD, Brice and Main District. The Planning and Zoning Board granted the conditional land use at the June 12, 2023 meeting.
- 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. There does not appear to be special circumstances or conditions to the land or the structure that is addressed in the applicants statement. Staff is of the opinion that denying both variance request would not deprive the property owner of reasonable use of the land or the structure.
- 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. Prior to the applicant previously proposing the building and its intended layout, the site was a vacant parcel. The applicant proposed this site layout, with the main entrance on the west side of the building, which is self-created. The hardship for an additional wall sign or a larger monument sign is not from the strict application of the Zoning Code.
- 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. The applicant has requested the minimum variance possible; however, it is not necessary for the reasonable use of the land or 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. Granting the variance would not impair the adequate supply of light and/or air to the adjacent property. There would not be an increase in danger of fire, public safety or impair the property

value. Also, based on the Engineering review and Fire Department review of the monument sign, there would not be any safety concerns with the proposed monument sign.

- 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 this variance would grant Chase a special privilege that has been unduly denied by the Zoning Code to other structures, land and buildings in the same zoning district.
- 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.
 - 1. Granting the variance would set a precedence for all future applications from other neighboring lands to request additional signage, or request an increase to the permitted monument sign area.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant did not provide a true hardship as to why granting either variance was necessary. The variances requested appear to be a matter of convenience.

3. Recommendations

- a. The applicant is requesting one additional wall sign to the already permitted two wall signs for a total of three wall signs. While the applicant states that the additional west building elevation sign is necessary for oncoming traffic to identify the building and make the appropriate turn into the subject site, staff is of the opinion that the proposed location of the monument sign would help to identify the building to east and west bound traffic. Staff is also of the opinion that the additional wall sign is a self-created hardship due to the applicant proposing the site layout that has been previously approved through the Major Site Plan process. The applicant is also requesting to increase the monument signs square footage from 24 feet to 27.12 square feet, for an additional 3.12 square feet. Staff is of the opinion that the applicant did not identify a hardship in their statement, and that the additional square footage is a matter of convenience. Based on these reasons, staff recommends denial of both variance requests.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: March 25, 2024

To: Ms. Phoenix Buathier, Planning & Zoning Administrator - City of Reynoldsburg

From: Scott Shaffer, PE

Subject: Staff Report for: Chase Bank (6672 E Main St) – Signage Variance

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director;
Eric Meyer, Director of Development; Ryan Andrews, City Engineer

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review as part of variance requests for site signage for the Chase Bank project located at 6672 East Main Street. EMH&T previously reviewed Major Site Plan and Plot, Grade & Utility Plan applications for this property. The following summarizes our findings and recommendations with respect to this development.

PROJECT SIGNAGE

1. The site plan is proposing a ground-mounted monument sign in the southwest corner of the property. The sign will be along East Main Street.
 - a. The southern edge of the sign will be a minimum of 10-feet from the existing right-of-way. Based on the proposed sign position, there should be no concerns with sight distance for vehicles existing the right-in/right-out driveway just to the west.
 - b. The project is requesting a variance to increase the square footage of the ground mounted sign from what is permitted by City code. After review, there should be no adverse impact to the project or the surrounding area or sight distance if the additional square footage is permitted.
 - c. The sign placement will need to be verified in the field to ensure it avoids existing fiber optic and cable tv facilities in the vicinity of the sign location.
2. The project proposes several non-illuminated directional signs throughout the site. These are not regulatory signs, but serve an important purpose for wayfinding for customers. We take no issue with the placement of these signs provided the design elements (style, height, and colors, etc.) are approved by the Development Department.
3. The project site plan shows a “Stop” and a “Do Not Enter” sign at the exit of the drive thru lane. These were reviewed and approved as part of the Plot, Grade and Utility (PGU) review.
4. The site shows appropriate handicap accessible parking signage to match the provided accessible parking spaces. These were also reviewed and approved with the PGU plan.
5. EMH&T offers no opinion regarding signage to be mounted on the building or accessories such as the headache bar.



Department of Development
Planning and Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

*All Applications are submitted in person,
through mail or to the Building
Department by email at
permit@reynoldsburg.gov.

App./Case#: _____

Date Submitted: _____

*Please know that an application will not be
processed until payment has been received.

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

Property Address: 6672 E Main St, Reynoldsburg, OH 43068	Parcel ID#(s): 060009340
---	-----------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Eric Eldridge	
Contact Email: eric@primeretailre.com	Contact Phone Number: (614) 570-7405

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Chase Bank	Contact Name: Kenneth Colliander, Vice President
Contact Email: kenneth.j.colliander@chase.com	Contact Phone Number: 312-325-6532
Description of Use: Bank/Drive thru	

III. APPLICANT INFORMATION

Applicant Name: Prestige Signs - Alyssa Sherry	Applicant Address: 4815 Chrisman Rd, Mount Sterling, OH 43143
Applicant Phone Number: 614-400-3305	Applicant Email: alyssa@prestigesignsoh.com
☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☐ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

We are seeking a variance to install an additional wall sign above the allowed (2) wall signs with a corner lot. We are looking to permit an additional channel letter set reading "CHASE" with logo on the West elevation

We are seeking a variance to increase the square footage of the monument from 24 SF to 27.12 SF

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: Eric Eldridge Date: 2/27/2024
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: _____



Prestige Signs
614-400-3305
alyssa@prestigesignsoh.com
4815 Chrisman Rd, Mount Sterling, OH 43143

To

Department of Development
Planning and Zoning Division
7232 E Main St, Reynoldsburg, OH 43068

To whom it may concern,

This is a statement of hardship for a new Chase Bank being constructed at 6672 E Main St, Reynoldsburg, OH, parcel 060009340, a lot at the corner of E Main St and Rosehill Drive.

Chase Bank has requested us to apply for a Variance addressing to increase the allowed (2) wall signs to the proposed (3) wall signs. Also to increase the allowed surface area of a monument sign from 24 SF to 27.12 SF.

Wall signs:

Current code:

“Wall Sign. One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. Any wall sign located in accordance with this subsection shall be attached parallel to the building wall, mounted on a raceway, or painted directly on a wall, provided no wall sign shall extend outward from the building wall more than twelve inches (12”). Where a building is located on a corner lot, one (1) additional wall sign may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials.” Code 1105.03.C.v.1

Hardship:

Wall signs:

Current code:

“Wall Sign. One (1) wall sign may be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. Any wall sign located in accordance with this

subsection shall be attached parallel to the building wall, mounted on a raceway, or painted directly on a wall, provided no wall sign shall extend outward from the building wall more than twelve inches (12"). Where a building is located on a corner lot, one (1) additional wall sign may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials." Code 1105.03.C.v.1

Hardship:

Currently this lot is allowed (2) wall signs for being a corner lot. This will allow for the proposed channel letter sets on the East elevation on Rosehill Drive, and the South elevation on E Main Street. We would like to propose a variance request to allow a channel letter set on the West elevation. Adding an additional channel letter set on the West elevation will allow for East bound traffic to recognize the business at a further distance to prepare for the complication of accessing entrances at this establishment. There will be one main public entrance on the West elevation as well as another coming from the North in which the West elevation will be visible upon arriving to this location.

This parcel is surrounded by Kroger gas station, CVS/Pharmacy, Jolly Pirate donuts, and a UDF gas station, all which are commercial properties. The requested variance of an additional wall sign will not impair excessive amount of light or air for it will provide the same light as initially approved wall signs on East and South elevations. The public will be able to benefit from a wall sign on the West elevation in the aspect of traffic control, visibility, public entry, and branding.

The requested sign will be the identical size, shape and color of the proposed wall signs on the East and South Elevation.

Monument Sign:

Current Code:

"Monument Sign. One (1) monument sign with a base constructed of brick may be installed in the ORD-C. The monument sign may be a maximum of six feet (6') in height with a maximum surface area of twenty-four (24) square feet. Any monument sign located in accordance with this subsection shall be setback a minimum of ten feet (10') from the front property line or easement line, as applicable." Code 1105.03.C.v.5

Hardship:

Chase, our client, would like to propose an increase in square footage for their monument sign. The current proposal within code allowance agrees with a maximum overall height of 6', has a brick base, and a minimum of 10' from property line. The current code allows 24 square feet of surface area for monument signs in this district and we would like to propose a square footage increase of an additional 3.12 SF, totaling 27.12 SF in surface area. With the proposed square footage of 27.12 we do not foresee an issue with obstruction of view due to the increase in square footage for there is an existing wall, bus stop, and other traffic control items that are closer to the property line than the proposed monument.

Sincerely,

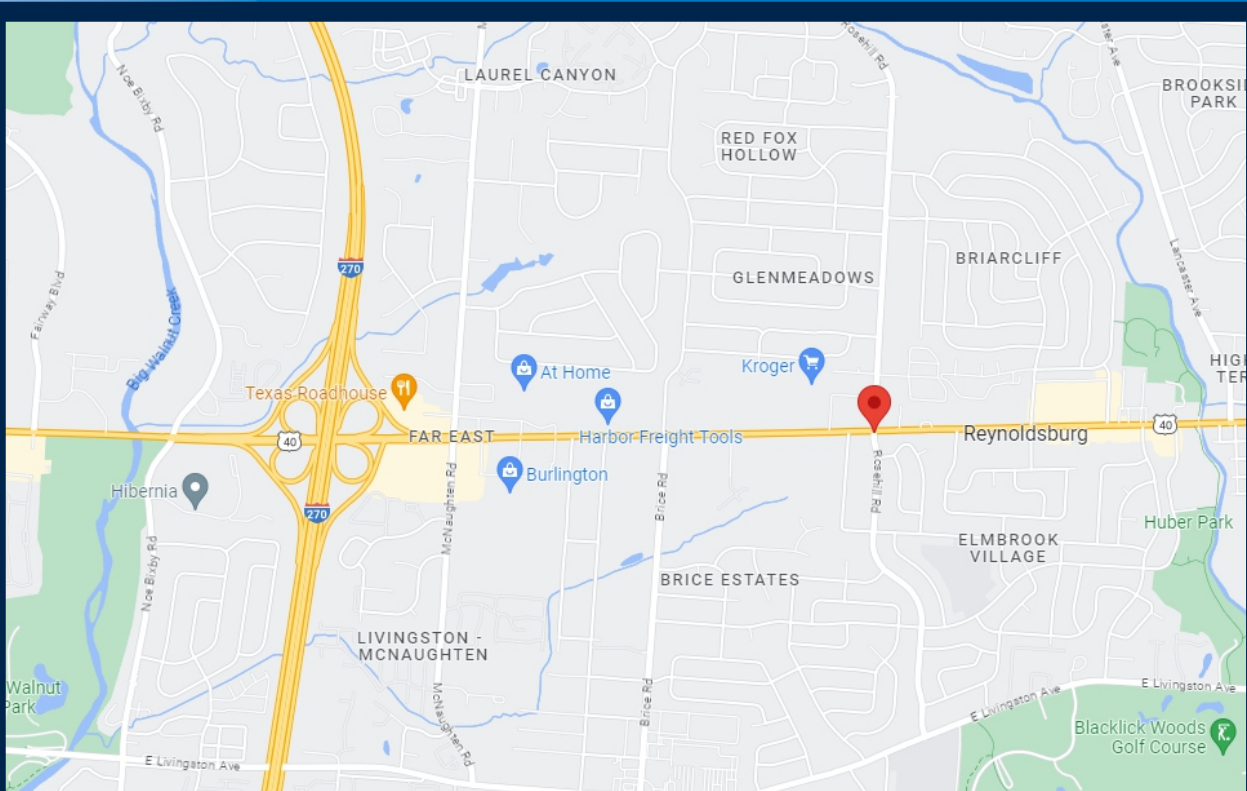
Alyssa Sherry

Prestige Signs



#48100R004913

Reynoldsburg 2 to New Relo
6672 E Main St
Reynoldsburg, OH 43068



REVISION NOTES:

R5: Detail Drawing - Updated site plan per latest DRC book and adjusted sign locations accordingly. - AS - 06/28/23
R7: Detail Drawing - Updated elevations. - AS - 09/11/23
R8: Customer Drawing: Moved sign B03 up to tower portion of the wall per PM/customer. 9/13/23-AJK
R9: Detail Drawing: Moved sign B03 up to tower portion of the wall per PM/customer. 9/13/23-AJK
R11: Detail Drawing: Revised site address & ground sign base - 01/17/24 TT



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JP Morgan Chase Bank
#48100R004913

Reynoldsburg 2 to New Relo
6672 E Main St
Reynoldsburg, OH 43068

Initial Date: 04/25/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

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Customer Signature _____ Date _____

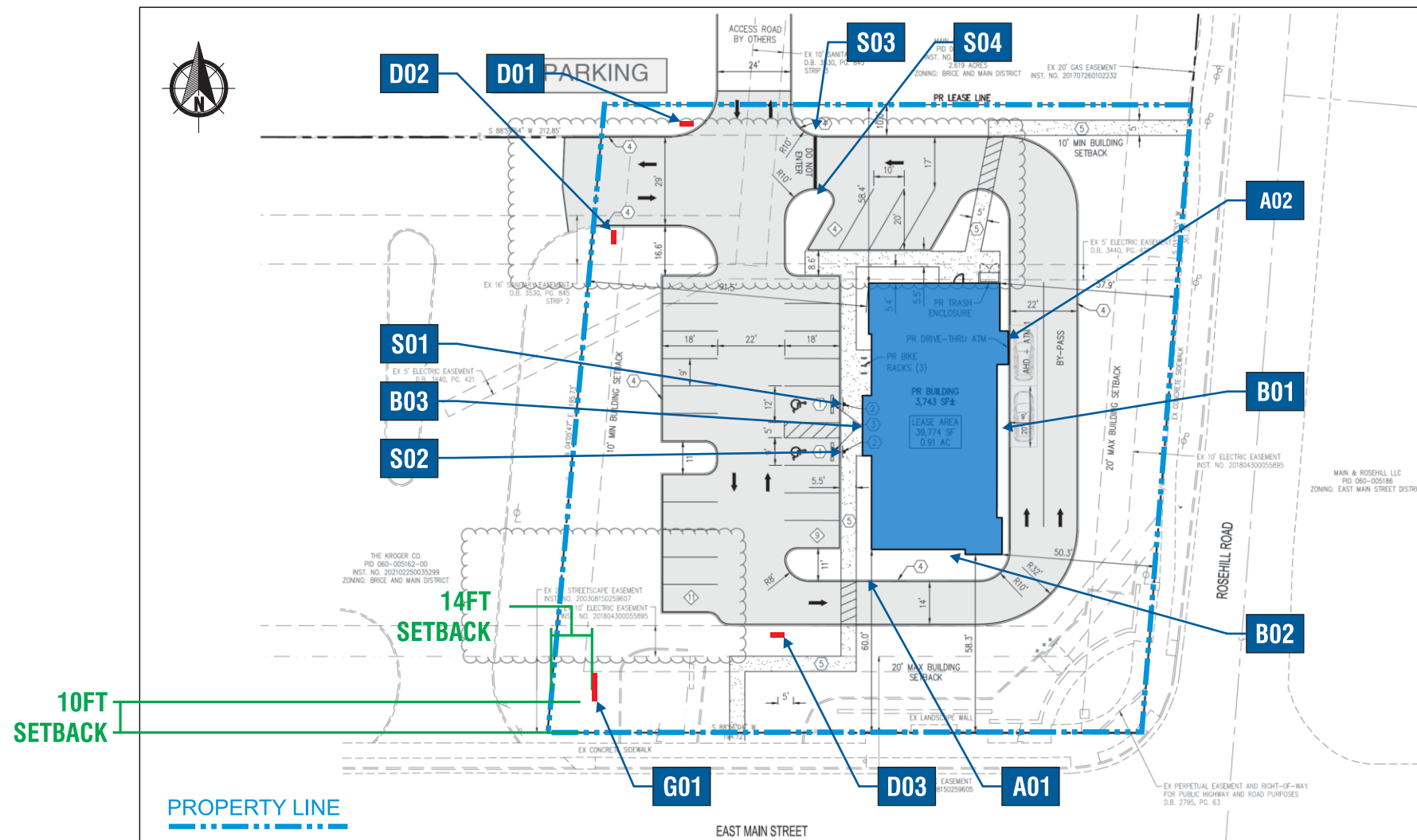
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Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

Revision: R11 - 01/17/24

SITE PLAN
SCALE: 1' = 50'-0"



EXTERIOR SCOPE OF WORK					
SIGN ID	ELEVATION	SIGN TYPE	DESCRIPTION	SQFT	ADDITIONAL APPROVAL (Y/N)
G01	- -	CHA-M-25-RE-CUSTOM	Double-Faced Illum. Mon. - Max 6ft Height with 14in Letterset	24	- -
B01	EAST	LIF-WBO-24	24" White Channel Letters and Logo	36.9	- -
B02	SOUTH	LIF-WBO-24	24" White Channel Letters and Logo	36.9	- -
B03	WEST	LIF-WBO-24	24" White Channel Letters and Logo	36.9	- -
A01	- -	HB-U-R	Headache Bar - Right	- -	- -
A02	EAST	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	2.27	- -
D01	- -	D-5-RE	Non-Illuminated Directional Sign	- -	- -
D02	- -	D-5-RE	Non-Illuminated Directional Sign	- -	- -
S01	- -	TC-P-ADA-OH-V-RE	Post Mount Handicap Stall Sign - Van Accessible	- -	- -
S02	- -	TC-P-ADA-OH-RE	Post Mount Handicap Stall Sign	- -	- -
S03	- -	TC-P-STOP-DNE-DOT-RE	Post Mount - Do Not Enter Sign - STOP/DOT Standard	- -	- -
S04	- -	TC-P-STOP-DNE-DOT-RE	Post Mount - Do Not Enter Sign - STOP/DOT Standard	- -	- -
D03	- -	D-5-RE	Non-Illuminated Directional Sign	- -	- -

SQUARE FOOTAGE	
PROPOSED SQFT:	136.9
ALLOWABLE SQFT:	- -
DIFFERENCE:	136.9



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Drawing Number: 23-00546

Project ID: CHASE 48100R004913 1

Revision: R11 - 01/17/24

Sign Legend / Site Plan

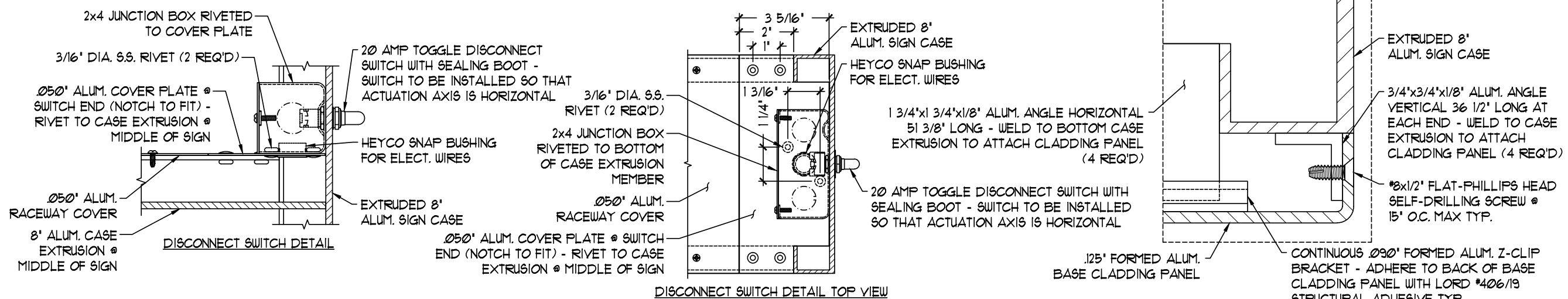
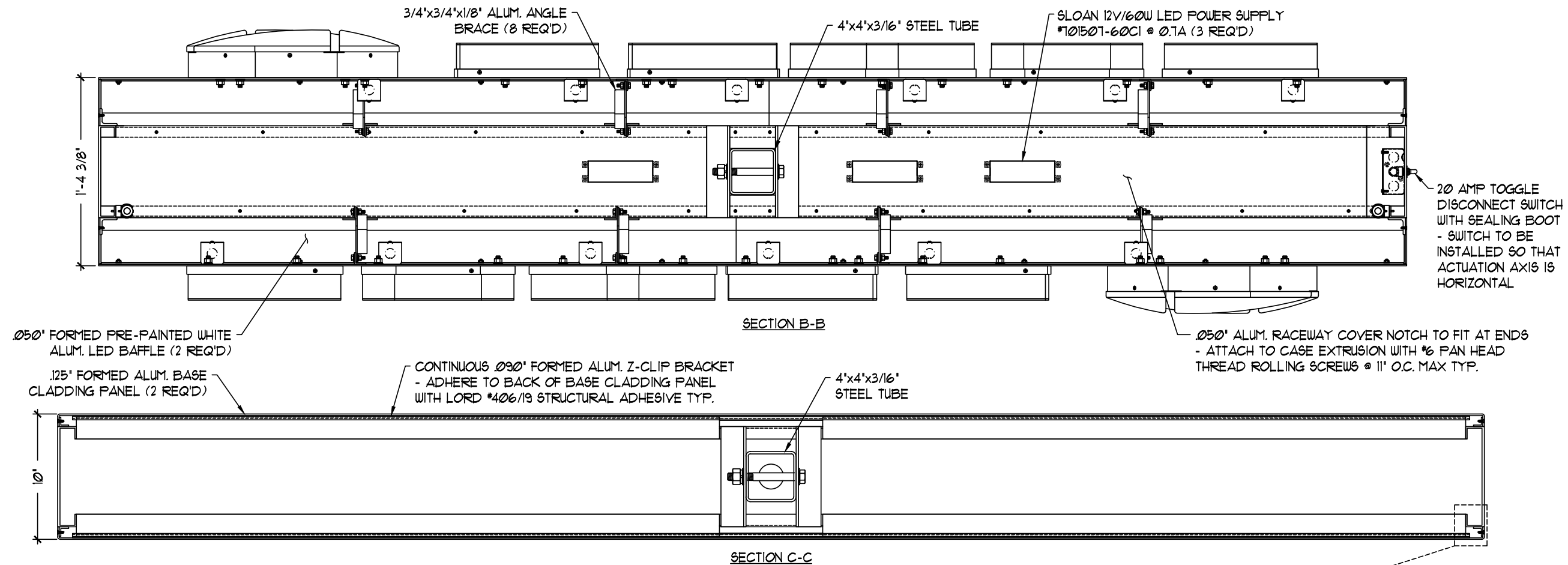
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Initial Date: 04/25/23
Salesperson: Arthur Navarro
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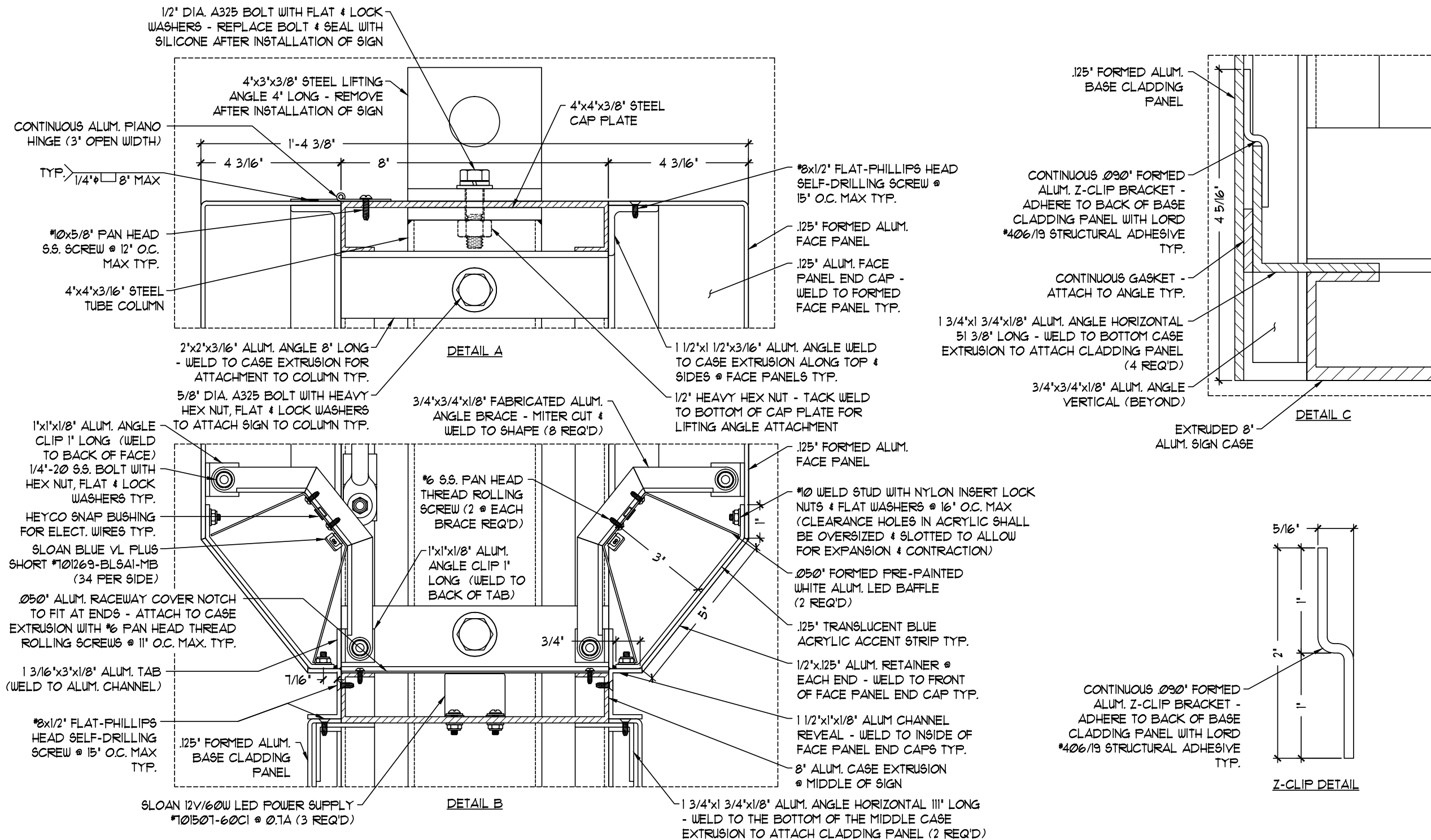
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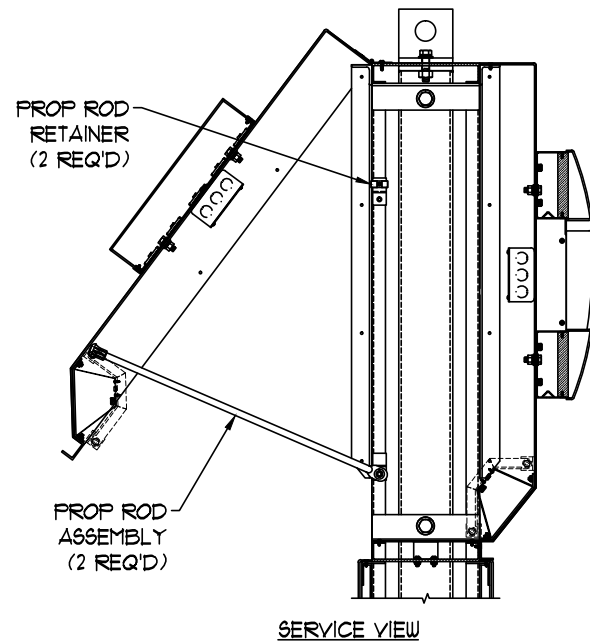
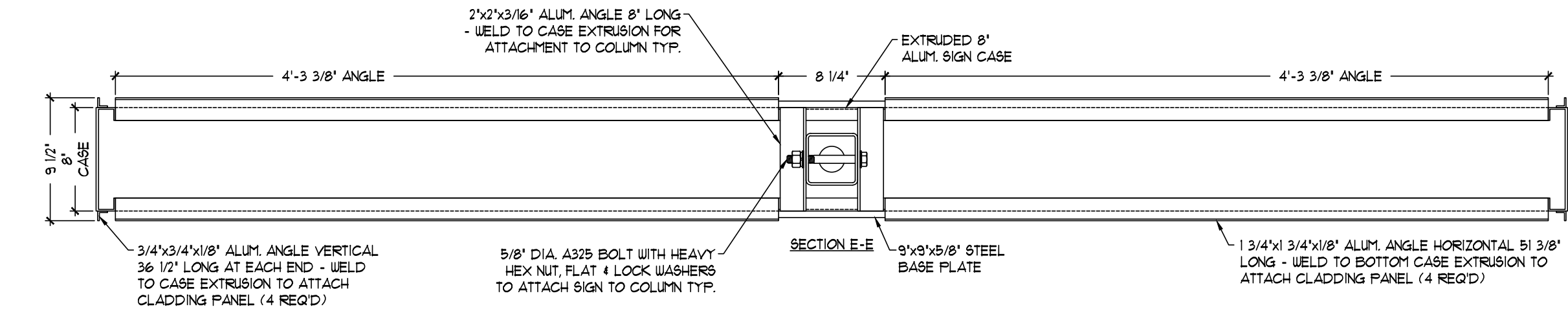
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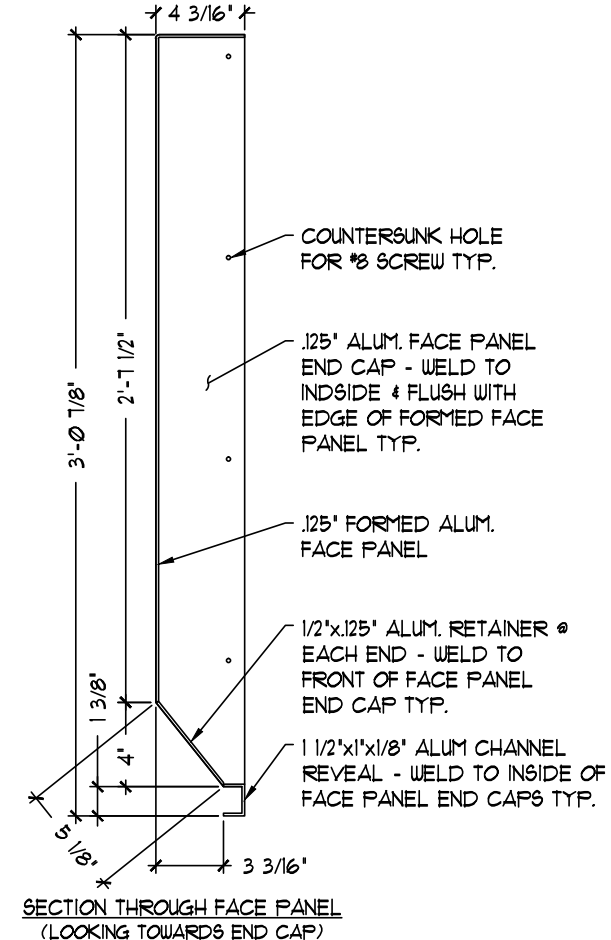
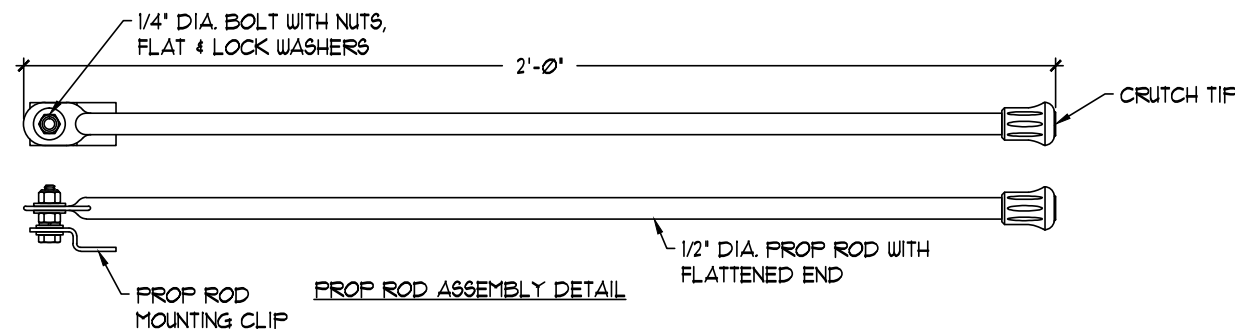
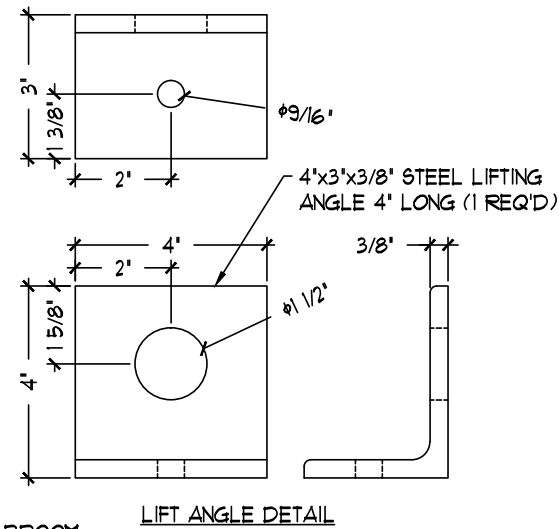
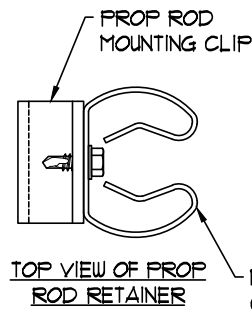
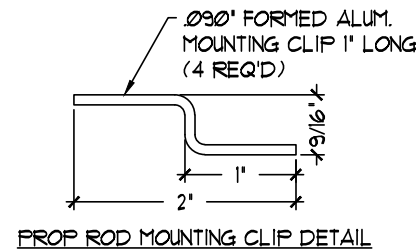
Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

Revision: R11 - 01/17/24



SIGN MANUFACTURER SHALL PROVIDE ADEQUATE LENGTHS OF WIRE WITH STRAIN RELIEF & QUICK-DISCONNECT CONNECTORS TO ALLOW FOR THE SERVICING OF THE SIGN



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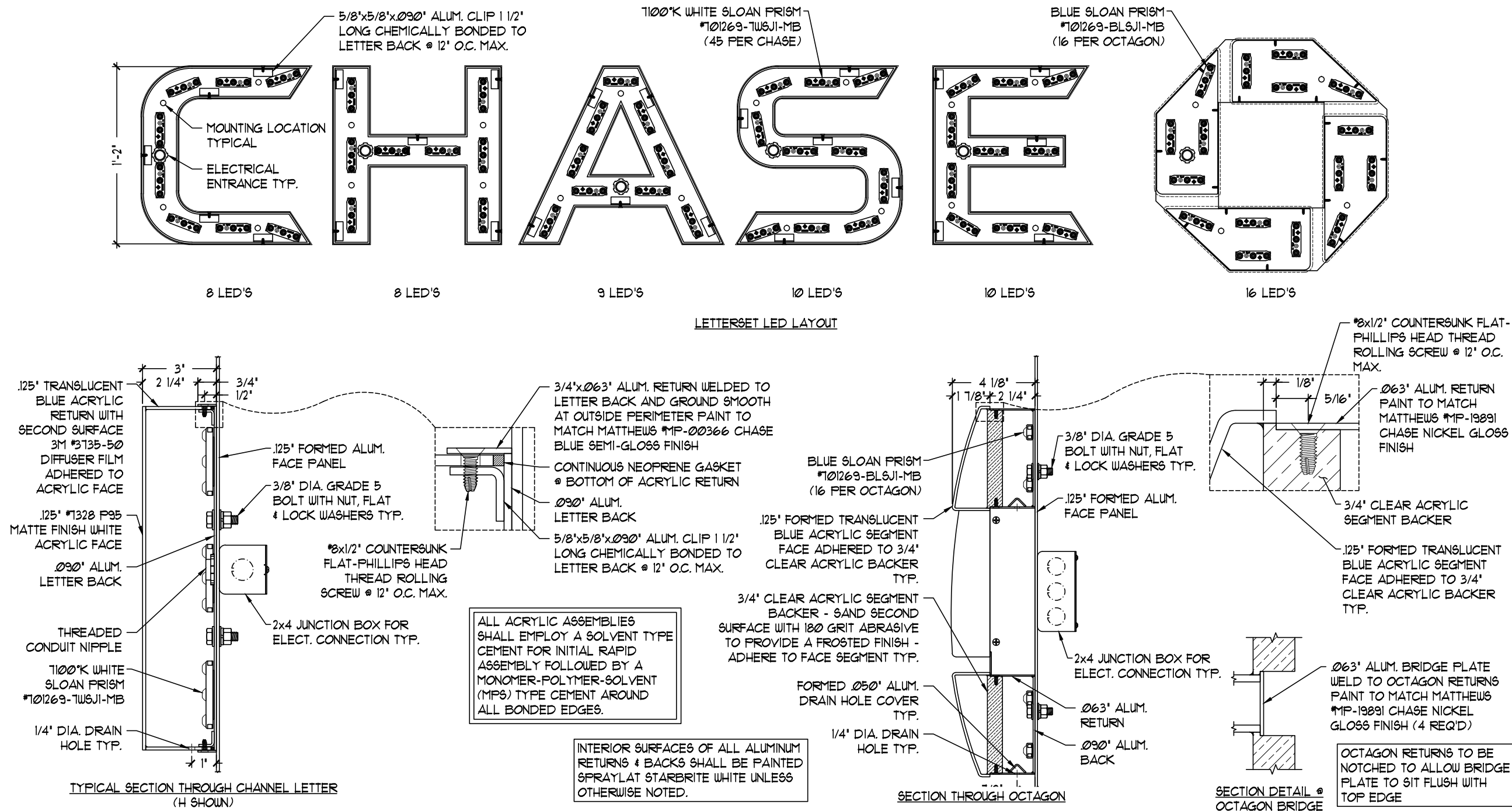
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electrical to sign location -
RESPONSIBILITY OF OTHERS!

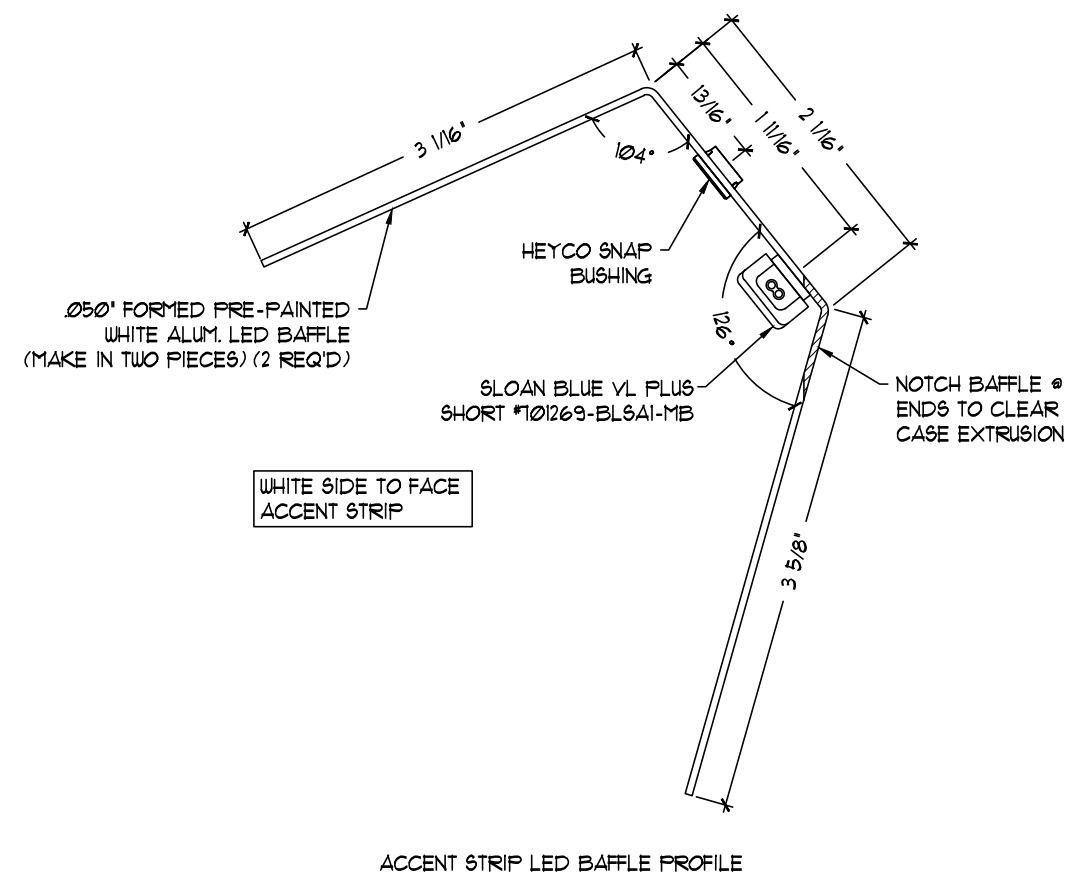
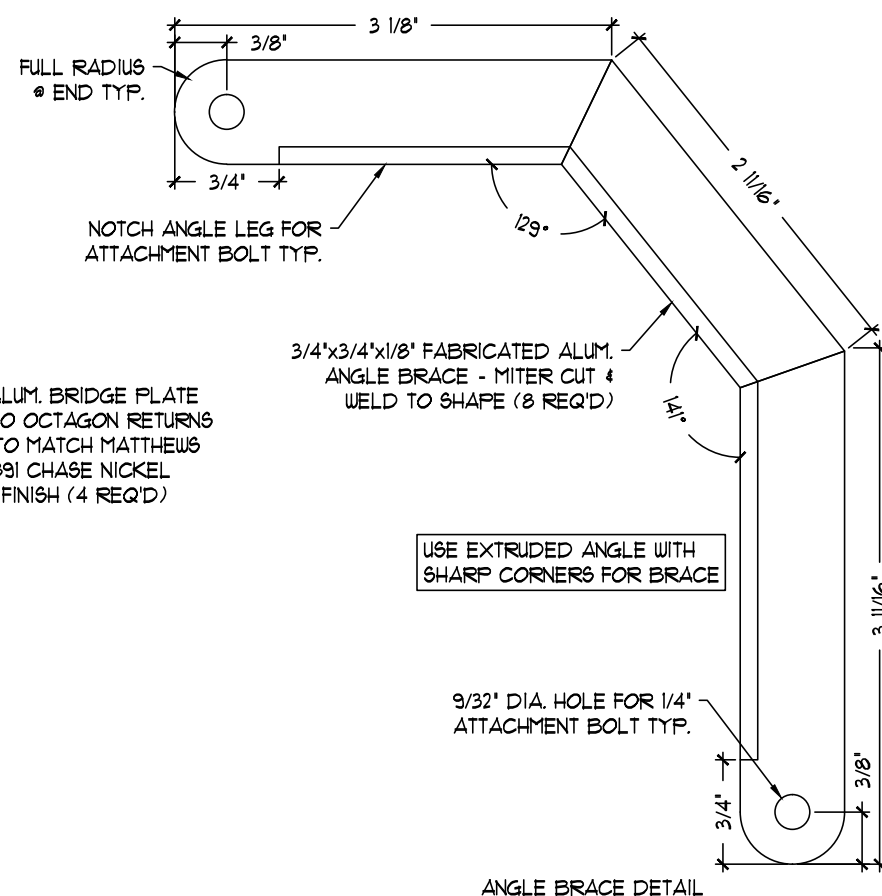
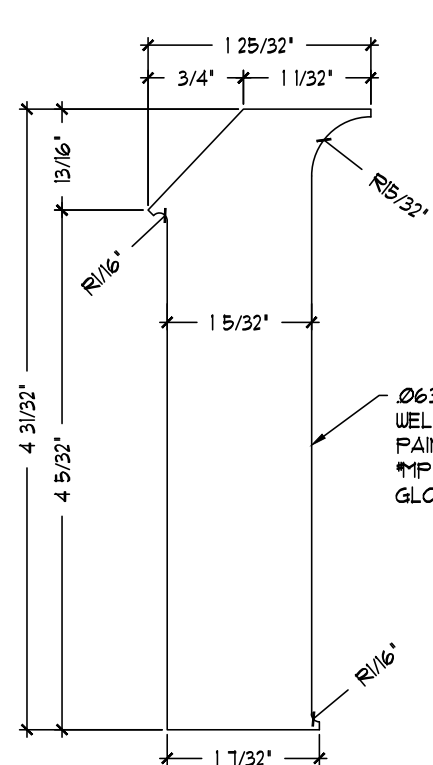
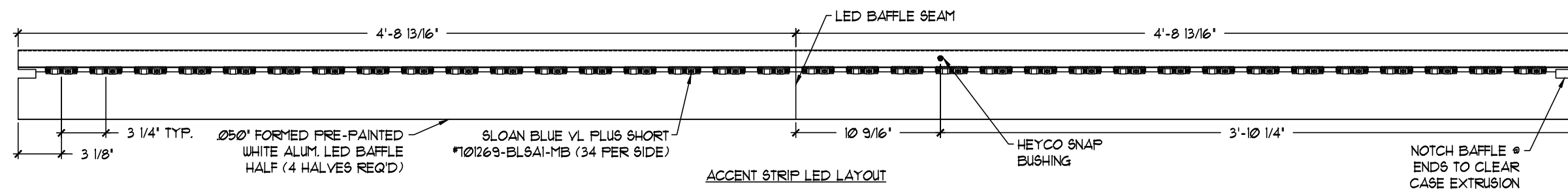
Customer Signature _____ Date _____

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Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

Revision: R11 - 01/17/24



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signtech.com



JP Morgan Chase Bank #48100R004913

Reynoldsburg 2 to New Relo
6672 E Main St
Reynoldsburg, OH 43068

Initial Date: 04/25/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

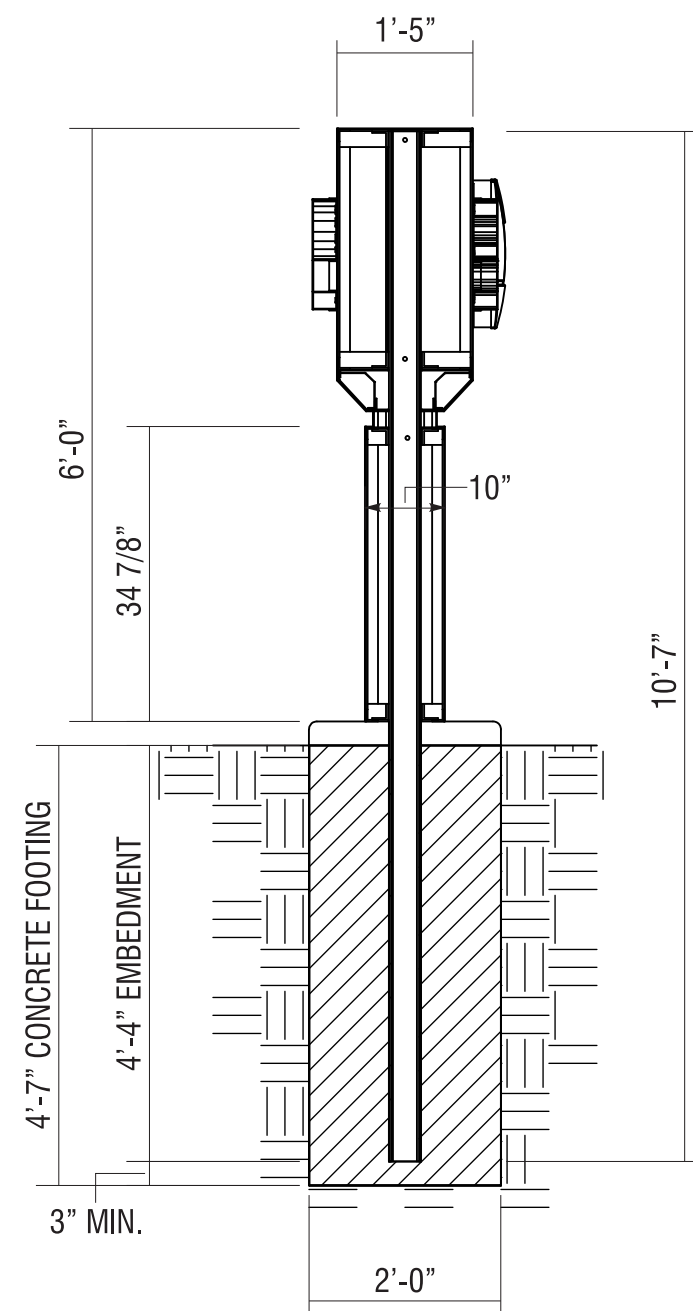
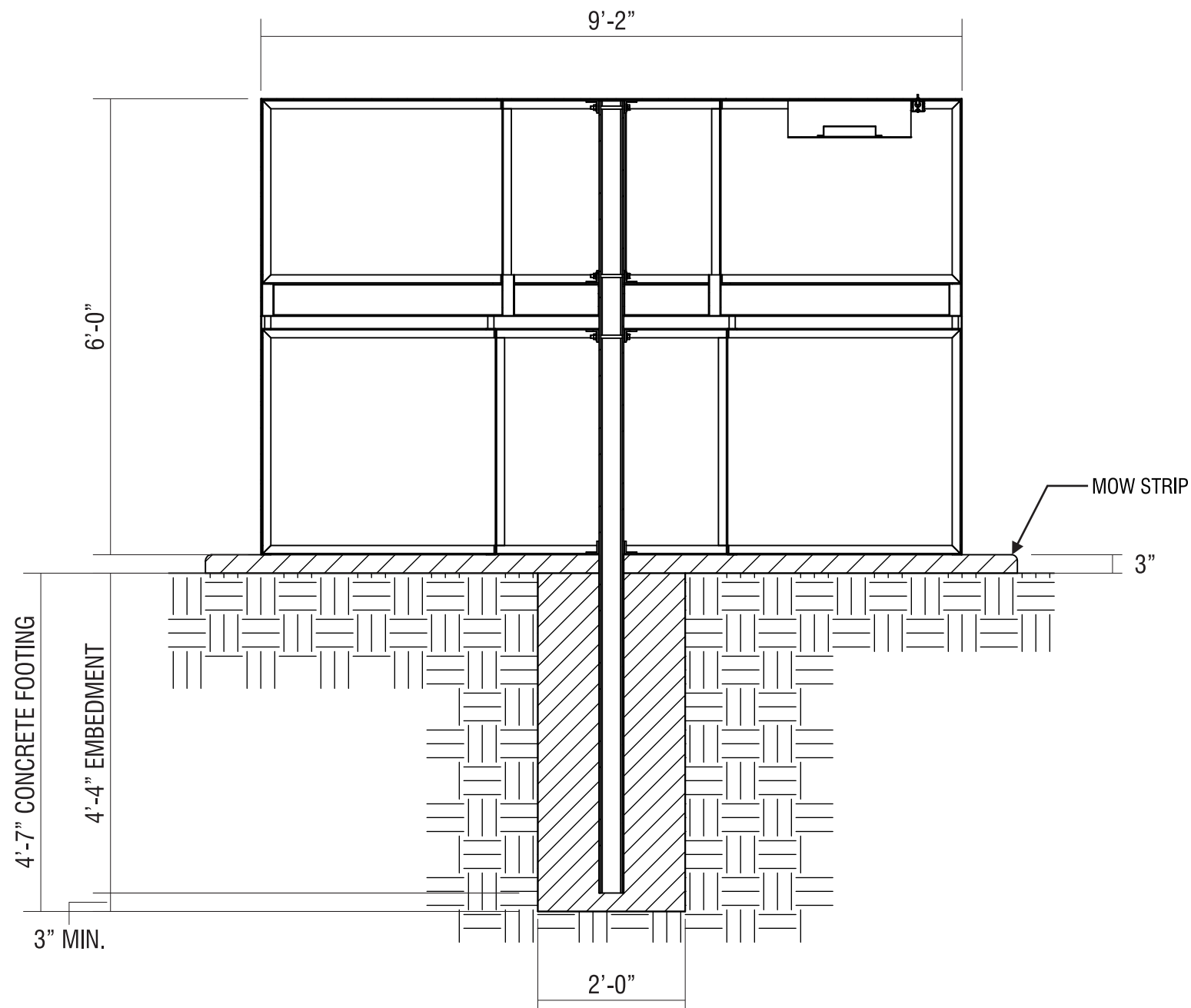
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C-C

FRONT VIEW SECTION - FOOTING DETAIL

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

D-D

SIDE VIEW SECTION

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



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REVERENCE ENGINEERING

STRUCTURAL CALCULATIONS

for

Chase #48100R004913 Monument Sign

at

Reynoldsburg 2 to New Relo NWC of Main Street and Rosehill Road
Reynoldsburg, OH 43068

Prepared for:

Signtech Electrical Advertising, Inc.

Package Type:

Initial Submittal

Project #:

2304131

DESIGN SPECIFICATIONS

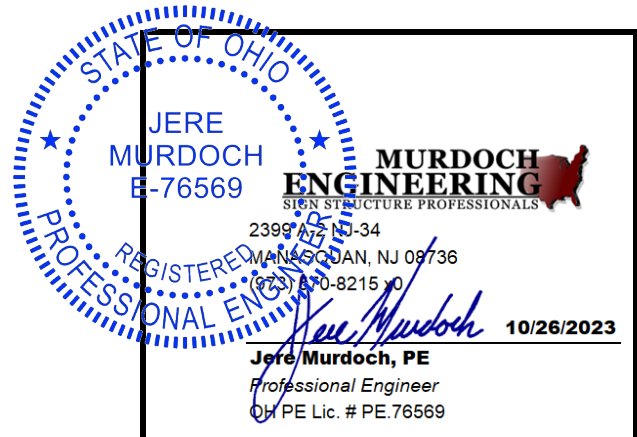
- 1 2017 Ohio Building Code, (ref. 2015 IBC)
- 2 ASCE 7-10: Minimum Design Loads for Buildings and Other Structures
- 3 ACI 318-14: Building Code Requirements for Structural Concrete
- 4 ANSI/AISC 360-10: Specification for Structural Steel Buildings

DESIGN CRITERIA

::Wind:: $V_{ult} = 110$ mph
Exposure: C
::Ground Snow Load:: $p_g = 20$ psf
::Soils::
Per Building Code Presumptive Class 4
Allowable Lateral Bearing: 150 psf/ft
Allowable Vertical Bearing: 2000 psf

Reverence Engineering

501 W Broadway, STE 425
San Diego, CA 92101
(o) 619-354-1152
projects@reverenceengineering.com



WIND LOADS ON OTHER STRUCTURES AND BUILDING APPURTENANCES PER CHAPTER 29

DESIGN WIND LOADS - SOLID SIGNS (SECTION 29.5)

V_{ult} = 110 mph

h = 6 ft

s = 6 ft

B = 10 ft

ε = 100%

FoS = 0%

Basic Wind Speed

Average Height

Vertical sign dimension

Horizontal sign dimension

Solid to Gross Area Ratio (porosity)

Add'l. FoS applied to p_z

s/h = 1 -

B/s = 1.6667 -

z_g = 900 ft

α = 9.5 -

K_d = 0.85

K_{zt} = 1

G = 0.85 -

Cabinet to Overall Height Ratio

Cabinet Width to Height Ratio

Terrain Exposure Constant [Table 26.9-1]

Terrain Exposure Constant [Table 26.9-1]

Directionality Factor [Table 26.6-1]

Topographic Factor [26.8.2]

Gust Effect Factor [26.9.1]

Exposure Category: C

IF two poles, spacing: 0 ft

0.2B = 2 ft

Distribution Factor: 1 -

[0 for one pole]

Case B Offset (Used for minimum torsion in the case of a single pole)

(Fraction of sign load that must be attributed to each pole, if more than one is present)

Figure 29.4-1 C _f Cases A & B												
s/h	Aspect Ratio B/s											
	0.05	0.1	0.2	0.5	1	2	4	5	10	20	30	45
1.00	1.80	1.70	1.65	1.55	1.45	1.40	1.35	1.35	1.30	1.30	1.30	1.30
0.90	1.85	1.75	1.70	1.60	1.55	1.50	1.45	1.45	1.40	1.40	1.40	1.40
0.70	1.90	1.85	1.75	1.70	1.65	1.60	1.60	1.55	1.55	1.55	1.55	1.55
0.50	1.95	1.85	1.80	1.75	1.75	1.70	1.70	1.70	1.70	1.70	1.70	1.75
0.30	1.95	1.90	1.85	1.80	1.80	1.80	1.80	1.80	1.80	1.85	1.85	1.85
0.20	1.95	1.90	1.85	1.80	1.80	1.80	1.80	1.80	1.85	1.90	1.90	1.95
0.16	1.95	1.90	1.85	1.85	1.80	1.80	1.85	1.85	1.85	1.90	1.90	1.95

INTERPOLATION

	1	1.6667	2
1	1.45	1.42	1.40
1		1.42	
0.90	1.55	1.52	1.50

C_f = 1.4167 -

Force Coefficient [Figure 29.4-1]

2304131

Chase #48100R004913 Monument Sign

Reynoldsburg 2 to New Relo NWC of Main Street and Rosehill Road, Reynoldsburg, OH 43068

REVERENCE
ENGINEERING

SIGN BUILD

FORCE is PER POLE and reflects distribution per Case B to applicable components

#	Δh (ft)	Width (ft)	Cant.	CAB?	h (ft)	z (ft)	K_z	q_z (psf)	p_z (psf)	A_F (sqft)	F_u (kip)	M_u (k-ft)	T_u (k-ft)	M_{u1}	M_{u2}
1	0.25	0			0.3	0.125	0.8489	22.351	26.914	0.0	0.0	0.0	0.0		
2	2.6875	10			2.9	1.5938	0.8489	22.351	26.914	26.9	0.7	1.2	1.4		
3	0.25	10.333			3.2	3.0625	0.8489	22.351	26.914	2.6	0.1	0.2	0.1		
4	3.0625	9.1667			6.3	4.7188	0.8489	22.351	26.914	28.1	0.8	3.6	1.4		
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
19															
20															
H = 6.25 ft Overall height check											1.5 kip	4.9 kip-ft	3.0 kip-ft	0.0 kip-ft	0.0 kip-ft

These are intermediate values and may not match
final values used.

h = Cumulative Height to top of section

z = Centroid of Section Height

 K_z = Velocity Pressure Exposure Coefficient

[Table 29.3-1]

 q_h = Velocity Pressure (psf) $q_z = 0.00256 * K_d * K_z * K_{zt} * V^2$

[Eqn 27.3-1]

p = Design Wind Pressure (psf)

 $p = q_h * G * C_f$

[Eqn 29.4-1]

SPLICE (OR SECTION) LOADS

NOTES:

- Moments include an additional 10% per 29.4-1 if $s/h=1$.
- Moments and Shears include either 50% split or Distribution Factor in the case of 2 poles
- In the case of 2 poles, Torsion is zero.

Splice	h (ft)	Stage	w (ft)	h+ (ft)	p (psf)	A_F (sqft)	F_u (kip)	z (ft)
1								
2								
3								
4								

V (kip)	M (k-ft)	T (k-ft)

BASE	1.548	5.424	2.976
------	-------	-------	-------

CAST-IN-PLACE PIER DESIGN

Primary

b = 2 ft

M_u = 5.4 k-ft

M_s = 3.254 k-ft

s = 150 psf/ft

s' = 400 psf/ft

Footing diameter*

Moment at grade

Service M (0.6*M_u)

Lateral Bearing per IBC Table 1806.2

Increased per IBC 1806.1 & 1806.3.4

V_u = 1.55 k

V_s = 0.929 k

Shear at grade

Service V (0.6*V_u)

ω = 1.3

P = 1208 lb

Soil Class: 4

Per IBC 1605.3.2

Lateral Wind Force

ITERATION PER IBC 1807.3.2.1

h = 3.50 ft

d = 4.44 ft

S1 = 592 psf

A = 2.387 ft

DESIGN RESULTS

MIN. PIER DEPTH: 4 ft and 6 in

MIN. PIER DIAMETER*: 2 ft and 0 in

Ratio
2.25

*Also refers to diagonal of a square or rectangle

MEMBER SELECTION		STAGE: 1		LRFD DESIGN											
Section Type: SquareHSS		M _u = 5.42 k-ft	V _u = 1.55 kip	I _u = 2.98 k-ft	L = 6.25 ft	φ = 0.9	F _y = 50 ksi								
						= 75 in	Z _{req} = 1.4464 in ³								
()	LEAST Z	Section Name	Z (in ³)	φM _n (k-ft)	D/C	Check	φV _n (kip)	D/C	Check	φI _n (k-ft)	D/C	Check	Combined		
		HSS2-1/2X2-1/2X1/4	1.63	6.1125	0.8874	OK!	22.648	0.0684	OK!	5.2786	0.5637	OK!	1.2869	N.G.	
(X)	MANUAL SELECTION	Section Name	Z (in ³)	φM _n (k-ft)	D/C	Check	φV _n (kip)	D/C	Check	φT _n (k-ft)	D/C	Check	Combined		
		HSS4X4X3/16	3.67	13.763	0.3941	OK!	32.698	0.0474	OK!	11.416	0.2606	OK!	0.489	OK!	

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

GENERAL

- ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2017 OHIO BUILDING CODE, REF 2015 IBC.
- CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
- WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
- WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WIND LOAD:
BASIC WIND SPEED, V_{ULT} = 110 MPH MAXIMUM
RISK CATEGORY: II EXPOSURE: C
- SNOW LOAD:
IMPORTANCE FACTOR, I_s = 1.0
SURFACE ROUGHNESS: C EXPOSURE: C
GROUND 20 PSF MAXIMUM.
ROOF --- PSF
4. ROOF LIVE LOAD: --- PSF

STEEL

- STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):
RND. HSS ASTM A500, GR C $F_y=46$ KSI MIN.
SQ./RECT. HSS ASTM A500, GR C $F_y=50$ KSI MIN.
THREADED ROD ASTM A36 $F_y=36$ KSI MIN.
STEEL PLATE ASTM A36 $F_y=36$ KSI MIN.
ANGLE & CHANNEL ASTM A36 $F_y=36$ KSI MIN.
STD. PIPE ASTM A53, GR B $F_y=35$ KSI MIN.
STRUCT. PIPE ASTM A252, GR 3 $F_y=45$ KSI MIN.
WIDE FLANGE ASTM A992 $F_y=50$ KSI MIN.
- MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
- STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.
A. WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
B. WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
- ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
- WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
- PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
- ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
- NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
- WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.
- WELDING:
A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH AWS/AAS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

ALUMINUM

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2010 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
- ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:
PIPE & TUBE 6061-T6 ASTM B429 $F_y=35$ KSI MIN.
STRUCT. PROFILES 6061-T6 ASTM B308 $F_y=35$ KSI MIN.
SHEET & PLATE 6061-T6 ASTM B209 $F_y=35$ KSI MIN.
STAPLE TUBE 6063-T5 ASTM B221 $F_y=16$ KSI MIN.

- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM 1.
- FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.

CONCRETE & REINFORCEMENT

- MINIMUM 28-DAY COMPRESSIVE STRENGTH (f_c) SHALL BE 2,500 PSI.
- REINFORCEMENT TO BE ASTM A615 GR 60, $F_y=60$ KSI UNO.
- CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
- ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
- MINIMUM CONCRETE COVER:
CAST AGAINST & EXPOSED TO EARTH 3"
EXPOSED TO EARTH OR WEATHER 2"
- CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
- SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
- GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FOUNDATIONS

- DESIGN BEARING PRESSURES ARE PER IBC CLASS 4 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):
LATERAL BEARING: 150 PSF/FT
VERTICAL BEARING: 2,000 PSF

EXISTING CONDITIONS

- ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
- EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
- FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
- IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL, FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

THIS AREA INTENTIONALLY LEFT BLANK

EVALUATION REPORT SCHEDULE

ANCHORS, FASTENERS, AND OTHER PRODUCTS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS (NOT ALL APPLICABLE THIS PROJECT):

ANCHOR TYPE	REPORT #
HILTI KB-T22 (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-4266
HILTI KB-T22 (CS & SS) ANCHORS IN MASONRY	ICC-ESR-4561
HILTI KH-EZ (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-3027
HILTI KH-EZ (CS & SS) ANCHORS IN MASONRY	ICC-ESR-3056
HILTI HIT-HY 200 ADHESIVE IN CONCRETE	ICC-ESR-3187
HILTI HIT-HY 200 ADHESIVE IN MASONRY	ICC-ESR-3963
SIMPSON TITEN HD (CS) ANCHORS IN CONCRETE	ICC-ESR-2713
SIMPSON TITEN HD (CS & SS) ANCHORS IN MASONRY	ICC-ESR-1056
SIMPSON TITEN HD (SS) ANCHORS IN CONCRETE	UES-ER-493
TAPCON ANCHORS IN MASONRY	ICC-ESR-1671
TAPCON ANCHORS IN CONCRETE	ICC-ESR-2202
TAPCON+ SCREW ANCHORS IN CONCRETE	ICC-ESR-3699
ITW BUILDEX TEKS SD5	ICC-ESR-1976

ABBREVIATIONS

ABV.	ABOVE	G.C.	GENERAL CONTRACTOR
ADD'L.	ADDITIONAL	HDG	HOT DIP GALVANIZED
APF	ABOVE FINISHED FLOOR	HOR.	HORIZONTAL
ALT.	ALTERNATE	O.C.	ON CENTER
ALUM.	ALUMINUM	LOC.	LOCATION
A.O.R.	ARCHITECT OF RECORD	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BTM.	BOTTOM	(N)	NEW
BLK'G.	BLOCKING	N.T.E.	NOT TO EXCEED
CIRC.	CIRCLE/CIRCULAR	O/	OVER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONN.	CONNECTION	OPT.	OPTIONAL
CONT.	CONTINUOUS	PENE.	PENETRATION
CTR.	CONTRACTOR	REINF.	REINFORCEMENT
DIA.	DIAMETER	RND	ROUND
DET.	DETAIL	SIM.	SIMILAR
(E)	EXISTING	SS	STAINLESS STEEL
EXIST.	EXISTING	STD	STANDARD
EA.	EACH	SUPP.	SUPPLEMENTAL
E.W.	EACH WAY	SQ.	SQUARE
ELEV.	ELEVATION	T/O	TOP OF
EMBED.	EMBEDMENT	TYP.	TYPICAL
E.O.R.	ENGINEER OF RECORD	THK.	THICK(NESS)
FAB.	FABRICATOR/FABRICATION	U.N.O.	UNLESS NOTED OTHERWISE
FDN.	FOUNDATION	VERT.	VERTICAL
FRMG.	FRAMING	w/o	WITH
FTG.	FOOTING	ZP	WITHOUT
F.V.V.	FIELD VERIFY	ZP	ZINC (MECHANICAL) PLATED

MANUFACTURED SIGN CABINETS

UNLESS NOTED OTHERWISE, MANUFACTURED SIGN CABINETS SHALL BE DESIGNED BY THE MANUFACTURER/FABRICATOR OR OTHER COMPETENT PARTY AND FABRICATED IN ACCORDANCE WITH ALL APPLICABLE CODES, UL LISTINGS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS. THIS INCLUDES FACES AND CLADDING, INTERNAL STRUCTURE, ELECTRICAL, AND ALL OTHER ACCESSORY COMPONENTS.

THE MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR ENSURING ALL CABINETS ARE ASSEMBLED WITH ADEQUATE INTERNAL FRAMING AND STIFFNESS. CABINET FRAMING SHALL BE CAPABLE OF DELIVERING ALL IMPOSED DESIGN LOADS (WIND, SEISMIC, DEAD, SNOW, ETC.) DIRECTLY TO THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN. CABINET FRAMING SHALL LIMIT EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION TO REASONABLE LEVELS.

FAILURE TO PROVIDE AN ADEQUATE LOAD PATH OR SUFFICIENT CABINET STIFFNESS MAY RESULT IN EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION WHICH MAY YIELD SECOND-ORDER EFFECTS THAT CAN NEGATIVELY AFFECT THE PERFORMANCE OF THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN.

REVERENCE ENGINEERING MAKES NO CLAIMS AS TO THE SUITABILITY OF MANUFACTURED SIGN CABINETS IDENTIFIED AS "BY MFR." OR "BY FAB." WHICH HAVE NOT BEEN ENGINEERED, CERTIFIED, OR REVIEWED BY REVERENCE ENGINEERING UNLESS SPECIFICALLY CONTRACTED OTHERWISE AND DETAILED OR NOTED HEREIN.

DESIGN BY OTHERS NOTE

REVERENCE ENGINEERING IN NO WAY CERTIFIES OR MAKES CLAIMS TO THE SUITABILITY OF CONDITIONS OR ELEMENTS (EXISTING OR NEW) THAT ARE DESIGNED BY OTHERS. SUCH CONDITIONS AND ELEMENTS ARE IDENTIFIED AS "BY OTHERS" OR "DESIGNED" BY OTHERS" AND ARE NOT ENGINEERED BY REVERENCE ENGINEERING.

THE SCOPE OF ENGINEERING HEREIN ASSUMES THESE ELEMENTS HAVE BEEN, OR WILL BE, DESIGNED OR CHECKED FOR SUITABILITY BY A DESIGN PROFESSIONAL.

CONNECTION TO EXISTING STRUCTURE

REVERENCE ENGINEERING IN NO WAY CERTIFIES THE EXISTING STRUCTURE AS ADEQUATE AND ABLE TO SUPPORT THE LOADS FROM THE ASSEMBLY DETAILED HEREIN.

REVERENCE ENGINEERING HAS PROVIDED THESE DRAWINGS WITH THE UNDERSTANDING THAT THE EXISTING STRUCTURE WAS EITHER ORIGINALLY DESIGNED TO ACCEPT THE ASSEMBLY DETAILED HEREIN OR HAS BEEN (OR WILL BE) ASSESSED FOR ADEQUACY PRIOR TO FABRICATION AND INSTALLATION. IT IS THE UNDERSTANDING OF REVERENCE ENGINEERING THAT SUCH DETERMINATION OR EVALUATION HAS BEEN OR WILL BE MADE KNOWN TO THE OWNER/CONTRACTOR/FABRICATOR/SUB-CONTRACTOR.

ELECTRICAL NOTE

ELECTRIC COMPONENTS AND WIRING ARE NOT DESIGNED BY REVERENCE ENGINEERING. FABRICATOR AND INSTALLER SHALL COMPLY WITH THE CURRENT VERSION OF THE ADOPTED NATIONAL ELECTRIC CODE (NEC) AND ARTICLE 600: "ELECTRIC SIGNS AND OUTLINE LIGHTING".

RE

REVERENCE

ENGINEERING

www.reverenceengineering.com
(619) 354-1152
501 W BROADWAY, STE 425
SAN DIEGO, CA 92101

PREPARED FOR:

SIGNTECH ELECTRICAL
ADVERTISING, INC.

PROJECT #:

2304131

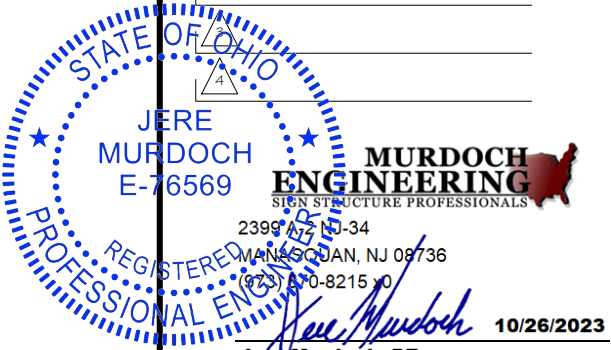
CHASE
#48100R004913
MONUMENT SIGN

REYNOLDSBURG 2 TO NEW RELO
NWC OF MAIN STREET AND ROSEHILL ROAD
REYNOLDSBURG, OH 43068

No.: Issue/Revision: Date:

---- Initial Submittal 10-26-2023

1
2
3
4



MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2399 AS NO-34
MANASSAS, VA 20108
973.610-8215 x0

MANASSAS, VA 20108
973.610-8215 x0

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

10/26/2023

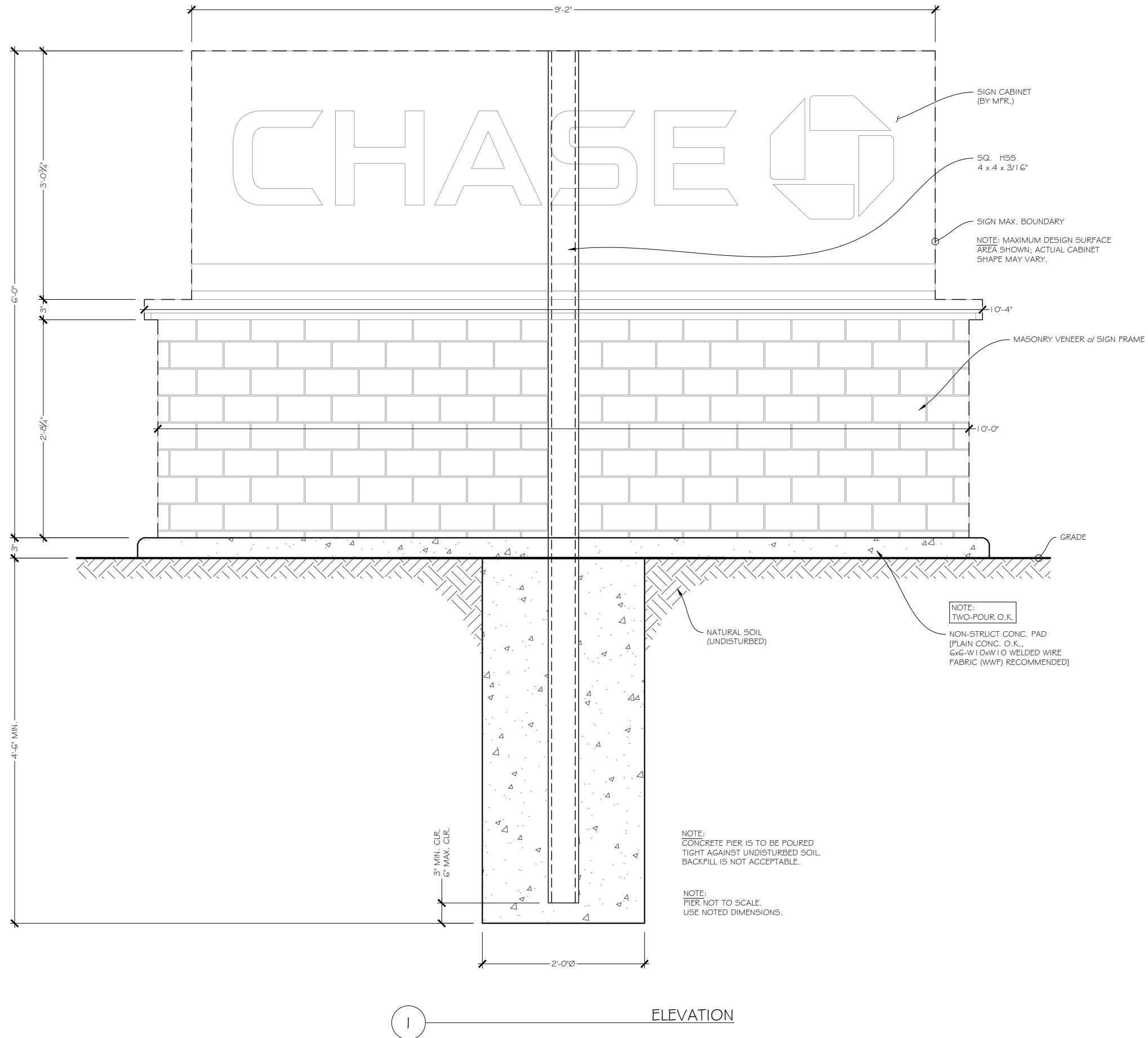
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STRUCTURAL

SHEET:

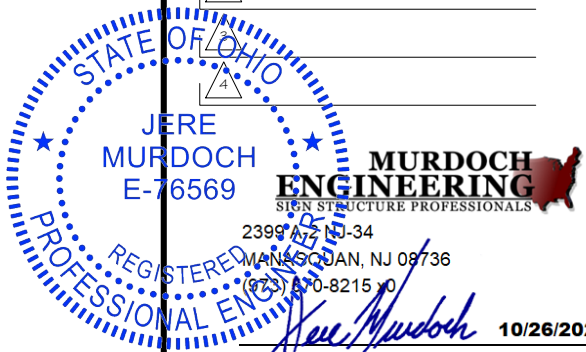
S.1

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.



CHASE
#48100R004913
MONUMENT SIGN
REYNOLDSBURG 2 TO NEW RELO
NWC OF MAIN STREET AND ROSEHILL ROAD
REYNOLDSBURG, OH 43068

No.	Issue/Revision:	Date:
----	Initial Submittal	10-26-2023
1		
2		
4		



2399 A ST. NO. 34
MANASSA, VA 20108
(703) 870-8215 x10

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

SHEET TITLE:

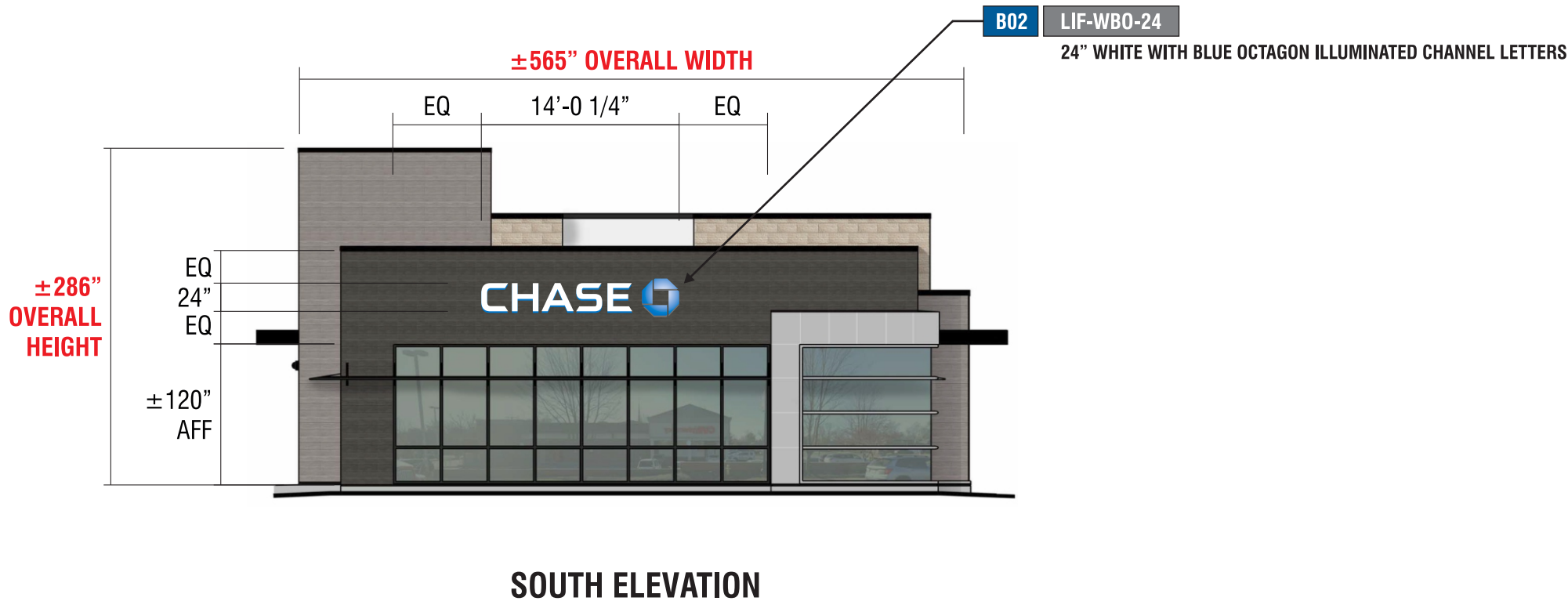
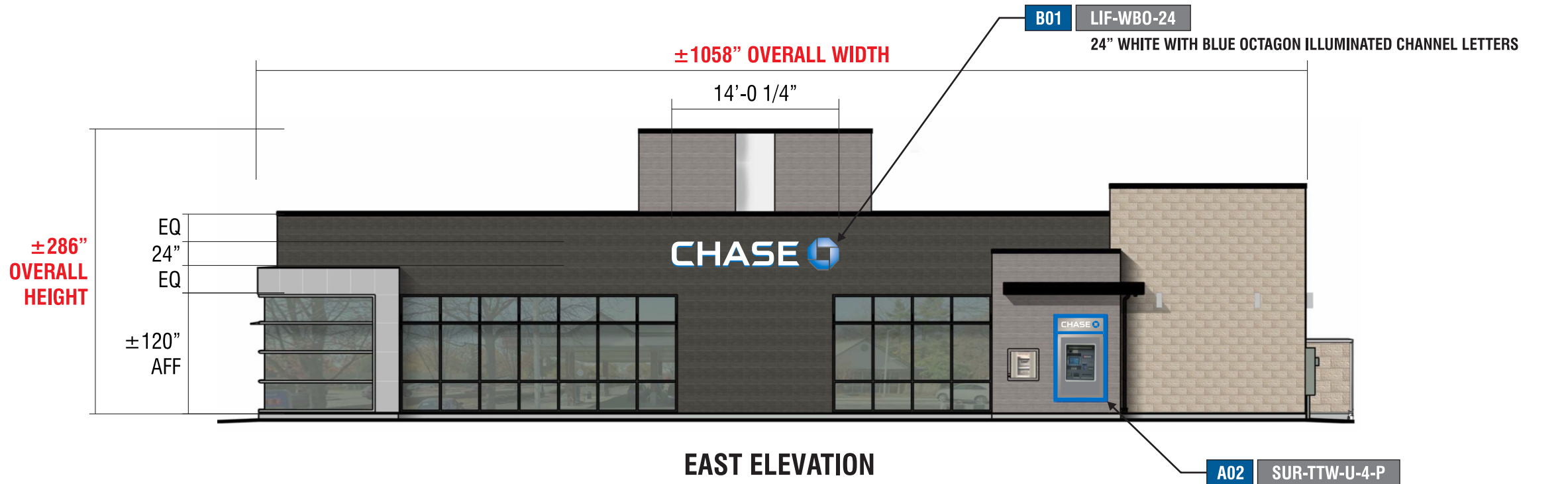
STRUCTURAL

SHEET:

S.2

ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32' = 1'-0"

SIGNAGE OVERVIEW - ALLOWED





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signtech.com



JP Morgan Chase Bank
#48100R004913

Reynoldsburg 2 to New Relo
6672 E Main St
Reynoldsburg, OH 43068

Initial Date: 04/25/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

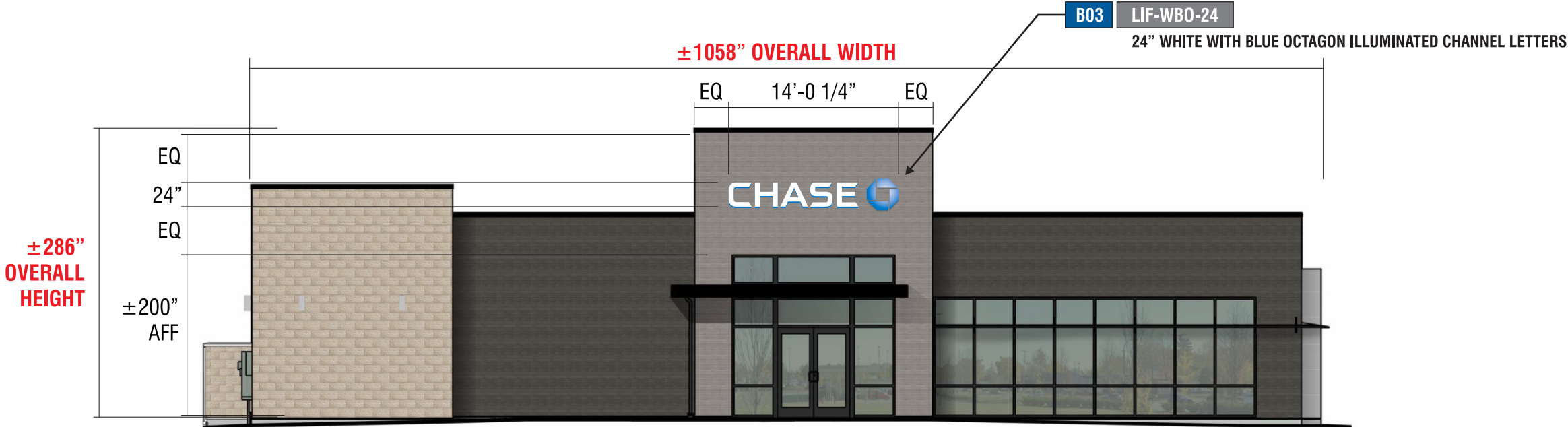
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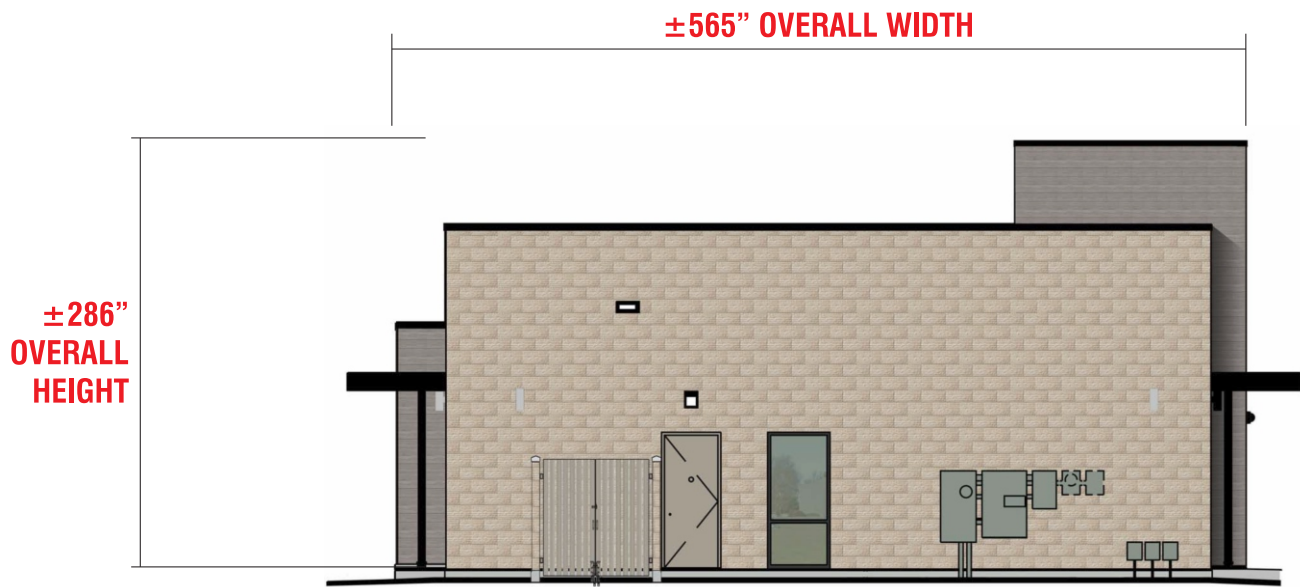
Drawing Number: 23-00546
Project ID: CHASE_48100R004913_1
Revision: R11 - 01/17/24

ELEVATION/MATERIALS - ALLOWABLE
SCALE: 3/32' = 1'-0"

SIGNAGE OVERVIEW - ALLOWED



WEST ELEVATION



NORTH ELEVATION



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CUSTOMER APPROVAL

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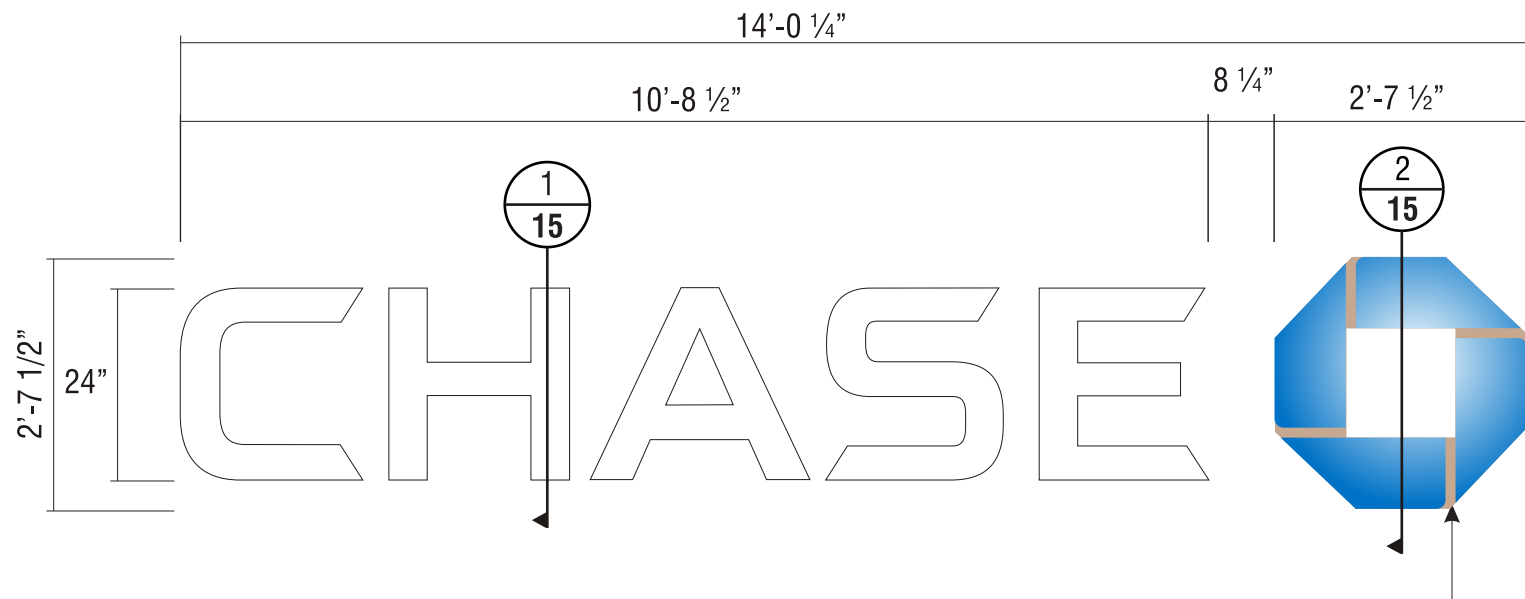
Customer Signature _____ Date _____
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Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

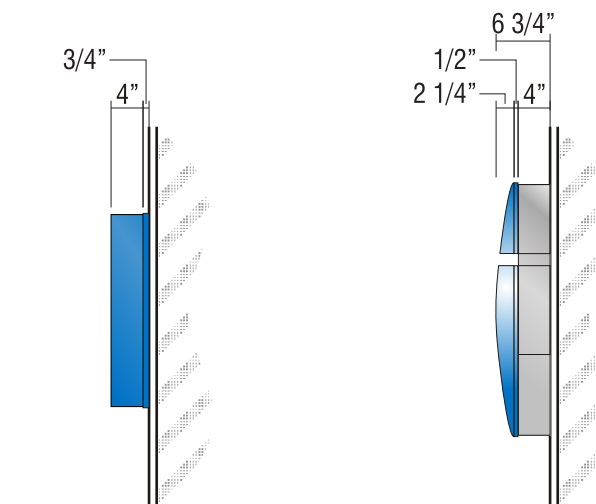
Revision: R11 - 01/17/24

Exterior Elevations



FRONT VIEW **SCALE : 1/2"=1'-0"**

PAINT OCTAGON BRIDGE
TO MATCH WALL COLOR
B01,B02: SW 7505 - MANOR HOUSE
B03: SW 7045 - INTELLECTUAL GRAY



**END VIEW
OF LETTER**
SCALE : 1/2"=1'-0"

**END VIEW
OF LOGO**
SCALE : 1/2"=1'-0"



3D VIEW OF OCTAGON

**ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH
THE EXTERIOR SURFACE FINISH**

B01	B02	B03
SIGN TYPE	LIF-WB0-24	

MANUFACTURE AND INSTALL THREE (3) SETS OF ILLUMINATED LETTERS & LOGO w/POLYCARBONATE FACES & RETURNS

LETTERS:

FACE: .177" ARISTECH #7328 P-95 WHITE POLYCARBONATE (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS

RETURNS: 0.118" x 4" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.

BACKS: .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS
ON INTERIOR OF LETTER FOR FACE ATTACHMENT

PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR
PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY
REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.

LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS

POLYCARBONATE FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO
3/4" CLEAR POLYCARBONATE 2ND SURFACE FACES.

PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED
SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS
REQUIRED FOR PROPER EVEN ILLUMINATION

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



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CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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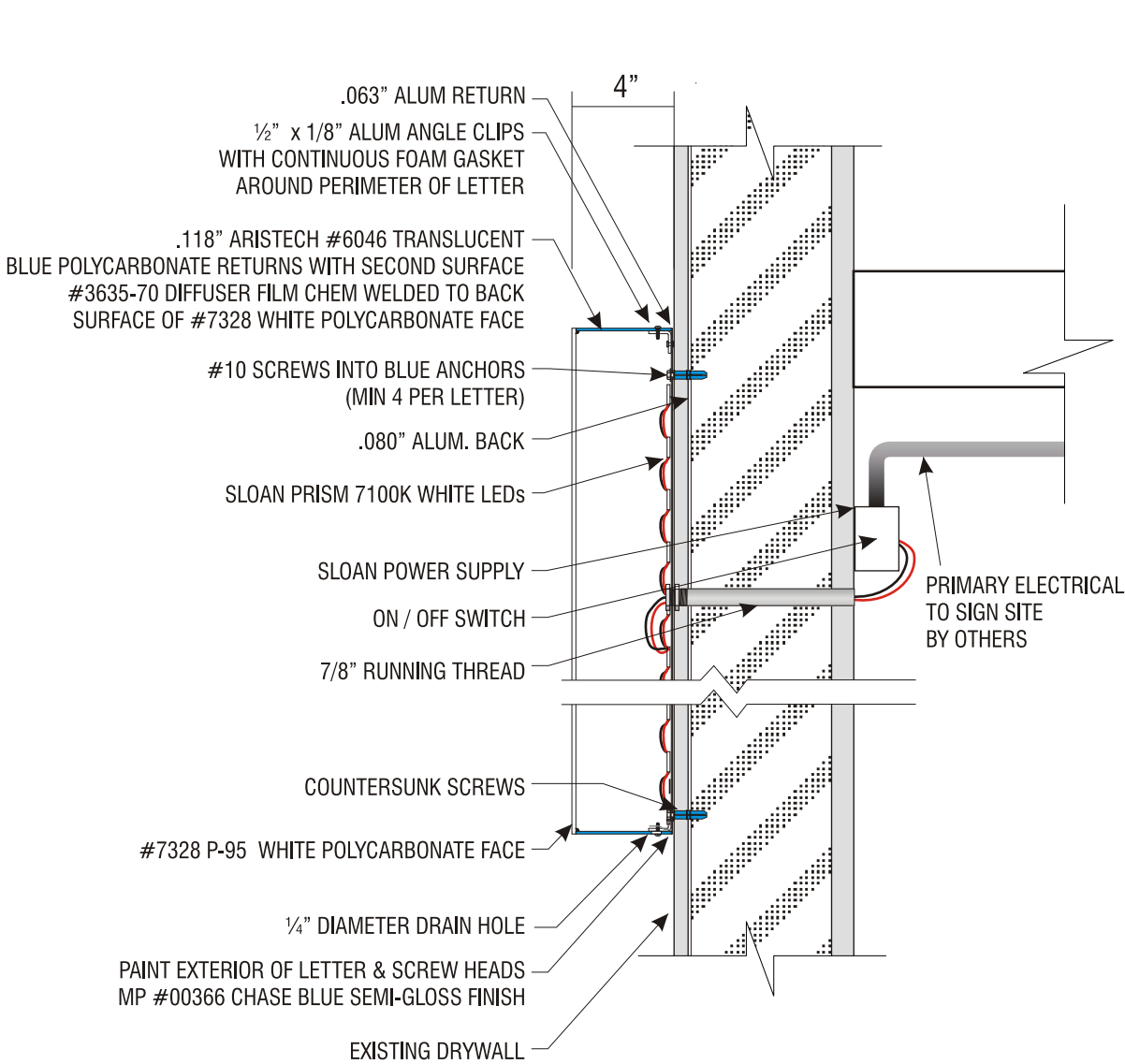
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Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

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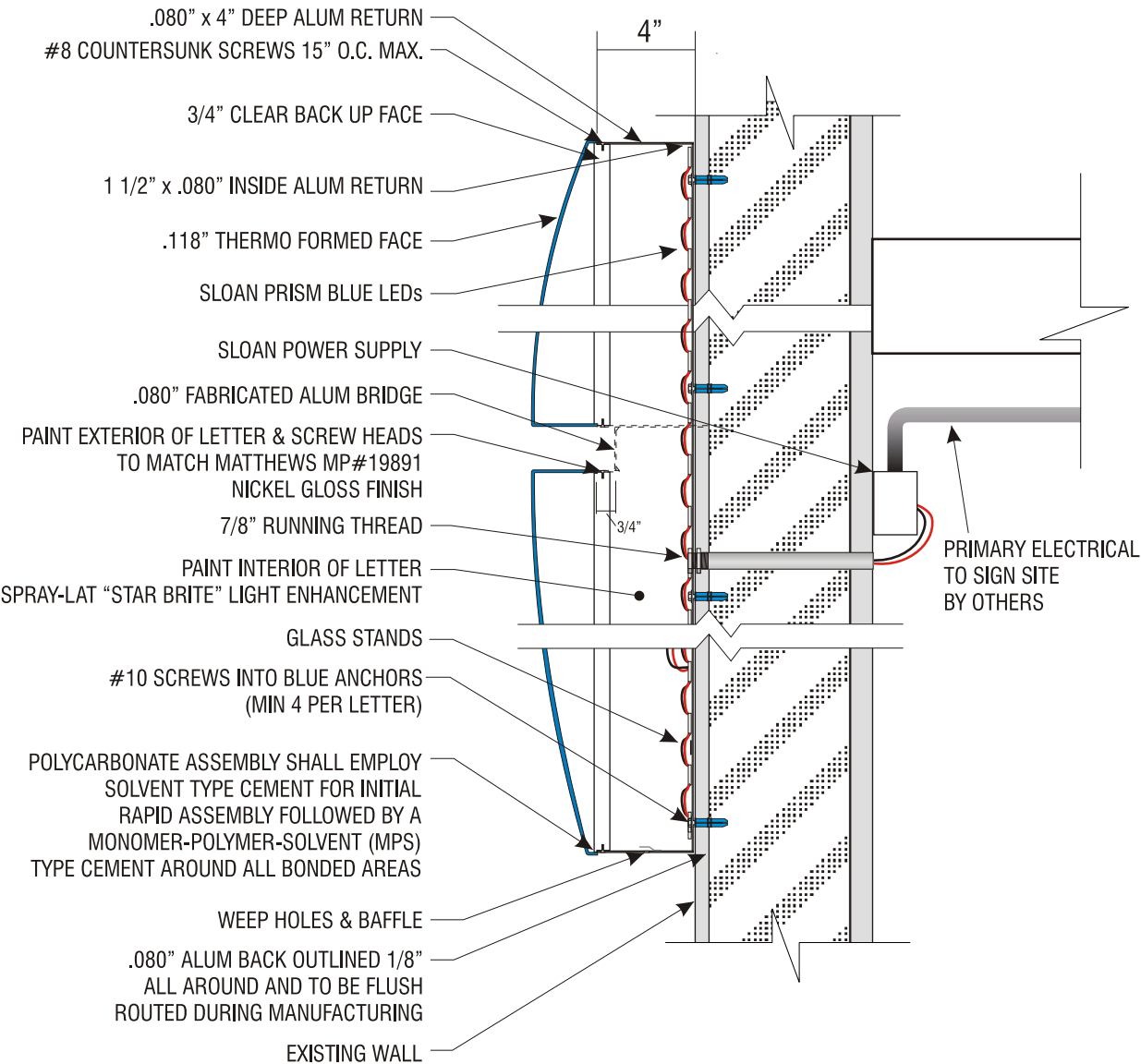
ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



1
15

POLYCARBONATE LETTER SECTION DETAIL

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



2
15

LOGO SECTION DETAIL

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



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Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

Revision: R11 - 01/17/24

REVERENCE ENGINEERING

STRUCTURAL CALCULATIONS

for

Chase #48100R004913 Wall Signs

at

Reynoldsburg 2 to New Relo NWC of Main Street and Rosehill Road
Reynoldsburg, OH 43068

Prepared for:

Signtech Electrical Advertising, Inc.

Package Type:

Initial Submittal

Project #:

2311095

DESIGN SPECIFICATIONS

- 1 2017 Ohio Building Code, (ref. 2015 IBC)
- 2 ASCE 7-10: Minimum Design Loads for Buildings and Other Structures
- 3 ACI 318-14: Building Code Requirements for Structural Concrete
- 4 ANSI/AISC 360-10: Specification for Structural Steel Buildings

DESIGN CRITERIA

::Wind:: $V_{ult} = 115$ mph
Exposure: C
::Ground Snow Load:: $p_g = 20$ psf
::Soils::
Per Building Code Presumptive Class 5
Allowable Lateral Bearing: 100 psf/ft
Allowable Vertical Bearing: 1500 psf

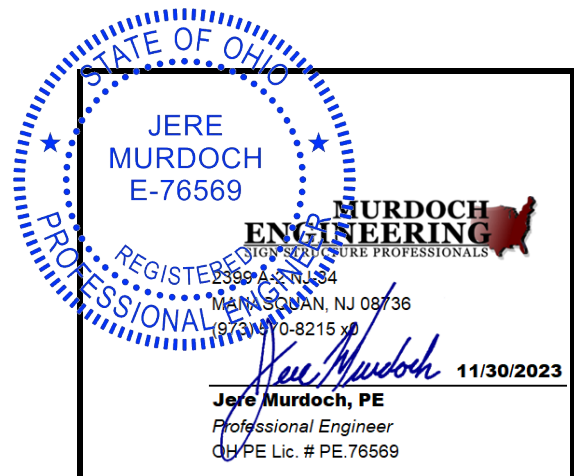
Reverence Engineering

501 W Broadway, STE 425

San Diego, CA 92101

(o) 619-354-1152

projects@reverenceengineering.com



SIGN B01, B02, B03

Wind Pressure Calculation

COMPONENT AND CLADDING (C&C) WIND LOADS PER ASCE 7-10 CHAPTER 30, PART 2

Applicable to an enclosed low-rise building or an enclosed building with $h \leq 60$ ft

To be used for solid attached signs per Section 29.4.2

V_{ult} =

115

mph

A =

10

ft²

z =

20

ft

K_{zt} =

1

Basic Wind Speed

Effective Wind Area (10 sf min. is most cons.)

Evaluation Height (15' Min, Higher → conservative)

Topographic Factor [26.8.2]

X

Wall

X

Interior Zone

End Zone

Exposure Category:

C

EXCERPT FROM FIGURE 30.5-1																		
Eff. Area	Basic Wind Speed, V (mph)																	
	110	115	120	130	140	150	160	180	200	110	115	120	130	140	150	160	180	200
10	21.8	-23.6	23.8	-25.8	25.9	-28.1	30.4	-33	35.3	-38.2	40.5	-43.9	46.1	-50	58.3	-63.2	72	-78.1
20	20.8	-22.6	22.7	-24.7	24.7	-26.9	29	-31.6	33.7	-36.7	38.7	-42.1	44	-47.9	55.7	-60.6	68.7	-74.8
50	19.5	-21.3	21.3	-23.3	23.2	-25.4	27.2	-29.8	31.6	-34.6	36.2	-39.7	41.2	-45.1	52.2	-57.1	64.4	-70.5
100	18.5	-20.4	20.2	-22.2	22	-24.2	25.9	-28.4	30	-33	34.4	-37.8	39.2	-43.1	49.6	-54.5	61.2	-67.3
500	16.2	-18.1	17.7	-19.8	19.3	-21.5	22.7	-25.2	26.3	-29.3	30.2	-33.6	34.3	-38.2	43.5	-48.4	53.7	-59.8
10	21.8	-29.1	23.8	-31.9	25.9	-34.7	30.4	-40.7	35.3	-47.2	40.5	-54.2	46.1	-61.7	58.3	-78	72	-96.3
20	20.8	-27.2	22.7	-29.7	24.7	-32.4	29	-38	33.7	-44	38.7	-50.5	44	-57.5	55.7	-72.8	68.7	-89.9
50	19.5	-24.6	21.3	-26.9	23.2	-29.3	27.2	-34.3	31.6	-39.8	36.2	-45.7	41.2	-52	52.2	-65.8	64.4	-81.3
100	18.5	-22.6	20.2	-24.7	22	-26.9	25.9	-31.6	30	-36.7	34.4	-42.1	39.2	-47.9	49.6	-60.6	61.2	-74.8
500	16.2	-18.1	17.7	-19.8	19.3	-21.5	22.7	-25.2	26.3	-29.3	30.2	-33.6	34.3	-38.2	43.5	-48.4	53.7	-59.8

ZONE	Eff. Area	p _{net30} Interpolation					
		115		120		115	
4	10	23.8	-25.8	25.9	-28.1	23.8	-25.8
4	20	22.7	-24.7	24.7	-26.9	22.7	-24.7
4	50	21.3	-23.3	23.2	-25.4	21.3	-23.3
4	100	20.2	-22.2	22	-24.2	20.2	-22.2
4	500	17.7	-19.8	19.3	-21.5	17.7	-19.8
5	10	23.8	-31.9	25.9	-34.7	23.8	-31.9
5	20	22.7	-29.7	24.7	-32.4	22.7	-29.7
5	50	21.3	-26.9	23.2	-29.3	21.3	-26.9
5	100	20.2	-24.7	22	-26.9	20.2	-24.7
5	500	17.7	-19.8	19.3	-21.5	17.7	-19.8

p_{net30} = {

23.8 psf

into surface

-25.8 psf

out of surface

λ =

1.29 -

Adjustment Factor

p_{net} = {

30.702 psf

into surface

-33.28 psf

out of surface

[Eqn. 30.5-1]

p_{net} = λ*K_{zt}*p_{net30}

Effective Area Interpolation		
Eff. A	115	
Zone 4		
10	23.8	-25.8
20	22.7	-24.7
10	23.8	-25.8
Zone 5		
10	23.8	-31.9
20	22.7	-29.7
10	23.8	-31.9

h	Exposure		
	B	C	D
15	1.00	1.21	1.47
20	1.00	1.29	1.55
25	1.00	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.09	1.49	1.74
45	1.12	1.53	1.78
50	1.16	1.56	1.81
55	1.19	1.59	1.84
60	1.22	1.62	1.87
Interpolation			
20	1	1.29	1.55
25	1	1.35	1.61
20	1	1.29	1.55

Loading Analysis

LOADING ON WALL MOUNTED FEATURE (PARALLEL TO WALL SURFACE) Letter

$p_{net} = \boxed{33.282}$ psf	Out of surface wind pressure	$W = \boxed{8}$ psf	Presumed dead load
$A_g = \boxed{4.6667}$ ft ²	Gross Design Area	$n_{WL} = \boxed{4}$ -	Number of connections resisting wind load
$\boxed{50\%}$ -	Percent Open (Negative Space)	$n_{DL} = \boxed{2}$ -	Number of connections resisting dead load
$A_{net} = 2.3333$ ft ²	Net Design Area	Add'l may be req'd for stability per plans	

LRFD LOADING				ASD LOADING			
LC #	4	= 1.2D + 1.0W		LC #	5	= D + 0.6W	
WL =	77.658 lb	Feature Wind Load (ult. suction)		WL =	46.595 lb	Feature Wind Load (ASD suction)	
DL =	22.4 lb	Feature Dead Load (factored)		DL =	18.667 lb	Feature Dead Load (service)	
R _u =	19.415 lb	Connection Wind Load		R _a =	11.649 lb	Connection Wind Load	
V _u =	11.2 lb	Connection Dead Load		V _a =	9.3333 lb	Connection Dead Load	

LOADING ON WALL MOUNTED FEATURE (PARALLEL TO WALL SURFACE) Logo (1 section)

$p_{net} = \boxed{33.282}$ psf	Out of surface wind pressure	$W = \boxed{8}$ psf	Presumed dead load
$A_g = \boxed{1}$ ft ²	Gross Design Area	$n_{WL} = \boxed{2}$ -	Number of connections resisting wind load
$\boxed{0\%}$ -	Percent Open (Negative Space)	$n_{DL} = \boxed{2}$ -	Number of connections resisting dead load
$A_{net} = 1$ ft ²	Net Design Area	Add'l may be req'd for stability per plans	

LRFD LOADING				ASD LOADING			
LC #	4	= 1.2D + 1.0W		LC #	5	= D + 0.6W	
WL =	33.282 lb	Feature Wind Load (ult. suction)		WL =	19.969 lb	Feature Wind Load (ASD suction)	
DL =	9.6 lb	Feature Dead Load (factored)		DL =	8 lb	Feature Dead Load (service)	
R _u =	16.641 lb	Connection Wind Load		R _a =	9.9846 lb	Connection Wind Load	
V _u =	4.8 lb	Connection Dead Load		V _a =	4 lb	Connection Dead Load	

Fastener Design

TOGGLER SNAPTOGGLES IN 5/8" GYPSUM

T_u = 19.415 lb x 0.6 = T_a = 11.649 lb

V_u = 11.2 lb / 1.2 = V_a = 9.3333 lb

Ω = 4

Anchor	Dia.-Thread (in-tpi)	Tension Allow (T/Ω)			Shear Allow. (T/Ω)			Combined	
		(lb)	D/C		(lb)	D/C		D/C	
BA	3/16"-24	89	0.1309	OK	74.5	0.1253	OK	0.2562	OK
BB	1/4"-20	89	0.1309	OK	81	0.1152	OK	0.2461	OK
BE	5/16"-18	120	0.0971	OK	81	0.1152	OK	0.2123	OK
BC	3/8"-16	144	0.0809	OK	101.5	0.092	OK	0.1728	OK
BD	1/2"-13	144	0.0809	OK	101.5	0.092	OK	0.1728	OK

A36 THREADED ROD CHECK

T_u = 0.0194 kip

V_u = 0.0112 kip

d_{rod} = 0.25 in

A_{rod} = 0.0491 in²

Z = 0.0026 in³

Rod Tension

Rod Shear

Rod diameter

Area of Rod

Plastic Section Modulus

F_u = 58 ksi

F_y = 36 ksi

P_n = 1.7671 kip

φ = 0.75 -

ΦP_n = 1.3254 kip

D/C : 0.0146 OK

V_n = 1.0603 kip

φ = 0.75 -

ΦV_n = 0.7952 kip

D/C : 0.0141 OK

5 of 6

Page 111 of 156

LAG SCREW IN SINGLE SHEAR - WOOD MAIN MEMBER w/ METAL SIDE PLATE

LOADS

$W_u =$	19.415 lb	Factored Withdrawal
$Z_u =$	11.2 lb	Factored Lateral

DOWEL INFORMATION

$D =$	0.25 in	Dowel Diameter
$L =$	6 in	Dowel Length
$g =$	1.5 in	Gap
$w =$	0.125 in	Hardware (washer, etc.)

ADJUSTMENT FACTORS

$C_M =$	1	Wet Service Factor (11.3.3)
$C_t =$	1	Temperature Factor (11.3.4)
$C_g =$	1	Group Action Factor (11.3.6)
$C_{\Delta} =$	1	Geometry Factor (12.5.1)
$C_d =$		Penetration Depth Factor
$C_{eg} =$	1	End Grain Factor (12.5.20)
$C_{st} =$		Metal Side Plate Factor
$C_{di} =$	1	Diaphragm Factor (12.5.30)
$C_{in} =$	1	Toe-Nail Factor (12.5.4)
$K_F =$	3.32	Conversion Factor (11.3.1)
$\phi =$	0.65	Resistance Factor (11.3.1)
$\lambda =$	0.8	Time Effect Factor (N.3.3)

0.6	1.4D
0.7	1.2D+1.6L+0.5(Lr or S) - Live Storage
0.8	1.2D+1.6L+0.5(Lr or S) - Live Occupancy
0.8	1.2D+1.6(Lr or S)+(L or 0.5W)
1.0	All others

SIDE MEMBER

Aluminum 6061	
$F_u =$	38 ksi Ultimate Strength
$t_s =$	0.08 in Thickness

Side Member Options	F_u (ksi)
Mild Steel	58
Aluminum 6061	38
Aluminum 6063	22

Manual →

MAIN MEMBER

Douglas Fir - Larch	
$G =$	0.5 - Specific Gravity
$t_m =$	1.5 in
$\theta =$	90 deg

Main Member Options	G (-)
Douglas Fir - Larch	0.5
Southern Pine	0.55

Manual →

CONNECTION GEOMETRY

$L_1 =$	1.705 in	Total dowel length before shear plane
$L_2 =$	4.295 in	Total dowel length after shear plane
$L_2' =$	4.2169 in	Usable dowel length after shear plane (incl. E/2)
$L_3 =$	2.795 in	Total dowel length protruding from main member
$L_3' =$	2.7169 in	Usable dowel length protruding from main member (incl E/2)
$L_m =$	1.5 in	Total dowel length embedded in main member
$L_m' =$	1.5 in	Usable dowel length embedded in main member (incl. E/2)
$S' =$	0.795 in	Shank into (+) or out of (-) main member
$p_t =$	0.6269 in	Thread penetration into main member (excl. tip, E)

Note: 90° is conservative

LAG SCREW REFERENCE TABLE

D =	0.25	0.3125	0.375	0.4375	0.5	0.625	0.75	0.875	1	1.125	1.25
$D_r =$	0.173	0.227	0.265	0.328	0.371	0.471	0.579	0.683	0.78	0.887	1.012
E =	0.1563	0.1875	0.2188	0.2813	0.3125	0.4063	0.5	0.5	0.6875	0.7813	0.875

$S =$	2.5 in	Shank Length (max.)
$T =$	3.5 in	Threaded Length (min.)
$D_r =$	0.173 in	Root Diameter
$E =$	0.1563 in	Tapered Tip
$T-E =$	3.3438 in	Thread - Tip
$T-E/2 =$	3.4219 in	Thread - Tip/2 (NDS Assump.)

DOWEL BEARING CALCULATIONS

$F_{em, } =$	4636.7 psi	Dowel bearing strength, para. to grain [NDS Table 12.3.3 Footnote 2]
$F_{em,perp} =$	4636.7 psi	Dowel bearing strength, perp. to grain [NDS Table 12.3.3 Footnote 2]
$F_{em,\theta} =$	4636.7 psi	Main member dowel bearing strength (Hankinson formula, NDS Appendix J)
$F_{es} =$	57000 psi	Side member dowel bearing strength (NDS Appendix I)
$F_{yb} =$	70000 psi	Dowel Bending Yield Strength (NDS Appendix I)
$L_s =$	0.08 in	Side member dowel bearing length
$L_m =$	1.5 in	Main member dowel bearing length

YIELD MODE DOWEL EQUATIONS [AWC Technical Report 12 Table 1-1]

$q_m =$	802.16 lbs/in	Main member dowel bearing resistance ($F_{em}D$)
$M_m =$	60.407 in-lbs	Main member dowel moment resistance
$q_s =$	9861 lbs/in	Side member dowel bearing resistance ($F_{es}D$)
$M_s =$	60.407 in-lbs	Side member dowel moment resistance

MODE	A	B	C	P (lb)	R_d (-)	Z (lb)
I_m	-	-	-	1203.2	5	240.65
I_s	-	-	-	788.88	5	157.78
II	0.0003	2.29	-467	198.15	4.5	44.033
III_m	0.0004	2.25	-511.6	219.62	4	54.905
III_s	0.0006	1.54	-76.18	48.48	4	12.12
IV	0.0007	1.5	-120.8	77.821	4	19.455

A, B, C, P: Variables from AWC TR-12

 R_d : Reduction Term (NDS Table 12.3.1B) $K_{\theta} =$ 1.25

WITHDRAWAL LOADING

$W =$	225 lb/in	Reference Withdrawal Design Value (NDS 12.2-1)
$W' =$	388.44 lb/in	Adjusted Withdrawal Design Value
$P_{t,req} =$	0.05 in	Required thread penetration for withdrawal
$P_{t,actual} =$	0.627 in	Actual thread penetration for withdrawal
$W' =$	243.5 lb	Adjusted Withdrawal Design Value
D/C:	0.0797 OK	Demand : Capacity

LATERAL LOADING

$p_{min} =$	0.692 in	Min. embedment [NDS 12.1.4.6] OK
$P_{tot} =$	1.5 in	Total dowel embedment:
$Z =$	12.12 lb	Reference Lateral Design Value (from Yield Modes)
$Z' =$	20.924 lb	Adjusted Lateral Design Value
D/C:	0.5353 OK	Demand : Capacity

COMBINED LATERAL AND WITHDRAWAL LOADING [NDS 11.4.1]

$\alpha =$	1.0475 rad =	60.02 deg
$R_u' =$	22.413 lb	Resultant Force
$Z_u' =$	66.601 lb	Adjusted Design Value
D/C:	0.3365 OK	Demand : Capacity

Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.

GENERAL

- ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2017 OHIO BUILDING CODE, (REF. 2015 IBC).
- CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
- WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
- WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WIND LOAD:
BASIC WIND SPEED, V_{ULT} = 115 MPH MAXIMUM
RISK CATEGORY: II EXPOSURE: C
- SNOW LOAD:
IMPORTANCE FACTOR, I_s = 1.0
SURFACE ROUGHNESS: C EXPOSURE: C
GROUND 20 PSF MAXIMUM.
ROOF --- PSF
4. ROOF LIVE LOAD: --- PSF

STEEL

- STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):
RND. HSS ASTM A500, GR C $F_y=46$ KSI MIN.
SQ./RECT. HSS ASTM A500, GR C $F_y=50$ KSI MIN.
THREADED ROD ASTM A36 $F_y=36$ KSI MIN.
STEEL PLATE ASTM A36 $F_y=36$ KSI MIN.
ANGLE & CHANNEL ASTM A36 $F_y=36$ KSI MIN.
STD. PIPE ASTM A53, GR B $F_y=35$ KSI MIN.
STRUCT. PIPE ASTM A252, GR 3 $F_y=45$ KSI MIN.
WIDE FLANGE ASTM A992 $F_y=50$ KSI MIN.
- MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
- STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.
A. WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
B. WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
- ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
- WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
- PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
- ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
- NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
- WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
- STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.
- WELDING:
A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH AWS/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

ALUMINUM

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2010 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
- ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:
PIPE & TUBE 6061-T6 ASTM B429 $F_y=35$ KSI MIN.
STRUCT. PROFILES 6061-T6 ASTM B308 $F_y=35$ KSI MIN.
SHEET & PLATE 6061-T6 ASTM B209 $F_y=35$ KSI MIN.
STAPLE TUBE 6063-T5 ASTM B221 $F_y=16$ KSI MIN.

- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM 1.
- FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.

CONCRETE & REINFORCEMENT

- MINIMUM 28-DAY COMPRESSIVE STRENGTH (f_c) SHALL BE 2,500 PSI.
- REINFORCEMENT TO BE ASTM A615 GR 60, $F_y=60$ KSI UNO.
- CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
- ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
- MINIMUM CONCRETE COVER:
CAST AGAINST & EXPOSED TO EARTH 3"
EXPOSED TO EARTH OR WEATHER 2"
- CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
- SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
- GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FOUNDATIONS

- DESIGN BEARING PRESSURES ARE PER IBC CLASS 4 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):
LATERAL BEARING: 150 PSF/FT
VERTICAL BEARING: 2,000 PSF

EXISTING CONDITIONS

- ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
- EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
- FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
- IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL, FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

EVALUATION REPORT SCHEDULE

ANCHORS, FASTENERS, AND OTHER PRODUCTS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS (NOT ALL APPLICABLE THIS PROJECT):

ANCHOR TYPE	REPORT #
HILTI KB-T22 (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-4266
HILTI KB-T22 (CS & SS) ANCHORS IN MASONRY	ICC-ESR-4561
HILTI KH-EZ (CS & SS) ANCHORS IN CONCRETE	ICC-ESR-3027
HILTI KH-EZ (CS & SS) ANCHORS IN MASONRY	ICC-ESR-3056
HILTI HIT-HY 200 ADHESIVE IN CONCRETE	ICC-ESR-3187
HILTI HIT-HY 200 ADHESIVE IN MASONRY	ICC-ESR-3963
SIMPSON TITEN HD (CS) ANCHORS IN CONCRETE	ICC-ESR-2713
SIMPSON TITEN HD (CS & SS) ANCHORS IN MASONRY	ICC-ESR-1056
SIMPSON TITEN HD (SS) ANCHORS IN CONCRETE	UES-ER-493
TAPCON ANCHORS IN MASONRY	ICC-ESR-1671
TAPCON ANCHORS IN CONCRETE	ICC-ESR-2202
TAPCON+ SCREW ANCHORS IN CONCRETE	ICC-ESR-3699
ITW BUILDEX TEKS SD5	ICC-ESR-1976

ABBREVIATIONS

ABV.	ABOVE	G.C.	GENERAL CONTRACTOR
ADD'L.	ADDITIONAL	HDG	HOT DIP GALVANIZED
APF	ABOVE FINISHED FLOOR	HOR.	HORIZONTAL
ALT.	ALTERNATE	O.C.	ON CENTER
ALUM.	ALUMINUM	LOC.	LOCATION
A.O.R.	ARCHITECT OF RECORD	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BTM.	BOTTOM	(N)	NEW
BLK'G.	BLOCKING	N.T.E.	NOT TO EXCEED
CIRC.	CIRCLE/CIRCULAR	O/	OVER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONN.	CONNECTION	OPT.	OPTIONAL
CONT.	CONTINUOUS	PENE.	PENETRATION
CTR.	CONTRACTOR	REINF.	REINFORCEMENT
DIA.	DIAMETER	RND	ROUND
DET.	DETAIL	SIM.	SIMILAR
(E)	EXISTING	SS	STAINLESS STEEL
EXIST.	EXISTING	STD	STANDARD
EA.	EACH	SUPP.	SUPPLEMENTAL
E.W.	EACH WAY	SQ.	SQUARE
ELEV.	ELEVATION	T/O	TOP OF
EMBD.	EMBEDMENT	TYP.	TYPICAL
E.O.R.	ENGINEER OF RECORD	THK.	THICK(NESS)
FAB.	FABRICATOR/FABRICATION	U.N.O.	UNLESS NOTED OTHERWISE
FDN.	FOUNDATION	VERT.	VERTICAL
FRM'G.	FRAMING	w/	WITH
FTG.	FOOTING	w/o	WITHOUT
F.V.	FIELD VERIFY	ZP	ZINC (MECHANICAL) PLATED

MANUFACTURED SIGN CABINETS

UNLESS NOTED OTHERWISE, MANUFACTURED SIGN CABINETS SHALL BE DESIGNED BY THE MANUFACTURER/FABRICATOR OR OTHER COMPETENT PARTY AND FABRICATED IN ACCORDANCE WITH ALL APPLICABLE CODES, UL LISTINGS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS. THIS INCLUDES FACES AND CLADDING, INTERNAL STRUCTURE, ELECTRICAL, AND ALL OTHER ACCESSORY COMPONENTS.

THE MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR ENSURING ALL CABINETS ARE ASSEMBLED WITH ADEQUATE INTERNAL FRAMING AND STIFFNESS. CABINET FRAMING SHALL BE CAPABLE OF DELIVERING ALL IMPOSED DESIGN LOADS (WIND, SEISMIC, DEAD, SNOW, ETC.) DIRECTLY TO THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN. CABINET FRAMING SHALL LIMIT EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION TO REASONABLE LEVELS.

FAILURE TO PROVIDE AN ADEQUATE LOAD PATH OR SUFFICIENT CABINET STIFFNESS MAY RESULT IN EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION WHICH MAY YIELD SECOND-ORDER EFFECTS THAT CAN NEGATIVELY AFFECT THE PERFORMANCE OF THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN.

REVERENCE ENGINEERING MAKES NO CLAIMS AS TO THE SUITABILITY OF MANUFACTURED SIGN CABINETS IDENTIFIED AS "BY MFR." OR "BY FAB." WHICH HAVE NOT BEEN ENGINEERED, CERTIFIED, OR REVIEWED BY REVERENCE ENGINEERING UNLESS SPECIFICALLY CONTRACTED OTHERWISE AND DETAILED OR NOTED HEREIN.

THIS AREA INTENTIONALLY LEFT BLANK

DESIGN BY OTHERS NOTE

REVERENCE ENGINEERING IN NO WAY CERTIFIES OR MAKES CLAIMS TO THE SUITABILITY OF CONDITIONS OR ELEMENTS (EXISTING OR NEW) THAT ARE DESIGNED BY OTHERS. SUCH CONDITIONS AND ELEMENTS ARE IDENTIFIED AS "BY OTHERS" OR "DESIGNED" BY OTHERS" AND ARE NOT ENGINEERED BY REVERENCE ENGINEERING.

THE SCOPE OF ENGINEERING HEREIN ASSUMES THESE ELEMENTS HAVE BEEN, OR WILL BE, DESIGNED OR CHECKED FOR SUITABILITY BY A DESIGN PROFESSIONAL.

CONNECTION TO EXISTING STRUCTURE

REVERENCE ENGINEERING IN NO WAY CERTIFIES THE EXISTING STRUCTURE AS ADEQUATE AND ABLE TO SUPPORT THE LOADS FROM THE ASSEMBLY DETAILED HEREIN.

REVERENCE ENGINEERING HAS PROVIDED THESE DRAWINGS WITH THE UNDERSTANDING THAT THE EXISTING STRUCTURE WAS EITHER ORIGINALLY DESIGNED TO ACCEPT THE ASSEMBLY DETAILED HEREIN OR HAS BEEN (OR WILL BE) ASSESSED FOR ADEQUACY PRIOR TO FABRICATION AND INSTALLATION. IT IS THE UNDERSTANDING OF REVERENCE ENGINEERING THAT SUCH DETERMINATION OR EVALUATION HAS BEEN OR WILL BE MADE KNOWN TO THE OWNER/CONTRACTOR/FABRICATOR/SUB-CONTRACTOR.

ELECTRICAL NOTE

ELECTRIC COMPONENTS AND WIRING ARE NOT DESIGNED BY REVERENCE ENGINEERING. FABRICATOR AND INSTALLER SHALL COMPLY WITH THE CURRENT VERSION OF THE ADOPTED NATIONAL ELECTRIC CODE (NEC) AND ARTICLE 600: "ELECTRIC SIGNS AND OUTLINE LIGHTING".

RE

REVERENCE ENGINEERING

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501 W BROADWAY, STE 425
SAN DIEGO, CA 92101

PREPARED FOR:

SIGNTECH ELECTRICAL
ADVERTISING, INC.

PROJECT #:

2311095

CHASE
#48100R004913
WALL SIGNS

REYNOLDSBURG 2 TO NEW RELO
NWC OF MAIN STREET AND ROSEHILL ROAD
REYNOLDSBURG, OH 43068

No.	Issue/Revision:	Date:
----	Initial Submittal	11-30-2023

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER

JERE
MURDOCH
E-76569

MURDOCH
ENGINEERING
SIGN STRUCTURE PROFESSIONALS

2399 A-2 N 34
MANASQUAN, NJ 08736
(973) 470-8215 x0

11/30/2023

Jere Murdoch, PE
Professional Engineer
OH PE Lic. # PE.76569

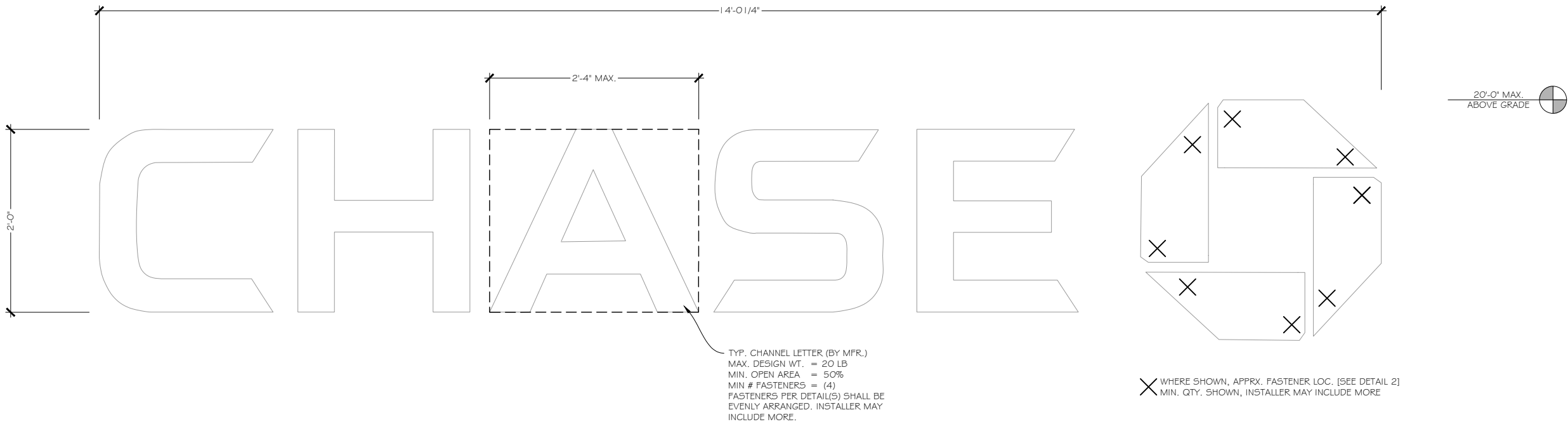
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STRUCTURAL

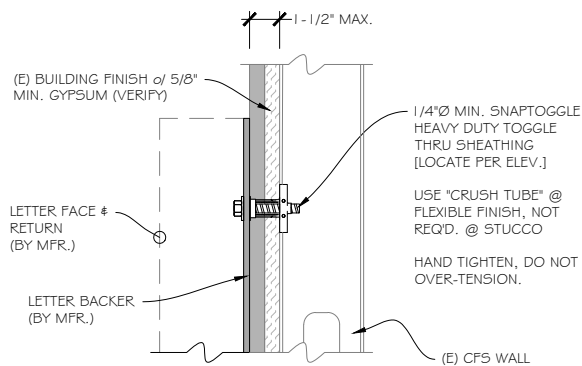
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S.1

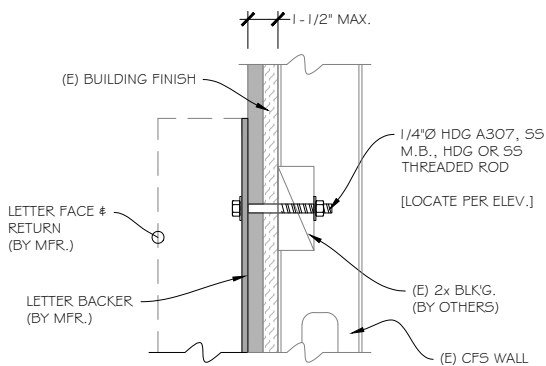
Limits of liability extend only to the work detailed, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed; use of these plans and/or corresponding structural calculations in violation of either voids all liability.



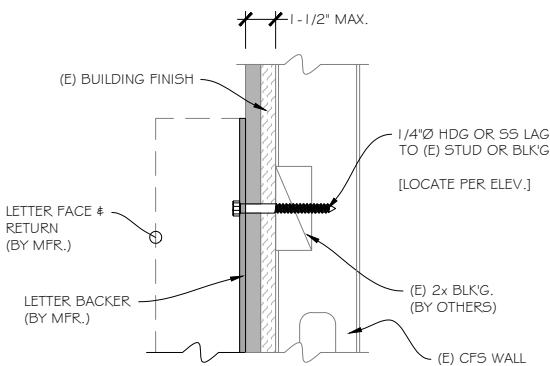
1 SIGN B01, B02 & B03 ELEVATION



OPTION 'A'



OPTION 'B'



OPTION 'C'

2 CONNECTION DETAIL

RE

REVERENCE

ENGINEERING

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PREPARED FOR:

SIGNTECH ELECTRICAL
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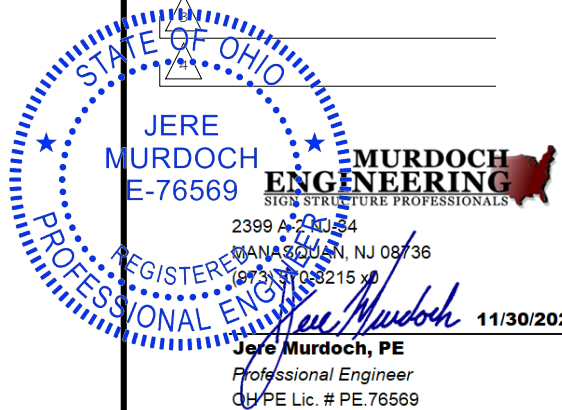
PROJECT #:

2311095

CHASE
#48100R004913
WALL SIGNS

REYNOLDSBURG 2 TO NEW RELO
NWC OF MAIN STREET AND ROSEHILL ROAD
REYNOLDSBURG, OH 43068

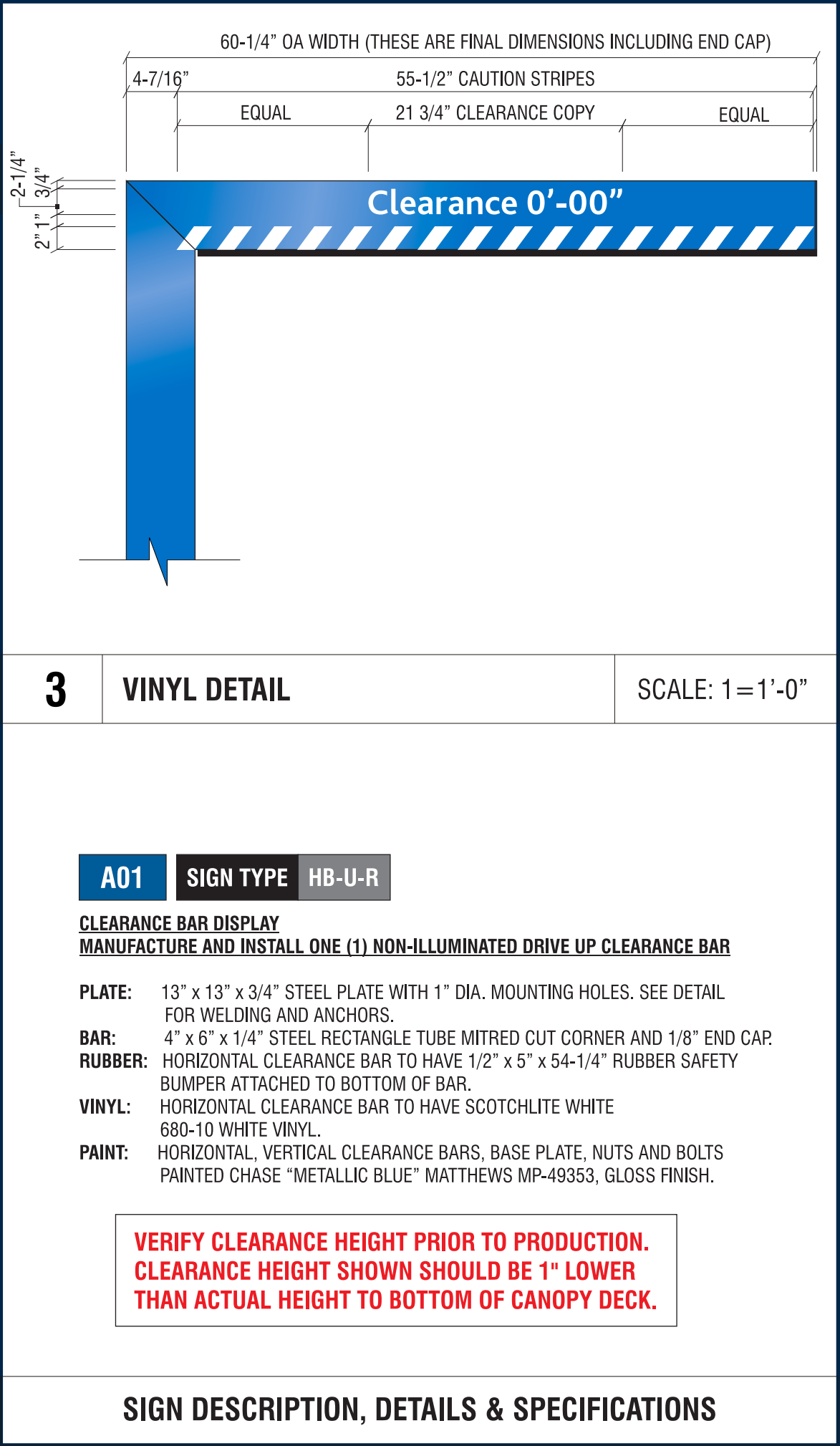
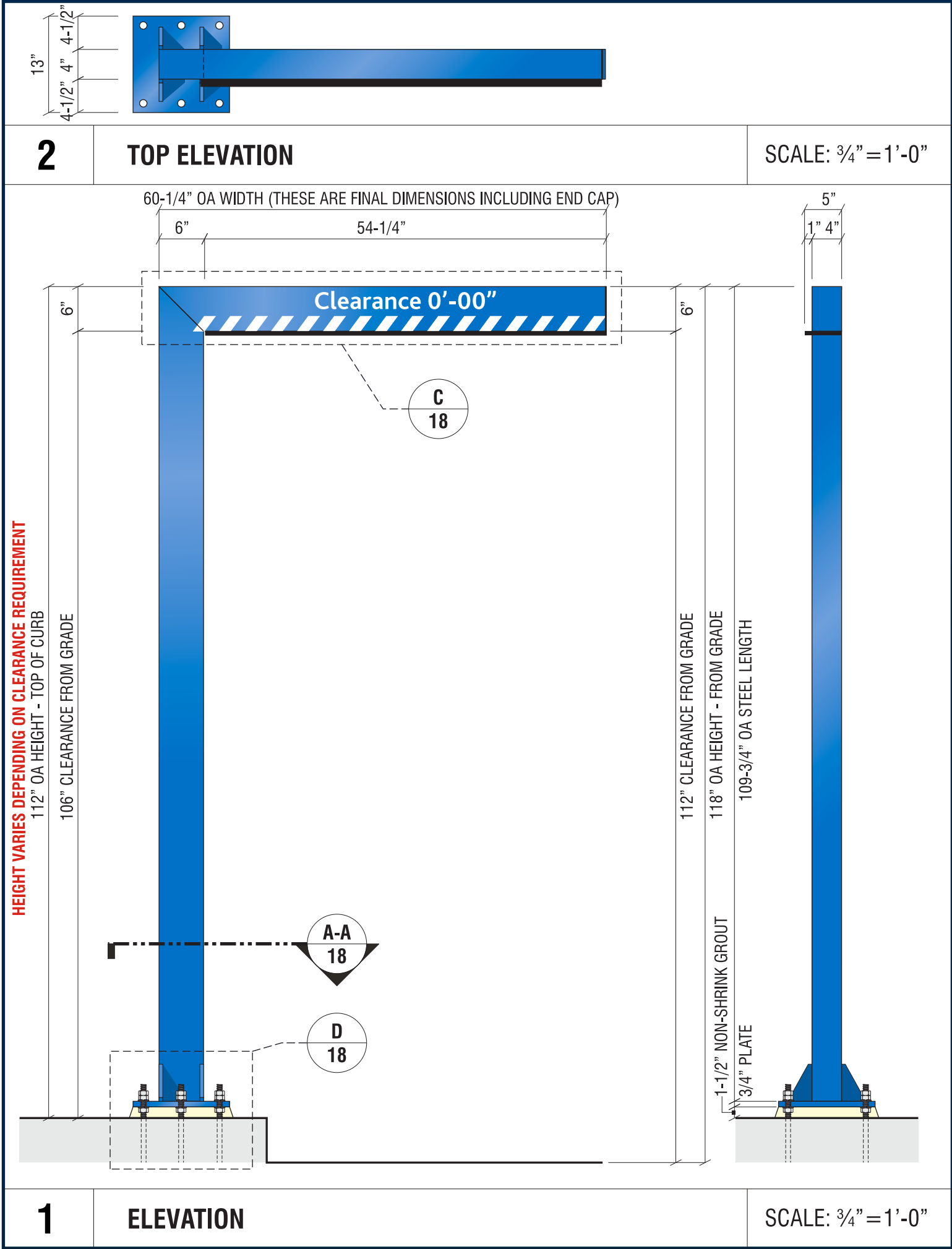
No.	Issue/Revision:	Date:
----	Initial Submittal	11-30-2023
1		
2		
3		
4		



SHEET TITLE:
STRUCTURAL

SHEET:
S.2

ORIGINAL SHEET SIZE: 11x17





Signtech™

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signtech.com



MEMBER



MEMBER OF



JP Morgan Chase Bank

#48100R004913

Reynoldsburg 2 to New Relo
6672 E Main St
Reynoldsburg, OH 43068

Initial Date:

04/25/23

Salesperson:

Arthur Navarro

Coordinator:

Tracey L Pichierri

Designer:

ASena

Scale:

As noted

CUSTOMER APPROVAL

Customer Signature

Date

COPY, COLORS & SIZES

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Customer Signature

Date

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Drawing Number:

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Project ID:

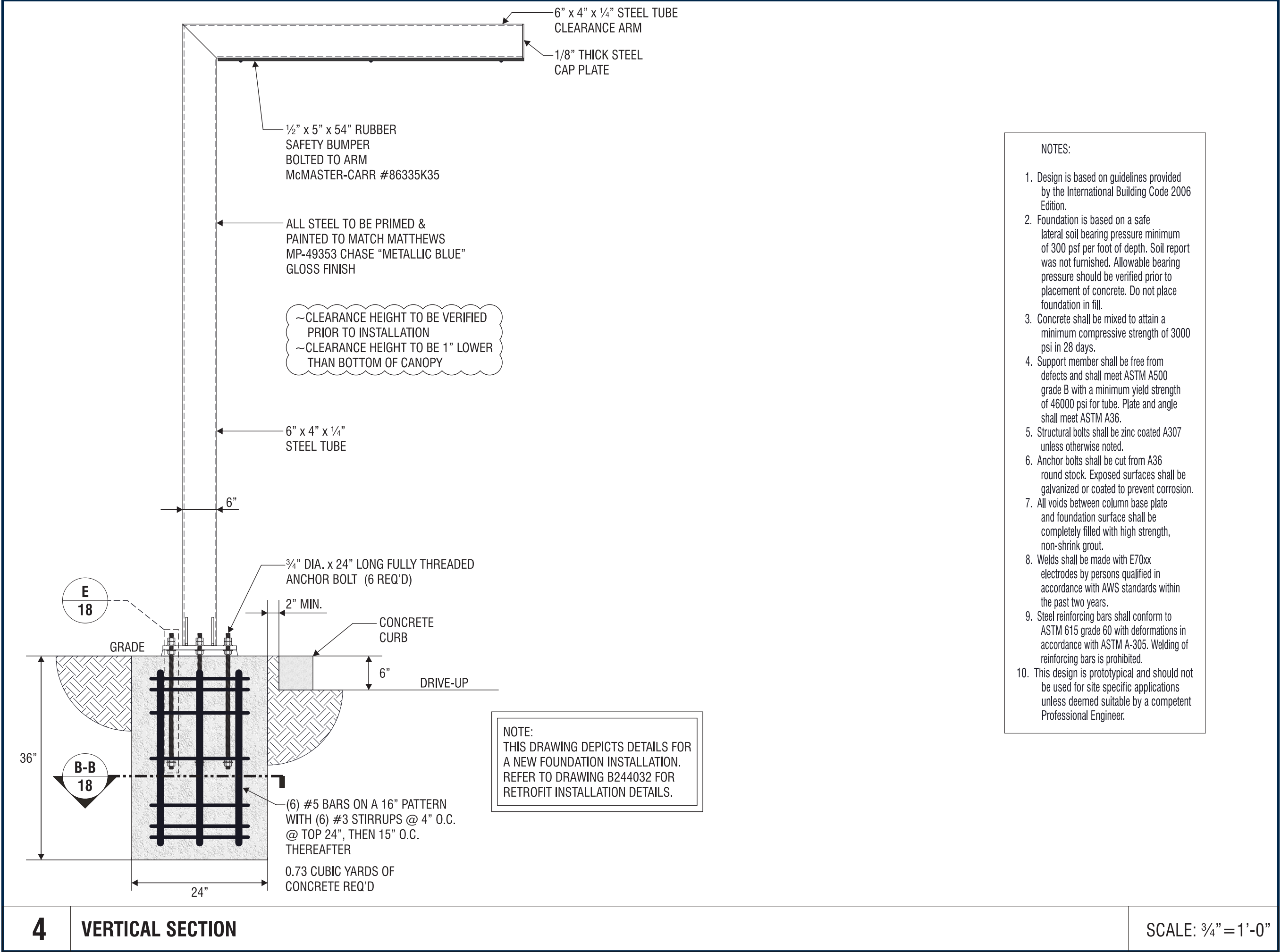
CHASE_48100R004913_1

Revision:

R11 - 01/17/24

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- NOTES:
1. Design is based on guidelines provided by the International Building Code 2006 Edition.
 2. Foundation is based on a safe lateral soil bearing pressure minimum of 300 psf per foot of depth. Soil report was not furnished. Allowable bearing pressure should be verified prior to placement of concrete. Do not place foundation in fill.
 3. Concrete shall be mixed to attain a minimum compressive strength of 3000 psi in 28 days.
 4. Support member shall be free from defects and shall meet ASTM A500 grade B with a minimum yield strength of 46000 psi for tube. Plate and angle shall meet ASTM A36.
 5. Structural bolts shall be zinc coated A307 unless otherwise noted.
 6. Anchor bolts shall be cut from A36 round stock. Exposed surfaces shall be galvanized or coated to prevent corrosion.
 7. All voids between column base plate and foundation surface shall be completely filled with high strength, non-shrink grout.
 8. Welds shall be made with E70xx electrodes by persons qualified in accordance with AWS standards within the past two years.
 9. Steel reinforcing bars shall conform to ASTM 615 grade 60 with deformations in accordance with ASTM A-305. Welding of reinforcing bars is prohibited.
 10. This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.



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JP Morgan Chase Bank
#48100R004913
Reynoldsburg 2 to New Relo
6672 E Main St
Reynoldsburg, OH 43068

Initial Date: 04/25/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

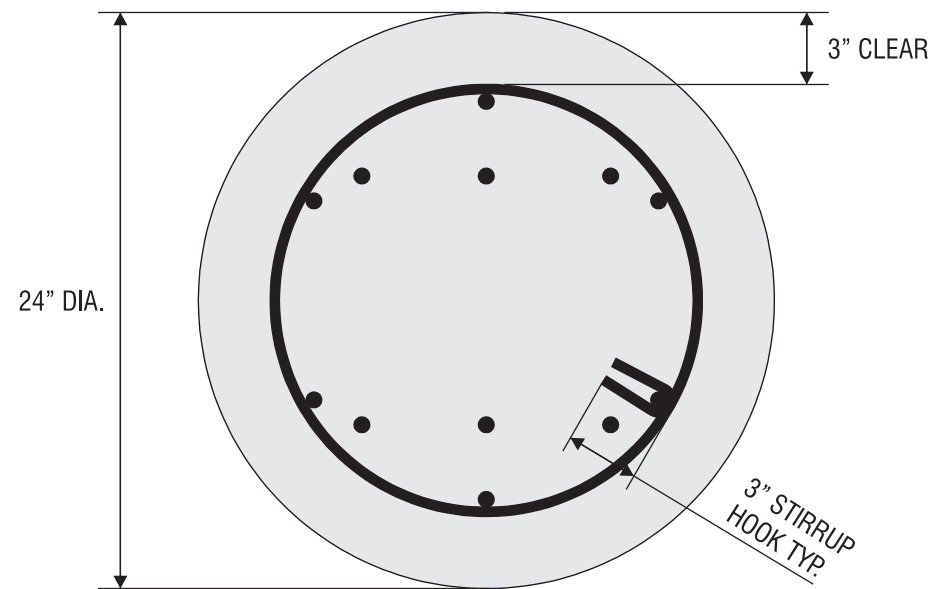
CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

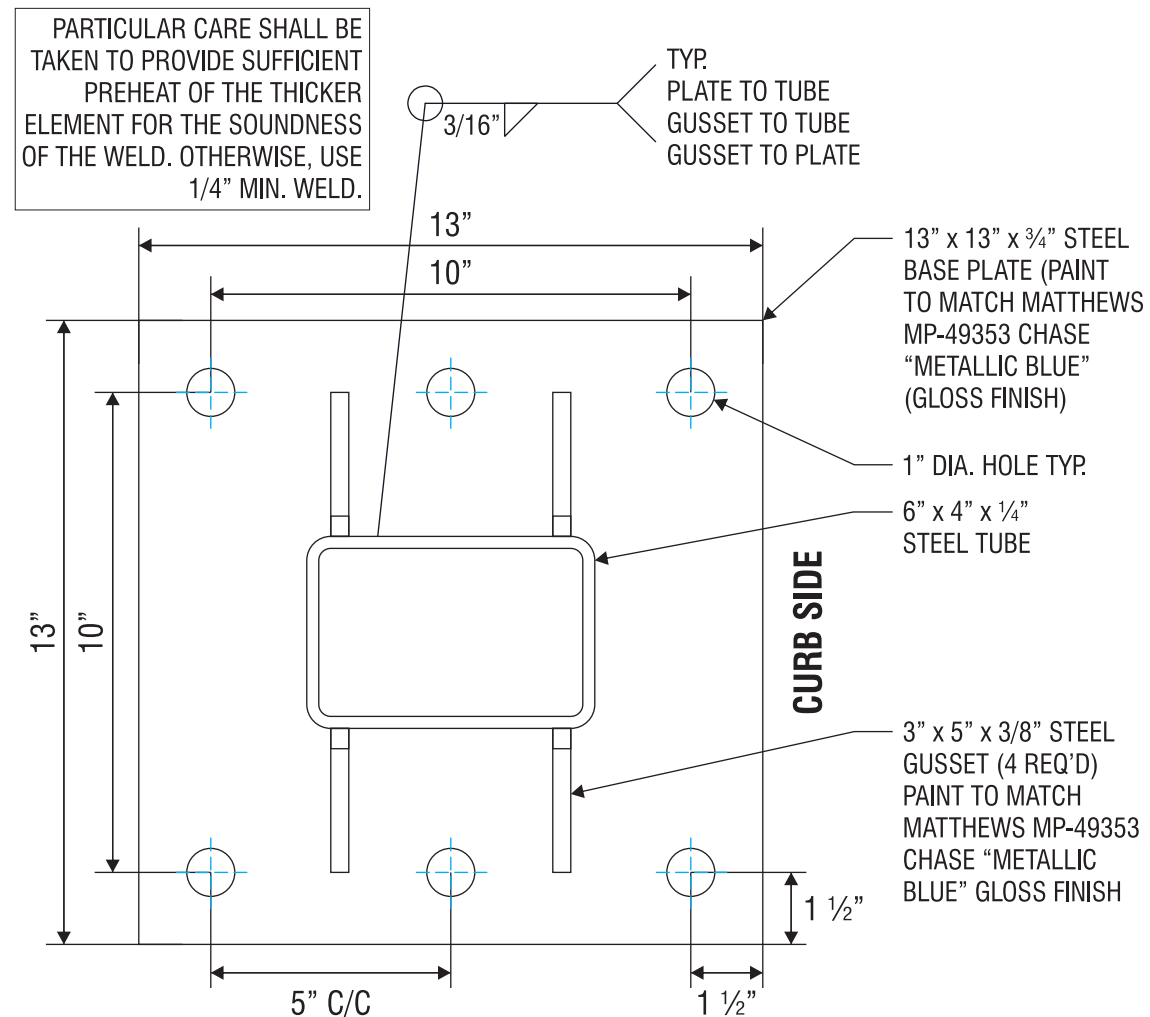
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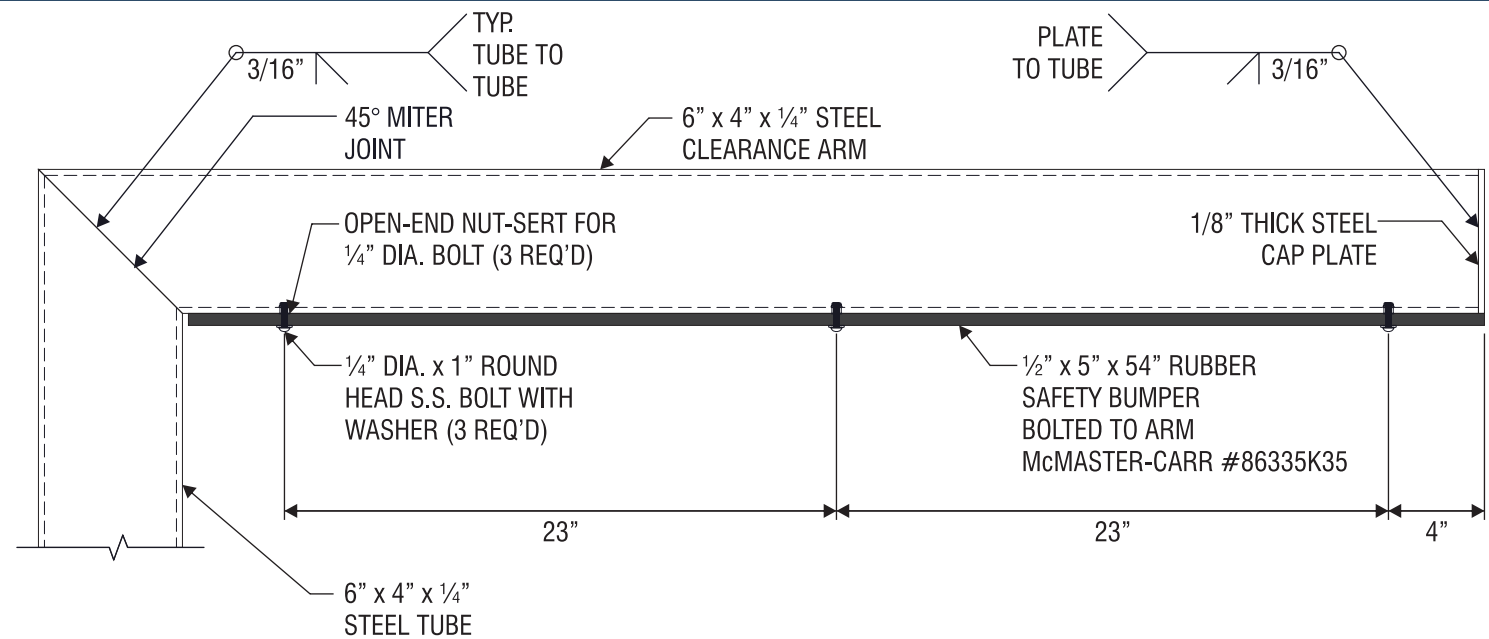
Drawing Number: 23-00546
Project ID: CHASE_48100R004913_1
Revision: R11 - 01/17/24



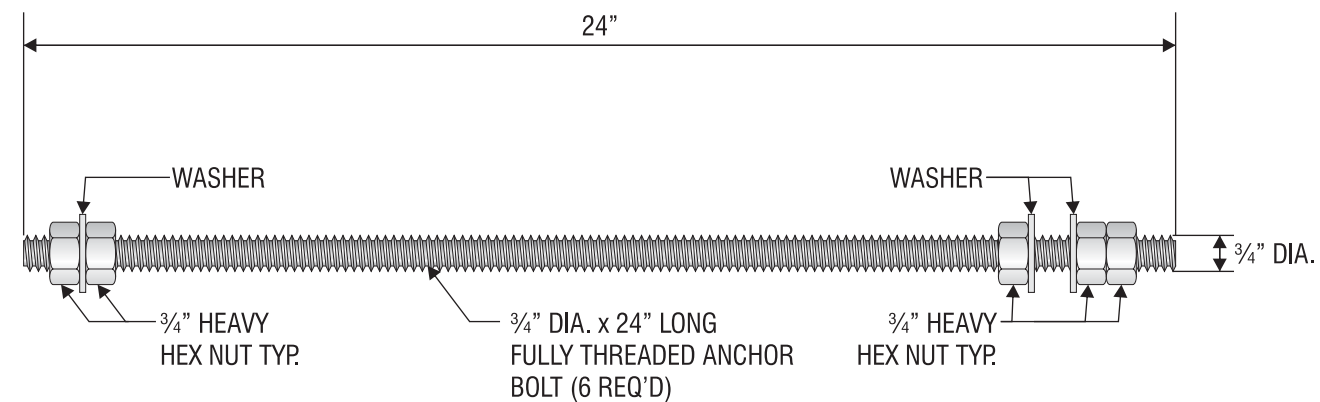
B-B **SECTION THROUGH CAISSON** SCALE: 1 1/2"=1'-0"



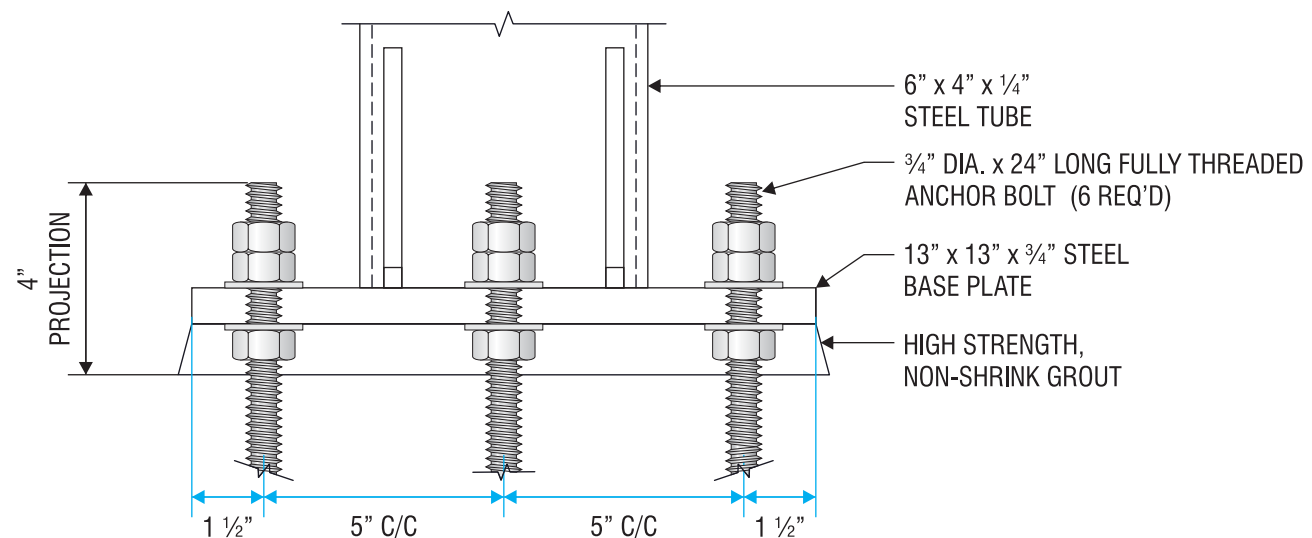
A-A **BASE PLATE DETAIL** SCALE: 3"=1'-0"



C CLEARANCE ARM DETAIL SCALE: 1 1/2"=1'-0"



E ANCHOR BOLT DETAIL SCALE: 3"=1'-0"



D ANCHOR BOLT PROJECTION DETAIL



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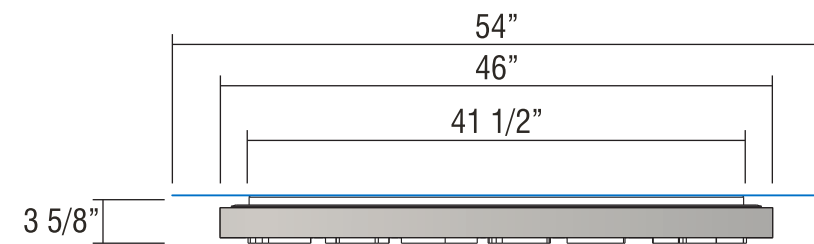
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Customer Signature	Date
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Drawing Number: 23-00546

Project ID: CHASE 48100R004913 1

Revision: R11 - 01/17/24



TOP VIEW SUR-TTW-U-4
SCALE: 3/4" = 1'-0"

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-18101 CHASE NICKEL:
BASE COAT:* 3-4 MEDIUM COATS OF MAP SVOC2471 FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC1761 WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

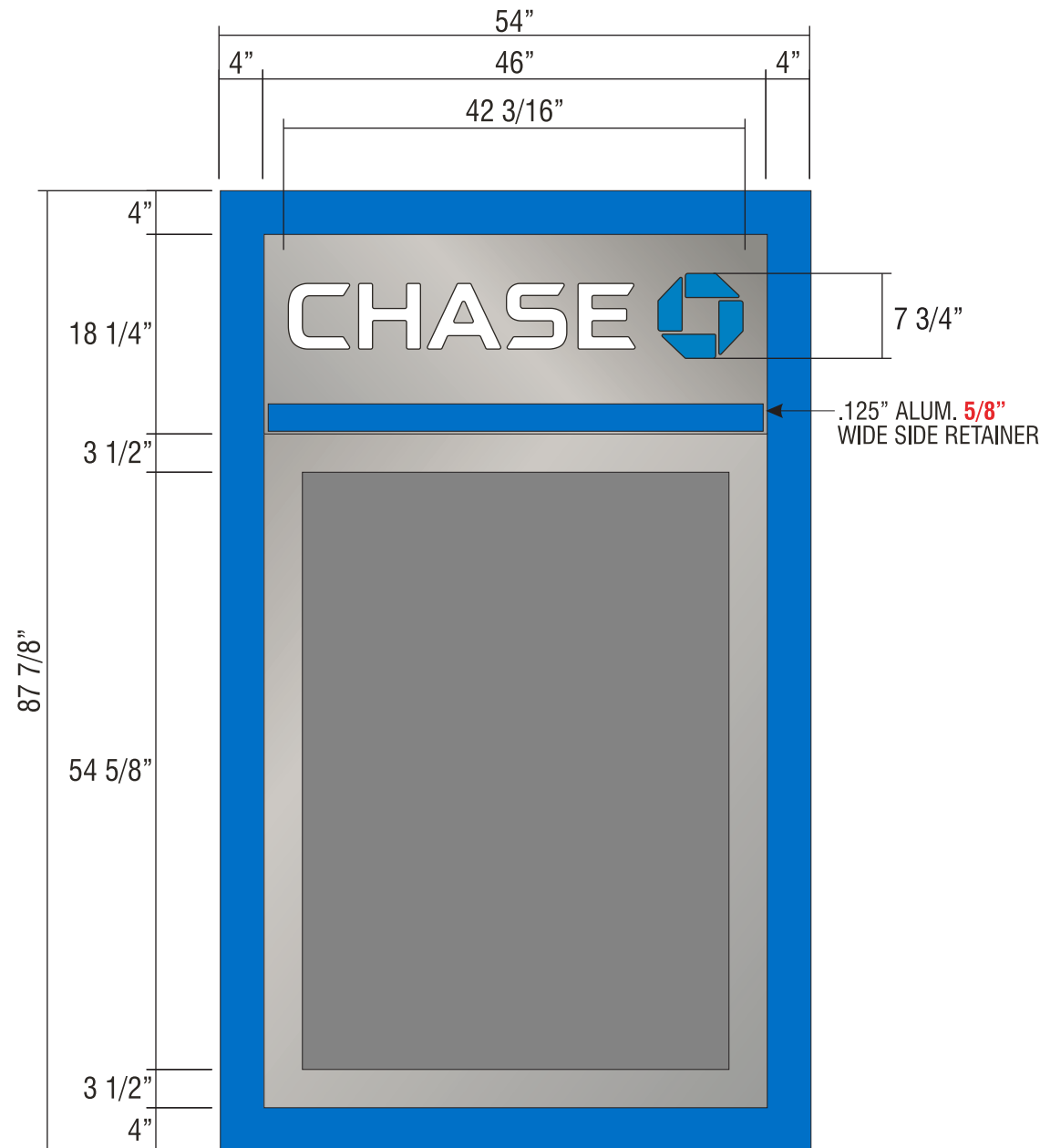
STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-49353 CHASE BLUE METALLIC:
BASE COAT:* 3-4 MEDIUM COATS OF SVOC2472 SP FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC2049 SP WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

NOTE: PUSH-THRU POLYCARBONATE SHALL HAVE
A MILL FINISH ON ALL ROUTED EDGES

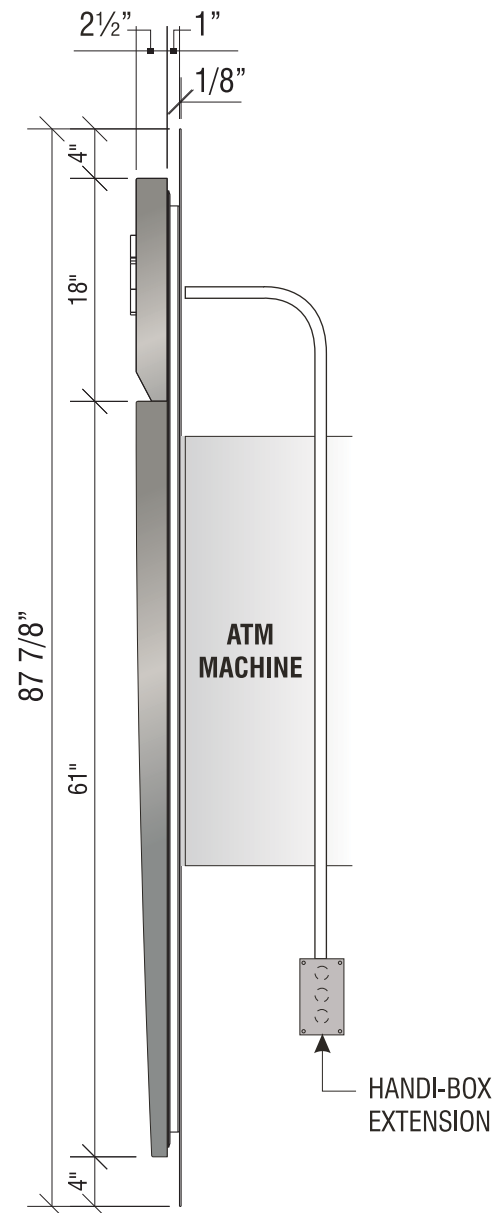
ALL EXPOSED FASTENER HEADS
SHALL BE PAINTED TO MATCH THE
EXTERIOR CABINET FINISH

SLOAN BLUE LED STRIPE AROUND
PERIMETER TO PROVIDE HALO-LIT
EFFECT AGAINST BACK PANEL

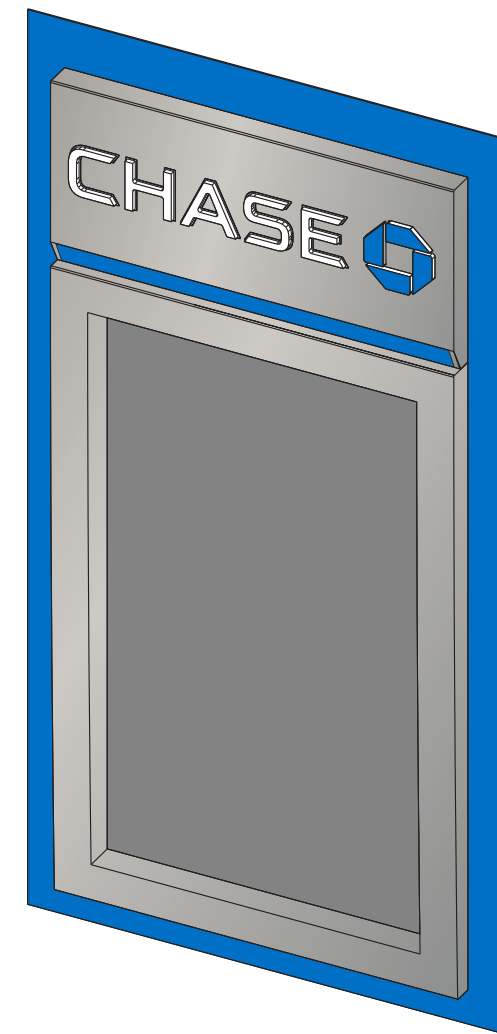
GRAPHICS DEPICTED ARE FOR I
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USE ONLY APPROVED ARTWORK
FOR PRODUCTION.



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



SIDE VIEW



PERSPECTIVE VIEW



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Initial Date: 04/25/23
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Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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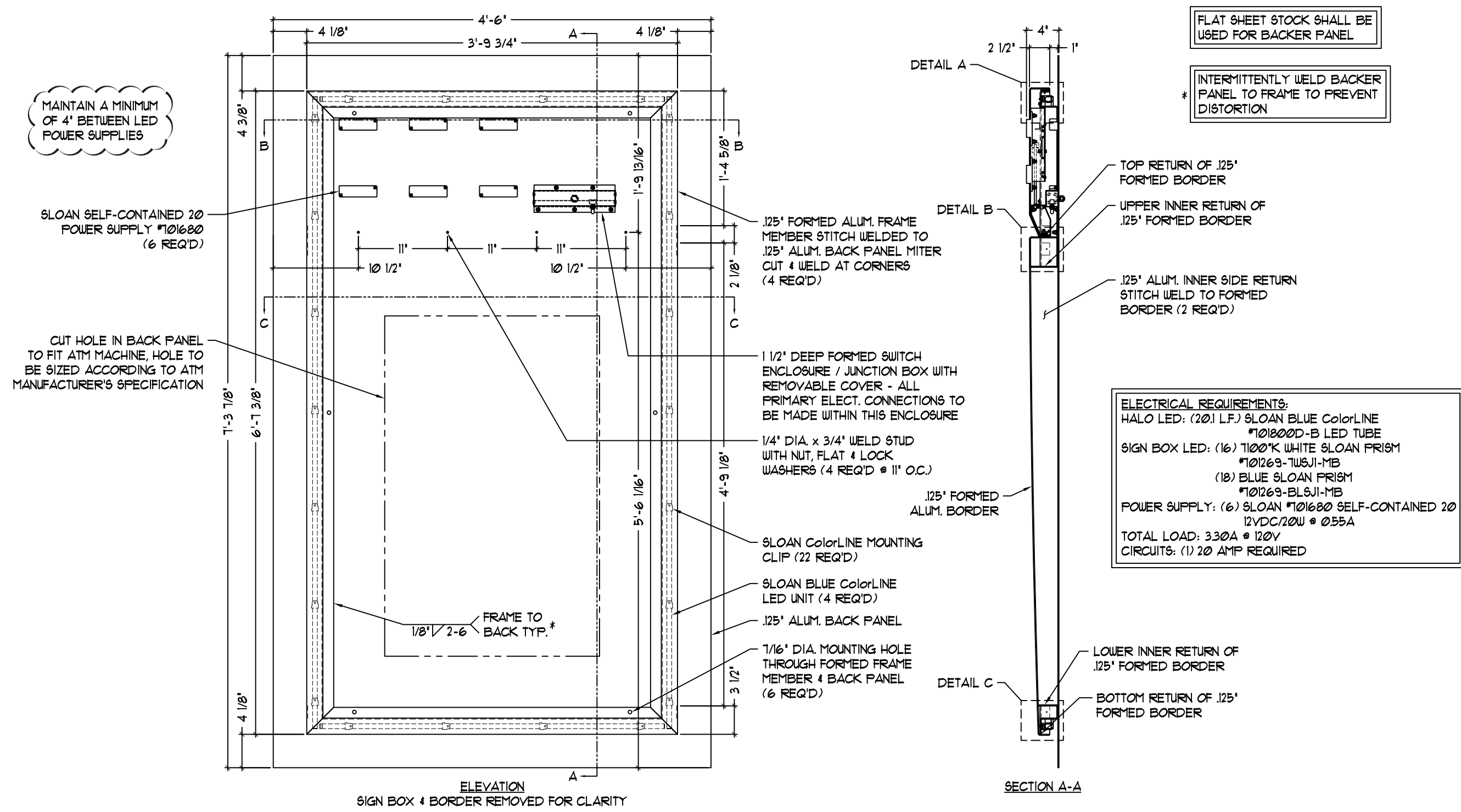
Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

Revision: R11 - 01/17/24

A02 SIGN TYPE SUR-TTW-U-4-TP

MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED THIN PROFILE ATM SURROUND





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Initial Date: 04/25/23

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Designer: ASena

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Customer Signature _____

Date _____

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Customer Signature _____

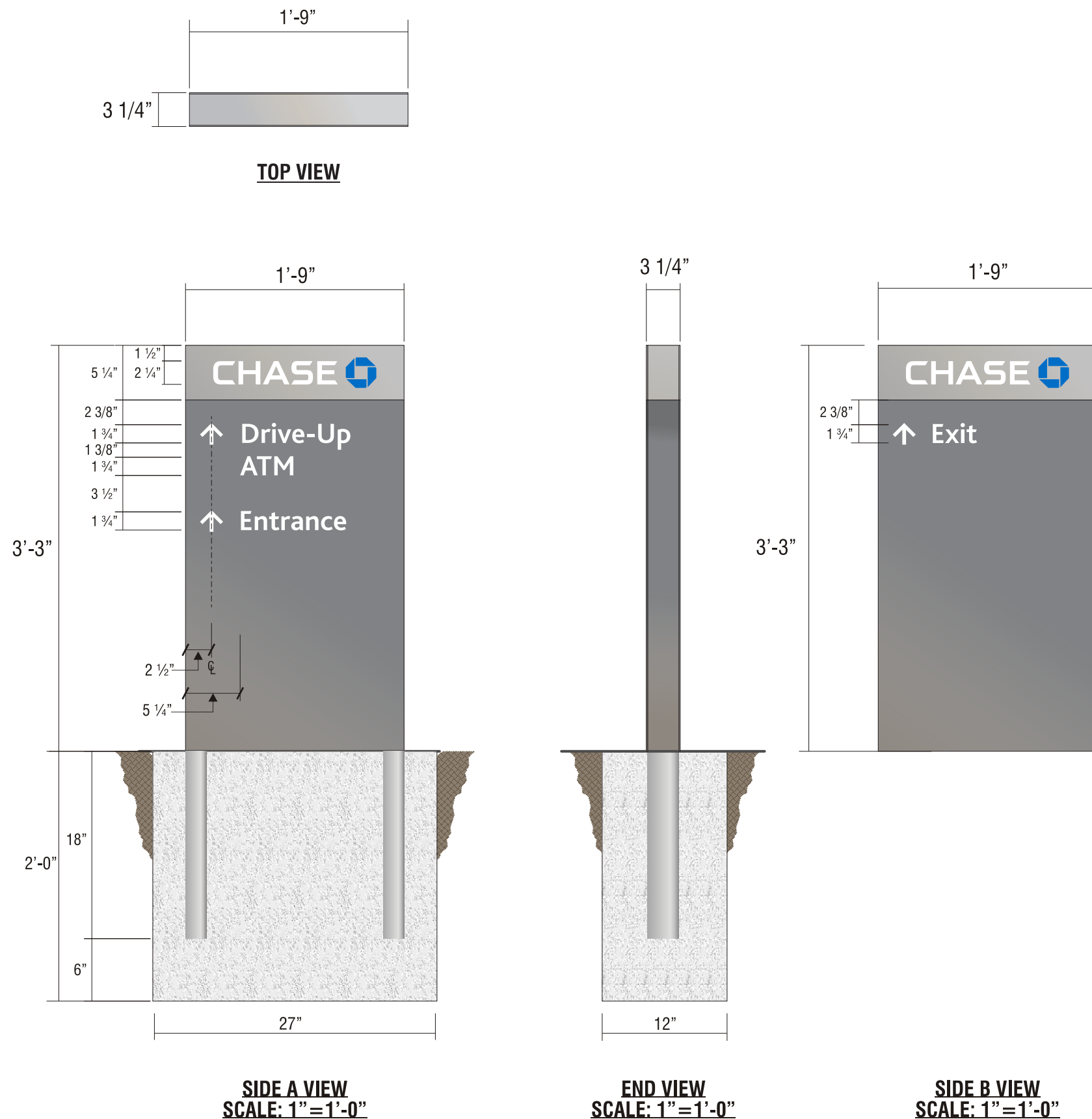
Date _____

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Drawing Number: 23-00546

Project ID: CHASE_48100R004913_1

Revision: R11 - 01/17/24



D01 SIGN TYPE **D-5-RE**

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUNDED. TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

CHASE COPY: 3M #7725-10 WHITE VINYL.

OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.

SECONDARY COPY/ARROWS: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.

POSTS: 2" X 3" X .125" RECTANGLE TUBE POSTS. TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.



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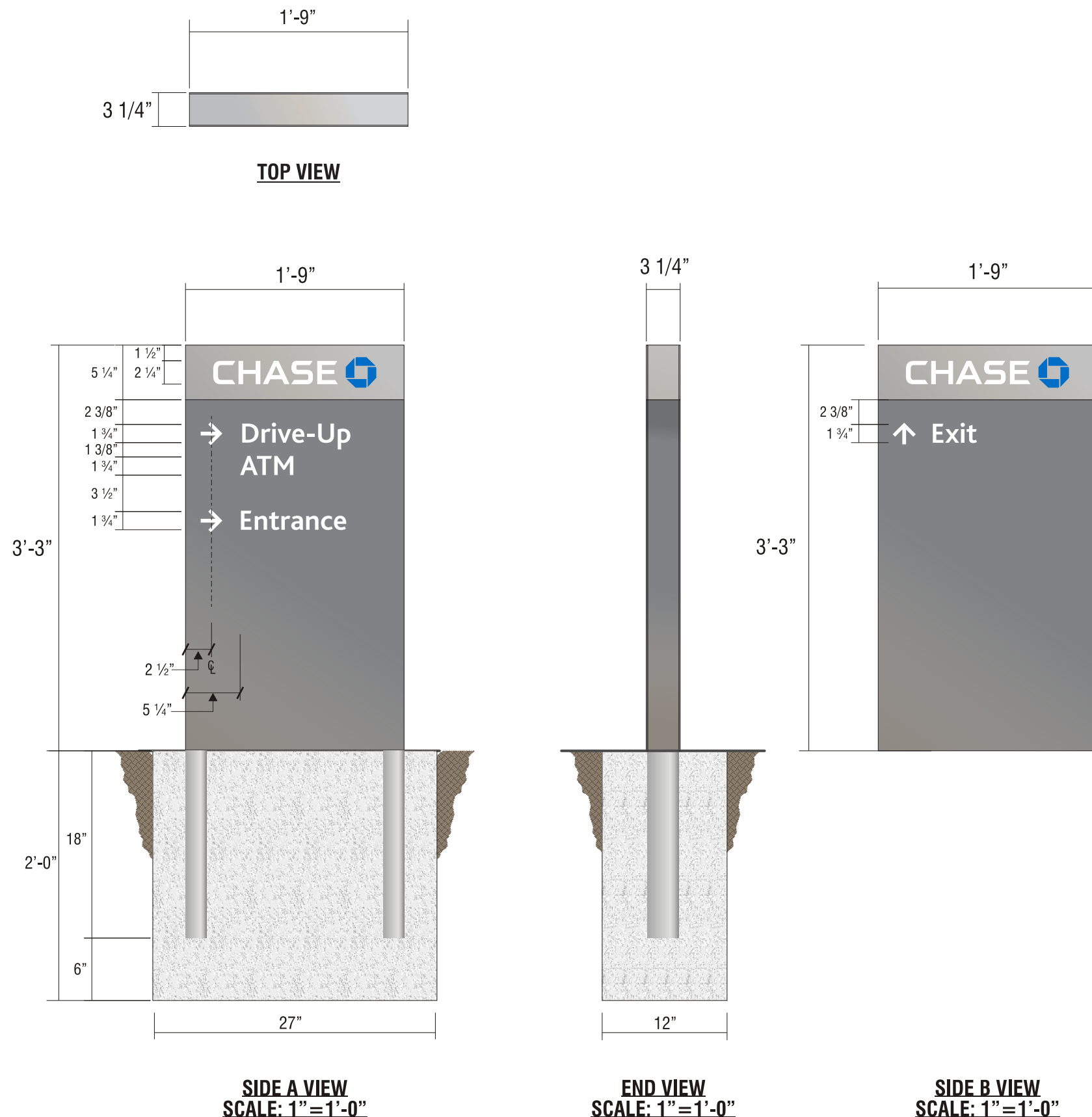
CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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Project ID: CHASE_48100R004913_1
Revision: R11 - 01/17/24



D02 **SIGN TYPE** **D-5-RE**

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUNDED. TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

CHASE COPY: 3M #7725-10 WHITE VINYL.

OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.

SECONDARY COPY/ARROWS: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.

POSTS: 2" X 3" X .125" RECTANGLE TUBE POSTS. TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.



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Initial Date: 04/25/23
Salesperson: Arthur Navarro
Coordinator: Tracey L Pichierri
Designer: ASena
Scale: As noted

CUSTOMER APPROVAL

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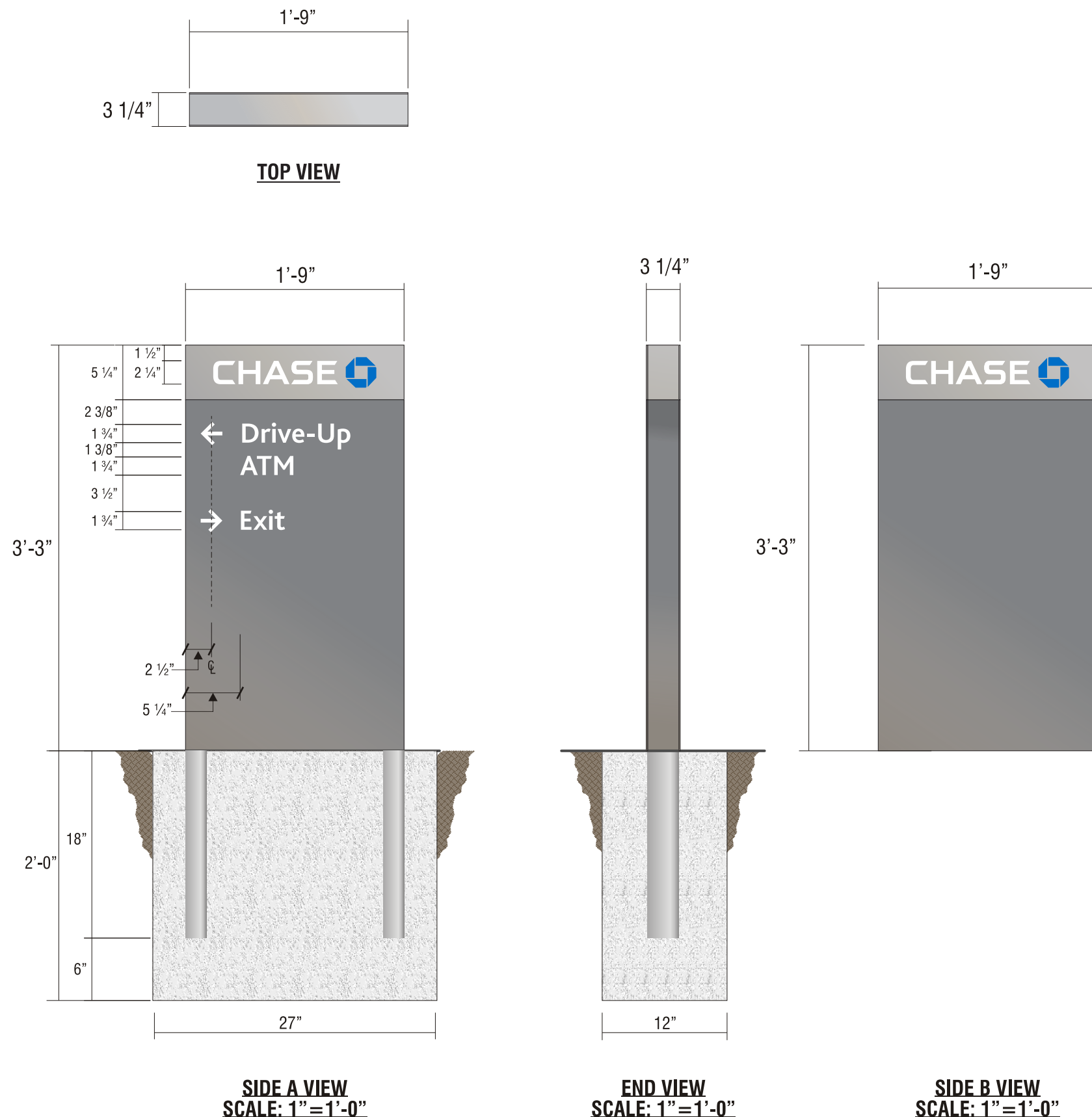
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D03 **SIGN TYPE** **D-5-RE**

MANUFACTURE & INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN

FACES: .125" THICK ALUMINUM FACES, QUARTER ROUNDED. TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

CHASE COPY: 3M #7725-10 WHITE VINYL.

OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.

SECONDARY COPY/ARROWS: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.

POSTS: 2" X 3" X .125" RECTANGLE TUBE POSTS. TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH. BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.

TOP CAP: .125" ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.



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Designer: ASena
Scale: As noted

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COPY, COLORS & SIZES

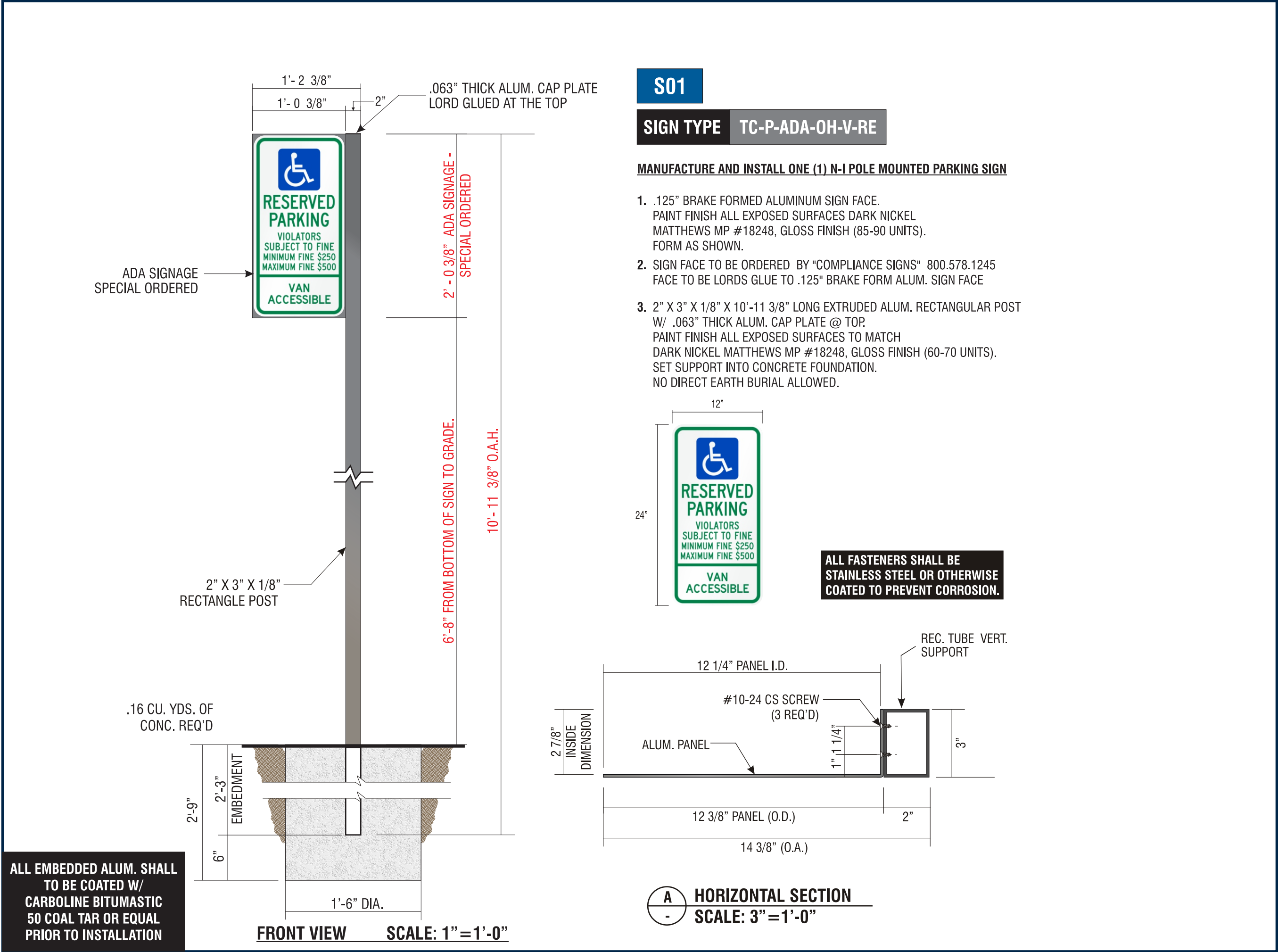
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Drawing Number: 23-00546

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S01

SIGN TYPE TC-P-ADA-OH-V-RE

MANUFACTURE AND INSTALL ONE (1) N-I POLE MOUNTED PARKING SIGN

- .125" BRAKE FORMED ALUMINUM SIGN FACE. PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (85-90 UNITS). FORM AS SHOWN.
- SIGN FACE TO BE ORDERED BY "COMPLIANCE SIGNS" 800.578.1245 FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUM. SIGN FACE
- 2" X 3" X 1/8" X 10'-11 3/8" LONG EXTRUDED ALUM. RECTANGULAR POST W/ .063" THICK ALUM. CAP PLATE @ TOP. PAINT FINISH ALL EXPOSED SURFACES TO MATCH DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (60-70 UNITS). SET SUPPORT INTO CONCRETE FOUNDATION. NO DIRECT EARTH BURIAL ALLOWED.

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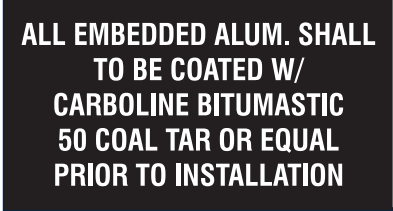
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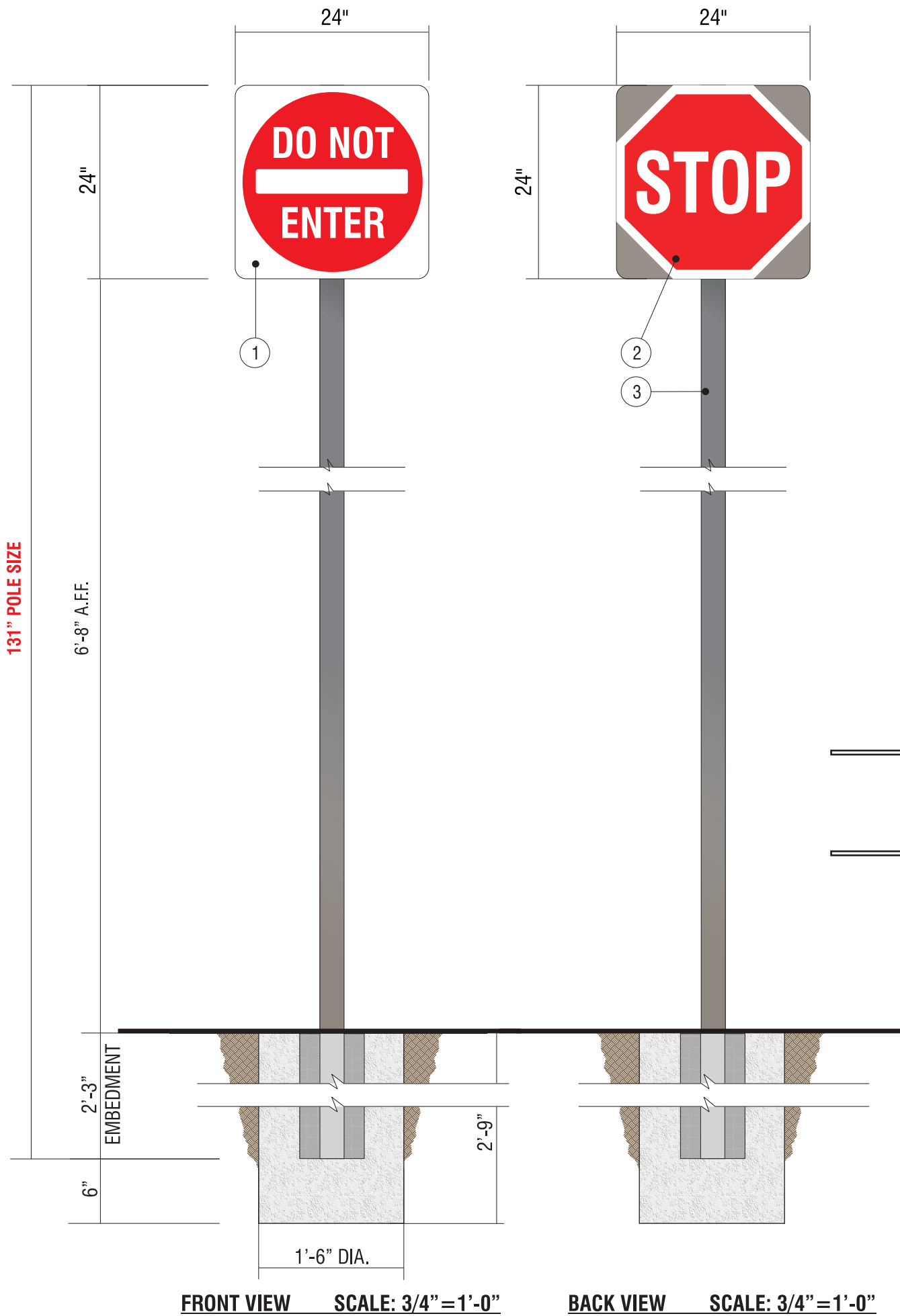
Project ID: CHASE_48100R004913_1

Revision: R11 - 01/17/24



ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.





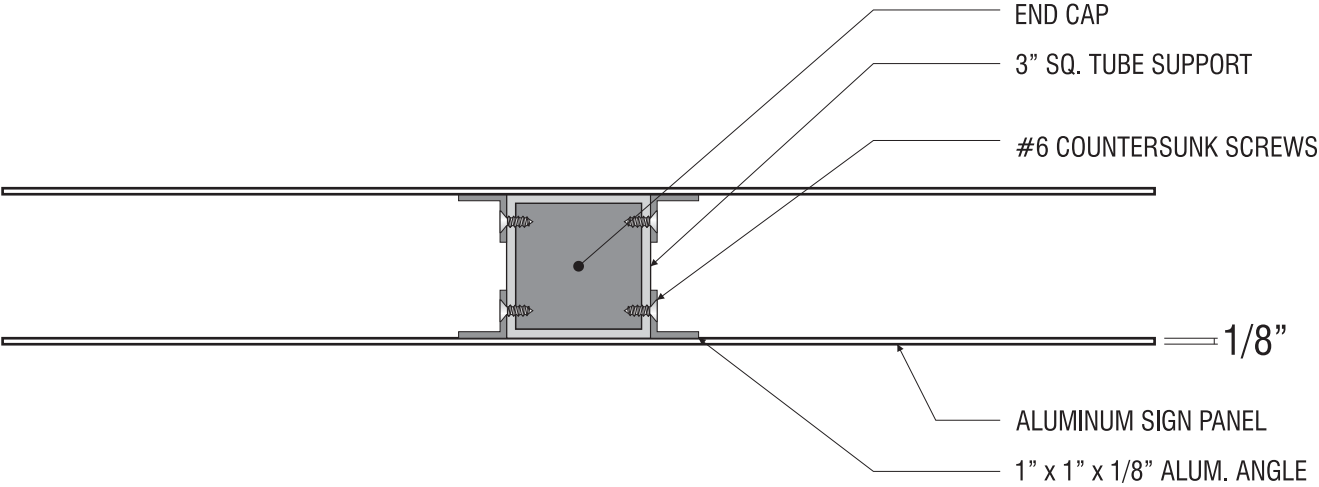
131" POLE SIZE

S03 S04

SIGN TYPE TC-P-H-DNE-DOT-STOP-RE

MANUFACTURE AND INSTALL TWO (2) D/F NON-ILLUMINATED SIGNS

- 1. .125" ALUMINUM SIGN FACE, D.O.T. STANDARD "DO NOT ENTER"
PAINT FINISH BACK SIDE SURFACE DARK NICKEL
MATTHEWS MP #18248, GLOSS FINISH.
- 2. .125" ALUMINUM SIGN FACE, D.O.T. STANDARD "STOP"
PAINT FINISH BACK SIDE SURFACE DARK NICKEL
MATTHEWS MP #18248, GLOSS FINISH.
- 3. SQ. ALUM. TUBE POST, 3" x 3" x 1/8" x 131" LONG
W/ .063" THICK ALUM. CAP PLATE @ TOP.



TOP SECTION SCALE: 3" = 1'-0"

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

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



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Revision: R11 - 01/17/24

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Shaffer, Scott](#); [Eric Meyer](#)
Subject: Re: 6672 E. Main Street Sign Variances
Date: Friday, March 22, 2024 8:16:27 AM
Attachments: [Outlook-noaapzq5.png](#)

[NOTICE: This email originated outside of the City of Reynoldsburg.]

No changes. Thanks.

Lieutenant Theo Schmidt, BS
Fire Prevention
Truro Township Fire Department
6305 E. Livingston Ave.
Reynoldsburg, Oh 43068
614-729-1921 (Office)
614-419-0188 (Cell)



"Our Community, Our Commitment"

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Tuesday, March 19, 2024 8:26 AM
To: Lieutenant Schmidt <LTSchmidt@trurotwp.org>
Cc: Shaffer, Scott <sshaffer@emht.com>; Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 6672 E. Main Street Sign Variances

Lt. Schmidt,

I am sending you a variance application for signage of the New Chase Building 6672 E. Main St, along with related items that are scheduled for the April 4th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments you may have by April 27th so that we can incorporate them in the staff report that goes out first thing on April 28th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | **F** 614-322-6830

www.reynoldsburg.gov

March 26, 2024

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

RE: Zoning Resources for Kroger Co.; 6580 E. Main Street: Variance Application - Signage

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 6580 E. Main Street. The 13.9 acre site consists of Food Sales – Large Format Grocery with a freestanding gasoline station. The building was built in 2019 and existed prior to the 2020 Zoning Code update. The subject site is zoned BMD, Brice and Main District.
- b. The surrounding zoning consist of SR, Residential (City of Columbus) and BMD, Brice and Main District to the north. BMD, Brice and Main District to the east, west, and south of the subject site. The surrounding land uses consist of dwelling – detached and attached single-family to the north, offices to the west, apartments and vacant land to the east, and retail and food service – fast casual to the south.
- c. The applicant is requesting a variance to allow an additional 63.1 square foot wall sign on the west building elevation. The requested sign would be the sixth wall sign on the building.
- d. The applicant has submitted a site plan showing the location of the building, and all proposed building signage. The proposed sign plan identifies all other building signage on the site including the already existing five wall signs totaling 361.88 square feet (Kroger – 213.58SF, Rx – 51.51SF, Drive Thru – 29.3SF, Starbucks – 12.56SF, and Ohio Liquor – 54.93SF) on the buildings south elevation.
- e. The applicant’s statement of hardship states that the additional wall sign is needed to allow customers using the curbside pickup method of getting their groceries, to easily identify the correct area and parking spaces safely. The applicant also states that this area is not easily identified from E. Main Street or within the south parking lot area, and that the sign would help direct the customers to the correct area to pickup their groceries.
- f. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for Brice and Main District “Attractive streetscapes and walkability should be emphasized to encourage pedestrian and transit activity along the corridors, and to create cohesive character amongst neighboring development. Sidewalk cafes, awnings, and landscaping are encouraged to help define the character of the development.”

2. Project Review

- a. The applicant is seeking a variance to Section 1105.03.C.vii.1 Signs in Commercial and Mixed-Use Zones for Wall signs states: “One (1) wall sign may

be erected on the wall of a building which most nearly parallels a street, parking lot or service drive, as determined by the Planning and Zoning Administrator. The total permitted area for any wall sign is two (2) square feet per lineal foot of building façade or tenant space, as applicable. A wall sign shall be attached parallel to the building wall and shall not extend outward from the building wall more than fourteen inches (14"). A sign may be attached to a canopy, marquee or roof that projects beyond a structure provided that no part of such sign extends more than two feet (2') beyond such roof, canopy or marquee. Where a building is located on a corner lot, wall signs may be permitted on both walls which parallel the intersecting streets. Wall signs shall be composed of wood or metal frames with a face of wood, metal or polycarbonate materials."

- i. The applicants sign plan indicates the proposed new wall signs will be internally illuminated.
 - ii. The applicant also states that the wall signage will be made out of polycarbonate material and will extend no more than five inches from the existing wall.
- 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. Granting the additional wall sign does not meet the general purpose and intent of the sign regulations imposed, however a curbside pickup area was not a common thing for grocery stores at the time the Zoning Code was written, therefore it should be an exception to the regulations imposed by the code. Granting the variance would not be detrimental to the public's welfare.
 - 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. The land use of Food Sales - Large Format Grocery is a permitted land use in the BMD, Brice and Main District. Granting the variance would not permit the establishment of a use that would otherwise not be permitted.
 - 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 is requesting the variance for an additional wall sign, to help direct customers safely to the correct area when using curbside pickup, especially since it is not located along the main entrance area (south elevation), but farther back on the western

side of the building. Staff is of the opinion that denying the variance request could deprive the property owner of reasonable use of the land and structure.

- 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. The applicant states that not granting this variance would deprive Kroger the ability to direct their customers safely to the curbside pickup area. Staff is of the opinion that at the time the Zoning Code was written, this was not an issue addressed, due to curbside pickup only very recently becoming a very common form of customers receiving their groceries.
- 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. The applicant has requested the minimum variance possible.
- 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. Granting the variance would not impair the adequate supply of light and/or air to the adjacent property. There would not be an increase in danger of fire, public safety or impair the property value.
- 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 the variance to allow an additional sign for grocery store curbside pickup, to help customers locate the correct location for said activity, would not give the property owner special privileges that have been granted before. Target was granted in 2022 by The Board of Zoning and Building Appeals an additional wall sign for their curbside pickup area.
- 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.
 - 1. Granting the variance would not set a precedence for all future applications, since it is line with a previous precedent set for other Food Sales – Large Format Grocery Stores.
- ix. The variance is not a matter of convenience when other remedies are available within the provisions of this Code.
 - 1. The applicant is requesting the variance due to a newer form of

grocery store pickup. The applicant has stated that this location was chosen, due to its close proximity to the refrigerated section of the store. That this was something done in response to offering curbside pickup. Staff is of the opinion that the applicant is not requesting this variance out of convenience.

3. Recommendations

- a. The applicant is requesting one additional wall sign on the buildings west elevations. The building currently has five wall signs on the south elevation. The applicant is requesting the additional wall sign to help customers coming into the site, to safely identify the location of the curbside pickup area. Staff is of the opinion that the variance should be granted, due to the Zoning Code regulations existing prior to curbside pickup as a common practice for grocery stores in the last few years. Staff also believes that granting this variance would not set a precedence, since the precedence has been previously set by another Food Sales – Large Format Grocery Store that received a variance for a wall sign in 2022. That granting the variance would help customers safely identify the appropriate location of the curbside pickup within the existing parking area of the site. Based on these reasons, staff recommends approval of the requested variance for an additional wall sign on the buildings west elevation.

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 6580 E. Main St. Reynoldsburg OH	Parcel ID#(s): 060-005162
--	-------------------------------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): Kroger Co	
Contact Email:	Contact Phone Number:

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Kroger Co.	Contact Name:
Contact Email:	Contact Phone Number:
Description of Use: Supermarket	

III. APPLICANT INFORMATION

Applicant Name: Zoning Resources	Applicant Address: 74 Glen Dr Worthington OH 43085
Applicant Phone Number: 614.496.4220	Applicant Email: rebecca@zoningresources.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☒ Owner's Consent Attached.	

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLICABLE: ☒ Variance ☐ Conditional Use ☐ Variance or Conditional Use Extension (\$50)

☐ Residential (single-family residential only)(\$200) ☒ Non-Residential (all residential except single-family residential)(\$450) ☐ Engineering Report (\$750 [min.])

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: _____

*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: _____ ☐ Olde Reynoldsburg District	<u>Additional Approval Required</u> ☐ Major/Minor Site Plan ☐ Other: _____	<u>PZB Meeting</u> Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied
P&Z Administrator: _____ Date: _____		

Variance Statement in Support

Location:

Kroger
6580 E Main St
Reynoldsburg OH
060-005162
13.9 acres
East Main Street Insight District

Property Owner:

Kroger Co.
1014 Vine St 7th Fl
Cincinnati OH 45202

Legal Description:

Attached

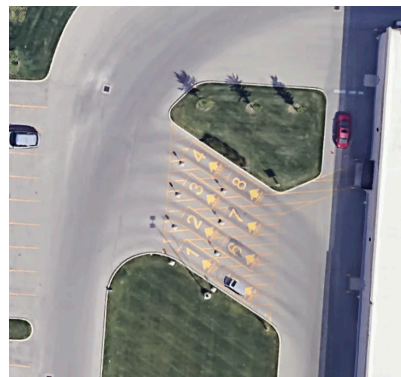
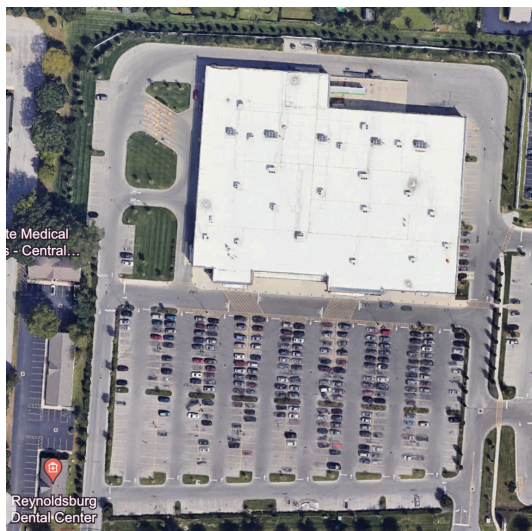
Variance request:

1105.03.C.vii.1

To allow an additional wall sign to be erected on the side (west) wall of a building that does not parallel a street. The proposed sign will parallel a parking lot and service drive.

Description of request:

Kroger offers both in-store and pick-up shopping. This Kroger store's in-store shopping entrance is from the south elevation facing East Main Street. However the store's pick-up shopping location is on the west elevation. The store's west elevation features a drive through pharmacy window and eight pickup parking spaces. This



pickup store entrance is not a typical public entrance but is the only access point for the store's pickup service business.

Kroger asks that it be allowed one wall sign directing customers to the pickup parking spaces. The pickup area is not easily seen from East Main Street or the south parking lot. The wall sign is necessary so that customers using the pickup services can find the parking spaces used for pickup.

Criteria for Consideration:

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 proposed sign should not be visible from East Main Street, but should only be visible from those customers seeking Kroger pick-up services. The variance will not be injurious to the area or otherwise detrimental to the public welfare.

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 permit the establishment that is not permitted.

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 variance requested is based on the need to direct pickup customers to the back of the parcel. The strict application of the code would deprive Kroger to reasonable direct customers to the pick-up parking spaces at the northwest corner of the store.

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

The deprivation is the ability to safely direct Kroger pick-up customers to the appropriate parking spaces.

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.

The hardship results from the pickup door being on the west elevation. This is the door most available to the refrigerated space needed for pickup orders.

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.

The variance is necessary for the reasonable use of the building as a grocery store. Pickup services are currently standard for grocery stores and necessary for grocers to compete in the retail food market.

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 variance will not impair light or air to an adjacent property. It will not increase congestion, increase danger of fire, nor endanger the public safety, nor diminish or impair property values.

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.

This variance will not confer any special privilege.

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.

The variance does not consider other structures, but the request is based on the size of the parcel, location of the building and its entrances, and the features of the interior spaces.

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

The variance is not requested as a matter of convenience.

DO NOT DETACH

 Instrument Number: 202102250035299 Recorded Date: 02/25/2021 10:13:52 AM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov	
Transaction Number: T20210024535 Document Type: DEED Document Page Count: 6 Submitted By (Mail): FIDELITY NATIONAL TITLE INSURANCE CO	Return To (Mail Envelope): FIDELITY NATIONAL TITLE INSURANCE CO Mail Envelope
First Grantor: TOPVALCO INC	First Grantee: KROGER CO
Fees: Document Recording Fee: \$34.00 Additional Pages Fee: \$32.00 Total Fees: \$66.00 Amount Paid: \$66.00 Amount Due: \$0.00	Instrument Number: 202102250035299 Recorded Date: 02/25/2021 10:13:52 AM

OFFICIAL RECORDING COVER PAGE

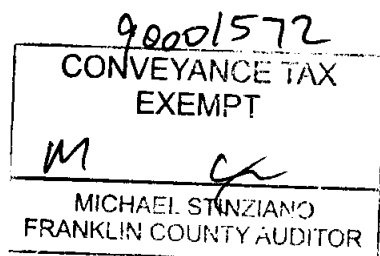
DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.



TRANSFERRED

FEB 24 2021

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

GENERAL WARRANTY DEED

Topvalco, Inc., an Ohio corporation, for valuable consideration paid, grants, with general warranty covenants, to **The Kroger Co.**, an Ohio corporation, whose tax mailing address is c/o Property Tax 7th Floor, 1014 Vine Street, Cincinnati, OH 45202, the real estate described on the attached Exhibit A (the "Property").

Parcel Number: 060-005162 (part)

Property Address: 1251 Rosehill Road (part)

Prior Instrument Reference: Instrument No. 202102250035298

[signature page for remainder deed from Topvalco to Kroger N232]

Executed this 25th day of January, 2021.

TOPVALCO, INC.,
an Ohio corporation

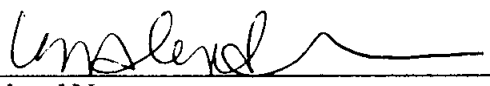
By: 
Name: Rick J. Landrum
Its: Vice President

STATE OF OHIO)

) ss:

COUNTY OF HAMILTON)

The foregoing instrument was acknowledged before me this 25th day of January, 2021 by Rick J. Landrum, who is the Vice President of Topvalco, Inc., an Ohio corporation, on behalf of the corporation, as Grantor.


Printed Name: _____
Notary Public

LORI A. LANDRUM, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Section 147.03



This instrument prepared by:
The Kroger Co. / Anderson J. Green
1014 Vine Street, Cincinnati, OH 45202

Exhibit A

Legal Description

**DESCRIPTION OF A 13.904 ACRE TRACT
AT THE NORTHWEST CORNER OF E. MAIN STREET AND ROSEHILL ROAD,
CITY OF REYNOLDSBURG, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, in Half Section 17 and 20, Section 13, Township 12 North, Range 21 West, Refugee Lands, being a portion of a 16.523 acre tract of land conveyed to The Kroger Co., by deed of record in Instrument No. 202006150083315, all records referenced to the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning, for reference, at a "X" cut in brick set at the intersection of the north right-of-way line of E. Main Street ~ U.S. Route 40 (variable width) with the west right-of-way line of Rosehill Road (60 feet in width), at the southeast corner of Reserve "A", both as shown upon the plat entitled Weiberg's Rose Hill Add'n, of record in Plat Book 17, Page 126, and at a southeast corner of said 16.523 acre tract, said "X" cut in brick set being N 35° 03' 16" W a distance of 48.24 feet from the intersection of the centerline of Rosehill Road with the centerline of E. Main Street ~ U.S. Route 40;

thence S 88° 56' 04" W along the north right-of-way line of E. Main Street ~ U.S. Route 40, along a portion of a south line of said Reserve "A" and along a portion of the south line of said 16.523 acre tract a distance of 194.72 feet to a 3/4" I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;

thence S 88° 56' 04" W along the north right-of-way line of E. Main Street ~ U.S. Route 40, along a portion of the south line of said Reserve "A", along a portion of a south line of said 16.523 acre tract and along the south lines of Lots No. 8, 7, 6, 5, 4, 3 and 2, as shown upon the plat entitled Weiberg's Rose Hill Amended Add'n, of record in Plat Book 17, Page 237 a distance of 938.22 feet to a 3/4" I.D. iron pipe w/cap found (Ahlers & Moe) at the southwest corner of said Lot No. 2, at the southeast corner of that portion of the right-of-way of Weiberg Place (within Lot No. 1 of said Weiberg's Rose Hill Add'n) vacated by Franklin County Commissions by Road Record 14, Page 443, at a southwest corner of said 16.523 acre tract and at the southeast corner of a 0.2794 acre tract of land conveyed to WAMCO Properties, LLC, by deed of record in Instrument No. 200912290187574;

thence N 04° 14' 35" E along a west line of said 16.523 acre tract, along the east line of said Lot No. 1, along the west line of said Lot No. 2, along the east line of said 0.2794 acre tract, along the east line of a 0.3135 acre tract of land conveyed, out of said Lot No. 1, to 6502 Holding, LLC, by deed of record in Instrument No. 201101250012421 and along an east line of a 0.4466 acre tract of land conveyed, out of said Lot No. 1, to The DeVore Group, Inc., by deed of record in Instrument No. 201202130020517 a distance of 448.18 feet to a 3/4" I.D. iron pipe set at the northeast corner of said Lot No. 1, at the northwest corner of said Lot No. 2, at a corner of said 16.523 acre tract, at the northeast corner of said 0.4466 acre tract, in the north line of said Half Section 20 and in the south line of said Half Section 17;

thence N 86° 00' 08" W along the common line between Half Sections 17 and 20, along a south line of said 16.523 acre tract, along a portion of the north line of said Lot No. 1 and along a portion of the north line of said 0.4466 acre tract a distance of 74.65 feet to a 5/8" solid iron pin found at a southwest corner of said 16.523 acre tract and at a southeast corner of a 0.656 acre tract of land conveyed to Stonegate III, by deed of record in Official Record 10621, Page B 17;

thence N 06° 06' 52" E along a west line of said 16.523 acre tract, along an east line of said 0.656 acre tract, along the east line of a 0.595 acre tract of land conveyed to Stonegate 6488, LLC, by deed of record in Instrument No. 200505020081264 and along an east line of a 0.718 acre tract of land conveyed to The American Jersey Cattle Club (Und. 85% Interest) and National All-Jersey, Inc. (Und. 15% Interest), by deed of record in Official Record 11656, Page A 15 a distance of 330.01 feet to a 5/8" I.D. iron pipe found at the northwest corner of said 16.523 acre tract, at the northeast corner of said 0.718 acre tract and in the south line of Lot No. 135, as shown upon the plat entitled Glenmeadows, of record in Plat Book 34, Pages 104-106; thence S 85° 54' 20" E along a north line of said 16.523 acre tract, along a portion of the south line of said Lot No. 135 and along the south line of Lots Nos. 136-144, inclusive, as shown upon said plat of Glenmeadows, a distance of 603.68 feet to a 1" I.D. iron pipe found at the southeast corner of said Lot No. 144 and at the southwest corner of Rosewood Condominium First Amendment, in Condominium Plat Book 72, Page 81 and as declared in Official Record 34819, Page A 07;

thence S 85° 51' 45" E along a north line of said 16.523 acre tract and along a portion of the south line of said Rosewood Condominium First Amendment a distance of 82.50 feet to a 3/4" pinch top iron pipe found at a northeast corner of said 16.523 acre tract and at the northwest corner of a 2.977 acre tract of land conveyed to Rosehill-Ruben Limited Partnership, by deed of record in Official Record 32956, Page C 09;

thence S 03° 31' 07" W along a portion of an east line of said 16.523 acre tract and along the west line of said 2.977 acre tract a distance of 246.32 feet to a 5/8" I.D. iron pipe found at the southwest corner of said 2.977 acre tract and at a corner of said 16.523 acre tract;

thence S 85° 55' 04" E along a north line of said 16.523 acre tract and at the south line of said 2.977 acre tract a distance of 526.33 feet to a point in the centerline of Rosehill Road at the northeast corner of said 1 acre tract (passing a 3/4" I.D. iron pipe found in the west right-of-way line of Rosehill Road at 496.33 feet);

thence S 03° 23' 51" W along the centerline of Rosehill Road and along an east line of said 16.523 acre tract a distance of 81.48 feet to a point at a southeast corner of said 16.5232 acre tract;

thence N 86° 00' 08" W along a portion of a south line of said 16.523 acre tract a distance of 30.00 feet to a 3/4" I.D. iron pipe set in said dedicated west right-of-way line of Rosehill Road and at a corner of said 16.5232 acre tract;

thence crossing a portion of said 16.523 acre tract the following six (6) courses:

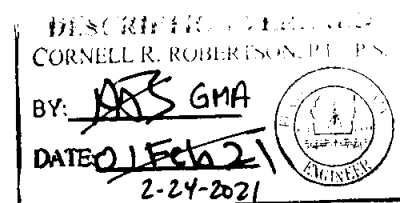
1. N 03° 23' 51" E a distance of 13.08 feet to a 3/4" I.D. iron pipe set at a point of curvature;
2. northwesterly, and with a curve to the left, data of which is: radius = 29.50 feet, and delta = 36° 26' 35", arc length = 18.76 feet, a chord distance of 18.45 feet bearing N 67° 40' 56" W to a MAG nail set in the curb;
3. N 85° 54' 13" W a distance of 384.00 feet to a MAG nail set;
4. S 04° 05' 47" W a distance of 207.85 feet to a 3/4" I.D. iron pipe set;
5. N 88° 57' 54" E a distance of 212.85 feet to a 3/4" I.D. iron pipe set;
6. S 04° 05' 47" W a distance of 195.73 feet to the place of beginning;

containing 13.904 acres of land, more or less, and being subject to all easements and restrictions of record. Of said 13.904 acres, 0.056 acre is within the right-of-way of Rose Hill Road. Of said 13.904 acres, all are within P.N. 060-005162.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of Bird+Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in September, 2015 and February, 2020. Basis of bearings is a centerline of Rosehill Road, being S 03° 23' 51" W, derived from VRS observations referencing monument, PID designation of AJ7184 and CORS_ID of COLB, Ohio State Plain Coordinate System (South Zone – NAD 83, 2011 Adjustment) and all other bearings are based upon this meridian.

Kevin L. Baxter ~ Ohio Surveyor # 7697

All the
Bal of
(060)
5162







KROGER #232
6850 E. MAIN STREET
REYNOLDSBURG, OH



QTY.	DESCRIPTION	SQ. FT.
1	PICKUP LTR. SET W/CART	63.1



EXISTING FRONT ELEVATION

KROGER #232
6850 W. MAIN STREET
REYNOLDSBURG, OH



Customer creation through brand innovation.

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

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DATE:

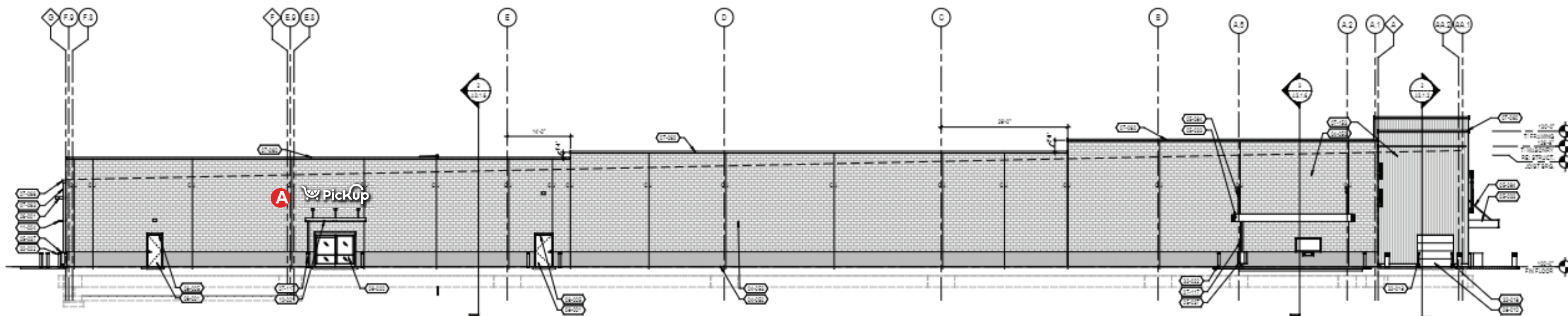
	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



DRAWING NO:
1107714645.00

DATE: 5.23.2023

S. Hawke



WEST ELEVATION

KROGER #232
6850 W. MAIN STREET
REYNOLDSBURG, OH



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DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



DRAWING NO:
1107714645.00

DATE: 5.23.2023

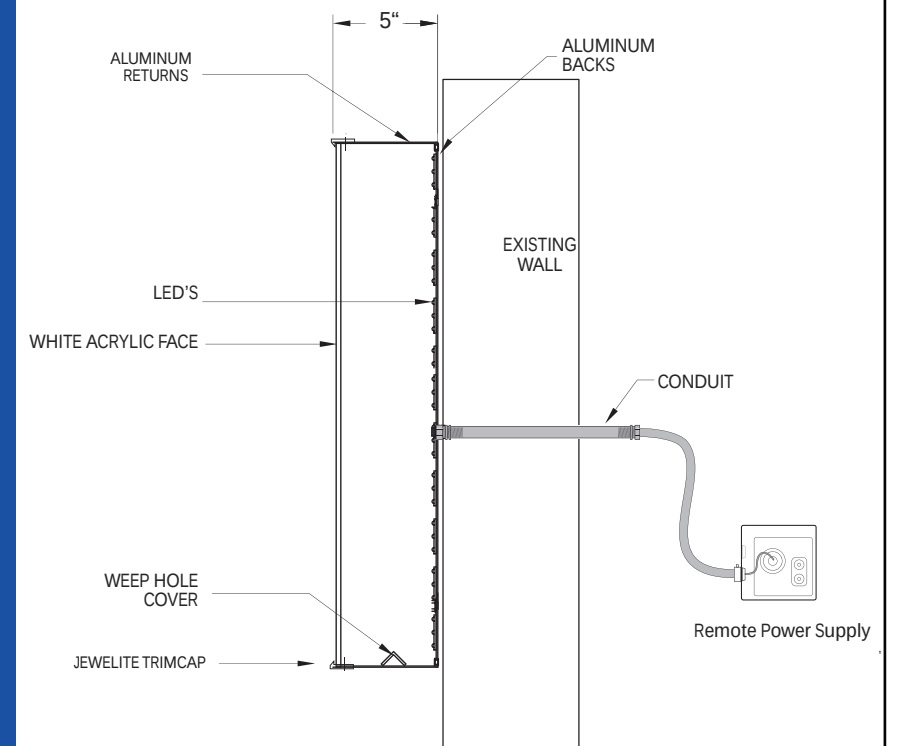
S. Hawke

A



- INTERNALLY ILLUMINATED CHANNEL LETTERS.
ALUMINUM SIDES & BACK PAINTED WHITE.
WHITE TRIMCAP RETAINER.
FLAT, WHITE POLYCARBONATE FACE
WHITE LED ILLUMINATION.

- ☐ WHITE FACES
- ☐ RETAINER: WHITE
- ☐ FILLER: WHITE



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

63.1 SQ. FT.

PART # 403-23-CL36-PUCRTWH



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CUSTOMER APPROVAL:

DATE:

DATE BY

Rev. #1

Rev. #2

Rev. #3

DATE BY

Rev. #4

Rev. #5

Rev. #6



DRAWING NO:
7699332377.02A1
DATE: 2.13.2023
S. Hawke



BUILDING ELEVATION DIMENSIONS:
OAH AFF - 35'-6"
TOTAL LINEAL FT. STORE FRONTAGE: 379' +/-

KROGER 232
6850 E. MAIN STREET
REYNOLDSBURG, OH



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CUSTOMER APPROVAL:

DATE:

DATE	BY
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Rev. #1

Rev. #2

Rev. #3

BY

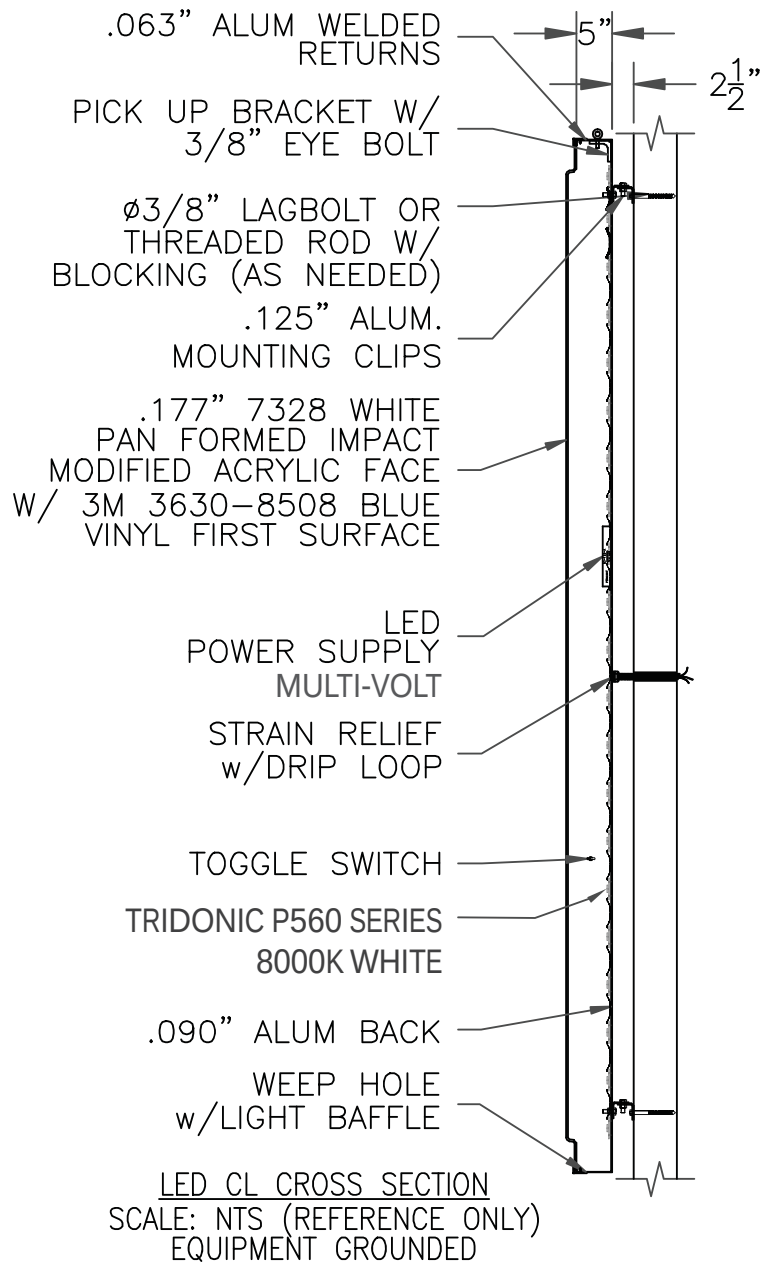
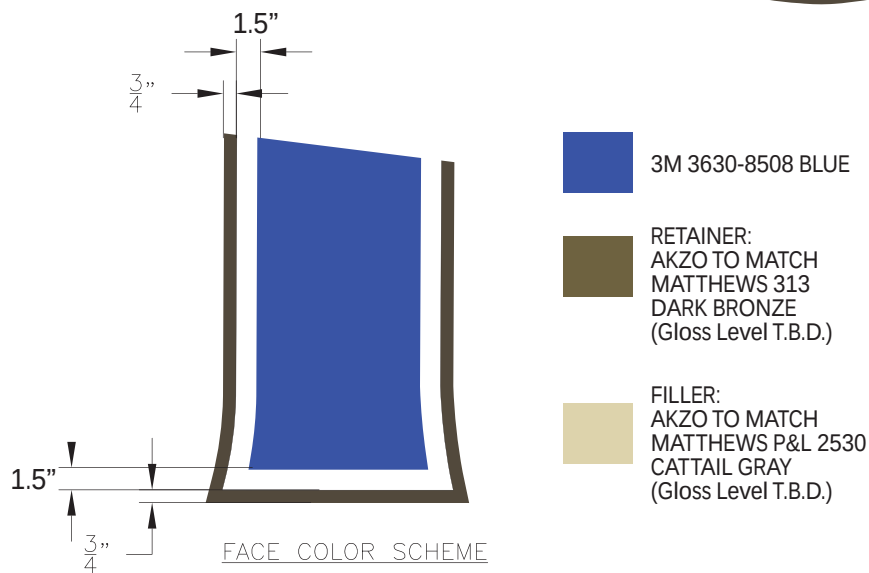
DATE _____ BY _____



DRAWING NO:
95099E

DATE: 9-11-2018

S. Hawke



ELECTRICAL REQUIREMENTS:
VOLTS: 120-277 VAC
AMPS: 6.4A

ACTUAL SQ.FT.: 71.82

403-CL96-KRG-SCMTV-VE



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CUSTOMER APPROVAL:

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Rev. #4

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Rev. #6

DATE

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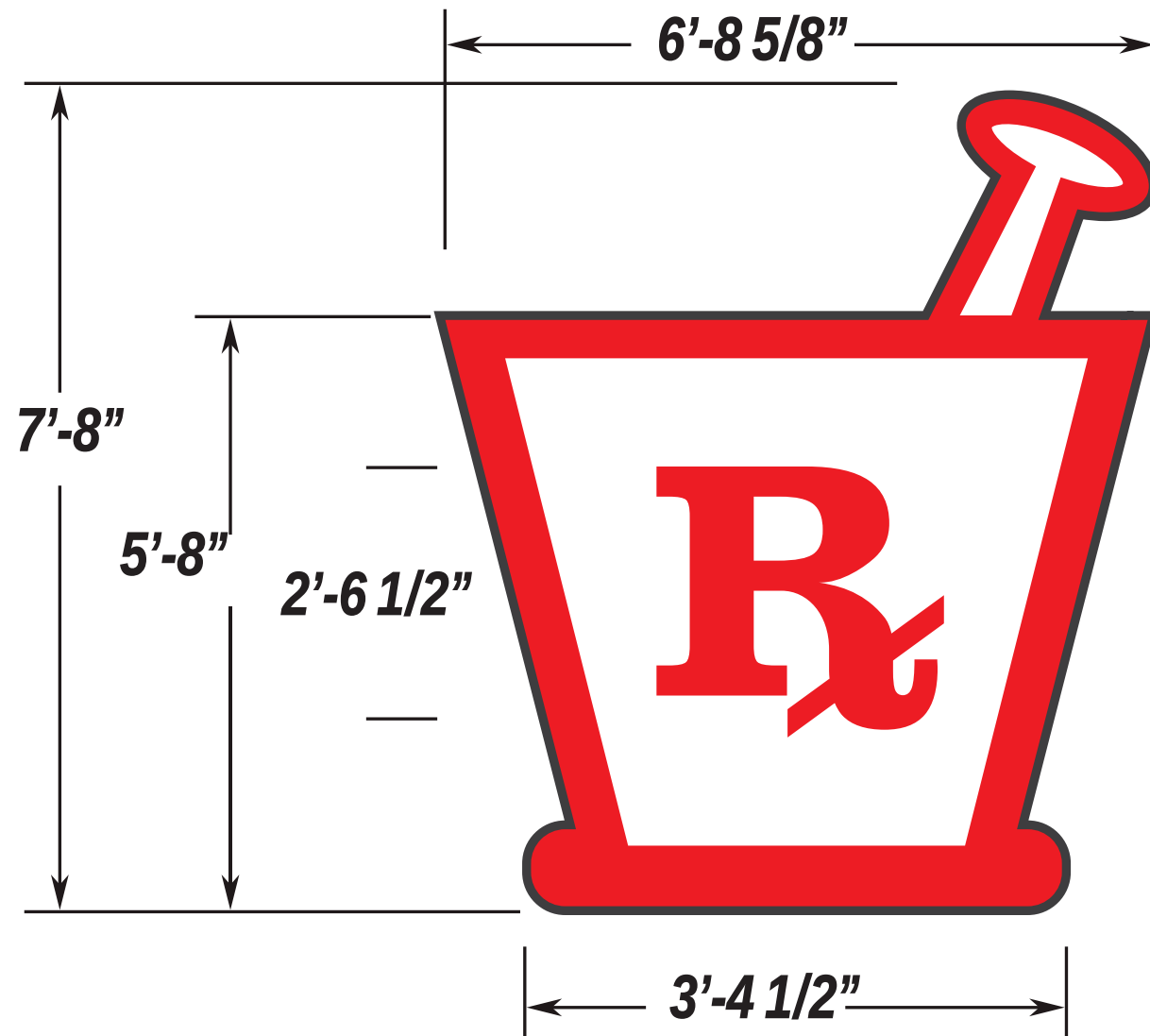


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DATE: 3-5-2018

S. Hawke

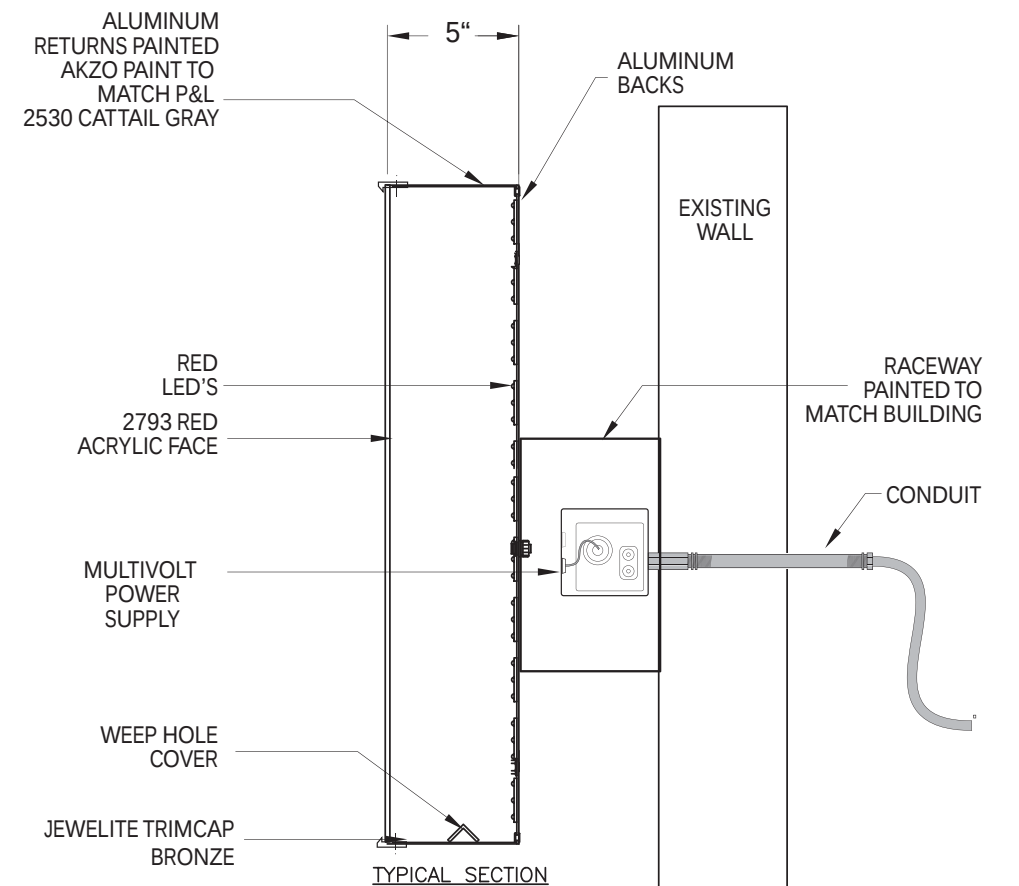
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2793 RED ACRYLIC FACE

JEWELITE TRIMCAP
BRONZE

FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



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CUSTOMER APPROVAL:

DATE:

DATE

BY

Rev. #1

Rev. #2

Rev. #3

DATE

BY

Rev. #4

Rev. #5

Rev. #6

Kroger

DRAWING NO:
92809.02D

DATE: 3-5-2018

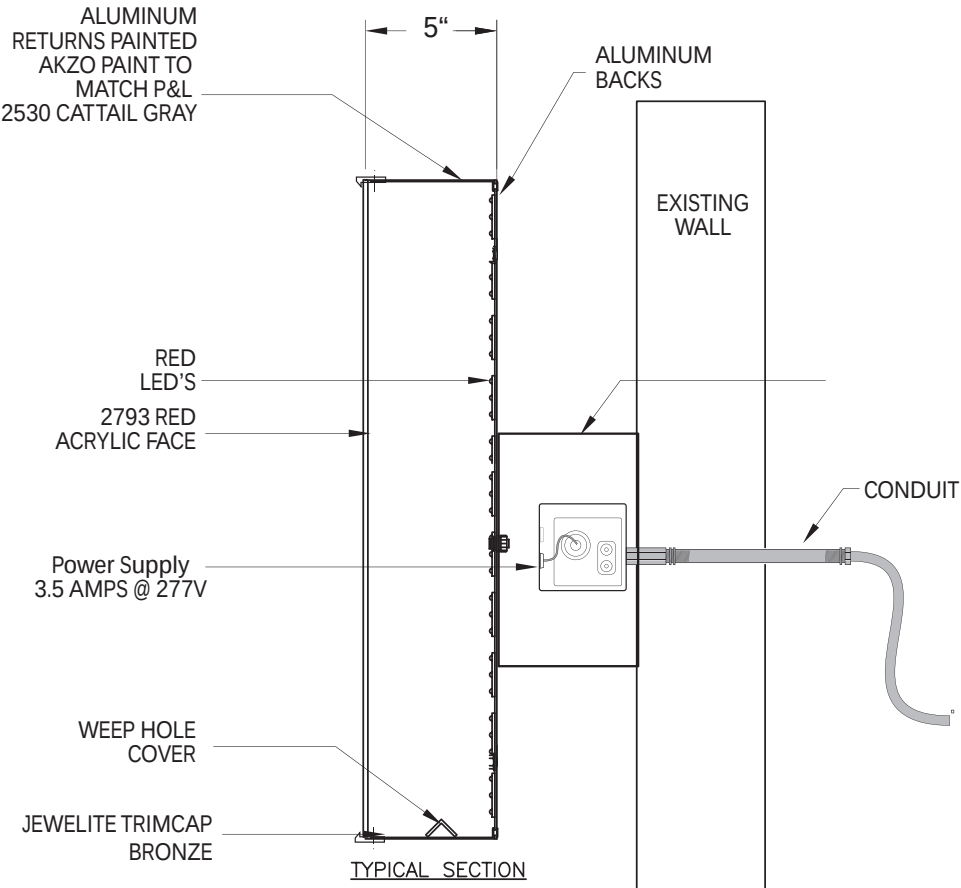
S. Hawke

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

D



- 2793 RED ACRYLIC FACE
- JEWELITE TRIMCAP BRONZE
- FILLER:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____
Rev. #2	_____	_____	Rev. #5	_____
Rev. #3	_____	_____	Rev. #6	_____



DRAWING NO:
92809.02C
DATE: 3-5-2018
S. Hawke

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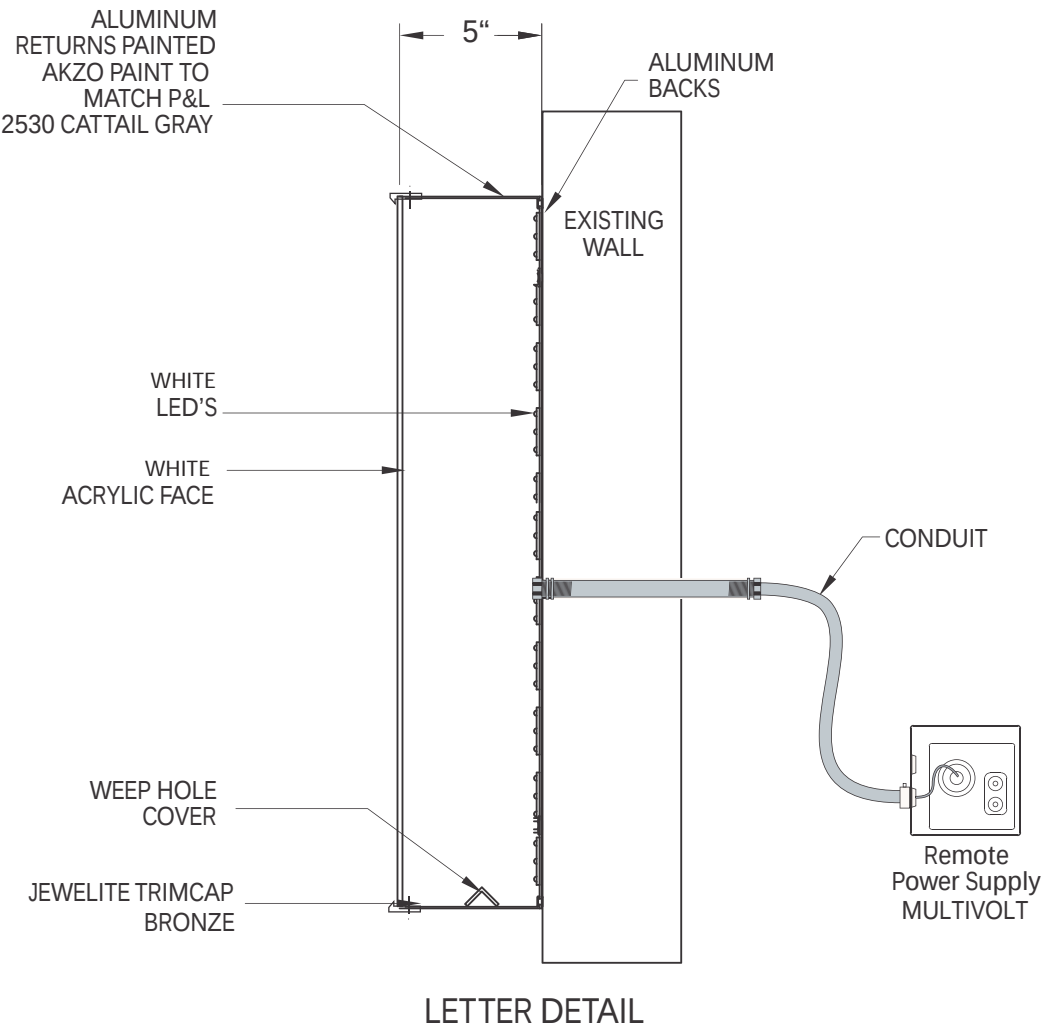
F



WHITE ACRYLIC FACE

BRONZE
JEWELITE

RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



Actual Sq. Ft.: 2.05

403-CL12-EXIT-MTV



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CUSTOMER APPROVAL:

DATE:

	DATE	BY
Rev. #1	3-18-10	S.H.
Rev. #2	10-10-11	S.H.
Rev. #3		

	DATE	BY
Rev. #4		
Rev. #5		
Rev. #6		



DRAWING NO:
54862 B

DATE: 4-29-09

S. Hawke

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

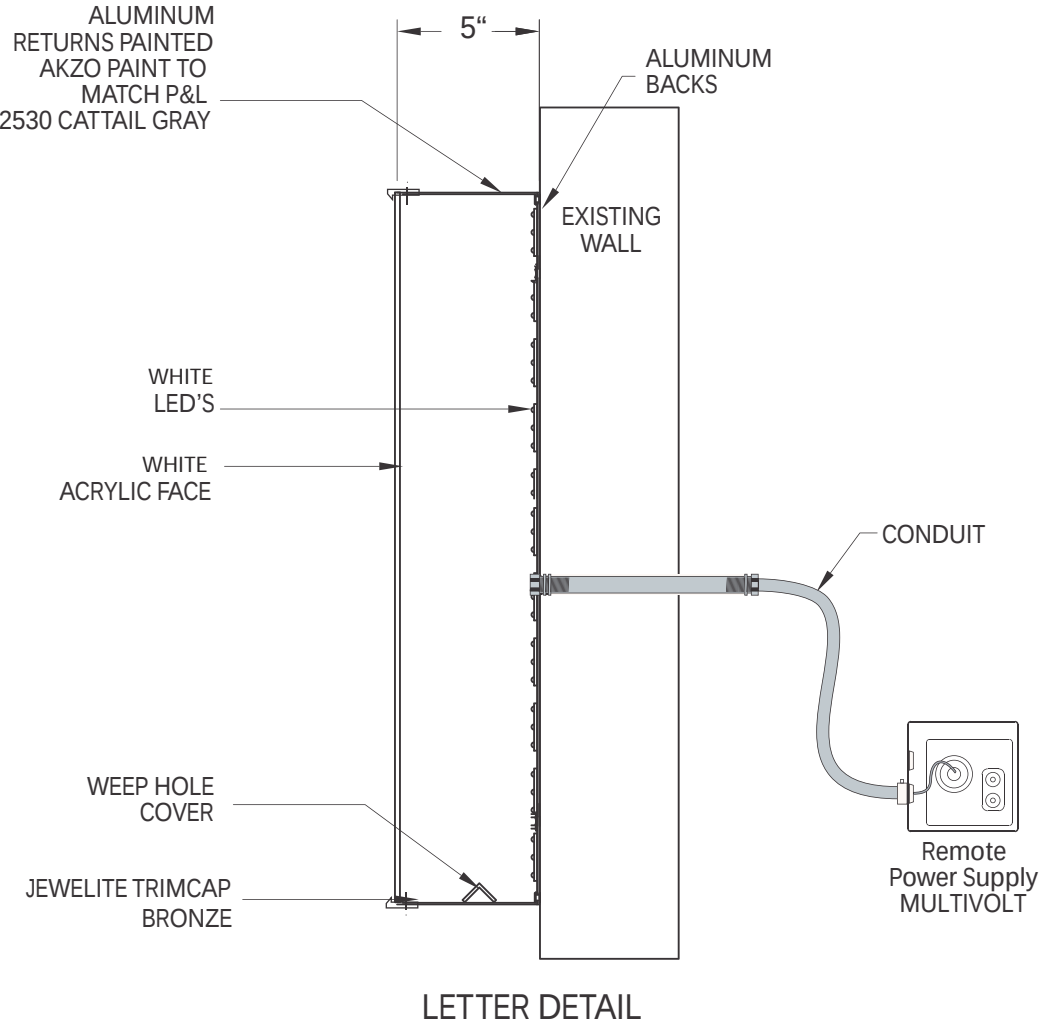
E



WHITE ACRYLIC FACE

BRONZE
JEWELITE

RETURNS:
AKZO TO MATCH
MATTHEWS P&L 2530
CATTAIL GRAY
(Gloss Level T.B.D.)



Actual Sq. Ft.: 2.63

403-CL12-ENTER-MTV



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CUSTOMER APPROVAL:

DATE:

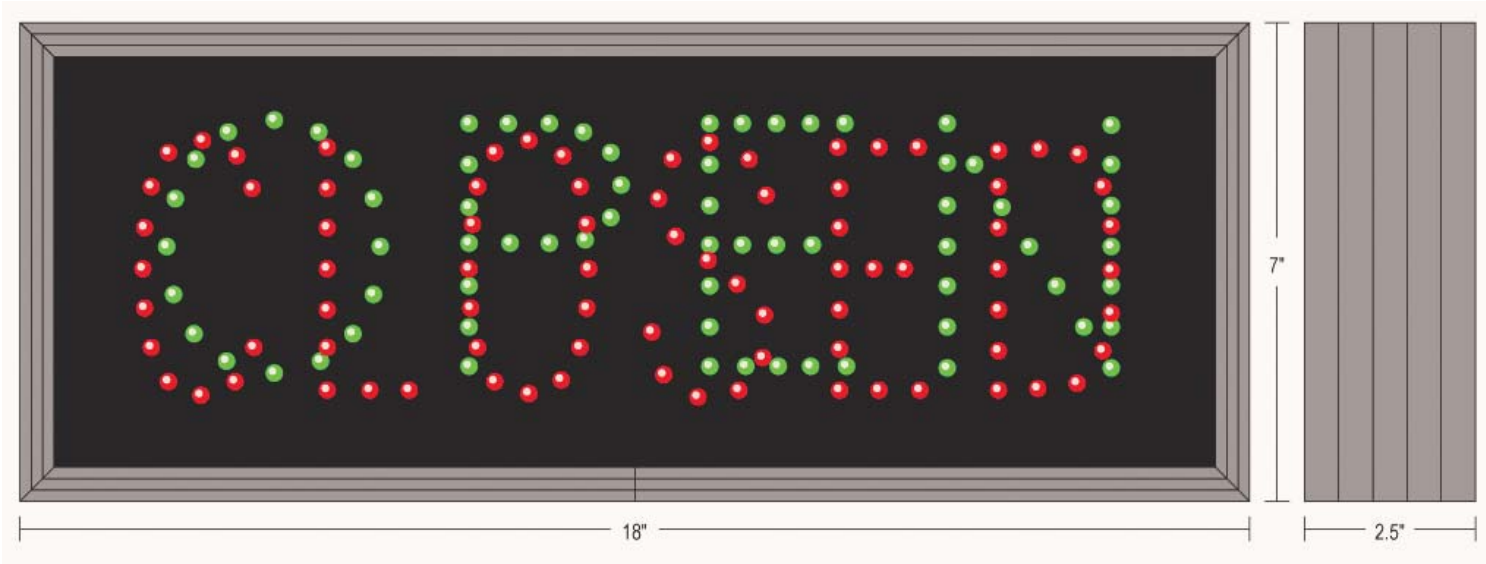
Rev. #	DATE	BY
Rev. #1	3-18-10	S.H.
Rev. #2	10-10-2011	S.H.
Rev. #3		

Rev. #	DATE	BY
Rev. #4		
Rev. #5		
Rev. #6		



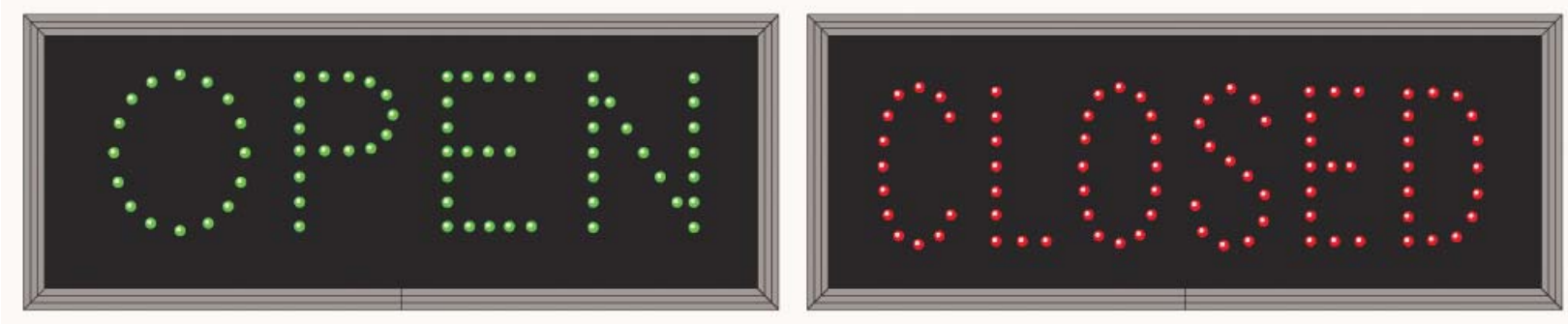
DRAWING NO:
54862 A
DATE: 4-29-09
S. Hawke

G



SINGLE FACE LED
ILLUMINATED SIGN.

BRONZE CABINET.
RED AND GREEN LED'S.
POLYCARBONATE FACE.
MESSAGES "BLANK OUT"
WHEN TURNED OFF -
ELIMINATING CONFUSION.



NOTE: THIS SIGN REQUIRES A 120V CONNECTION.
A 277V CONNECTION WILL REQUIRE A
STEP DOWN TRANSFORMER.

403-TCL718GR-100LED



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CUSTOMER APPROVAL:

DATE:

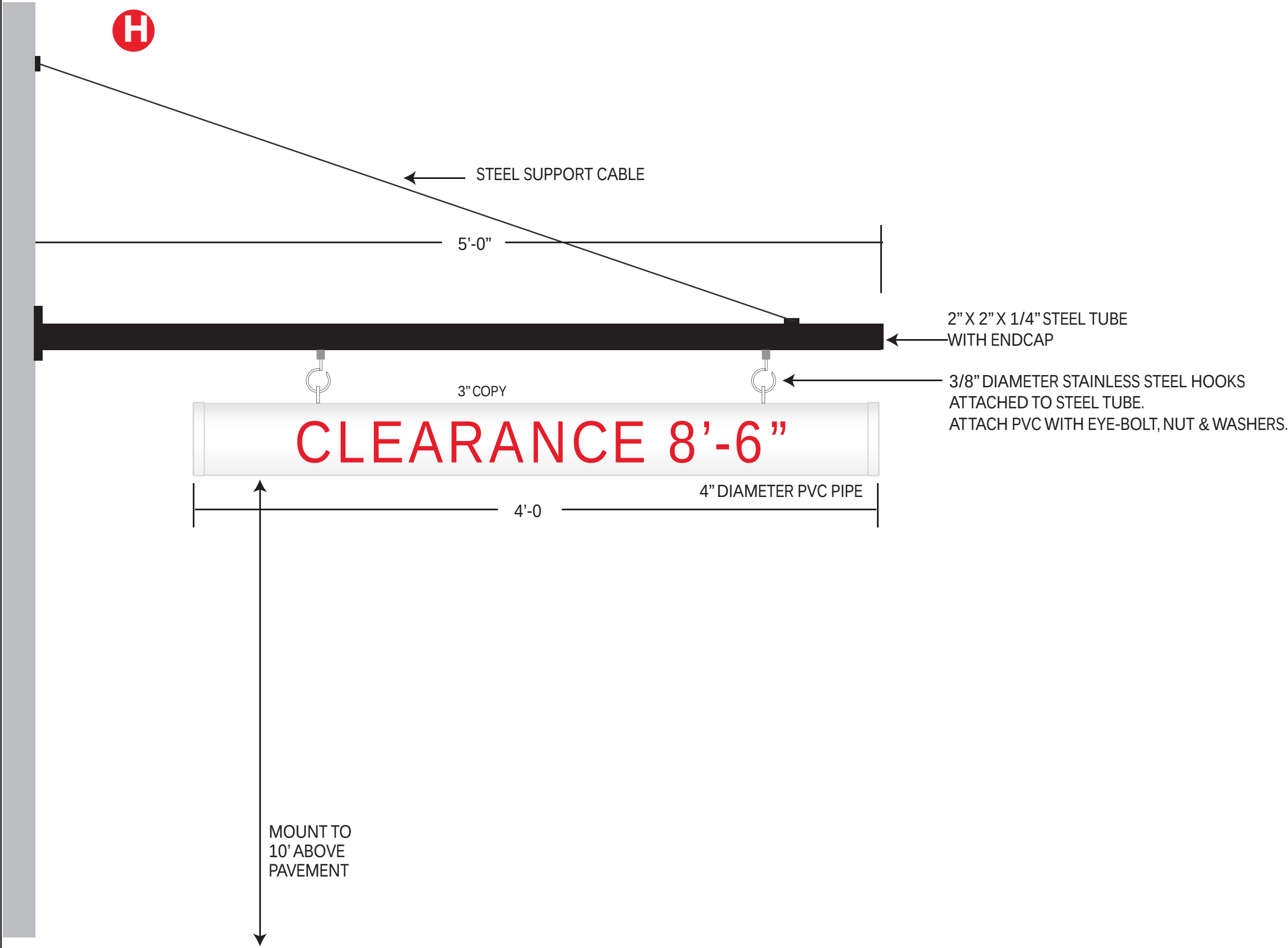
	DATE	BY
Rev. #1	10-11-2011	S.H.
Rev. #2	10-20-2014	S.H.
Rev. #3		

	DATE	BY
Rev. #4		
Rev. #5		
Rev. #6		



DRAWING NO:
55160
DATE: 5-13-09

S. Hawke

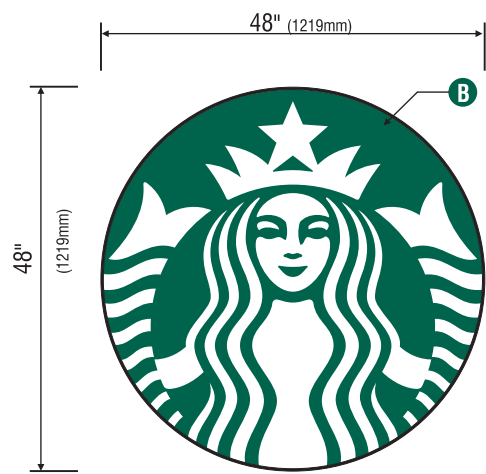


WHITE PVC PIPE WITH END CAPS
RED VINYL COPY

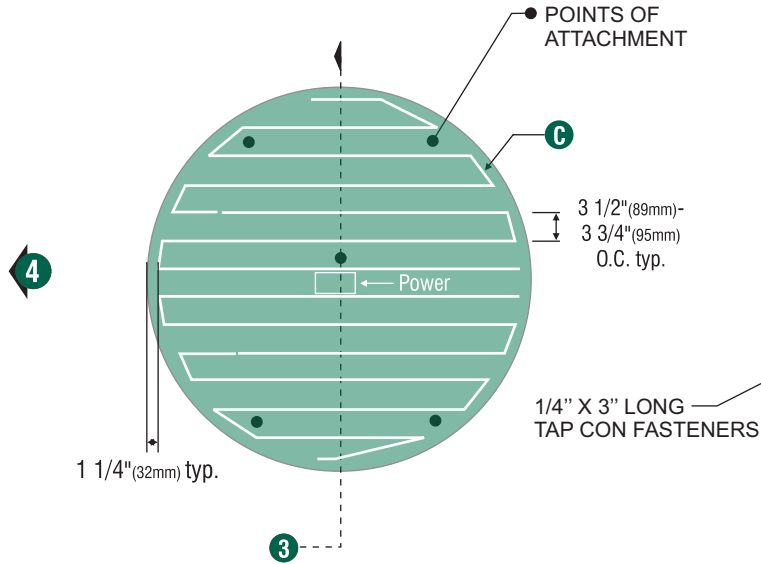


3M 3630-33 RED

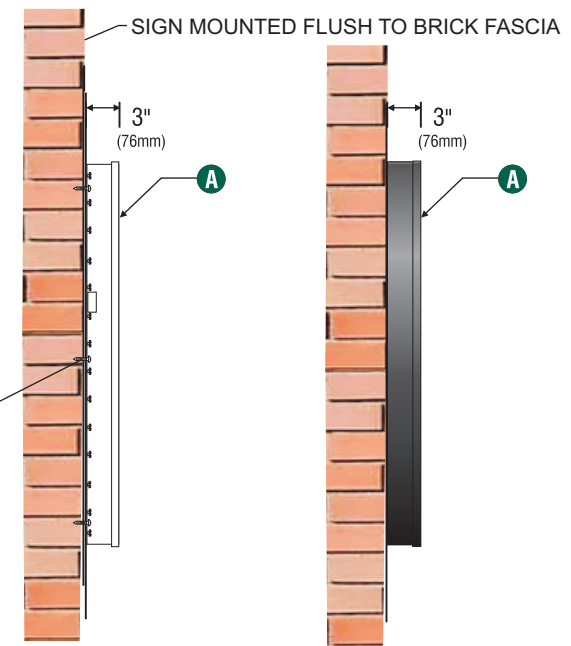
PART # 403-STEEL-92469



1 Front View
Scale: 1/2" = 1'-0"



2 LED Detail
Scale: 1/2" = 1'-0"



3 Section View
Scale: 1/2" = 1'-0"

4 Side View
Scale: 1/2" = 1'-0"

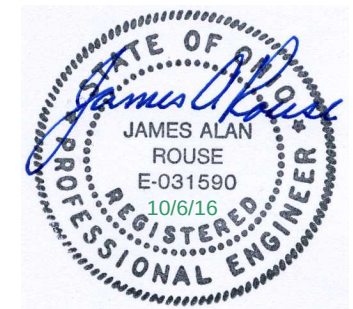
SPECIFICATIONS:

- A** 48" (1219mm) Single faced internally illuminated wall mount logo disk. Cabinet to be 3" (76mm) deep, fabricated aluminum sidewalls and back. Paint cabinet black polyurethane. Faces to be 3/16" (5mm) white acrylic. 1" (25mm) black Trimcap with square head screws retainer edging.
- B** Graphics of logo to be 1st surface 3M translucent Scotchcal vinyl. Copy to show thru white of Holly Green #3630-76 background. Logo to show thru White of Black #230-22 background.
- C** Internally illuminate logo disk with Lumificent™ white LED's installed to back of disk. Power with self-contained Lumificent™ power supply covered in white vinyl film. Fasten to wall with required fasteners.

Sign must be approved by the National Electrical Code, Underwriters Laboratory, CUL, and all applicable local codes. Disconnect switch in primary to be within sight of sign (sign includes power supply enclosure) REF: NEC 110-3[B] 600-2, 600-4. Primary electrical source 1/2" (13mm) conduit minimum REF: NEC 600-6, 600-21 (provided by installer).



WIND LOAD:
90 MPH – EXPOSURE B
2011 OBC



Disk 48in S/F Illuminated wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
48" (1219mm)	12.56	1.17	120

Design ID #13163





COLOR SPECIFICATIONS

#2793 RED
PLASTIC

BLACK

DUAL COLOR
BLACK/WHITE
PERFORATED VINYL

NIGHT VIEW



FINAL ART
RELEASED TO SHOP
4.23.19 SO#

NOTE: BOTTLE CENTER CHanneLED

- NOTE:
- ☐ FABRICATION AND INSTALLATION PER UL SPECIFICATIONS.
 - ☐ INSTALL IN ACCORDANCE WITH THE NEC.
 - ☐ ALL SIGN EQUIPT WITH DISCONNECT SWITCHES.



ELECTRICAL
CHARACTERISTICS
120 VOLT PER SET
AMPS AS NOTED

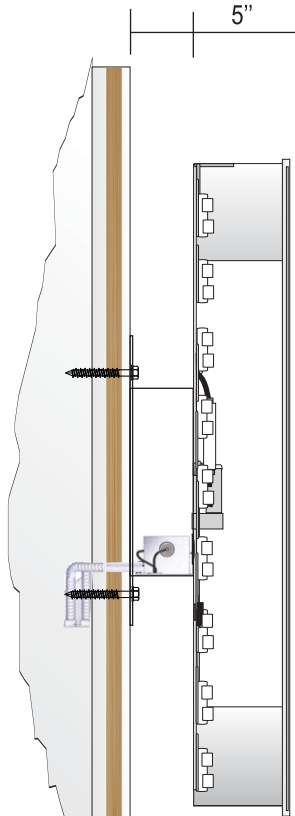
ELECTRICAL ACCESS
MUST BE BROUGHT WITH IN
3 FEET BY LICENSED
ELECTRICIAN



NIGHT VIEW



SIGN SPECIFICATIONS:
3" DEEP RACEWAYS

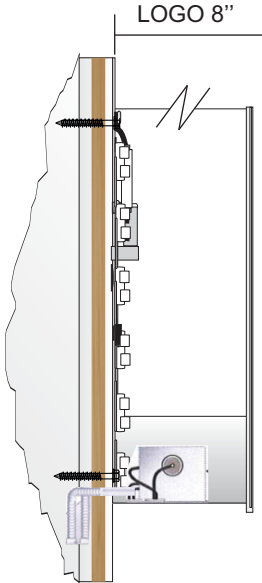


- LETTERS
- ☐ .063 X 5" CHanneLED RETURNS
 - ☐ PRE PAINTED BLACK CHANNEL COIL

- FACES
- ☐ WHITE ACRYLIC
 - ☐ DUAL COLOR BLACK/WHITE PERFORATED VINYL OVERLAY
 - ☐ 1" BLACK JEWELITE TRIM CAP RETAINERS

- ILLUMINATION
- ☐ WHITE LED MODULES
 - ☐ LED DRIVER

- INSTALLATION
- ☐ ALL SIGNAGE TO BE INSTALLED ON 5" X 3" DEEP
 - ☐ RACEWAYS **FINISHED TO MATCH FASCIA**
 - ☐ LETTERS TO RACEWAYS #10 TEK SCREWS
 - ☐ RACEWAYS TO FASCIA 1/4" X 3" LONG TAP CON FASTENERS



- LOGO
- ☐ .063 X 5" CHanneLED RETURNS
 - ☐ PRE PAINTED BLACK CHANNEL COIL

- LOGO FACE
- ☐ #2793 RED ACRYLIC
 - ☐ 1" BLACK JEWELITE TRIM CAP RETAINERS

- ILLUMINATION
- ☐ WHITE LED MODULES
 - ☐ LED DRIVER POWER SUPPLY
 - ☐ SELF CONTAINED IN LOGO
 - ☐ 5' ELECTRICAL WHIP

- INSTALLATION
- ☐ LOGO TO FASCIA 1/4" X 3" LONG
 - ☐ TAP CON FASTENERS

CORPORATE OFFICES:
987 CLAYCRAFT ROAD
COLUMBUS, OHIO 43230
PHONE: (614) 475-5161

JOB TITLE: KROGER OHLQ	DATE: FEBRUARY 13, 2019 SALESMAN: DARRIN GRAY DESIGNER: SANDI DANIEL DRAWING: #2019-033	FILE: .INLNE REVISION: REVISION:	APPROVED ☐ APPROVED WITH CORRECTIONS ☐ NOT APPROVED RESUBMIT ☐ SIGNATURE: _____
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YOUR SIGNATURE REPRESENTS FINAL APPROVAL. PLEASE LOOK OVER CAREFULLY. CHECK ALL SPELLING AND GRAMMAR. SIGN VISION CAN NOT BE RESPONSIBLE FOR ANY ERRORS AFTER FINAL APPROVAL.