

Alex Furst, Chair
Keith Benner, Vice-Chair
Teresa Alabi
Amy Barnhart
Norman Brusk
Toni Kleckley
Anita Ward

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, May 2, 2024

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 4/4/2024
 2. Planning & Zoning Board - Regular Meeting - 4/18/2024
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2024-0219; EMH&T for M/I Homes; Spring Hill Farm - Final Plat Phase 6A
2. App# 2024-0220; EMH&T for M/I Homes; Spring Hill Farm - Final Plat Phase 6B
3. App# 2024-0217; 7324-7330 E. Main Street; Carter Bean; Certificate of Appropriateness New Main Building
4. App# 2024-0218; 7324-7330 E. Main Street; Carter Bean; Certificate of Appropriateness Comprehensive Sign Plan
5. App# 2024-0210; 7330 E. Main Street; Stephen Zelahy of Advance Sign Company for Bruster's Real Ice Cream; Certificate of Appropriateness Signage
6. App# 2024-0231; 7574 E. Main Street; Karna Lamichhane for Mega Mobile Tech; Certificate of Appropriateness Signage
7. App# 2024-0172; 8050 E. Main Street; Bruce Sommerfelt & Kylie Cochran of Signcom, Inc.

for Central Ohio Primary Care; Variance - Monument Sign

8. App# 2024-0205; 1624 Brice Road; Aaron Shelton for Imagine Learning Academy; Conditional Use
9. App# 2024-0079; 5978 E. Livingston Avenue; Alsnaid Raed Mohammad for Quick Stop Market; Conditional Use

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
April 4, 2024**

CALL TO ORDER

ROLL CALL

PRESENT: Furst, Barnhart, Benner, Alabi, Kleckley, Brusk
ABSENT: Ward

APPROVAL OF AGENDA

Agenda stands approved.

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Furst.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

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

Ms. Buathier read the staff report into the record.

Mr. Furst: Thank you. I'll now invite the applicant to the podium and add anything they'd like to. For anyone who wishes to speak. The applicant included. Please state your name and address for the record before speaking. Mr. McCash, did you swear in?

Mr. McCash: Do you ask attorney's to swear in?

Mr. Shook: We have, in the past, asked attorneys to swear in if they're presenting evidence, in the form of testimony. If the attorney is only speaking in terms of arguments or to ask questions of a witness, then the attorney would not need to be sworn in.

Mr. McCash: Argument and asking Questions. I am here representing 1833 French House, LLC, and the tenant, Profilers Grooming Company. They purchased this property in August 2021, and he is proposing a high-end spa barbershop here. What we have asked for and what we have presented to staff are two signs on the front. Main Street is the main thoroughfare, but he also has other signs on it. So he would like to have the two signs on the front, the projecting sign and the wall sign. Both those signs are actually because of city projects partially obstructed. One wall sign at the top is partially obstructed by the streetlight that's on there. The projecting wall sign is also partially obstructed by the traffic light itself. While he used to have a ground projecting sign for this site, when the adjacent property owner put their sign up, they took the ground sign out, and he really can't put a ground sign anymore. So he stuck with actually doing a projecting sign on it. It's also obstructed. As I said, Main Street is the main thoroughfare, the main advertising component. Everybody else has their signs on Main Street. That's what they're advertising their businesses on. So that's why he would like to have the two signs on the Main Street side to give him the same economic advantage as everybody else on Main Street. Having the projecting sign and the wall sign that's on it. The lighting. While it technically doesn't meet the way that it is in the zoning code, it provides the external illumination, and it's hidden up in the soffit area itself. So you don't see the lighting, but it gives you the same effect as the external lighting component itself. So from a permitted sign standpoint, if we were standing here with just the two signs in the front. We would be meeting the zoning code requirements. What we have in this particular instance is because of all of the work that's been done along Main Street the renovations, the sidewalk work and things like that. His entrance is actually on the backside of the building to meet ADA. He can't meet it in the front area itself. Doesn't have enough space to put any of the ramping components. It's not tied into where the handicapped parking is at, which is in the back. So his handicapped access is in the back of the building. That is his main entrance. What we run into in this particular instance is the revised code for barbers requires that he will have a sign or a barber pole at his main entrance, specifically says at his main entrance. So that means he has to have a sign or a barber pole at the back door. It doesn't really give him any advantage as far as marketing, because that's a pretty much a dead end area back there, and there's not a lot of high traffic back there. But he needs that because that's what the state regulation is. So he's proposed a barber pole, not a sign. The revised code actually says sign or barber pole. So he's not proposing you put a sign that says Profilers Styling Salon or anything back there. He's just proposing to put a traditional barber pole back there, which is basically a symbol. I don't necessarily treat it, as a sign, and I don't think the revised codes, looking at it necessarily as a sign. I know your zoning code treats it as a sign, but it's really an iconic symbol of a profession, just like, scales of justice for lawyers. It doesn't say which lawyer. It just says this is a lawyer. In this case, this is saying this is a barber, but didn't say which barber that's on it. The barber pole itself is similar to an open sign. The only time that it would be

internally illuminated is when the barbers open. When the barbers closed, it's turned off. It's a 60W, I think. So it's no real different than a porch light from an illumination standpoint itself. It's unique to a barber itself. If he moves out, this sign goes away. Nobody else is allowed to have it. It's unique to a barber. So setting precedent, I don't believe that you would be setting precedent, because I think you could tie it directly to the barbershop or the barber itself, and the requirement of the revised code that he has it. He is trying to be as esthetically pleasing as possible with his other signs. He could have up to 79ft² in the front for the wall sign. He's nowhere close to that. He can have, I believe it's six square feet for the projecting sign, and he's only proposing four square feet, so he's not trying to maximize all of his signage along the Main Street area there. He's trying to do it very esthetically, integrated into the building itself. So we believe that he needs to have the sign in the back. That's a given. He has to put that sign back there because that's his main entrance. What we feel is that by him giving up a sign on the front puts him at a different level of economic marketing along Main Street than any other of the other properties along Main Street that have and are allowed to have the two signs on Main Street, which is the main marking. That's where you want to spend your marketing dollars. So we believe that he should be allowed to have that same economic advantage of the two signs on Main Street, and that this barber pole is not advertising his business. He's advertising a profession with an iconic symbol that used the historic symbol for barbers. In addition, it is required by the revised code. Again, it goes just with the barber use itself. It's not going to be there as a precedent for anything else. Because that his rear entrance. I think you can clearly put this to a point where. It doesn't set precedent for other people in the area. That's kind of, where we're at.

Mr. Furst: Before I open up the board for questions, Mr. Cash, did you state your name and address for the record?

Mr. McCash: I believe I did, but I'll say it again. Thomas McCash 0059079 55 South High Street, Dublin, Ohio.

Mr. Furst: Thank you. Is there anyone else who would like to speak in support or against this application? If so, I invite you to come forward now. Please state your name and address for the record and you may speak your piece.

Mr. McCray: Alexander McCrary, 7305 East Main Street. I wanted to add that the wall sign is blocked by the traffic light, which we can't do anything with that. The projecting sign, traveling east on Main Street is blocked by the front of the porch. I was forced to put a projecting sign up on the building because my sign when I bought the building, I had like a real estate sign on the bottom half that was four foot by three foot. I also had a 46 diameter sign that was citywide on the sidewalk. They took my sign up while I was going through the process to get my COA. My

neighbor put his realtor sign right next to mine. The ideal thing would have been for us both to have sign, like one on top of the other, but I couldn't do that. So I had to do what I had to do to put it on the building itself. I wouldn't be asking for two signs if I still had my realtor sign in the front. Like I said before, the wall sign is being blocked by the traffic light itself and the projecting sign. So you are looking at like 45%. Even though I'm asking for two signs, I'm getting to like 55%. Then traveling west going east bound, you can see the sign clearly, but west going east the porch blocks a portion of the sign until you get past the porch on my projecting sign.

Mr. Furst: Thank you. I will now open up the floor for questions or comments from the board.

Mr. Brusk: One of the things you didn't address that I think you might want to is the fact that it's only a rear entrance, and that rear entrance is very difficult to figure out where you are, at because the building back doesn't look like the building front and other buildings that are there. I think it's the only way that you'd be able to identify that, that's the main entrance is through that. And I understand the need for two signs in the front. If you had a parking lot on the side or parking lot in the front, you wouldn't need to worry about the backside.

Mr. McCash: All of our parking is in the back. There used to be a curb cut off Main Street to get to the back, but that was all taken away with the cities, improvements along there. They have to go around and go through; I want to say what the Wall Street. The alley behind it is the only way to get to the parking area. From there you don't see the door because it's slightly around the corner. So that's why he's put it up a little higher on the back section. This is to say, hey, this is where the entrance is. You did mention that the last thing something about barber poles being stolen and things like that. Yeah, sometimes they get stolen. One, that's why he has it high, you also mentioned something about putting it in the window. We could put it in a window there. Then it becomes a window sign, which we're not allowed to have except for out on Main Street. So that would change our variance around to a completely different variance.

Ms. Barnhart: Just to confirm, back in November we approved the barber pole in the rear, correct?

Ms. Buathier: You approve the internal illumination of the barber pole only. You approved the external illumination in the front. The different type of external illumination, the front lit, and you approved glass as the material. The only think you denied was increasing the signs from two permitted signs to allowing three permitted signs.

Ms. Barnhart: Okay.

Mr. Benner: Should you get this open anytime soon? What kind of marketing plan do you have for that?

Mr. McCrary: So my marketing scheme, this is the new going thing now, where men want to be pampered these days. Women have always done it kind of sort of situation. It's a new where men want to be pampered. They want to come lounge, hang out, and get a manicure, pedicure. I got guys to get their hair braided, dreaded or got longer hair and they go over here to go to this spot. They want like a one stop shop. You come you get braided; you get edged up, camouflage your beard.

Mr. Benner: I appreciate you. I don't mean to cut you off, but I'm not really interested in the actual operation. I'm talking about marketing. What is your plan to get customers? How are you going to let them know that you're there when you open up? You're going to open and just hope they come in because they see a sign on Main Street?

Mr. McCrary: I'm the barber guy. I've been doing this for three decades. My daddy was a barber.

Mr. Benner: Do you have a clientele already?

Mr. McCrary: For sure. I have another locations; this is my second location.

Mr. Benner: So, word of mouth?

Mr. McCrary: Word of mouth, social media, Facebook, LinkedIn.

Mr. Benner: I guess my point would be the. Whether or not they see a sign out on Main Street or not, they're going to know that you're there.

Mr. McCrary: Well, when I meet contractors there, they park in the animal clinic and they park in cigar bar. They never park in my lot because they couldn't find the right location. It's been done more than ten times. You know what I mean?

Mr. McCash: Other business along Main Street also use social media and things like that. They have the two signs.

Mr. Benner: I think we've covered that. Those two signs for any other business on Main Street were done under a different law, a different code.

Mr. McCash: There still allowed to have two signs under your current code.

Mr. Benner: Yes, two. Not three.

Mr. McCash: We're talking about a third sign on the back that's not necessarily a sign it's a symbol.

Mr. Benner: It's still math. It's two or three.

Mr. McCash: This is specific to this type of use. I understand where you're coming from.

Mr. Benner: Good. I guess my problem is I understand it'd be great if you could have a projecting sign in the front, and your barber pole in the back, or a sign, whichever, the code doesn't make it be a barber pole. I guess is your contention that someone someday will be driving down the street and see your sign and stop to be pampered and get a haircut? Or you have a clientele already? I'm trying to figure out how denying you the third sign, which is a law passed by our city council, not by us. We don't pass laws. We enforce them or we decide whether they're right or wrong. Is that really something that's going to happen?

Mr. McCrary: I mean, to be truthful, honest with you, I would go with the one realtor sign and put it right next door to his realtor signs right here and mine right here, but that'd be tacky. So I'm trying to be neighborly. Or we could do two signs. I would just have one sign in the front, east and west and leave it alone. However, due to the situation I can't put a realtor sign up there. I can't put an awning sign because it sits too low. I went to all signs I'm allowed to do and even choosing these signs, I'm telling you, you still have obstacles that were facing that you can't see a clear sign, even with the signs that we're choosing. You have traffic light that's blocking partial sign. I have portion that's blocking a sign also.

Mr. McCash: The sign in the back you don't see at all from the front.

Mr. Benner: I understand that. I appreciate that.

Mr. McCash: It's his required sign. He's going to have to put that one up.

Mr. Benner: A barber pole or a sign, correct?

Mr. McCash: A barber pole or a sign, right. He is choosing a small barber pole.

Mr. Benner: So the hardship that you have is that everybody else has one?

Mr. McCrary: No, the hardship we have is it's being partially blocked by the porch

and the traffic light.

Mr. McCash: He is allowed to have two signs. He would put two signs on the front of the Main Street, if his entrance was on Main Street, and we wouldn't have necessarily the issue here. Because his entrance is on the back. He's required to have a sign back there, which means if he loses a sign on Main Street and doesn't have the same economic advantage to advertise his business along Main Street as everybody else that's allowed to have two signs on Main Street. Because the revised code requires him to have a sign or a barber pole at his main entrance. His main entrance, unlike others along Main Street, his main entrance is in the back of the building.

Mr. Benner: I have one more question. When did this all start in 22 or later?

Mr. McCrary: July of 2021.

Mr. Benner: Were you aware of the code at that time?

Mr. McCrary: When I bought the building, I had a realtor sign in the front of my building already. That had been there for years. When the City of Reynoldsburg came through with the improvement and widened the sidewalk, they removed my sign. So I'm thinking I'm going to use that sign, at that time. But when my neighbor put his realtor sign out, on the property line, I can't put a sign next to that.

Mr. Benner: I understand that completely. Thank you. I don't have any further questions.

Mr. Furst: So I understand your argument is that the rear entrance is functionally the main entrance. It is that how it is defined under the Ohio Revised Code? Are you just treating it for argument's purpose? How does the Ohio Revised Code define main entrance?

Mr. McCash: The main entrance that the public goes in, and that would be the rear.

Mr. Furst: How are we to know what the main entrance of the public would go in? Are we just presuming that it's because parking is adjacent to it?

Mr. McCash: No. It is required to have that entrance be handicap accessible and that is the only entrance that is handicapped accessible under the Americans with Disabilities Act and federal law. That's also required to be part of the accessible route from the parking spaces under the building code requirement. So he's complying with both federal law and the building code by having that entrance at the back be his main entrance.

Mr. Furst: The main entrance is required to follow those requirements or a entrance?

Mr. McCash: Which thing? The barber pole?

Mr. Furst: So if we're treating the rear entrance is the main entrance. You said it's required to be handicap accessible. Is it that the main entrance is required to be handicap accessible, or an entrance is required to be handicap accessible?

Mr. McCash: The accessible route has to coincide with the route that the general public takes, that's the entrance, that the general public would take, that's the entrance that has to be handicapped accessible under the federal law and under the building code.

Mr. Furst: Okay. So your argument is that because most patrons are going to be arriving by vehicle, they will be parking in the lot at the rear of the property and therefore entering via that route?

Mr. McCash: Yes. If anybody is walking on the sidewalk, they're going to have to; A - get over the curb that the city put in and walk to the entrance that's at the rear corner of the property.

Mr. Furst: Oh, so you won't be utilizing the entrance that fronts Main Street in any way?

Mr. McCash: You mean to drive? There is no way. The front entry that's on Main Street, no, we can't cannot make that handicapped accessible. That's not being used.

Mr. Furst: Right, I understand you can't make that handicap accessible, but not able to be functional use as an entrance for pedestrians?

Mr. McCash: No, that is not going to be used as an entrance.

Mr. Furst: Okay.

Mr. Benner: He's not planning to use that door, but the front door to that building does work, does it not?

Mr. McCash: So do the windows. (People talking over each other and unable to hear all the comment.)

Mr. Benner: If someone was walking down the sidewalk from one of the parking spaces that Reynoldsburg provides public for businesses on Main Street. They could enter through the front of that door, though? Is that accurate or not?

Mr. McCash: No, they're not going to be entering through that. The way his salon is set up on the inside. That is one of his salon workstations. That are on those areas right there.

Mr. Benner: That was my question. Thank you.

Mr. McCash: It's not a door that's going to be an entry. His reception area and all that is back in the back area.

Ms. Alabi: I have a couple questions. Looking at the, sketch that you showed us earlier. The one of the back. Okay, so I'm a little confused as to which entrance is the usable entrance in the back.

Mr. McCash: The entrance is not on the back back. Just around the corner there where you see the note that says new standing seam, aluminum awning, nil finish, non-glare silver, which is going to be black. That awning is over the door where the main entrance is at.

Ms. Alabi: Like Mr. Banner said that looks to me like that's the side entrance, but you're putting the barber pole on the second floor window. Is that correct according to that

Mr. McCash: Yes.

Ms. Alabi: My next question is with the front signage. You stated that the wall sign is blocked by the stoplight and the protruding sign is also blocked while driving west.

Mr. McCash: East.

Ms. Alabi: Driving east, okay. Also confuses because I'm seeing these images and I also drive by there quite frequently, I'm not seeing how it's blocked. So do you have some other images that support that better, or are we just using these renderings.

Mr. McCary: From the renderings right here you can see where Styling Profiles Men's Grooming Lounge is partially blocked just in this image right here.

Mr. McCash: When you're driving down Lancaster and you're looking at that wall

sign, you do have that partial blockage.

Ms. Alabi: The top sign? Driving down Lancaster?

Mr. McCash: Lancaster driving east on Main is partially blocked by the porch. If you are sitting at the traffic light right now, you couldn't see my projecting sign. If you looked at the building, you would see the porch. You might see a portion of the sign, but you won't see the whole thing. If you are traveling west, going towards downtown, you can see everything. That's the image that you see. If you go back to where you can see the two renderings, you can see everything clearly on the top half. If you are traveling east, it is blocked. The porch will block the projecting sign and the arm of traffic light will block the wall sign.

Ms. Alabi: That's all. Thanks.

Mr. Furst: I'm not convinced of the hardship here. I think there are other remedies available, such as incorporating a barber pole into the signage the applicant wishes to place on the building frontage. The Ohio Revised Code would allow that. However, you have chosen to not use an entrance, and therefore, this seems like a self-created hardship to me. Additionally, I feel like you could have selected any other site that would not suffer these alleged hardships, and therefore this should have been factors that were known to the applicant before the purchase of the property. As I'm sure you're aware, our code does not allow self-created hardships to be a factor.

Mr. McCash: It is not a necessarily a self-created, hardship. This is, in part, hardships created by the city's own improvements along Main Street. The revised code requires the sign to be at his main entrance, the sign of the barber pole, his main entrance, in order to comply with accessibility requirements, is at the rear.

Mr. Furst: Demonstrably, it's not at the rear. You just did, or, I'm sorry it may have been Mr. McCrary.

Mr. McCash: It's in the rear corner of the side. It's the back section. I mean, it's right where the door that was made handicapped accessible.

Mr. Furst: I'll be honest, Mr. McCash, I live in this neighborhood. I walk past the property very frequently. I was not aware that there was a door where you're proposing to place the barber pole. I don't know that your clientele would know that either. I don't know that anyone parking in that parking lot would necessarily see the barber pole and think to themselves that must be where the door is.

Mr. McCash: That's your opinion.

Mr. Furst: Yes.

Mr. McCash: They would be parking back there. They would get out; they would have to walk down that side to see the barber pole is the symbol that's supposed to be at the main entrance.

Mr. Furst: I hope, for the sake of the business and for Mr. McCrary that would be how things would function. I am just not convinced that that would be the case. I yield the floor for any additional questions, comments, or obviously would entertain a motion.

Ms. Kleckley: I have a question. Is there only one way in and one way out? Is there other entrances since you blocked the one in the front?

Mr. McCash: For vehicles the only way in is off...

Ms. Kleckley. No, for customers.

Mr. McCash: For customers, yes, that door itself.

Ms. Kleckley: Because you blocked the other one. I was looking for a report from the fire department about blocking the main entrance.

Mr. Meyer: Ms. Kleckley, this is a Certificate of Appropriateness, there's not a site plan. They have to meet all building codes and thing of that nature. The fire departments review is part of a building permit being issued. So that would be looked at and obviously, the applicant would have to meet while doing renovations or site work as part of that process.

Ms. Kleckley: I'm sorry. I brought that up because you brought up the fact they are setting up to block those double doors.

Mr. McCash: There's a requirements for travel distances and things like that that are in the building code. So we'll be addressing that through the building code process.

Mr. Brusk: My feeling is that because of this unique situation and the uniqueness of this is you can't get to the lot without knowing where it is. You can't get to the barbershop without knowing that there's something there. And that's only because there's no parking on the side or in the front that where you would know it. Every other does this. At least all the businesses I've seen. You get to the business from the parking lot and that's what you expect. And that's why I see how you set that

up. I'm not going to make any comments on the side or back. It's the back corner at any rate. So my feeling is this is a special, unique situation and that such a situation needs to be addressed. I think an exception of variance would be appropriate because it is a hardship if you can't have the third side because that means, like you say, the hardship there is, and you don't have the ability for people to know that you're even there from Main Street. No one would realize what was going on. I know if you look on Facebook, it says the address, fine. But that doesn't tell you anything without those two signs in front.

Mr. McCash: We specifically chose the barber pole as opposed to a sign so that it is unique to a barber. So if somebody else goes in here, there is no precedent for a third sign. This is really a symbol of a barber.

Mr. Brusk: Even if it wasn't, if it was just the sign, or considered a sign, that's immaterial. I'm not arguing that at all. I understand why you have to have either the barber pole or big sign. A big enough sign that people in the parking lot would identify the place. I'm not arguing the fact that it's a barber pole or not. That's your decision, and I don't have any say one way or the other on that.

Ms. Barnhart: I will make a motion. I make a motion that we approve the variance. To section 1105.03.c.v to allowing a third sign, that is a barber pole. So that being the condition for this applicant.

Ms. Buathier: Just so you know, approving a third sign that is a barber pole in perpetuity that sign will always have to be a barber pole, even if the barber shop is not there any longer.

Ms. Barnhart: So they wouldn't be allowed a third sign if it were not a barber pole?

Ms. Buathier: No, a barber pole would then have to be there for forever based on the wording. The third sign would always have to be a barber pole.

Mr. McCash: You want to clarify that the third sign is there only because of it being a barber. Nobody else can have that sign. If there's no barber there, that sign can't be there

Ms. Barnhart: Yes, that's my intent.

Ms. Buathier: Okay. That is the intent. So you're requesting to approve section 110503 CV to permit a third sign that is only a barber pole, while there is a barbershop there?

Ms. Barnhart: Correct.

Mr. Furst: We have a motion on the floor. Is there a second?

Ms. Kleckley: Second.

Ms. Buathier: One more thing. Are we voting on each one individually?

Ms. Barnhart: That's the only one that's outstanding, right?

Ms. Buathier: All four of them are up for consideration.

Mr. Meyer: We voted to reopen the case previously. So there are, I believe four variances on here that were submitted. So you could vote on each variance individually if you would so choose.

Ms. Barnhart: Let's vote on this one by itself.

Mr. Furst: Could you please call the roll?

Mr. Meyer: I apologize just because we had some discussion there. Could we just, for a clean record restate the motion that was made?

Ms. Barnhart. The variance is that we approve a third sign for section 1105.03.c.v. We approve the use of a barber pole while the property is being used as a barbershop.

Ms. Buathier: For an additional third sign.

Ms. Barnhart: For an additional third sign.

Mr. Shook: So here's what I'm going to do. I'm going to state the motion as intended. Then if I state it correctly, you can say, then I so move, as stated by the city attorney.

I believe the motion here is to approve a variance for a third sign. Pursuant to section 1105.03 cv2 for a barber pole, so long as the premises is used as a barbershop.

Ms. Barnhart: So moved, as stated by the city attorney.

Ms. Kleckley: Second.

Mr. Furst: We have a first in a second. Would you please call the roll?

RESULT:	Failed - Third sign to be used as barber pole while the premises is used as a barber pole
MOVER:	Barnhart
SECONDER:	Kleckley
AYES:	Brusk, Kleckley, Barnhart
NAYS:	Benner, Alabi, Furst

Ms. Barnhart: Being that there are three yeses and three no's, that motion fails. Open it up for a second motion or discussion.

Mr. Furst: There are three other variances that the applicant has requested. I will respectfully request that someone else make the motions as I am in the habit of doing so.

Ms. Buathier: Before we move on, Mr. City attorney. Because there was three yeses and three no's, does there need to be another motion for a denial or is it officially denied?

Mr. Shook: The application did not receive, or at least that particular portion of the application for that specific variance did not receive sufficient votes to pass. Therefore, it fails. It does not require a second motion.

Mr. Benner: Since we're doing these separately, I will make a motion according to section 110503 C3 to permit internally illumination based on the lights that we deny that variance also.

Mr. Furst: We have a first. Is there a second?

Ms. Alabi: I'll second.

Mr. Furst: Would you please call the roll?

RESULT:	Passed - To deny Internal Illumination on sign
MOVER:	Benner
SECONDER:	Alabi
AYES:	Benner, Furst, Alabi
NAYS:	Kleckley, Barnhart
ABSTAIN:	Brusk

Ms. Buathier: Three yeses, two no's, and one abstain.

Mr. Shook: That's not going to be a clean way to deal with that particular variance.

So it sounds like we had two votes of no on that particular motion. Correct. The cleaner way to deal with it is that one of the individuals who voted no makes a motion to approve, and then we revote.

Mr. Furst: Would any of the members who voted no care to do that?

Ms. Barnhart: I'm confused at what we are trying to do here.

Ms. Buathier: Mr. Benner made a motion to request denial of internal illumination of the of the sign. At which point you, Ms. Barnhart and Ms. Kleckley, voted against it. It's my understanding the city attorney is asking that somebody who voted opposite of that motion to then make a motion for approval.

Ms. Barnhart: Can I ask a quick point of information question? Was this one of the ones that was approved in November?

Ms. Buathier: Yes. The other three were approved by the board in November. The external illumination, the external down lit and the glass.

Ms. Barnhart: That's what I thought.

Mr. McCash: You had one member that abstained. Usually you abstain because you have a conflict and you wouldn't be hearing the case.

Mr. Furst: Our rules require no reason for abstention.

Mr. Shook: Let's stop for just a second. This is part of the reason we're going to be doing a training. If this board is inclined to vote differently than it had voted on this particular variance in November, there's going to need to be some articulation on the record why they are voting differently now, as opposed to how they voted then, because otherwise that's a very difficult thing to explain to a reviewing court.

Mr. Brusk: That was the reason that I abstained on it because I don't understand exactly what would happen on this, because the barber pole unfortunately is not an issue anymore. That's the only thing that was internally illuminated, as I understand.

Ms. Buathier: Mr. Brusk, they are permitted two signs. Whichever two signs they choose to do. That could be a barber pole and a wall sign, a barber pole and a projecting sign, a projecting sign and a wall sign.

Mr. Brusk: I'm talking about the motion here where internally illuminated, is it moved because the other was voted down?

Mr. McCash: No because you voted to not allow three signs. He has to agree sign in the back. You've just made him make a choice between a wall sign or a projecting sign on the front.

Mr. Brusk: Can I revise my vote?

Mr. Shook: Let's not revise the vote. So the vote to deny it did not have a majority support. A vote to deny does not necessarily need to have a majority support. A vote to approve does. Because we appear to have members of the board who voted against the denial. The cleaner way to handle at least this specific variance request would be to have one of those members make a motion in the affirmative to approve of the variance, and then we can revote.

Ms. Barnhart: Okay, I'm with you. I will make a motion that we approve the variance for 1105.03.C.3. Allowing the interior illumination of the Barber pole sign. Do them all?

Mr. Shook: You could make a motion to approve the remaining three variances in one bundle, recognizing, of course, that there could be members who support one of those, or two of those, but not all three. And they may vote against that motion. But that is a proper motion if you want to make it so.

Mr. McCash: Mr. Chris, when that was approved in November, it was also conditioned upon it only being lit during the time that the barbershop is open.

Ms. Barnhart: I do recall that.

Mr. Furst: If we're going to bring that up, there is also an additional condition that glass, as it relates to the sign material, only apply to the barber pole as a sign. That was an additional condition that was in our previous motions.

Ms. Barnhart: All right. I make a motion that we, and I'm going to go ahead and tackle all three of these variant requests. The remaining three. 1105.03.C.3. Regarding the internal illumination. That that be allowed for the barber pole. With the condition that the illumination only takes place during times where the business is in operation. Business hours.
The next variance. 1105.03.C.V.2. That the glass is appropriate for the barber pole. And what's the third one?

Ms. Buathier: It is 1105.03.C3 for what we consider front lit external lighting. As an approved external illumination type.

Ms. Barnhart: So moved, as Ms. Buathier stated.

Mr. Furst: Before I ask for a second I'll ask that you restate them please Mr. City Attorney.

Ms. Buathier: Mr. Attorney, before you start, two are 1105.03.C3.

Mr. Shook: The motion is. I'm going to start with the glass. The motion is to approve, glass as a material for the barber pole. Pursuant to section 11055.03 CV2. Second is to approve the internal illumination. Pursuant to 1105.03 C3. During hours in which the business is open. For the barber pole only. Third is for the exterior illumination pursuant to 1105 .03 C3. and that is for the front sign. Is that correct?

Mr. McCash: Yes.

Ms. Barnhart: So moved, as stated by Mr. City Attorney.

Mr. Furst: We have a first. Do we have a second?

Mr. Brusk: Second.

Mr. Furst: Would you please call the roll?

RESULT:	Denied
MOVER:	Barnhart
SECONDER:	Brusk
AYES:	Brusk, Barnhart
NAYS:	Alabi, Benner, Kleckley, Furst

Mr. Furst: Thank you. I believe that concludes item C1.

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

Item C2 is also for the property located at 7305 East Main Street. A certificate of appropriateness.

Mr. Shook: I'm sorry. Mr. McCash, we still have the application for the Certificate of Appropriateness.
(Talking in the background, but not recorded.)

Mr. Meyer: You wouldn't be able to do any other exterior modifications to the building. The COA covers more than just the signage.

Mr. Furst: I'll also ask if you'd like to withdraw your Certificate of Appropriateness application to step up to the podium, and please do so.

Mr. McCash: You can take a vote on the Certificate of Appropriateness as presented. The only condition they had was to change the awning to black, and we agree to that.

Ms. Buathier: Can I present? Would you like me to present?

Ms. Buathier read the staff report and presentation into the record.

Mr. Furst: Thank you. Is there anything the applicant would like to add?

Mr. McCash: My client will be providing the black metal roof. As far as signage, he has no external illumination of his wall sign. There's obviously no projecting sign. We don't know what we're going to do as far as the barber pole.

Mr. Furst: So do I understand that you would be supportive of staff's recommendations as it relates to this application.

Mr. McCash: As it relates to the metal roof?

Mr. Furst: Yes.

Mr. McCash: Yes.

Mr. Furst: As it relates to metal roof. I will, open up the floor for questions or comments from the board.

Ms. Buathier: Staff does have obey clarifying question in terms of the signage. Are you requesting that any of those signs be considered as part of the Certificate of Appropriateness?

Mr. McCash: We're not sure what signs we're allowed to have, because it sounds like we're not allowed to have a barber pole, so he may be out of business.

Mr. Furst: Would you like to withdraw your Certificate of Appropriateness application and resubmit at a time when which you'll have more information available?

Mr. McCash: No, we would like to vote on this tonight.

Mr. Furst: I am not certain how we can vote for signage, not understanding exactly what signage is being proposed. Therefore, I would suggest that if anyone is inclined to submit a motion for this application, that they do so removing the signage portion of staff's recommendations, if they are inclined to support such recommendations.

Mr. Benner: Without reading through the entire thing. Leaving the signs out I would recommend that we would, approve the Certificate of appropriateness with the following conditions already agreed to by the applicant that the metal roof on the porch side, and entrance have a finished

color of black. To provide a photometric plan meeting all lighting requirements found in section 1105-09 for exterior lighting. To provide a hold harmless letter with regards to the porch overhang and to the City of Reynoldsburg right away that the city attorney's office deems acceptable. And to revise your drawings and any other materials to show the final set of plans that meet the approved Certificate of Appropriateness. I left out the signs.

Mr. Furst: We have a first. Do we have a second?

Ms. Barnhart: I will second.

Mr. Furst: Would you please call the roll?

RESULT:	Approved
MOVER:	Benner
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, FurstNone

NEW BUSINESS

App# 2024-0120; 6672 E. Main Street; Prestige Signs for Chase Bank; Varaince

Ms. Buathier read the staff report into the record.

Mr. Furst stated he is in agreement with staff's recommendations to deny this variance. Additionally, he stated that rejection of this variance for the purposes they identified would be consistent with previous votes that this board has held for similar sites that have occurred in other and this district.

Ms. Sherry with Prestige Signs was present for the applicant.

Ms. Sherry: We are proposing that there are going to be an additional wall sign. That is what we're asking to be added as the west elevation, which would be the public entrance of this business. I would say that being able to see the wall sign, you'll be able to see the wall sign at a further distance than saying the monument as proposed by the staff, that the monument sign would be enough. For that elevation. This is a corner lot. So, therefore, preparing to turn to this business. The main entrance will be from the Kroger parking lot off East Main Street. So there is not a main entrance off of East Main Street or Rosehill Drive or Rosehill Road. This will allow eastbound traffic to be able to see where they are going for Chase. They will either need to turn quickly, once they see the monument sign at that elevation, or they will have to go down, turn left onto Rosehill Drive, heading north, and there is an entrance if turning left. So we're going west, from Rosehill Drive and then coming in from the north side of Chase, where there is not a wall sign being asked on the north elevation for Chase. I would propose that this wall sign be added because it is a public entrance and being able to see it. We don't see any hardships of illumination or disturbance of residential areas due to it being surrounded by commercial

businesses. I would propose that the wall sign be added. Due to better visualization and being able to see it from a distance, heading east on East Main Street. I would like to propose that if this being at a higher elevation, you do not going to have obstructions from the road. I would propose that we are allowed to have a wall sign there. From the allowed two signs to allow proposing to have a third wall sign on this elevation. Therefore, my hardship is traffic. It is a busy intersection. Therefore, this will allow customers to be able to see where they're going and where they need to turn ahead of time.

Mr. Furst explained that our code requires the applicant in a variance application to articulate how the hardship about traffic concerns is unique to this site, and not surrounding properties. Ms. Sherry explained that this site would suffer due to not having an entrance off East Main Street, or off Rosehill Road. Having a wall sign would better prepare customers and clients. In order to get to the main entrance of Chase. They do have to turn into the Kroger parking lot or gas station parking lot.

Mr. Furst asked how this is not a self-created hardship, given the applicant chose this site layout. Ms. Sherry explained this is due to the corner lot and obstructions at the corner, such as the brick wall, city plantations and a bus stop. Mr. Furst was asked to clarify how this is unique to this site and not self-existing. Ms. Sherry explained this is a corner lot and the wall already exists.

Ms. Barnhart asked if the third sign was denied if they would keep the signage over the entrance on the west facade. Ms. Sherry said they would have to talk to the client, but they would ask to use the east and west elevations instead of the east and south elevations. Ms. Buathier wanted to clarify that they are permitted a wall sign along the two public roads, not the western elevation. If the variance was denied, it could not go there. Where a building is located on a corner lot. One additional wall sign may be permitted on both walls, which parallel the intersecting streets. That is only the south and the east elevation would be permitted. Unless the variance is approved.

Ms. Sherry moved onto the monument sign where they are asking for an increase in size, to withhold Chase brand visibility and their branding. The sign meets the six-foot height requirement and has a brick base. The sign is acrylic that is internally illuminated. She feels, as this is necessary to withhold the brand because when you start shrinking channel letters, it gets harder to read. The hardship is for branding and visibility.

Mr. Benner: I would like to make a motion that we deny both variances in accordance with 1105.03C 7.1 and 1105.03C 7.4.

Mr. Brusk: I will second.

RESULT:	Denied
MOVER:	Benner
SECONDER:	Brusk
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Furst

App# 2024-0121; 6580 E. Main Street; Zoning Resources for Kroger Co.;

Variance

Ms. Buathier read the staff report into the record.

Ms. Green explained that the proposed wall sign is a newer part of the Kroger business. The pickup business began during Covid, and continues to be very popular today. At this location, the pickup is in the northwest corner of the building. The small indicators tell staff what lane you are parked in and where to bring the groceries. That indicator is the proposed wall sign. This sign would not have a blue backer, just a white illuminated sign. This is just to keep the flow of traffic for the pickup on the west side of the building and not in the front of the building.

Mr. Furst asked if the applicant contemplated any other remedies such as placing the sign on a parking lot pole. Ms. Green was not sure if they contemplated other signage, but this was the sign chosen for this site largely due to the western parking area.

Mr. Benner asked about the previous set precedent for this and Mr. Meyer referred back to the 2022 BZBA meeting for the Target signage.

Mr. Brusk feels as if this is a self-generated hardship because they chose to put this parking there and does not see a compelling reason to allow this variance.

Ms. Green explained that the nature of the market has changed. This store was built in 2019 for in-person shopping. Now we have a new demand on us for pickup. Thankfully, this store has parking on the side that to prevent the store from putting these spots in the front. They do not feel as if they generated this hardship, that this is just the nature in the change of the business. Additionally, the refrigeration units are in the back, so it makes sense to have this near the back. They also want to keep the site safe.

Ms. Alabi explained that she uses this service weekly and does not see how this sign will help because you cannot see it from many places. Ms. Green said it is more of a wayfinding to guide people to that part of the store to pick up their groceries.

Ms. Barnhart wanted to note that when they looked at the Target previously it is worth noting that this service was not required when the building was built. The code has changed and this is a very large building. This size building could have 18 different storefronts, and each storefront could have a sign. With this large of a storefront, she feels as if we should allow adjustments to keep up with businesses as they evolve and change.

Mr. Brusk is still concerned about the precedent this sets. Mr. Benner explained that the precedent has already been set by allowing Target to do this exact thing.

Mr. Furst agreed that this is functionally similar to any other large format grocery and ones we have previously approved.

The board confirmed the Target was approved with the same zoning code, with minor modifications.

Mr. Shook: The concern that the board has to have when you make your decisions is that they cannot be arbitrary or capricious. Unless you can articulate a functional difference between this specific application and one that was approved in the past, it probably is going to be an arbitrary decision to deny it.

Ms. Alabi asked if there had been any thought to amending the drive-thru sign in the front of the building. This sign was intended for the pharmacy. Ms. Buathier explained that these signs are legal nonconforming and if they were to remove or alter that sign they would need to come before the board for a variance.

Mr. Benner: I am going to make a motion that we approve this variance, based on staff's recommendation.

Ms. Barnhart: I will second.

RESULT:	Approved
MOVER:	Benner
SECONDER:	Barnhart
AYES:	Barnhart, Benner, Brusk, Kleckley, Furst
NAYS:	Alabi

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator

Chairman



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
April 18, 2024**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 3/21/2024

Minutes stand approved.

APPROVAL OF AGENDA

Agenda stands approved

SWEARING IN OF SPEAKERS

Speakers for the evening were sworn in by Mr. Furst.

PUBLIC COMMENT

UNFINISHED BUSINESS

NEW BUSINESS

App# 2024 - 0154; 7311 E. Main Street; Jim Tate for Governors Cigar Lounge East; Certificate of Appropriateness

Ms. Buathier noted that the applicant wasn't there. Mr. Furst has no objections to moving forward with the application.

Ms. Buathier read the staff report into the record.

Mr. Furst noted that Ms. Barnhart was present.

Mr. Furst asked if anyone had a motion or any questions for staff.

Ms. Ward asked a question, but it wasn't picked up on the recording.

Ms. Buathier pointed to an area on the screen explaining this area could have two seating areas. The ramp would come up, and a guardrail would be there. The area is two feet and two inches wide.

Ms. Ward was concerned about the cigar smoke going into the restaurant areas.

Ms. Buathier explained this application is to look at the building and the layout. The land use has already been signed off on.

Mr. Benner asked if staff had talked to the applicant regarding the stone change.

Ms. Buathier said that the applicant was sent an email regarding the meeting and a link to the packet, but they have not heard anything from them since the recommendation.

Ms. Alabi asked about the signs and Ms. Buathier confirmed the monument sign would be made into a wall sign.

Mr. Benner asked for clarification about the HDF sign and whether the code requires them to match the stone. Ms. Buathier explained that high-density fiberboard is technically compressed wood. Mr. Benner expressed that he is aware of that, but his question is more about when substituting stone, does that have to match the city's stone that was used.

The code doesn't address the base of the building. It can't be concrete masonry, but it doesn't address what is allowed regarding a retaining wall. Staff is suggesting it match the existing stone to be in harmony with the idea and look Reynoldsburg is going for.

Mr. Brusk asked about the ADA ramp and the extension into the sidewalk area.

Mr. Meyer explained that the staff understands that it meets ADA requirements.

Mr. Meyer explained that the building department will review the ADA requirements, but will not review anything until the Certificate of Appropriateness is issued. During the review process, if they need to revise their plan and change exterior features, they would be required to come back to the Planning and Zoning Board.

The applicant arrived at the meeting and Mr. Furst swore him in.

Mr. Tate discussed raising the front entry and putting a patio to make it

handicapped accessible.

Mr. Furst asked the applicant if they were in agreement with the staff's two recommendations.

Mr. Tate said he didn't have any problems but that he did look up where they had the sign made, and it has a polymer covering and with proper maintenance the sign should last five years.

Mr. Tate looked through the zoning code and saw that wood is an approved material. Ms. Buathier explained that the board does have the right in terms of design to make suggestions, comments, or conditions. Mr. Tate said if they were required to make the sign changes, they would be willing to do so.

Mr. Brusk asked if they are able to match the stone on the retaining wall. Mr. Tate said what he proposed was close to what is there. He isn't a fan of raising the wall, and it not be lined up with adjoining properties, but he could and will do what the board requests. Mr. Furst asked the applicant if it would be possible to get the stone more of a gray color that the city has. Mr. Tate said, absolutely. They will attempt to match the stone as closely as possible.

Mr. Brusk asked about the integrity of a solid wood sign versus this compressed. Ms. Barnhart explained it really depends on the type of wood, as some partial board looks better than some wood.

Ms. Kleckley asked if the applicant would be able to get the code for the brick from the city since this was a new project. Mr. Meyer offered to get that information from the contracts. Mr. Tate asked for that to be passed along, as he would like to use the exact stone. Ms. Barnhart warned the board to be cautious in the motion as the exact stone may not be available.

Ms. Barnhart: I'd like to make a motion, that we approve application 2024-0154 for the Certificate of Appropriateness for 7311 East Main Street, with the condition that the proposed concrete unit retaining wall be revised to a stone wall consistent with the retaining wall on East Main Street streetscape improvements.

Mr. Brusk: I'll second.

RESULT:	Approved
MOVER:	Barnhart
SECONDER:	Brusk
AYES:	Ward, Kleckley, Brusk, Benner, Barnhart, Alabi, Furst

App# 2024 - 0174; 1612 Lancaster Avenue; Katie Wieber for Autumn

Behavioral Health; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant if they had any plans to update the signage. They are currently using the landlord signage and don't have their own signage.

Ms. Barnhart asked how many square feet this suite was. It is 1990 square feet.
Mr. Benner asked where the applicant came up with the square footage. He received it from the lease.

Mr. Benner: I will make a motion to approve the conditional use, without any conditions, since he has already provided the square footage.

Ms. Barnhart: I'll second.

RESULT:	Approved
MOVER:	Benner
SECONDER:	Barnhart
AYES:	Alabi, Barnhart, Benner, Brusk, Kleckley, Ward, Furst

App# 2024 - 0176; 1604B Lancaster Avenue; Katie Wieber for Jyothi Puram; Conditional Use

Ms. Buathier read the staff report into the record.

Mr. Furst asked the applicant to clarify the use of signage and the square feet. They are using the landlords signage and it is 1200ish square feet. Mr. Furst asked if the applicant would submit the square footage to staff via email.

Mr. Brusk asked about parking in this area. Ms. Buathier did rough calculations and determined that most likely they have enough parking, but that will be addressed with their new business permit.

Mr. Benner: I would like to make a motion that we approve the conditional use with the conditions recommended by staff that the applicant provide the total square footage via email.

Ms. Kleckley: Second.

RESULT:	Approved
MOVER:	Benner
SECONDER:	Kleckley

AYES: Brusk, Kleckley, Ward, Alabi, Barnhart, Benner, Furst
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OTHER BUSINESS

Planning and Zoning Board Training

ADJOURNMENT

Planning and Zoning Administrator

Chairman

April 25, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision, Final Plat, Section 6 Part A

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The 7.535 +/-acre residential subdivision is zoned SR - Suburban Residential. To the north and east is SR- Suburban Residential district. To the south is Truro Township single family residential; to the west is SR- Suburban Residential and Etna Township single family residential.
- b. Currently under agricultural use, the site is proposed to be developed with 33 single-family lots at a density of 4.12 du/ac.
- c. Open space is being platted in Reserve "M" at 0.240 acres.

2. Zoning Review

- a. The applicant is seeking final plat approval for Spring Hill Subdivision Section 6 Part A.
- b. The lot dimensions, rights-of-way, layout, setbacks, and open space configurations appear to be consistent with the approved major site plan and preliminary plat.
- c. On Sheet 1 of 3: Revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"
- d. On Sheet 1 of 3: Add a signature line for the "Director of Public Service"
- e. On Sheet 1 of 3: A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.

3. Engineering Review

- a. Sheet 1 of 3: There is the instrument reference that is a 2023XXXXXX placeholder. Should this be a 2024 prefix and can this number be filled in at this time or does it need to have a blank line for a remainder parcel?
- b. Sheet 2 of 3: The street drawings state Reserve "M" shown between lots 301 and 302 as Reserve "N". Please make sure these both match.
- c. Sheet 3 of 3: For reference purposes, label the centerline of Collins Drive on the north side of the site.
- d. Sheet 3 of 3: The adjoining parcel for Steve Hatton has changed ownership with new instrument numbers. Please ensure all adjoining names are current per the Franklin County auditor and recorder's website.



4. Recommendation

- a. Recommend final plat approval of Spring Hill Subdivision Section 6 Part A, with the following conditions:
 - i. That sheet 1 of 3 be revised as noted in the above project review (2.c-e) to the approval of City staff.
 - ii. That the plat be revised as noted in the above engineering review (3.a-d) to the approval of City Staff.
 - iii. That the plat is revised to city staff's satisfaction before going to City Council.

If you have any questions or comment, please feel free to contact us.

Very truly yours,

Rick Fay PLA, ASLA
Planner

Sean Gillilan, PE
Engineer

Reynoldsburg

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

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

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HALL FARM SECTION 6 PART A

Description of Location:

EAST OF WAGNER ROAD, SOUTH OF GRIFFIN DRIVE

Parcel ID#(s):

060-009329, 060-009343, 060-009550

Number of Lots:

32

Complete Where Applicable:

Engineer/Surveyor: EM184T

Builder/Developer:

M/I HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCIS@MIHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential) ☐ Preliminary Plat (\$750 + \$50 per lot All Districts) ☐ Preliminary Plat Extension (\$50 All Districts) ☒ Final Plat (\$500 All Districts) ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: J. F.

Date: 3/26/24

*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

Planning and Zoning Board Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____

- ☐ Approved as Submitted
☐ Submitted Approved
☐ w/ Conditions Tabled
☐ Denied

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____



Engineers, Surveyors, Planners, Scientists

Transmittal

TO:

City of Reynoldsburg
ATTN: Eric Meyer
7232 East Main Street
Reynoldsburg, Ohio, 43068

FROM:

Name: Matt Kirk

Date: 4-4-24

Job No.: 20221125

Subject: Spring Hill Farm 6 Parts A and B

We are sending via: ☐ Courier ☐ U.S. Mail ☒ UPS ☐ Email attachment

☐ Sharefile ☐ Other online file storage: _____

The following items: ☒ Copies ☐ Originals ☐ CAD Files ☐ PDFs ☐ [Other]

Copies	Date	Number of sheets	Description / Filenames
7		3	Part A final plat
7		2	Part B final plat
2		1	Applications
		2	Checks for application fees

These are transmitted as checked below:

☐ For Approval ☐ For Your File ☐ As Requested ☒ For Review and Comment

☐ For Execution/Signatures ☐ [Other]

Remarks:

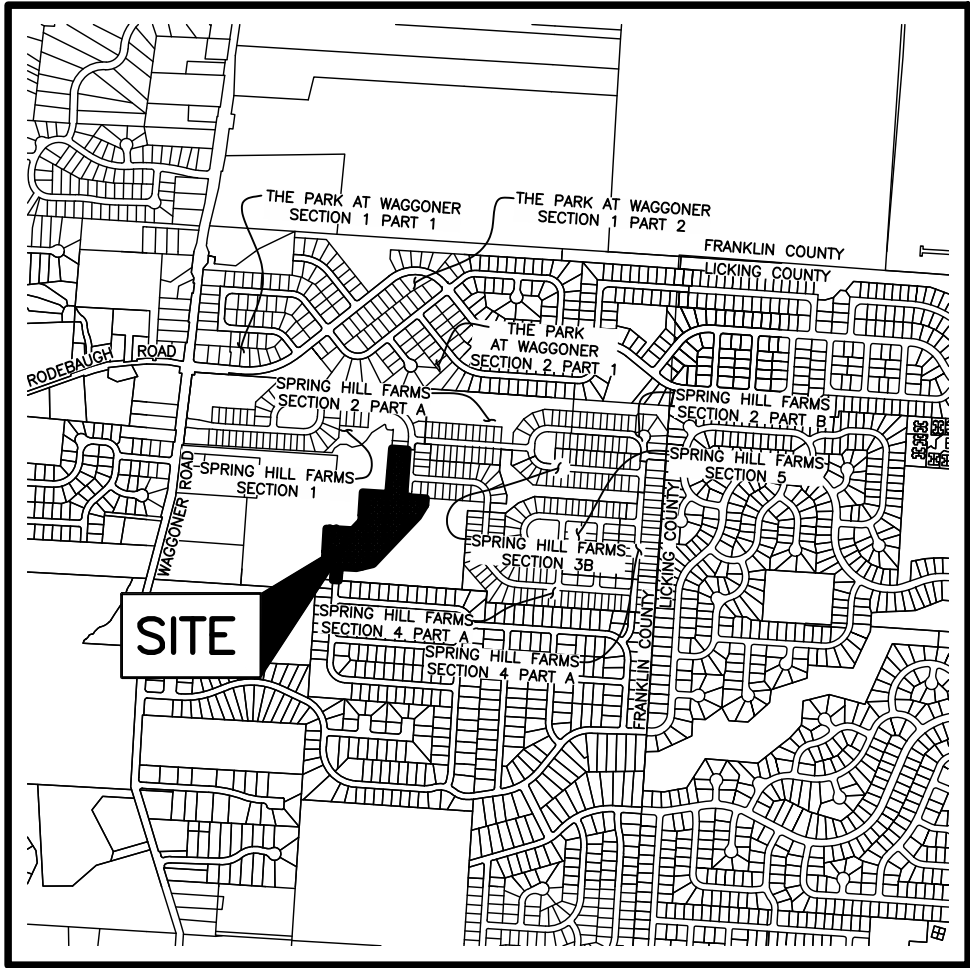
If you should have any questions or need additional information, please do not hesitate to contact me directly at 614-775-4131 or via email at mkirk@emht.com.

THIS IS NOT A SUBSTITUTE FOR THE ELECTRONIC RELEASE FORM, which must be signed prior to the transfer of any digital information externally.

For EMH&T: _____
Matt Kirk 614.775.4131

SPRING HILL FARM SECTION 6 PART A

1
3



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 16, Range 20, Refugee Lands, containing 7.535 acres of land, more or less, said 7.535 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Numbers 2023xxxxxxx, 202201260016289, 202201260016290, 202201260016291, 202103170048951, 202103170048952 and 202103170048953, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**SPRING HILL FARM SECTION 6 PART A**", a subdivision containing Lots numbered 290 to 321, both inclusive, and an area designated as Reserve "M", does hereby accept this plat of same and dedicates to public use, as such, all of Clark Drive, Collins Drive and Sandroch Avenue shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of:

**M/I HOMES
OF CENTRAL OHIO, LLC**

By _____
**TIMOTHY C. HALL JR.,
Area President**

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA ACROSS DESIGNATED AREAS ON SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC. LAND

Certain areas designated "Drainage Easement" shown hereon outside of the 7.535 acres of land being platted as "Spring Hill Farm Section 6 Part A" are within lands located adjacent to "Spring Hill Farms Section 6 Part A" that are owned by **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** by deed of record in Instrument Number 202303310030785, Records Office, Franklin County, Ohio.

Easements are hereby reserved in, over and under areas designated on this plat as "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer.

In Witness Whereof, **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of:

**SPRING HILL FARM HOMEOWNERS'
ASSOCIATION, INC.**

By _____
JASON FRANCIS, President

**STATE OF OHIO
COUNTY OF FRANKLIN ss:**

Before me, a Notary Public in and for said state, personally appeared **JASON FRANCIS**, President of **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **SPRING HILL FARM HOMEOWNERS' ASSOCIATION, INC.** for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, State of Ohio

Approved this ____ day of ____, 20__.

Chairman, Planning Commission,
Reynoldsburg, Ohio

Approved this ____ day of ____, 20__.

City Engineer,
Reynoldsburg, Ohio

Approved and accepted this ____ day of ____, 20__, by Ordinance No. ____ wherein all of Clark Drive, Collins Drive and Sandroch Avenue dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio Mayor, _____ Reynoldsburg, Ohio

Transferred this ____ day of ____, 20__.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of ____, 20__ at ____ M. Fee \$ ____

Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of ____, 20__.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Date

SPRING HILL FARM SECTION 6 PART A

NOTE "A": All of Spring Hill Farm Section 6 Part A is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	7.535 Ac.
Acreage in Reserve	0.240 Ac.
Acreage in lots	5.824 Ac.
Acreage in public rights-of-way	1.471 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 6 Part A is out of the following Franklin County Parcel Numbers:

060-009329	6.149 Ac.
060-009343	0.274 Ac.
060-009550	1.112 Ac.

NOTE "D": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "E": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "F" - RESERVE "M": Reserve "M", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill Farm subdivisions for the purpose of open space storm/water facilities.

NOTE "G" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - COLLINS DRIVE: The City of Reynoldsburg, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the westerly terminus of Collins Drive on that parcel owned by M/I Homes of Central Ohio, LLC as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Reynoldsburg.

NOTE "H": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 6 Part A, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

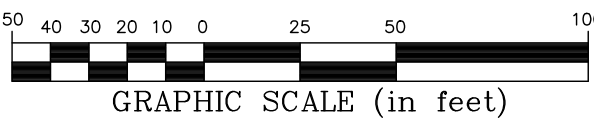
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	28°38'37"	200.00'	99.99'	N 29°08'06" E	98.95'
C2	50°01'27"	125.00'	109.14'	N 68°28'08" E	105.70'
C3	39°58'33"	125.00'	87.21'	N 66°31'52" W	85.46'
C4	11°11'10"	225.00'	43.93'	N 20°24'23" E	43.86'
C5	11°25'15"	225.00'	44.85'	N 31°42'36" E	44.78'
C6	6°02'12"	225.00'	23.71'	N 40°26'19" E	23.69'
C7	8°40'11"	150.00'	22.70'	N 47°47'31" E	22.68'
C8	16°15'37"	150.00'	42.57'	N 60°15'25" E	42.43'
C9	16°15'37"	150.00'	42.57'	N 76°31'01" E	42.43'
C10	8°50'02"	150.00'	23.13'	N 89°03'51" E	23.10'
C11	89°28'30"	20.00'	31.23'	S 48°44'37" W	28.15'
C12	90°31'30"	20.00'	31.60'	N 41°15'23" W	28.41'
C13	36°02'16"	100.00'	62.90'	N 75°27'44" E	61.87'
C14	13°59'11"	100.00'	24.41'	N 50°27'00" E	24.35'
C15	90°00'00"	20.00'	31.42'	N 01°32'35" W	28.28'
C16	39°58'33"	100.00'	69.77'	N 66°31'52" W	68.36'
C17	8°34'32"	150.00'	22.45'	N 82°13'52" W	22.43'
C18	17°32'29"	150.00'	45.92'	N 69°10'21" W	45.74'
C19	13°51'31"	150.00'	36.28'	N 53°28'21" W	36.19'
C20	90°00'00"	20.00'	31.42'	N 88°27'25" E	28.28'
C21	39°24'03"	175.00'	120.34'	N 23°45'23" E	117.99'
C22	10°45'26"	200.00'	37.55'	N 09°26'05" E	37.49'
C23	33°04'08"	145.00'	83.69'	S 69°59'04" E	82.53'

Legend

B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement
T.V.T.E. = Temporary Vehicle Turnaround Easement
See Note "G"
Line Type Legend

Existing Property Line
Existing R/W Line
Existing R/W Centerline
Existing Easement Line
Subdivision Boundary Line
Lot Line
R/W Line
R/W Centerline
Easement Line

SCALE: 1" = 50'



RHODERICK C. GRIFFIN
LAUREL J. SAMPLE
I.N. 201705120064720
I.N. 201705120064721
RHODERICK C. GRIFFIN, TRUSTEE
I.N. 201705300071557

SPRING HILL FARM
SECTION 3 PART A
P.B. 132, P. 98

CLARK DRIVE
P.B. 130, P. 57

CLARK DRIVE
P.B. 130, P. 57

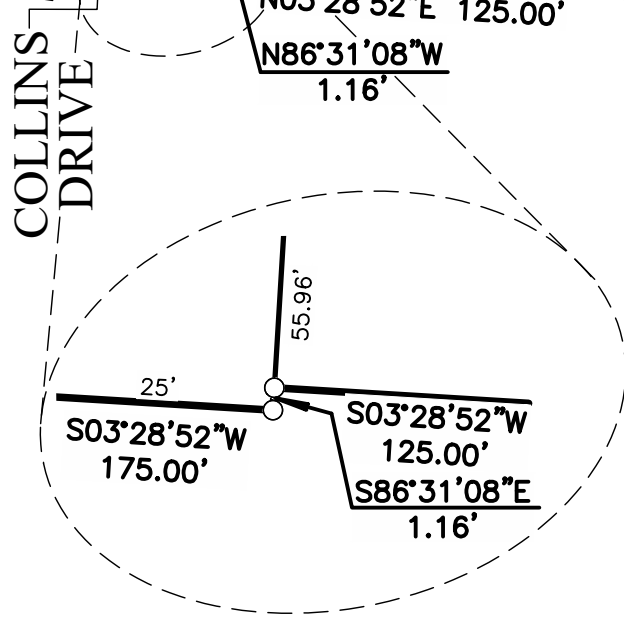
CLARK DRIVE
P.B. 130, P. 57

CLARK DRIVE
P.B. 130, P. 57

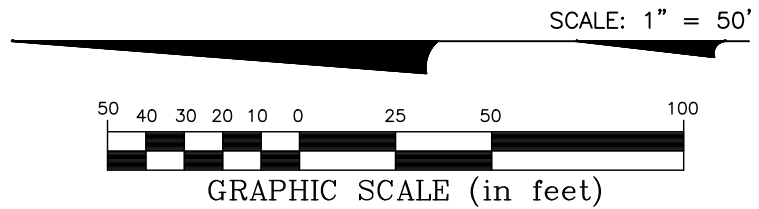
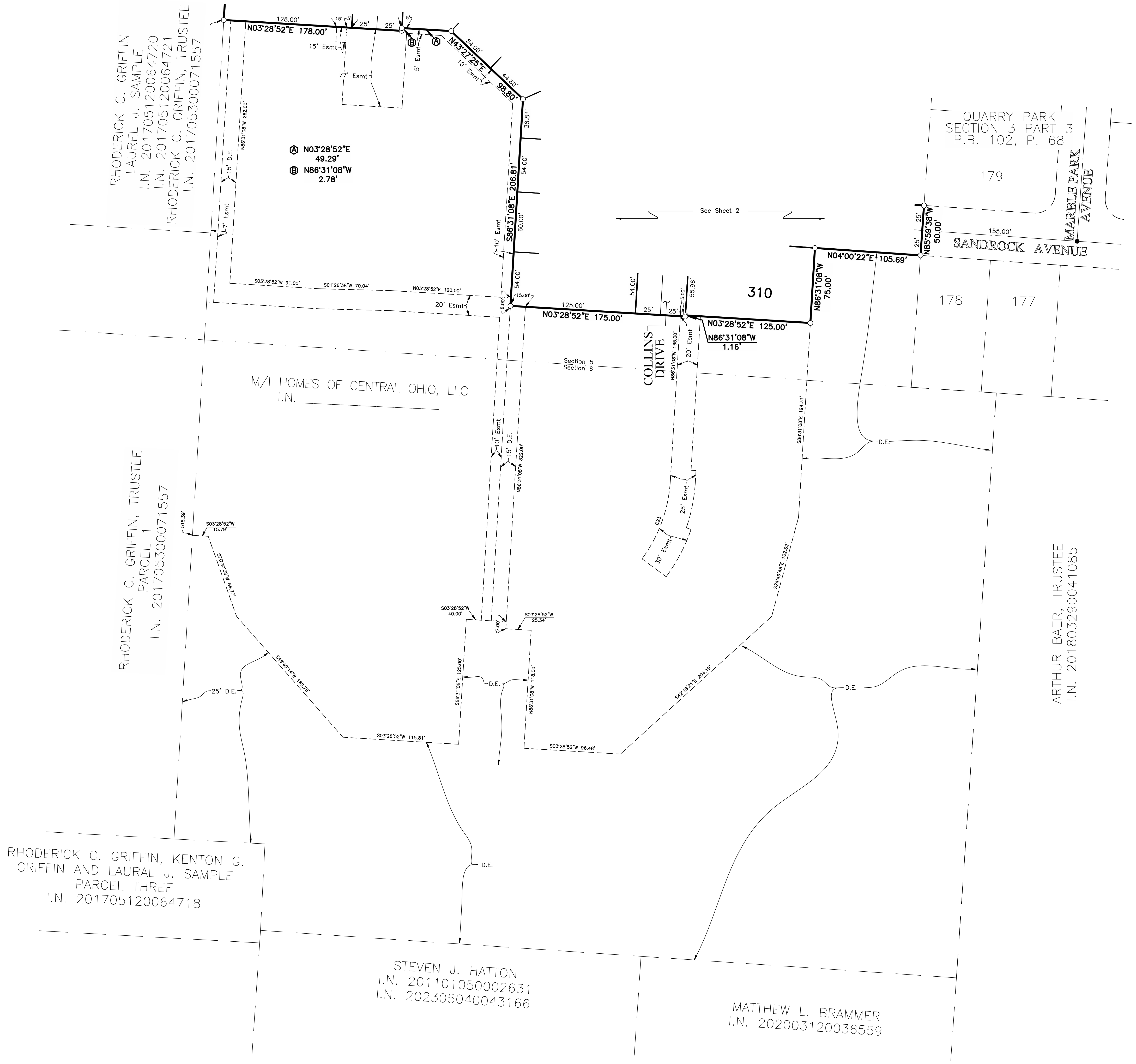
N03°28'52"E
49.29'
N86°31'08"W
2.78'

M/I HOMES OF CENTRAL OHIO, LLC
I.N.

See Sheet 3



SPRING HILL FARM SECTION 6 PART A



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	28°38'37"	200.00'	99.99'	N 29°08'06" E	98.95'
C2	50°01'27"	125.00'	109.14'	N 68°28'08" E	105.70'
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C4	11°11'10"	225.00'	43.93'	N 20°24'23" E	43.86'
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C9	16°15'37"	150.00'	42.57'	N 76°31'01" E	42.43'
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C22	10°45'26"	200.00'	37.55'	N 09°26'05" E	37.49'
C23	33°04'08"	145.00'	83.69'	S 69°59'04" E	82.53'

I:\2022\1125\DWG\CASHETS\PLAT\20221125-VS-PJA-SEC6-PRTA.DWG plotted by MISTON, JOHN on 3/12/2024 9:16:59 AM last saved by JMWSTON on 3/12/2024 8:09:13 AM
Title: 20221125-VS-PJA-SEC6-PRTA.DWG & 20221125-VS-PJA-SEC6-PRTA.DWG & 20221125-VS-PJA-SEC6-PRTA.DWG & 20221125-VS-PJA-SEC6-PRTA.DWG

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Re: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Thursday, April 18, 2024 12:16:45 PM
Attachments: [Outlook-fpoiwwz.png](#)

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

Phoenix,

No comments about this project.

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: Wednesday, April 17, 2024 1:25 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Spring Hill Subdivision - Final Plat 6A & 6B

Lt. Schmidt,

I am sending you a Final Plat application for Spring Hill Subdivision off of Waggoner Road, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

Sincerely,

Phoenikx 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

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: RE: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Wednesday, April 17, 2024 2:36:13 PM

Phoenix,

Based on M/I Homes's communication with Director Doorman, I have no comments.

Kind regards,

Mark A. Riley
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
www.reynoldsburg.gov

mriley@reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, April 17, 2024 1:25 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Spring Hill Subdivision - Final Plat 6A & 6B

Mark,

I am sending you a Final Plat application for Spring Hill Subdivision off of Waggoner Road, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

April 25, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Spring Hill Farms Subdivision, Final Plat, Section 6 Part B

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The 13.320+/-acre residential subdivision is zoned SR - Suburban Residential. To the north and east is SR- Suburban Residential district. To the south is Truro Township single family residential; to the west is SR- Suburban Residential and Etna Township single family residential.
- b. Currently under agricultural use, the site is proposed to be developed with 33 single-family lots at a density of 2.48 du/ac.
- c. Open space is being platted in Reserve "N" at 6.267 acres.

2. Zoning Review

- a. The applicant is seeking final plat approval for Spring Hill Subdivision Section 6 Part B.
- b. The lot dimensions, rights-of-way, layout, setbacks, and open space configurations appear to be consistent with the approved major site plan and preliminary plat.
- c. On Sheet 1 of 3: Revise the signature line for "Chairman, Planning Commission" to "Chairman, Planning and Zoning Board"
- d. On Sheet 1 of 3: Add a signature line for the "Director of Public Service"
- e. On Sheet 1 of 3: A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.

3. Engineering Review

- a. Sheet 1 of 2: There is the instrument reference that is a 2023XXXXXX placeholder. Should this be a 2024 prefix and can this number be filled in at this time or does it need to have a blank line for a remainder parcel?
- b. Sheet 2 of 2: The adjoining parcel for the Steve Hatton has changed name with new instrument numbers. Please ensure all adjoining names are current per the Franklin County auditor and recorder's website.
- c. Sheet 2 of 2: Reserve "N" does not match what is shown on the street plans. This is labeled as Reserve "M" on the recently reviewed street plans.
- d. Sheet 2 of 2: The sum of the various acreage breakdowns is off by 0.004 acres from the total acreage listed. Please advise on the difference in areas or update the summary accordingly.



4. Recommendation

- a. Recommend final plat approval of Spring Hill Subdivision Section 6 Part B, with the following conditions:
 - i. That sheet 1 of 3 be revised as noted in the above zoning review (2.c-e) to the approval of City staff.
 - ii. That the plat be revised as noted in the above engineering review (3.a-d) to the approval of City Staff.
 - iii. That the plat is revised to city staff's satisfaction before going to City Council.

If you have any questions or comment, please feel free to contact us.

Very truly yours,

Rick Fay PLA, ASLA
Planner

Sean Gillilan, PE
Engineer

Reynoldsburg

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

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

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

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat:

SPRING HILL FARM SECTION 6 PART B

Description of Location:

EAST OF WATKINS ROAD, OFF OF COLLINS DRIVE

Parcel ID#(s):

060-009329

Number of Lots:

33

Complete Where Applicable:

Engineer/Surveyor: EMIT T

Builder/Developer: M/I HOMES OF CENTRAL OHIO, LLC

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I HOMES OF CENTRAL OHIO, LLC

Property Owner Address:

4131 WORTH AVENUE, SUITE 310, COLUMBUS, OHIO

II. APPLICANT INFORMATION

Applicant Name:

SAME AS PROPERTY OWNER

Applicant Address:

Applicant Phone Number:

614-418-8000

Applicant Email:

JFRANCES@MITHOMES.COM

☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.

III. PROJECT TYPE

- ☐ Subdivision without Plat (lot split) (\$200 Residential/\$250 Non-Residential) ☐ Preliminary Plat (\$750 + \$50 per lot All Districts) ☐ Preliminary Plat Extension (\$50 All Districts) ☒ Final Plat (\$500 All Districts) ☐ Plat Modification/Vacation (\$500 All Districts) (includes changes to approved preliminary not expired, or changes to approved final plat)

Applicant Signature: [Signature]

Date: 3/26/24

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

☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

Planning and Zoning Board Meeting

Date: _____

City Council Meeting

Date: _____

☐ Approved as Submitted
☐ Submitted Approved
☐ w/ Conditions Tabled
☐ Denied

P&Z Administrator: _____

Clerk of Council: _____

Date: _____

Date: _____



Engineers, Surveyors, Planners, Scientists

Transmittal

TO:

City of Reynoldsburg
ATTN: Eric Meyer
7232 East Main Street
Reynoldsburg, Ohio, 43068

FROM:

Name: Matt Kirk

Date: 4-4-24

Job No.: 20221125

Subject: Spring Hill Farm 6 Parts A and B

We are sending via: ☐ Courier ☐ U.S. Mail ☒ UPS ☐ Email attachment

☐ Sharefile ☐ Other online file storage: _____

The following items: ☒ Copies ☐ Originals ☐ CAD Files ☐ PDFs ☐ [Other]

Copies	Date	Number of sheets	Description / Filenames
7		3	Part A final plat
7		2	Part B final plat
2		1	Applications
		2	Checks for application fees

These are transmitted as checked below:

☐ For Approval ☐ For Your File ☐ As Requested ☒ For Review and Comment

☐ For Execution/Signatures ☐ [Other]

Remarks:

If you should have any questions or need additional information, please do not hesitate to contact me directly at 614-775-4131 or via email at mkirk@emht.com.

THIS IS NOT A SUBSTITUTE FOR THE ELECTRONIC RELEASE FORM, which must be signed prior to the transfer of any digital information externally.

For EMH&T: _____
Matt Kirk 614.775.4131

SPRING HILL FARM SECTION 6 PART B

1
2

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Sections 5 and 6, Township 16, Range 20, Refugee Lands, containing 13.320 acres of land, more or less, said 13.320 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Number 2023xxxxxxx, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"SPRING HILL FARM SECTION 6 PART B"**, a subdivision containing Lots numbered 322 to 354, both inclusive, and an area designated as Reserve "N", does hereby accept this plat of same and dedicates to public use, as such, all of Collins Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **M/I HOMES OF CENTRAL OHIO, LLC**

By **TIMOTHY C. HALL JR.**,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of ____, 20__.

Chairman, Planning Commission,
Reynoldsburg, Ohio

Approved this ____ day of ____, 20__.

City Engineer,
Reynoldsburg, Ohio

Approved and accepted this ____ day of ____, 20__, by Ordinance No. _____ wherein all of Collins Drive dedicated hereon is accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio Mayor, _____ Reynoldsburg, Ohio

Transferred this ____ day of ____, 20__.

Auditor, _____ Franklin County, Ohio

Deputy Auditor, _____ Franklin County, Ohio

Filed for record this ____ day of ____, 20__ at ____ M. Fee \$ ____

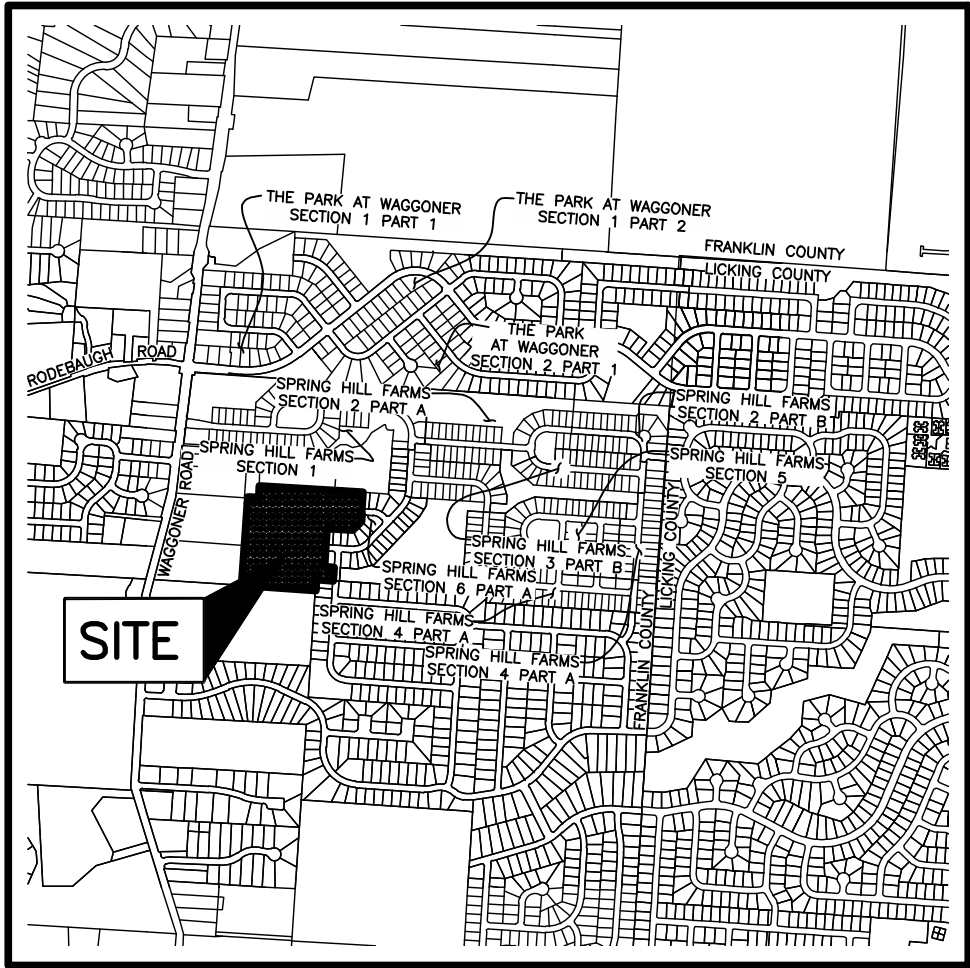
Recorder, _____ Franklin County, Ohio

File No. _____

Recorded this ____ day of ____, 20__.

Deputy Recorder, _____ Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Date

SPRING HILL FARM SECTION 6 PART B

2
2

- Line Type Legend
- Existing Property Line
 - Existing R/W Line
 - Existing R/W Centerline
 - Existing Easement Line
 - Subdivision Boundary Line
 - Lot Line
 - R/W Line
 - R/W Centerline
 - Easement Line

NOTE "A": All of Spring Hill Farm Section 6 Part B is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	13.320 Ac.
Reserve "N"	6.267 Ac.
Acreage in lots	5.855 Ac.
Acreage in public rights-of-way	1.194 Ac.

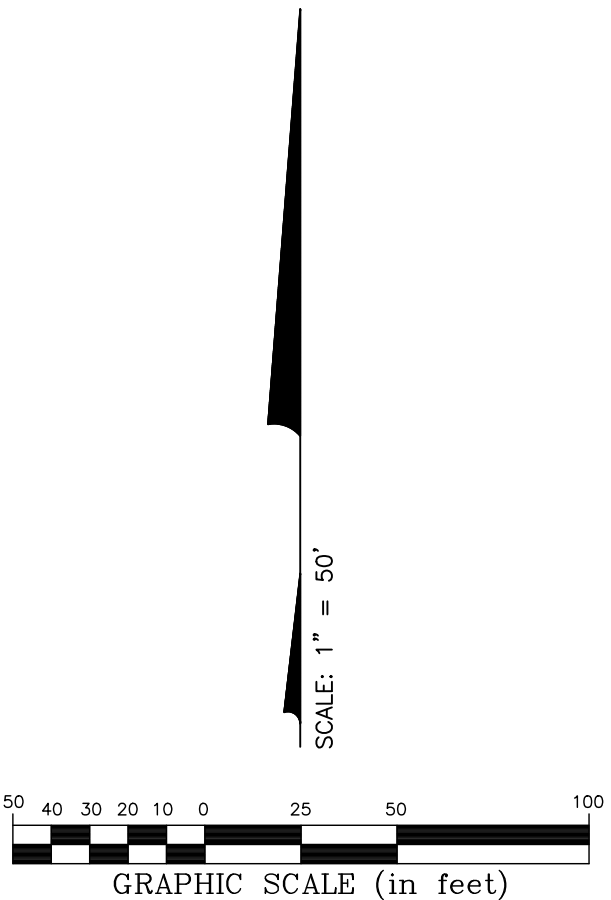
NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 6 Part B is out of the following Franklin County Parcel Numbers:

060-009329 13.320 Ac.

NOTE "D" - RESERVE "N": Reserve "N", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill Farm subdivisions for the purpose of open space storm/water facilities.

NOTE "E": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

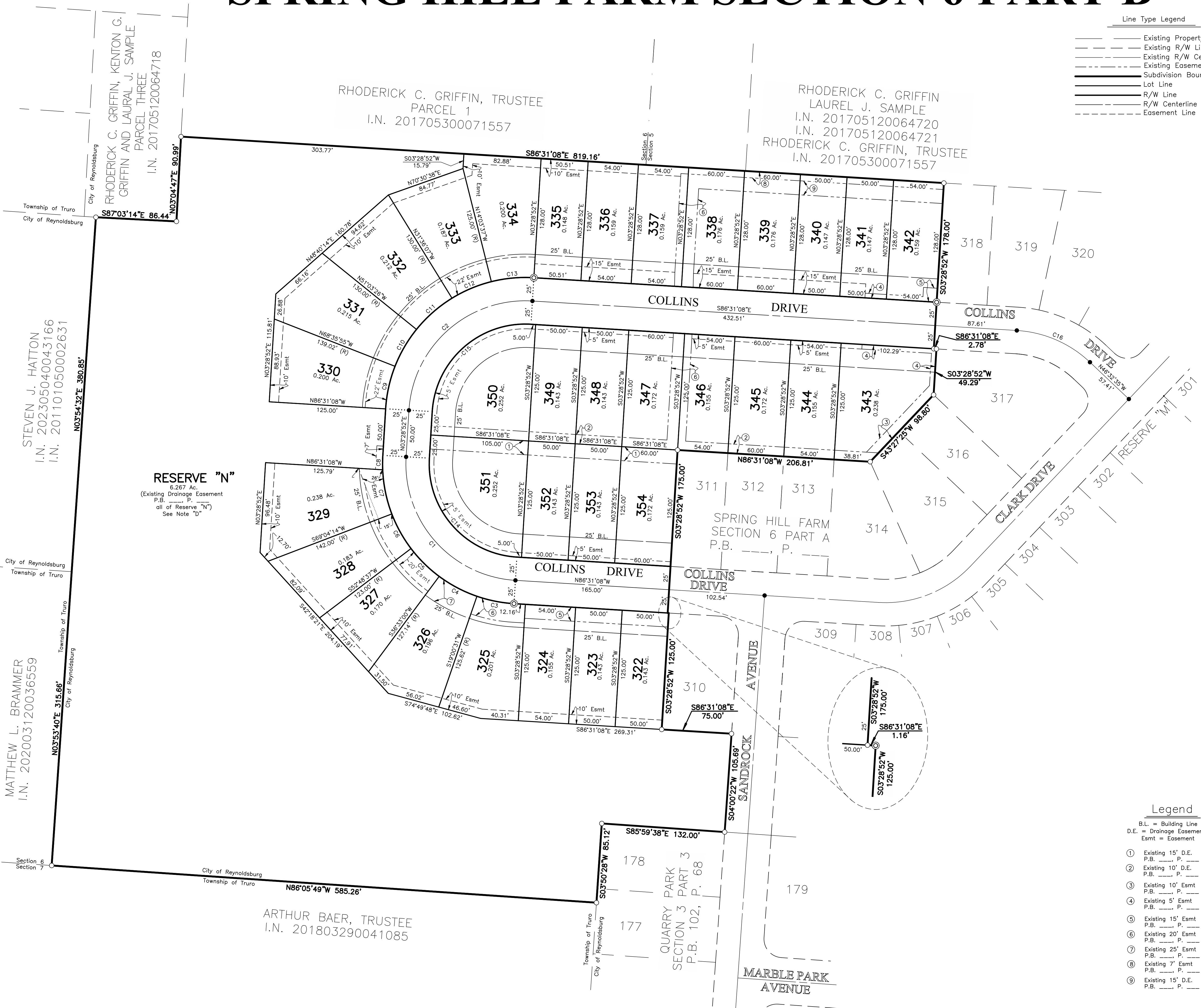
NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 6 Part B, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.



Legend

- B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement
- Existing 15' D.E.
P.B. _____, P. _____
 - Existing 10' D.E.
P.B. _____, P. _____
 - Existing 10' Esmt
P.B. _____, P. _____
 - Existing 5' Esmt
P.B. _____, P. _____
 - Existing 15' Esmt
P.B. _____, P. _____
 - Existing 20' Esmt
P.B. _____, P. _____
 - Existing 25' Esmt
P.B. _____, P. _____
 - Existing 7' Esmt
P.B. _____, P. _____
 - Existing 15' D.E.
P.B. _____, P. _____

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	125.00'	196.35'	S 41°31'08" E	176.78'
C2	90°00'00"	125.00'	196.35'	S 48°28'52" W	176.78'
C3	15°31'39"	150.00'	40.85'	S 78°45'19" E	40.53'
C4	17°32'29"	150.00'	45.92'	S 62°13'15" E	45.74'
C5	16°15'37"	150.00'	42.57'	S 45°19'11" E	42.43'
C6	16°15'37"	150.00'	42.57'	S 29°03'35" E	42.43'
C7	18°32'31"	150.00'	48.54'	S 11°39'31" E	48.33'
C8	5°52'07"	150.00'	15.36'	S 00°32'48" W	15.36'
C9	17°55'13"	150.00'	46.92'	S 12°26'28" W	46.72'
C10	17°32'29"	150.00'	45.92'	S 30°10'20" W	45.74'
C11	19°27'19"	150.00'	50.93'	S 48°40'14" W	50.69'
C12	17°32'29"	150.00'	45.92'	S 67°10'08" W	45.74'
C13	17°32'29"	150.00'	45.92'	S 84°42'37" W	45.74'
C14	90°00'00"	100.00'	157.08'	S 41°31'08" E	141.42'
C15	90°00'00"	100.00'	157.08'	S 48°28'52" W	141.42'
C16	39°58'33"	125.00'	87.21'	N 66°31'52" W	85.46'



STEVEN J. HATTON
I.N. 202305040043166
I.N. 201101050002631

MATTHEW L. BRAMMER
I.N. 202003120036559

RESERVE "N"
6.267 Ac.
(Existing Drainage Easement
P.B. _____, P. _____
all of Reserve "N")
See Note "D"

ARTHUR BAER, TRUSTEE
I.N. 201803290041085

RHODERICK C. GRIFFIN, TRUSTEE
PARCEL 1
I.N. 201705300071557

RHODERICK C. GRIFFIN
LAUREL J. SAMPLE
I.N. 201705120064720
I.N. 201705120064721
RHODERICK C. GRIFFIN, TRUSTEE
I.N. 201705300071557

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Re: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Thursday, April 18, 2024 12:16:45 PM
Attachments: [Outlook-fpoiwwz.png](#)

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

Phoenix,

No comments about this project.

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: Wednesday, April 17, 2024 1:25 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Spring Hill Subdivision - Final Plat 6A & 6B

Lt. Schmidt,

I am sending you a Final Plat application for Spring Hill Subdivision off of Waggoner Road, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: RE: Spring Hill Subdivision - Final Plat 6A & 6B
Date: Wednesday, April 17, 2024 2:36:13 PM

Phoenix,

Based on M/I Homes's communication with Director Doorman, I have no comments.

Kind regards,

Mark A. Riley
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
www.reynoldsburg.gov

mriley@reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, April 17, 2024 1:25 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Spring Hill Subdivision - Final Plat 6A & 6B

Mark,

I am sending you a Final Plat application for Spring Hill Subdivision off of Waggoner Road, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

April 22, 2024

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

RE: Carter Bean; 7324-7330 E. Main Street: Certificate of Appropriateness for New Main Building

Planning and Zoning Board:

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

1. Project Summary

- a. The proposed project involves the new build of a multi-tenant/multi use 2-story building at the corner of E. Main Street and Lancaster Avenue in the Olde Reynoldsburg Commercial District (ORD-C). The New Building previously came before the Planning and Zoning Board at the March 22, 2023 meeting for the most recent Major Site Plan approval. The Major Site Plan was approved without conditions at the March 22, 2023 meeting. Prior to that meeting, the Board of Zoning and Building Appeals granted variances to the building signage at the May 19, 2022 meeting. The applicant then received approval for the Certificate of Appropriateness from the Board on September 7, 2023. The applicant is now coming before the Planning and Zoning Board again for exterior modifications to the approved Certificate of Appropriateness.
 - i. The following changes have been proposed:
 - 1. The removal of exterior stairs to the second floor on the north building elevation.
 - 2. The addition of a balcony with a black metal guardrail, replacing the stairs on the north building elevation.
 - 3. Revised electrical equipment on the north elevation wall.
 - 4. A change to the window configuration on the south building elevation.

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 new building 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 1109.21, 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 are consistent with the previously approved Certificate of Appropriateness, along with the roof and siding. The window configuration changes are appropriate and still consist of the same material previously approved low- e transparency windows. The applicant has met the new build requirements found in section 1103.13 of the Zoning Code.
3. Recommendations
- a. Approval of the Certificate of Appropriateness due Section 1103.13 Design Guidelines for Olde Reynoldsburg and Section 1109.21 Review Criteria being met.

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD
CERTIFICATE OF APPROPRIATENESS

Property Address: 7324-7330 E. Main St., Reynoldsburg, OH 43068	Parcel ID#(s): 060-000134-00, 060-000090-00, 060-000218-00, 060-000200-00, 060-000183-00, 060-000215-00, 060-000065-00
---	--

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): City of Reynoldsburg, and Ohio Municipal Corporation L&N-Up Alum Creek, LLC	
Contact Email: tim@triviumdevelopment.com	Contact Phone Number: 614-679-6979

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Multiple T.B.D.	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT INFORMATION

Applicant Name: Carter Bean	Applicant Address: 4400 N. High St., Ste. 401, Columbus, OH 43214
Applicant Phone Number: 614-595-2285	Applicant Email: carter@beanarchitects.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: **This submission provides information related to minor alterations to previously approved exterior building design for a multi-tenant, mixed-use facility (retail / restaurant / office). Furthermore, it provides detailed information related to our comprehensive sign plan. All sign areas and locations conform to previously approved sign variances, plus the materiality and lighting comply with City Zoning Ordinance.**

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: **April 3, 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:	<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: _____

Submission Requirements
CERTIFICATE OF APPROPRIATENESS

I. General Requirements

- A. All applications for a certificate of appropriateness shall be received fourteen (14) days prior to the next meeting.
- B. All exhibits required for the permanent file (noted in the following paragraphs) must be folded into an 8 ½ x 11 sized paper. However, larger mounting boards, material samples, or other exhibits not meeting these criteria may be used for Planning and Zoning Board presentation.
- C. Eleven (11) sets of plans should be submitted to the Board through the Planning & Zoning Administrator.
- D. An adequate number of photographs are required to illustrate the site, including buildings and other existing features as well as adjacent properties.

II. Building Construction, Exterior Remodeling, and Additions Submittal Requirements

- A. A site plan is required containing the following information: **NO CHANGES TO THE PREVIOUSLY APPROVED SITE PLAN ARE BEING PROPOSED AS PART OF THIS APPLICATION**
 - 1. scale and north arrow
 - 2. project name and site address
 - 3. all property and street pavement lines
 - 4. existing and proposed contours
 - 5. gross area of tract stated in square feet
- B. Complete elevations are required containing the following information: **NO CHANGES TO THE PREVIOUSLY APPROVED MATERIALS OR COLORS ARE BEING PROPOSED AS PART OF THIS APPLICATION. ONLY THE PHYSICALLY ALTERED ITEMS ARE DESCRIBED BY THIS PACKAGE.**
 - 1. scale
 - 2. all signs to be shown on the elevation
 - 3. changes in ground elevation
 - 4. type, color, and texture of all primary materials to be used;
 - 5. fenestration, doorways, and all other projecting and receding elements
- C. Material samples (required for all exterior materials)

III. Free-standing Ground Sign Submittal Requirements **NO GROUND SIGNS ARE PROPOSED FOR THIS DEVELOPMENT**

- A. A site plan is required containing the following information:
 - 1. scale and north arrow;
 - 2. address of the site;
 - 3. all property and street pavement lines;
 - 4. proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
 - 5. location and height of all existing and proposed signs on the site, showing required setbacks
- B. Material samples are required for components

IV. Wall Sign Submittal Requirements **ADDITIONAL SIGN GRAPHICS SHALL BE PROVIDED ON A TENANT-BY-TENANT BASIS AS PART OF THEIR CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. A scaled drawing of each face of the proposed wall sign is required showing the following information:
 - 1. all size specifications, including the size of letters and graphics;
 - 2. description of sign and frame materials and colors;
- B. An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.
- C. Material samples are required for all components.

Along with a completed application form, please submit fourteen (14) hardcopy packets of all required items. When any items in the packet exceed 11X17, please also submit a PDF or similar scan of the completed application and packet.

April 3, 2024

Ms. Phoenix Bauthier
City of Reynoldsburg
Planning and Zoning Administrator
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: Trivium Reynoldsburg
CERTIFICATE OF APPROPRIATENESS
7324-7330 East Main Street
Reynoldsburg, Ohio 43068

Dear Phoenix,

Attached herein is our application for amended Certificate of Appropriateness for the proposed shell building at 7324-7330 East Main Street. With said application, I've included eleven (11) sets of physical prints, plus and electronic copy, of all required submission materials.

The drawings provided herein describe ONLY the items that have changed since our previous Certificate of Appropriateness approval. Therefore, all information not expressly indicated by this submission shall remain as previously approved, such as materials, colors, lighting, glazing transparency & performance, construction methods, and systems.

Drawings A-1 through A-3 are specific to exterior building modifications. Said modifications are as follows:

1. The operable windows on the south elevation of the building, at the east end, are currently proposed with a slightly different framing configuration. This change was necessitated to meet the manufacturer's dimensional parameters for operable windows to maintain warranty.
2. The electrical service gear on the north elevation of the building has been modified to utilize readily available electrical components. The previously proposed gear, while smaller in dimension, was only available after an eight (8) month lead time for fabrication. Such a protracted timeframe could not be accommodated in the construction schedule.
3. To provide the necessary wall space for the revised electrical components, the north, exterior egress stairs have been eliminated from the scope of the project. While the stairs have been removed, the upper landing has been retained to provide a small, exterior balcony for use by the immediately adjacent Tenant.

Drawings SN-1 through SN-8 are specific to the exterior building signage. The areas, locations, and types of signs are consistent with our previously approved sign variances. Furthermore, the currently proposed materials and lighting for each sign are consistent with the City of Reynoldsburg Zoning Ordinance.

Thank you.



Carter Bean

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO
TRIVIUM REYNOLDSBURG
TRIVIUM DEVELOPMENT, LLC
PLOT, GRADE, & UTILITY PLAN
2023

INDEX OF DRAWINGS

SHEET TITLE	SHEET NUMBER
TITLE SHEET	1
GENERAL NOTES	2
DETAILS	3
DEMO PLAN	4
SITE DIMENSION & PAVEMENT PLAN	5
PRIVATE UTILITY PLAN	6
GRADING PLAN	7
GRADING DETAILS	8
STORM SEWER PROFILES	9
EROSION CONTROL PLAN	10
EROSION CONTROL NOTES	11

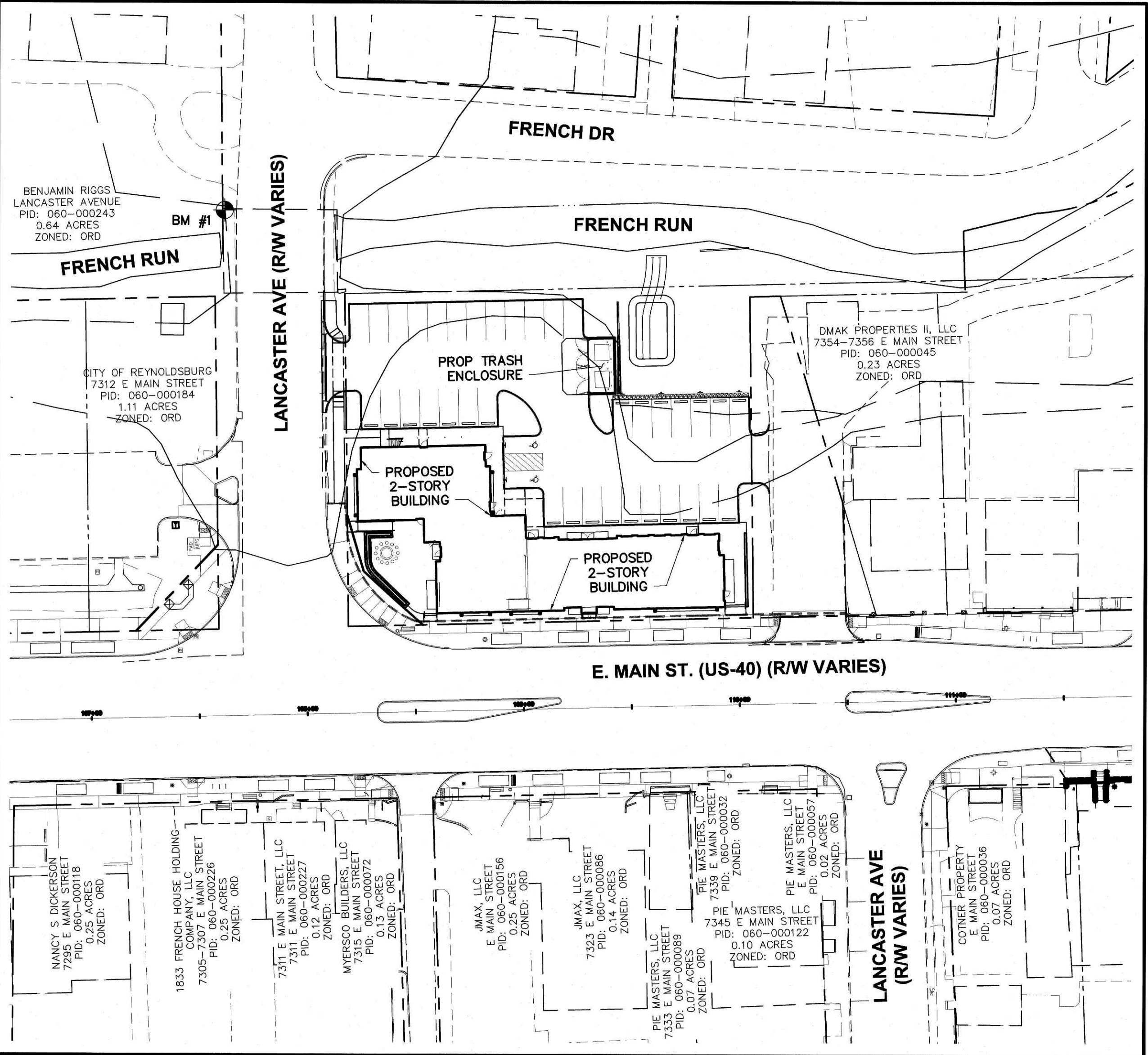
BENCHMARKS

BASED ON NAVD 1988 DATUM.

SOURCE - ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC LOCATIONS.

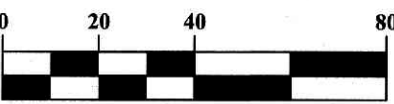
SITE BM 1 - ALUMINUM DISK IN THE NORTHWEST CORNER OF THE WEST ABUTMENT OF LANCASTER AVE. BRIDGE TRU 6-0.04 OVER FRENCH RUN, 200± FEET NORTH OF EAST MAIN STREET, 25.5± FEET WEST OF THE CENTERLINE, FRANKLIN COUNTY ENGINEER DESIGNATION RE-26. SHOWN ON INDEX MAP AS "BM #1".

ELEVATION = 860.577 (NAVD 88 DATUM)

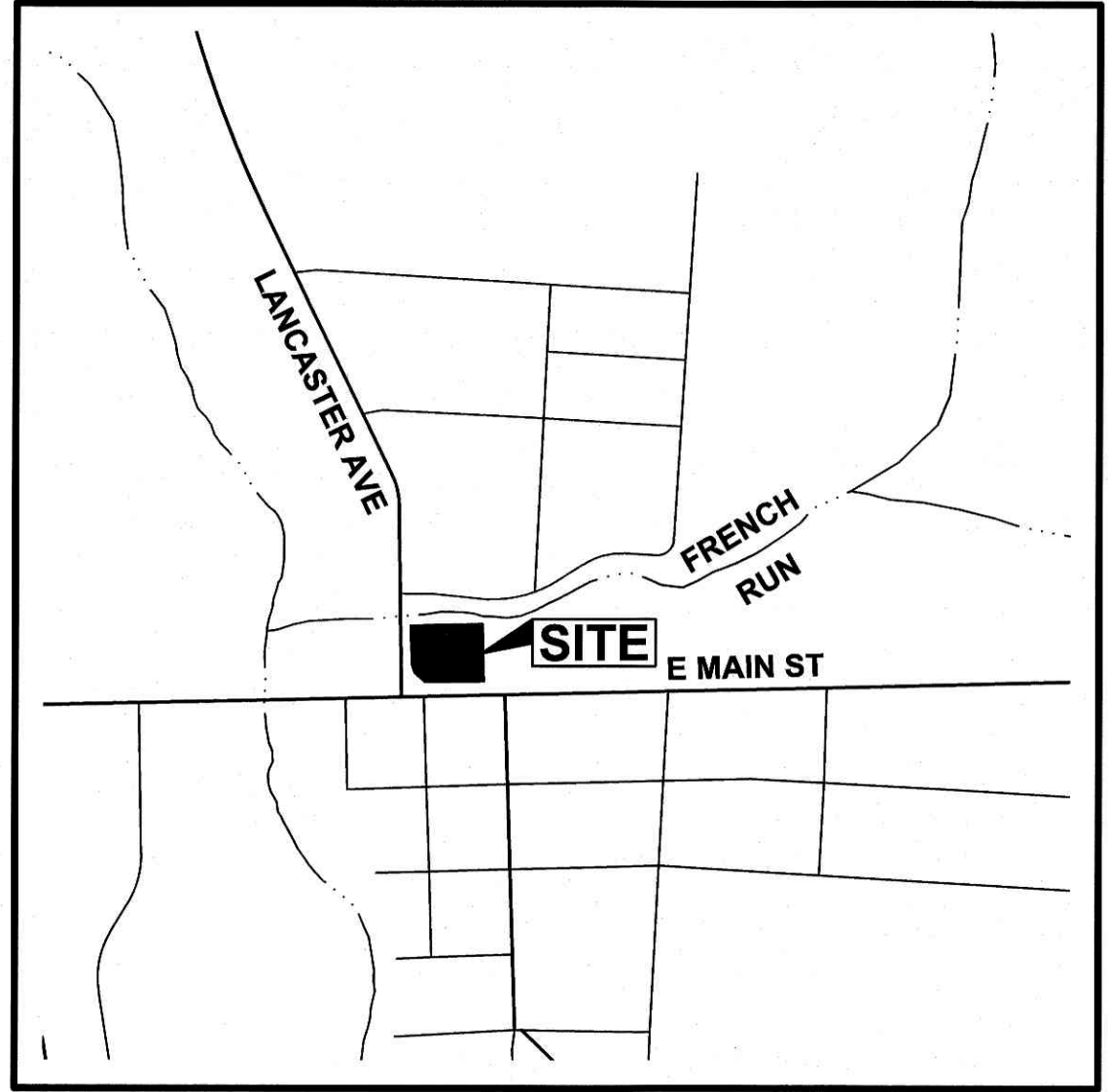


INDEX MAP
SCALE: 1" = 40'

GRAPHIC SCALE



1 inch = 40 feet



SITE LOCATION MAP
NOT TO SCALE

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: RYAN C. FOWLER, P.E.
EMAIL: RFOWLER@ADVANCEDCIVILDDESIGN.COM

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
TRIVIUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215
PHONE: 614-545-7979
CONTACT: TIM SPENCER
EMAIL: TIM@TRIVIUMDEVELOPMENT.COM

STANDARD CONSTRUCTION DRAWINGS
THESE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE A PART THEREOF.

CITY OF REYNOLDSBURG				CITY OF COLUMBUS
R-1	SA-1	ST-1	WA-4	COC-SS-1551
R-2	SA-2	ST-2	WA-5	
R-3	SA-11	ST-3	WA-6	
R-4	SA-12	ST-4	WA-7	
R-5		ST-5	WA-8	
R-6		ST-6	WA-9	
R-7		ST-7	WA-15	
R-8		ST-8	WA-26	
R-9		ST-13	WA-27	
R-12		ST-14	WA-28	
			WA-31	
			WA-32	

STORMWATER ERUS:
TOTAL SITE IMPERVIOUS AREA: 0.520 AC.
1 ERU/2,530 SQ. FT. = 8.95 ERUs



Ryan Fowler
REGISTERED ENGINEER
E-84424
03/21/23
DATE

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

APPROVED BY:

[Signature]
DIRECTOR OF PUBLIC SERVICE
CITY OF REYNOLDSBURG, OHIO
5/23/23
DATE

[Signature]
CITY ENGINEER
CITY OF REYNOLDSBURG, OHIO
5-18-23
DATE

[Signature]
SUPERINTENDENT OF WATER/WASTEWATER DIVISION
CITY OF REYNOLDSBURG, OHIO
5/17/2023
DATE

[Signature]
SUPERINTENDENT OF STREET DIVISION
CITY OF REYNOLDSBURG, OHIO
5-24-23
DATE

[Signature]
CHIEF OF FIRE DEPARTMENT
TRURO TOWNSHIP
5/19/23
DATE

[Signature]
PLANNING & ZONING ADMINISTRATOR
CITY OF REYNOLDSBURG, OHIO
5/22/23
DATE

[Signature]
FLOODPLAIN ADMINISTRATOR
CITY OF REYNOLDSBURG, OHIO

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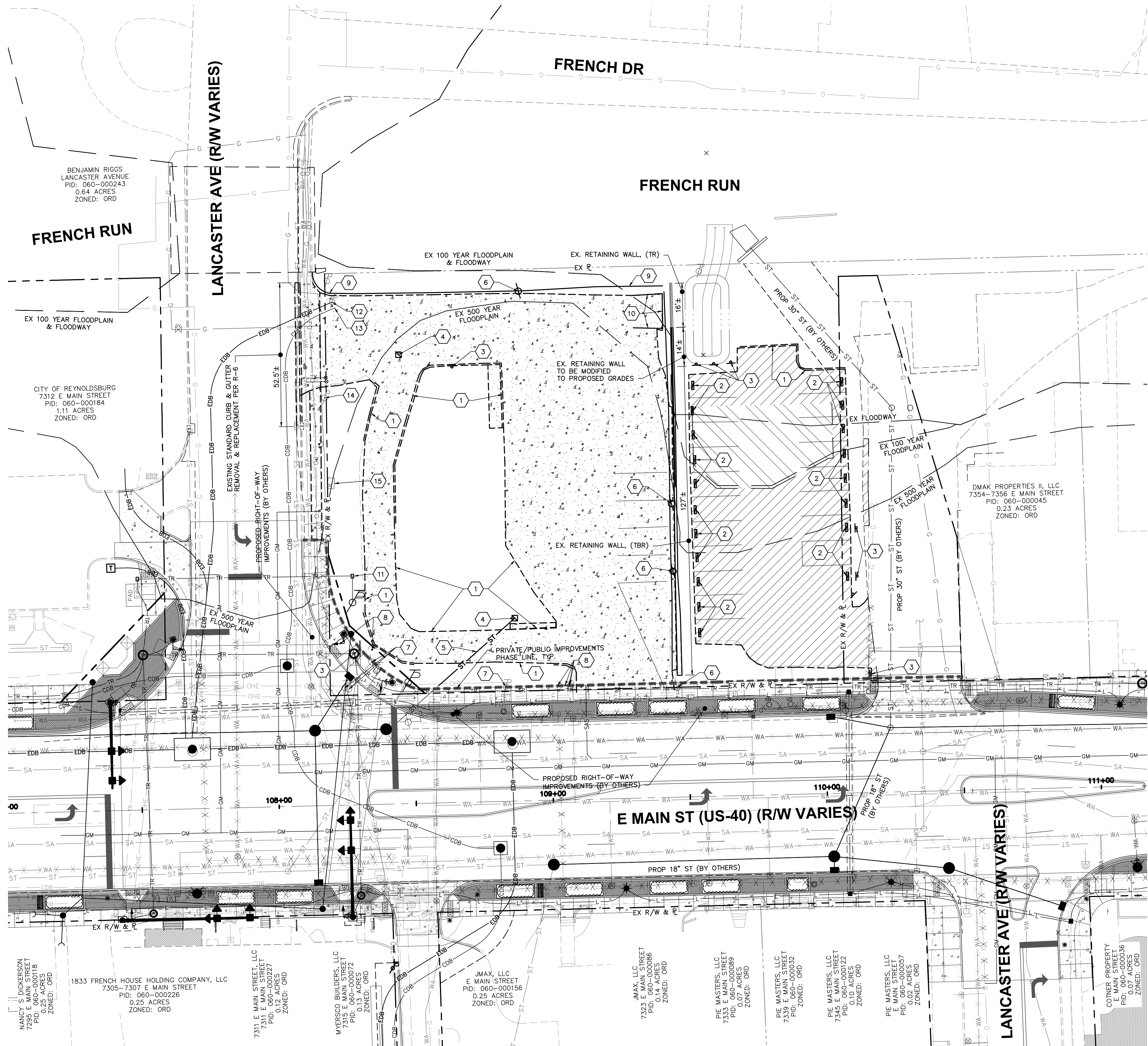
PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard
Gahanna, Ohio 43230
ph 614-428-7750
fax 614-428-7755

PLAN PREPARED FOR:
TRIVIUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO
TRIVIUM REYNOLDSBURG
PLOT, GRADE, & UTILITY PLAN
FOR
TRIVIUM DEVELOPMENT, LLC
TITLE SHEET

ISSUE DATES:
09/14/2022: SECOND SUBMITTAL
03/21/2023: THIRD SUBMITTAL

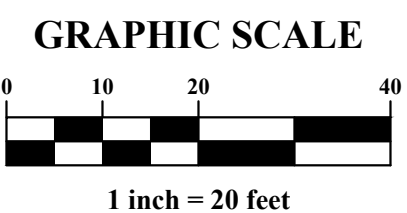
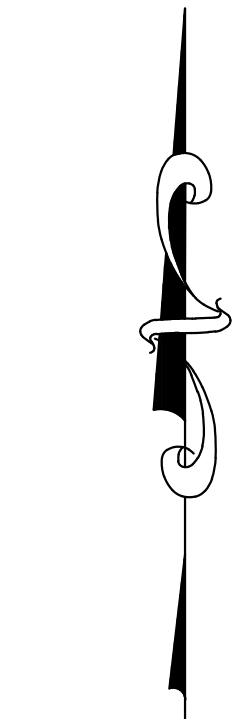
Date: 08/01/2022
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Drawn By: RCF
Checked By: CLN
Project Number: 21-0039-344
Drawing Number: 1 / 11



LEGEND

- ST ST EXISTING STORM SEWER
- ST ST EXISTING STORM SEWER (TBR)
- SA SA EXISTING SANITARY SEWER
- SAS EXISTING SANITARY SERVICE
- WA WA EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- WA WA EXISTING ABANDONED WATER MAIN
- G G EXISTING GAS MAIN
- G G EXISTING ABANDONED GAS MAIN
- OHE EXISTING OVER HEAD ELECTRIC
- OHE EXISTING OVER HEAD ELECTRIC (TBRBO)
- EDB EXISTING ELECTRIC DUCT BANK
- CDB EXISTING COMMUNICATION DUCT BANK
- E EXISTING UNDERGROUND LIGHTING
- FO EXISTING FIBER
- TR EXISTING TRAFFIC CONDUIT
- EXISTING CURB (TBR)
- EXISTING CURB AND GUTTER (TBR)

- EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF
- MILL & OVERLAY (1-1/2" MIN.)
- EXISTING CONCRETE DRIVE AND SIDEWALK TO BE REMOVED
- EXISTING CONCRETE CURB (TBR)
- EXISTING PARKING BLOCK (TBR)
- EXISTING SIGN (TBR)
- EXISTING CATCH BASIN (TBR)
- EXISTING STORM SEWER (TBR)
- EXISTING LIGHT POLE (TBR)
- EXISTING UTILITY POLE (TBRBO)
- EXISTING GUY WIRE (TBRBO)
- EXISTING GUARDRAIL (TBR)
- EXISTING DUMPSTER ENCLOSURE (TBR)
- EXISTING TRAFFIC PULLBOX (TBR)
- EXISTING ELECTRIC DUCT BANK SERVICE TERMINATION
- EXISTING COMMUNICATION DUCT BANK SERVICE TERMINATION
- EXISTING UTILITY POLE & GUY WIRE (TBRBO). COORDINATE WITH CITY.
- EXISTING AT&T PULLBOX (ATG).
- (TR) TO REMAIN
- (TBR) TO BE REMOVED AND DISPOSED OF
- (TBR) TO BE RELOCATED
- (TBRBO) TO BE REMOVED BY OTHERS
- (ATG) TO BE ADJUSTED TO GRADE



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PLAN PREPARED BY:

781 Science Boulevard
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

TRIVIMUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIMUM REYNOLDSBURG

PLOT, GRADE, & UTILITY PLAN
FOR

TRIVIMUM DEVELOPMENT, LLC

DEMO PLAN

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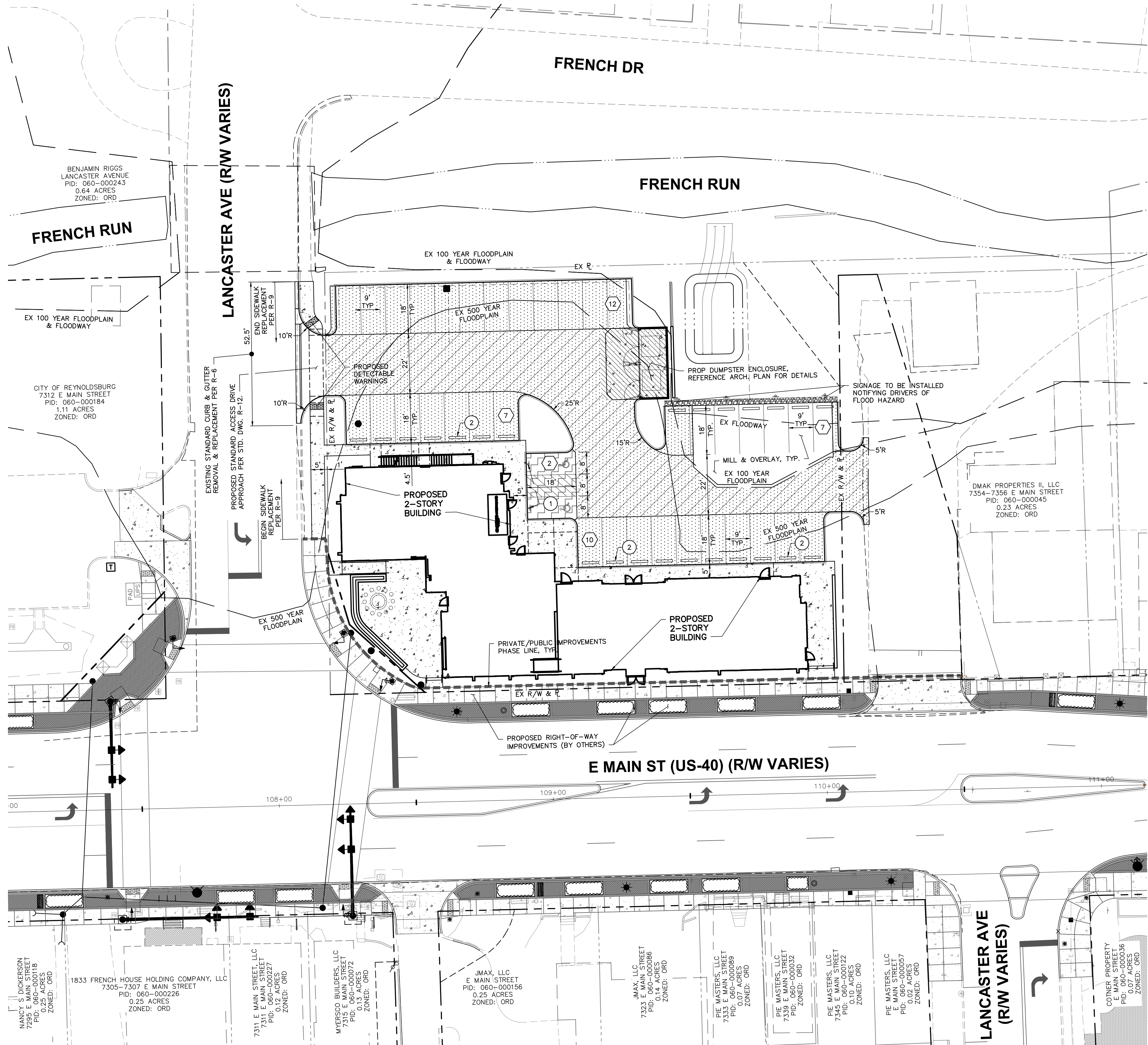
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Checked By: TPC

Project Number:
21-0039-344

Drawing Number:
4 / 11

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LEGEND

PROPOSED SITE LIGHT
SEE PHOTOMETRIC PLAN FOR DETAILS

TYPICAL BOLLARD ACCESSIBLE SIGN
SEE DETAIL, SHEET 3

TYPICAL PARKING BLOCK
SEE DETAIL, SHEET 3

PARKING COUNT

NOTE: ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, WHICHEVER APPLIES. ALL RADII ARE MEASURED FROM THE FACE OF CURB OR EDGE OF PAVEMENT.

STANDARD DUTY PAVEMENT SECTION
SEE DETAIL, SHEET 3

HEAVY DUTY PAVEMENT SECTION
SEE DETAIL, SHEET 3

SIDEWALK CONCRETE SECTION
SEE DETAIL, SHEET 3

CONCRETE PAVEMENT SECTION
SEE DETAIL, SHEET 3

ITEM 452 - 6" NON-REINFORCED CONCRETE PAVEMENT, CLASS COC 1

18" STRAIGHT CURB WITH UNDERDRAIN
SEE DETAIL, SHEET 3

18" STRAIGHT CURB
SEE DETAIL, SHEET 3

SITE INFORMATION

PROPOSED ADDRESS: TRIVIMUM REYNOLDSBURG
TBD AFTER LOT COMBINATION
PARCEL #: 0.648 AC
ZONING: ORD - OLDE REYNOLDSBURG COMMERCIAL DISTRICT

SITE STATISTICS TABLE

TOTAL SITE AREA:	0.648 AC.
POST-DEVELOPED IMPERVIOUS:	0.54 AC.
POST-DEVELOPED LOT COVERAGE:	79%
R/W DISTURBANCE:	0.045 ACRES
OFFSITE DISTURBANCE:	0.00 ACRES
SITE DISTURBANCE:	0.575 ACRES
TOTAL DISTURBANCE:	0.620 ACRES

PARKING REQUIREMENTS

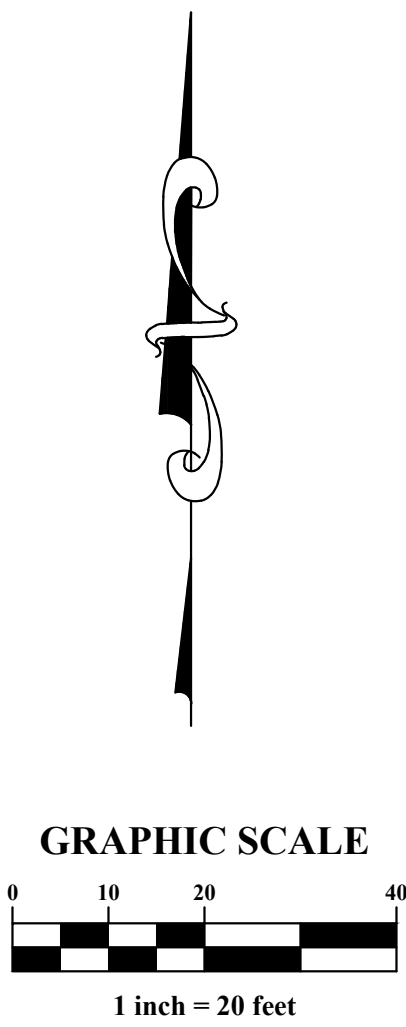
REQUIRED GROUND FLOOR PARKING @ 1 SPACE PER 400 SF OF FLOOR AREA
6,957 SF ~ 17.39 SPACES REQUIRED

REQUIRED UPPER FLOOR PARKING @ 1 SPACE PER 450 SF OF FLOOR AREA
6,817 SF ~ 15.15 SPACES REQUIRED

TOTAL PARKING REQUIRED: 33 SPACES
ON SITE PARKING PROVIDED: 38 SPACES

SETBACKS

FRONT YARD:	N/A
SIDE STREET, CORNER LOT:	N/A
SIDE YARD:	0' MIN
REAR YARD:	0' MIN



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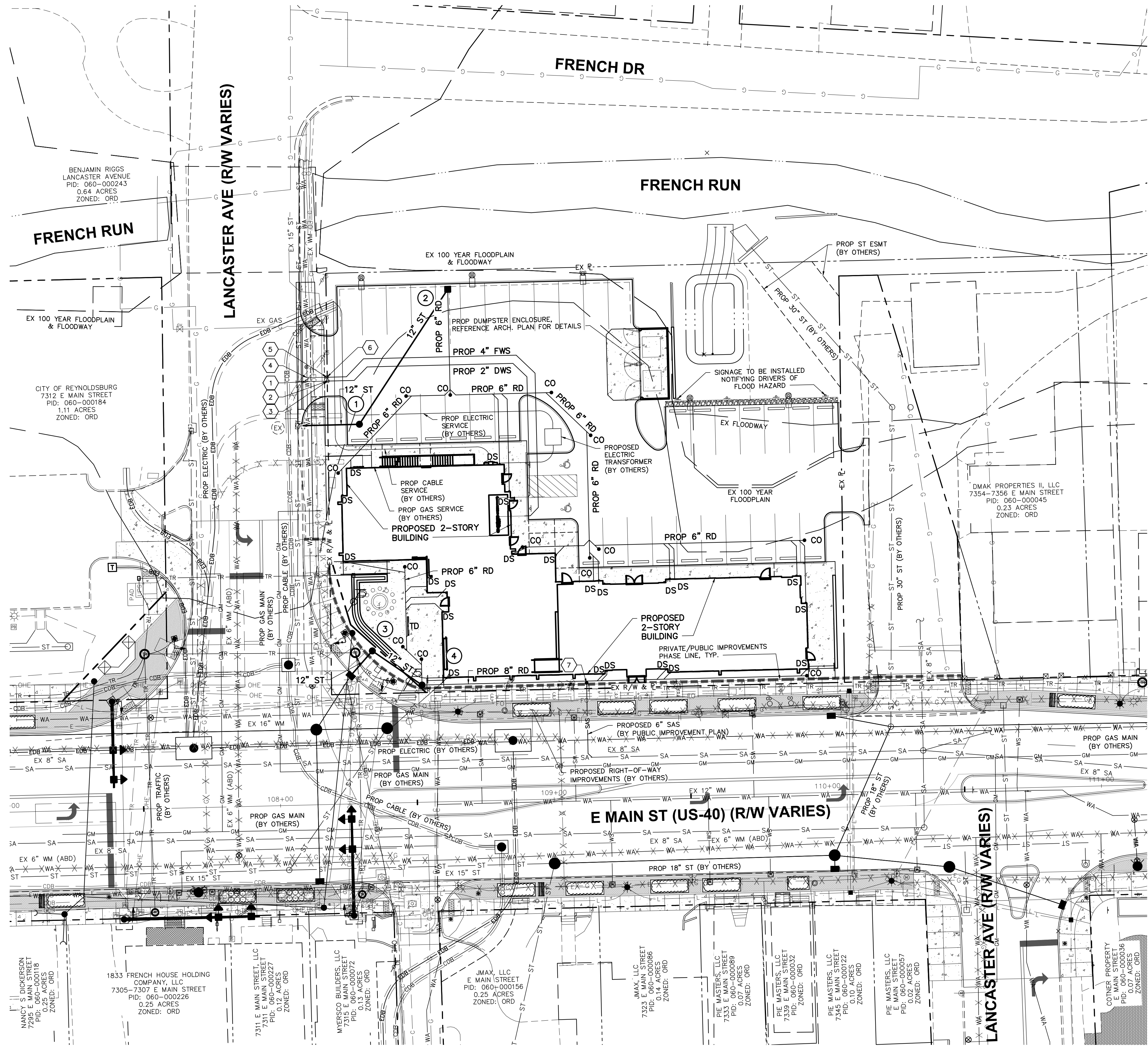
PLAN PREPARED FOR: TRIVIMUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO
TRIVIMUM REYNOLDSBURG
MAJOR SITE PLAN
FOR
TRIVIMUM DEVELOPMENT, LLC
SITE DIMENSION & PAVEMENT PLAN

ISSUE DATES:

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Project Number:	21-0039-344
Drawing Number:	1 / 2

Z:\21-0039-344\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\0039-344_MSP_Utility_Plan.dwg PRIVATE UTILITY PLAN Aug 17, 2023 1:28:12pm rfowler



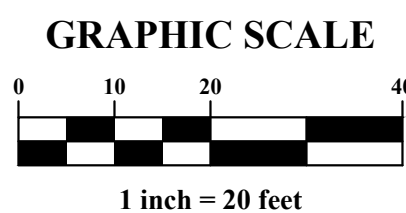
- LEGEND**
- 12" ST PROPOSED STORM SEWER
 - ST ST EXISTING STORM SEWER
 - 6" SAS PROPOSED SANITARY SERVICE
 - SA SA EXISTING SANITARY SEWER
 - PROPOSED WATER SERVICE
 - WA WA EXISTING WATER MAIN
 - G G EXISTING GAS SERVICE
 - PROPOSED GAS SERVICE (SHOWN FOR REFERENCE ONLY)
 - OHE EXISTING OVER HEAD ELECTRIC
 - EXISTING SITE LIGHT
 - PROPOSED SITE LIGHT
 - 1 2" CORP STOP TO BE INSTALLED BY CITY CONTRACTOR. STA. 108+13.43, 159.53' LT.
 - 2 2" CURB BOX TO BE INSTALLED BY CITY CONTRACTOR. STA. 108+19.84, 159.53' LT.
 - 3 EXTEND 2" TYPE K COPPER DOMESTIC WATER SERVICE FROM EXISTING STUB INSTALLED BY CITY CONTRACTOR AT R/W. STA. 108+20.84, 159.53' LT.
 - 4 4" TAPPING SLEEVE & VALVE BY CITY CONTRACTOR. STA. 108+13.45, 162.53' LT.
 - 5 4" HEAVY DUTY VALVE BOX (TRAFFIC TYPE) PER WA-9 INSTALLED BY CITY CONTRACTOR. STA. 108+19.87, 162.53' LT.
 - 6 EXTEND 4" DUCTILE IRON PIPE FIRE WATER SERVICE FROM EXISTING STUB INSTALLED BY CITY CONTRACTOR AT R/W. STA. 108+20.87, 162.53' LT.
 - 7 INSTALL SANITARY SERVICE CLEANOUT OUTSIDE LIMITS OF SIDEWALK ON EXISTING SANITARY SERVICE INSTALLED BY CITY CONTRACTOR. SITE CONTRACTOR SHALL VERIFY EXISTING LOCATION AND ELEVATION. RECORD PLAN END OF SERVICE = 852.49

NOTE: PROVIDE 4" FIRE WATER SERVICE PER ITEM 805 AND WA-1. WATER SERVICES SHALL HAVE A MIN. DEPTH OF 48" AND MAX. DEPTH OF 60" FROM VALVE BOX TO BUILDING.

PROVIDE 2" DOMESTIC WATER SERVICE PER ITEM 805 AND WA-4. WATER SERVICES SHALL HAVE A MIN. DEPTH OF 42" AND MAX. DEPTH OF 60" FROM CURB BOX TO BUILDING.

PROVIDE 6" SANITARY SERVICES PER ITEM 918 AT A MIN. SLOPE OF 1/4" PER FOOT. PROVIDE TRENCHING, BEDDING, AND BACKFILL PER SA-1 & SA-11.

PROVIDE ROOF DRAINS PER ITEM 901 AT THE FOLLOWING MIN. SLOPES: 4"~1/4" PER FOOT, 6"~3/16" PER FOOT, 8"~1/8" PER FOOT. PROVIDE TRENCHING, BEDDING, AND BACKFILL PER ST-1.



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TRIVIUUM REYNOLDSBURG
MAJOR SITE PLAN
FOR
TRIVIUUM DEVELOPMENT, LLC
PRIVATE UTILITY PLAN

781 Science Boulevard
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ENGINEERS SURVEYORS

TRIVIUUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

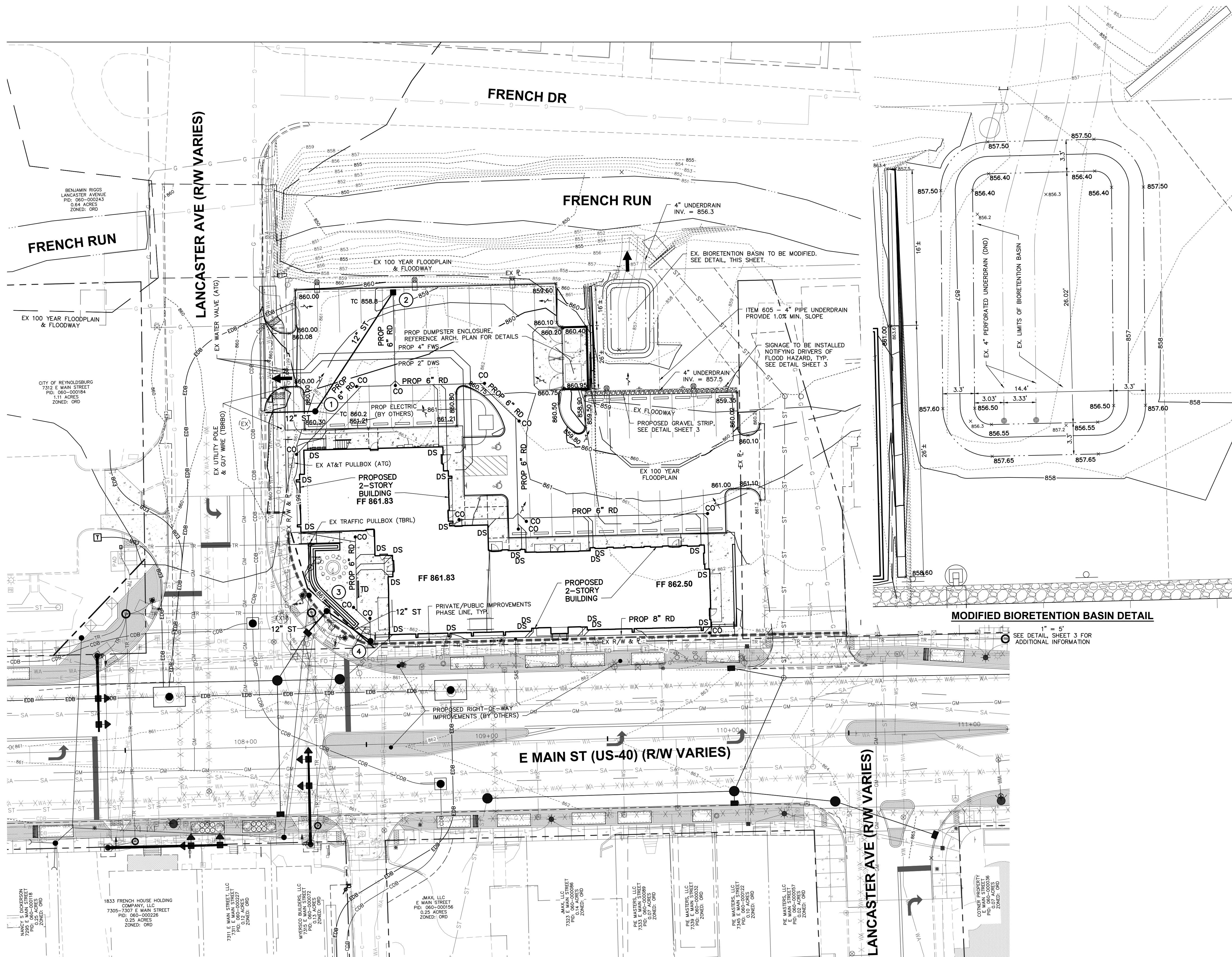
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Date: 02/09/2023
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Project Number:
21-0039-344

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2 / 2



SITE GRADING NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER".

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL (INCLUDING VEGETATION, ORGANIC OR WET SOILS) FROM THE SITE THAT RESULTS FROM THE PERFORMANCE OF THE IMPROVEMENT WORK. PROVIDE MINIMUM FOUR INCHES OF TOPSOIL IN ALL LANDSCAPE/GRASS AREAS. TOPSOIL SHALL BE SPREAD AND SEED IN AREAS TO BE GRASS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS T XX.X

REFERENCE SHEET 10 FOR EROSION CONTROL PLAN.

IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET FROM THE SITE THAT SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.

PARKING LOT PONDING NOT TO EXCEED 1 FOOT OF DEPTH BASED UPON LOWEST TOP OF CASTING AND FLOOD ROUTING ELEVATION.

REFERENCE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOTECHNICAL CONSULTANTS INC., DATED OCTOBER 30, 2019. RECOMMENDATIONS PRESENTED ARE PROVIDED AS A PART OF THE SPECIFICATIONS FOR THE IMPROVEMENT WORK.

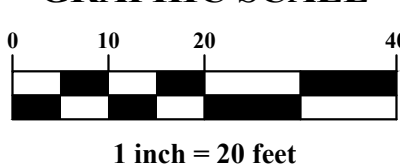
LEGEND

- 875.00 EXISTING CONTOUR
- TC=875.00 PROPOSED CONTOUR
- X 875.00 TOP OF CASTING ELEVATION
- x 875.00 TOP OF PAVEMENT OR GROUND SURFACE
- x T 875.00 EXISTING TOP OF PAVEMENT OR GROUND SURFACE
- x T 875.00 EXISTING TOP OF CURB ELEVATION
- 12" ST PROPOSED STORM SEWER
- ST EXISTING STORM SEWER
- SA EXISTING SANITARY SEWER
- SA EXISTING SANITARY SEWER
- SA EXISTING DOMESTIC WATER SERVICE
- WA EXISTING WATER MAIN
- G EXISTING GAS MAIN
- OHE EXISTING OVER HEAD ELECTRIC
- UGL EXISTING UNDERGROUND LIGHTING
- FO EXISTING FIBER
- TR EXISTING COC FIBER INTERCONNECT
- TR FLOOD ROUTING
- Flow Arrow FLOW ARROW

MODIFIED BIORETENTION BASIN DETAIL

SEE DETAIL, SHEET 3 FOR ADDITIONAL INFORMATION

GRAPHIC SCALE



CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIM REYNOLDSBURG

PLOT, GRADE, & UTILITY PLAN

FOR TRIVIM DEVELOPMENT, LLC

GRADING PLAN

ISSUE DATES:

09/14/2022: SECOND SUBMITTAL
03/21/2023: THIRD SUBMITTAL
05/11/2023: FOURTH SUBMITTAL

Date: 08/01/2022
Scale: 1" = 20'

Drawn By: BAH
Checked By: RCF

Project Number:
21-0039-344

Drawing Number:
7 / 11

PLAN PREPARED BY:

PLAN PREPARED FOR:

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

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05/11/2023: FOURTH SUBMITTAL

Date: 08/01/2022
Scale: 1" = 20'

Drawn By: BAH
Checked By: RCF

Project Number:
21-0039-344

Drawing Number:
7 / 11

PLAN PREPARED BY:

PLAN PREPARED FOR:

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIM REYNOLDSBURG

PLOT, GRADE, & UTILITY PLAN

FOR TRIVIM DEVELOPMENT, LLC

GRADING PLAN

ISSUE DATES:

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21

LANCASTER AVENUE

MAIN STREET

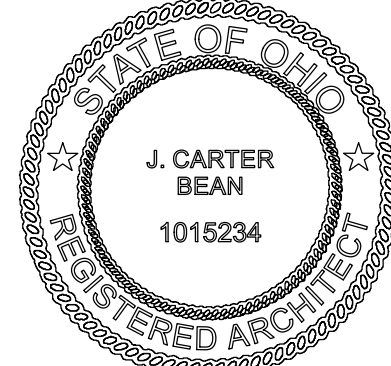
PLAN CODED NOTES

- 1 CONCRETE PATIO (SEE CIVIL DRAWINGS)
- 2 SIDEWALK (SEE CIVIL DRAWINGS)
- 3 BRICK RETAINING WALL
- 4 BRICK RETAINING WALL WITH LANDSCAPING
- 5 EXTERIOR CONCRETE RAMP
- 6 EXTERIOR CONCRETE STEPS
- 7 ALIGN 8" CONCRETE STEM WALL AT STAIR CONSTRUCTION WITH FACE OF BUILDING
- 8 ALIGN CONCRETE RAMP WITH FACE OF BUILDING
- 9 ALIGN CONCRETE RAMP WITH FACE OF RETAINING WALL
- 10 PAINTED STEEL HANDRAIL (SEE EXTERIOR STAIRS AND RAMP DETAILS)
- 11 MASONRY FIRE PIT (T.B.D.) (SEE PLUMBING DRAWINGS FOR GAS LINE INFORMATION)
- 12 OUTDOOR FURNITURE BY OWNER (N.I.C.)
- 13 LANDSCAPED AREA
- 14 TRANSFORMER AND CONCRETE PAD (SEE ELECTRICAL DRAWINGS)
- 15 DUMPSTER ENCLOSURE (SEE DETAILS ON DRAWING SD2.1)
- 16 PARKING STALL PARKING
- 17 VAN ACCESSIBLE PARKING STALL STRIPING. SIGN TO BE MOUNTED ON FACE OF BUILDING CONSTRUCTION
- 18 ACCESSIBLE PARKING STALL STRIPING WITH POST MOUNTED SIGN
- 19 WHEEL STOP
- 20 PAINTED, GALV. STEEL POST WITH 1/4" GALV. STEEL CAP PLATE (SEE DETAIL E/SD2.2)

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214

TEL 614 262 5111



J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2024

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MAIN & LANCASTER BUILDING

7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR

TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A-16. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS		DATE
STATUS		
PERMIT / BID		JULY 7, 2023
REVISION	1	OCTOBER 20, 2023
REVISION	2	MARCH 11, 2024

DRAWING TITLE

ARCHITECTURAL
SITE PLAN

DRAWING NUMBER

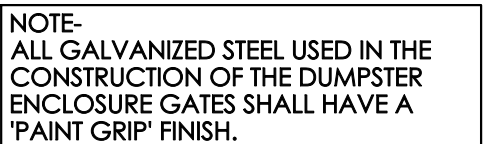
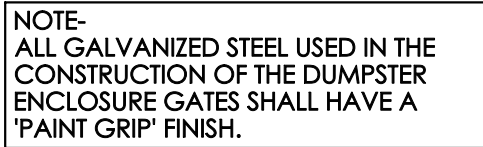
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BEAN #00000.00

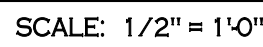
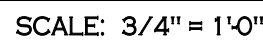
Page 60 of 249

ARCHITECTURAL SITE PLAN

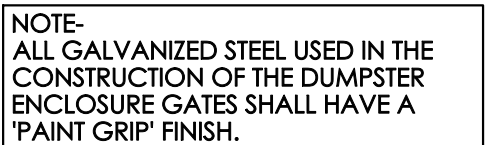
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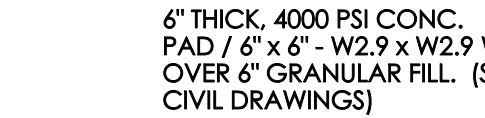
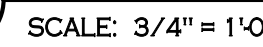
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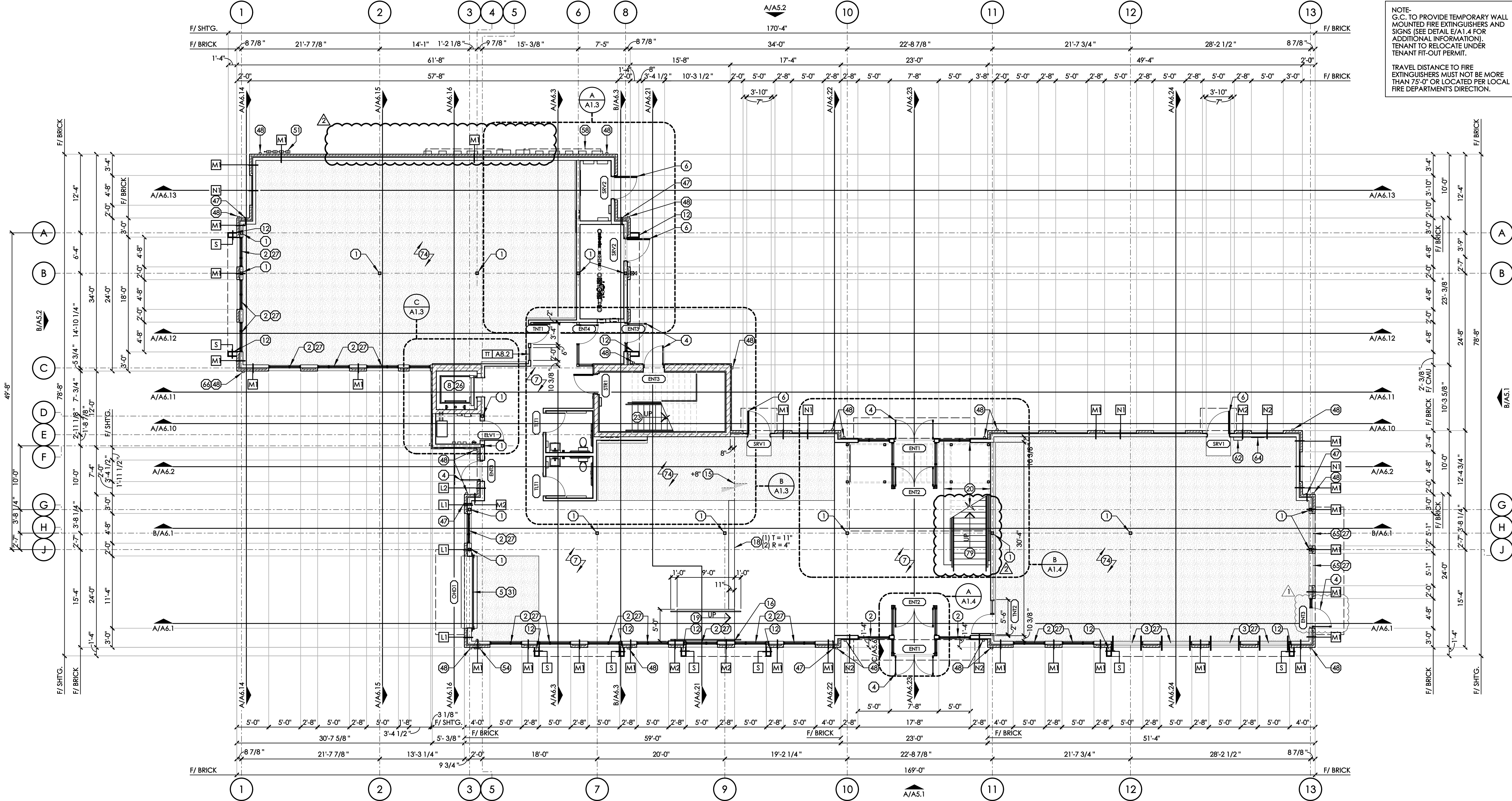
SCALE: 3/4" = 1'-0"



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



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



NOTE:
G.C. TO PROVIDE TEMPORARY WALL
MOUNTED FIRE EXTINGUISHERS AND
SIGNS (SEE DETAIL E/A1.4 FOR
ADDITIONAL INFORMATION).
TENANT TO RELOCATE UNDER
TENANT FIT-OUT PERMIT.

TRAVEL DISTANCE TO FIRE
EXTINGUISHERS MUST NOT BE MORE
THAN 75'-0" OR LOCATED PER LOCAL
FIRE DEPARTMENT'S DIRECTION.

BEAN

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STATE OF OHIO
J. CARTER BEAN
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FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

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

SYMBOL LEGEND

	CODED NOTE TAG (SEE EACH DRAWING FOR SCHEDULE)
	PARTITION / WALL TYPE (SEE DRAWING A1.0 FOR SCHEDULE)
	DOOR NUMBER TAG (SEE DRAWING A7.1 FOR DOOR SCHEDULE)
	MASONRY CONTROL JOINT (SEE DETAILS ON DRAWING A6.30)
	MATERIAL FINISH TAG (SEE DRAWING A5.0 FOR EXTERIOR FINISH KEY AND A2.1 FOR INTERIOR FINISH KEY)
	STOREFRONT SYSTEM TAG (SEE DRAWING A8.1 - A8.3 FOR STOREFRONT ELEVATIONS)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	WALL / PARTITION (SEE DRAWING A1.0 FOR SCHEDULE)

PLAN CODED NOTES

- STRUCTURAL STEEL COLUMN (SEE STRUCTURAL DRAWINGS)
- PREFINISHED ALUMINUM STOREFRONT/WINDOW SYSTEM w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1 - A8.3)
- PREFINISHED OPERABLE WINDOW SYSTEM TO MATCH ADJACENT STOREFRONT w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1)
- PREFINISHED ALUMINUM FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)
- OVERHEAD DOOR SYSTEM (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)
- INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)
- CONCRETE FLOOR SLAB o/ 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL AND REINFORCING)
- RECESSED CONCRETE FLOOR SLAB FOR ELEVATOR o/ 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL AND REINFORCING)
- ALIGN STOREFRONT FRAMING WITH FACE OF STUDS
- ALIGN STUDS
- 5/8" GYP. BRD. OVER WALL/PARTITION CONSTRUCTION
- FIBER CEMENT BOARD ACCENT (SEE DRAWING A6.31)
- HOLD STUDS OFF 1/2" FROM C.M.U. WALL CONSTRUCTION
- ALIGN FACE OF STUDS WITH FACE OF C.M.U.
- EDGE OF CONCRETE. PROVIDE TEMPORARY GUARD PROTECTION.
- ALIGN EDGE OF RAMP WITH JAMB
- EDGE OF BALCONY. PROVIDE TEMPORARY GUARD PROTECTION.
- CONCRETE STEPS CONSTRUCTION
- CONCRETE RAMP AND HANDRAIL CONSTRUCTION
- RAISED CONCRETE PLATFORM
- PAINTED 27" TALL, 1 1/2" DIA. METAL GUARDRAIL (NO PICKETS OR BOTTOM RAIL).
- OPEN STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS WITH PAINTED STEEL CHANNEL STRINGERS, 1/2" TEMPERED GLASS GUARDRAIL, AND 1 1/2" DIA. STAINED WOOD HANDRAIL
- STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS & STRINGERS, 1 1/2" PAINTED STEEL GUARDRAILS & PICKETS, AND 1 1/2" DIA. PAINTED STEEL HANDRAIL
- WOOD BALCONY CONSTRUCTION (SEE SECTIONS) (SEE STRUCTURAL DRAWINGS)
- PAINTED STEEL ROOF ACCESS LADDER WITH ROOF ACCESS HATCH ABOVE (SEE DRAWINGS A6.3 AND A6.10)
- ELVORON LULA ELEVATOR, CONTACT: ALAN MELLINGER 614-890-0900 (FINISHES TO BE SELECTED BY OWNER)
- BRICK SILL WALL CONSTRUCTION BELOW (RECESSED 1/2") (SEE BUILDING ELEVATIONS/SECTIONS)
- PREFINISHED METAL LEDGE FLASHING BELOW (BRICK VENEER)
- PREFINISHED METAL LEDGE FLASHING BELOW (FIBER CEMENT ACCENT / SOFFIT)
- PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY BELOW (MAPES, AWNEX OR EQUAL)
- EXTERIOR COUNTERTOP AND KNEE WALL CONSTRUCTION BELOW
- ACCESSIBLE STAIR SIGN ALSO STATING THE STORY OF, AND DIRECTION TO, THE EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS (SEE DETAIL ON DRAWING A0.2)
- ACCESSIBLE EXIT SIGN (SEE DETAIL ON DRAWING A0.2)
- ACCESSIBLE TOILET ROOM SIGN TO BE PROVIDED BY GENERAL CONTRACTOR (SEE DETAIL ON A0.2)
- GRAB BAR - 42" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- GRAB BAR - 36" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- GRAB BAR - 18" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- WALL-MOUNTED TOILET PAPER DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- BID ALTERNATE - SANITARY NAPKIN DISPOSAL (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- WALL-MOUNTED SOAP DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- WALL-MOUNTED PAPER TOWEL DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- FRAMED 1/4" MIRROR - 24" WIDTH X 36" HIGH (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- BID ALTERNATE - WALL MOUNTED BABY CHANGING STATION (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
- WALL MOUNTED LAVATORY (SEE PLUMBING DRAWINGS)
- FLOOR MOUNTED TOILET (SEE PLUMBING DRAWINGS)
- FLOOR MOUNTED MOP SINK WITH HOT WATER HEATER ABOVE (SEE PLUMBING DRAWINGS)
- FROST-PROOF HOSE BIBB, ENSURE THAT ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE. COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS)
- 4X3" PREFINISHED DOWNSPOUT. HOLD TIGHT TO FACE OF CONSTRUCTION WITH DOWNSPOUT BRACKETS AT 5'-0" O.C. (TIE TO UNDERGROUND STORM SYSTEM; SEE CIVIL & PLUMBING DRAWINGS)
- FLOOR DRAIN (SEE PLUMBING DRAWINGS). SLOPE FLOOR TOWARD DRAIN
- WALL MOUNTED FIRE EXTINGUISHER (SEE DETAILS E/A1.4 FOR ADDITIONAL INFORMATION)
- GAS SERVICE AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE PLUMBING DRAWINGS)
- DOMESTIC WATER SERVICE (SEE PLUMBING DRAWINGS)
- FIRE PROTECTION SERVICE AND RISER (SEE PLUMBING DRAWINGS)
- FIRE DEPARTMENT SIAMSE CONNECTION (SEE PLUMBING, FIRE PROTECTION AND CIVIL DRAWINGS)
- FIRE DEPARTMENT KNOX BOX AS SPECIFIED BY LOCAL FIRE DEPARTMENT
- FIRE ALARM CONTROL PANEL (SEE ELECTRICAL DRAWINGS)
- HORN / STROBE, & NOTIFICATION DEVICE (SEE ELECTRICAL DRAWINGS)
- ELECTRICAL SERVICE / CT CABINETS AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE ELECTRICAL DRAWINGS)
- ELECTRICAL UNIT HEATER (SEE MECHANICAL AND ELECTRICAL DRAWINGS). PROVIDE RECESSED UNITS WHERE INDICATED ON MECHANICAL AND ELECTRICAL DRAWINGS.
- LIGHTING RELAY PANEL (SEE ELECTRICAL DRAWINGS)
- ELECTRIC HOUSE PANEL (SEE ELECTRICAL DRAWINGS)
- ELECTRIC PANEL FOR FUTURE TENANT (SEE ELECTRICAL DRAWINGS). COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS)
- HOUSE DATA / TELEPHONE BACKER BOARD (SEE ELECTRICAL DRAWINGS)
- CONDUIT FOR FUTURE TENANT DATA / TELEPHONE BACKER BOARD (SEE ELECTRICAL DRAWINGS). COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION
- WALL OPENING FOR FUTURE TENANT WINDOW (N.I.C.). PROVIDE TEMPORARY STUDS/SHEATHING TO PROTECT THE INTERIOR AS REQUIRED
- EXTEND PVC STORM LINE UP AS REQUIRED AT EXTERIOR CONCRETE RAMP
- 3/4" GYPCRETE FLOORING o/ 3/4" T&G SUBFLOOR o/ TJI JOISTS AT 16" O.C.
- ELEVATOR EQUIPMENT/PUMP/CONTROLS (SEE ELECTRICAL DRAWINGS). COORDINATE ALL EQUIPMENT WITH ELEVATOR MANUFACTURER PRIOR TO ORDERING/INSTALLING.
- ALIGN FACE OF SHEATHING WITH FACE OF C.M.U.
- CENTER PARTITION CONSTRUCTION WITH STEEL COLUMN
- FLOOR OPENING (SEE STRUCTURAL DRAWINGS). PROVIDE ADDITIONAL BLOCKING AS REQUIRED UNDER PARTITION CONSTRUCTION.
- THROUGH-FLOOR MECHANICAL DUCTS (SEE MECHANICAL DRAWINGS)
- FRAMED CANOPY BELOW
- CONCRETE LEAVE-OUT COMPOSED OF 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL) (SEE DETAIL G/A6.30 FOR EDGE OF CONCRETE DETAIL)
- LOCKABLE SECURITY GATE MOUNTED TO ROOF ACCESS LADDER
- 4 1/2" x 4 1/2" (ACTUAL) WOOD POST CLAD WITH PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH). PROVIDE PT WOOD AT EXTERIOR CONDITIONS.
- PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH) o/ WOOD STUD JAMB
- INFILL FLOOR CONSTRUCTION AS REQUIRED FOR INTERIOR PARTITION CONSTRUCTION
- STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS, 2X12 TUBE STEEL STRINGERS, 1/4"X2" PAINTED STEEL GUARDRAILS WITH 3/8" DIA. HORIZONTAL PICKETS, AND 1 1/2" DIA. PAINTED STEEL HANDRAIL

DRAWING STATUS

STATUS	DATE
PERMIT / BID	JULY 7, 2023
REVISION	OCTOBER 20, 2023
REVISION	MARCH 11, 2024

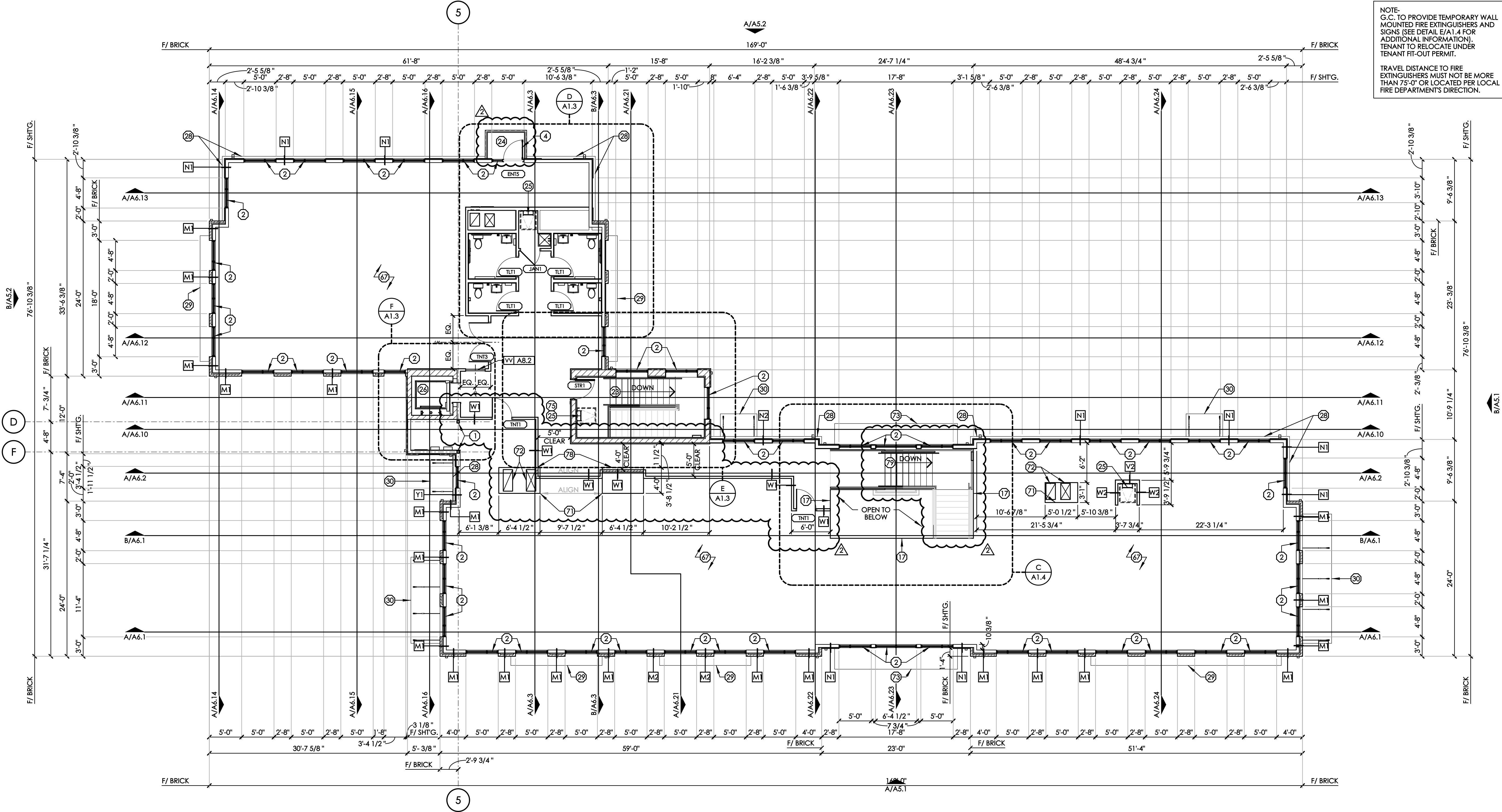
DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NUMBER

A1.1

BEAN #00000.00



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

SYMBOL LEGEND	
	CODED NOTE TAG (SEE EACH DRAWING FOR SCHEDULE)
	PARTITION / WALL TYPE (SEE DRAWING A1.0 FOR SCHEDULE)
	DOOR NUMBER TAG (SEE DRAWING A7.1 FOR DOOR SCHEDULE)
	MASONRY CONTROL JOINT (SEE DETAILS ON DRAWING A6.30)
	MATERIAL FINISH TAG (SEE DRAWING A5.0 FOR EXTERIOR FINISH KEY AND A2.1 FOR INTERIOR FINISH KEY)
	STOREFRONT SYSTEM TAG (SEE DRAWING A8.1 - A8.3 FOR STOREFRONT ELEVATIONS)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	WALL / PARTITION (SEE DRAWING A1.0 FOR SCHEDULE)

PLAN CODED NOTES	
1 STRUCTURAL STEEL COLUMN (SEE STRUCTURAL DRAWINGS)	22 OPEN STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS WITH PAINTED STEEL CHANNEL STRINGERS, 1/2" TEMPERED GLASS GUARDRAIL, AND 1 1/2" DIA. STAINED WOOD HANDRAIL
2 PREFINISHED ALUMINUM STOREFRONT/WINDOW SYSTEM w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1 - A8.3)	23 STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS & STRINGERS, 1 1/2" PAINTED STEEL GUARDRAILS & PICKETS, AND 1 1/2" DIA. PAINTED STEEL HANDRAIL
3 PREFINISHED OPERABLE WINDOW SYSTEM TO MATCH ADJACENT STOREFRONT w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1)	24 WOOD BALCONY CONSTRUCTION (SEE SECTIONS) (SEE STRUCTURAL DRAWINGS)
4 PREFINISHED ALUMINUM FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	25 PAINTED STEEL ROOF ACCESS LADDER WITH ROOF ACCESS HATCH ABOVE (SEE DRAWINGS A6.3 AND A6.10)
5 OVERHEAD DOOR SYSTEM (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	26 ELVORON LULA ELEVATOR, CONTACT: ALAN MELLINGER 614-890-0900 (FINISHES TO BE SELECTED BY OWNER)
6 INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	27 BRICK SILL WALL CONSTRUCTION BELOW (RECESSED 1/2") (SEE BUILDING ELEVATIONS/SECTIONS)
7 CONCRETE FLOOR SLAB o/ 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL AND REINFORCING)	28 PREFINISHED METAL LEDGE FLASHING BELOW (BRICK VENEER)
8 RECESSED CONCRETE FLOOR SLAB FOR ELEVATOR o/ 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL AND REINFORCING)	29 PREFINISHED METAL LEDGE FLASHING BELOW (FIBER CEMENT ACCENT / SOFFIT)
9 ALIGN STOREFRONT FRAMING WITH FACE OF STUDS	30 PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY BELOW (MAPES, AWWEX OR EQUAL)
10 ALIGN STUDS	31 EXTERIOR COUNTERTOP AND KNEE WALL CONSTRUCTION BELOW
11 5/8" GYP. BRD. OVER WALL/PARTITION CONSTRUCTION	32 ACCESSIBLE STAIR SIGN ALSO STATING THE STORY OF, AND DIRECTION TO, THE EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS (SEE DETAIL ON DRAWING A0.2)
12 FIBER CEMENT BOARD ACCENT (SEE DRAWING A6.31)	33 ACCESSIBLE EXIT SIGN (SEE DETAIL ON DRAWING A0.2)
13 HOLD STUDS OFF 1/2" FROM C.M.U. WALL CONSTRUCTION	34 ACCESSIBLE TOILET ROOM SIGN TO BE PROVIDED BY GENERAL CONTRACTOR (SEE DETAIL ON A0.2)
14 ALIGN FACE OF STUDS WITH FACE OF C.M.U.	35 GRAB BAR - 42" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
15 EDGE OF CONCRETE. PROVIDE TEMPORARY GUARD PROTECTION.	36 GRAB BAR - 36" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
16 ALIGN EDGE OF RAMP WITH JAMB	37 GRAB BAR - 18" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
17 EDGE OF BALCONY. PROVIDE TEMPORARY GUARD PROTECTION.	38 WALL-MOUNTED TOILET PAPER DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
18 CONCRETE STEPS CONSTRUCTION	39 BID ALTERNATE - SANITARY NAPKIN DISPOSAL (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
19 CONCRETE RAMP AND HANDRAIL CONSTRUCTION	40 WALL-MOUNTED SOAP DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
20 RAISED CONCRETE PLATFORM	41 WALL-MOUNTED PAPER TOWEL DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
21 PAINTED 27" TALL, 1 1/2" DIA. METAL GUARDRAIL (NO PICKETS OR BOTTOM RAIL).	42 FRAMED 1/4" MIRROR - 24" WIDTH X 36" HIGH (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
	43 BID ALTERNATE - WALL MOUNTED BABY CHANGING STATION (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
	44 WALL MOUNTED LAVATORY (SEE PLUMBING DRAWINGS)
	45 FLOOR MOUNTED TOILET (SEE PLUMBING DRAWINGS)
	46 FLOOR MOUNTED MOP SINK WITH HOT WATER HEATER ABOVE (SEE PLUMBING DRAWINGS)
	47 FROST-PROOF HOSE BIBB, ENSURE THAT ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE. COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS)
	48 4X3" PREFINISHED DOWNSPOUT. HOLD TIGHT TO FACE OF CONSTRUCTION WITH DOWNSPOUT BRACKETS AT 5'-0" O.C. (TIE TO UNDERGROUND STORM SYSTEM; SEE CIVIL & PLUMBING DRAWINGS)
	49 FLOOR DRAIN (SEE PLUMBING DRAWINGS). SLOPE FLOOR TOWARD DRAIN
	50 WALL MOUNTED FIRE EXTINGUISHER (SEE DETAILS E/A1.4 FOR ADDITIONAL INFORMATION)
	51 GAS SERVICE AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE PLUMBING DRAWINGS)
	52 DOMESTIC WATER SERVICE (SEE PLUMBING DRAWINGS)
	53 FIRE PROTECTION SERVICE AND RISER (SEE PLUMBING DRAWINGS)
	54 FIRE DEPARTMENT SIAKSE CONNECTION (SEE PLUMBING, FIRE PROTECTION AND CIVIL DRAWINGS)
	55 FIRE DEPARTMENT KNOX BOX AS SPECIFIED BY LOCAL FIRE DEPARTMENT
	56 FIRE ALARM CONTROL PANEL (SEE ELECTRICAL DRAWINGS)
	57 HORN / STROBE, & NOTIFICATION DEVICE (SEE ELECTRICAL DRAWINGS)
	58 ELECTRICAL SERVICE / CT CABINETS AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE ELECTRICAL DRAWINGS)
	59 ELECTRICAL UNIT HEATER (SEE MECHANICAL AND ELECTRICAL DRAWINGS). PROVIDE RECESSED UNITS WHERE INDICATED ON MECHANICAL AND ELECTRICAL DRAWINGS.
	60 LIGHTING RELAY PANEL (SEE ELECTRICAL DRAWINGS)
	61 ELECTRIC HOUSE PANEL (SEE ELECTRICAL DRAWINGS)
	62 ELECTRIC PANEL FOR FUTURE TENANT (SEE ELECTRICAL DRAWINGS). COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS)
	63 HOUSE DATA / TELEPHONE BACKER BOARD (SEE ELECTRICAL DRAWINGS)
	64 CONDUIT FOR FUTURE TENANT DATA / TELEPHONE BACKER BOARD (SEE ELECTRICAL DRAWINGS). COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION
	65 WALL OPENING FOR FUTURE TENANT WINDOW (N.I.C.). PROVIDE TEMPORARY STUDS/SHEATHING TO PROTECT THE INTERIOR AS REQUIRED
	66 EXTEND PVC STORM LINE UP AS REQUIRED AT EXTERIOR CONCRETE RAMP
	67 3/4" GYPCRETE FLOORING o/ 3/4" T&G SUBFLOOR o/ TJI JOISTS AT 16" O.C.
	68 ELEVATOR EQUIPMENT/PUMP/CONTROLS (SEE ELECTRICAL DRAWINGS). COORDINATE ALL EQUIPMENT WITH ELEVATOR MANUFACTURER PRIOR TO ORDERING/INSTALLING.
	69 ALIGN FACE OF SHEATHING WITH FACE OF C.M.U.
	70 CENTER PARTITION CONSTRUCTION WITH STEEL COLUMN
	71 FLOOR OPENING (SEE STRUCTURAL DRAWINGS). PROVIDE ADDITIONAL BLOCKING AS REQUIRED UNDER PARTITION CONSTRUCTION.
	72 THROUGH-FLOOR MECHANICAL DUCTS (SEE MECHANICAL DRAWINGS)
	73 FRAMED CANOPY BELOW
	74 CONCRETE LEAVE-OUT COMPOSED OF 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL) (SEE DETAIL G/A6.30 FOR EDGE OF CONCRETE DETAIL)
	75 LOCKABLE SECURITY GATE MOUNTED TO ROOF ACCESS LADDER
	76 4 1/2" x 4 1/2" (ACTUAL) WOOD POST CLAD WITH PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH). PROVIDE PT WOOD AT EXTERIOR CONDITIONS.
	77 PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH) o/ WOOD STUD JAMB
	78 INFILL FLOOR CONSTRUCTION AS REQUIRED FOR INTERIOR PARTITION CONSTRUCTION
	79 STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS, 2X12 TUBE STEEL STRINGERS, 1/4"X2" PAINTED STEEL GUARDRAILS WITH 3/8" DIA. HORIZONTAL PICKETS, AND 1 1/2" DIA. PAINTED STEEL HANDRAIL

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STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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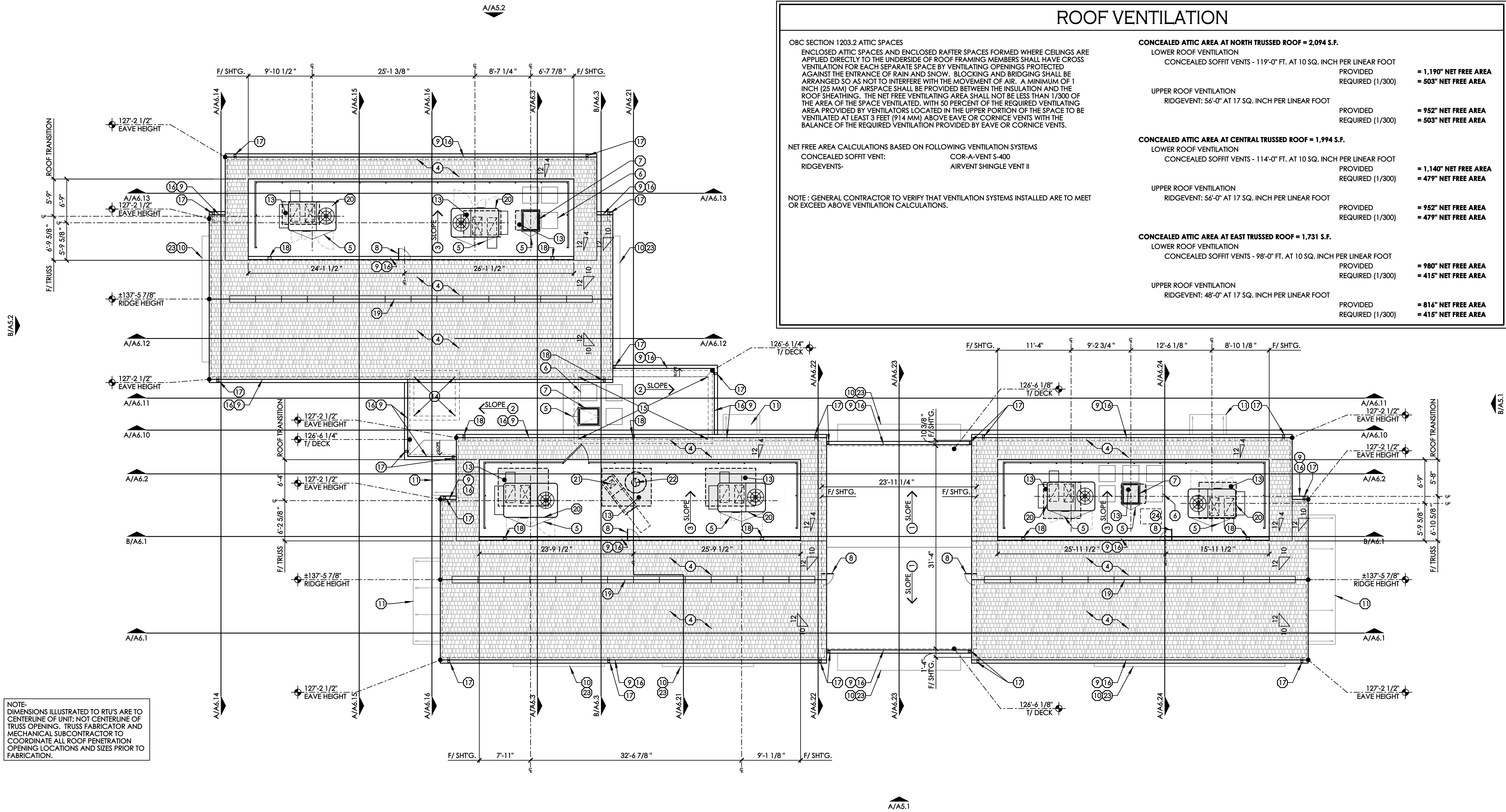
GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A1.14. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS
STATUS DATE
PERMIT / BID JULY 7, 2023
REVISION OCTOBER 20, 2023
REVISION MARCH 11, 2024

DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NUMBER
A1.2
BEAN #00000.00

Page 64 of 243



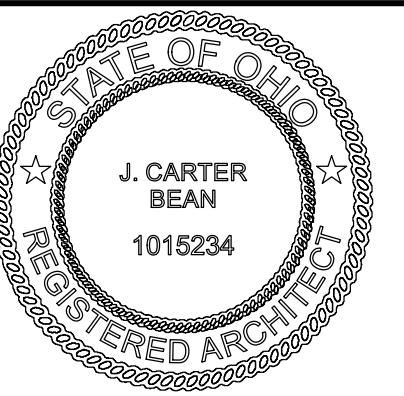
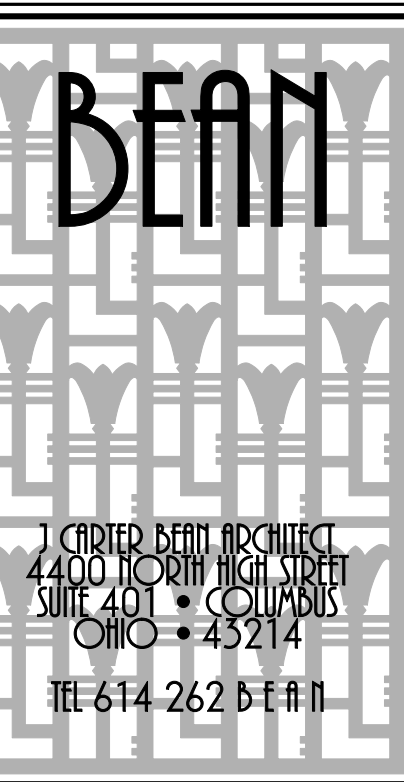
ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN GENERAL NOTES

- ALL HEIGHTS ARE FROM FINISH FLOOR (SEE FLOOR PLAN FOR FINISH FLOOR ELEVATION).
- TARGET ELEVATIONS ARE TO TOP OF MASONRY AND/OR STUDS. TYPICAL (SEE WALL SECTIONS)
- ALL CURBS, STACK VENTS, AND ROOF PENETRATIONS TO BE INSTALLED PER PROJECT SPECIFIC DETAILS, APPROVED BY ROOFING MANUFACTURER.
- ALL MEMBRANE TERMINATION & FLASHING TO BE INSTALLED PER PROJECT SPECIFIC DETAILS, APPROVED BY ROOFING MANUFACTURER.
- ALL DOWNSPOUTS/LEADERS, FASCIAS, FLASHINGS, LOUVERS, SCREENS, METAL STRUCTURES, AND ANY ROOF PENETRATIONS ARE TO BE INSTALLED PER PROJECT SPECIFIC DETAILS, APPROVED BY ROOFING MANUFACTURER.
- SEE MECHANICAL/ PLUMBING / ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES & DETAILS.
- VERIFY EXACT LOCATIONS OF ALL ROOF PENETRATIONS w/ STRUCTURAL, PLUMBING, AND MECHANICAL DRAWINGS.
- ROOF CONTRACTOR TO REFER TO PLUMBING, HVAC, & ELECTRICAL DRAWINGS TO COORDINATE LOCATIONS AND QUANTITIES OF ALL THRU-ROOF VENTS, VENT STACK, PIPING, AND ANY ADDITIONAL PENETRATIONS. (TYP.)
- ALL DOWNSPOUTS AND ROOF DRAINS TO BE CONNECTED TO UNDERGROUND STORM SYSTEM. VERIFY ALL LINES ARE CLEAR FROM OBSTRUCTIONS.
- SEE STRUCTURAL DRAWINGS FOR ALL FASTENERS.
- ALL EQUIPMENT ON ROOF TO BE MOUNTED ON INSULATED CURBS OR RAILS.
- EXHAUST FANS AND VENTS TO BE LOCATED A MIN. OF 10'-0" FROM RTU/AC INTAKE. VERIFY ALL LOCATIONS w/ PLUMBING AND MECHANICAL DRAWINGS.
- MECHANICAL SUB-CONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PREFABRICATED CURBS AND PENETRATION w/ ROOF MEMBRANE SUB-CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, NAILING, ETC. AS REQUIRED FOR A WATERTIGHT AND WATERPROOF ASSEMBLY.
- ALL ROOF SLOPES, INCLUDING CRICKETS, ARE TO HAVE A MINIMUM 1/4" PER FOOT FALL.
- PROVIDE FACE SHEET ON ALL FIELD CUT ROOF INSULATION BOARDS ON MEMBRANE SIDE, OR PROVIDE PRECUT INSULATION BOARDS WHERE ROOF INSULATION IS NEEDED.
- PROVIDE MANUFACTURER'S MOLDED RUBBER WALKWAY PADS (FULLY ADHERED) WHERE RECOMMENDED BY ROOF MEMBRANE MANUFACTURER.
- GENERAL CONTRACTOR TO PROVIDE STAMP/SEALED PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS WITH DETAILS & CALCULATIONS BY AT STATE OF OHIO LICENSED PROFESSIONAL ENGINEER. GENERAL CONTRACTOR TO SUBMIT DRAWINGS AND CALCULATIONS TO CITY BUILDING DEPARTMENT FOR APPROVAL.
- GENERAL CONTRACTOR TO PROVIDE STAMP/SEALED CANOPY SHOP DRAWINGS WITH DETAILS & CALCULATIONS BY AT STATE OF OHIO LICENSED PROFESSIONAL ENGINEER. GENERAL CONTRACTOR TO SUBMIT DRAWINGS AND CALCULATIONS TO CITY BUILDING DEPARTMENT FOR APPROVAL.
- PROVIDE ICE & WATER SHIELD PROTECTION AT ALL EAVE, RIDGE, AND VALLEY LOCATIONS. EAVES - EAVE PROTECTION TO EXTEND A MINIMUM OF 24" BEYOND INSIDE FACE OF EXTERNAL WALLS BELOW. RIDGES- RIDGE PROTECTION TO BE 24" WIDE MIN. VALLEYS- VALLEY PROTECTION TO BE 36" WIDE MIN. GENERAL- LAP AND SEAL ALL HEAD LAPS 3 1/2" MIN. LAP AND SEAL ALL END LAPS 6" MIN.
- DO NOT INSTALL ICE AND WATER SHIELD WHERE IT WILL BE EXPOSED TO DAYLIGHT FOR MORE THAN 30 DAYS. INSTALL ONLY UNDER A ROOF SYSTEM. (TYPICAL AT ALL LOCATIONS)
- ALL GUTTERS ARE TO SLOPE 1/8" PER FOOT BASED ON 3" RAINFALL PER HOUR.
- PROVIDE PREFINISHED METAL STEP FLASHING AT ALL PITCHED ROOF TRANSITIONS TO ADJACENT VERTICAL WALL OR PARAPET.

ROOF PLAN CODED NOTES

- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ TAPERED POLYISOCYANURATE ROOF INSULATION o/ 3/4" STRUCTURALLY RATED WOOD DECK o/ FLAT TJI WOOD JOISTS AT 16" O.C. SLOPE TAPERED INSULATION 1/4" PER FOOT MIN. PROVIDE CLOSED CELL SPRAY INSULATION (MIN R-38) ON UNDERSIDE OF ROOF DECK
- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ TAPERED POLYISOCYANURATE ROOF INSULATION o/ 3/4" STRUCTURALLY RATED WOOD DECK o/ FLAT 2X10 WOOD JOISTS AT 16" O.C. SLOPE TAPERED INSULATION 1/4" PER FOOT MIN. PROVIDE CLOSED CELL SPRAY INSULATION (MIN R-38) ON UNDERSIDE OF ROOF DECK
- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ 1/4" RECOVERY BOARD o/ 3/4" STRUCTURALLY RATED WOOD DECK o/ PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. SLOPE TRUSSES 1/4" PER FOOT MIN. PROVIDE R-38 (KRAFT-FACED) BATT INSULATION ON BOTTOM TRUSS CHORD (TAPE ALL SEAMS).
- ASPHALT SHINGLES o/ #30 FELT PAPER o/ 5/8" STRUCTURALLY RATED WOOD DECK o/ PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. SEE ROOF PLAN FOR SLOPES. PROVIDE R-38 (KRAFT-FACED) BATT INSULATION ON BOTTOM TRUSS CHORD (TAPE ALL SEAMS). PROVIDE ICE & WATER SHIELD AS REQUIRED PER ROOF PLAN GENERAL NOTES #19 & #20. PROVIDE PREFINISHED METAL DRIP EDGE FLASHING AT ALL ROOF EDGES.
- PROVIDE "CRICKET" OF TAPERED ROOF INSULATION. SLOPE 1/4" PER FOOT MIN. CRICKET TO BE PLACED ON HIGH SIDE OF ROOF CURB WHERE APPLICABLE.
- MANUFACTURER'S MOLDED RUBBER WALKWAY PADS (FULLY ADHERED)
- 30" x 36" ROOF ACCESS HATCH WITH INSULATED CURB (SEE DETAILS ON DRAWINGS A6.3 AND A6.10)
- WATER TIGHT, EXTERIOR 22x24 NOMINAL VERTICAL ROOF ACCESS PANEL. PROVIDE ADDITIONAL BLOCKING AS REQUIRED. VERIFY ROUGH OPENING SIZE WITH TRUSS MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
- PREFINISHED METAL DRIP EDGE FLASHING
- PREFINISHED METAL LEDGE FLASHING BELOW (FIBER CEMENT ACCENT / SOFFIT)
- PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY BELOW (MAPES, Awnex OR EQUAL)
- ROOF SCREEN (SEE DETAILS ON DRAWING A6.31)
- FRAMED OPENING BELOW (GRAYSCALED AREA)
- C.M.U. ELEVATOR SHAFT BELOW
- C.M.U. STAIR SHAFT BELOW
- 6" PREFINISHED METAL (24 GA) GUTTER - OGEE
- 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. CONNECT TO STORM LINE. (SEE CIVIL AND PLUMBING DRAWINGS FOR CONTINUATION)
- 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. DOWNSPOUT TO EVACUATE ONTO ROOF CONSTRUCTION BELOW. PROVIDE SPLASHBLOCK BELOW DOWNSPOUT DISCHARGE.
- SHINGLE RIDGEVENT. MATCH ASPHALT SHINGLE FINISH
- ROOF TOP MECHANICAL UNIT WITH INSULATED ROOF CURB (SEE MECHANICAL DRAWINGS). PROVIDE "CRICKET" OF TAPERED ROOF INSULATION. SLOPE 1/4" PER FOOT MIN. CRICKET TO BE PLACED ON HIGH SIDE OF ROOF CURB WHERE APPLICABLE.
- AREA DESIGNATED FOR FUTURE MAKE-UP AIR UNIT (N.I.C.)
- AREA DESIGNATED FOR FUTURE HOOD EXHAUST FAN (N.I.C.)
- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ 1/4" RECOVERY BOARD o/ SLOPED (2) LAYERS 3/4" STRUCTURALLY RATED WOOD DECK o/ 2X10 JOISTS AT 24" O.C. SLOPE SHEATHING 1/4" PER FOOT MIN.
- AREA DESIGNATED FOR FUTURE CONDENSER (N.I.C.)



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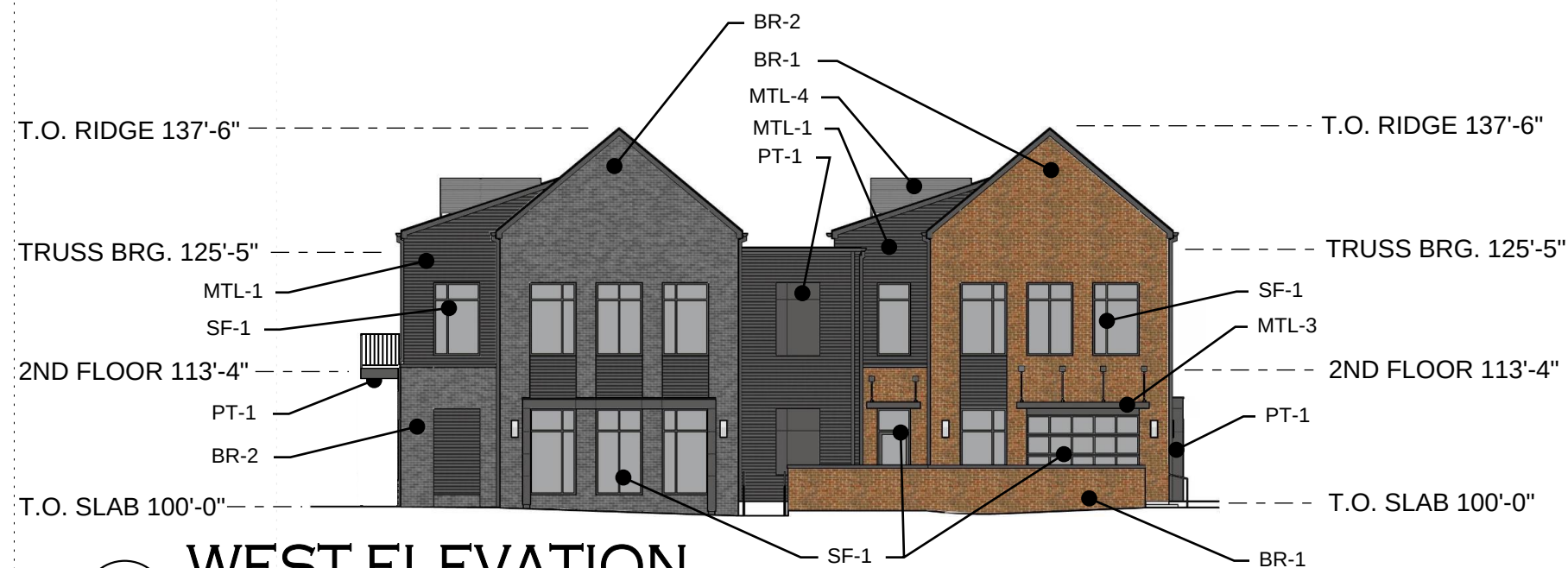
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210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING A4.1. CHANGES WILL NOT WARRANT A CHANGE ORDER	
DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
DRAWING TITLE	
ROOF PLAN	
DRAWING NUMBER	
A4.1	
BEAN #00000.00	



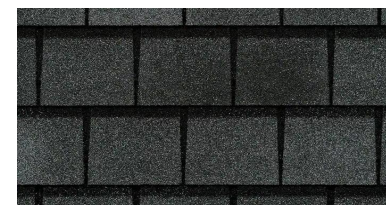
A SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



B WEST ELEVATION

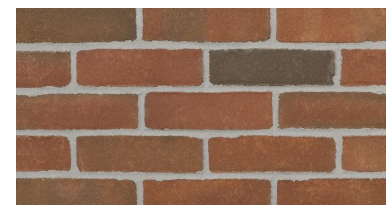
SCALE: 1/16" = 1'-0"



ASHPALT SHINGLES (AS-1): GAF SLATELINE 'ENGLISH GRAY'



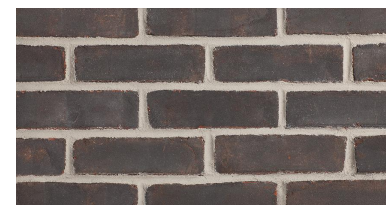
MECHANCIAL SCREEN (MTL-4): PERFORATED ANODIZED ALUMINUM



BRICK 1 (BR-1): GLEN GERY 'ALBANY'



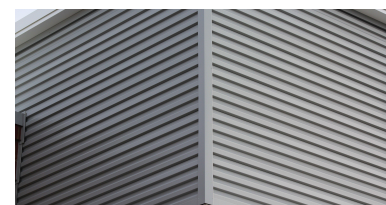
STOREFRONT (SF-1): KAWNEER MATCH DMI 'MUSKET GREY'



BRICK 2 (BR-2): GLEN GERY 'VALLEY FORGE'



PAINT (PT-1): SHERWIN WILLIAMS SW 7674 'PEPPERCORN'



METAL SIDING (MTL-1/2/3): DMI 'MUSKET GREY'



CAST STONE (CS-1): ROCK CAST 'SMOKEHOUSE'

BEAN

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TEL 614 262 5511
FAX 614 262 2329

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NE CORNER OF MAIN ST. AND LANCASTER AVE.
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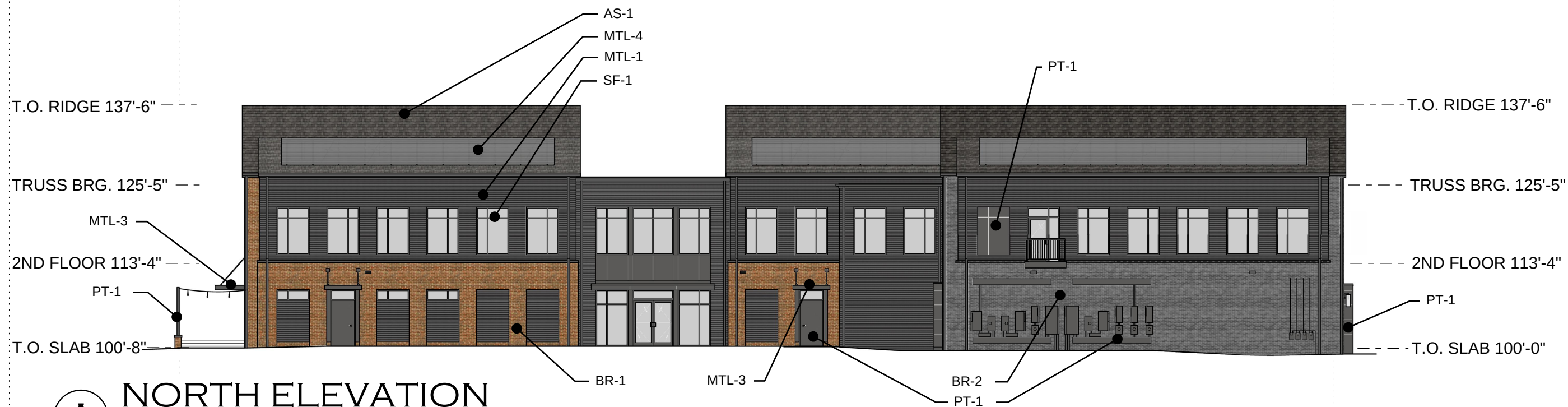
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
ZONING		MAR. 28, 2022
		APR. 9, 2022

BUILDING
ELEVATIONS

BEAN# 00000.00

A-3



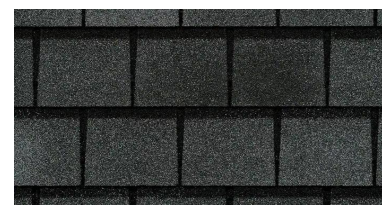
A NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



B EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



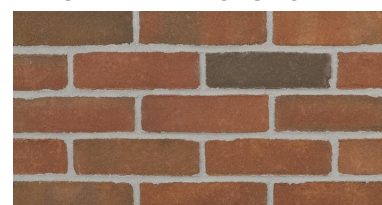
ASHPALT SHINGLES (AS-1): GAF
SLATELINE 'ENGLISH GRAY'



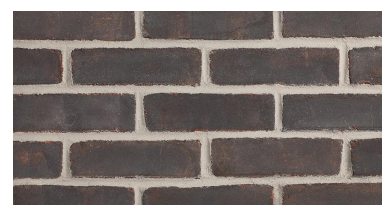
MECHANICAL SCREEN (MTL-4):
PERFORATED ANODIZED ALUMINUM



STOREFRONT (SF-1): KAWNEER
MATCH DMI 'MUSKET GREY'



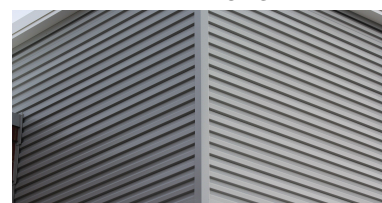
BRICK 1 (BR-1): GLEN GERY 'ALBANY'



BRICK 2 (BR-2): GLEN GERY
'VALLEY FORGE'



PAINT (PT-1): SHERWIN WILLIAMS
SW 7674 'PEPPERCORN'



METAL SIDING (MTL-1/2/3):
DMI "MUSKET GREY"



CAST STONE (CS-1): ROCK CAST
'SMOKEHOUSE'

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[illegible]

BUILDING ELEVATIONS

BEAN# 00000 00

A-4



ASHPALT SHINGLES (AS-1): GAF
SLATELINE 'ENGLISH GRAY'



BRICK 1 (BR-1): GLEN GERY 'ALBANY'



BRICK 2 (BR-2): GLEN GERY
'VALLEY FORGE'



METAL SIDING (MTL-1/2/3):
DMI 'MUSKET GREY'



MECHANCIAL SCREEN (MTL-4):
PERFORATED ANODIZED ALUMINUM



**NOTE: ALL EXTERIOR
WINDOW AND DOORS
SHALL BE ALUMINUM
STOREFRONT SYSTEMS.
ALL GLAZING IN SAID
STOREFRONT SYSTEMS
SHALL BE CLEAR, LOW-E
GLASS TO ACHIEVE
TRANSPARENCY**

STOREFRONT (SF-1): KAWNEER
MATCH DMI 'MUSKET GREY'



PAINT (PT-1): SHERWIN WILLIAMS
SW 7674 'PEPPERCORN'



CAST STONE (CS-1): ROCK CAST
'SMOKEHOUSE'

ELEVATION CODED NOTES	
① PAINTED, GALV. STEEL POST WITH 1/4" GALV. STEEL CAP PLATE ② PREFINISHED ALUMINUM STOREFRONT/WINDOW SYSTEM w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWINGS A8.1 - A8.3) (SF-1) ③ PREFINISHED OPERABLE WINDOW SYSTEM TO MATCH ADJACENT STOREFRONT w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1) (MATCH SF-1) ④ PREFINISHED ALUMINUM FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) (SF-1) ⑤ OVERHEAD DOOR SYSTEM (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) ⑥ INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) ⑦ WALL OPENING FOR FUTURE TENANT WINDOW (N.I.C.). PROVIDE TEMPORARY STUDS/SHEATHING TO PROTECT THE INTERIOR AS REQUIRED ⑧ WATER TIGHT, EXTERIOR 24x24 NOMINAL VERTICAL ROOF ACCESS PANEL. PROVIDE ADDITIONAL BLOCKING AS REQUIRED. VERIFY ROUGH OPENING SIZE WITH TRUSS MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION. ⑨ CONCRETE RAMP AND HANDRAIL CONSTRUCTION ⑩ CONCRETE STAIR AND HANDRAIL CONSTRUCTION ⑪ NOT USED ⑫ EXTERIOR COUNTERTOP ⑬ CAST STONE OR LIMESTONE CAP ⑭ BRICK VENEER RETAINING WALL - RUNNING BOND (SEE DETAILS ON DRAWING SD2.2) ⑮ BRICK VENEER - RUNNING BOND ⑯ BRICK VENEER PANEL- RUNNING BOND (RECESSED 1/2") ⑰ BRICK VENEER - SLOPED ROWLOCK SILL ACCENT COURSE ⑱ PAINT EXPOSED C.M.U. BASE TO MATCH FIBER CEMENT ⑲ ASPHALT SHINGLES ⑳ 45 MIL. REINFORCED FULLY ADHERED EPDM ROOFING SYSTEM ㉑ 5/16" FIBER CEMENT BOARD PANEL SIDING (SMOOTH FINISH) ㉒ 4/4 X 8 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) ㉓ 4/4 X 10 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) ㉔ EXTRUDED PREFINISHED ALUMINUM VERTICAL REVEAL (XTREME TRIM RV516) (THIN) ㉕ EXTRUDED PREFINISHED ALUMINUM VERTICAL REVEAL (XTREME TRIM RVB516) (THICK) ㉖ EXTRUDED PREFINISHED ALUMINUM HORIZONTAL REVEAL (XTREME TRIM BRH516) (THIN) ㉗ EXTRUDED PREFINISHED ALUMINUM HORIZONTAL REVEAL (XTREME TRIM RBH516) (THICK)	㉘ HORIZONTAL PREFINISHED STANDING SEAM METAL SIDING ㉙ PREFINISHED BRAKE METAL TRIM ㉚ PREFINISHED METAL DRIP EDGE FLASHING ㉛ PREFINISHED METAL LEDGE FLASHING ㉜ PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY (MAPES, AWNEX OR EQUAL) ㉝ ROOF SCREEN (SEE DETAILS ON DRAWING A6.31) ㉞ 6" PREFINISHED METAL (24 GA) GUTTER - OGEE ㉟ 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. CONNECT TO STORM LINE. (SEE CIVIL AND PLUMBING DRAWINGS FOR CONTINUATION) ㊱ 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. DOWNSPOUT TO EVACUATE ONTO ROOF CONSTRUCTION BELOW. PROVIDE SPLASHBLOCK BELOW DOWNSPOUT DISCHARGE. ㊲ EXTEND PVC STORM LINE UP AS REQUIRED AT EXTERIOR CONCRETE RAMP ㊳ FROST-PROOF HOSE BIBB. ENSURE THAT ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE. COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS) ㊴ GAS SERVICE AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE PLUMBING DRAWINGS) ㊵ FIRE DEPARTMENT SIAMESE CONNECTION (SEE PLUMBING, FIRE PROTECTION AND CIVIL DRAWINGS) ㊶ FIRE DEPARTMENT KNOX BOX AS SPECIFIED BY LOCAL FIRE DEPARTMENT ㊷ HORN / STROBE, & NOTIFICATION DEVICE (SEE ELECTRICAL DRAWINGS) ㊸ ELECTRICAL SERVICE / CT CABINETS AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE ELECTRICAL DRAWINGS). COORDINATE LAYOUT WITH EXTERIOR STAIR MANUFACTURER FOR ALL CLEARANCES AT STAIR POSTS / CONNECTIONS ㊹ DECORATIVE LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) ㊺ FESTOON LIGHT FIXTURES (SEE ELECTRICAL DRAWINGS) ㊻ EMERGENCY EGRESS LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) ㊼ FUTURE SIGN BY TENANT (N.I.C.) FUTURE SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. G.C. TO PROVIDE / COORDINATE BLOCKING WITH TENANT ㊽ FUTURE BLADE SIGN BY TENANT (N.I.C.) FUTURE SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. G.C. TO PROVIDE / COORDINATE BLOCKING WITH TENANT ㊾ SECURITY WALL PACK LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) ㊿ 4 1/2" x 4 1/2" (ACTUAL) WOOD POST CLAD WITH PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH). PROVIDE PT WOOD AT EXTERIOR CONDITIONS. ① RECESSED PREFINISHED COMPOSITE METAL PANEL PICTURED FRAMED WITH PREFINISHED BRAKE METAL @ 1/2" x 2" PT WOOD BLOCKING. PREFINISHED METAL TO MATCH STOREFRONT FINISH. ② 4/4 X 12 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) ③ SYNTHETIC WOOD DECKING (ALIGN WITH FINISH FLOOR) WITH 42" TALL, BLACK METAL GUARDRAIL

EXTERIOR MATERIAL FINISH KEY																							
MARK		MANUFACTURER	DESCRIPTION		REMARKS		MARK		MANUFACTURER	DESCRIPTION		REMARKS											
ASPHALT SHINGLES						INSTALL PER MANUFACTURER'S SPECIFICATIONS						STOREFRONT FRAMING						INSTALL PER MANUFACTURER'S SPECIFICATIONS					
[AS-1]		GAF	SLATELINE 'ENGLISH GRAY'		-		[SF-1]		KAWNEER	TRIFAB VG 451-T SERIES STOREFRONT FRAMING, MATCH MTL-1		EXTERIOR UNITS											
							[SF-2]		KAWNEER	TRIFAB VG 450 SERIES STOREFRONT FRAMING, MATCH MTL-1		INTERIOR UNITS											
CULTURED STONE						INSTALL PER MANUFACTURER'S SPECIFICATIONS						ALL EXTERIOR GLAZING SHALL BE CLEAR, LOW-E FOR TRANSPARENCY											
[BR-1]		GLEN GERY	MODULAR - VALLEY FORGE		MORTAR - STANDARD GREY		METAL						INSTALL PER MANUFACTURER'S SPECIFICATIONS										
[BR-2]		GLEN GERY	MODULAR - ALBANY		MORTAR - STANDARD GREY		[MTL-1]		DMI	7.2-PANEL #WP72 COLOR - "MUSKET GREY"		CORRUGATED METAL SIDING											
CULTURED STONE						INSTALL PER MANUFACTURER'S SPECIFICATIONS						[MTL-2]		DMI	COLOR - "MUSKET GREY"		COPINGS, FLASHING, DOWNSPOUTS AND GUTTERS						
[CS-1]		READING ROCK	ROCK CAST COLOR - "SMOKEHOUSE"		MORTAR - STANDARD GREY		[MTL-3]		MAPES OR EQUAL	COLOR - MATCH DMI "MUSKET GREY"		PREFINISHED ALUMINUM CANOPY											
							[MTL-4]		DMI	COLOR - "ANODIZED CLEAR"		CORRUGATED AND PERFORATED METAL PANEL											
							[MTL-5]		LAMINATORS	COLOR - MATCH DMI "MUSKET GREY"		COMPOSITE PANEL AT VESTIBULE STR. FRT. TRANSOMS & CEILING											
FIBER CEMENT PANEL						INSTALL PER MANUFACTURER'S SPECIFICATIONS						PAINT, EXTERIOR						INSTALL PER MANUFACTURER'S SPECIFICATIONS					
[FC-1]		JAMES HARDIE	5/16" FIBER CEMENT BOARD PANEL		PAINT PT-1		[PT-1]		SHERWIN WILLIAMS	COLOR - SW 7674 "PEPPERCORN"		-											
		TAMLYN	XOCR516M		OUTSIDE CORNERS				PAINT FINISHES	FIBER CEMENT - EGGSHELL FINISH													
		TAMLYN	XIC516		INSIDE CORNERS					DOORS - SEMI-GLOSS FINISH													
		TAMLYN	XS516		STARTER TRIM					METAL - GLOSS FINISH													
		TAMLYN	JMH51610		TERMINATION TRIM																		
		TAMLYN	XWF78		WINDOW / HEAD FLASHING																		
[FC-2]		JAMES HARDIE	4/4 FIBER CEMENT BOARD TRIM (SMOOTH FINISH)		PAINT PT-1																		

BEAN

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TEL 614.262.5111

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

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MARCH 11, 2024

APRIL 9, 2024

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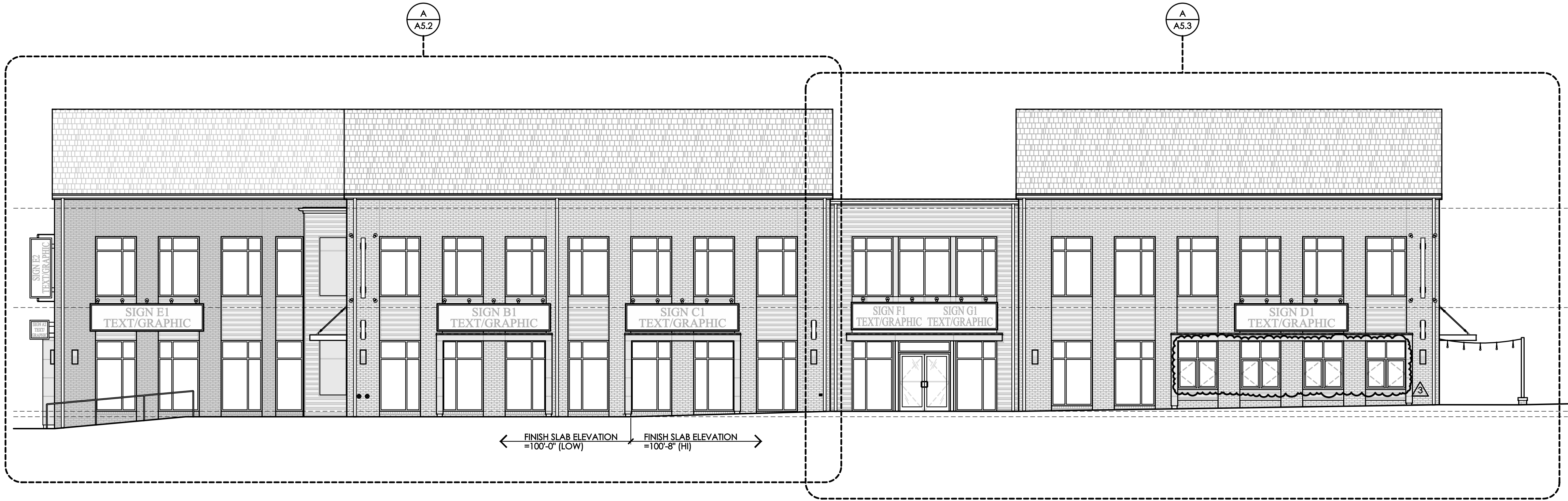
EXTERIOR
FINISH KEY
AND ELEVATION
CODED NOTES

DRAWING NUMBER

A5.0

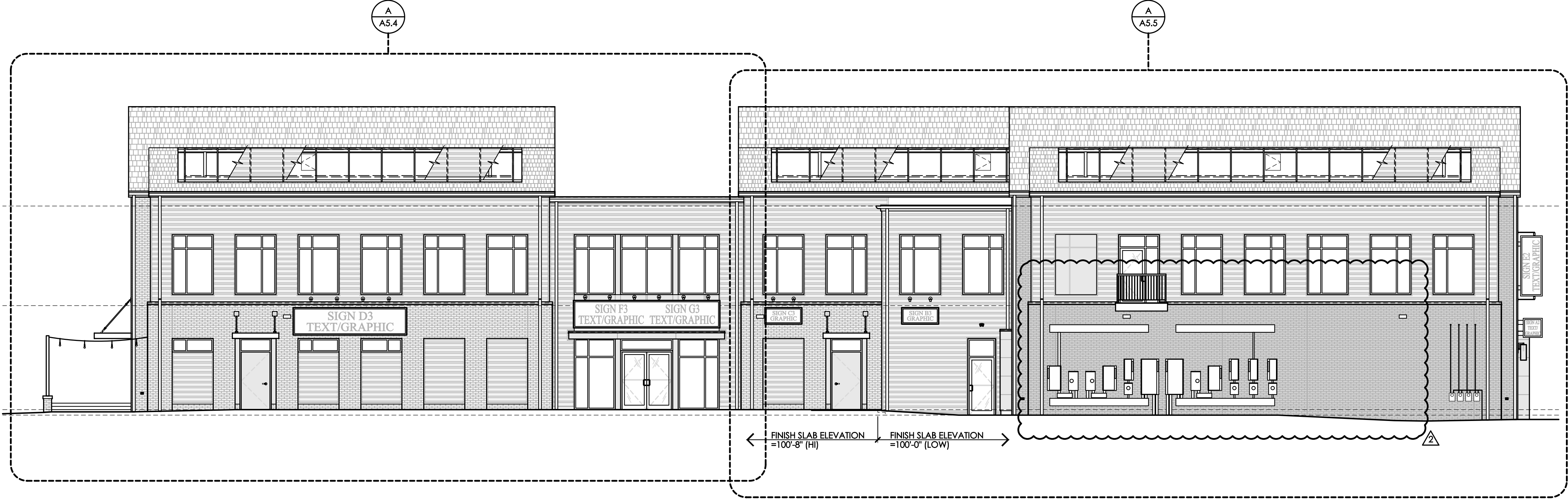
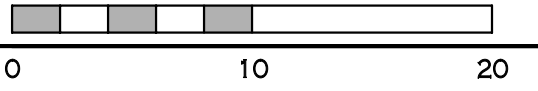
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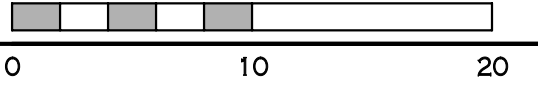
A OVERALL SOUTH BUILDING ELEVATION

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



B OVERALL NORTH BUILDING ELEVATION

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



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A0.1a. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

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STATUS	DATE
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REVISION	2 MARCH 11, 2024
REVISION	3 APRIL 9, 2024

DRAWING TITLE

EXTERIOR
BUILDING
ELEVATIONS

DRAWING NUMBER

A5.1

BEAN #00000.00

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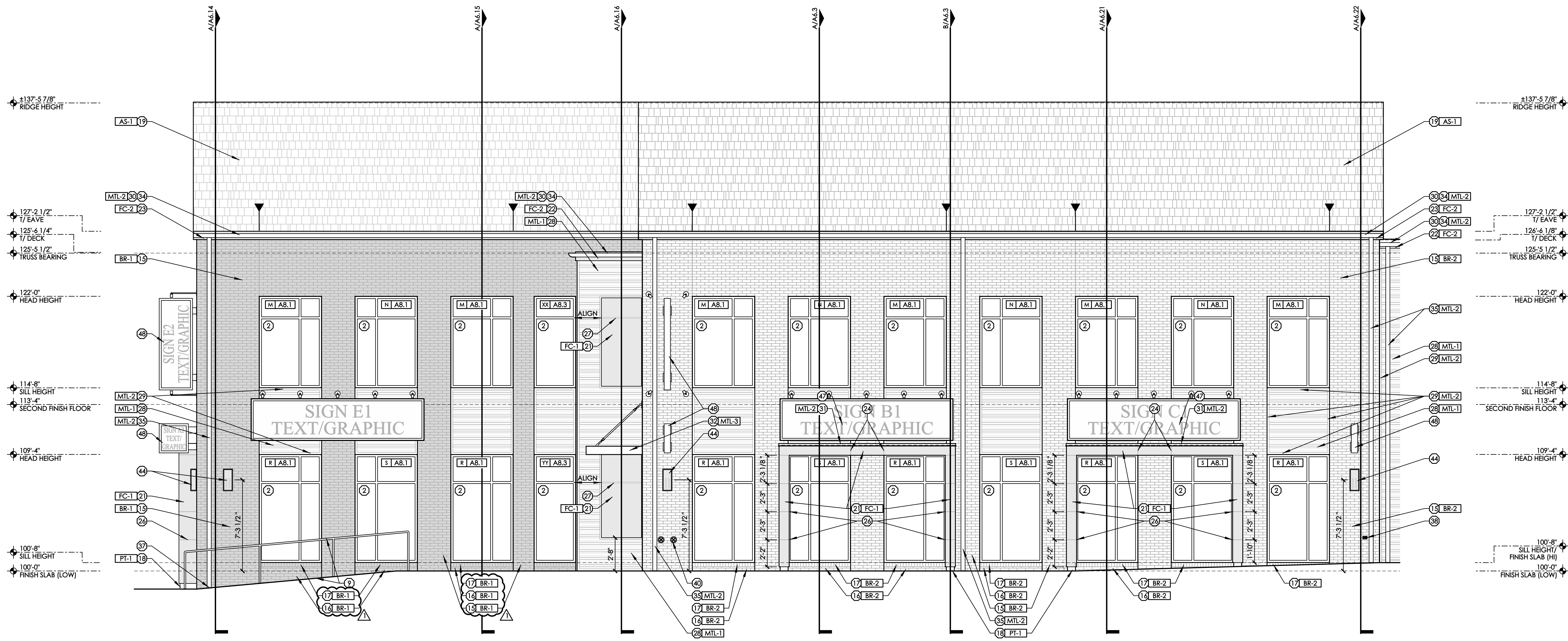
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STATUS		DATE
PERMIT / BID		JULY 7, 2023
REVISION	1	OCTOBER 20, 2023
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REVISION	3	APRIL 9, 2024

DRAWING TITLE
PARTIAL
EXTERIOR
ELEVATION

DRAWING NUMBER

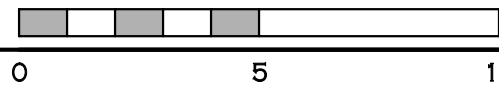
A5.2

BEAN #000000.00



A PARTIAL SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES



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A0.1a. OMISSIONS WILL NOT WARRANT A CHANGE OF

DRAWING TITLE

PARTIAL
EXTERIOR
ELEVATION

DRAWING NUMBER

A5.3

BEAN #00000.00



A PARTIAL SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'0"

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

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A5.14. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

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REVISION	3	APRIL 9, 2024

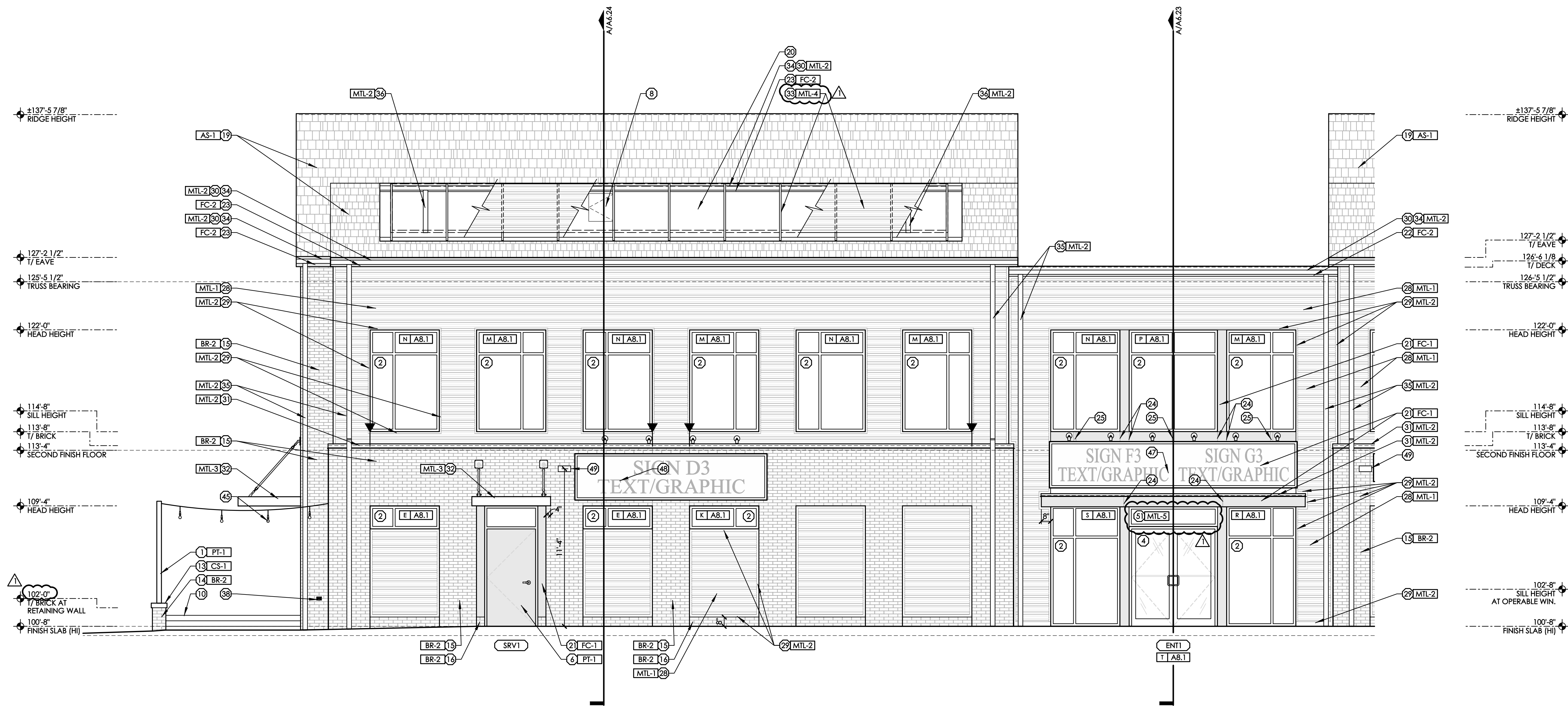
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PARTIAL
EXTERIOR
ELEVATION

DRAWING NUMBER

A5.4

BEAN #00000.00

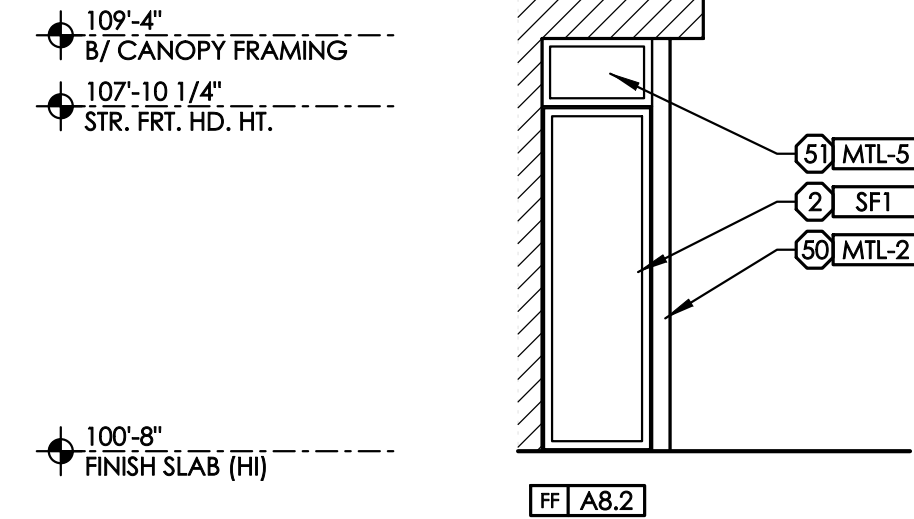
Page 72 of 240



A PARTIAL NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES

0 5 10



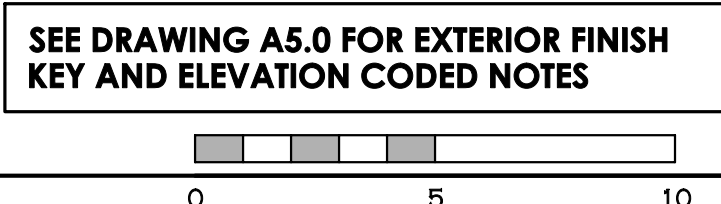
SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES

0 5 10

SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES



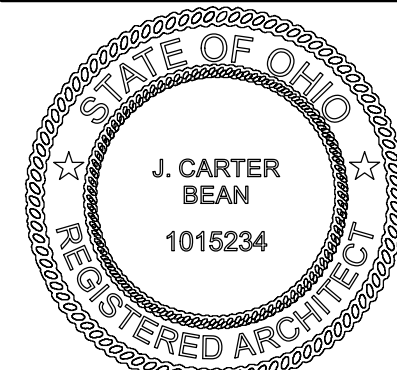
0 5 10



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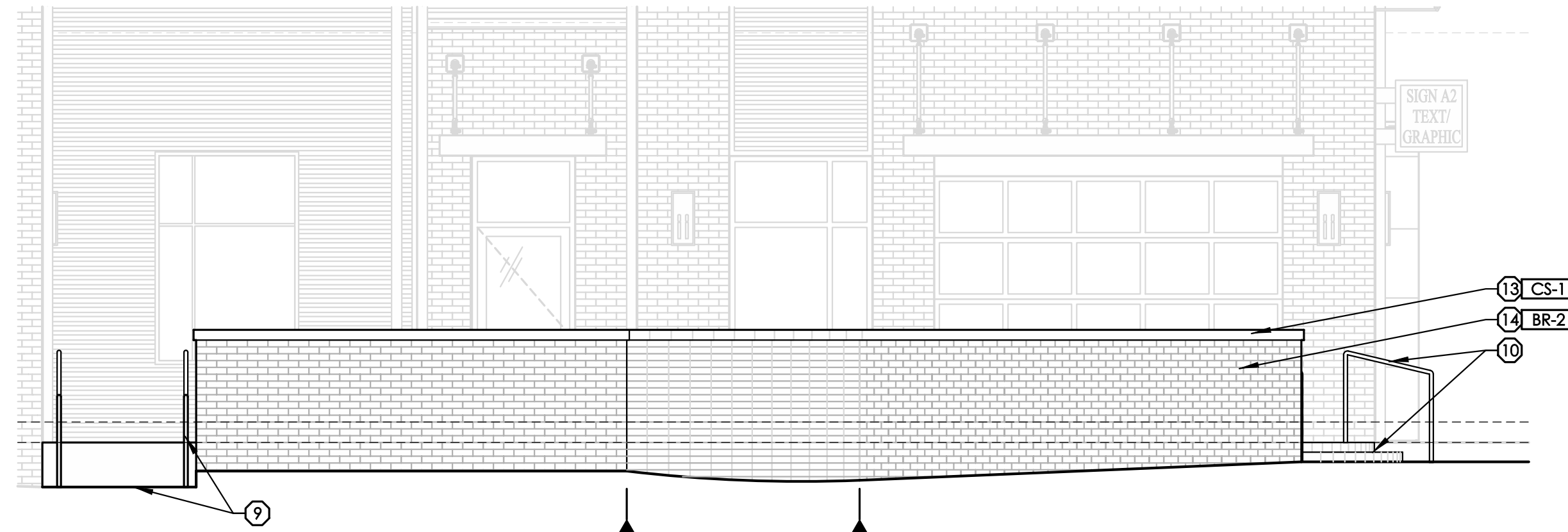
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EXTERIOR
ELEVATIONS

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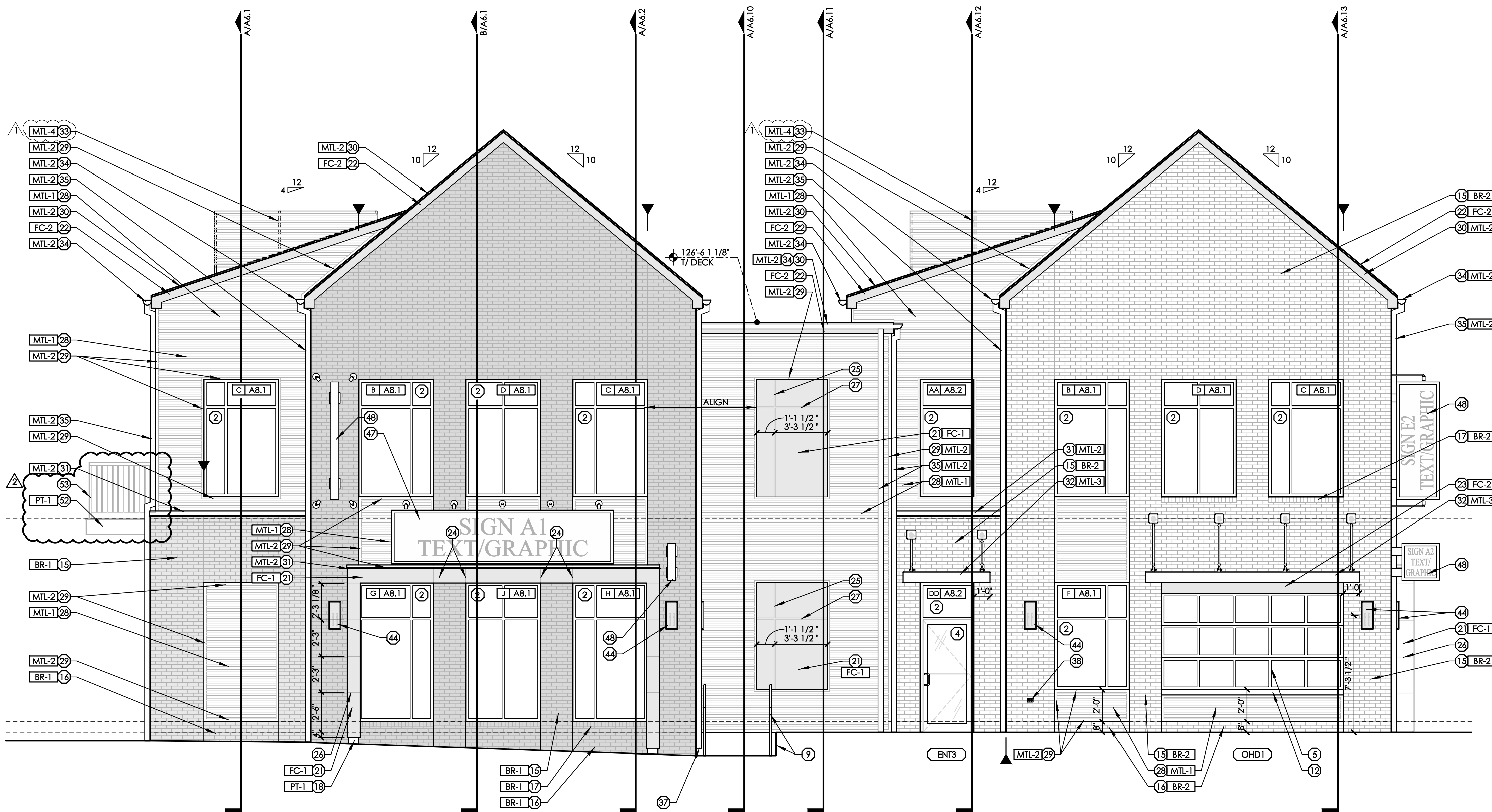
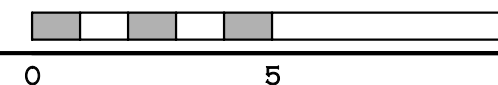
A5.7

BEAN #000000.00



A WEST PATIO ELEVATION
SCALE: 1/4" = 1'-0"

SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES



±137'-5 7/8" RIDGE HEIGHT

127'-2 1/2" 1/2 EAVE

126'-5 1/2" TRUSS BEARING

122'-0" HEAD HEIGHT

114'-8" SILL HEIGHT

113'-8" 1/2 BRICK

113'-4" SECOND FINISH FLOOR

109'-4" HEAD HEIGHT

100'-8" SILL HEIGHT

100'-0" FINISH SLAB (LOW)

±137'-5 7/8" RIDGE HEIGHT

127'-2 1/2" 1/2 EAVE

125'-5 1/2" TRUSS BEARING

122'-0" HEAD HEIGHT

114'-8" SILL HEIGHT

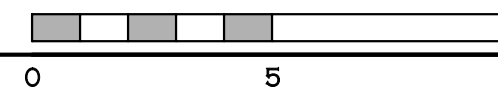
113'-4" SECOND FINISH FLOOR

109'-4" HEAD HEIGHT

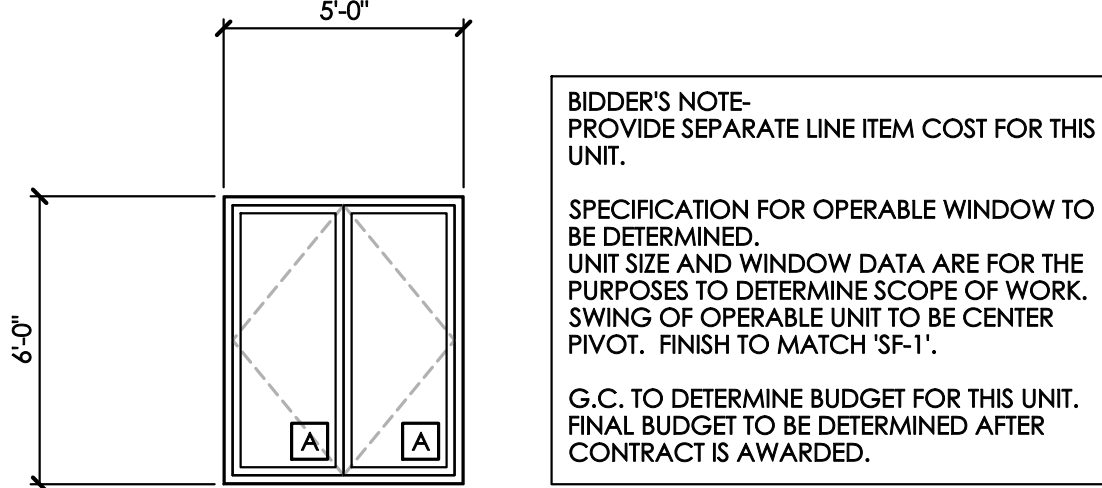
102'-8" SILL HEIGHT

100'-0" FINISH SLAB (LOW)

SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES

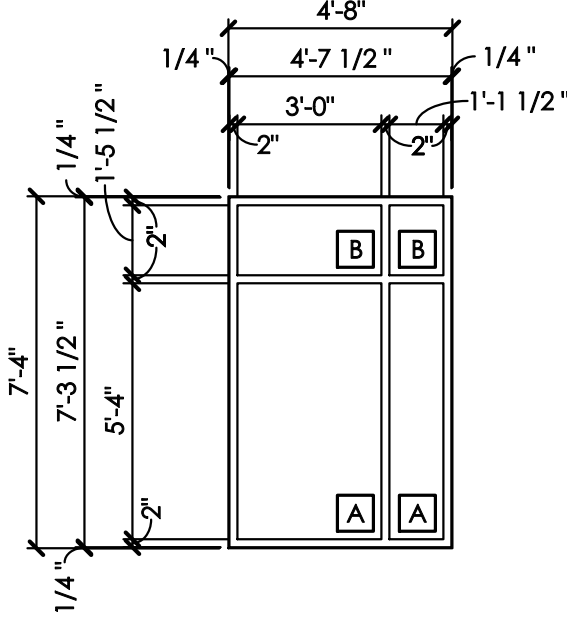


B WEST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



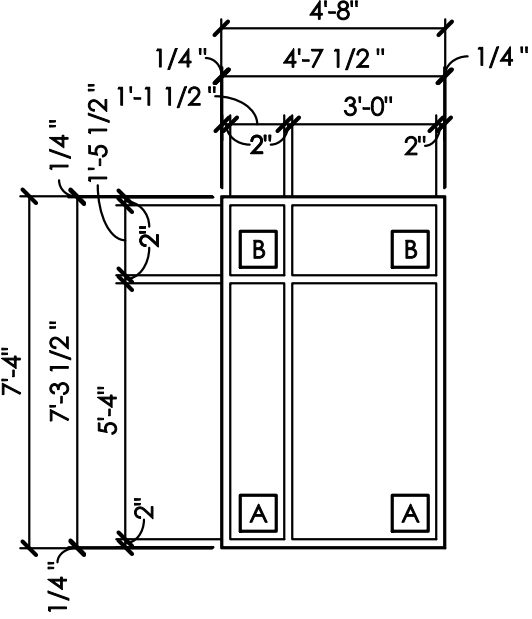
STOREFRONT DATA	
TOTAL PROJECTED AREA:	30.00 SF
TOTAL DAYLIGHT AREA:	21.00 SF
PERCENTAGE GLASS AREA:	70%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.49

A OPERABLE WINDOW ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 4



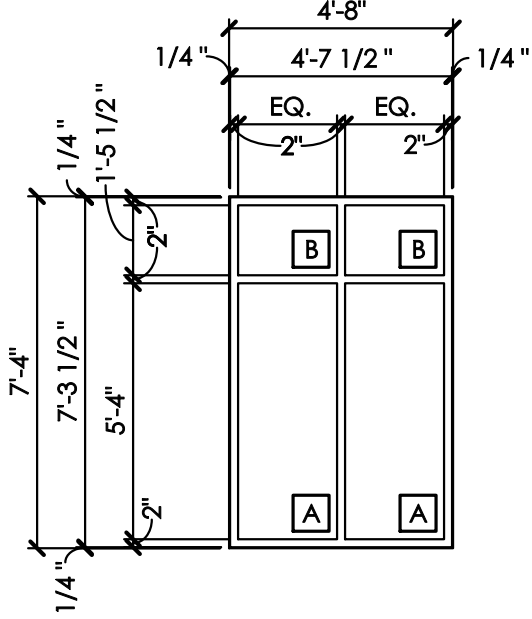
STOREFRONT DATA	
TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

B STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 4



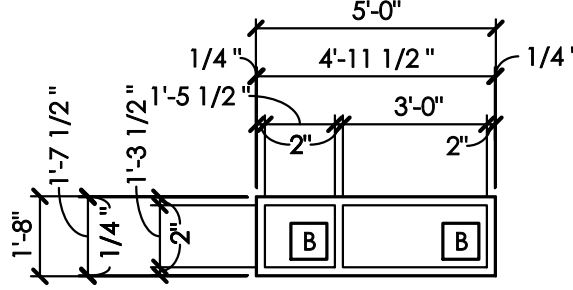
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TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

C STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 4



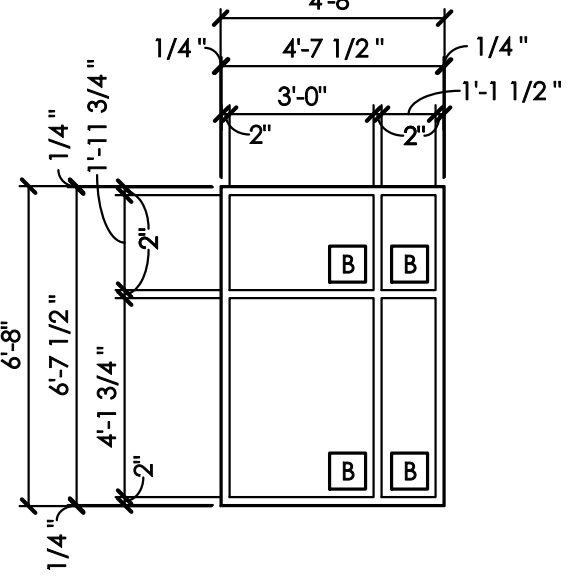
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TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

D STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 4



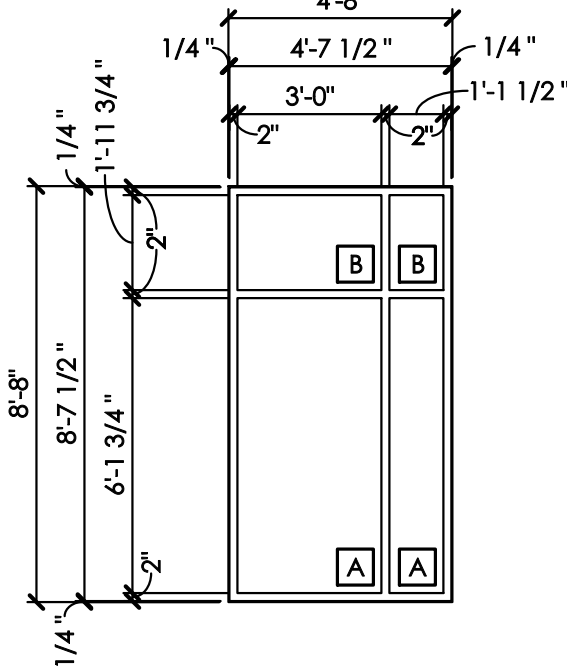
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TOTAL PROJECTED AREA:	8.33 SF
TOTAL DAYLIGHT AREA:	5.76 SF
PERCENTAGE GLASS AREA:	69%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.48

E STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 2



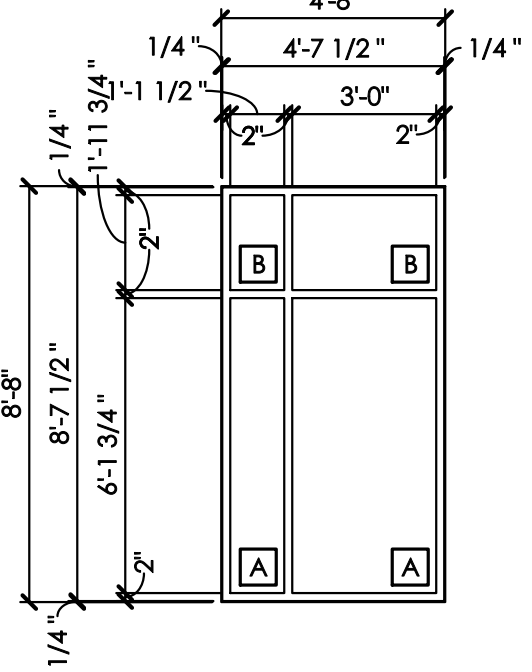
STOREFRONT DATA	
TOTAL PROJECTED AREA:	31.11 SF
TOTAL DAYLIGHT AREA:	21.27 SF
PERCENTAGE GLASS AREA:	81%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.56

F STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



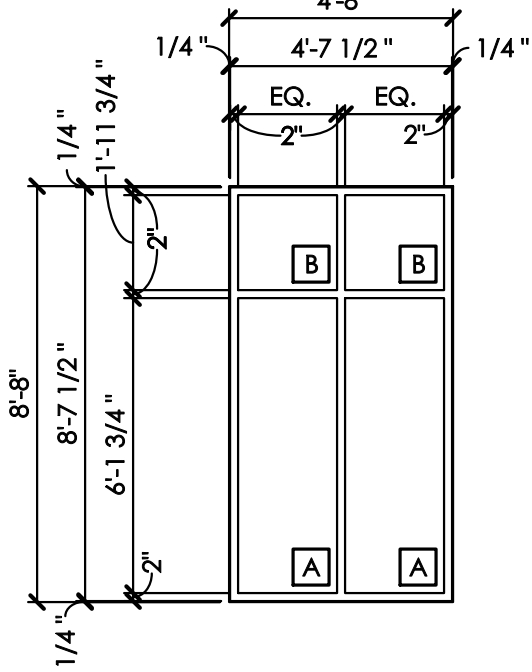
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

G STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



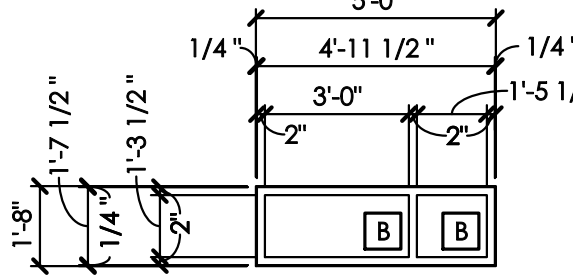
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

H STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

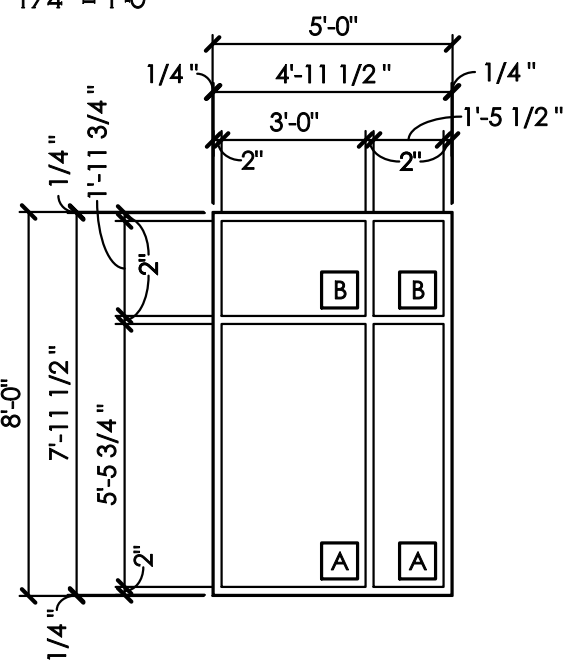
J STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



STOREFRONT DATA	
TOTAL PROJECTED AREA:	8.33 SF
TOTAL DAYLIGHT AREA:	5.76 SF
PERCENTAGE GLASS AREA:	69%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.48

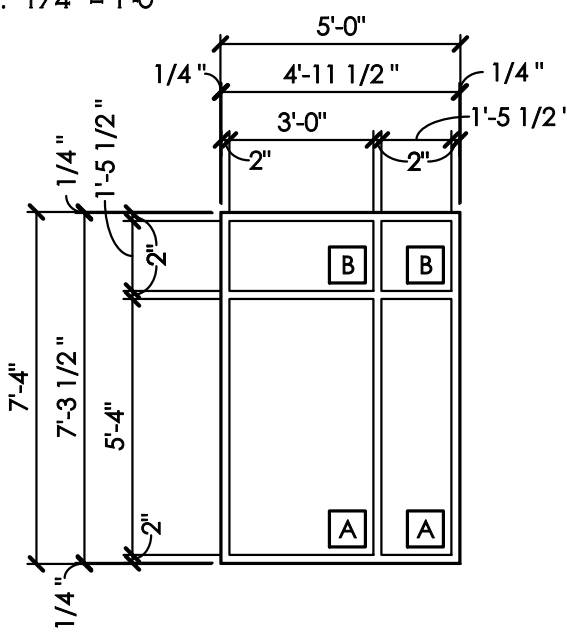
K STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1

GLASS SCHEDULE	
A	1" INSULATED TEMPERED CLEAR GLASS, LOW-E
B	1" INSULATED CLEAR GLASS, LOW-E
C	1/4" TEMPERED, CLEAR GLASS
D	1/4" ANNEALED, CLEAR GLASS
E	1/2" TEMPERED, CLEAR GLASS



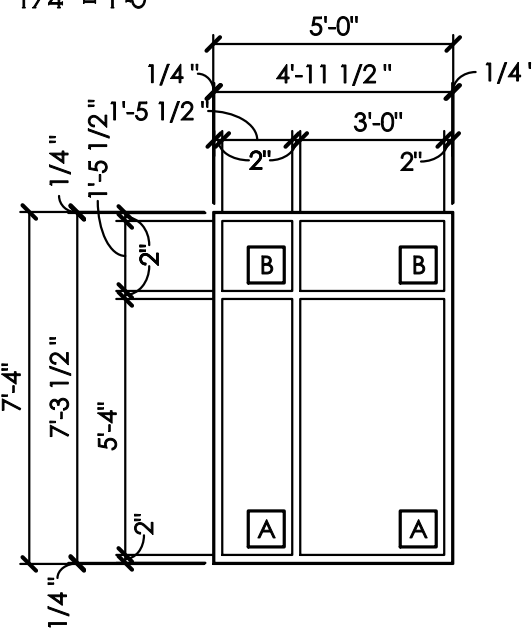
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.00 SF
TOTAL DAYLIGHT AREA:	33.26 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

L STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



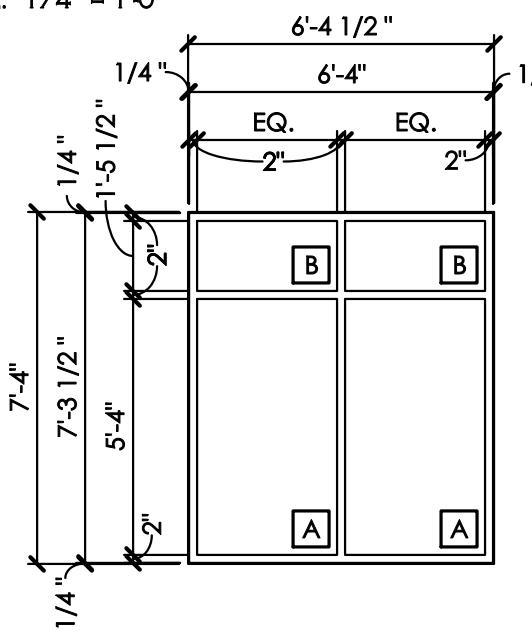
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

M STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 18



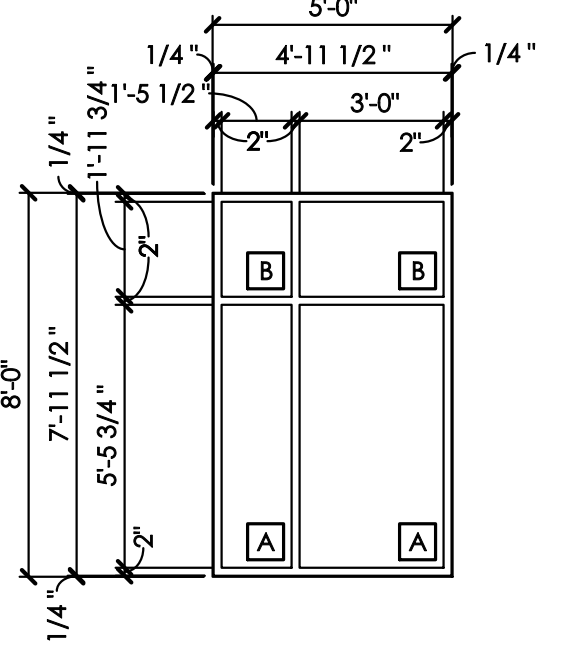
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

N STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 18



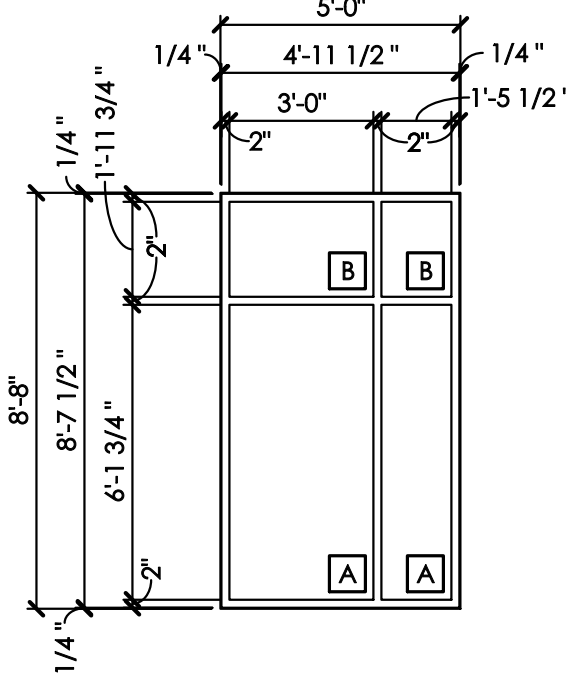
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

P STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 2



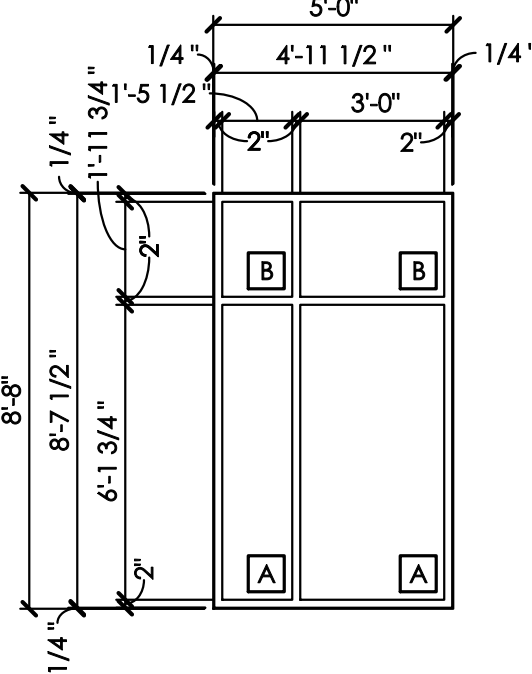
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.00 SF
TOTAL DAYLIGHT AREA:	33.26 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

Q STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



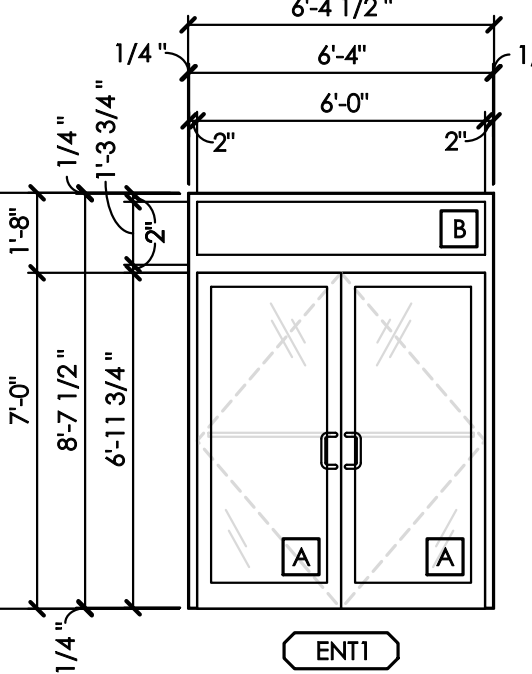
STOREFRONT DATA	
TOTAL PROJECTED AREA:	43.33 SF
TOTAL DAYLIGHT AREA:	36.36 SF
PERCENTAGE GLASS AREA:	84%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

R STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 8



STOREFRONT DATA	
TOTAL PROJECTED AREA:	43.33 SF
TOTAL DAYLIGHT AREA:	36.36 SF
PERCENTAGE GLASS AREA:	84%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

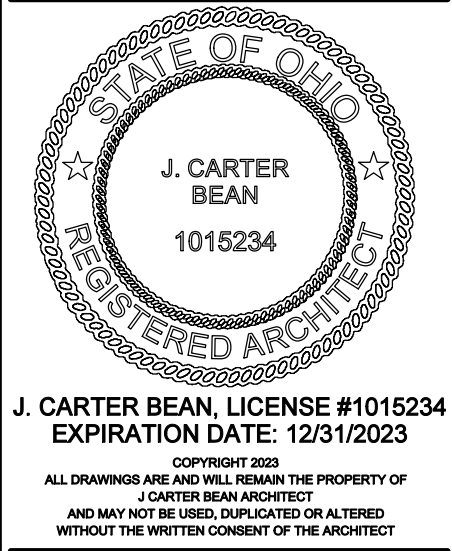
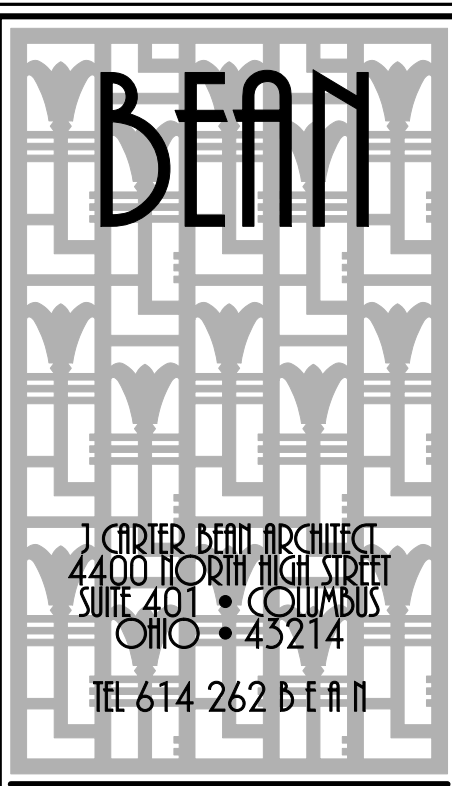
S STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 6



STOREFRONT DATA	
TOTAL PROJECTED AREA:	13.25 SF
TOTAL DAYLIGHT AREA:	6.13 SF
PERCENTAGE GLASS AREA:	46%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.80
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.34

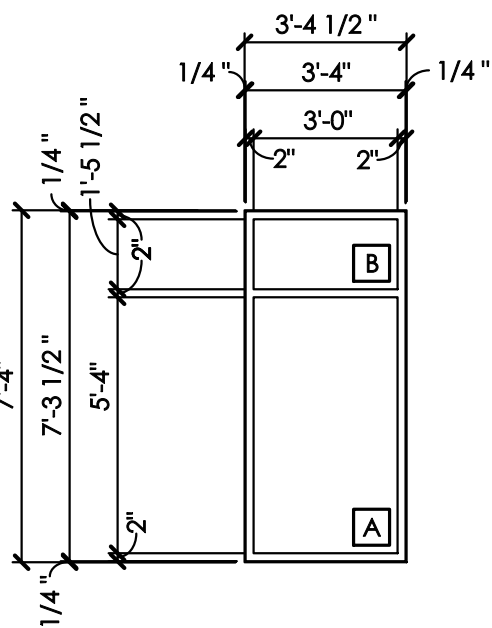
T STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1

STOREFRONT NOTES	
1.	SEE DOOR AND HARDWARE SCHEDULE ON A7.1 FOR ADDITIONAL INFORMATION.
2.	PROVIDE MANUFACTURER'S STANDARD HEAD RECEPTOR TRACK AT ALL HEAD CONDITIONS. VERIFY HEIGHT REDUCTION REQUIRED (PER MANUFACTURER) FOR STOREFRONT HEAD RECEPTOR TRACK.
3.	ALL STOREFRONT SYSTEMS TO BE THERMALLY BROKEN WITH 1" INSULATED GLASS.
4.	SEE EXTERIOR FINISH SCHEDULE ON A5.0 FOR INDIVIDUAL STOREFRONT FINISH.
5.	STOREFRONT SYSTEM ELEVATIONS ILLUSTRATE 1/4" SHIM SPACE AT ALL HEAD, JAMB, AND SILL FRAME CONDITIONS.
6.	ALL LITES IN STOREFRONT SYSTEM DOORS TO BE 1" INSULATED, LOW-E TEMPERED GLASS, UNLESS OTHERWISE NOTED.
7.	ALL STOREFRONT FLASHINGS TO BE ALUMINUM BRAKE METAL (24 GA. MIN.) TO MATCH STOREFRONT FINISH.
8.	FIELD VERIFY ALL DIMENSIONS OF STOREFRONT SYSTEM UNIT OPENINGS PRIOR TO FABRICATION.
9.	PROVIDE END DAM SEALANT AT ALL SILL MEMBERS.
10.	PROVIDE MANUFACTURER'S STANDARD SILL PAN RECEPTOR TRACK. SET IN SILL SEALANT - DO NOT SEAL OVER STOREFRONT SYSTEM WEEPS.
11.	PROVIDE CAULK ON BOTH SIDES OF STOREFRONT. CAULK INSTALLATION NOT TO INTERFERE WITH STOREFRONT WEEP SYSTEM. SEE MANUFACTURER'S SPECIFICATIONS FOR CAULK INSTALLATION.
12.	ALL PERIMETER ALUMINUM TO MASONRY TO BE SEALED w/ SILICONE SEALANT TO MATCH STOREFRONT. CLEAN ALUMINUM SURFACE w/ ALCOHOL PRIOR TO SEALANT INSTALLATION.
13.	1" STOREFRONT GLAZING TO MEET MIN. U-FACTOR 0.32 (WINTER) & 0.31 (SUMMER) WITH A MIN. SHGC 0.69. BASIS OF GLAZING DESIGN PER PPG COATED SUNGATE 400 LOW-E GLASS (2) CLEAR + CLEAR.
14.	STOREFRONTS TO HAVE STEEL REINFORCING AS REQUIRED TO MEET 30 PSF MAX DEFLECTION IN HORIZONTAL AND VERTICAL MULLIONS; NOT TO EXCEED 1/175 OF SPAN PER ASTM E283.
15.	SEE BUILDING ELEVATIONS AND PLANS FOR LOCATIONS OF MASONRY OR FRAMED OPENINGS.
16.	VERIFY ALL FRAMING & MASONRY ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING / LAYING MASONRY.
17.	WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI Z97.1, AS APPROPRIATE.
18.	PROVIDE MANUFACTURER RECOMMENDED SILL AND PERIMETER FLASHING.

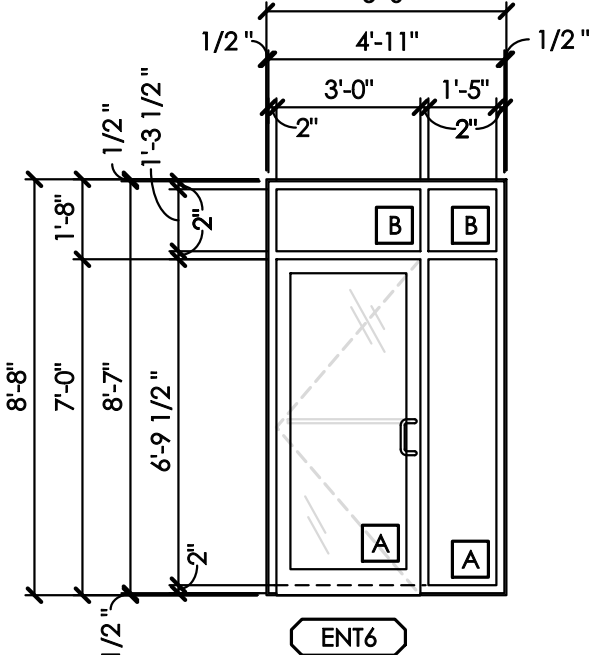


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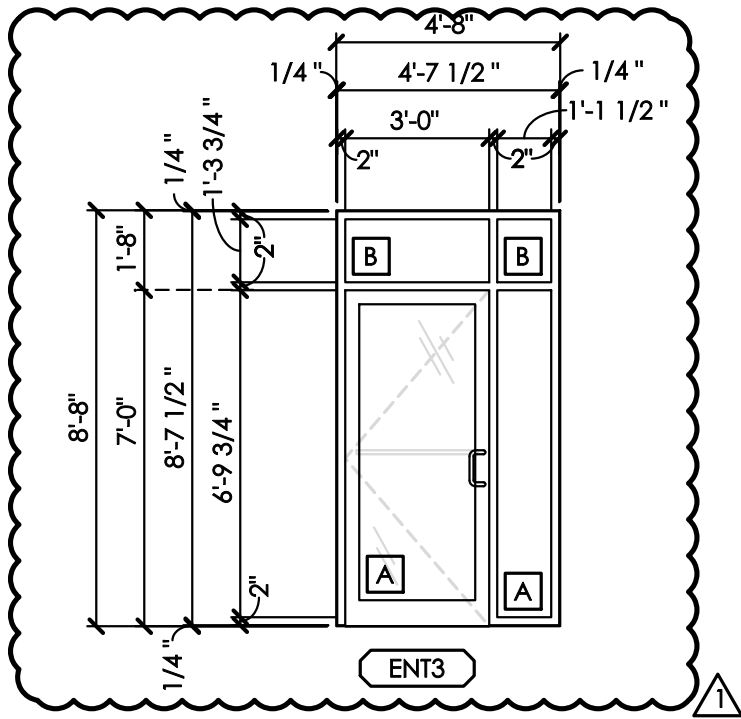
DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
DRAWING TITLE	
STOREFRONT ELEVATIONS AND NOTES	
DRAWING NUMBER	
A8.1	
BEAN #00000.00	



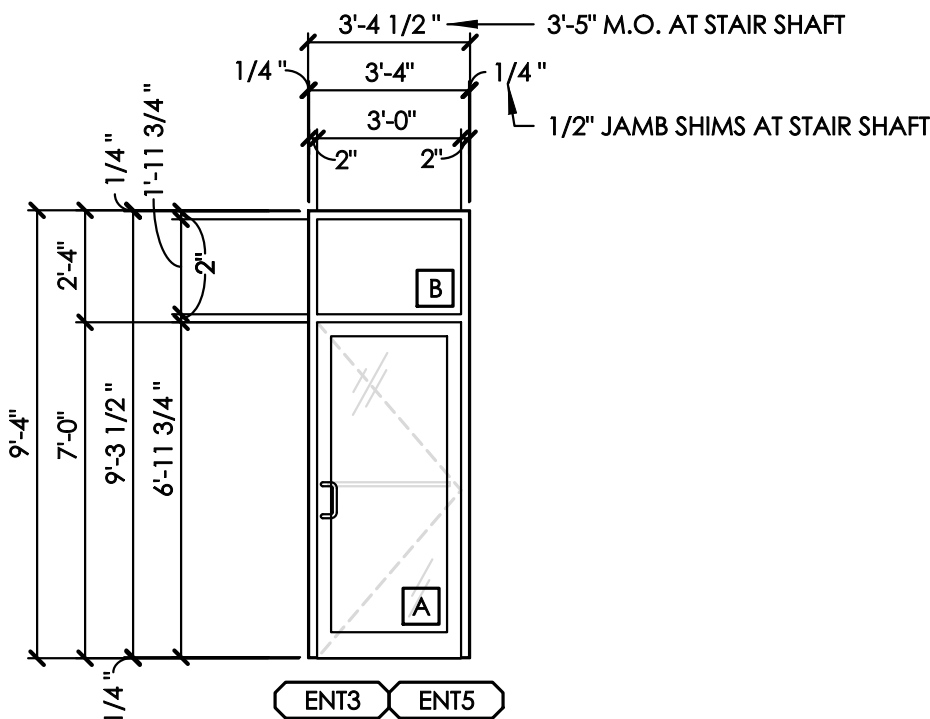
STOREFRONT DATA	
TOTAL PROJECTED AREA:	24.75 SF
TOTAL DAYLIGHT AREA:	20.38 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57



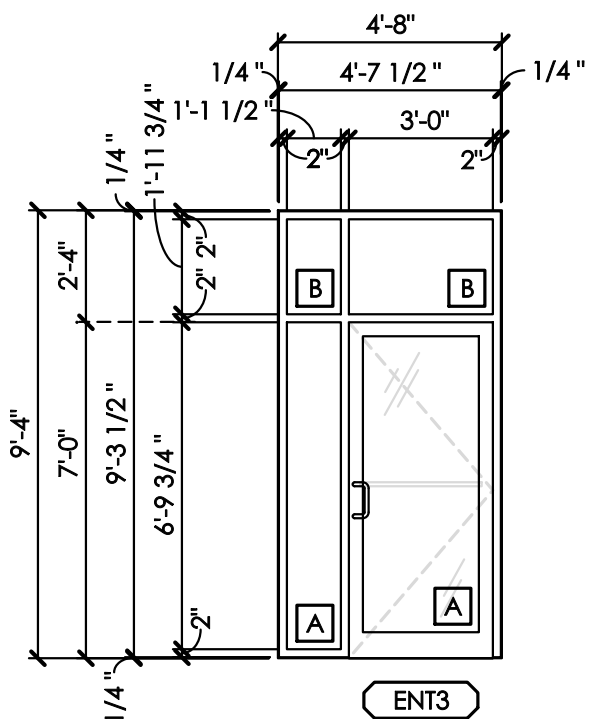
STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	22.33 SF	TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	15.32 SF	TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	69%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59	U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69	SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.48	SHGC SYSTEM:	0.40



STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	19.44 SF	TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	13.08 SF	TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	67%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.61	U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69	SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.47	SHGC SYSTEM:	0.40



STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	10.50 SF	TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	5.94 SF	TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	56%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.71	U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69	SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.40	SHGC SYSTEM:	0.40



STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	22.54 SF	TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	15.82 SF	TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	70%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59	U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69	SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.49	SHGC SYSTEM:	0.40

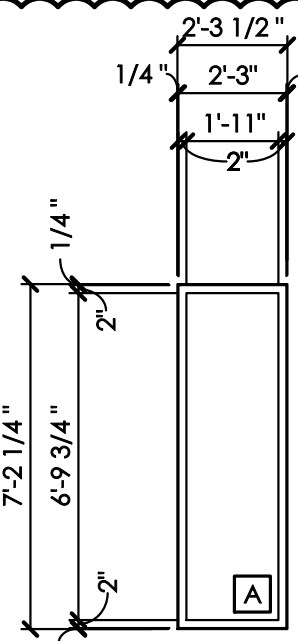
AA STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1

BB STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1

CC STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1

DD STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1, 1 SIMILAR

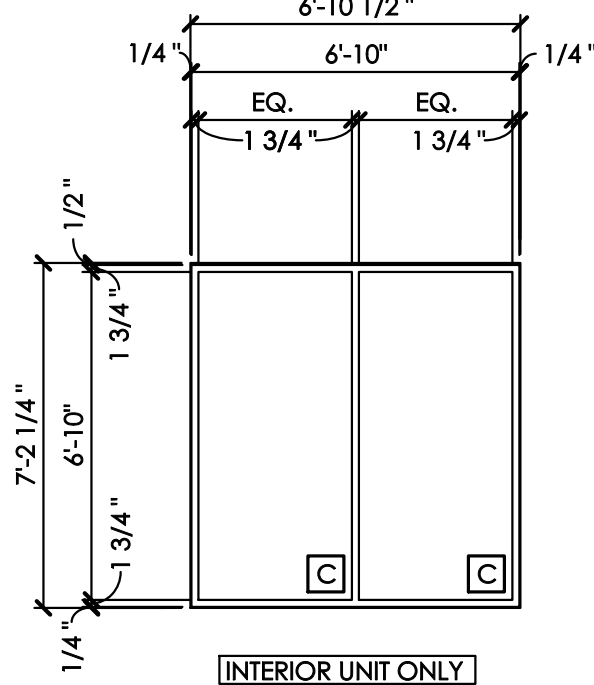
EE STOREFRONT ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



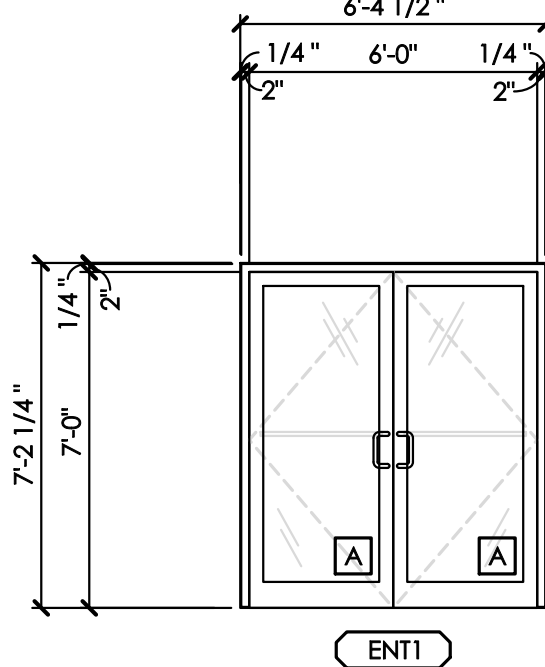
STOREFRONT DATA	
TOTAL PROJECTED AREA:	23.11 SF
TOTAL DAYLIGHT AREA:	14.69 SF
PERCENTAGE GLASS AREA:	64%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.64
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.45

FF NOT USED SCALE: -

GG STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 2

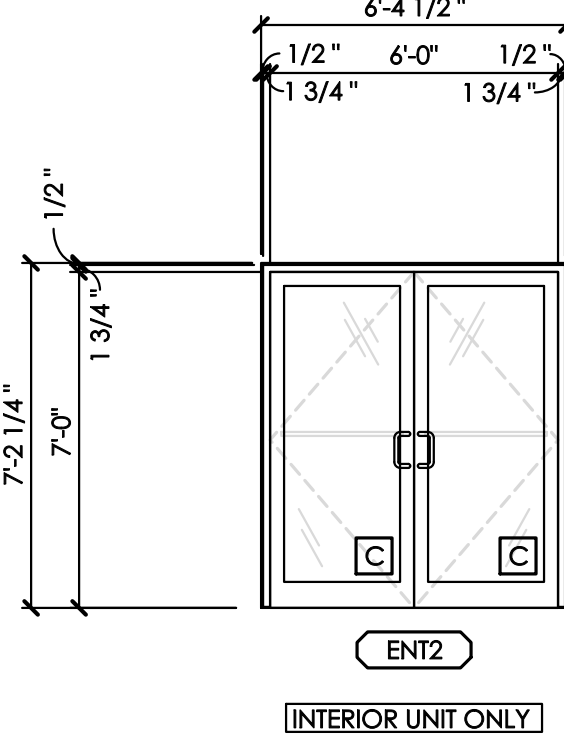


HH NOT USED SCALE: -

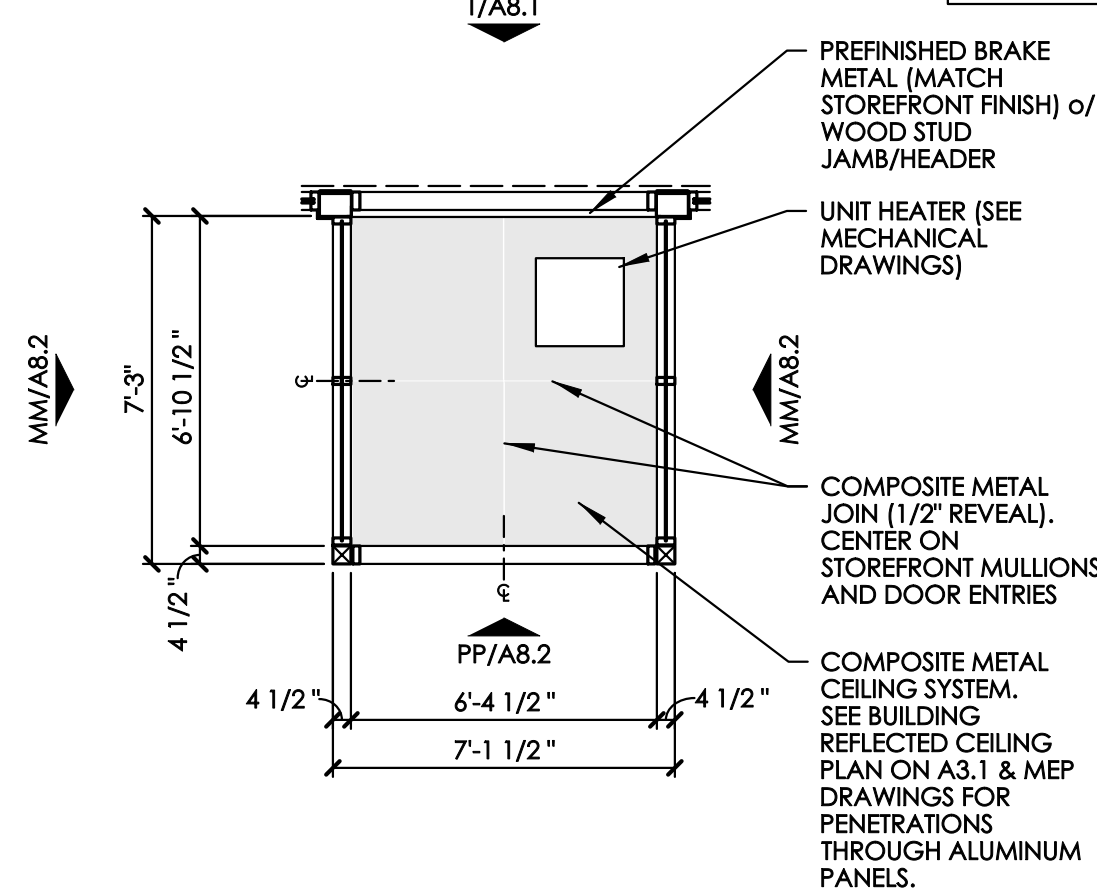


STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	19.75 SF	TOTAL PROJECTED AREA:	42.00 SF
TOTAL DAYLIGHT AREA:	4.5 SF	TOTAL DAYLIGHT AREA:	26.64 SF
PERCENTAGE GLASS AREA:	23%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.80	U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69	SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.18	SHGC SYSTEM:	0.40

JJ STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 2

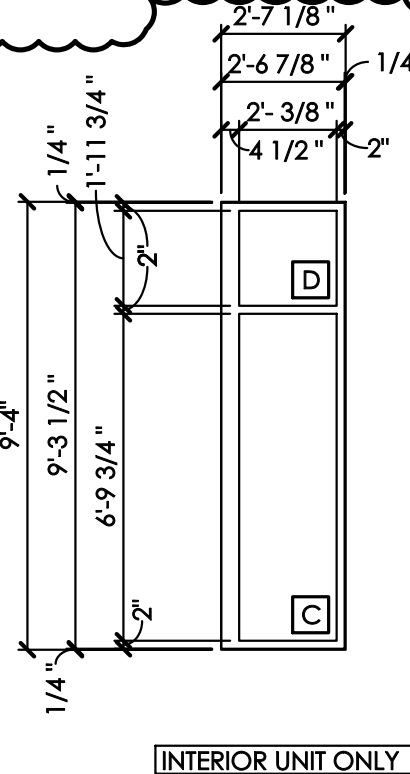
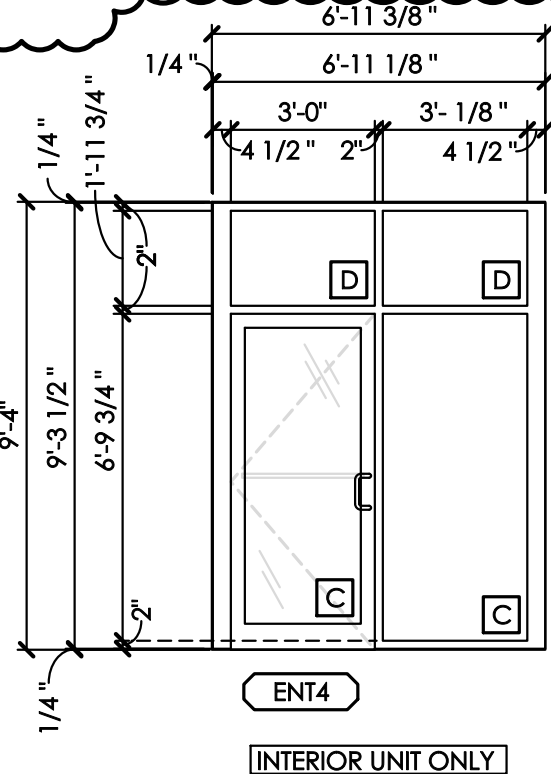


KK STOREFRONT VESTIBULE R.C.P. SCALE: 1/4" = 1'-0" TYPICAL OF 1

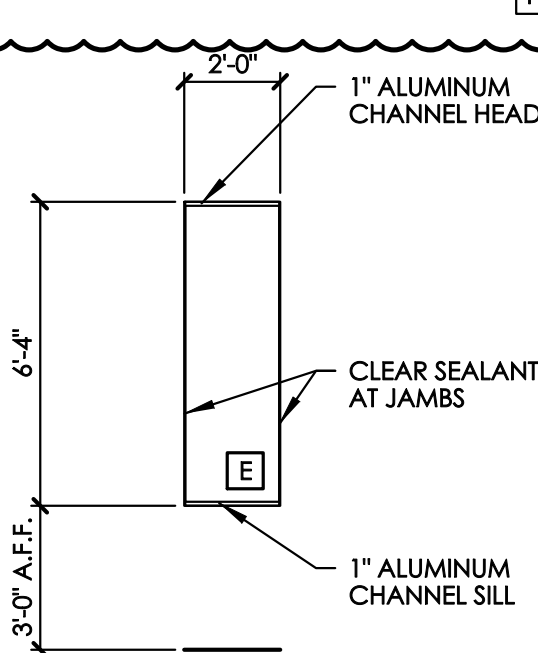


LL NOT USED SCALE: -

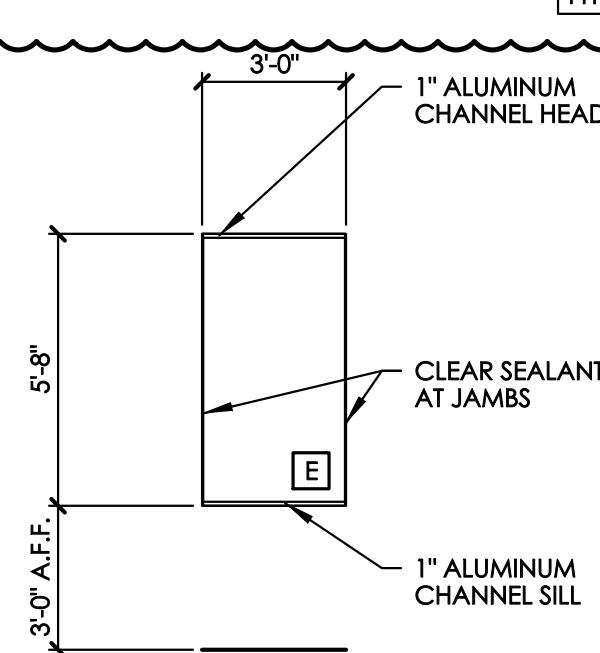
MM STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 2



NN STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1



PP STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 2



QQ STOREFRONT VESTIBULE R.C.P. SCALE: 1/4" = 1'-0" TYPICAL OF 1

RR STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1

SS STR. FRT. VESTIBULE ELEV. SCALE: 1/4" = 1'-0" TYPICAL OF 1

TT DIRECT SET WINDOW SCALE: 1/4" = 1'-0" TYPICAL OF 1

VV DIRECT SET WINDOW SCALE: 1/4" = 1'-0" TYPICAL OF 1

BEAN

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FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A14. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
REVISION	OCTOBER 20, 2023

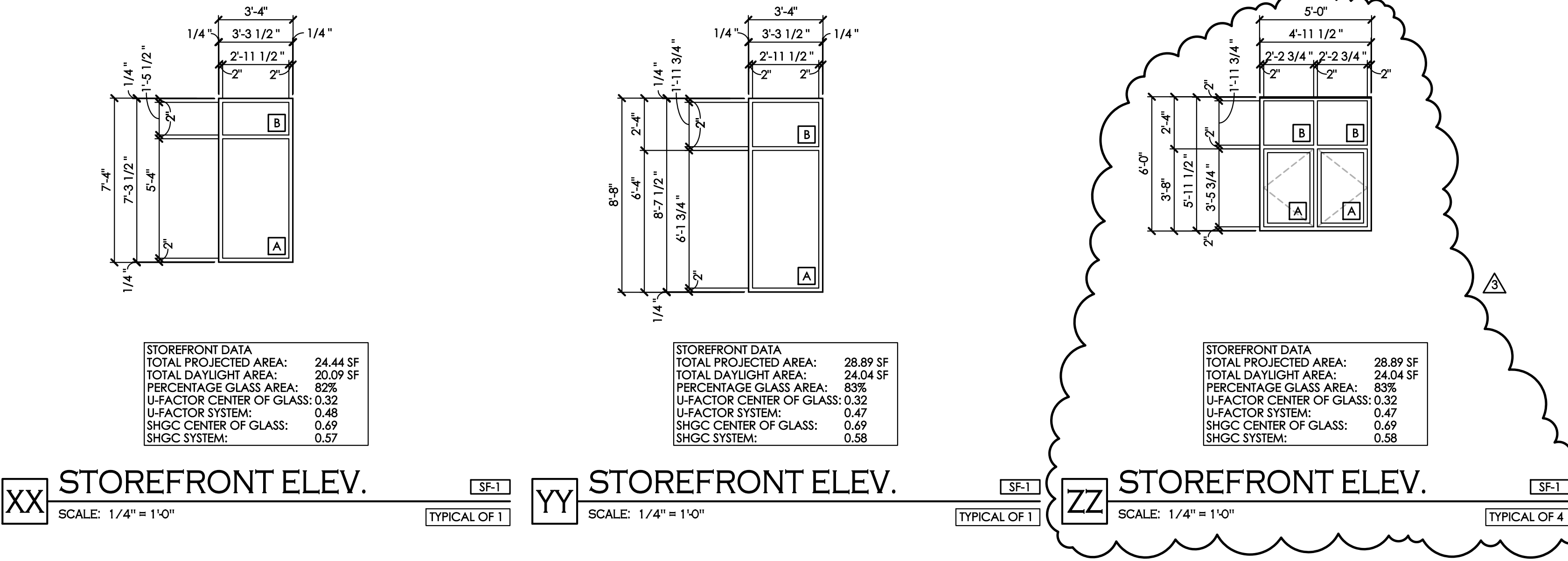
DRAWING TITLE

STOREFRONT ELEVATIONS

DRAWING NUMBER

A8.2

BEAN #000000.00



GLASS SCHEDULE	
A	1" INSULATED TEMPERED CLEAR GLASS, LOW-E
B	1" INSULATED CLEAR GLASS, LOW-E
C	1/4" TEMPERED, CLEAR GLASS
D	1/4" ANNEALED, CLEAR GLASS
E	1/2" TEMPERED, CLEAR GLASS

STOREFRONT NOTES	
1. SEE DOOR AND HARDWARE SCHEDULE ON A7.1 FOR ADDITIONAL INFORMATION. 2. PROVIDE MANUFACTURER'S STANDARD HEAD RECEPTOR TRACK AT ALL HEAD CONDITIONS. VERIFY HEIGHT REDUCTION REQUIRED (PER MANUFACTURER) FOR STOREFRONT HEAD RECEPTOR TRACK. 3. ALL STOREFRONT SYSTEMS TO BE THERMALLY BROKEN WITH 1" INSULATED GLASS. 4. SEE EXTERIOR FINISH SCHEDULE ON A5.0 FOR INDIVIDUAL STOREFRONT FINISH. 5. STOREFRONT SYSTEM ELEVATIONS ILLUSTRATE 1/4" SHIM SPACE AT ALL HEAD, JAMB, AND SILL FRAME CONDITIONS. 6. ALL LITES IN STOREFRONT SYSTEM DOORS TO BE 1" INSULATED, LOW-E TEMPERED GLASS, UNLESS OTHERWISE NOTED. 7. ALL STOREFRONT FLASHINGS TO BE ALUMINUM BRAKE METAL (24 GA. MIN.) TO MATCH STOREFRONT FINISH. 8. FIELD VERIFY ALL DIMENSIONS OF STOREFRONT SYSTEM UNIT OPENINGS PRIOR TO FABRICATION. 9. PROVIDE END DAM SEALANT AT ALL SILL MEMBERS. 10. PROVIDE MANUFACTURER'S STANDARD SILL PAN RECEPTOR TRACK. SET IN SILL SEALANT - DO NOT SEAL OVER STOREFRONT SYSTEM WEEPS. 11. PROVIDE CAULK ON BOTH SIDES OF STOREFRONT. CAULK INSTALLATION NOT TO INTERFERE WITH STOREFRONT WEEP SYSTEM. SEE MANUFACTURER'S SPECIFICATIONS FOR CAULK INSTALLATION. 12. ALL PERIMETER ALUMINUM TO MASONRY TO BE SEALED w/ SILICONE SEALANT TO MATCH STOREFRONT. CLEAN ALUMINUM SURFACE w/ ALCOHOL PRIOR TO SEALANT INSTALLATION. 13. 1" STOREFRONT GLAZING TO MEET MIN. U-FACTOR 0.32 (WINTER) & 0.31 (SUMMER) WITH A MIN. SHGC 0.69. BASIS OF GLAZING DESIGN PER PPG COATED SUNGATE 400 LOW-E GLASS (2) CLEAR + CLEAR. 14. STOREFRONTS TO HAVE STEEL REINFORCING AS REQUIRED TO MEET 30 PSF MAX DEFLECTION IN HORIZONTAL AND VERTICAL MULLIONS; NOT TO EXCEED 1/175 OF SPAN PER ASTM E283. 15. SEE BUILDING ELEVATIONS AND PLANS FOR LOCATIONS OF MASONRY OR FRAMED OPENINGS. 16. VERIFY ALL FRAMING & MASONRY ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING / LAYING MASONRY. 17. WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI Z97.1, AS APPROPRIATE. 18. PROVIDE MANUFACTURER RECOMMENDED SILL AND PERIMETER FLASHING.	

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FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

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MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A8.16. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
REVISION	OCTOBER 20, 2023
REVISION	MARCH 11, 2024
REVISION	APRIL 9, 2024

DRAWING TITLE

STOREFRONT ELEVATIONS

DRAWING NUMBER

A8.3

BEAN #00000.00



SIGN SCHEDULE					
TENANT A			TENANT E		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
A1	WALL SIGN (TYPE 1)	33 S.F.	E1	WALL SIGN (TYPE 1)	33 S.F.
A2	PROJ. SIGN (TYPE 2)	4 S.F.	E2	PROJ. SIGN (TYPE 1)	17 S.F.
A3	WALL SIGN (TYPE 2)	21 S.F.	E3	WALL SIGN (TYPE 2)	21 S.F.
TENANT B			TENANT F		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
B1	WALL SIGN (TYPE 1)	33 S.F.	F1	WALL SIGN (TYPE 2)	21 S.F.
B2	PROJ. SIGN (TYPE 2)	4 S.F.	F2	PROJ. SIGN (TYPE 1)	17 S.F.
B3	WALL SIGN (TYPE 3)	6 S.F.	F3	WALL SIGN (TYPE 2)	21 S.F.
TENANT C			TENANT G		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
C1	WALL SIGN (TYPE 1)	33 S.F.	G1	WALL SIGN (TYPE 2)	21 S.F.
C2	PROJ. SIGN (TYPE 2)	4 S.F.	G2	PROJ. SIGN (TYPE 1)	17 S.F.
C3	WALL SIGN (TYPE 3)	6 S.F.	G3	WALL SIGN (TYPE 2)	21 S.F.
TENANT D					
SIGN LABEL	SIGN TYPE	SIGN AREA			
D1	WALL SIGN (TYPE 1)	33 S.F.			
D2	PROJ. SIGN (TYPE 2)	4 S.F.			
D3	WALL SIGN (TYPE 1)	33 S.F.			

TRIVIUM REYNOLDSBURG
7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR

TRIVIUM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

[illegible]

BUILDING ELEVATIONS

BEAN# 00000 C

SN-2



SIGN SCHEDULE					
TENANT A			TENANT E		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
A1	WALL SIGN (TYPE 1)	33 S.F.	E1	WALL SIGN (TYPE 1)	33 S.F.
A2	PROJ. SIGN (TYPE 2)	4 S.F.	E2	PROJ. SIGN (TYPE 1)	17 S.F.
A3	WALL SIGN (TYPE 2)	21 S.F.	E3	WALL SIGN (TYPE 2)	21 S.F.
TENANT B			TENANT F		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
B1	WALL SIGN (TYPE 1)	33 S.F.	F1	WALL SIGN (TYPE 2)	21 S.F.
B2	PROJ. SIGN (TYPE 2)	4 S.F.	F2	PROJ. SIGN (TYPE 1)	17 S.F.
B3	WALL SIGN (TYPE 3)	6 S.F.	F3	WALL SIGN (TYPE 2)	21 S.F.
TENANT C			TENANT G		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
C1	WALL SIGN (TYPE 1)	33 S.F.	G1	WALL SIGN (TYPE 2)	21 S.F.
C2	PROJ. SIGN (TYPE 2)	4 S.F.	G2	PROJ. SIGN (TYPE 1)	17 S.F.
C3	WALL SIGN (TYPE 3)	6 S.F.	G3	WALL SIGN (TYPE 2)	21 S.F.
TENANT D					
SIGN LABEL	SIGN TYPE	SIGN AREA			
D1	WALL SIGN (TYPE 1)	33 S.F.			
D2	PROJ. SIGN (TYPE 2)	4 S.F.			
D3	WALL SIGN (TYPE 1)	33 S.F.			

J CARTER BEAN ARCHITECTS
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 0544
FAX 614 262 2329

FOR

TRIVIUM REYNOLDSBURG INVESTMENTS L.L.C.

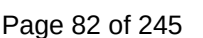
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

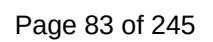
[illegible]

BUILDING ELEVATIONS

BEAN# 00000.0

SN-3







SHERWIN WILLIAMS
SW 7017 'DORIAN GRAY'

WALL SIGN (TYPE 1) NOTES:

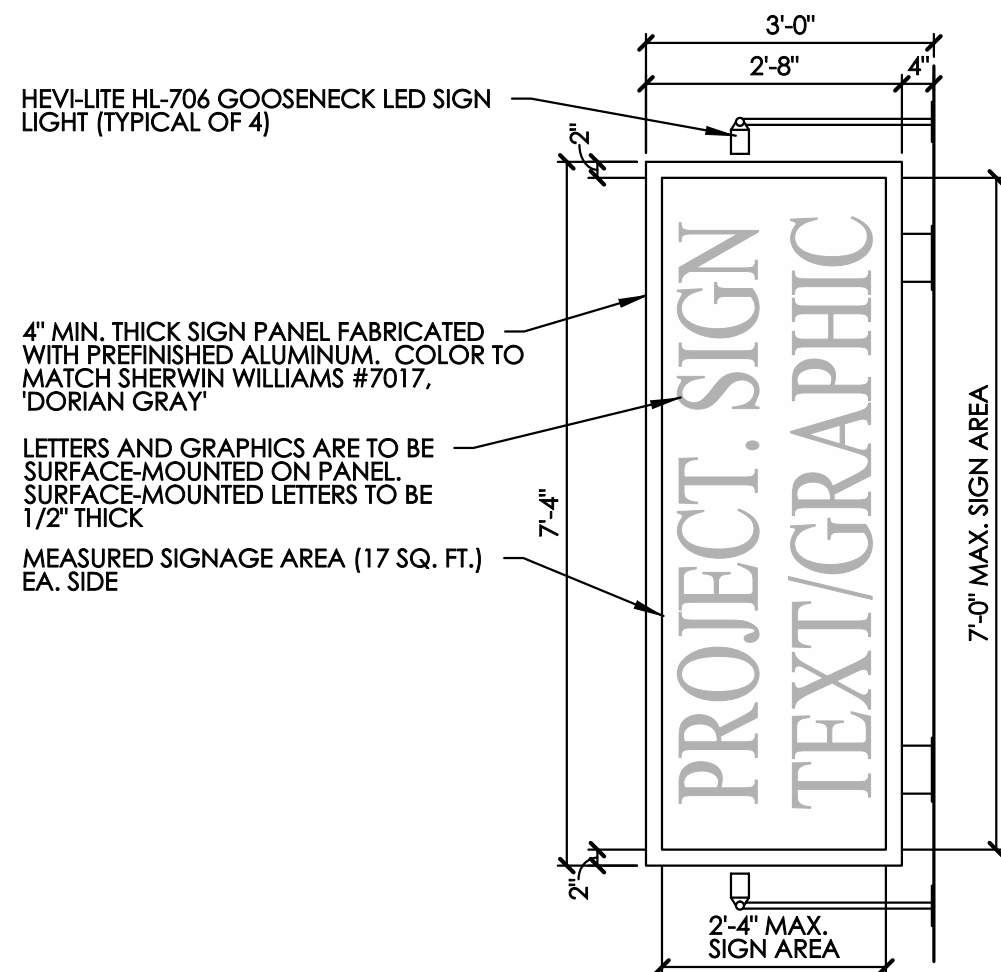
1. SIGN PANEL SIZE TO BE 2'-0" TALL X 4'-6" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 2" THICK PREFINISHED ALUMINUM.
3. LETTERS AND LOGOS SHALL BE A MAXIMUM OF 18" TALL AND SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 1'-6" TALL X 4'-6" WIDE MESSAGE AREA (6 SQ. FT.).
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. LETTERS AND GRAPHICS TO BE CENTERED IN MESSAGE AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

[illegible]

SIGNAGE DETAILS

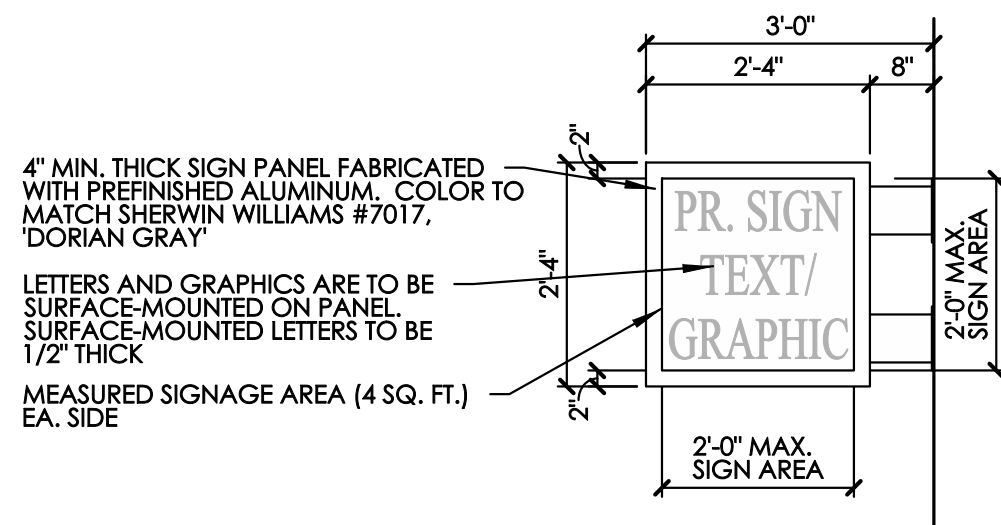
BEAN# 00000.00

SN-6



A PROJECTING SIGN (TYPE 1)
SCALE: 1/2" = 1'-0"

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



B PROJECTING SIGN (TYPE 2)
SCALE: 1/2" = 1'-0"

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

PROJECTING SIGN (TYPE 1) NOTES:

1. SIGN PANEL SIZE TO BE 7'-4" TALL X 2'-8" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 4". SIGN PANEL TO BE FABRICATED WITH PREFINISHED ALUMINUM.
3. SURFACE-MOUNTED INFORMATION SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 7'-0" TALL X 2'-4" WIDE MESSAGE AREA (17 SQ. FT.) PER FACE.
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. CENTER OF COPY (SIGNAGE) TO BE CENTERED IN TENANT SIGN AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

SHERWIN WILLIAMS
SW 7017 'DORIAN GRAY'

PROJECTING SIGN (TYPE 2) NOTES:

1. SIGN PANEL SIZE TO BE 2'-4" TALL X 2'-4" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 4". SIGN PANEL TO BE FABRICATED WITH PREFINISHED ALUMINUM.
3. SURFACE-MOUNTED INFORMATION SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 2'-0" TALL X 2'-0" WIDE MESSAGE AREA (4 SQ. FT.) PER FACE.
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. CENTER OF COPY (SIGNAGE) TO BE CENTERED IN TENANT SIGN AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL AND MESSAGING IS THE TENANT'S RESPONSIBILITY.



April 22, 2024

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

RE: Carter Bean; 7324-7330 E. Main Street: Certificate of Appropriateness for Comprehensive Sign Plan

Planning and Zoning Board:

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

1. Project Summary

- a. The proposed project involves the new build of a multi-tenant/multi use 2-story building at the corner of E. Main Street and Lancaster Avenue in the Olde Reynoldsburg Commercial District (ORD-C). The New Building previously came before the Planning and Zoning Board at the March 22, 2023 meeting for the most recent Major Site Plan approval. The Major Site Plan was approved without conditions at the March 22, 2023 meeting. Prior to that meeting, the Board of Zoning and Building Appeals granted variances to the building signage at the May 19, 2022 meeting. The applicant then received approval for the Certificate of Appropriateness from the Board on September 7, 2023.
- b. The applicant is now coming before the Planning and Zoning Board for changes to the approved building signage including externally illuminated gooseneck lighting along the south, west, east and north building elevations. Changes to the signs size, and location. Specific sign materials are now identified in the Certificate of Appropriateness. The sign panels will be made of aluminum and will match the Dorian Gray color identified in the site plan. The actual sign content will be made out of aluminum or polycarbonate material and be surface mounted on the aluminum panel. There are 14 wall signs permitted on the building with sign sizes range from 33 square feet to 6 square feet. 7 projecting signs are permitted on the building with sign sizes ranging from 4 square feet to 17 square feet.

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 application must also meet Section 1105.03.C
- b. The applications appears to meet the following criterial established in Section 1109.21, 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 1105.03.C provides criteria on lighting, the number of signs, sign types and specific standards for each sign type.
- i. The permitted type of lighting in the Olde Reynoldsburg Commercial District is exterior illuminated, gooseneck lighting, shadow lit, bulb surround – non-flashing or blinking and bulb surrounded – flashing or blinking. The applicant is proposing gooseneck lighting for all signage on the site, which meets the sign standards.
 - 1. The previously approved photometric plan however does not show any lighting along the south building elevation, along with limited lighting along the west and east elevation. The photometric plan on file does not appear to take into account the proposed gooseneck lighting for signage throughout the site. Staff would like the applicant to update their photometric plan, showing that the lighting requirements of section 1105.09 exterior lighting is met.
 - ii. The applicant shows a total of 21 signs on the site, 14 wall signs and 7 projecting signs. The code does not allow this many wall or projecting signs, however a variance for the number of signs was granted in May 19, 2022 permitting the increased number of signage.
 - iii. The applicant shows wall signs ranging from 33 square feet to 6 square feet. The previously approved variance shows all wall signs at 33 square feet. Since the applicant has reduced the square footage of some wall signs and not increased the wall sign area, the square footage of all wall signs meets the previously approved variance information.
 - iv. The applicant shows the projecting signs ranging from 17 square feet to 4 square feet. The previously approved variance shows the projecting signs ranging from 18 square feet to 4 square feet. Since the applicant has reduced the square footage of some projecting signs and not increased the projecting sign area, the square footage of all projecting signs meets the previously approved variance information.
 - v. The applicant shows that the location of some of the wall signs has shifted from the previously approved variance application, however the number of signs and sizes has not changed. The wall signs appear to be located over the new location of ingress/egress from the building, along with the projecting signs being placed under one another, instead of spread out along the south building elevation. The location of the signs appear to be in compliance with the Olde Reynoldsburg District design standards.
 - vi. The applicant states that the wall sign panels will be made of 2” thick aluminum, and that the projecting signs sign panels will be made of aluminum. The projecting sign will not stick out more than 3 feet from the

building. The wall signs and projecting signs standards for extending from the wall have been met.

1. Staff however has concerns regarding the minimum 9 foot clearance from the sidewalk or ground level projecting sign clearance. The applicant will need to show on the sign plan, that the projecting signs are located a minimum of 9 feet above the sidewalk or ground level.
 2. Staff also has concerns regarding the projecting sign sticking out 3 feet, and the location of the building to the public right-of-way. Staff would ask that the building setback be shown on the site plan. That the distance of the closest point of the building on the south and west building elevation be shown, to ensure that the projecting signs do not encroach into the public right-of-way.
 - a. If the setback provided for either building elevation is less than 3 feet, staff recommends that a hold harmless agreement approved by the City Attorney's office be provided from the applicant for any signage that would extend into the public right-of-way. This requirement can be found in Section 1105.03.C. v.2 of the Zoning Code.
- vii. The proposed wall signs and projecting signs surface mounted text is proposed to be made of either aluminum or polycarbonate material.
1. Wall signs materials permitted in the Olde Reynoldsburg Commercial District are wood, metal and polycarbonate. The proposed aluminum or polycarbonate for wall sign material would meet the sign requirements for Olde Reynoldsburg Commercial District.
 2. The applicant is also proposing that the projecting signs be made of either aluminum or polycarbonate material. Projecting sign material permitted in the Olde Reynoldsburg Commercial District is wood or metal. Polycarbonate material for projecting signs would not meet the Olde Reynoldsburg Commercial District sign standards of Section 1105.03.C.v. 2. Staff recommends that polycarbonate be removed as a projecting sign material from the sign plan.
 - a. If polycarbonate material is to remain, a variance from Section 1105.03.C.v.2 would be needed.
3. Recommendations
- a. Staff recommends approval of the Certificate of Appropriateness with the following conditions:
 - i. Provide an updated photometric plan to staff, that address the addition of gooseneck lighting around the building, along with all other exterior lighting on the site. That the photometric plan meet Section 1105.09 Exterior Lighting standards.
 - ii. That the required 9 foot clearance of all projecting signs on the building, be labeled on the Building Elevations (Sheet SN-2 & SN-3).
 - iii. That the applicant show and state on the site plan, the setbacks from each

location of the proposed projecting sign to the public right-of-way along the West and South Building Elevations.

1. That if any location of the projecting signs extends into the public right-of-way, a hold harmless letter that the City Attorneys office deems acceptable be provided to staff for our records.
- iv. That the permitted material for projecting sign only be aluminum.
- 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: 7324-7330 E. Main St., Reynoldsburg, OH 43068	Parcel ID#(s): 060-000134-00, 060-000090-00, 060-000218-00, 060-000200-00, 060-000183-00, 060-000215-00, 060-000065-00
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): City of Reynoldsburg, and Ohio Municipal Corporation L&N-Up Alum Creek, LLC	
Contact Email: tim@triviumdevelopment.com	Contact Phone Number: 614-679-6979

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Multiple T.B.D.	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT INFORMATION

Applicant Name: Carter Bean	Applicant Address: 4400 N. High St., Ste. 401, Columbus, OH 43214
Applicant Phone Number: 614-595-2285	Applicant Email: carter@beanarchitects.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: This submission provides information related to minor alterations to previously approved exterior building design for a multi-tenant, mixed-use facility (retail / restaurant / office). Furthermore, it provides detailed information related to our comprehensive sign plan. All sign areas and locations conform to previously approved sign variances, plus the materiality and lighting comply with City Zoning Ordinance.			

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: **April 3, 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:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	Meeting Results
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled
	☐ PZB	☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____		

Submission Requirements
CERTIFICATE OF APPROPRIATENESS

I. General Requirements

- All applications for a certificate of appropriateness shall be received fourteen (14) days prior to the next meeting.
- All exhibits required for the permanent file (noted in the following paragraphs) must be folded into an 8 ½ x 11 sized paper. However, larger mounting boards, material samples, or other exhibits not meeting these criteria may be used for Planning and Zoning Board presentation.
- Eleven (11) sets of plans should be submitted to the Board through the Planning & Zoning Administrator.
- An adequate number of photographs are required to illustrate the site, including buildings and other existing features as well as adjacent properties.

II. Building Construction, Exterior Remodeling, and Additions Submittal Requirements

- A site plan is required containing the following information: **NO CHANGES TO THE PREVIOUSLY APPROVED SITE PLAN ARE BEING PROPOSED AS PART OF THIS APPLICATION**
 - scale and north arrow
 - project name and site address
 - all property and street pavement lines
 - existing and proposed contours
 - gross area of tract stated in square feet
- Complete elevations are required containing the following information: **NO CHANGES TO THE PREVIOUSLY APPROVED MATERIALS OR COLORS ARE BEING PROPOSED AS PART OF THIS APPLICATION. ONLY THE PHYSICALLY ALTERED ITEMS ARE DESCRIBED BY THIS PACKAGE.**
 - scale
 - all signs to be shown on the elevation
 - changes in ground elevation
 - type, color, and texture of all primary materials to be used;
 - fenestration, doorways, and all other projecting and receding elements
- Material samples (required for all exterior materials)

III. Free-standing Ground Sign Submittal Requirements **NO GROUND SIGNS ARE PROPOSED FOR THIS DEVELOPMENT**

- A site plan is required containing the following information:
 - scale and north arrow;
 - address of the site;
 - all property and street pavement lines;
 - proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
 - location and height of all existing and proposed signs on the site, showing required setbacks
- Material samples are required for components

IV. Wall Sign Submittal Requirements **ADDITIONAL SIGN GRAPHICS SHALL BE PROVIDED ON A TENANT-BY-TENANT BASIS AS PART OF THEIR CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A scaled drawing of each face of the proposed wall sign is required showing the following information;
 - all size specifications, including the size of letters and graphics;
 - description of sign and frame materials and colors;
- An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.
- Material samples are required for all components.

Along with a completed application form, please submit fourteen (14) hardcopy packets of all required items. When any items in the packet exceed 11X17, please also submit a PDF or similar scan of the completed application and packet.

April 3, 2024

Ms. Phoenix Bauthier
City of Reynoldsburg
Planning and Zoning Administrator
7232 East Main Street
Reynoldsburg, Ohio 43068

Re: Trivium Reynoldsburg
CERTIFICATE OF APPROPRIATENESS
7324-7330 East Main Street
Reynoldsburg, Ohio 43068

Dear Phoenix,

Attached herein is our application for amended Certificate of Appropriateness for the proposed shell building at 7324-7330 East Main Street. With said application, I've included eleven (11) sets of physical prints, plus and electronic copy, of all required submission materials.

The drawings provided herein describe ONLY the items that have changed since our previous Certificate of Appropriateness approval. Therefore, all information not expressly indicated by this submission shall remain as previously approved, such as materials, colors, lighting, glazing transparency & performance, construction methods, and systems.

Drawings A-1 through A-3 are specific to exterior building modifications. Said modifications are as follows:

1. The operable windows on the south elevation of the building, at the east end, are currently proposed with a slightly different framing configuration. This change was necessitated to meet the manufacturer's dimensional parameters for operable windows to maintain warranty.
2. The electrical service gear on the north elevation of the building has been modified to utilize readily available electrical components. The previously proposed gear, while smaller in dimension, was only available after an eight (8) month lead time for fabrication. Such a protracted timeframe could not be accommodated in the construction schedule.
3. To provide the necessary wall space for the revised electrical components, the north, exterior egress stairs have been eliminated from the scope of the project. While the stairs have been removed, the upper landing has been retained to provide a small, exterior balcony for use by the immediately adjacent Tenant.

Drawings SN-1 through SN-8 are specific to the exterior building signage. The areas, locations, and types of signs are consistent with our previously approved sign variances. Furthermore, the currently proposed materials and lighting for each sign are consistent with the City of Reynoldsburg Zoning Ordinance.

Thank you.



Carter Bean

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO
TRIVIUM REYNOLDSBURG
TRIVIUM DEVELOPMENT, LLC
PLOT, GRADE, & UTILITY PLAN
2023

INDEX OF DRAWINGS

SHEET TITLE	SHEET NUMBER
TITLE SHEET	1
GENERAL NOTES	2
DETAILS	3
DEMO PLAN	4
SITE DIMENSION & PAVEMENT PLAN	5
PRIVATE UTILITY PLAN	6
GRADING PLAN	7
GRADING DETAILS	8
STORM SEWER PROFILES	9
EROSION CONTROL PLAN	10
EROSION CONTROL NOTES	11

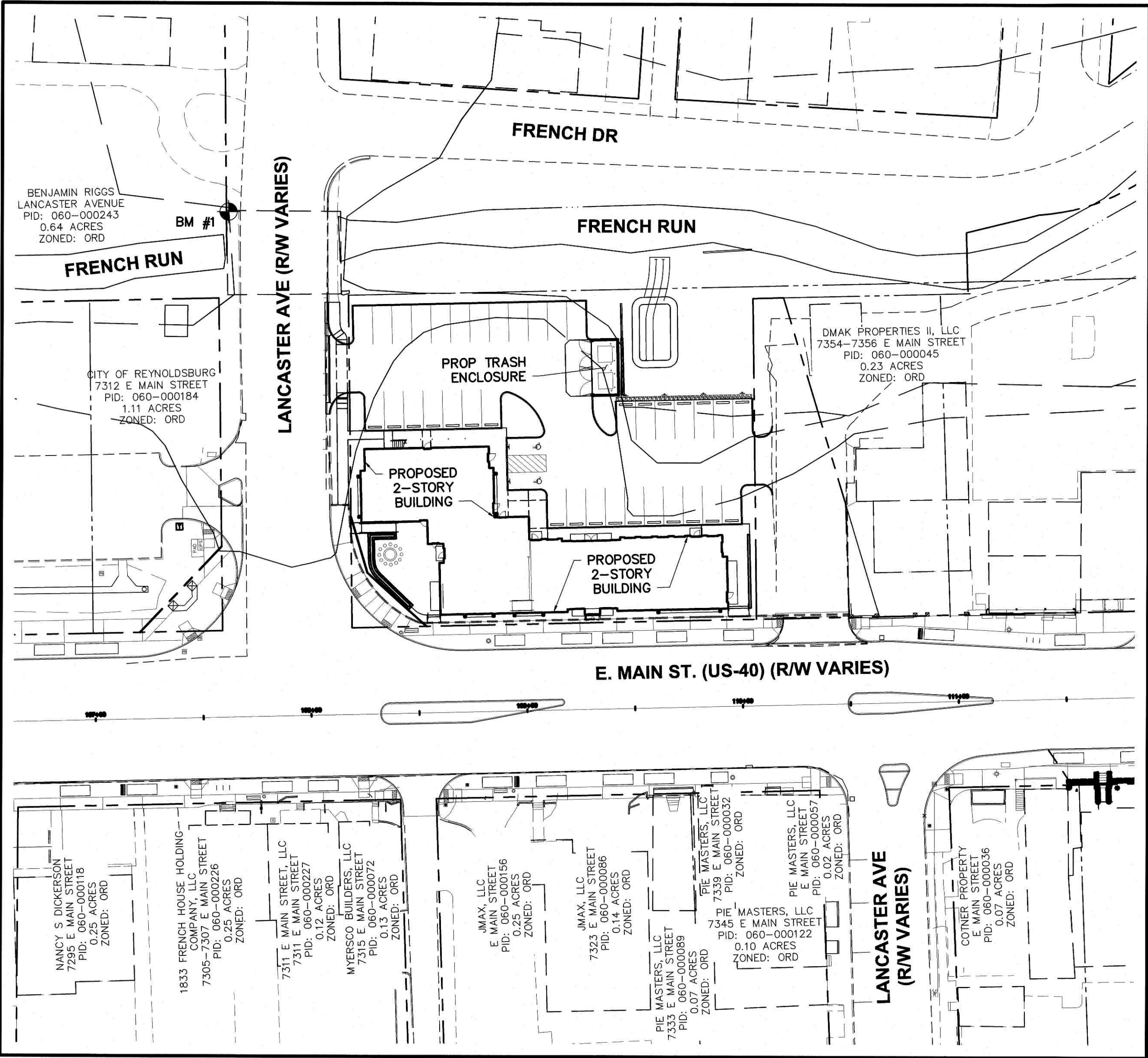
BENCHMARKS

BASED ON NAVD 1988 DATUM.

SOURCE - ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC LOCATIONS.

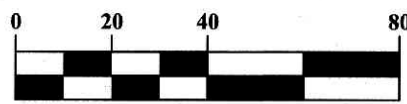
SITE BM 1 - ALUMINUM DISK IN THE NORTHWEST CORNER OF THE WEST ABUTMENT OF LANCASTER AVE. BRIDGE TRU 6-0.04 OVER FRENCH RUN, 200± FEET NORTH OF EAST MAIN STREET, 25.5± FEET WEST OF THE CENTERLINE, FRANKLIN COUNTY ENGINEER DESIGNATION RE-26. SHOWN ON INDEX MAP AS "BM #1".

ELEVATION = 860.577 (NAVD 88 DATUM)

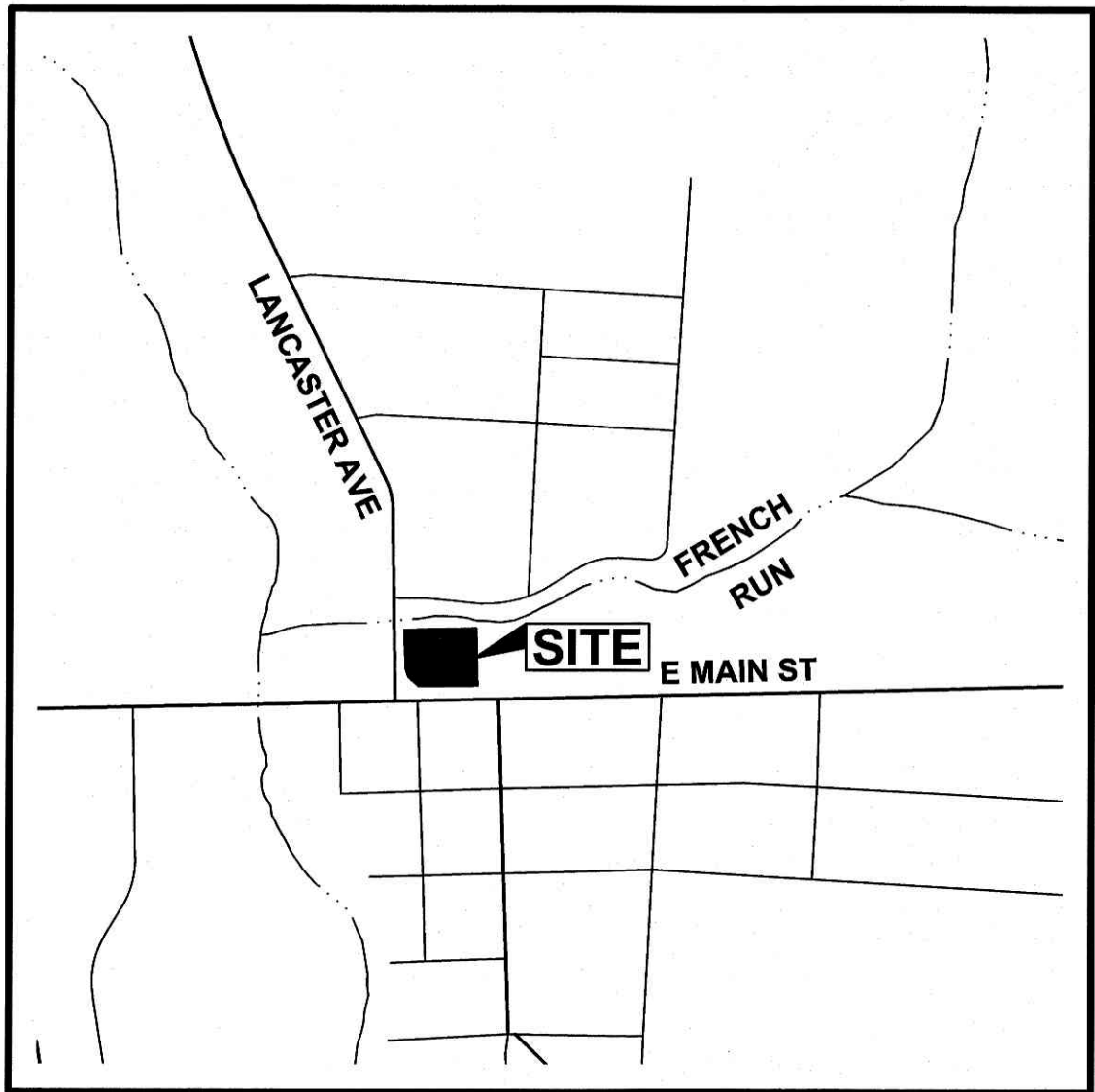


INDEX MAP
SCALE: 1" = 40'

GRAPHIC SCALE



1 inch = 40 feet



SITE LOCATION MAP
NOT TO SCALE

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: RYAN C. FOWLER, P.E.
EMAIL: RFOWLER@ADVANCEDCIVILDDESIGN.COM

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
TRIVIUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215
PHONE: 614-545-7979
CONTACT: TIM SPENCER
EMAIL: TIM@TRIVIUMDEVELOPMENT.COM

STANDARD CONSTRUCTION DRAWINGS
THESE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS SHALL BE A PART THEREOF.

CITY OF REYNOLDSBURG				CITY OF COLUMBUS
R-1	SA-1	ST-1	WA-4	COC-SS-1551
R-2	SA-2	ST-2	WA-5	
R-3	SA-11	ST-3	WA-6	
R-4	SA-12	ST-4	WA-7	
R-5		ST-5	WA-8	
R-6		ST-6	WA-9	
R-7		ST-7	WA-15	
R-8		ST-8	WA-26	
R-9		ST-13	WA-27	
R-12		ST-14	WA-28	
			WA-31	
			WA-32	

STORMWATER ERUS:
TOTAL SITE IMPERVIOUS AREA: 0.520 AC.
1 ERU/2,530 SQ. FT. = 8.95 ERUs



Ryan Fowler E-84424 03/21/23
REGISTERED ENGINEER NUMBER DATE

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

APPROVED BY:

[Signature] 5-18-23
DIRECTOR OF PUBLIC SERVICE CITY OF REYNOLDSBURG, OHIO DATE

[Signature] 5/23/23
CITY ENGINEER CITY OF REYNOLDSBURG, OHIO DATE

[Signature] 5-18-23
SUPERINTENDENT OF WATER/WASTEWATER DIVISION CITY OF REYNOLDSBURG, OHIO DATE

[Signature] 5/17/2023
SUPERINTENDENT OF STREET DIVISION CITY OF REYNOLDSBURG, OHIO DATE

[Signature] 5-24-23
CHIEF OF FIRE DEPARTMENT TRURO TOWNSHIP DATE

[Signature] 5/19/23
PLANNING & ZONING ADMINISTRATOR CITY OF REYNOLDSBURG, OHIO DATE

[Signature] 5/22/23
FLOODPLAIN ADMINISTRATOR CITY OF REYNOLDSBURG, OHIO DATE

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PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard
Gahanna, Ohio 43230
ph 614-428-7750
fax 614-428-7755

PLAN PREPARED FOR:
TRIVIUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO
TRIVIUM REYNOLDSBURG
PLOT, GRADE, & UTILITY PLAN
FOR
TRIVIUM DEVELOPMENT, LLC
TITLE SHEET

ISSUE DATES:	
09/14/2022: SECOND SUBMITTAL	
03/21/2023: THIRD SUBMITTAL	

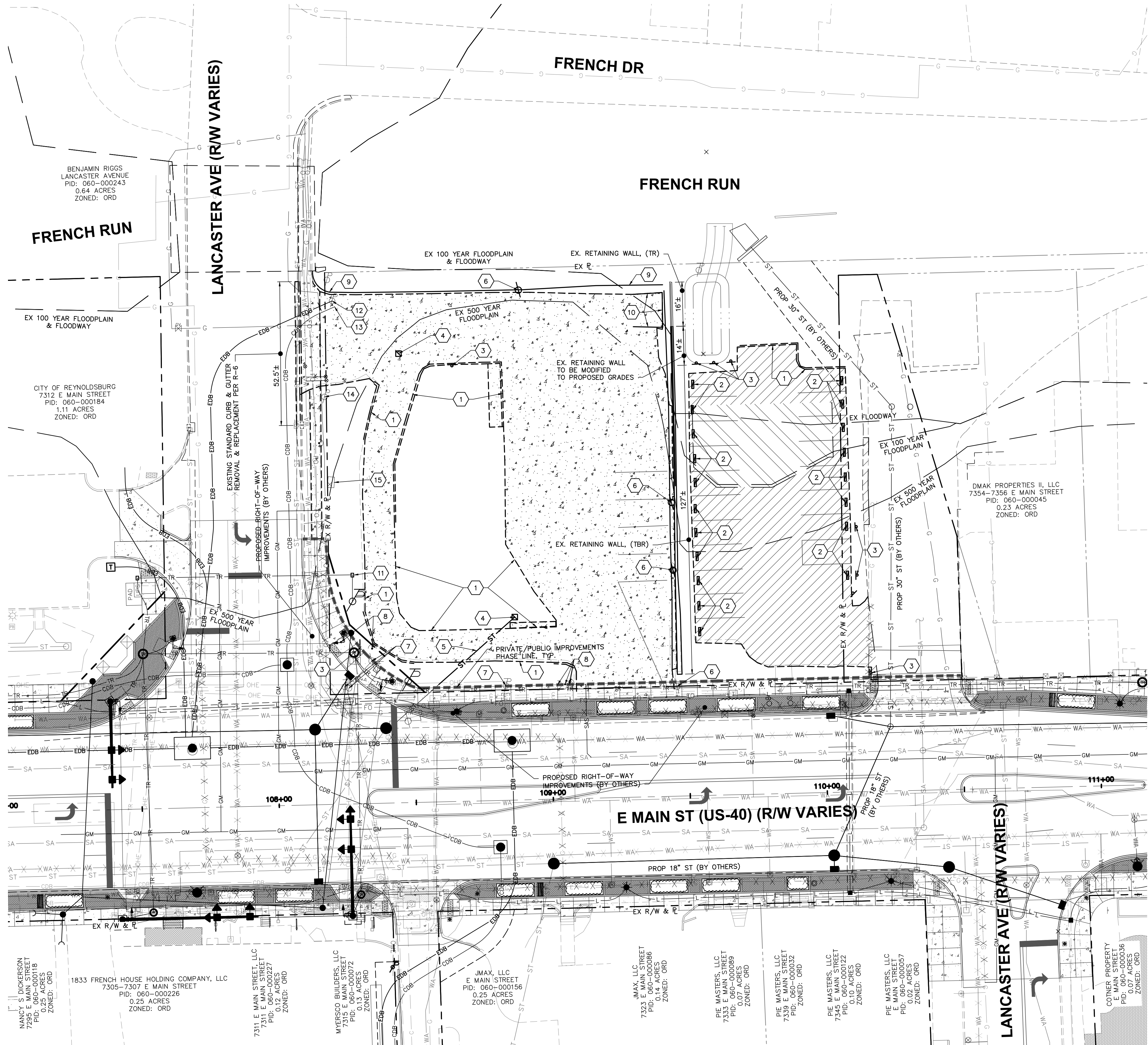
Date: 08/01/2022
Scale: AS NOTED

Drawn By: RCF
Checked By: CLN

Project Number:
21-0039-344

Drawing Number:
1 / 11

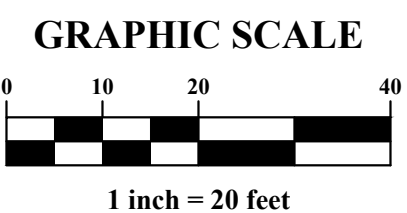
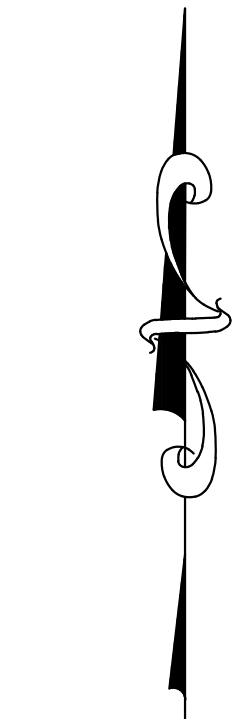
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LEGEND

- ST ST EXISTING STORM SEWER
- ST ST EXISTING STORM SEWER (TBR)
- SA SA EXISTING SANITARY SEWER
- SAS EXISTING SANITARY SERVICE
- WA WA EXISTING WATER MAIN
- WS EXISTING WATER SERVICE
- WA WA EXISTING ABANDONED WATER MAIN
- G G EXISTING GAS MAIN
- G G EXISTING ABANDONED GAS MAIN
- OHE EXISTING OVER HEAD ELECTRIC
- OHE EXISTING OVER HEAD ELECTRIC (TBRBO)
- EDB EXISTING ELECTRIC DUCT BANK
- CDB EXISTING COMMUNICATION DUCT BANK
- E EXISTING UNDERGROUND LIGHTING
- FO EXISTING FIBER
- TR EXISTING TRAFFIC CONDUIT
- EXISTING CURB (TBR)
- EXISTING CURB AND GUTTER (TBR)

- EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF
- MILL & OVERLAY (1-1/2" MIN.)
- EXISTING CONCRETE DRIVE AND SIDEWALK TO BE REMOVED
- EXISTING CONCRETE CURB (TBR)
- EXISTING PARKING BLOCK (TBR)
- EXISTING SIGN (TBR)
- EXISTING CATCH BASIN (TBR)
- EXISTING STORM SEWER (TBR)
- EXISTING LIGHT POLE (TBR)
- EXISTING UTILITY POLE (TBRBO)
- EXISTING GUY WIRE (TBRBO)
- EXISTING GUARDRAIL (TBR)
- EXISTING DUMPSTER ENCLOSURE (TBR)
- EXISTING TRAFFIC PULLBOX (TBR)
- EXISTING ELECTRIC DUCT BANK SERVICE TERMINATION
- EXISTING COMMUNICATION DUCT BANK SERVICE TERMINATION
- EXISTING UTILITY POLE & GUY WIRE (TBRBO), COORDINATE WITH CITY.
- EXISTING AT&T PULLBOX (ATG).
- (TR) TO REMAIN
- (TBR) TO BE REMOVED AND DISPOSED OF
- (TBR) TO BE RELOCATED
- (TBRBO) TO BE REMOVED BY OTHERS
- (ATG) TO BE ADJUSTED TO GRADE



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PLAN PREPARED BY:

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PLAN PREPARED FOR:

TRIVIMUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIMUM REYNOLDSBURG

PLOT, GRADE, & UTILITY PLAN
FOR

TRIVIMUM DEVELOPMENT, LLC

DEMO PLAN

ISSUE DATES:

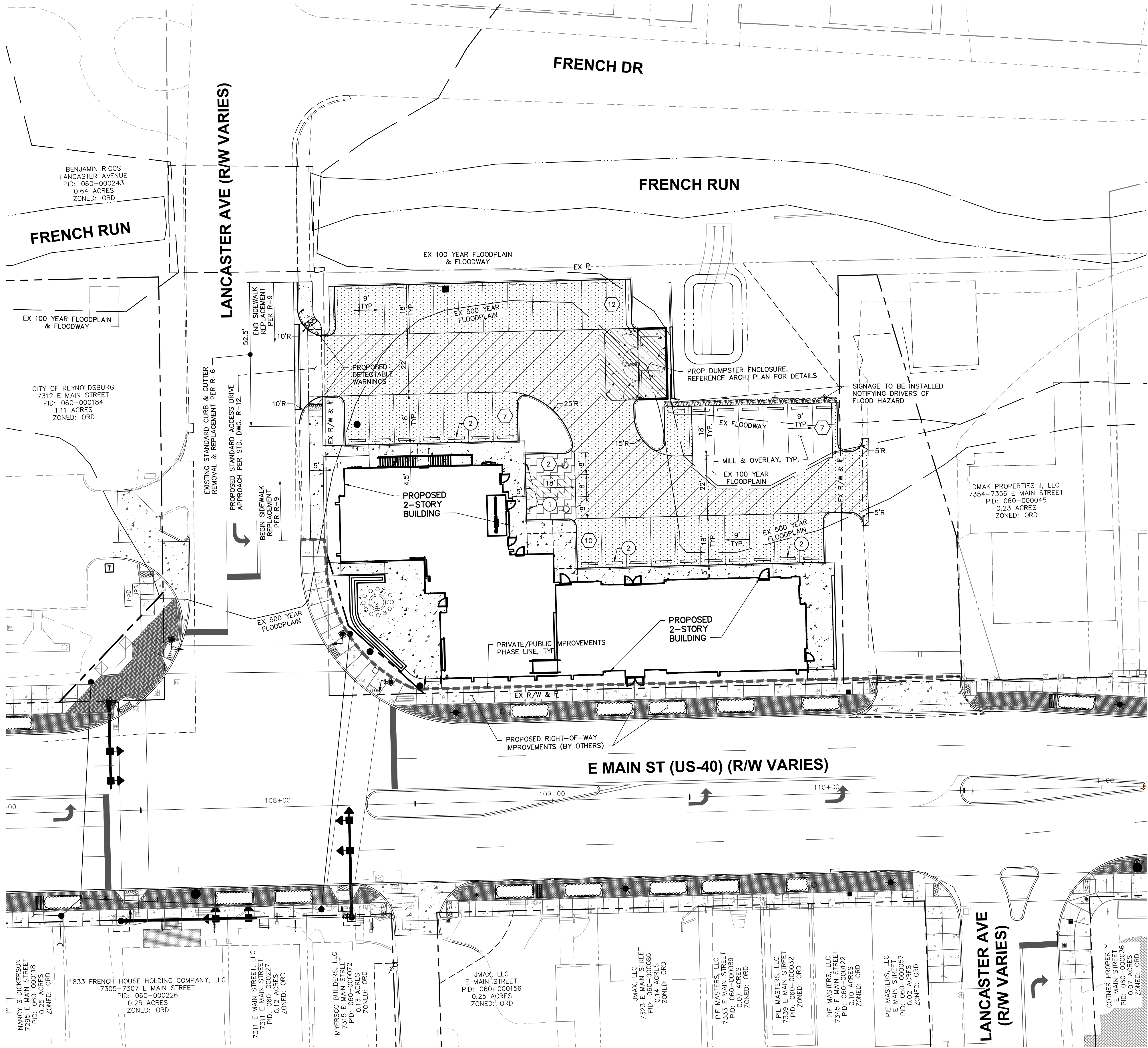
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03/21/2023: THIRD SUBMITTAL
05/11/2023: FOURTH SUBMITTAL

Date: 08/01/2022
Scale: 1" = 20'

Drawn By: RCF
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Project Number:
21-0039-344

Drawing Number:
4 / 11



- LEGEND**
- PROPOSED SITE LIGHT
SEE PHOTOMETRIC PLAN FOR DETAILS
 - TYPICAL BOLLARD ACCESSIBLE SIGN
SEE DETAIL, SHEET 3
 - TYPICAL PARKING BLOCK
SEE DETAIL, SHEET 3
 - PARKING COUNT

NOTE: ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, WHICHEVER APPLIES. ALL RADII ARE MEASURED FROM THE FACE OF CURB OR EDGE OF PAVEMENT.

- STANDARD DUTY PAVEMENT SECTION
SEE DETAIL, SHEET 3
- HEAVY DUTY PAVEMENT SECTION
SEE DETAIL, SHEET 3
- SIDEWALK CONCRETE SECTION
SEE DETAIL, SHEET 3
- CONCRETE PAVEMENT SECTION
SEE DETAIL, SHEET 3
- ITEM 452 - 6" NON-REINFORCED
CONCRETE PAVEMENT, CLASS COC 1
- 18" STRAIGHT CURB WITH UNDERDRAIN
SEE DETAIL, SHEET 3
- 18" STRAIGHT CURB
SEE DETAIL, SHEET 3

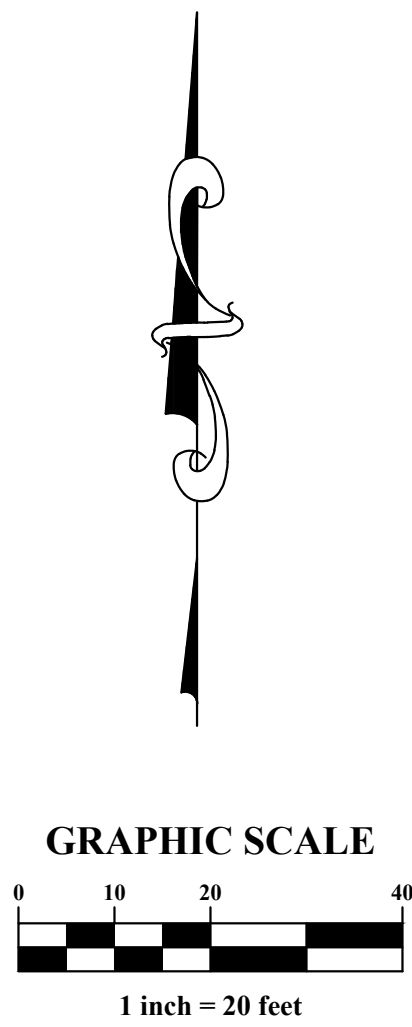
SITE INFORMATION
PROPOSED ADDRESS: TRIVIUM REYNOLDSBURG
TBD AFTER LOT COMBINATION
PARCEL #: 0.648 AC
ZONING: ORD - OLDE REYNOLDSBURG COMMERCIAL DISTRICT

SITE STATISTICS TABLE

TOTAL SITE AREA:	0.648 AC.
POST-DEVELOPED IMPERVIOUS:	0.54 AC.
POST-DEVELOPED LOT COVERAGE:	79%
R/W DISTURBANCE:	0.045 ACRES
OFFSITE DISTURBANCE:	0.00 ACRES
SITE DISTURBANCE:	0.575 ACRES
TOTAL DISTURBANCE:	0.620 ACRES

PARKING REQUIREMENTS
REQUIRED GROUND FLOOR PARKING @ 1 SPACE PER 400 SF OF FLOOR AREA
6,957 SF ~ 17.39 SPACES REQUIRED
REQUIRED UPPER FLOOR PARKING @ 1 SPACE PER 450 SF OF FLOOR AREA
6,817 SF ~ 15.15 SPACES REQUIRED

SETBACKS
FRONT YARD: N/A
SIDE STREET, CORNER LOT: N/A
SIDE YARD: 0' MIN
REAR YARD: 0' MIN



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PLAN PREPARED BY:
TRIVIUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

DATE: 08/17/2023
SCALE: 1" = 20'

DRAWN BY: RCF
CHECKED BY: CLN

PROJECT NUMBER:
21-0039-344

DRAWING NUMBER:
1 / 2

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

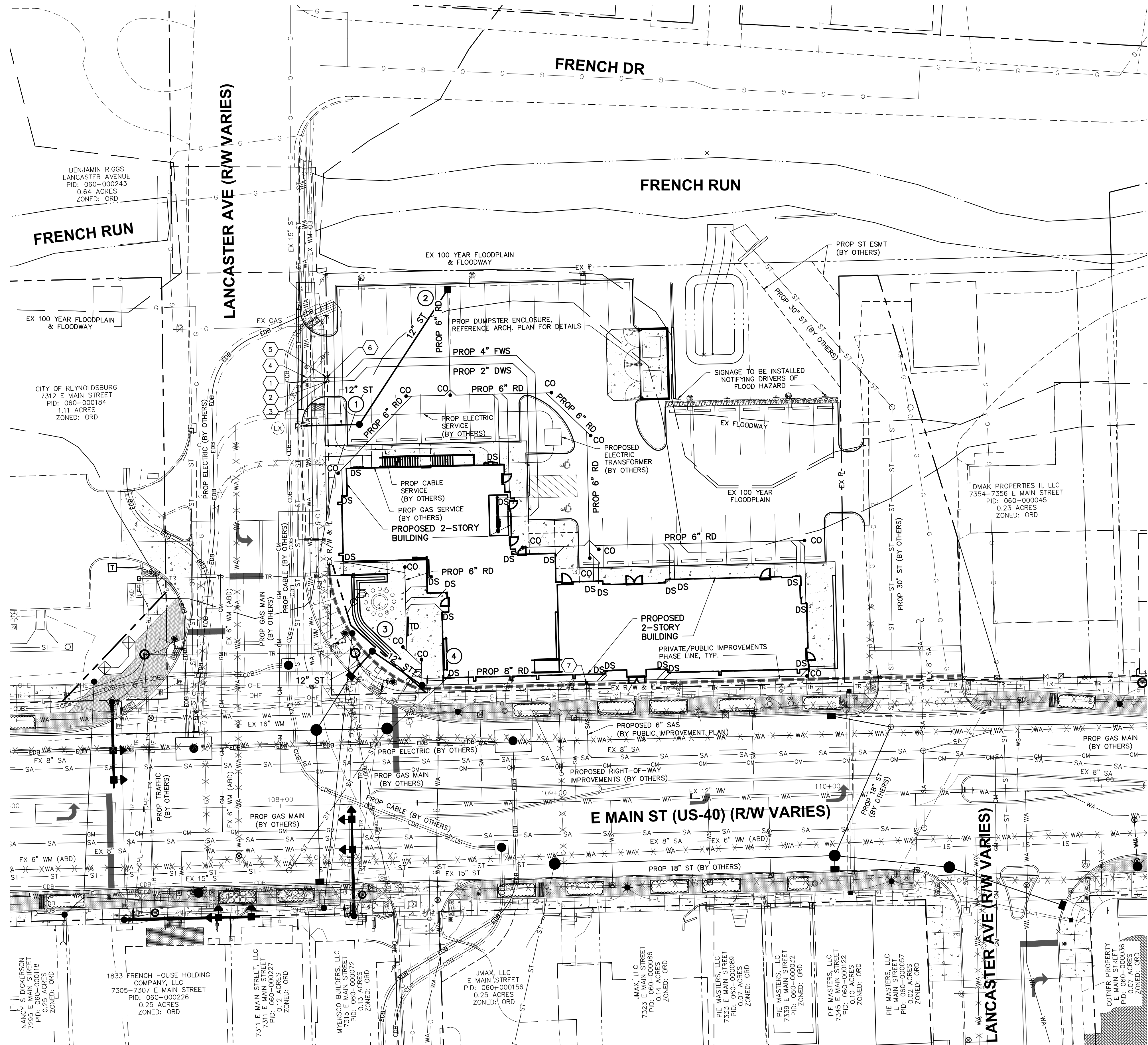
TRIVIUM REYNOLDSBURG
FOR
TRIVIUM DEVELOPMENT, LLC

MAJOR SITE PLAN
SITE DIMENSION & PAVEMENT PLAN

781 Science Boulevard
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

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LEGEND

- 12" ST — PROPOSED STORM SEWER
- ST — ST — EXISTING STORM SEWER
- 6" SAS — PROPOSED SANITARY SERVICE
- SA — SA — EXISTING SANITARY SEWER
- — PROPOSED WATER SERVICE
- WA — WA — EXISTING WATER MAIN
- G — G — EXISTING GAS SERVICE
- — PROPOSED GAS SERVICE (SHOWN FOR REFERENCE ONLY)
- OHE — EXISTING OVER HEAD ELECTRIC
- — EXISTING SITE LIGHT
- — PROPOSED SITE LIGHT

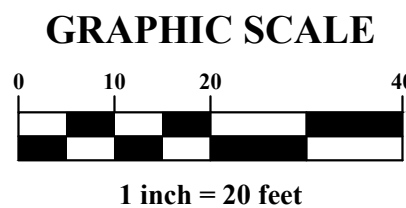
- 2" CORP STOP TO BE INSTALLED BY CITY CONTRACTOR. STA. 108+13.43, 159.53' LT.
- 2" CURB BOX TO BE INSTALLED BY CITY CONTRACTOR. STA. 108+19.84, 159.53' LT.
- EXTEND 2" TYPE K COPPER DOMESTIC WATER SERVICE FROM EXISTING STUB INSTALLED BY CITY CONTRACTOR AT R/W. STA. 108+20.84, 159.53' LT.
- 4" TAPPING SLEEVE & VALVE BY CITY CONTRACTOR. STA. 108+13.45, 162.53' LT.
- 4" HEAVY DUTY VALVE BOX (TRAFFIC TYPE) PER WA-9 INSTALLED BY CITY CONTRACTOR. STA. 108+19.87, 162.53' LT.
- EXTEND 4" DUCTILE IRON PIPE FIRE WATER SERVICE FROM EXISTING STUB INSTALLED BY CITY CONTRACTOR AT R/W. STA. 108+20.87, 162.53' LT.
- INSTALL SANITARY SERVICE CLEANOUT OUTSIDE LIMITS OF SIDEWALK ON EXISTING SANITARY SERVICE INSTALLED BY CITY CONTRACTOR. SITE CONTRACTOR SHALL VERIFY EXISTING LOCATION AND ELEVATION. RECORD PLAN END OF SERVICE = 852.49

NOTE: PROVIDE 4" FIRE WATER SERVICE PER ITEM 805 AND WA-1. WATER SERVICES SHALL HAVE A MIN. DEPTH OF 48" AND MAX. DEPTH OF 60" FROM VALVE BOX TO BUILDING.

PROVIDE 2" DOMESTIC WATER SERVICE PER ITEM 805 AND WA-4. WATER SERVICES SHALL HAVE A MIN. DEPTH OF 42" AND MAX. DEPTH OF 60" FROM CURB BOX TO BUILDING.

PROVIDE 6" SANITARY SERVICES PER ITEM 918 AT A MIN. SLOPE OF 1/4" PER FOOT. PROVIDE TRENCHING, BEDDING, AND BACKFILL PER SA-1 & SA-11.

PROVIDE ROOF DRAINS PER ITEM 901 AT THE FOLLOWING MIN. SLOPES: 4"~1/4" PER FOOT, 6"~3/16" PER FOOT, 8"~1/8" PER FOOT. PROVIDE TRENCHING, BEDDING, AND BACKFILL PER ST-1.



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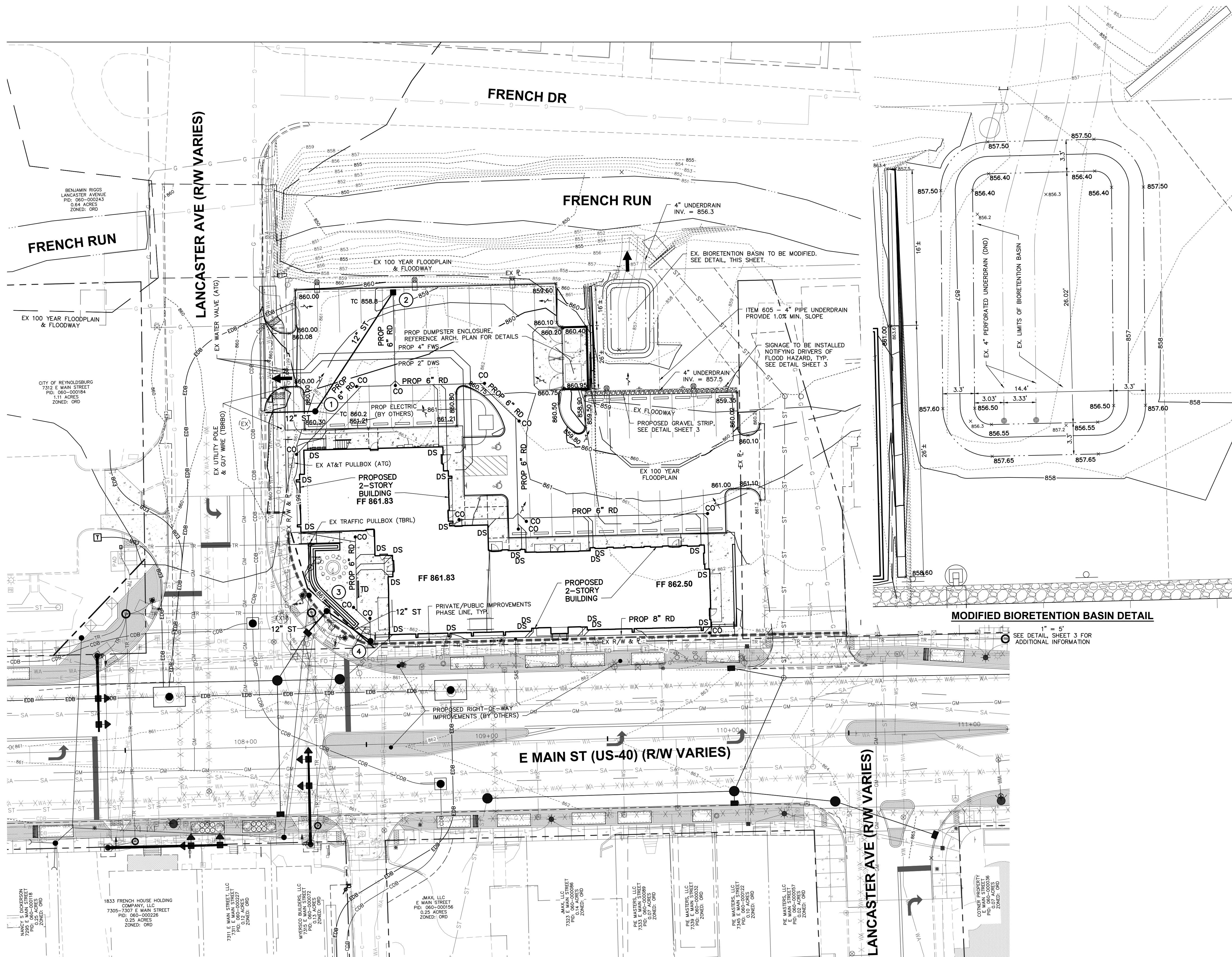
PLAN PREPARED FOR: **TRIVIUUM REYNOLDSBURG**
TRIVIUUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

MAJOR SITE PLAN
FOR
TRIVIUUM DEVELOPMENT, LLC
PRIVATE UTILITY PLAN

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

ISSUE DATES:

Date:	02/09/2023
Scale:	1" = 20'
Drawn By:	BAH
Checked By:	RCF
Project Number:	21-0039-344
Drawing Number:	2 / 2



SITE GRADING NOTES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.

STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES.

EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER".

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS OR UNSUITABLE MATERIAL (INCLUDING VEGETATION, ORGANIC OR WET SOILS) FROM THE SITE THAT RESULTS FROM THE PERFORMANCE OF THE IMPROVEMENT WORK. PROVIDE MINIMUM FOUR INCHES OF TOPSOIL IN ALL LANDSCAPE/GRASS AREAS. TOPSOIL SHALL BE SPREAD AND SEED IN AREAS TO BE GRASS.

CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS T XX.X

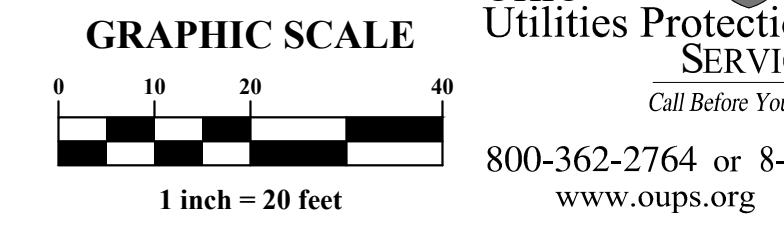
REFERENCE SHEET 10 FOR EROSION CONTROL PLAN.

IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET FROM THE SITE THAT SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.

PARKING LOT PONDING NOT TO EXCEED 1 FOOT OF DEPTH BASED UPON LOWEST TOP OF CASTING AND FLOOD ROUTING ELEVATION.

REFERENCE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOTECHNICAL CONSULTANTS INC., DATED OCTOBER 30, 2019. RECOMMENDATIONS PRESENTED ARE PROVIDED AS A PART OF THE SPECIFICATIONS FOR THE IMPROVEMENT WORK.

- LEGEND**
- 875.00 EXISTING CONTOUR
 - TC=875.00 PROPOSED CONTOUR
 - X 875.00 TOP OF CASTING ELEVATION
 - x 875.00 TOP OF PAVEMENT OR GROUND SURFACE
 - x T 875.00 EXISTING TOP OF PAVEMENT OR GROUND SURFACE
 - x T 875.00 EXISTING TOP OF CURB ELEVATION
 - 12" ST PROPOSED STORM SEWER
 - ST EXISTING STORM SEWER
 - SA EXISTING SANITARY SEWER
 - SA EXISTING SANITARY SEWER
 - SA EXISTING DOMESTIC WATER SERVICE
 - WA EXISTING WATER MAIN
 - G EXISTING GAS MAIN
 - OHE EXISTING OVER HEAD ELECTRIC
 - UGL EXISTING UNDERGROUND LIGHTING
 - FO EXISTING FIBER
 - TR EXISTING COC FIBER INTERCONNECT
 - TR FLOOD ROUTING
 - Flow Arrow



PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard
Columbus, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR: CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIM REYNOLDSBURG
PLOT, GRADE, & UTILITY PLAN
FOR
TRIVIM DEVELOPMENT, LLC
GRADING PLAN

ISSUE DATES:
09/14/2022: SECOND SUBMITTAL
03/21/2023: THIRD SUBMITTAL
05/11/2023: FOURTH SUBMITTAL

Date: 08/01/2022
Scale: 1" = 20'

Drawn By: BAH
Checked By: RCF

Project Number:
21-0039-344

Drawing Number:
7 / 11

LANCASTER AVENUE

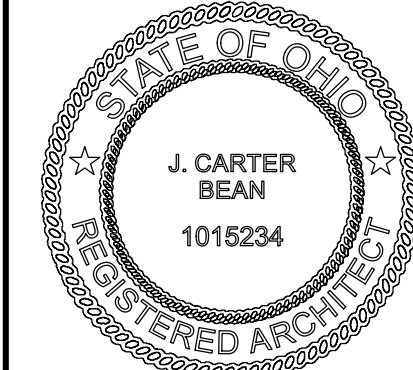
MAIN STREET

PLAN CODED NOTES

- 1 CONCRETE PATIO (SEE CIVIL DRAWINGS)
- 2 SIDEWALK (SEE CIVIL DRAWINGS)
- 3 BRICK RETAINING WALL
- 4 BRICK RETAINING WALL WITH LANDSCAPING
- 5 EXTERIOR CONCRETE RAMP
- 6 EXTERIOR CONCRETE STEPS
- 7 ALIGN 8" CONCRETE STEM WALL AT STAIR CONSTRUCTION WITH FACE OF BUILDING
- 8 ALIGN CONCRETE RAMP WITH FACE OF BUILDING
- 9 ALIGN CONCRETE RAMP WITH FACE OF RETAINING WALL
- 10 PAINTED STEEL HANDRAIL (SEE EXTERIOR STAIRS AND RAMP DETAILS)
- 11 MASONRY FIRE PIT (T.B.D.) (SEE PLUMBING DRAWINGS FOR GAS LINE INFORMATION)
- 12 OUTDOOR FURNITURE BY OWNER (N.I.C.)
- 13 LANDSCAPED AREA
- 14 TRANSFORMER AND CONCRETE PAD (SEE ELECTRICAL DRAWINGS)
- 15 DUMPSTER ENCLOSURE (SEE DETAILS ON DRAWING SD2.1)
- 16 PARKING STALL PARKING
- 17 VAN ACCESSIBLE PARKING STALL STRIPING. SIGN TO BE MOUNTED ON FACE OF BUILDING CONSTRUCTION
- 18 ACCESSIBLE PARKING STALL STRIPING WITH POST MOUNTED SIGN
- 19 WHEEL STOP
- 20 PAINTED, GALV. STEEL POST WITH 1/4" GALV. STEEL CAP PLATE (SEE DETAIL E/SD2.2)

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111



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MAIN & LANCASTER BUILDING

7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
ALL DIMENSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS		DATE
STATUS		
PERMIT / BID		JULY 7, 2023
REVISION	1	OCTOBER 20, 2023
REVISION	2	MARCH 11, 2024

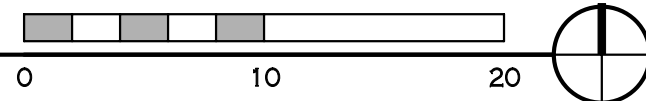
DRAWING TITLE
ARCHITECTURAL
SITE PLAN

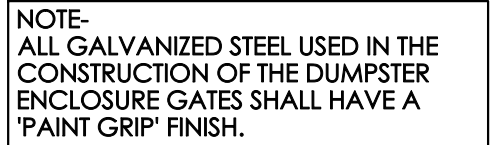
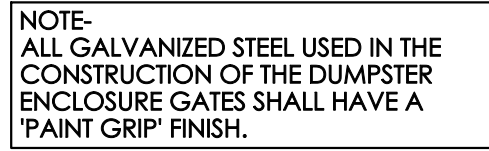
DRAWING NUMBER
SD1.1

BEAN #00000.00

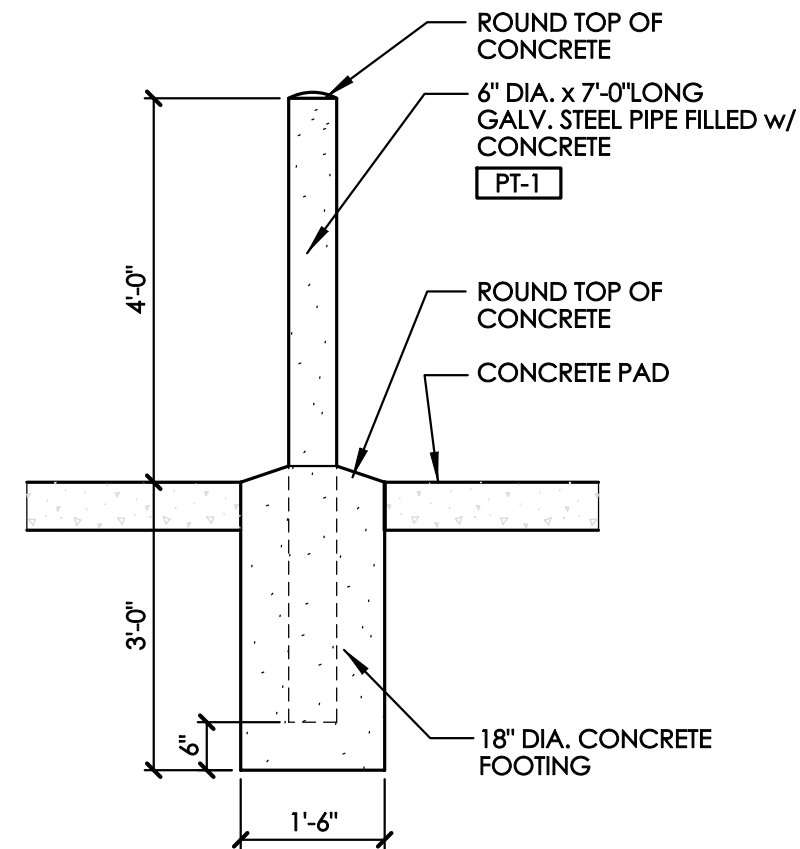
ARCHITECTURAL SITE PLAN

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

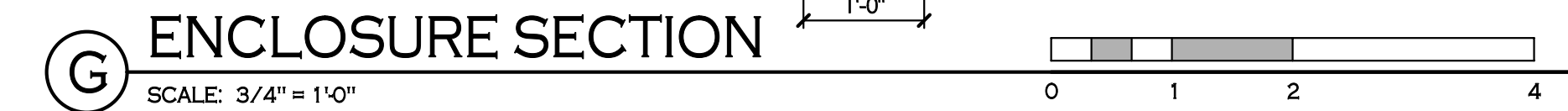
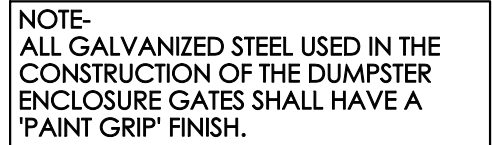


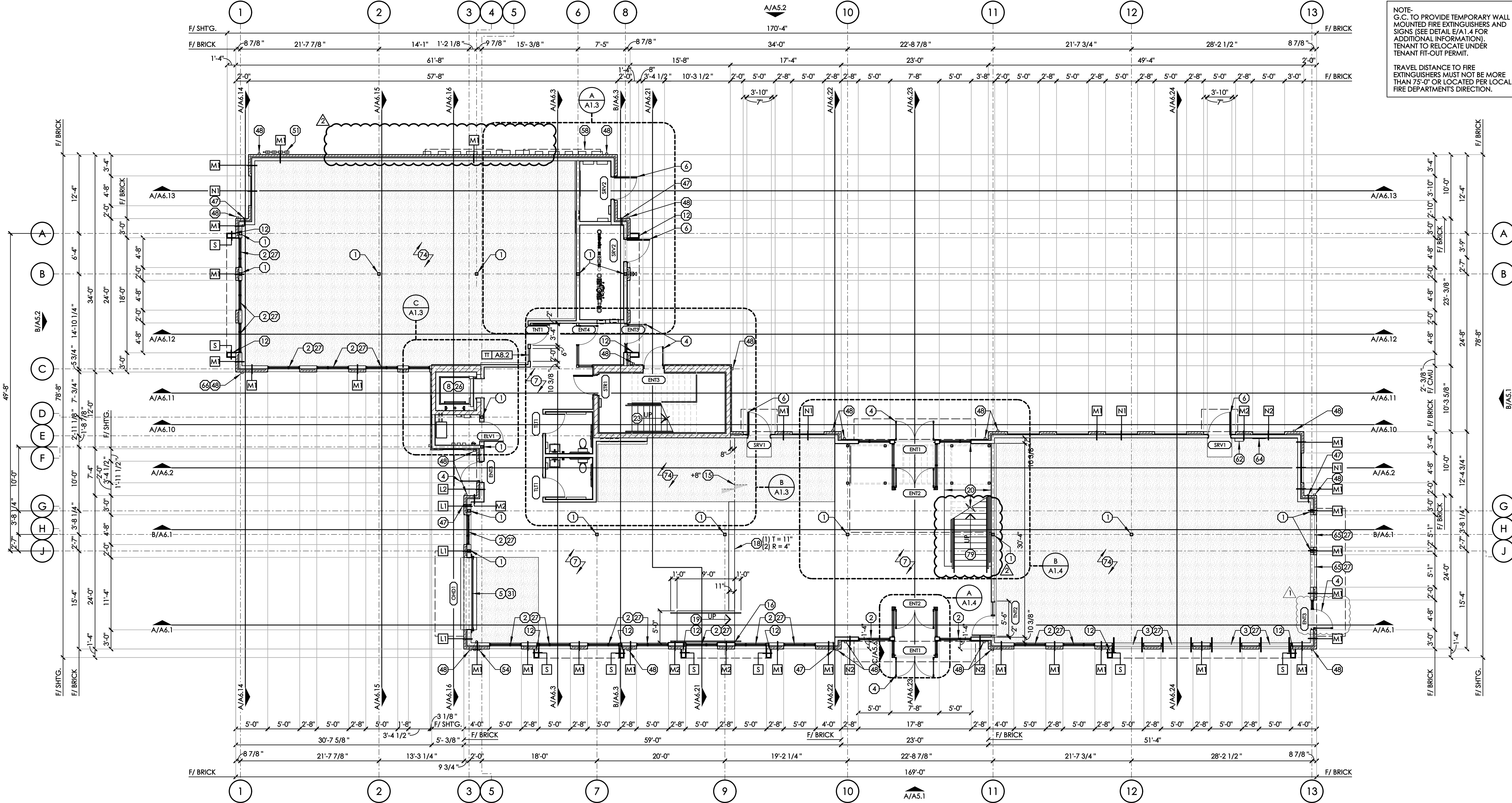


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1	2	4
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NOTE:
G.C. TO PROVIDE TEMPORARY WALL MOUNTED FIRE EXTINGUISHERS AND SIGNS (SEE DETAIL E/A1.4 FOR ADDITIONAL INFORMATION). TENANT TO RELOCATE UNDER TENANT FIT-OUT PERMIT.

TRAVEL DISTANCE TO FIRE EXTINGUISHERS MUST NOT BE MORE THAN 75'-0" OR LOCATED PER LOCAL FIRE DEPARTMENT'S DIRECTION.

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

SYMBOL LEGEND	
	CODED NOTE TAG (SEE EACH DRAWING FOR SCHEDULE)
	PARTITION / WALL TYPE (SEE DRAWING A1.0 FOR SCHEDULE)
	DOOR NUMBER TAG (SEE DRAWING A7.1 FOR DOOR SCHEDULE)
	MASONRY CONTROL JOINT (SEE DETAILS ON DRAWING A6.30)
	MATERIAL FINISH TAG (SEE DRAWING A5.0 FOR EXTERIOR FINISH KEY AND A2.1 FOR INTERIOR FINISH KEY)
	STOREFRONT SYSTEM TAG (SEE DRAWING A8.1 - A8.3 FOR STOREFRONT ELEVATIONS)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	WALL / PARTITION (SEE DRAWING A1.0 FOR SCHEDULE)

PLAN CODED NOTES	
1 STRUCTURAL STEEL COLUMN (SEE STRUCTURAL DRAWINGS)	22 OPEN STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS WITH PAINTED STEEL CHANNEL STRINGERS, 1/2" TEMPERED GLASS GUARDRAIL, AND 1 1/2" DIA. STAINED WOOD HANDRAIL
2 PREFINISHED ALUMINUM STOREFRONT/WINDOW SYSTEM w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1 - A8.3)	23 STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS & STRINGERS, 1 1/2" PAINTED STEEL GUARDRAILS & PICKETS, AND 1 1/2" DIA. PAINTED STEEL HANDRAIL
3 PREFINISHED OPERABLE WINDOW SYSTEM TO MATCH ADJACENT STOREFRONT w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1)	24 WOOD BALCONY CONSTRUCTION (SEE SECTIONS) (SEE STRUCTURAL DRAWINGS)
4 PREFINISHED ALUMINUM FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	25 PAINTED STEEL ROOF ACCESS LADDER WITH ROOF ACCESS HATCH ABOVE (SEE DRAWINGS A6.3 AND A6.10)
5 OVERHEAD DOOR SYSTEM (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	26 ELVORON LULA ELEVATOR, CONTACT: ALAN MELLINGER 614-890-0900 (FINISHES TO BE SELECTED BY OWNER)
6 INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	27 BRICK SILL WALL CONSTRUCTION BELOW (RECESSED 1/2") (SEE BUILDING ELEVATIONS/SECTIONS)
7 CONCRETE FLOOR SLAB o/ 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL AND REINFORCING)	28 PREFINISHED METAL LEDGE FLASHING BELOW (BRICK VENEER)
8 RECESSED CONCRETE FLOOR SLAB FOR ELEVATOR o/ 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL AND REINFORCING)	29 PREFINISHED METAL LEDGE FLASHING BELOW (FIBER CEMENT ACCENT / SOFFIT)
9 ALIGN STOREFRONT FRAMING WITH FACE OF STUDS	30 PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY BELOW (MAPES, AWNEX OR EQUAL)
10 ALIGN STUDS	31 EXTERIOR COUNTERTOP AND KNEE WALL CONSTRUCTION BELOW
11 5/8" GYP. BRD. OVER WALL/PARTITION CONSTRUCTION	32 ACCESSIBLE STAIR SIGN ALSO STATING THE STORY OF, AND DIRECTION TO, THE EXIT DISCHARGE AND AVAILABILITY OF ROOF ACCESS (SEE DETAIL ON DRAWING A0.2)
12 FIBER CEMENT BOARD ACCENT (SEE DRAWING A6.31)	33 ACCESSIBLE EXIT SIGN (SEE DETAIL ON DRAWING A0.2)
13 HOLD STUDS OFF 1/2" FROM C.M.U. WALL CONSTRUCTION	34 ACCESSIBLE TOILET ROOM SIGN TO BE PROVIDED BY GENERAL CONTRACTOR (SEE DETAIL ON A0.2)
14 ALIGN FACE OF STUDS WITH FACE OF C.M.U.	35 GRAB BAR - 42" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
15 EDGE OF CONCRETE. PROVIDE TEMPORARY GUARD PROTECTION.	36 GRAB BAR - 36" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
16 ALIGN EDGE OF RAMP WITH JAMB	37 GRAB BAR - 18" LONG, 1 1/4"-1 1/2" DIA. (SEE DRAWING A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
17 EDGE OF BALCONY. PROVIDE TEMPORARY GUARD PROTECTION.	38 WALL-MOUNTED TOILET PAPER DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
18 CONCRETE STEPS CONSTRUCTION	39 BID ALTERNATE - SANITARY NAPKIN DISPOSAL (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
19 CONCRETE RAMP AND HANDRAIL CONSTRUCTION	40 WALL-MOUNTED SOAP DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
20 RAISED CONCRETE PLATFORM	41 WALL-MOUNTED PAPER TOWEL DISPENSER (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
21 PAINTED 27" TALL, 1 1/2" DIA. METAL GUARDRAIL (NO PICKETS OR BOTTOM RAIL).	42 FRAMED 1/4" MIRROR - 24" WIDTH X 36" HIGH (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
	43 BID ALTERNATE - WALL MOUNTED BABY CHANGING STATION (SEE A0.2 FOR DIMENSIONAL ACCESSIBILITY GUIDELINES)
	44 WALL MOUNTED LAVATORY (SEE PLUMBING DRAWINGS)
	45 FLOOR MOUNTED TOILET (SEE PLUMBING DRAWINGS)
	46 FLOOR MOUNTED MOP SINK WITH HOT WATER HEATER ABOVE (SEE PLUMBING DRAWINGS)
	47 FROST-PROOF HOSE BIBB, ENSURE THAT ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE. COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS)
	48 4X3" PREFINISHED DOWNSPOUT. HOLD TIGHT TO FACE OF CONSTRUCTION WITH DOWNSPOUT BRACKETS AT 5'-0" O.C. (TIE TO UNDERGROUND STORM SYSTEM; SEE CIVIL & PLUMBING DRAWINGS)
	49 FLOOR DRAIN (SEE PLUMBING DRAWINGS). SLOPE FLOOR TOWARD DRAIN
	50 WALL MOUNTED FIRE EXTINGUISHER (SEE DETAILS E/A1.4 FOR ADDITIONAL INFORMATION)
	51 GAS SERVICE AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE PLUMBING DRAWINGS)
	52 DOMESTIC WATER SERVICE (SEE PLUMBING DRAWINGS)
	53 FIRE PROTECTION SERVICE AND RISER (SEE PLUMBING DRAWINGS)
	54 FIRE DEPARTMENT SIAMSESE CONNECTION (SEE PLUMBING, FIRE PROTECTION AND CIVIL DRAWINGS)
	55 FIRE DEPARTMENT KNOX BOX AS SPECIFIED BY LOCAL FIRE DEPARTMENT
	56 FIRE ALARM CONTROL PANEL (SEE ELECTRICAL DRAWINGS)
	57 HORN / STROBE, & NOTIFICATION DEVICE (SEE ELECTRICAL DRAWINGS)
	58 ELECTRICAL SERVICE / CT CABINETS AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE ELECTRICAL DRAWINGS)
	59 ELECTRICAL UNIT HEATER (SEE MECHANICAL AND ELECTRICAL DRAWINGS). PROVIDE RECESSED UNITS WHERE INDICATED ON MECHANICAL AND ELECTRICAL DRAWINGS.
	60 LIGHTING RELAY PANEL (SEE ELECTRICAL DRAWINGS)
	61 ELECTRIC HOUSE PANEL (SEE ELECTRICAL DRAWINGS)
	62 ELECTRIC PANEL FOR FUTURE TENANT (SEE ELECTRICAL DRAWINGS). COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS)
	63 HOUSE DATA / TELEPHONE BACKER BOARD (SEE ELECTRICAL DRAWINGS)
	64 CONDUIT FOR FUTURE TENANT DATA / TELEPHONE BACKER BOARD (SEE ELECTRICAL DRAWINGS). COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION
	65 WALL OPENING FOR FUTURE TENANT WINDOW (N.I.C.). PROVIDE TEMPORARY STUDS/SHEATHING TO PROTECT THE INTERIOR AS REQUIRED
	66 EXTEND PVC STORM LINE UP AS REQUIRED AT EXTERIOR CONCRETE RAMP
	67 3/4" GYPCRETE FLOORING o/ 3/4" T&G SUBFLOOR o/ TJI JOISTS AT 16" O.C.
	68 ELEVATOR EQUIPMENT/PUMP/CONTROLS (SEE ELECTRICAL DRAWINGS). COORDINATE ALL EQUIPMENT WITH ELEVATOR MANUFACTURER PRIOR TO ORDERING/INSTALLING.
	69 ALIGN FACE OF SHEATHING WITH FACE OF C.M.U.
	70 CENTER PARTITION CONSTRUCTION WITH STEEL COLUMN
	71 FLOOR OPENING (SEE STRUCTURAL DRAWINGS). PROVIDE ADDITIONAL BLOCKING AS REQUIRED UNDER PARTITION CONSTRUCTION.
	72 THROUGH-FLOOR MECHANICAL DUCTS (SEE MECHANICAL DRAWINGS)
	73 FRAMED CANOPY BELOW
	74 CONCRETE LEAVE-OUT COMPOSED OF 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL) (SEE DETAIL G/A6.30 FOR EDGE OF CONCRETE DETAIL)
	75 LOCKABLE SECURITY GATE MOUNTED TO ROOF ACCESS LADDER
	76 4 1/2" x 4 1/2" (ACTUAL) WOOD POST CLAD WITH PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH). PROVIDE PT WOOD AT EXTERIOR CONDITIONS.
	77 PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH) o/ WOOD STUD JAMB
	78 INFILL FLOOR CONSTRUCTION AS REQUIRED FOR INTERIOR PARTITION CONSTRUCTION
	79 STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS, 2X12 TUBE STEEL STRINGERS, 1/4"X2" PAINTED STEEL GUARDRAILS WITH 3/8" DIA. HORIZONTAL PICKETS, AND 1 1/2" DIA. PAINTED STEEL HANDRAIL

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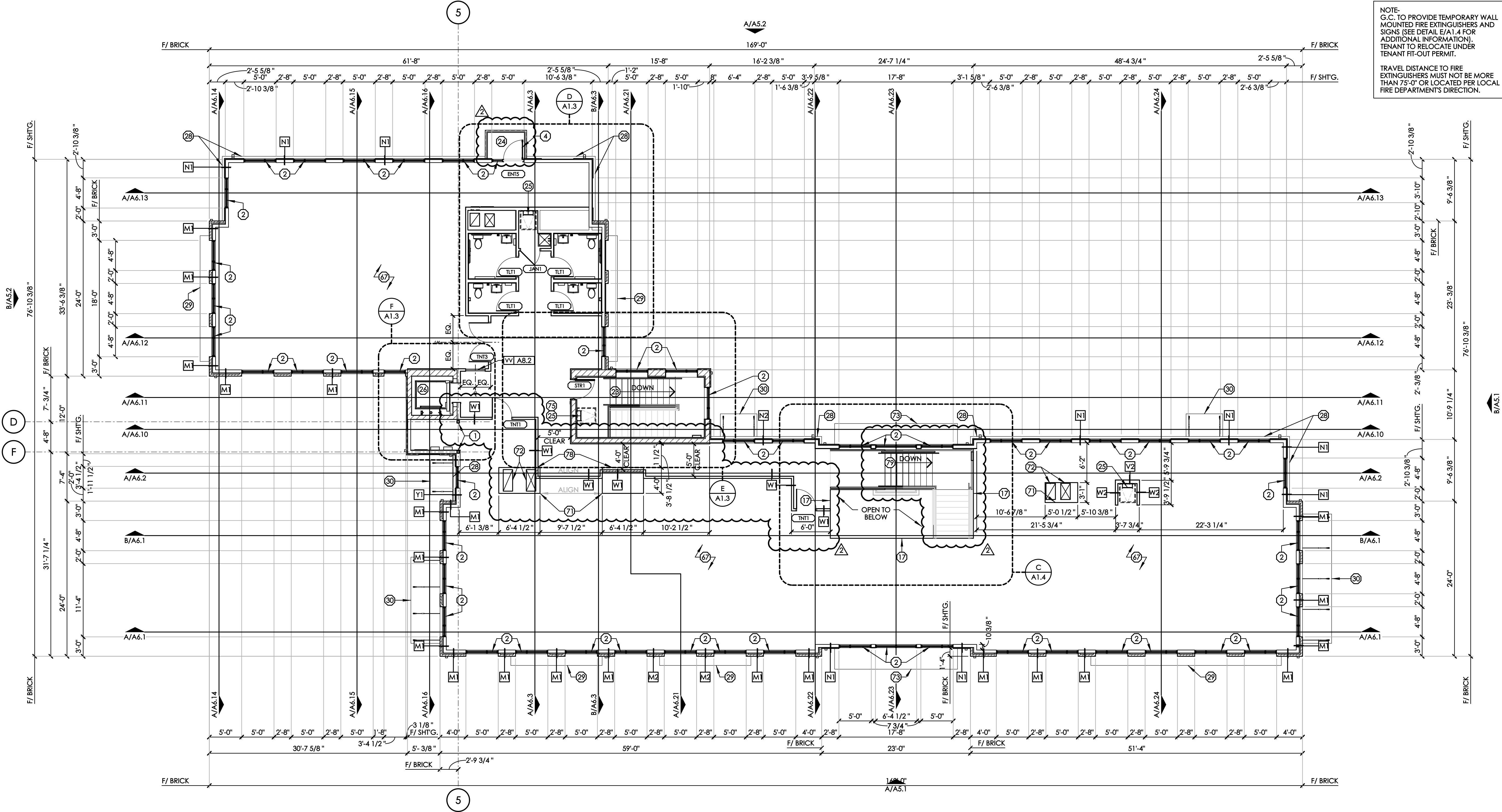
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DRAWING STATUS
STATUS DATE
PERMIT / BID JULY 7, 2023
REVISION OCTOBER 20, 2023
REVISION MARCH 11, 2024

DRAWING TITLE
GROUND FLOOR PLAN

DRAWING NUMBER
A1.1
BEAN #0000.00



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

SYMBOL LEGEND	
	CODED NOTE TAG (SEE EACH DRAWING FOR SCHEDULE)
	PARTITION / WALL TYPE (SEE DRAWING A1.0 FOR SCHEDULE)
	DOOR NUMBER TAG (SEE DRAWING A7.1 FOR DOOR SCHEDULE)
	MASONRY CONTROL JOINT (SEE DETAILS ON DRAWING A6.30)
	MATERIAL FINISH TAG (SEE DRAWING A5.0 FOR EXTERIOR FINISH KEY AND A2.1 FOR INTERIOR FINISH KEY)
	STOREFRONT SYSTEM TAG (SEE DRAWING A8.1 - A8.3 FOR STOREFRONT ELEVATIONS)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	BRICK VENEER (SEE DRAWING A1.0 FOR SCHEDULE)
	WALL / PARTITION (SEE DRAWING A1.0 FOR SCHEDULE)

PLAN CODED NOTES	
1 STRUCTURAL STEEL COLUMN (SEE STRUCTURAL DRAWINGS)	22 OPEN STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS WITH PAINTED STEEL CHANNEL STRINGERS, 1/2" TEMPERED GLASS GUARDRAIL, AND 1 1/2" DIA. STAINED WOOD HANDRAIL
2 PREFINISHED ALUMINUM STOREFRONT/WINDOW SYSTEM w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1 - A8.3)	23 STAIR CONSTRUCTION COMPOSED OF HEAVY TIMBER TREADS & STRINGERS, 1 1/2" PAINTED STEEL GUARDRAILS & PICKETS, AND 1 1/2" DIA. PAINTED STEEL HANDRAIL
3 PREFINISHED OPERABLE WINDOW SYSTEM TO MATCH ADJACENT STOREFRONT w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1)	24 WOOD BALCONY CONSTRUCTION (SEE SECTIONS) (SEE STRUCTURAL DRAWINGS)
4 PREFINISHED ALUMINUM FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	25 PAINTED STEEL ROOF ACCESS LADDER WITH ROOF ACCESS HATCH ABOVE (SEE DRAWINGS A6.3 AND A6.10)
5 OVERHEAD DOOR SYSTEM (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	26 ELVORON LULA ELEVATOR, CONTACT: ALAN MELLINGER 614-890-0900 (FINISHES TO BE SELECTED BY OWNER)
6 INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1)	27 BRICK SILL WALL CONSTRUCTION BELOW (RECESSED 1/2") (SEE BUILDING ELEVATIONS/SECTIONS)
7 CONCRETE FLOOR SLAB o/ 15 MIL CLASS A VAPOR BARRIER o/ COMPACTED GRANULAR FILL (SEE STRUCTURAL DRAWINGS FOR DEPTH OF GRANULAR FILL AND REINFORCING)	28 PREFINISHED METAL LEDGE FLASHING BELOW (BRICK VENEER)
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	57 HORN / STROBE, & NOTIFICATION DEVICE (SEE ELECTRICAL DRAWINGS)
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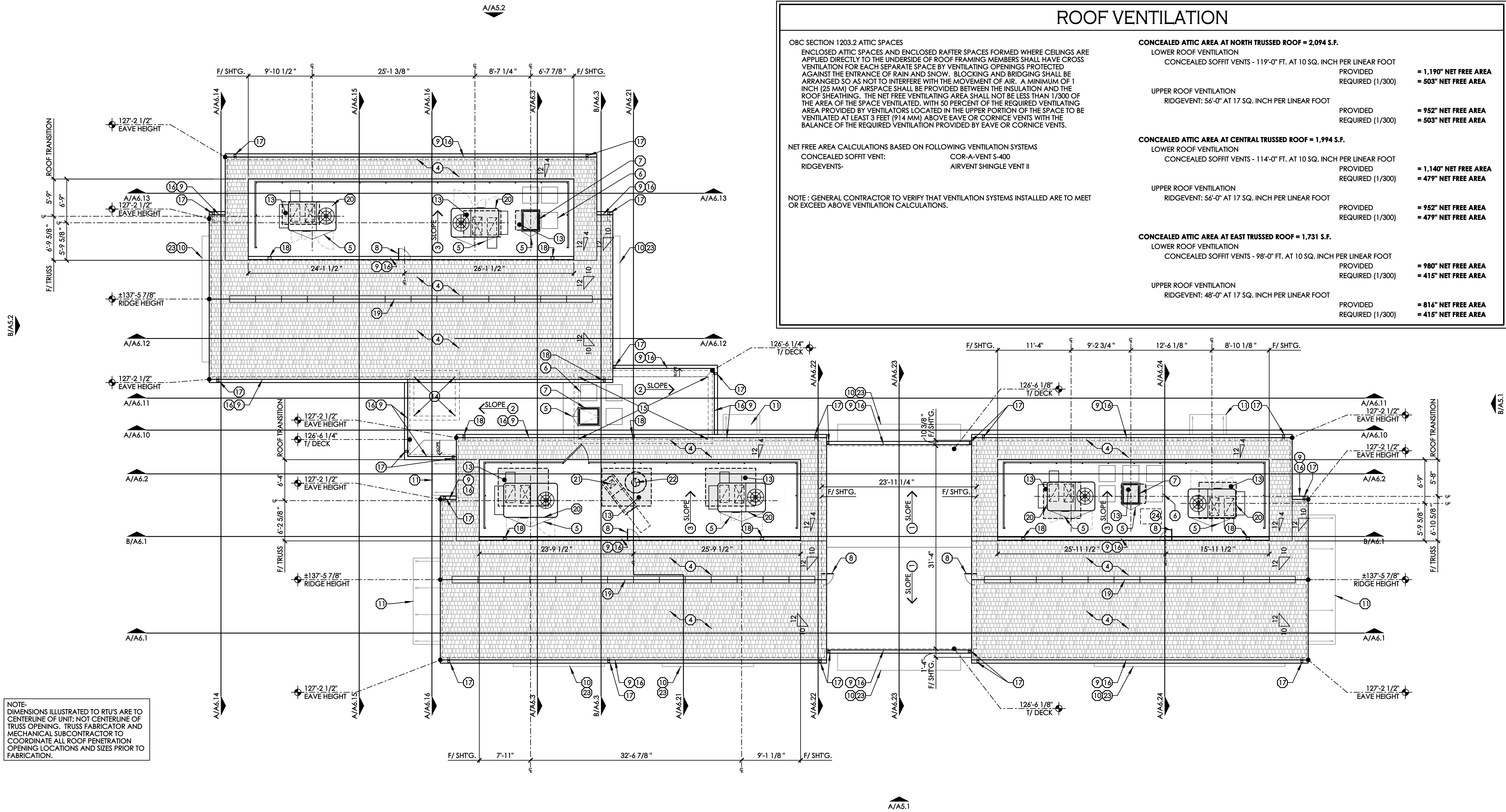
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TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS
STATUS DATE
PERMIT / BID JULY 7, 2023
REVISION OCTOBER 20, 2023
REVISION MARCH 11, 2024

DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NUMBER
A1.2
BEAN #0000.00

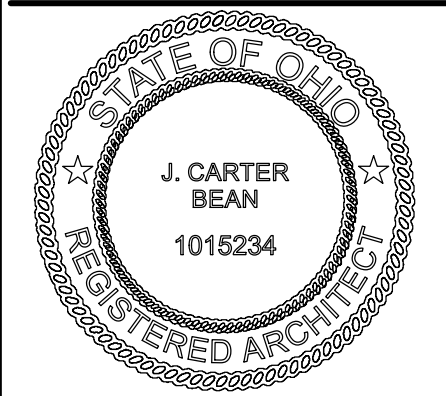
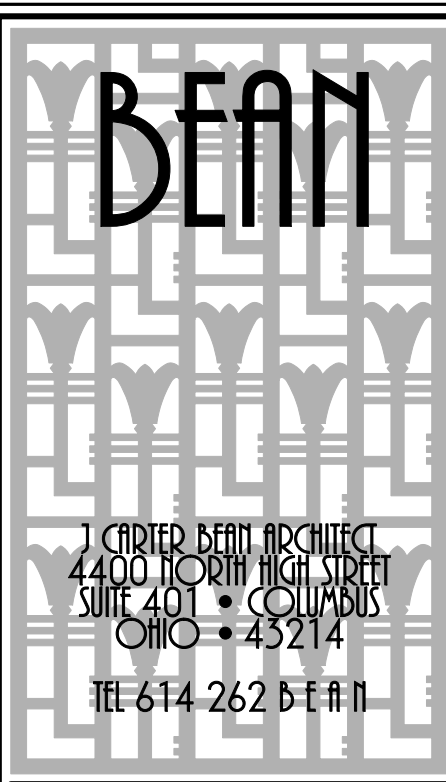


ROOF PLAN GENERAL NOTES

- ALL HEIGHTS ARE FROM FINISH FLOOR (SEE FLOOR PLAN FOR FINISH FLOOR ELEVATION).
- TARGET ELEVATIONS ARE TO TOP OF MASONRY AND/OR STUDS. TYPICAL (SEE WALL SECTIONS)
- ALL CURBS, STACK VENTS, AND ROOF PENETRATIONS TO BE INSTALLED PER PROJECT SPECIFIC DETAILS, APPROVED BY ROOFING MANUFACTURER.
- ALL MEMBRANE TERMINATION & FLASHING TO BE INSTALLED PER PROJECT SPECIFIC DETAILS, APPROVED BY ROOFING MANUFACTURER.
- ALL DOWNSPOUTS/LEADERS, FASCIAS, FLASHINGS, LOUVERS, SCREENS, METAL STRUCTURES, AND ANY ROOF PENETRATIONS ARE TO BE INSTALLED PER PROJECT SPECIFIC DETAILS, APPROVED BY ROOFING MANUFACTURER.
- SEE MECHANICAL/ PLUMBING / ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES & DETAILS.
- VERIFY EXACT LOCATIONS OF ALL ROOF PENETRATIONS w/ STRUCTURAL, PLUMBING, AND MECHANICAL DRAWINGS.
- ROOF CONTRACTOR TO REFER TO PLUMBING, HVAC, & ELECTRICAL DRAWINGS TO COORDINATE LOCATIONS AND QUANTITIES OF ALL THRU-ROOF VENTS, VENT STACK, PIPING, AND ANY ADDITIONAL PENETRATIONS. (TYP.)
- ALL DOWNSPOUTS AND ROOF DRAINS TO BE CONNECTED TO UNDERGROUND STORM SYSTEM. VERIFY ALL LINES ARE CLEAR FROM OBSTRUCTIONS.
- SEE STRUCTURAL DRAWINGS FOR ALL FASTENERS.
- ALL EQUIPMENT ON ROOF TO BE MOUNTED ON INSULATED CURBS OR RAILS.
- EXHAUST FANS AND VENTS TO BE LOCATED A MIN. OF 10'-0" FROM RTU/AC INTAKE. VERIFY ALL LOCATIONS w/ PLUMBING AND MECHANICAL DRAWINGS.
- MECHANICAL SUB-CONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PREFABRICATED CURBS AND PENETRATION w/ ROOF MEMBRANE SUB-CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, NAILING, ETC. AS REQUIRED FOR A WATERTIGHT AND WATERPROOF ASSEMBLY.
- ALL ROOF SLOPES, INCLUDING CRICKETS, ARE TO HAVE A MINIMUM 1/4" PER FOOT FALL.
- PROVIDE FACE SHEET ON ALL FIELD CUT ROOF INSULATION BOARDS ON MEMBRANE SIDE, OR PROVIDE PRECUT INSULATION BOARDS WHERE ROOF INSULATION IS NEEDED.
- PROVIDE MANUFACTURER'S MOLDED RUBBER WALKWAY PADS (FULLY ADHERED) WHERE RECOMMENDED BY ROOF MEMBRANE MANUFACTURER.
- GENERAL CONTRACTOR TO PROVIDE STAMP/SEALED PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS WITH DETAILS & CALCULATIONS BY AT STATE OF OHIO LICENSED PROFESSIONAL ENGINEER. GENERAL CONTRACTOR TO SUBMIT DRAWINGS AND CALCULATIONS TO CITY BUILDING DEPARTMENT FOR APPROVAL.
- GENERAL CONTRACTOR TO PROVIDE STAMP/SEALED CANOPY SHOP DRAWINGS WITH DETAILS & CALCULATIONS BY AT STATE OF OHIO LICENSED PROFESSIONAL ENGINEER. GENERAL CONTRACTOR TO SUBMIT DRAWINGS AND CALCULATIONS TO CITY BUILDING DEPARTMENT FOR APPROVAL.
- PROVIDE ICE & WATER SHIELD PROTECTION AT ALL EAVE, RIDGE, AND VALLEY LOCATIONS. EAVES - EAVE PROTECTION TO EXTEND A MINIMUM OF 24" BEYOND INSIDE FACE OF EXTERNAL WALLS BELOW. RIDGES- RIDGE PROTECTION TO BE 24" WIDE MIN. VALLEYS- VALLEY PROTECTION TO BE 36" WIDE MIN. GENERAL- LAP AND SEAL ALL HEAD LAPS 3 1/2" MIN. LAP AND SEAL ALL END LAPS 6" MIN.
- DO NOT INSTALL ICE AND WATER SHIELD WHERE IT WILL BE EXPOSED TO DAYLIGHT FOR MORE THAN 30 DAYS. INSTALL ONLY UNDER A ROOF SYSTEM. (TYPICAL AT ALL LOCATIONS)
- ALL GUTTERS ARE TO SLOPE 1/8" PER FOOT BASED ON 3" RAINFALL PER HOUR.
- PROVIDE PREFINISHED METAL STEP FLASHING AT ALL PITCHED ROOF TRANSITIONS TO ADJACENT VERTICAL WALL OR PARAPET.

ROOF PLAN CODED NOTES

- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ TAPERED POLYISOCYANURATE ROOF INSULATION o/ 3/4" STRUCTURALLY RATED WOOD DECK o/ FLAT TJI WOOD JOISTS AT 16" O.C. SLOPE TAPERED INSULATION 1/4" PER FOOT MIN. PROVIDE CLOSED CELL SPRAY INSULATION (MIN R-38) ON UNDERSIDE OF ROOF DECK
- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ TAPERED POLYISOCYANURATE ROOF INSULATION o/ 3/4" STRUCTURALLY RATED WOOD DECK o/ FLAT 2X10 WOOD JOISTS AT 16" O.C. SLOPE TAPERED INSULATION 1/4" PER FOOT MIN. PROVIDE CLOSED CELL SPRAY INSULATION (MIN R-38) ON UNDERSIDE OF ROOF DECK
- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ 1/4" RECOVERY BOARD o/ 3/4" STRUCTURALLY RATED WOOD DECK o/ PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. SLOPE TRUSSES 1/4" PER FOOT MIN. PROVIDE R-38 (KRAFT-FACED) BATT INSULATION ON BOTTOM TRUSS CHORD (TAPE ALL SEAMS).
- ASPHALT SHINGLES o/ #30 FELT PAPER o/ 5/8" STRUCTURALLY RATED WOOD DECK o/ PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. SEE ROOF PLAN FOR SLOPES. PROVIDE R-38 (KRAFT-FACED) BATT INSULATION ON BOTTOM TRUSS CHORD (TAPE ALL SEAMS). PROVIDE ICE & WATER SHIELD AS REQUIRED PER ROOF PLAN GENERAL NOTES #19 & #20. PROVIDE PREFINISHED METAL DRIP EDGE FLASHING AT ALL ROOF EDGES.
- PROVIDE "CRICKET" OF TAPERED ROOF INSULATION. SLOPE 1/4" PER FOOT MIN. CRICKET TO BE PLACED ON HIGH SIDE OF ROOF CURB WHERE APPLICABLE.
- MANUFACTURER'S MOLDED RUBBER WALKWAY PADS (FULLY ADHERED)
- 30" x 36" ROOF ACCESS HATCH WITH INSULATED CURB (SEE DETAILS ON DRAWINGS A6.3 AND A6.10)
- WATER TIGHT, EXTERIOR 22x24 NOMINAL VERTICAL ROOF ACCESS PANEL. PROVIDE ADDITIONAL BLOCKING AS REQUIRED. VERIFY ROUGH OPENING SIZE WITH TRUSS MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
- PREFINISHED METAL DRIP EDGE FLASHING
- PREFINISHED METAL LEDGE FLASHING BELOW (FIBER CEMENT ACCENT / SOFFIT)
- PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY BELOW (MAPES, Awnex OR EQUAL)
- ROOF SCREEN (SEE DETAILS ON DRAWING A6.31)
- FRAMED OPENING BELOW (GRAYSCALED AREA)
- C.M.U. ELEVATOR SHAFT BELOW
- C.M.U. STAIR SHAFT BELOW
- 6" PREFINISHED METAL (24 GA) GUTTER - OGEE
- 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. CONNECT TO STORM LINE. (SEE CIVIL AND PLUMBING DRAWINGS FOR CONTINUATION)
- 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. DOWNSPOUT TO EVACUATE ONTO ROOF CONSTRUCTION BELOW. PROVIDE SPLASHBLOCK BELOW DOWNSPOUT DISCHARGE.
- SHINGLE RIDGEVENT. MATCH ASPHALT SHINGLE FINISH
- ROOF TOP MECHANICAL UNIT WITH INSULATED ROOF CURB (SEE MECHANICAL DRAWINGS). PROVIDE "CRICKET" OF TAPERED ROOF INSULATION. SLOPE 1/4" PER FOOT MIN. CRICKET TO BE PLACED ON HIGH SIDE OF ROOF CURB WHERE APPLICABLE.
- AREA DESIGNATED FOR FUTURE MAKE-UP AIR UNIT (N.I.C.)
- AREA DESIGNATED FOR FUTURE HOOD EXHAUST FAN (N.I.C.)
- 45 MIL. REINFORCED MECHANICALLY FASTENED EPDM ROOFING SYSTEM o/ 1/4" RECOVERY BOARD o/ SLOPED (2) LAYERS 3/4" STRUCTURALLY RATED WOOD DECK o/ 2X10 JOISTS AT 24" O.C. SLOPE SHEATHING 1/4" PER FOOT MIN.
- AREA DESIGNATED FOR FUTURE CONDENSER (N.I.C.)



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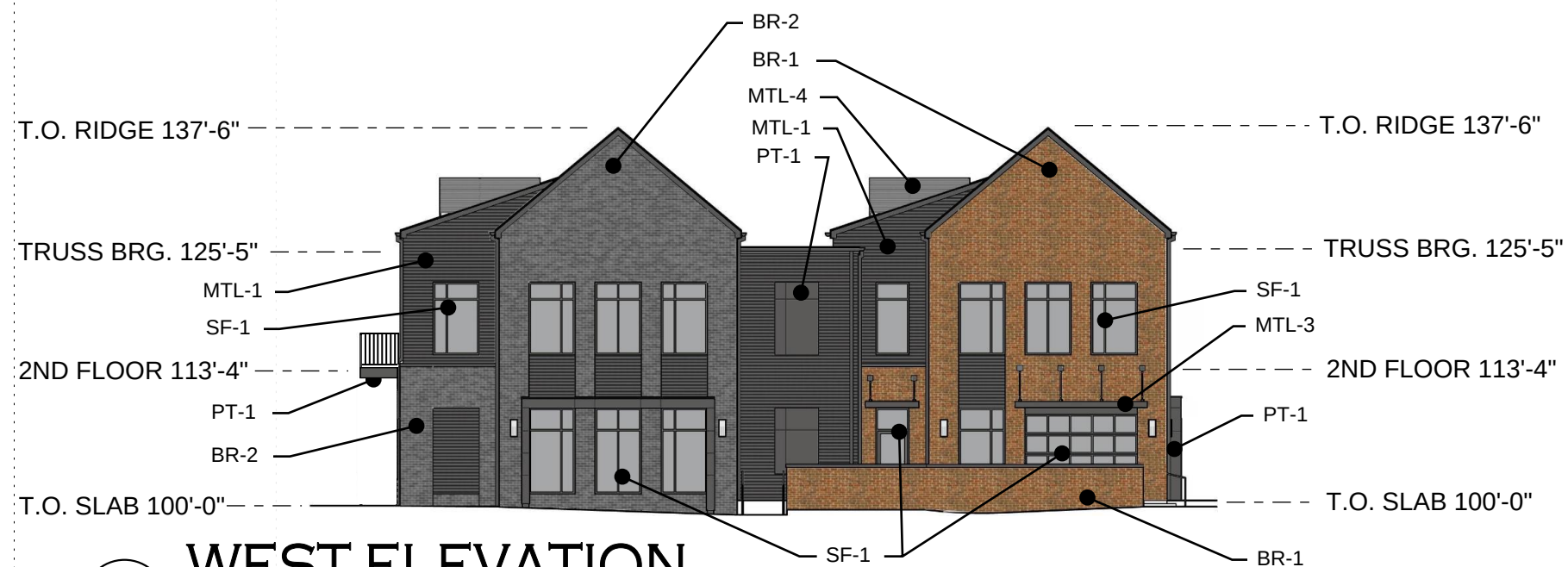
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210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING A6.14. CHANGES WILL NOT WARRANT A CHANGE ORDER	
DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
DRAWING TITLE	
ROOF PLAN	
DRAWING NUMBER	
A4.1	
BEIN #00000.00	



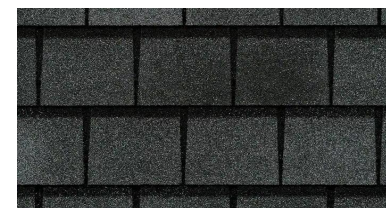
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SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

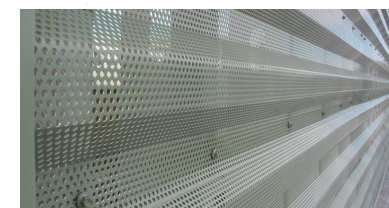


B WEST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



ASHPALT SHINGLES (AS-1): GAF
SLATELINE 'ENGLISH GRAY'



MECHANICAL SCREEN (MTL-4):
PERFORATED ANODIZED ALUMINUM



BRICK 1 (BR-1): GLEN GERY 'ALBANY'



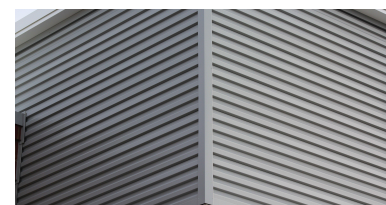
STOREFRONT (SF-1): KAWNEER
MATCH DMI 'MUSKET GREY'



BRICK 2 (BR-2): GLEN GERY
'VALLEY FORGE'



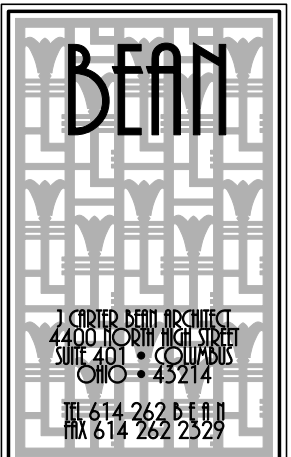
PAINT (PT-1): SHERWIN WILLIAMS
SW 7674 'PEPPERCORN'



METAL SIDING (MTL-1/2/3):
DMI 'MUSKET GREY'



CAST STONE (CS-1): ROCK CAST
'SMOKEHOUSE'



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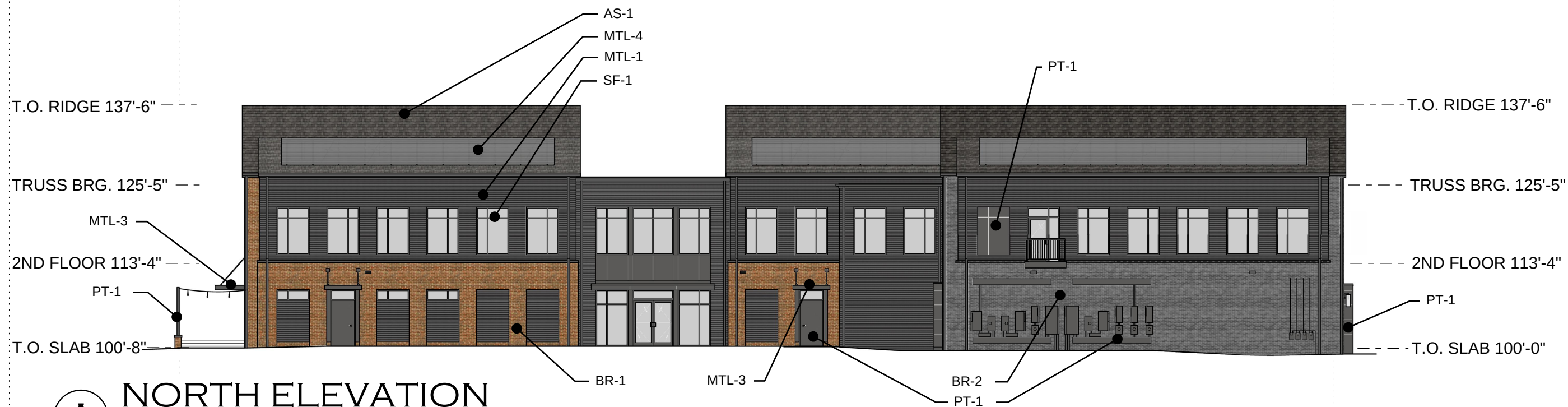
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COLUMBUS, OHIO 43215

[illegible]

BUILDING ELEVATIONS

BEAN# 00000.00

A-3



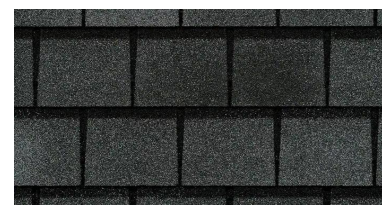
A NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



B EAST ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



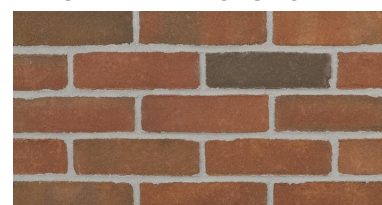
ASHPALT SHINGLES (AS-1): GAF
SLATELINE 'ENGLISH GRAY'



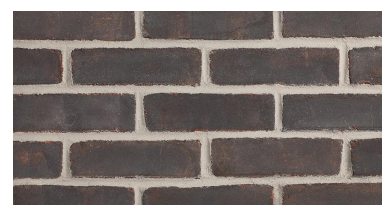
MECHANICAL SCREEN (MTL-4):
PERFORATED ANODIZED ALUMINUM



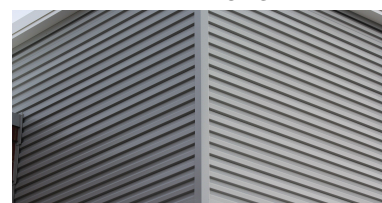
STOREFRONT (SF-1): KAWNEER
MATCH DMI 'MUSKET GREY'



BRICK 1 (BR-1): GLEN GERY 'ALBANY'

BRICK 2 (BR-2): GLEN GERY
'VALLEY FORGE'

PAINT (PT-1): SHERWIN WILLIAMS
SW 7674 'PEPPERCORN'



METAL SIDING (MTL-1/2/3):
DMI "MUSKET GREY"



CAST STONE (CS-1): ROCK CAST
'SMOKEHOUSE'

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[illegible]

BUILDING ELEVATIONS

BEAN# 00000 00

A-4



ASHPALT SHINGLES (AS-1): GAF
SLATELINE 'ENGLISH GRAY'



BRICK 1 (BR-1): GLEN GERY 'ALBANY'



BRICK 2 (BR-2): GLEN GERY
'VALLEY FORGE'



METAL SIDING (MTL-1/2/3):
DMI 'MUSKET GREY'



MECHANCIAL SCREEN (MTL-4):
PERFORATED ANODIZED ALUMINUM



**NOTE: ALL EXTERIOR
WINDOW AND DOORS
SHALL BE ALUMINUM
STOREFRONT SYSTEMS.
ALL GLAZING IN SAID
STOREFRONT SYSTEMS
SHALL BE CLEAR, LOW-E
GLASS TO ACHIEVE
TRANSPARENCY**

STOREFRONT (SF-1): KAWNEER
MATCH DMI 'MUSKET GREY'



PAINT (PT-1): SHERWIN WILLIAMS
SW 7674 'PEPPERCORN'



CAST STONE (CS-1): ROCK CAST
'SMOKEHOUSE'

ELEVATION CODED NOTES	
① PAINTED, GALV. STEEL POST WITH 1/4" GALV. STEEL CAP PLATE ② PREFINISHED ALUMINUM STOREFRONT/WINDOW SYSTEM w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWINGS A8.1 - A8.3) (SF-1) ③ PREFINISHED OPERABLE WINDOW SYSTEM TO MATCH ADJACENT STOREFRONT w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1) (MATCH SF-1) ④ PREFINISHED ALUMINUM FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) (SF-1) ⑤ OVERHEAD DOOR SYSTEM (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) ⑥ INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) ⑦ WALL OPENING FOR FUTURE TENANT WINDOW (N.I.C.). PROVIDE TEMPORARY STUDS/SHEATHING TO PROTECT THE INTERIOR AS REQUIRED ⑧ WATER TIGHT, EXTERIOR 24x24 NOMINAL VERTICAL ROOF ACCESS PANEL. PROVIDE ADDITIONAL BLOCKING AS REQUIRED. VERIFY ROUGH OPENING SIZE WITH TRUSS MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION. ⑨ CONCRETE RAMP AND HANDRAIL CONSTRUCTION ⑩ CONCRETE STAIR AND HANDRAIL CONSTRUCTION ⑪ NOT USED ⑫ EXTERIOR COUNTERTOP ⑬ CAST STONE OR LIMESTONE CAP ⑭ BRICK VENEER RETAINING WALL - RUNNING BOND (SEE DETAILS ON DRAWING SD2.2) ⑮ BRICK VENEER - RUNNING BOND ⑯ BRICK VENEER PANEL- RUNNING BOND (RECESSED 1/2") ⑰ BRICK VENEER - SLOPED ROWLOCK SILL ACCENT COURSE ⑱ PAINT EXPOSED C.M.U. BASE TO MATCH FIBER CEMENT ⑲ ASPHALT SHINGLES ⑳ 45 MIL. REINFORCED FULLY ADHERED EPDM ROOFING SYSTEM ㉑ 5/16" FIBER CEMENT BOARD PANEL SIDING (SMOOTH FINISH) ㉒ 4/4 X 8 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) ㉓ 4/4 X 10 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) ㉔ EXTRUDED PREFINISHED ALUMINUM VERTICAL REVEAL (XTREME TRIM RV516) (THIN) ㉕ EXTRUDED PREFINISHED ALUMINUM VERTICAL REVEAL (XTREME TRIM RVB516) (THICK) ㉖ EXTRUDED PREFINISHED ALUMINUM HORIZONTAL REVEAL (XTREME TRIM BRH516) (THIN) ㉗ EXTRUDED PREFINISHED ALUMINUM HORIZONTAL REVEAL (XTREME TRIM RBH516) (THICK)	㉘ HORIZONTAL PREFINISHED STANDING SEAM METAL SIDING ㉙ PREFINISHED BRAKE METAL TRIM ㉚ PREFINISHED METAL DRIP EDGE FLASHING ㉛ PREFINISHED METAL LEDGE FLASHING ㉜ PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY (MAPES, AWNEX OR EQUAL) ㉝ ROOF SCREEN (SEE DETAILS ON DRAWING A6.31) ㉞ 6" PREFINISHED METAL (24 GA) GUTTER - OGEE ㉟ 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. CONNECT TO STORM LINE. (SEE CIVIL AND PLUMBING DRAWINGS FOR CONTINUATION) ㊱ 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. DOWNSPOUT TO EVACUATE ONTO ROOF CONSTRUCTION BELOW. PROVIDE SPLASHBLOCK BELOW DOWNSPOUT DISCHARGE. ㊲ EXTEND PVC STORM LINE UP AS REQUIRED AT EXTERIOR CONCRETE RAMP ㊳ FROST-PROOF HOSE BIBB. ENSURE THAT ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE. COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS) ㊴ GAS SERVICE AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE PLUMBING DRAWINGS) ㊵ FIRE DEPARTMENT SIAMESE CONNECTION (SEE PLUMBING, FIRE PROTECTION AND CIVIL DRAWINGS) ㊶ FIRE DEPARTMENT KNOX BOX AS SPECIFIED BY LOCAL FIRE DEPARTMENT ㊷ HORN / STROBE, & NOTIFICATION DEVICE (SEE ELECTRICAL DRAWINGS) ㊸ ELECTRICAL SERVICE / CT CABINETS AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE ELECTRICAL DRAWINGS). COORDINATE LAYOUT WITH EXTERIOR STAIR MANUFACTURER FOR ALL CLEARANCES AT STAIR POSTS / CONNECTIONS ㊹ DECORATIVE LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) ㊺ FESTOON LIGHT FIXTURES (SEE ELECTRICAL DRAWINGS) ㊻ EMERGENCY EGRESS LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) ㊼ FUTURE SIGN BY TENANT (N.I.C.) FUTURE SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. G.C. TO PROVIDE / COORDINATE BLOCKING WITH TENANT ㊽ FUTURE BLADE SIGN BY TENANT (N.I.C.) FUTURE SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. G.C. TO PROVIDE / COORDINATE BLOCKING WITH TENANT ㊾ SECURITY WALL PACK LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) ㊿ 4 1/2" x 4 1/2" (ACTUAL) WOOD POST CLAD WITH PREFINISHED BRAKE METAL (MATCH STOREFRONT FINISH). PROVIDE PT WOOD AT EXTERIOR CONDITIONS. ① RECESSED PREFINISHED COMPOSITE METAL PANEL PICTURED FRAMED WITH PREFINISHED BRAKE METAL @ 1/2" x 2" PT WOOD BLOCKING. PREFINISHED METAL TO MATCH STOREFRONT FINISH. ② 4/4 X 12 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) ③ SYNTHETIC WOOD DECKING (ALIGN WITH FINISH FLOOR) WITH 42" TALL, BLACK METAL GUARDRAIL

EXTERIOR MATERIAL FINISH KEY															
MARK		MANUFACTURER		DESCRIPTION		REMARKS		MARK		MANUFACTURER		DESCRIPTION		REMARKS	
ASPHALT SHINGLES				INSTALL PER MANUFACTURER'S SPECIFICATIONS				STOREFRONT FRAMING				INSTALL PER MANUFACTURER'S SPECIFICATIONS			
[AS-1]		GAF		SLATELINE 'ENGLISH GRAY'		-		[SF-1]		KAWNEER		TRIFAB VG 451-T SERIES STOREFRONT FRAMING, MATCH MTL-1		EXTERIOR UNITS	
								[SF-2]		KAWNEER		TRIFAB VG 450 SERIES STOREFRONT FRAMING, MATCH MTL-1		INTERIOR UNITS	
CULTURED STONE				INSTALL PER MANUFACTURER'S SPECIFICATIONS				ALL EXTERIOR GLAZING SHALL BE CLEAR, LOW-E FOR TRANSPARENCY							
[BR-1]		GLEN GERY		MODULAR - VALLEY FORGE		MORTAR - STANDARD GREY		METAL				INSTALL PER MANUFACTURER'S SPECIFICATIONS			
[BR-2]		GLEN GERY		MODULAR - ALBANY		MORTAR - STANDARD GREY		[MTL-1]		DMI		7.2-PANEL #WP72 COLOR - "MUSKET GREY"		CORRUGATED METAL SIDING	
CULTURED STONE				INSTALL PER MANUFACTURER'S SPECIFICATIONS				[MTL-2]		DMI		COLOR - "MUSKET GREY"		COPINGS, FLASHING, DOWNSPOUTS AND GUTTERS	
[CS-1]		READING ROCK		ROCK CAST COLOR - "SMOKEHOUSE"		MORTAR - STANDARD GREY		[MTL-3]		MAPES OR EQUAL		COLOR - MATCH DMI "MUSKET GREY"		PREFINISHED ALUMINUM CANOPY	
								[MTL-4]		DMI		COLOR - "ANODIZED CLEAR"		CORRUGATED AND PERFORATED METAL PANEL	
								[MTL-5]		LAMINATORS		COLOR - MATCH DMI "MUSKET GREY"		COMPOSITE PANEL AT VESTIBULE STR. FRT. TRANSOMS & CEILING	
FIBER CEMENT PANEL				INSTALL PER MANUFACTURER'S SPECIFICATIONS				PAINT, EXTERIOR				INSTALL PER MANUFACTURER'S SPECIFICATIONS			
[FC-1]		JAMES HARDIE		5/16" FIBER CEMENT BOARD PANEL		PAINT PT-1		[PT-1]		SHERWIN WILLIAMS		COLOR - SW 7674 "PEPPERCORN"		-	
		TAMLYN		XOCR516M		OUTSIDE CORNERS				PAINT FINISHES		FIBER CEMENT - EGGSHELL FINISH			
		TAMLYN		XIC516		INSIDE CORNERS						DOORS - SEMI-GLOSS FINISH			
		TAMLYN		XS516		STARTER TRIM						METAL - GLOSS FINISH			
		TAMLYN		JMH51610		TERMINATION TRIM									
		TAMLYN		XWF78		WINDOW / HEAD FLASHING									
[FC-2]		JAMES HARDIE		4/4 FIBER CEMENT BOARD TRIM (SMOOTH FINISH)		PAINT PT-1									

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4400 NORTH HIGH STREET
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TEL 614.262.5111

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J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.

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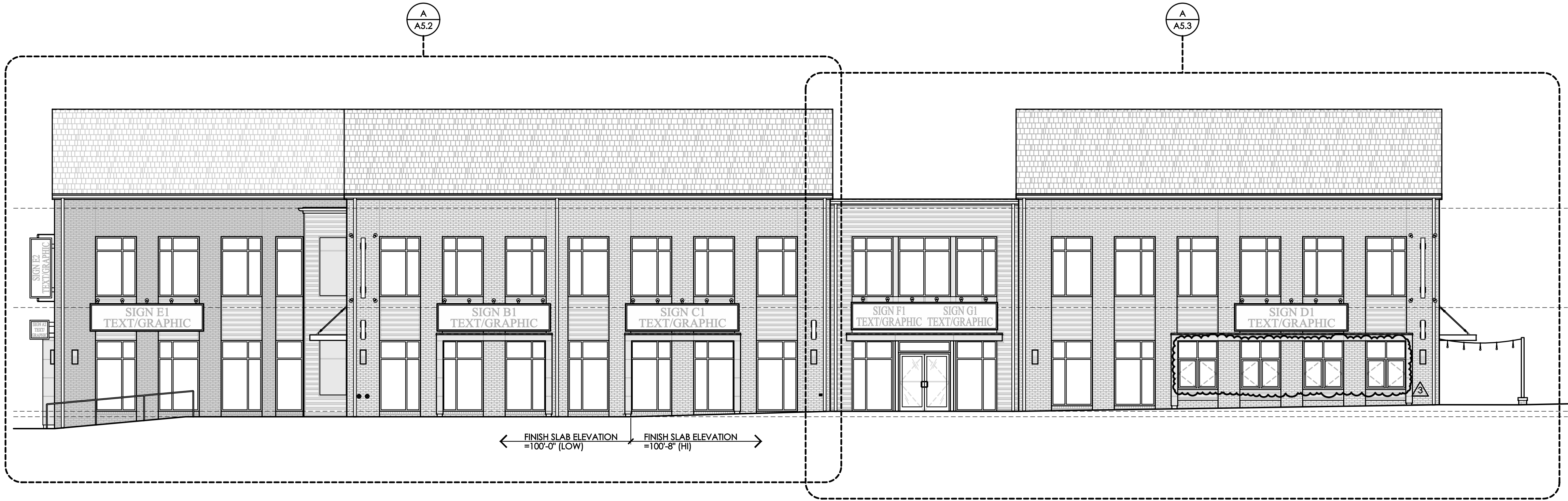
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STATUS		DATE
PERMIT / BID		JULY 7, 2023
REVISION	1	OCTOBER 20, 2023
REVISION	2	MARCH 11, 2024
REVISION	3	APRIL 9, 2024

DRAWING TITLE
EXTERIOR
FINISH KEY
AND ELEVATION
CODED NOTES

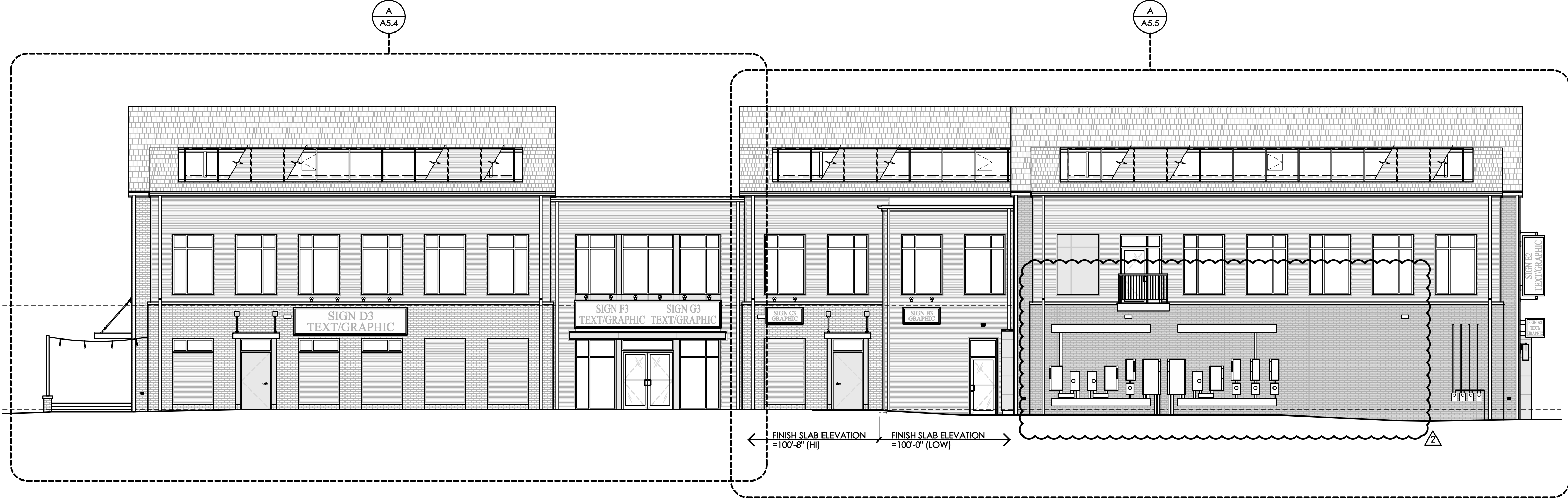
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A5.0

BEAN #00000.00

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



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

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A5.1a. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
REVISION	1 OCTOBER 20, 2023
REVISION	2 MARCH 11, 2024
REVISION	3 APRIL 9, 2024

DRAWING TITLE
EXTERIOR
BUILDING
ELEVATIONS

DRAWING NUMBER
A5.1

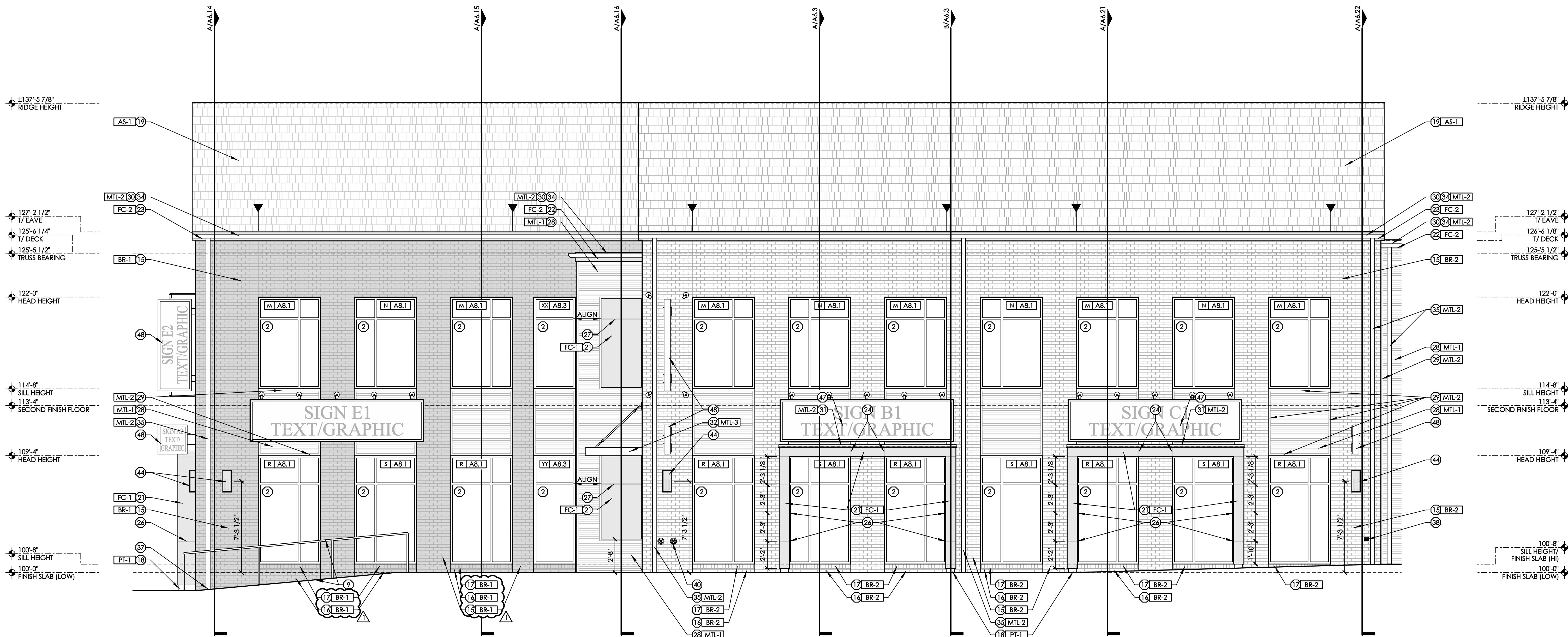
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DRAWING STATUS		
STATUS		DATE
PERMIT / BID		JULY 7, 2023
REVISION	1	OCTOBER 20, 2023
REVISION	2	MARCH 11, 2024
REVISION	3	APRIL 9, 2024

DRAWING TITLE
PARTIAL
EXTERIOR
ELEVATION

DRAWING NUMBER
A5.2



A PARTIAL SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

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FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
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MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A5.16. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

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STATUS		
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REVISION	2	MARCH 11, 2024
REVISION	3	APRIL 9, 2024

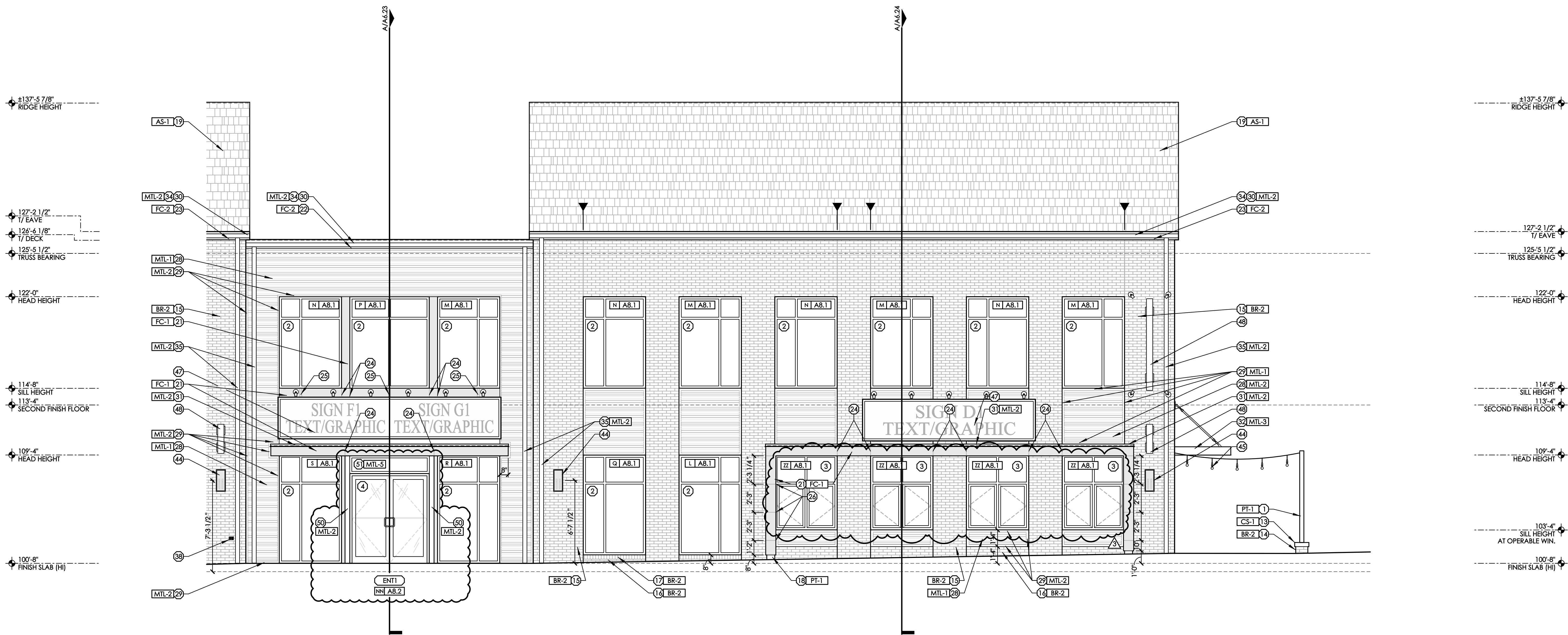
DRAWING TITLE
PARTIAL
EXTERIOR
ELEVATION

DRAWING NUMBER

A5.3

BEAN #000000.00

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SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES



A PARTIAL SOUTH BUILDING ELEVATION

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

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7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
FOR
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MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
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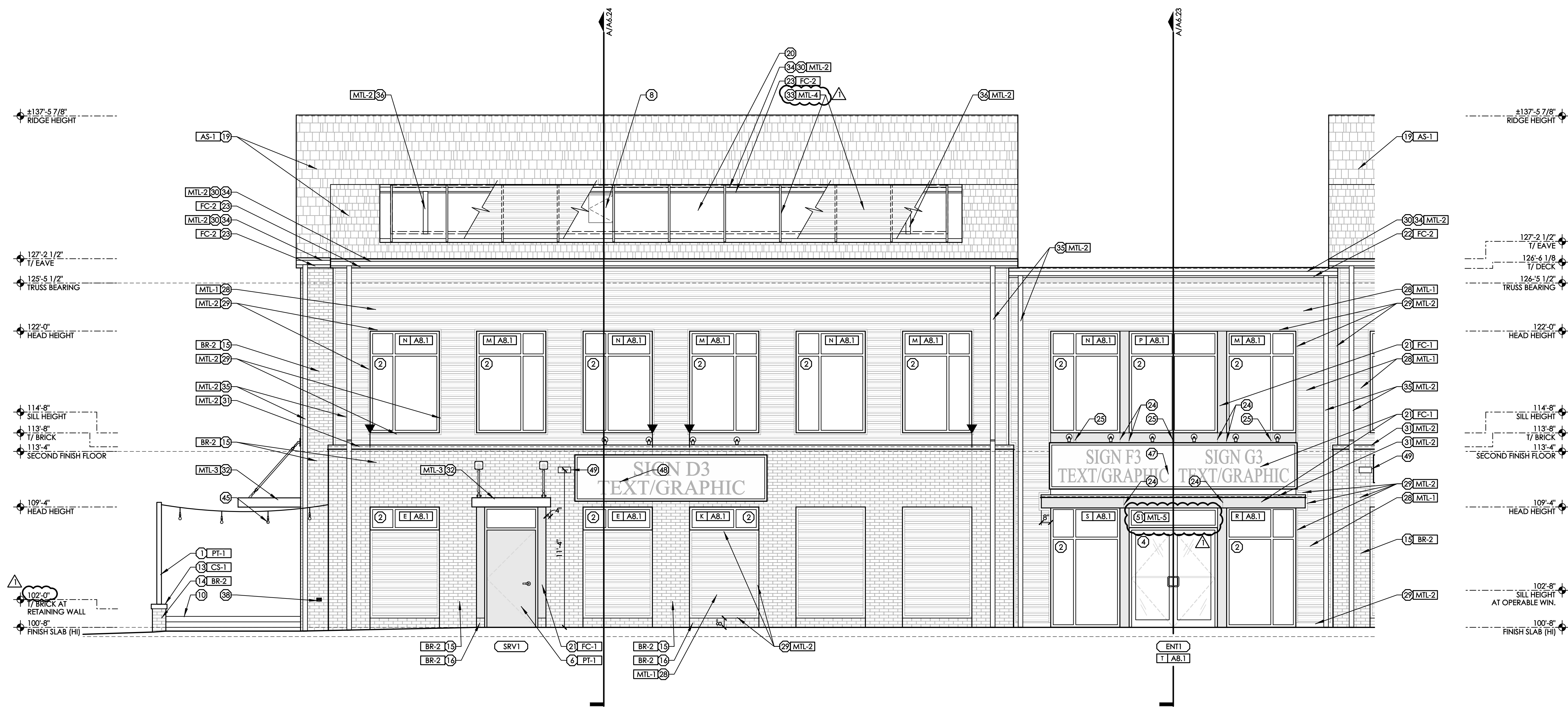
DRAWING STATUS		DATE
STATUS		
PERMIT / BID		JULY 7, 2023
REVISION	1	OCTOBER 20, 2023
REVISION	2	MARCH 11, 2024
REVISION	3	APRIL 9, 2024

DRAWING TITLE
PARTIAL
EXTERIOR
ELEVATION

DRAWING NUMBER

A5.4

BEAN #00000.00
Page 111 of 249



A PARTIAL NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR
TRIVIMUM REYNOLDSBURG INVESTMENTS L.L.C.

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING A0.1a. OMISSIONS WILL NOT WARRANT A CHANGE ORDER		
DRAWING STATUS		
STATUS		DATE
PERMIT / BID		JULY 7, 2023
REVISION	1	OCTOBER 20, 2023
REVISION	2	MARCH 11, 2024
REVISION	3	APRIL 9, 2024

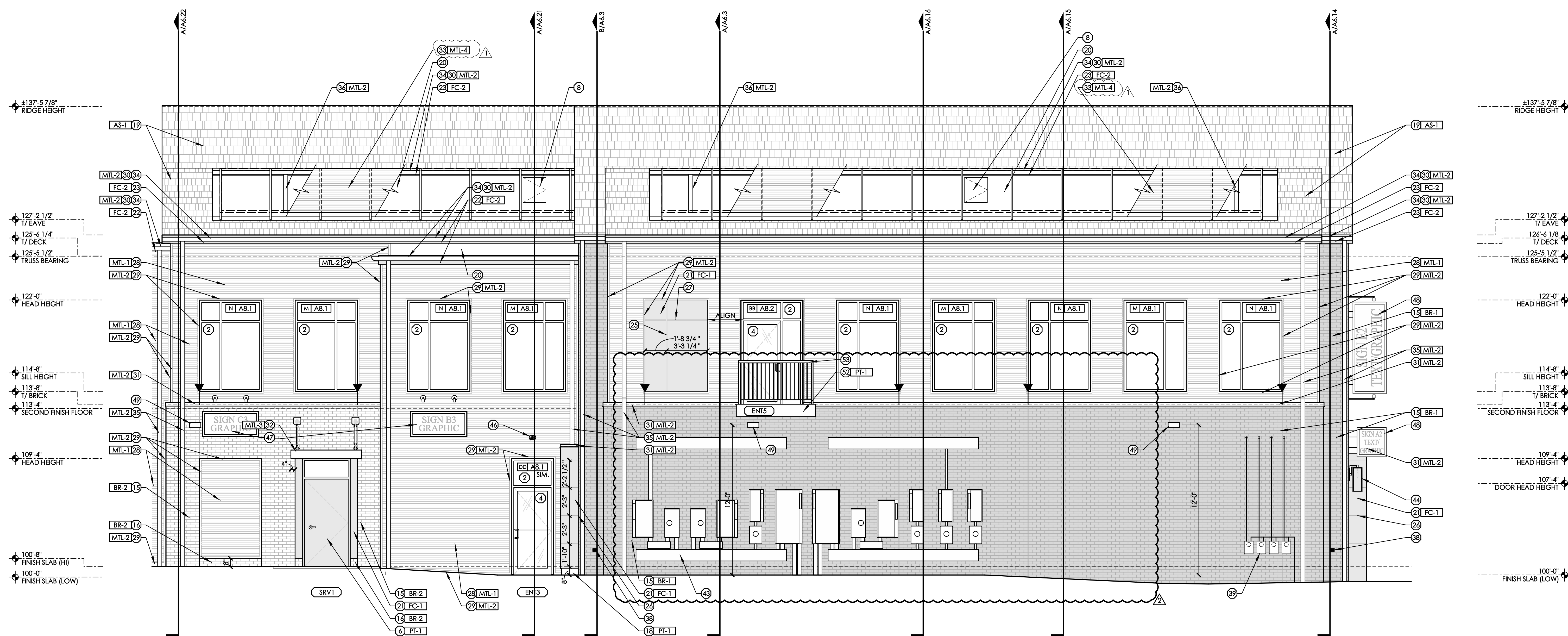
DRAWING TITLE

PARTIAL
EXTERIOR
ELEVATION

DRAWING NUMBER

A5.5

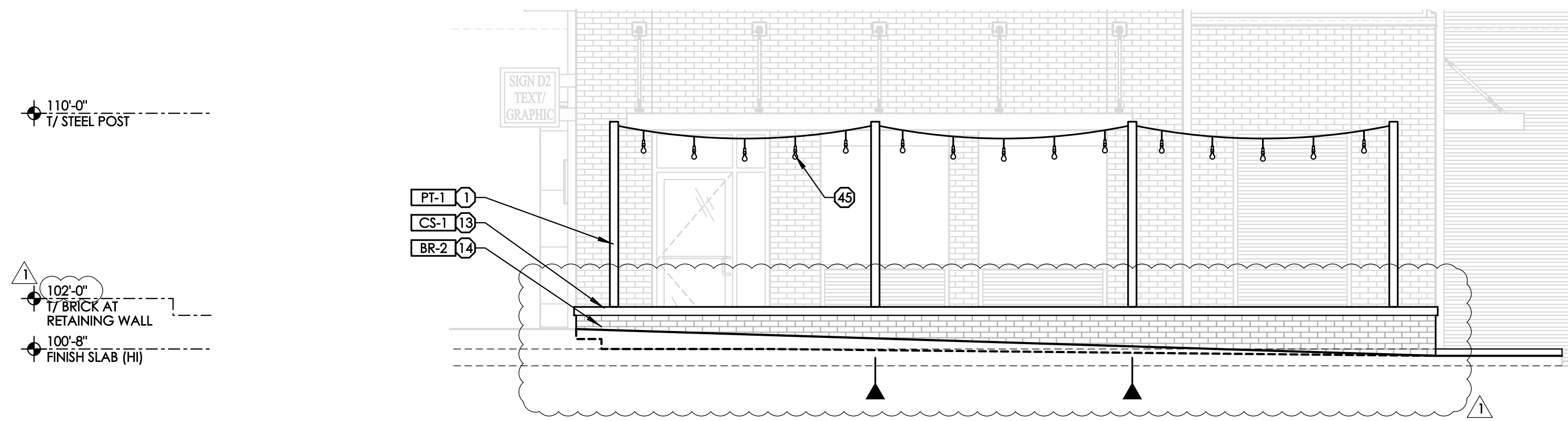
BEAN #00000.00



**SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES**

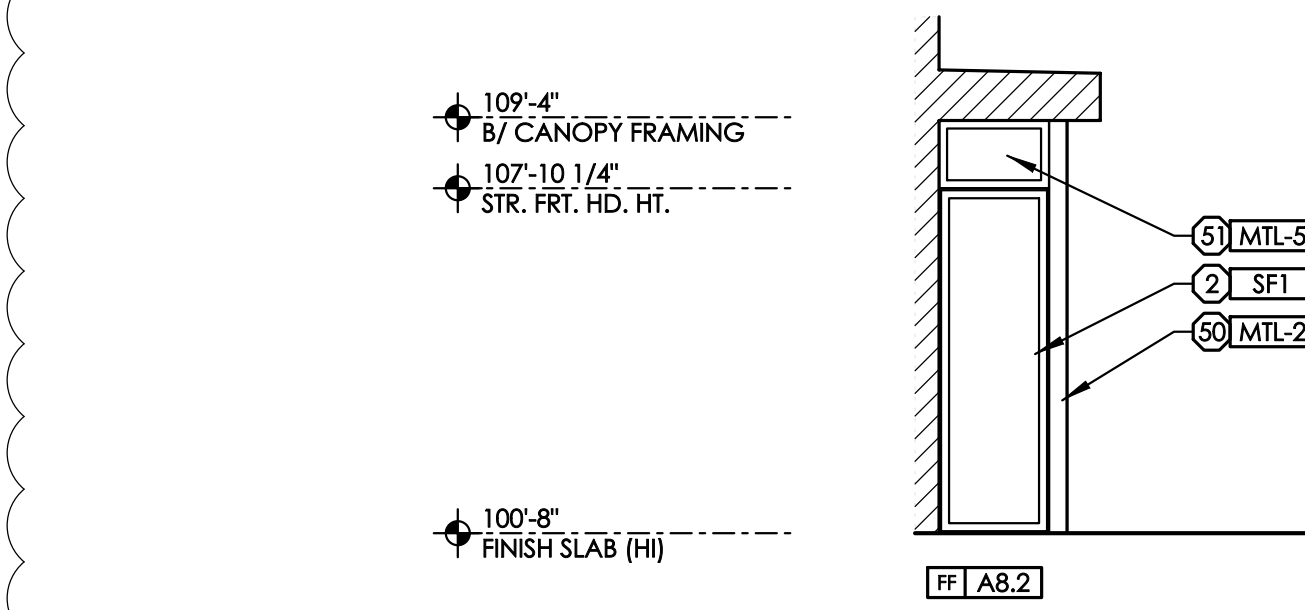
A PARTIAL NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'0"

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



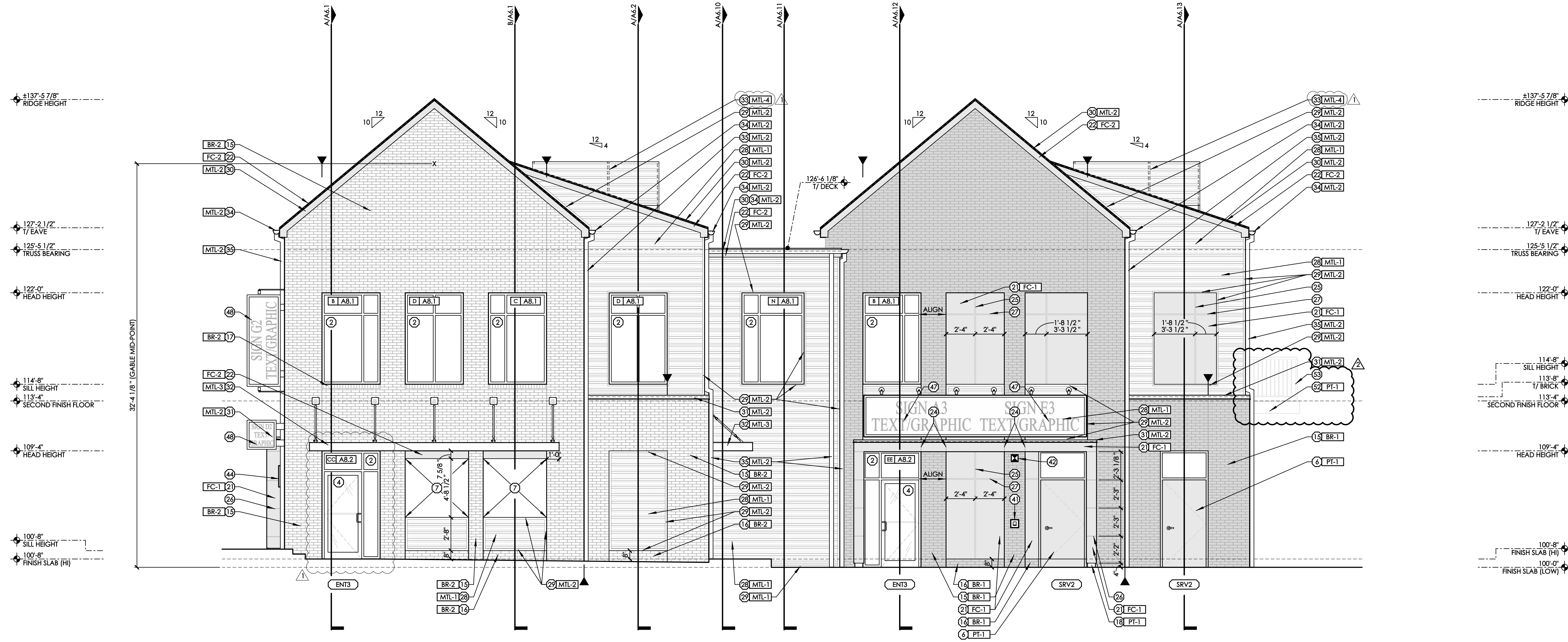
A EAST PATIO ELEVATION
SCALE: 1/4" = 1'-0"

SEE DRAWING A5.0 FOR EXTERIOR FINISH KEY AND ELEVATION CODED NOTES



C EXTERIOR VESTIBULE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SEE DRAWING A5.0 FOR EXTERIOR FINISH KEY AND ELEVATION CODED NOTES



B EAST BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

SEE DRAWING A5.0 FOR EXTERIOR FINISH KEY AND ELEVATION CODED NOTES

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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MAIN & LANCASTER BUILDING
7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A5.6. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

STATUS	DATE
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REVISION	OCTOBER 20, 2023
REVISION	MARCH 11, 2024
REVISION	APRIL 9, 2024

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A5.6

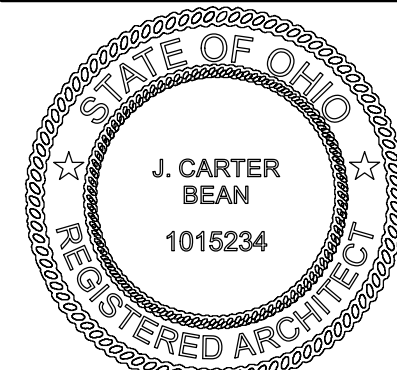
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MAIN & LANCASTER BUILDING

7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
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A5.14. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS		DATE
STATUS		
PERMIT / BID		JULY 7, 2023
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REVISION	2	MARCH 11, 2024
REVISION	3	APRIL 9, 2024

DRAWING TITLE

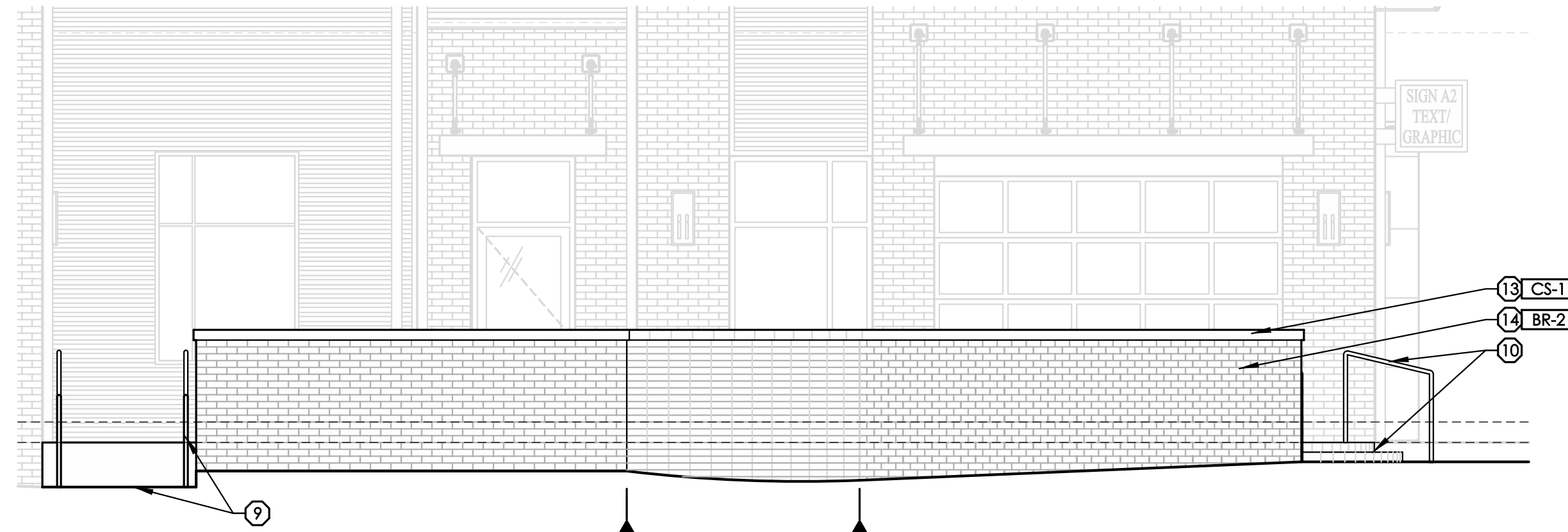
EXTERIOR
ELEVATIONS

DRAWING NUMBER

A5.7

BEAN #000000.00

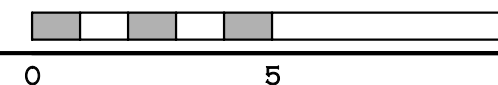
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103'-4" 1/2
RETAINING WALL

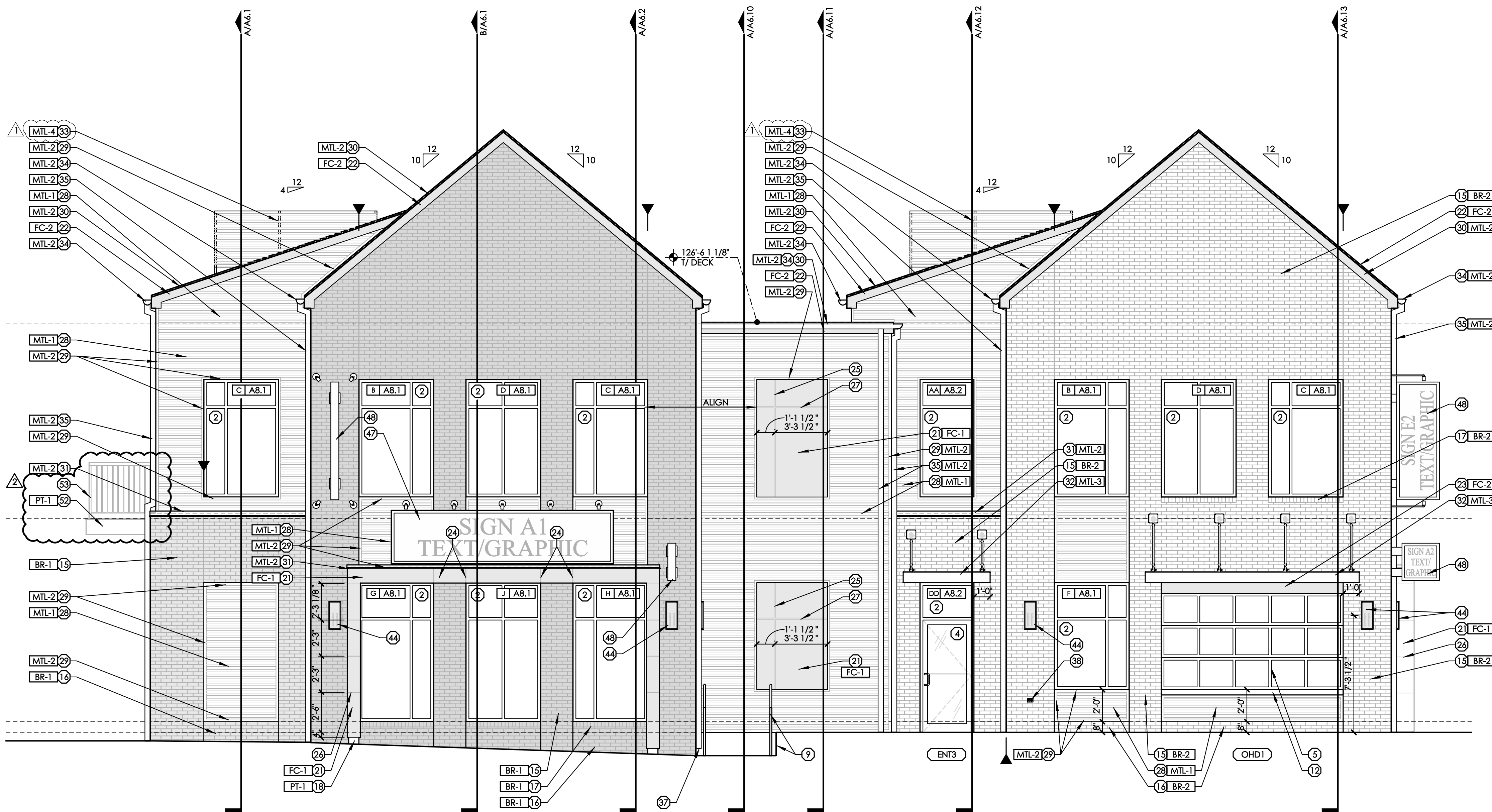
100'-0"
FINISH SLAB (LOW)

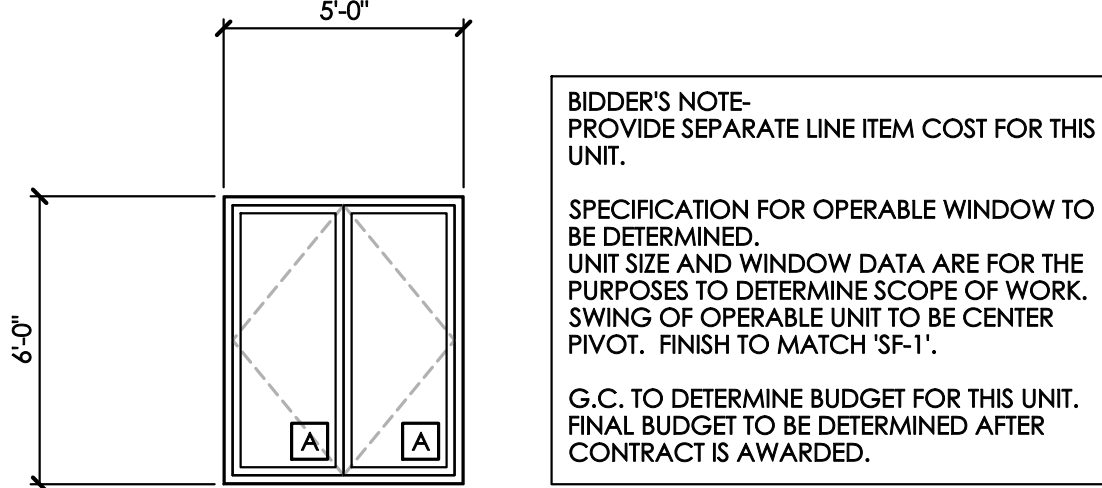
SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES



A WEST PATIO ELEVATION

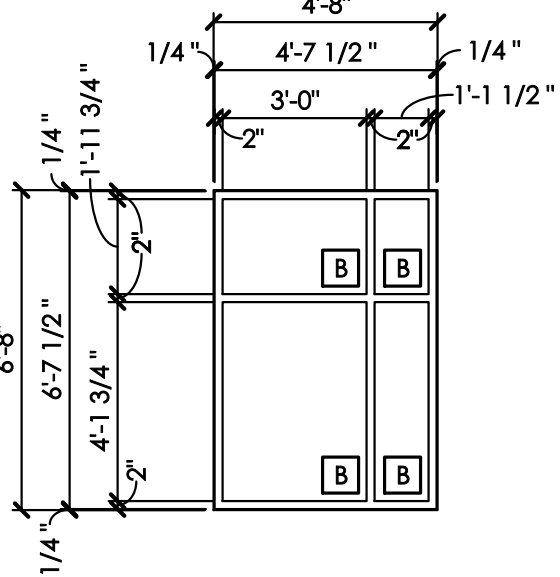
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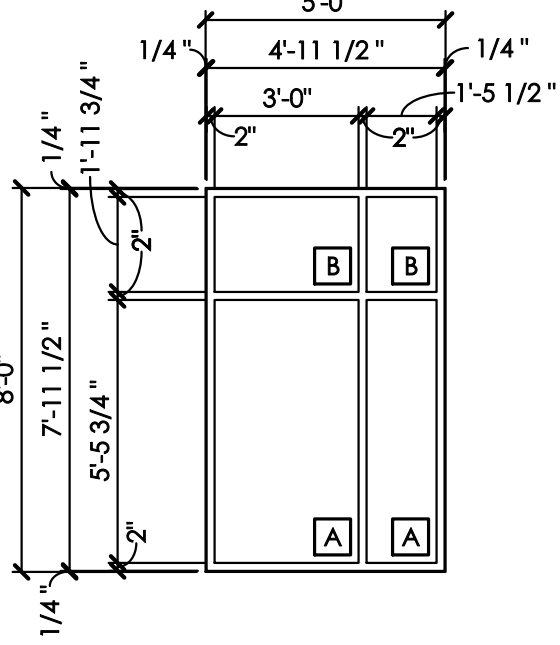
STOREFRONT DATA	
TOTAL PROJECTED AREA:	30.00 SF
TOTAL DAYLIGHT AREA:	21.00 SF
PERCENTAGE GLASS AREA:	70%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.49

A OPERABLE WINDOW ELEV. TYPICAL OF 4



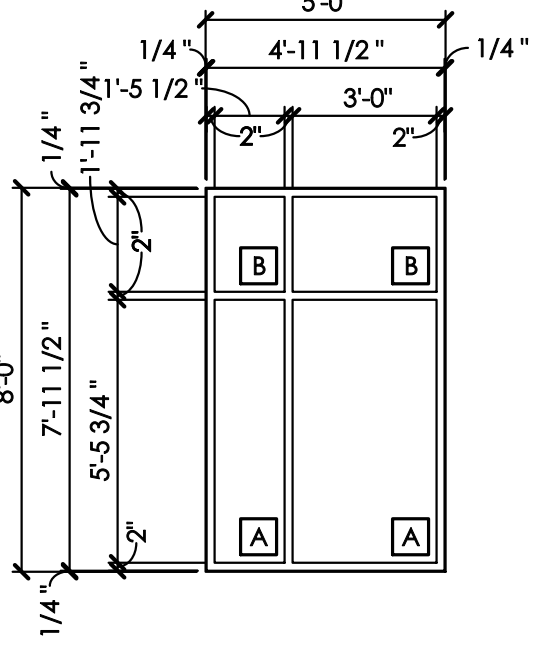
STOREFRONT DATA	
TOTAL PROJECTED AREA:	31.11 SF
TOTAL DAYLIGHT AREA:	21.27 SF
PERCENTAGE GLASS AREA:	81%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.56

F STOREFRONT ELEV. TYPICAL OF 1



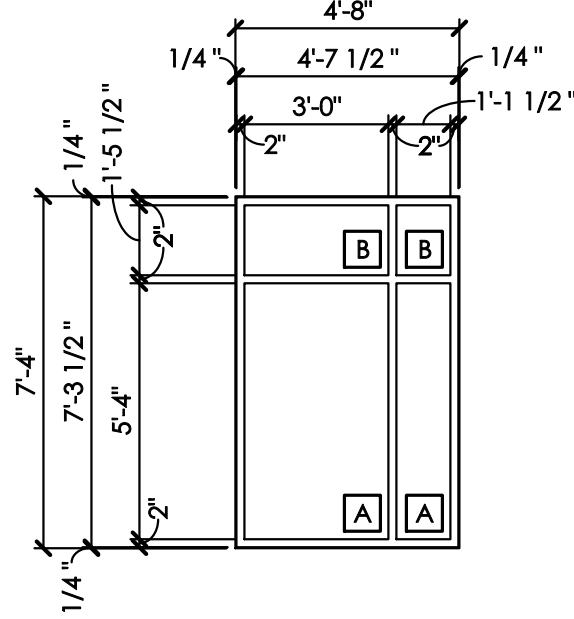
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.00 SF
TOTAL DAYLIGHT AREA:	33.26 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

L STOREFRONT ELEV. TYPICAL OF 1



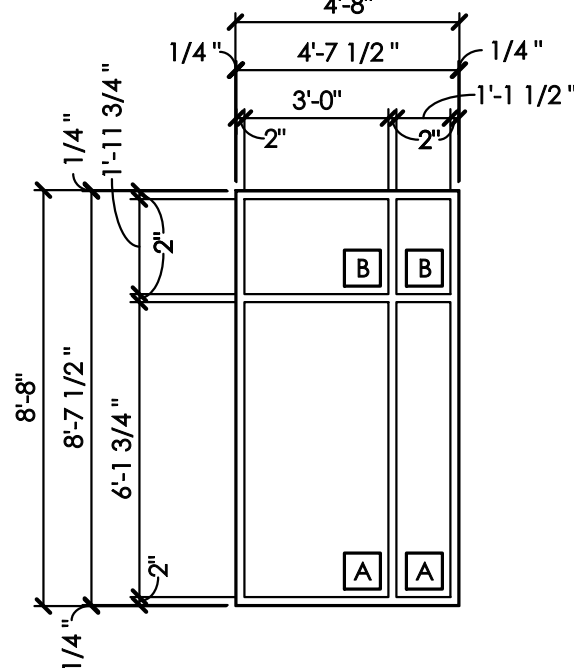
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.00 SF
TOTAL DAYLIGHT AREA:	33.26 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

Q STOREFRONT ELEV. TYPICAL OF 1



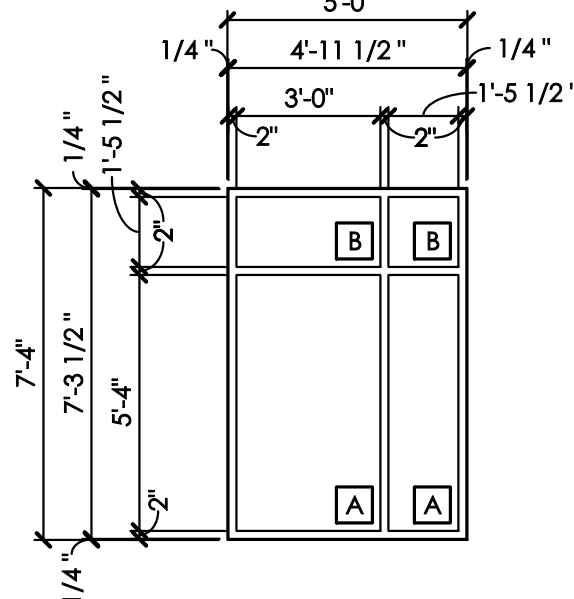
STOREFRONT DATA	
TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

B STOREFRONT ELEV. TYPICAL OF 4



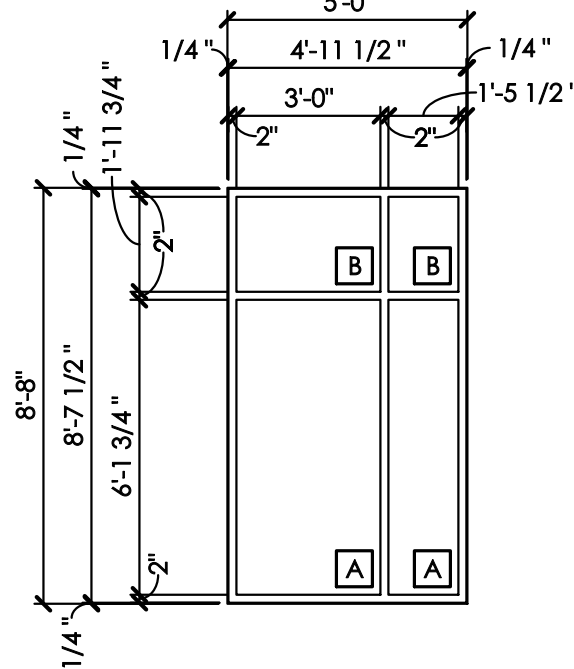
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

G STOREFRONT ELEV. TYPICAL OF 1



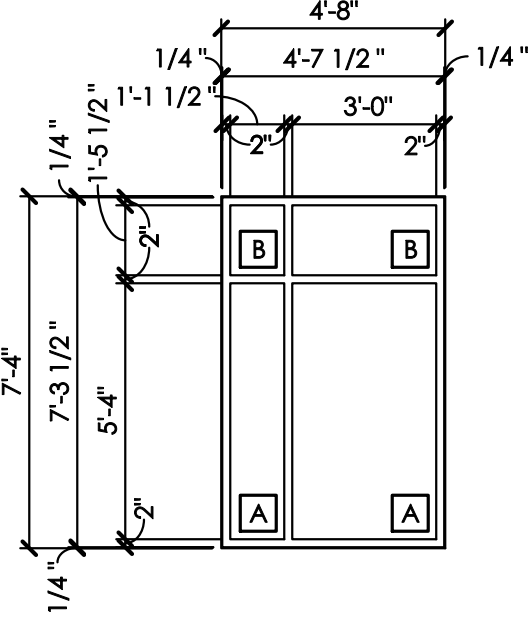
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

M STOREFRONT ELEV. TYPICAL OF 18



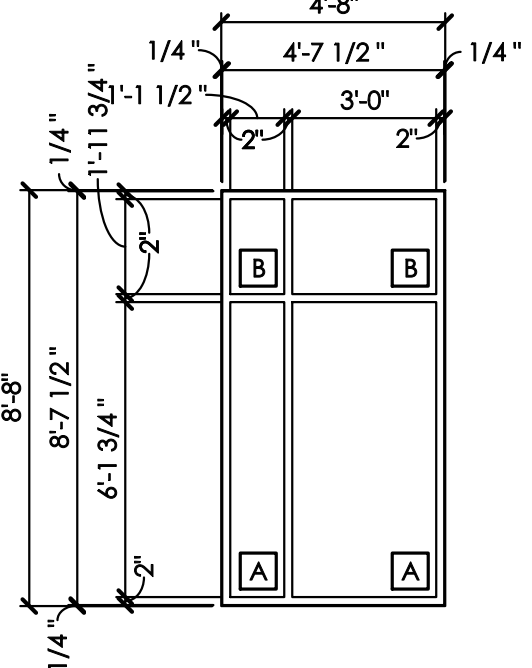
STOREFRONT DATA	
TOTAL PROJECTED AREA:	43.33 SF
TOTAL DAYLIGHT AREA:	36.36 SF
PERCENTAGE GLASS AREA:	84%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

R STOREFRONT ELEV. TYPICAL OF 8



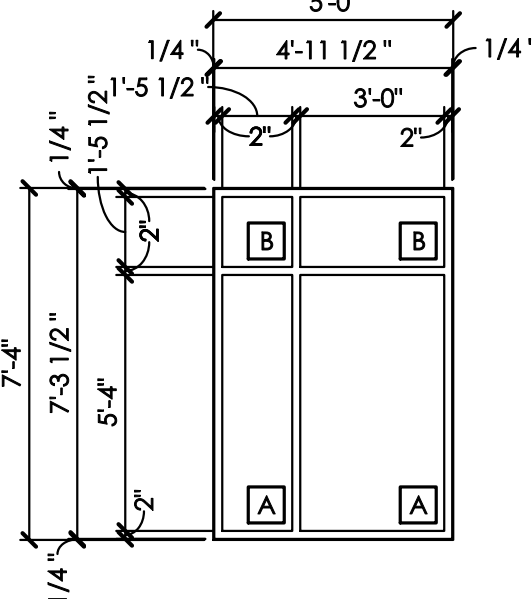
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TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

C STOREFRONT ELEV. TYPICAL OF 4



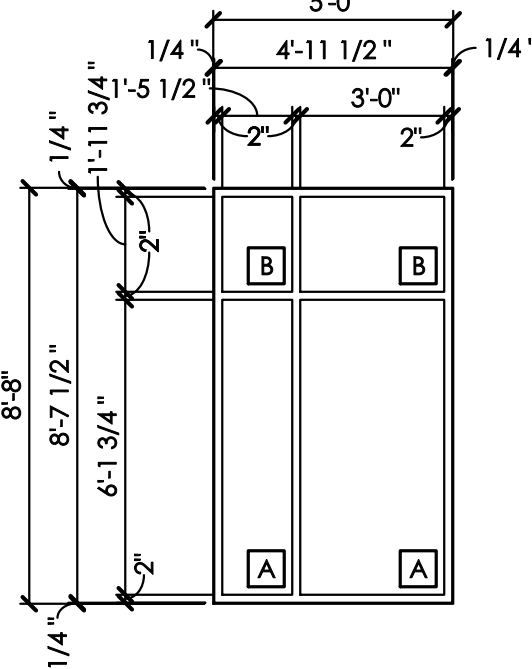
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

H STOREFRONT ELEV. TYPICAL OF 1



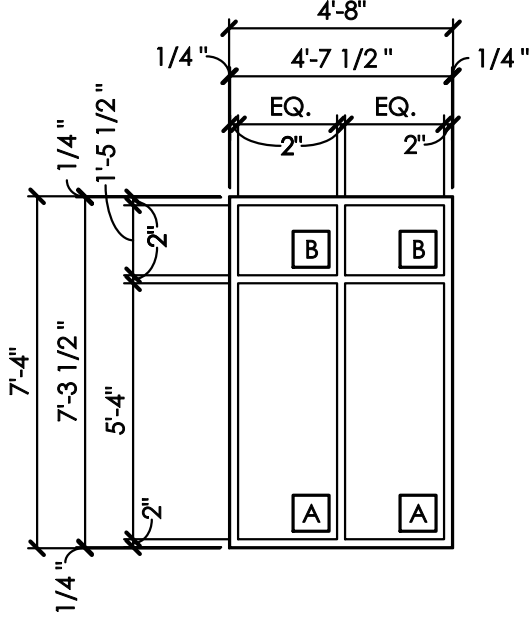
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

N STOREFRONT ELEV. TYPICAL OF 18



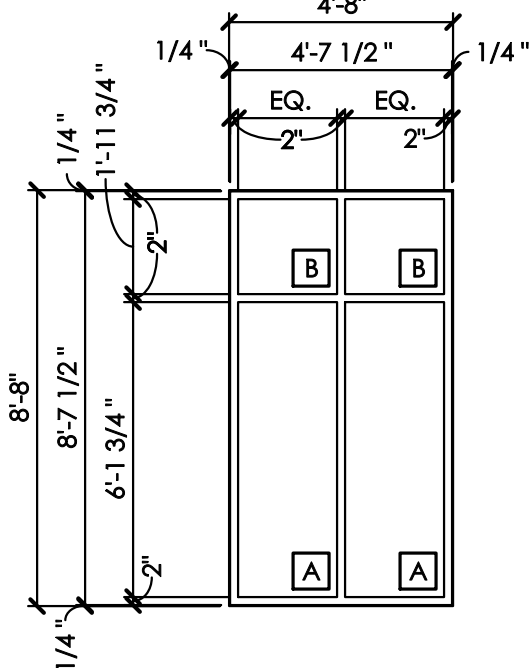
STOREFRONT DATA	
TOTAL PROJECTED AREA:	43.33 SF
TOTAL DAYLIGHT AREA:	36.36 SF
PERCENTAGE GLASS AREA:	84%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

S STOREFRONT ELEV. TYPICAL OF 6



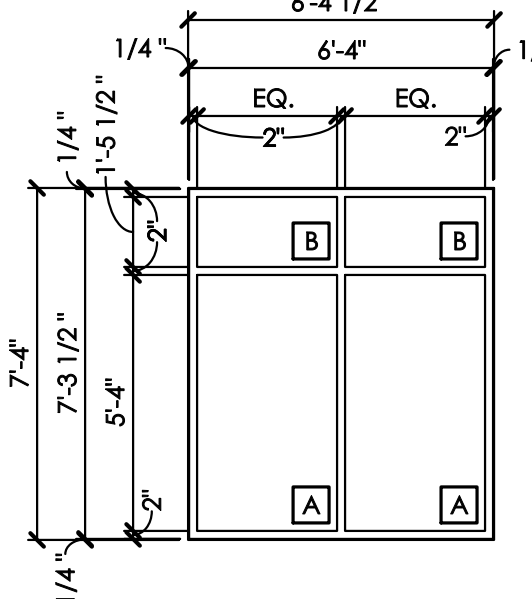
STOREFRONT DATA	
TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

D STOREFRONT ELEV. TYPICAL OF 4



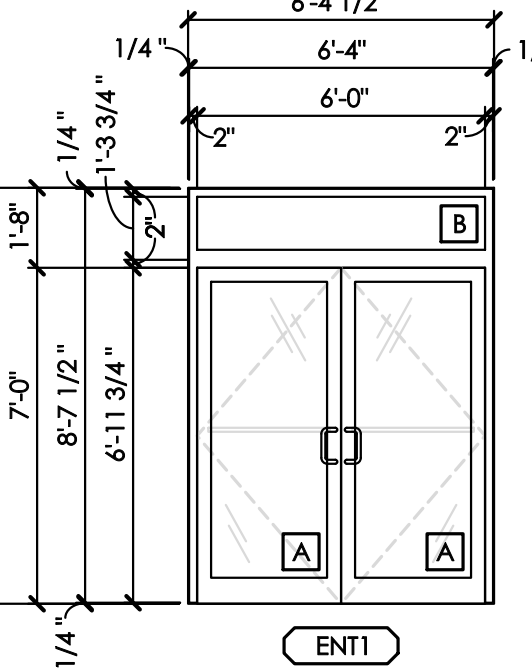
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

J STOREFRONT ELEV. TYPICAL OF 1



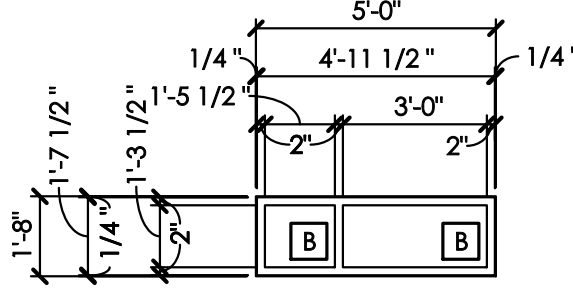
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

P STOREFRONT ELEV. TYPICAL OF 2



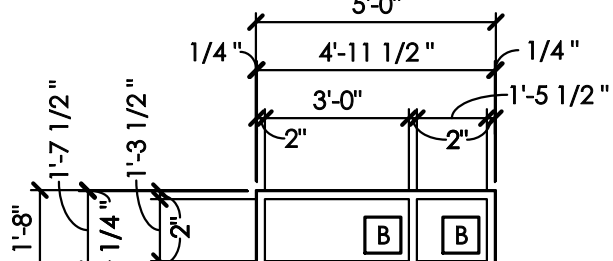
STOREFRONT DATA	
TOTAL PROJECTED AREA:	13.25 SF
TOTAL DAYLIGHT AREA:	6.13 SF
PERCENTAGE GLASS AREA:	46%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.80
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.34

T STR. FRT. VESTIBULE ELEV. TYPICAL OF 1



STOREFRONT DATA	
TOTAL PROJECTED AREA:	8.33 SF
TOTAL DAYLIGHT AREA:	5.76 SF
PERCENTAGE GLASS AREA:	69%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.48

E STOREFRONT ELEV. TYPICAL OF 2



STOREFRONT DATA	
TOTAL PROJECTED AREA:	8.33 SF
TOTAL DAYLIGHT AREA:	5.76 SF
PERCENTAGE GLASS AREA:	69%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.48

K STOREFRONT ELEV. TYPICAL OF 1

GLASS SCHEDULE	
A	1" INSULATED TEMPERED CLEAR GLASS, LOW-E
B	1" INSULATED CLEAR GLASS, LOW-E
C	1/4" TEMPERED, CLEAR GLASS
D	1/4" ANNEALED, CLEAR GLASS
E	1/2" TEMPERED, CLEAR GLASS

STOREFRONT NOTES	
1.	SEE DOOR AND HARDWARE SCHEDULE ON A7.1 FOR ADDITIONAL INFORMATION.
2.	PROVIDE MANUFACTURER'S STANDARD HEAD RECEPTOR TRACK AT ALL HEAD CONDITIONS. VERIFY HEIGHT REDUCTION REQUIRED (PER MANUFACTURER) FOR STOREFRONT HEAD RECEPTOR TRACK.
3.	ALL STOREFRONT SYSTEMS TO BE THERMALLY BROKEN WITH 1" INSULATED GLASS.
4.	SEE EXTERIOR FINISH SCHEDULE ON A5.0 FOR INDIVIDUAL STOREFRONT FINISH.
5.	STOREFRONT SYSTEM ELEVATIONS ILLUSTRATE 1/4" SHIM SPACE AT ALL HEAD, JAMB, AND SILL FRAME CONDITIONS.
6.	ALL LITES IN STOREFRONT SYSTEM DOORS TO BE 1" INSULATED, LOW-E TEMPERED GLASS, UNLESS OTHERWISE NOTED.
7.	ALL STOREFRONT FLASHINGS TO BE ALUMINUM BRAKE METAL (24 GA. MIN.) TO MATCH STOREFRONT FINISH.
8.	FIELD VERIFY ALL DIMENSIONS OF STOREFRONT SYSTEM UNIT OPENINGS PRIOR TO FABRICATION.
9.	PROVIDE END DAM SEALANT AT ALL SILL MEMBERS.
10.	PROVIDE MANUFACTURER'S STANDARD SILL PAN RECEPTOR TRACK. SET IN SILL SEALANT - DO NOT SEAL OVER STOREFRONT SYSTEM WEEPS.
11.	PROVIDE CAULK ON BOTH SIDES OF STOREFRONT. CAULK INSTALLATION NOT TO INTERFERE WITH STOREFRONT WEEP SYSTEM. SEE MANUFACTURER'S SPECIFICATIONS FOR CAULK INSTALLATION.
12.	ALL PERIMETER ALUMINUM TO MASONRY TO BE SEALED w/ SILICONE SEALANT TO MATCH STOREFRONT. CLEAN ALUMINUM SURFACE w/ ALCOHOL PRIOR TO SEALANT INSTALLATION.
13.	1" STOREFRONT GLAZING TO MEET MIN. U-FACTOR 0.32 (WINTER) & 0.31 (SUMMER) WITH A MIN. SHGC 0.69. BASIS OF GLAZING DESIGN PER PPG COATED SUNGATE 400 LOW-E GLASS (2) CLEAR + CLEAR.
14.	STOREFRONTS TO HAVE STEEL REINFORCING AS REQUIRED TO MEET 30 PSF MAX DEFLECTION IN HORIZONTAL AND VERTICAL MULLIONS; NOT TO EXCEED 1/175 OF SPAN PER ASTM E283.
15.	SEE BUILDING ELEVATIONS AND PLANS FOR LOCATIONS OF MASONRY OR FRAMED OPENINGS.
16.	VERIFY ALL FRAMING & MASONRY ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING / LAYING MASONRY.
17.	WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI Z97.1, AS APPROPRIATE.
18.	PROVIDE MANUFACTURER RECOMMENDED SILL AND PERIMETER FLASHING.

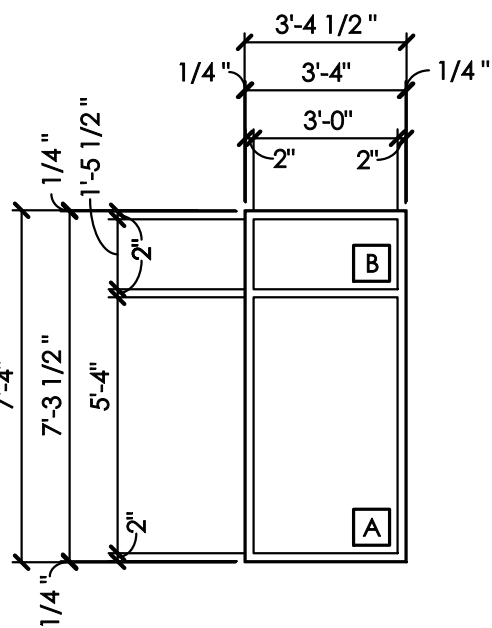
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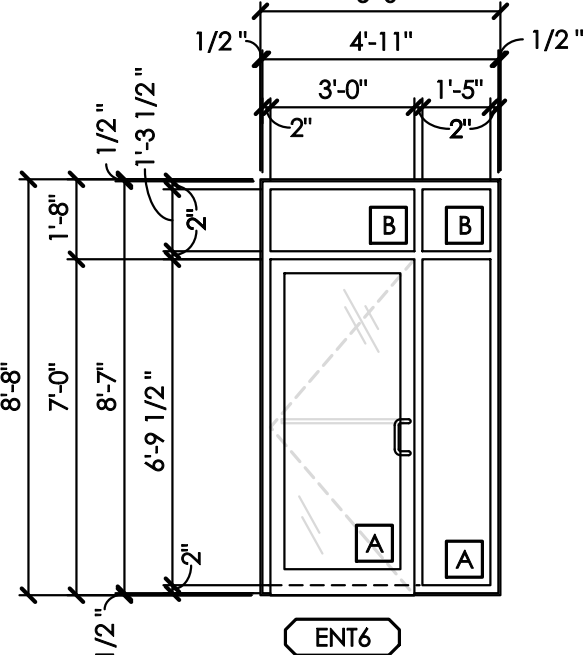
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MAIN & LANCASTER BUILDING
7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
FOR
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210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

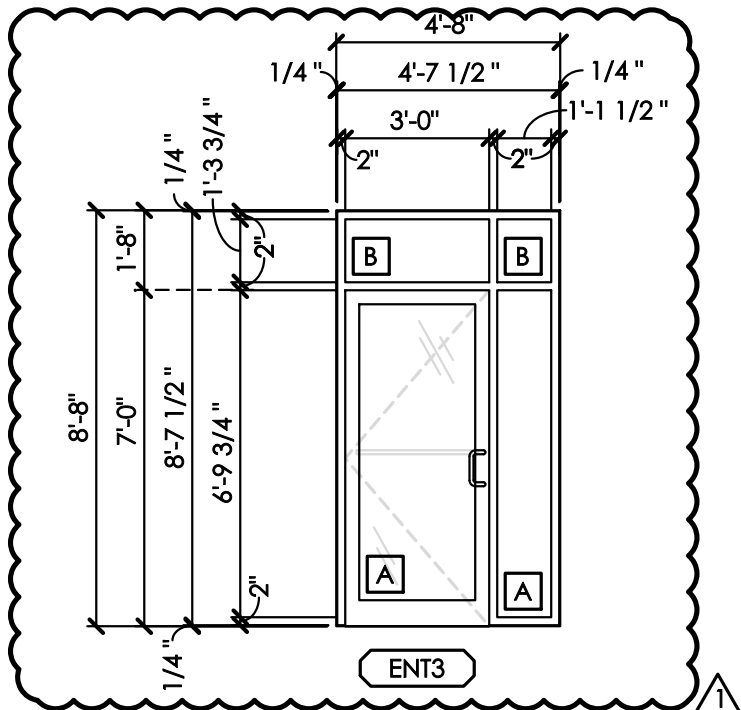


STOREFRONT DATA	
TOTAL PROJECTED AREA:	24.75 SF
TOTAL DAYLIGHT AREA:	20.38 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57



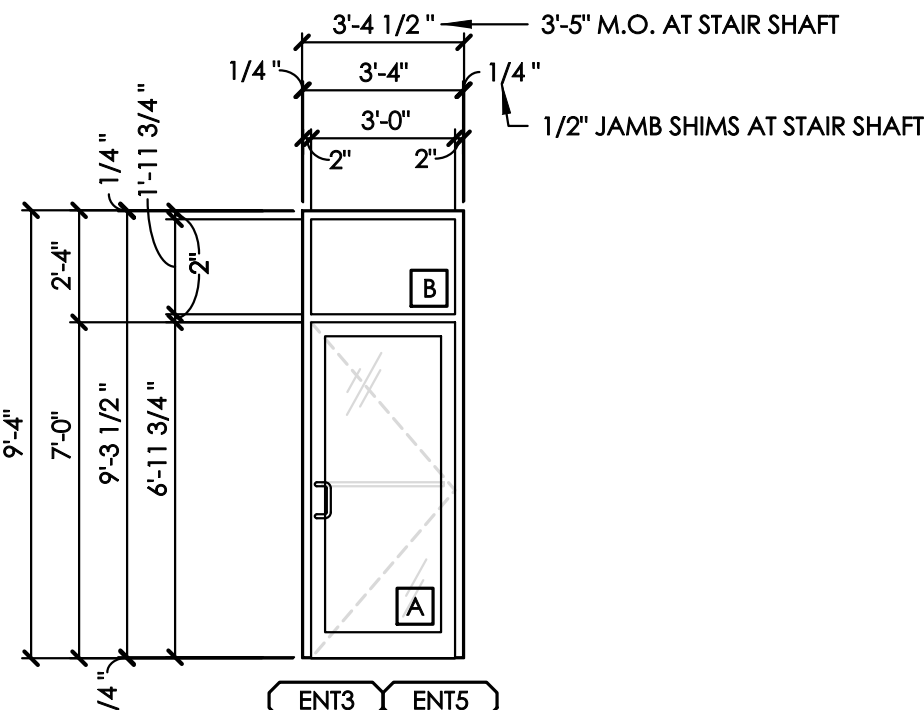
STOREFRONT DATA	
TOTAL PROJECTED AREA:	22.33 SF
TOTAL DAYLIGHT AREA:	15.32 SF
PERCENTAGE GLASS AREA:	69%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.48

ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.40



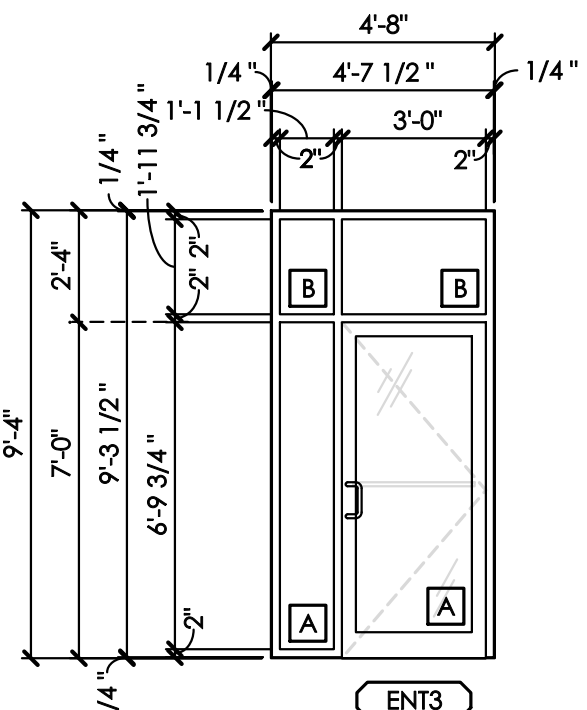
STOREFRONT DATA	
TOTAL PROJECTED AREA:	19.44 SF
TOTAL DAYLIGHT AREA:	13.08 SF
PERCENTAGE GLASS AREA:	67%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.61
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.47

ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.40



STOREFRONT DATA	
TOTAL PROJECTED AREA:	10.50 SF
TOTAL DAYLIGHT AREA:	5.94 SF
PERCENTAGE GLASS AREA:	56%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.71
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.40

ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.40



STOREFRONT DATA	
TOTAL PROJECTED AREA:	22.54 SF
TOTAL DAYLIGHT AREA:	15.82 SF
PERCENTAGE GLASS AREA:	70%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.49

ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.40

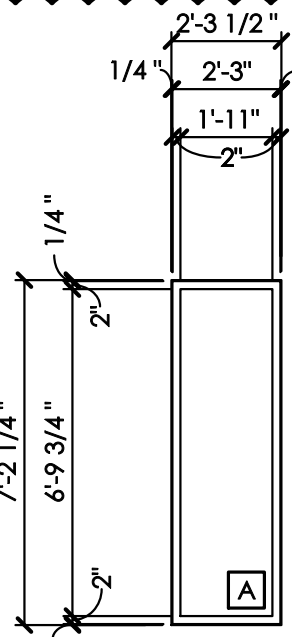
AA STOREFRONT ELEV. [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

BB STOREFRONT ELEV. [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

CC STOREFRONT ELEV. [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

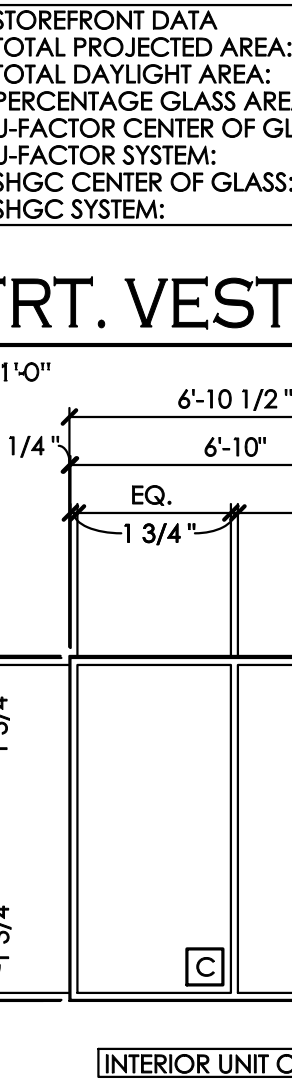
DD STOREFRONT ELEV. [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1, 1 SIMILAR]

EE STOREFRONT ELEV. [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]



STOREFRONT DATA	
TOTAL PROJECTED AREA:	23.11 SF
TOTAL DAYLIGHT AREA:	14.69 SF
PERCENTAGE GLASS AREA:	64%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.64
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.45

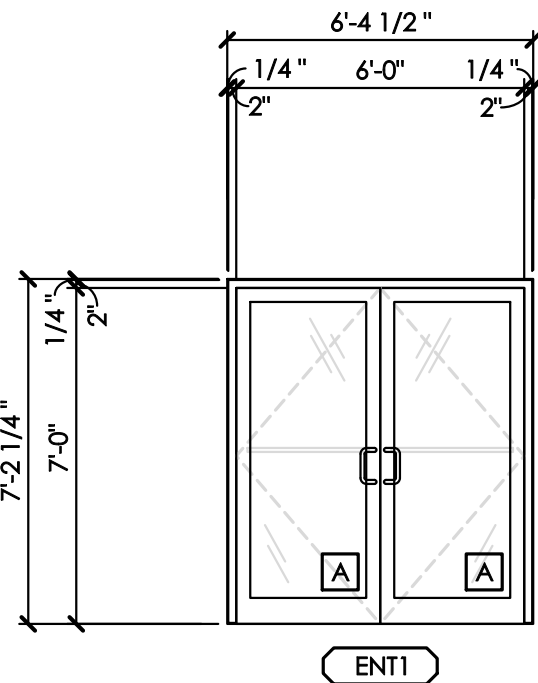
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SCALE: -



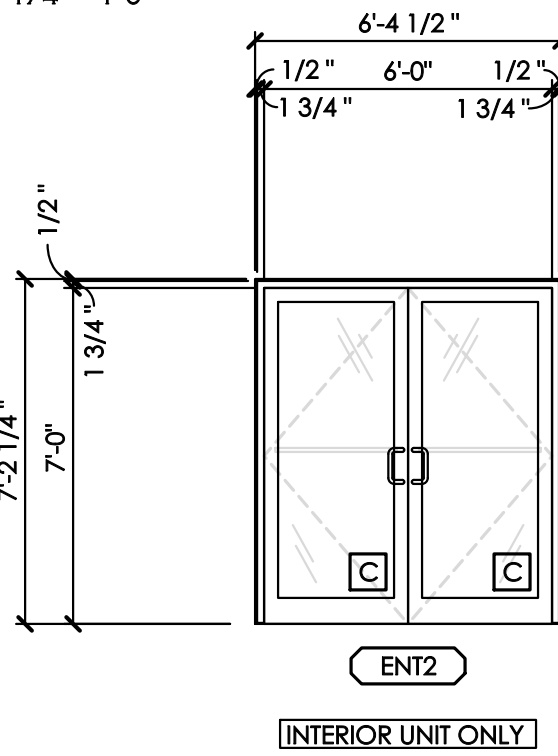
STOREFRONT DATA	
TOTAL PROJECTED AREA:	19.75 SF
TOTAL DAYLIGHT AREA:	4.5 SF
PERCENTAGE GLASS AREA:	23%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.80
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.18

ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	42.00 SF
TOTAL DAYLIGHT AREA:	26.64 SF
PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.40

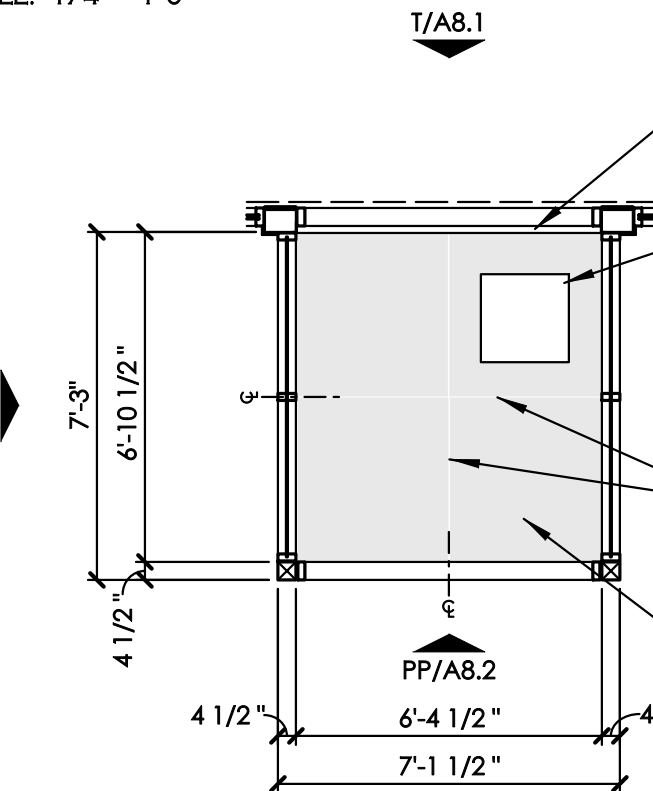
GG STR. FRT. VESTIBULE ELEV. [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 2]



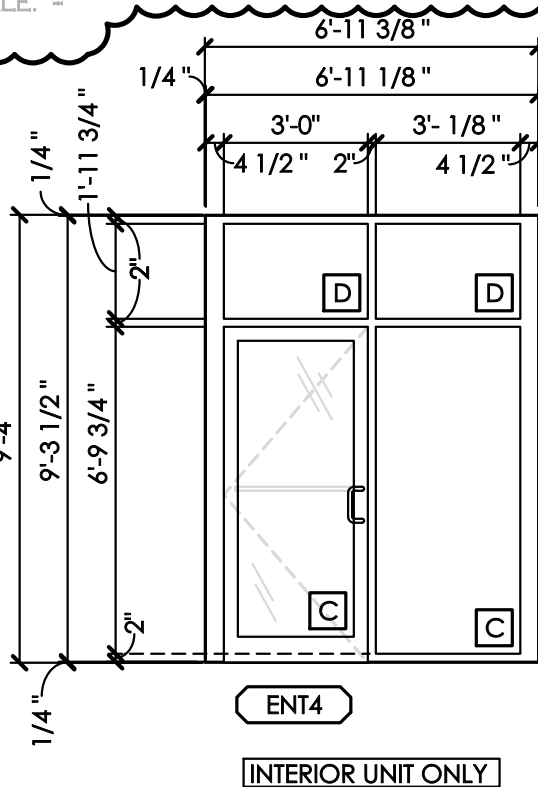
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SCALE: -



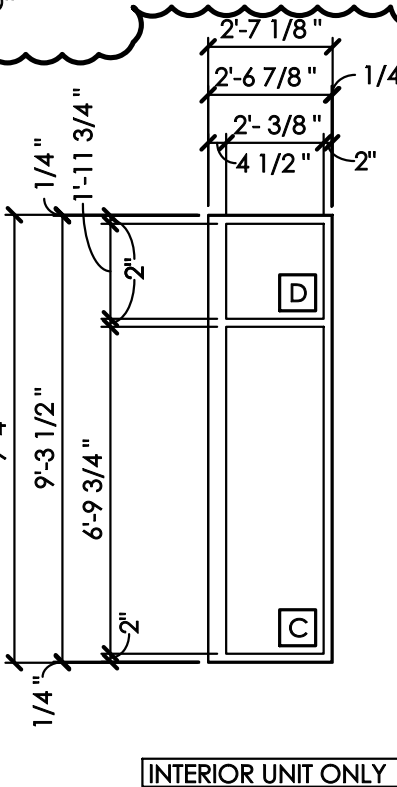
JJ STR. FRT. VESTIBULE ELEV. [SF-2]
SCALE: 1/4" = 1'-0" [TYPICAL OF 2]



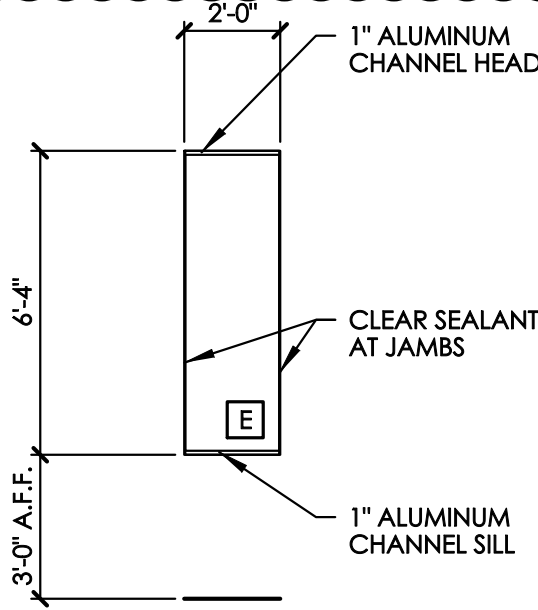
KK STOREFRONT VESTIBULE R.C.P. [SF-2]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]



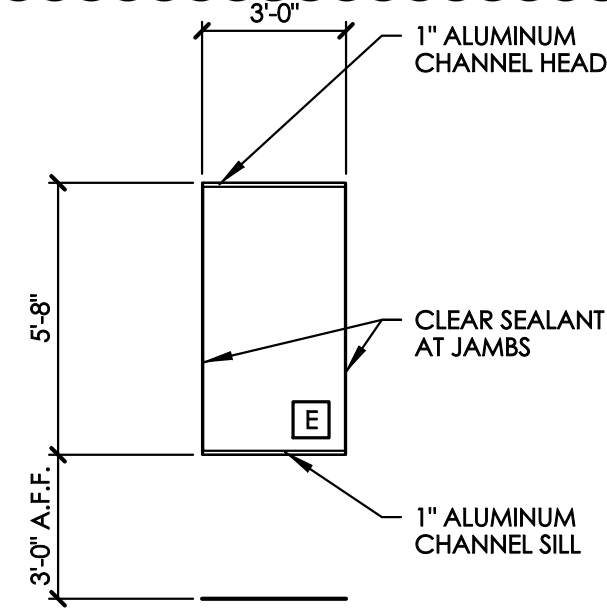
LL NOT USED [SF-2]
SCALE: -



MM STR. FRT. VESTIBULE ELEV. [SF-2]
SCALE: 1/4" = 1'-0" [TYPICAL OF 2]



NN STR. FRT. VESTIBULE ELEV. [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]



PP STR. FRT. VESTIBULE ELEV. [SF-2]
SCALE: 1/4" = 1'-0" [TYPICAL OF 2]

QQ STOREFRONT VESTIBULE R.C.P. [SF-2]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

RR STR. FRT. VESTIBULE ELEV. [SF-2]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

SS STR. FRT. VESTIBULE ELEV. [SF-2]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

TT DIRECT SET WINDOW [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

VV DIRECT SET WINDOW [SF-1]
SCALE: 1/4" = 1'-0" [TYPICAL OF 1]

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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MAIN & LANCASTER BUILDING
7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068
FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A8.2. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
REVISION	OCTOBER 20, 2023

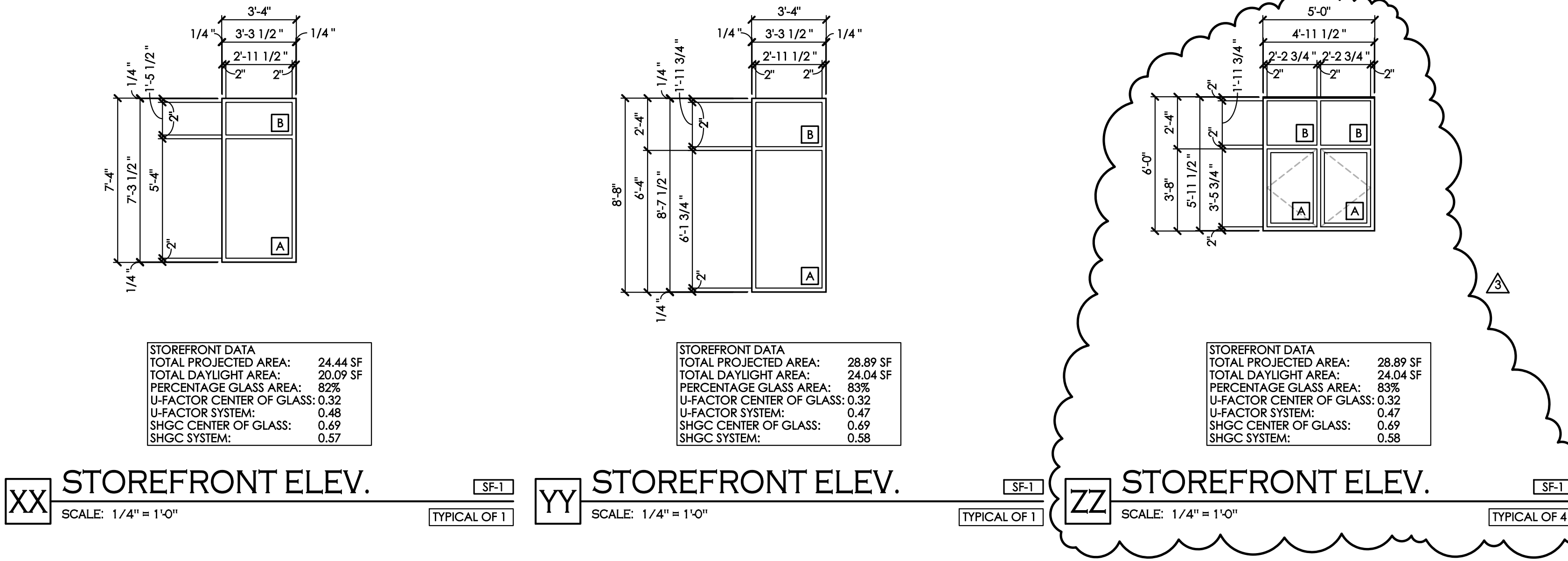
DRAWING TITLE

STOREFRONT ELEVATIONS

DRAWING NUMBER

A8.2

BEAN #00000.00



GLASS SCHEDULE	
A	1" INSULATED TEMPERED CLEAR GLASS, LOW-E
B	1" INSULATED CLEAR GLASS, LOW-E
C	1/4" TEMPERED, CLEAR GLASS
D	1/4" ANNEALED, CLEAR GLASS
E	1/2" TEMPERED, CLEAR GLASS

STOREFRONT NOTES	
1. SEE DOOR AND HARDWARE SCHEDULE ON A7.1 FOR ADDITIONAL INFORMATION. 2. PROVIDE MANUFACTURER'S STANDARD HEAD RECEPTOR TRACK AT ALL HEAD CONDITIONS. VERIFY HEIGHT REDUCTION REQUIRED (PER MANUFACTURER) FOR STOREFRONT HEAD RECEPTOR TRACK. 3. ALL STOREFRONT SYSTEMS TO BE THERMALLY BROKEN WITH 1" INSULATED GLASS. 4. SEE EXTERIOR FINISH SCHEDULE ON A5.0 FOR INDIVIDUAL STOREFRONT FINISH. 5. STOREFRONT SYSTEM ELEVATIONS ILLUSTRATE 1/4" SHIM SPACE AT ALL HEAD, JAMB, AND SILL FRAME CONDITIONS. 6. ALL LITES IN STOREFRONT SYSTEM DOORS TO BE 1" INSULATED, LOW-E TEMPERED GLASS, UNLESS OTHERWISE NOTED. 7. ALL STOREFRONT FLASHINGS TO BE ALUMINUM BRAKE METAL (24 GA. MIN.) TO MATCH STOREFRONT FINISH. 8. FIELD VERIFY ALL DIMENSIONS OF STOREFRONT SYSTEM UNIT OPENINGS PRIOR TO FABRICATION. 9. PROVIDE END DAM SEALANT AT ALL SILL MEMBERS. 10. PROVIDE MANUFACTURER'S STANDARD SILL PAN RECEPTOR TRACK. SET IN SILL SEALANT - DO NOT SEAL OVER STOREFRONT SYSTEM WEEPS. 11. PROVIDE CAULK ON BOTH SIDES OF STOREFRONT. CAULK INSTALLATION NOT TO INTERFERE WITH STOREFRONT WEEP SYSTEM. SEE MANUFACTURER'S SPECIFICATIONS FOR CAULK INSTALLATION. 12. ALL PERIMETER ALUMINUM TO MASONRY TO BE SEALED w/ SILICONE SEALANT TO MATCH STOREFRONT. CLEAN ALUMINUM SURFACE w/ ALCOHOL PRIOR TO SEALANT INSTALLATION. 13. 1" STOREFRONT GLAZING TO MEET MIN. U-FACTOR 0.32 (WINTER) & 0.31 (SUMMER) WITH A MIN. SHGC 0.69. BASIS OF GLAZING DESIGN PER PPG COATED SUNGATE 400 LOW-E GLASS (2) CLEAR + CLEAR. 14. STOREFRONTS TO HAVE STEEL REINFORCING AS REQUIRED TO MEET 30 PSF MAX DEFLECTION IN HORIZONTAL AND VERTICAL MULLIONS; NOT TO EXCEED 1/175 OF SPAN PER ASTM E283. 15. SEE BUILDING ELEVATIONS AND PLANS FOR LOCATIONS OF MASONRY OR FRAMED OPENINGS. 16. VERIFY ALL FRAMING & MASONRY ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING / LAYING MASONRY. 17. WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI Z97.1, AS APPROPRIATE. 18. PROVIDE MANUFACTURER RECOMMENDED SILL AND PERIMETER FLASHING.	

BEAN

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TEL 614.262.5111

STATE OF OHIO
J. CARTER BEAN
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210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A8.16. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023
REVISION	OCTOBER 20, 2023
REVISION	MARCH 11, 2024
REVISION	APRIL 9, 2024

DRAWING TITLE

STOREFRONT ELEVATIONS

DRAWING NUMBER

A8.3

BEAN #00000.00

Page 117 of 245



SIGN SCHEDULE					
TENANT A			TENANT E		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
A1	WALL SIGN (TYPE 1)	33 S.F.	E1	WALL SIGN (TYPE 1)	33 S.F.
A2	PROJ. SIGN (TYPE 2)	4 S.F.	E2	PROJ. SIGN (TYPE 1)	17 S.F.
A3	WALL SIGN (TYPE 2)	21 S.F.	E3	WALL SIGN (TYPE 2)	21 S.F.
TENANT B			TENANT F		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
B1	WALL SIGN (TYPE 1)	33 S.F.	F1	WALL SIGN (TYPE 2)	21 S.F.
B2	PROJ. SIGN (TYPE 2)	4 S.F.	F2	PROJ. SIGN (TYPE 1)	17 S.F.
B3	WALL SIGN (TYPE 3)	6 S.F.	F3	WALL SIGN (TYPE 2)	21 S.F.
TENANT C			TENANT G		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
C1	WALL SIGN (TYPE 1)	33 S.F.	G1	WALL SIGN (TYPE 2)	21 S.F.
C2	PROJ. SIGN (TYPE 2)	4 S.F.	G2	PROJ. SIGN (TYPE 1)	17 S.F.
C3	WALL SIGN (TYPE 3)	6 S.F.	G3	WALL SIGN (TYPE 2)	21 S.F.
TENANT D					
SIGN LABEL	SIGN TYPE	SIGN AREA			
D1	WALL SIGN (TYPE 1)	33 S.F.			
D2	PROJ. SIGN (TYPE 2)	4 S.F.			
D3	WALL SIGN (TYPE 1)	33 S.F.			

TRIVIUM REYNOLDSBURG
7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR

TRIVIUM REYNOLDSBURG INVESTMENTS L.L.C.
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

[illegible]

BUILDING ELEVATIONS

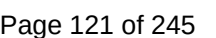
BEAN# 00000 0

SN-2



SIGN SCHEDULE					
TENANT A			TENANT E		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
A1	WALL SIGN (TYPE 1)	33 S.F.	E1	WALL SIGN (TYPE 1)	33 S.F.
A2	PROJ. SIGN (TYPE 2)	4 S.F.	E2	PROJ. SIGN (TYPE 1)	17 S.F.
A3	WALL SIGN (TYPE 2)	21 S.F.	E3	WALL SIGN (TYPE 2)	21 S.F.
TENANT B			TENANT F		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
B1	WALL SIGN (TYPE 1)	33 S.F.	F1	WALL SIGN (TYPE 2)	21 S.F.
B2	PROJ. SIGN (TYPE 2)	4 S.F.	F2	PROJ. SIGN (TYPE 1)	17 S.F.
B3	WALL SIGN (TYPE 3)	6 S.F.	F3	WALL SIGN (TYPE 2)	21 S.F.
TENANT C			TENANT G		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
C1	WALL SIGN (TYPE 1)	33 S.F.	G1	WALL SIGN (TYPE 2)	21 S.F.
C2	PROJ. SIGN (TYPE 2)	4 S.F.	G2	PROJ. SIGN (TYPE 1)	17 S.F.
C3	WALL SIGN (TYPE 3)	6 S.F.	G3	WALL SIGN (TYPE 2)	21 S.F.
TENANT D					
SIGN LABEL	SIGN TYPE	SIGN AREA			
D1	WALL SIGN (TYPE 1)	33 S.F.			
D2	PROJ. SIGN (TYPE 2)	4 S.F.			
D3	WALL SIGN (TYPE 1)	33 S.F.			

SN-3





**SHERWIN WILLIAMS
SW 7017 'DORIAN GRAY'**

WALL SIGN (TYPE 2) NOTES:

1. SIGN PANEL SIZE TO BE 3'-4" TALL X 17'-10" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 2" THICK PREFINISHED ALUMINUM.
3. LETTERS AND LOGOS SHALL BE A MAXIMUM OF 30" TALL AND SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 2'-6" TALL X 8'-4" WIDE MESSAGE AREA (21 SQ. FT.) PER TENANT.
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. LETTERS AND GRAPHICS TO BE CENTERED IN MESSAGE AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

[illegible]



SHERWIN WILLIAMS
SW 7017 'DORIAN GRAY'

WALL SIGN (TYPE 1) NOTES:

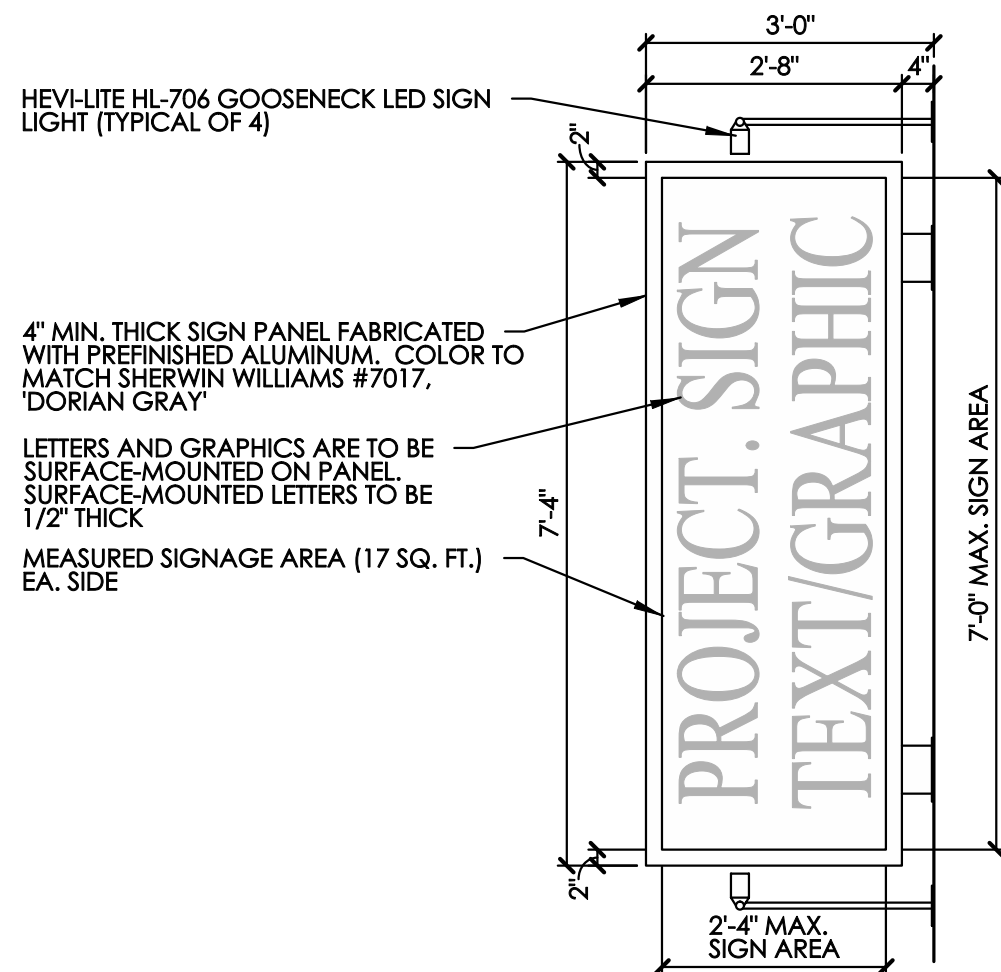
1. SIGN PANEL SIZE TO BE 2'-0" TALL X 4'-6" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 2" THICK PREFINISHED ALUMINUM.
3. LETTERS AND LOGOS SHALL BE A MAXIMUM OF 18" TALL AND SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 1'-6" TALL X 4'-6" WIDE MESSAGE AREA (6 SQ. FT.).
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. LETTERS AND GRAPHICS TO BE CENTERED IN MESSAGE AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

[illegible]

SIGNAGE DETAILS

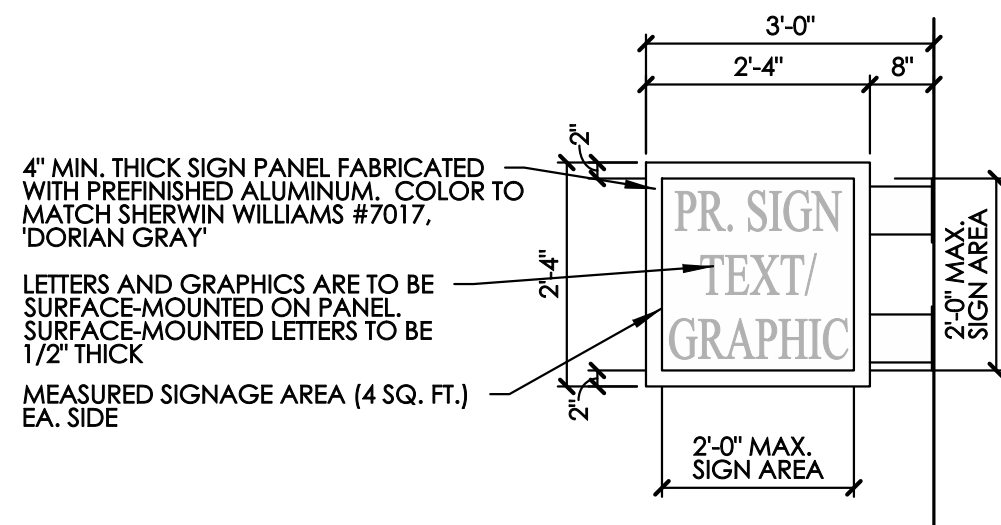
BEAN# 00000.00

SN-6



A PROJECTING SIGN (TYPE 1)
SCALE: 1/2" = 1'-0"

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



B PROJECTING SIGN (TYPE 2)
SCALE: 1/2" = 1'-0"

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

PROJECTING SIGN (TYPE 1) NOTES:

1. SIGN PANEL SIZE TO BE 7'-4" TALL X 2'-8" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 4". SIGN PANEL TO BE FABRICATED WITH PREFINISHED ALUMINUM.
3. SURFACE-MOUNTED INFORMATION SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 7'-0" TALL X 2'-4" WIDE MESSAGE AREA (17 SQ. FT.) PER FACE.
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. CENTER OF COPY (SIGNAGE) TO BE CENTERED IN TENANT SIGN AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

SHERWIN WILLIAMS
SW 7017 'DORIAN GRAY'

PROJECTING SIGN (TYPE 2) NOTES:

1. SIGN PANEL SIZE TO BE 2'-4" TALL X 2'-4" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 4". SIGN PANEL TO BE FABRICATED WITH PREFINISHED ALUMINUM.
3. SURFACE-MOUNTED INFORMATION SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 2'-0" TALL X 2'-0" WIDE MESSAGE AREA (4 SQ. FT.) PER FACE.
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. CENTER OF COPY (SIGNAGE) TO BE CENTERED IN TENANT SIGN AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL AND MESSAGING IS THE TENANT'S RESPONSIBILITY.

[illegible]

SIGNAGE DETAILS

BEAN# 00000.00

SN-7

April 24, 2024

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

RE: Advance Sign Company; 7330 E. Main Street: Certificate of Appropriateness for Signage

Planning and Zoning Board:

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

1. Project Summary

- a. Bruster's is a part of the new building with multi-tenant/multi use 2-story building at the corner of E. Main Street and Lancaster Avenue in the Olde Reynoldsburg Commercial District (ORD-C). The proposed signage for Bruster's will have to meet the Olde Reynoldsburg Commercial District sign standards, the approved variance standards, as well as the Approved Comprehensive Sign Plan submitted by the building. This development also previously came before the Board of Zoning and Building Appeals on May 19, 2022, and was granted variances to the building signage at the meeting. Based on the approved variance, this tenant is permitted 1 wall sign and 1 projecting sign on the south elevation, along with 1 wall sign on the north elevation. The applicant is proposing the same number and type of signage as permitted in the variance.

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 application must also meet Section 1105.03.C Signage and the Comprehensive Sign Package.
- b. The application appears to meet the following criteria established in Section 1109.21, 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 1105.03.C provides criteria on lighting, the number of signs, sign types and specific standards for each sign type.

- 
- i. The permitted type of lighting in the Olde Reynoldsburg Commercial District is exterior illuminated, gooseneck lighting, shadow lit, bulb surround – non-flashing or blinking and bulb surrounded – flashing or blinking. The applicant is proposing gooseneck lighting for all signage on the site, which meets the sign standards.
 - 1. The applicant should also provide a photometric plan showing that the proposed gooseneck lighting meets Section 1105.09 exterior lighting standards. This comment would also be resolved if the Comprehensive Sign Plan is required to provide a photometric plan for the entire site.
 - ii. The applicant states that the wall sign panels will be made of 2” thick aluminum, and that the projecting signs sign panels will be made of aluminum. The projecting sign will not stick out more than 3 feet from the building. The wall signs and projecting signs standards for extending from the wall have been met.
 - 1. Staff however has concerns regarding the minimum 9 foot clearance from the sidewalk or ground level projecting sign clearance. The applicant will need to show on the sign plan, that the projecting sign is located a minimum of 9 feet above the sidewalk or ground level. This comment would also be resolved if the Comprehensive Sign Plan is required to provide elevations showing the 9 foot clearance above the sidewalk or ground level.
 - 2. Staff also has concerns regarding the projecting sign sticking out 3 feet, and the location of the building to the public right-of-way. Staff would ask that the building setback be shown on the site plan where the projecting sign is located. This is to ensure that the projecting sign does not encroach into the public right-of-way.
 - a. If the setback provided is less than 3 feet, staff recommends that a hold harmless agreement approved by the City Attorney’s office be provided from the applicant for any signage that would extend into the public right-of-way. This requirement can be found in Section 1105.03.C.v.2 of the Zoning Code.
 - d. The Comprehensive Sign Package must also meet Section 1105.03.C sign standards, with the exception of the variances granted. Below is a review and a list of staff concerns regarding this applicant’s signage compared to the Comprehensive Sign Plan.
 - i. The comprehensive sign plan states the wall panels and projecting panels will be made of aluminum. The applicant is showing the wall panels and projecting panels to be made of aluminum. It also permits polycarbonate and aluminum for the wall sign, and aluminum only for the projecting sign. The applicant is proposing surface mounted aluminum wall signs and aluminum projecting sign panels. The applicant meets the Comprehensive Sign Plans requirements with regards to sign materials.
 - ii. The Comprehensive Sign Plan states that Wall Signs D1 & D3 will be Type 1 signage with a max of 33 square feet. The applicant is proposing

the Type 1 wall signage, however the applicant states the wall signage is 33.33 square feet and does not show the actual sign face area dimensions on the sign plan.

1. Staff will need the applicant to provide the sign face area dimensions on the sign plan. The width of the sign face area is not dimensioned on the sign plan.
 - a. If the sign face area dimensions are the same as the Comprehensive Sign Plan, 13 feet wide by 30 inches tall, then the signs square footage would be 32.5 square feet. The applicant would need to revise their square footage on their sign plan to reflect the correct square footage of the sign proposed.
 - iii. The Comprehensive Sign Plan states that Projecting Sign D2 will be Type 2 signage with a max of 4 square feet and stick out no more than 3 feet from the building façade. The proposed projection of the sign is in line with the Comprehensive Sign Plans of 8 inches of projecting with 28 inches of a sign panel from the buildings facade. The applicant states the projecting signs panel dimensions are 26 feet wide and 26 feet tall, which puts the projecting signage area at 4.69 square feet. 4 square feet is the maximum allowed signage area for the projecting sign, and what was approved by the Board of Zoning and Building Appeals.
 1. To increase the projecting sign area to 4.69 square feet, a new variance and a new Comprehensive Sign Plan would be needed.
 2. The Comprehensive Plan currently has the sign panel area, the area that the project sign panel is placed upon as 2 inches all the way around it. The proposed Bruster's sign plan only shows a 1 inch all the way around it. The applicant will need to revise their sign plan to reflect the correct sign panel dimensions.
 - iv. The applicants building elevations showing the locations of the proposed signs. Sign D2 appears to be missing and not identified (Sheet 1). The applicant will need to identify the D2 projecting sign on the Sheet 1.
 - v. The applicants Signage Site Plan shows the location of all signage on the site. The paper version clearly identifies Sign D2, the electronic version appears to be blurred out. The applicant will need to submit an electronic version showing the correct location of the D2 sign that is not blurred out.
 - vi. The applicant is proposing gooseneck lighting that extends 3 feet from the building façade. The Comprehensive Sign Plan also shows 3 foot gooseneck lighting projecting from the building façade.
3. Recommendations
- a. Staff recommends approval of the Certificate of Appropriateness with the following conditions:
 - i. Provide a photometric plan to staff, that address the addition of gooseneck lighting for the building, along with all other exterior lighting on the site. That the photometric plan meet Section 1105.09 Exterior Lighting standards.
 - ii. That the required 9 foot clearance of the projecting sign be shown on the

- site plan.
- iii. That the applicant show and state on the site plan, the setback of the building for all proposed signage along the South Building Elevations (1 wall and 1 projecting sign).
 - 1. That if any location of the signage extends into the public right-of-way, a hold harmless letter that the City Attorney's office deems acceptable be provided to staff for our records by the applicant.
 - iv. That the applicant show/dimension out the wall sign dimensions on the sign plan.
 - v. That the applicant revise the walls signs square footage to 32.5 square feet on Sheet 1.
 - vi. That the applicant revise their projecting sign panel area to two inches, instead of 1 inch.
 - vii. That the applicant state on the sign plan, the square footage of the projecting sign as 4 feet.
 - viii. That the applicant provide a revised building elevation showing the location of the D2 projecting sign.
 - ix. That the applicant provide a revised electronic sign site plan showing the location of D2 projecting sign not blurred out.
 - x. The applicant revise their drawings and any other materials, to show a final set of plans that meet the approved Certificate of Appropriateness conditions.
 - xi. That the Certificate of Appropriateness only be granted, if the Comprehensive Sign Plan was approved by the Planning and Zoning Board prior to this application with all conditions met and changes made, prior to the issuance of this Certificate of Appropriateness.

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: 7330 E MAIN STREET, STE D, OH 43068	Parcel ID#(s): 060-000090
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): TRIVIUM REYNOLDSBURG INVESTMENTS LLC; Tim Spencer	
Contact Email: tim@triviumdevelopment.com	Contact Phone Number: (614) 679-6979

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Bruster's Real Ice Cream	Contact Name: John Haag
Contact Email: john.haag@sweetgoodcorp.com	Contact Phone Number: (614) 783-3214

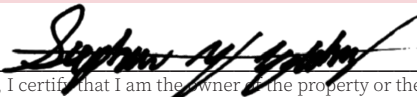
IV. APPLICANT INFORMATION

Applicant Name: Advance Sign Company; Stephen Zelahy	Applicant Address: 2121 Robinson Blvd, Pittsburgh, PA 15221
Applicant Phone Number: (412) 481-6990 x 124	Applicant Email: SZelahy@advancesignco.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: _____ Installation of two (2) wall signs and one (1) projecting sign for business identification.			

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: **4/03/2024**

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

BUILD DETAILS

A 2 1/8" DEEP FABRICATED ALUMINUM BACKGROUND PANEL - 1/8" ALUMINUM ON A 2" ANGLE FRAME
- ACRYLIC POLYURETHANE PAINTED FINISH
- MOUNT ON AN ALUMINUM ANGLE FRAME ATTACHED TO WALL WITH APPROPRIATE FASTENERS/ANCHORS

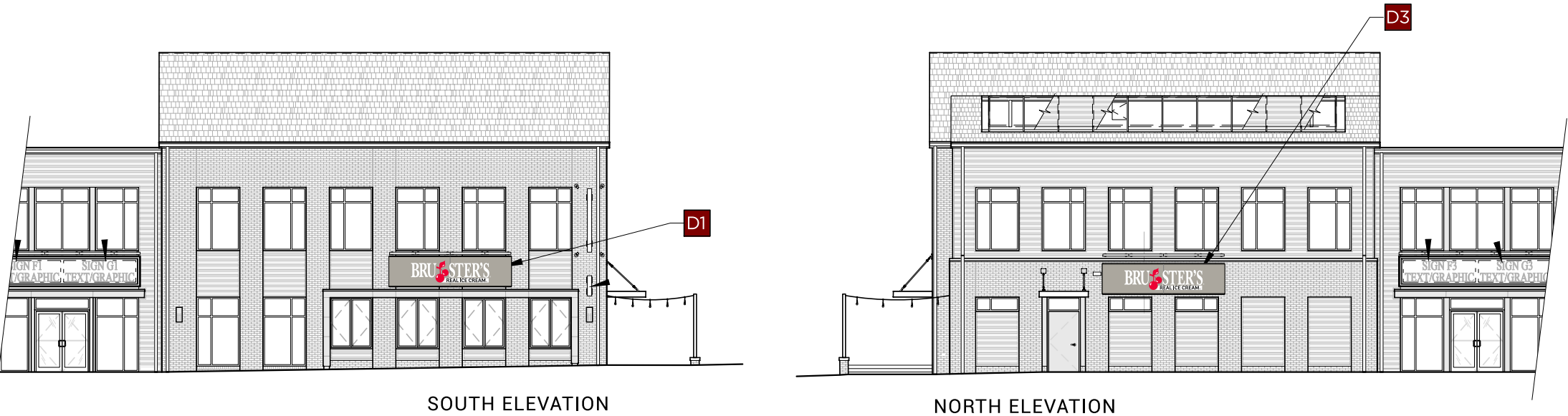
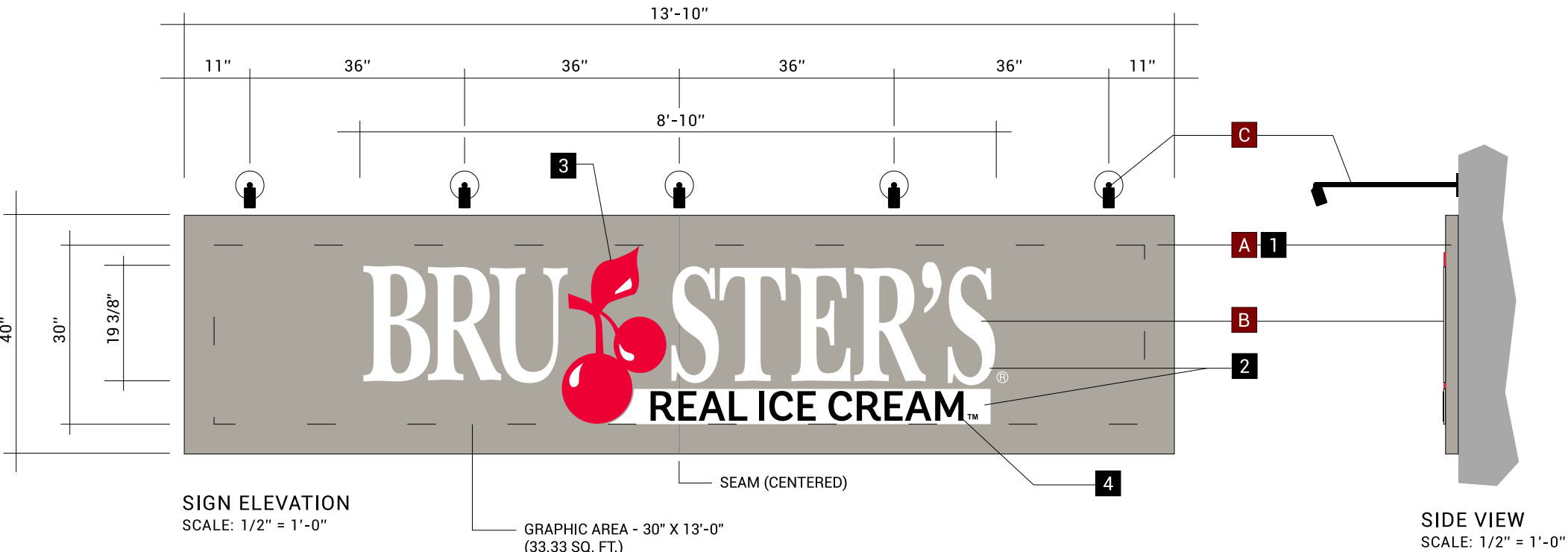
B 1/4" THICK CUT-OUT ALUMINUM LETTERS FLUSH STUD MOUNTED TO BACKGROUND
- ACRYLIC POLYURETHANE PAINTED FINISH
- 'REAL ICE CREAM' COPY, 'TM' AND REGISTER MARK TO BE 1/8" ALUMINUM

C (5) HEVI-LITE HL706 GOOSENECK LED DOWNLIGHTS MOUNTED ABOVE PROPOSED SIGNS - 36" C/C

ELECTRIC SERVICE IN EXTERIOR JUNCTION BOXES TO BE PROVIDED BY OTHERS

COLOR SPECIFICATIONS:

- 1**  SW 7017 DORIAN GRAY
- 2**  WHITE
- 3**  PMS 485 RED
- 4**  BLACK



NOT FOR PRODUCTION

Work Order: 26711

Customer: BRUSTER'S

Date: 3/14/2024 Drawn By: GRM Sales Rep: JH PM: XXX

Revision#/Date: 4/1/2024; 2-4/2/24; 3-4/3/24

File: B/Brusters/26711-ReynoldsburgOH/LightedLetters-Logo

Customer Info:

BRUSTER'S REAL ICE CREAM

7332 EAST MAIN STREET, SUITE D

REYNOLDSBURG, OH 43068

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CUSTOMER RESPONSE

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISE & RESUBMIT

Please review all details to assure they are correct. Information on this page is used in the production of signs.

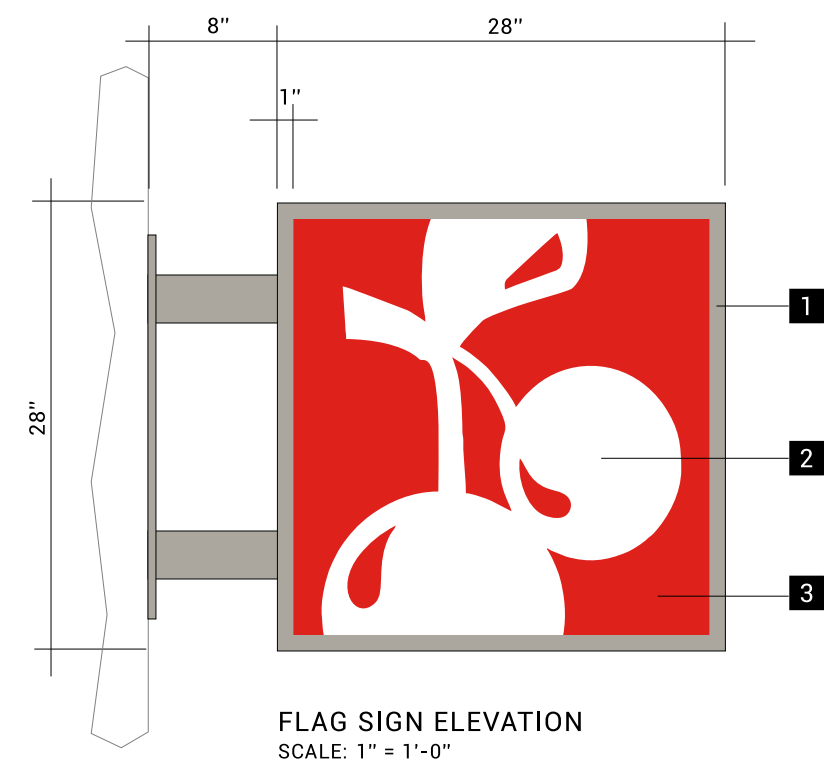
Signed _____

Date _____

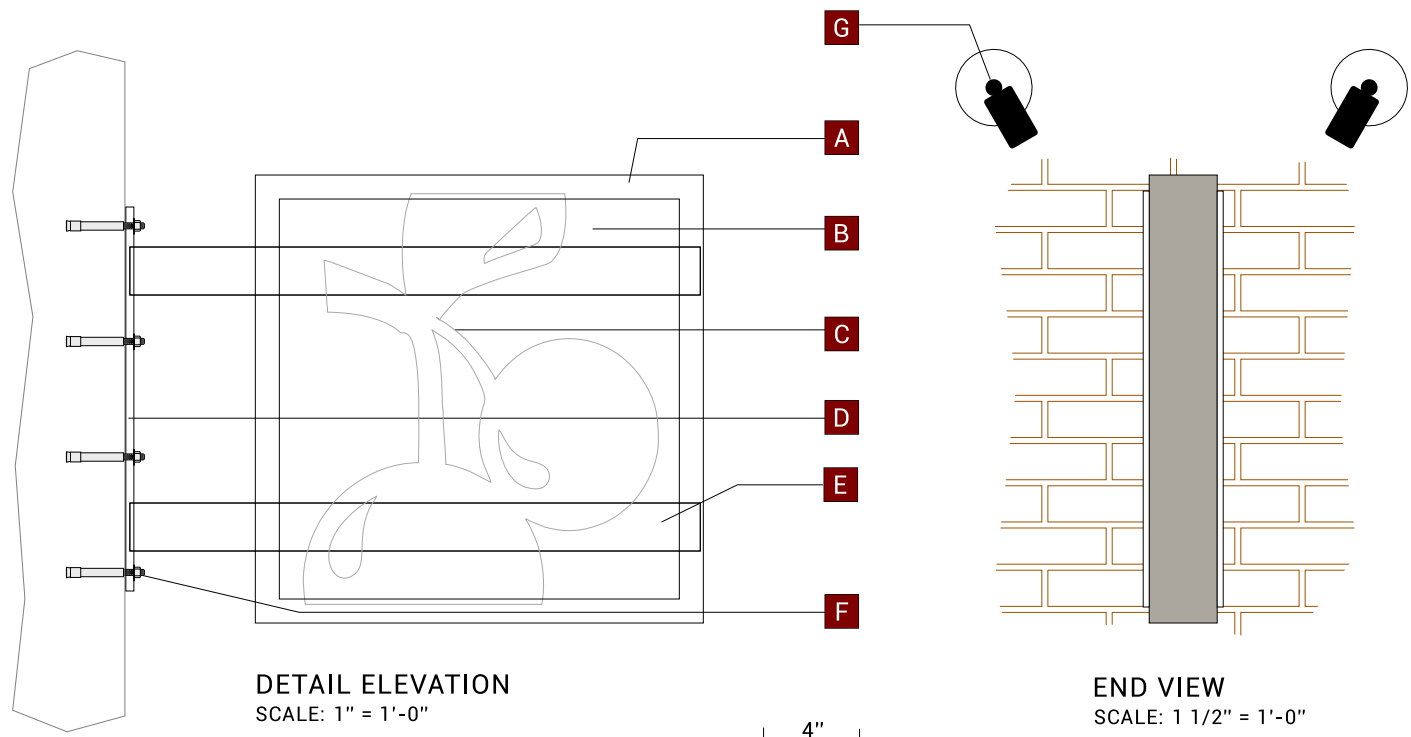


SECTION
SCALE: 1 1/2" = 1'-0"

Page 133 of 245

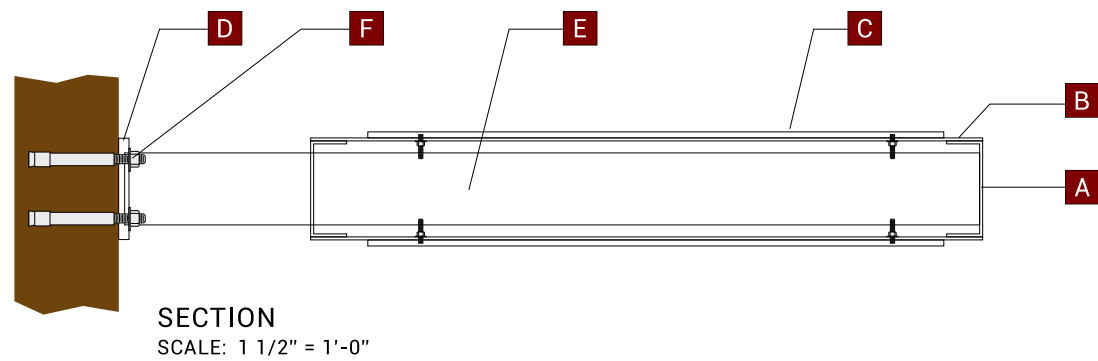


FLAG SIGN ELEVATION
SCALE: 1" = 1'-0"



DETAIL ELEVATION
SCALE: 1" = 1'-0"

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



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

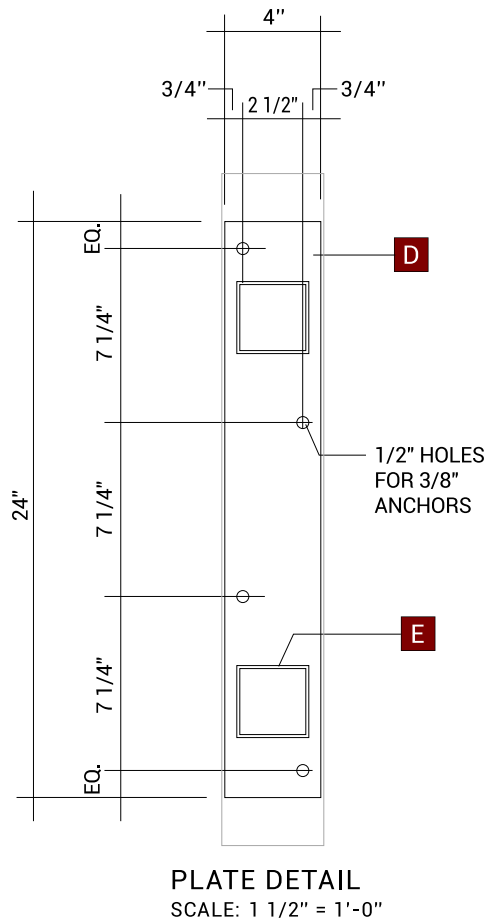


PLATE DETAIL
SCALE: 1 1/2" = 1'-0"

FLAG SIGN

QTY: 1

3/3

BUILD DETAILS

D/F EXTERNALLY ILLUMINATED FLAG MOUNT SIGN

- A

4" ALUMINUM CHANNEL FRAME
- B

1/8" ALUMINUM FACES
- C

1/4" CUT-OUT ALUMINUM LOGO
- D

1/2" ALUMINUM MOUNTING PLATE
- E

1 1/2" SQ. X 1/4" ALUMINUM TUBE SUPPORT
- F

5/16" SUPER SLEEVE EXPANSION ANCHORS
- G

HEVI-LITE HL-706 GOOSENECK LED LIGHT FIXTURES
(SEE LIGHT DETAIL ON PAGE 2)

ELECTRIC SERVICE IN EXTERIOR JUNCTION BOXES
TO BE PROVIDED BY OTHERS

COLOR SPECIFICATIONS:

- 1

SW 7017 DORAIN GRAY
- 2

7328 WHITE
- 3

PMS 485 RED

ELECTRIC TO SIGN LOCATION
TO BE PROVIDED BY OTHERS

CUSTOMER RESPONSE

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISE & RESUBMIT

Please review all details to assure they are correct.
Information on this page is used in the production
of signs.

Signed _____

Date _____

NOT FOR PRODUCTION

Work Order: 26711

Customer: BRUSTER'S

Date: 10/25/2023 Drawn By: GRM Sales Rep: _____

Revision#/Date: 10/25/2023; 2-3/20/24; 3-4/1/24; 4-4/2/24; 5-4/3/24

File: B/Brusters/26711-ReynoldsburgOH/LightedLetters-Logo

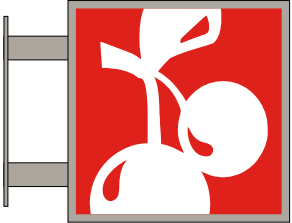
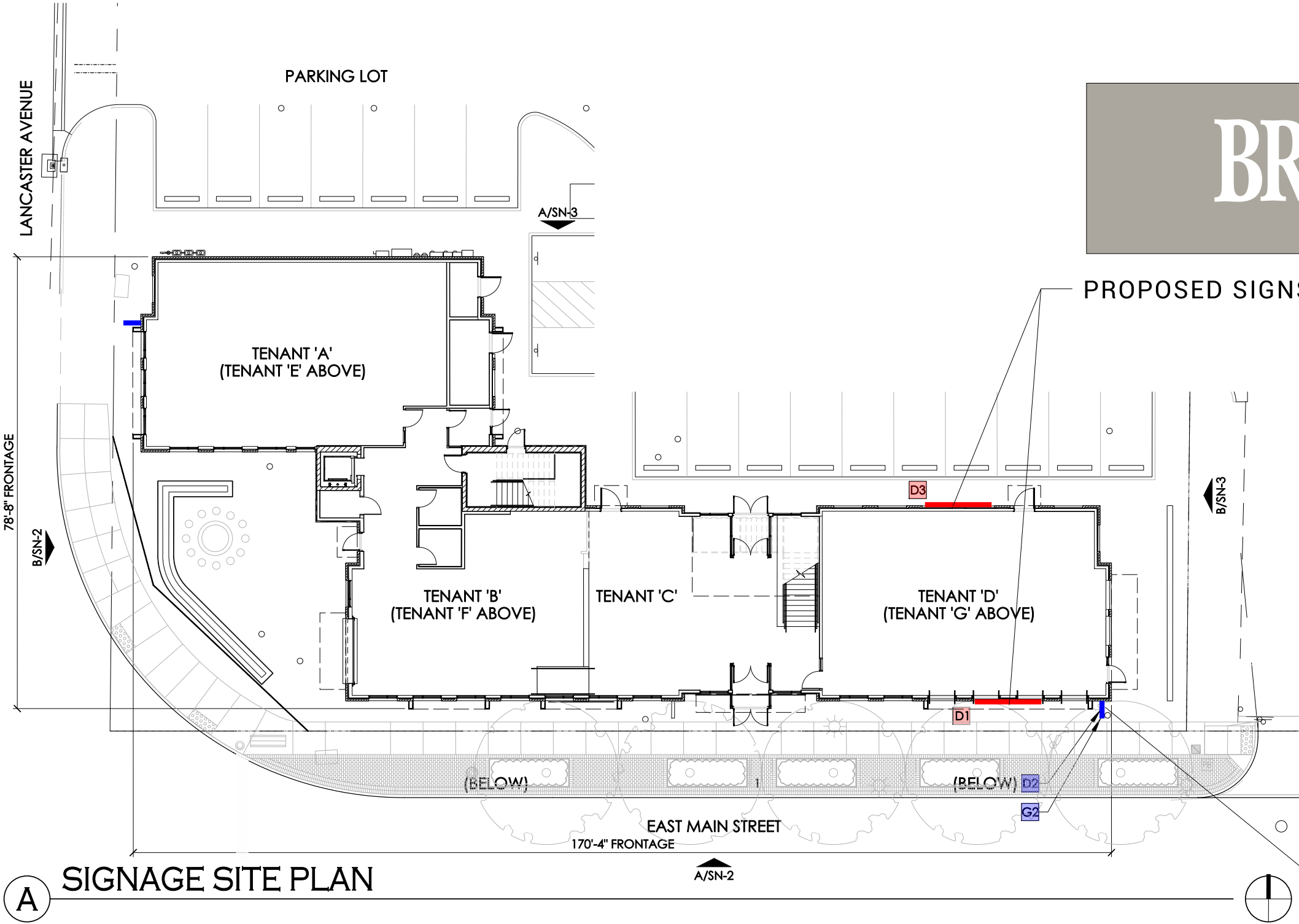
Customer Info:

BRUSTER'S REAL ICE CREAM

7330 EAST MAIN STREET, SUITE D

REYNOLDSBURG, OH 43068

This is an original unpublished drawing created by Advance Sign Company submitted for a project for you or your organization. Design, construction, artwork and/or any other content are for your personal or company use and are not to be shared with anyone outside your company without the expressed written consent of Advance Sign Company.



Work Order: 26711 Customer: BRUSTER'S	Date: 3/14/2024 Drawn By: GRM Sales Rep: JH PM: XXX	Customer Info: BRUSTER'S REAL ICE CREAM 7332 EAST MAIN STREET, SUITE D REYNOLDSBURG, OH 43068	This is an original unpublished drawing created by Advance Sign Company submitted for a project for you or your organization. Design, construction, artwork and/or any other content are for your personal or company use and are not to be shared with anyone outside your company without the expressed written consent of Advance Sign Company.	CUSTOMER RESPONSE		Please review all details to assure they are correct. Information on this page is used in the production of signs. Signed _____ Date _____
	Revision#/Date: 4/2/2024			☐ APPROVED		
	File: B/Brusters/26711-ReynoldsburgOH/LightedLetters-Logo			☐ APPROVED AS NOTED		
				☐ REVISE & RESUBMIT		

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD
CERTIFICATE OF APPROPRIATENESS

Property Address: 7324-7330 E. Main St., Reynoldsburg, OH 43068	Parcel ID#(s): 060-000134-00, 060-000090-00, 060-000218-00, 060-000200-00, 060-000183-00, 060-000215-00, 060-000065-00
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II. PROPERTY OWNER OF RECORD

Property Owner Name(s): City of Reynoldsburg, and Ohio Municipal Corporation L&N-Up Alum Creek, LLC	
Contact Email: tim@triviumdevelopment.com	Contact Phone Number: 614-679-6979

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: Multiple T.B.D.	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT INFORMATION

Applicant Name: Carter Bean	Applicant Address: 4400 N. High St., Ste. 401, Columbus, OH 43214
Applicant Phone Number: 614-595-2285	Applicant Email: carter@beanarchitects.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: This submission provides information related to minor alterations to previously approved exterior building design for a multi-tenant, mixed-use facility (retail / restaurant / office). Furthermore, it provides detailed information related to our comprehensive sign plan. All sign areas and locations conform to previously approved sign variances, plus the materiality and lighting comply with City Zoning Ordinance.			

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: **April 3, 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:	<u>Zoning Information</u> Zoning District: _____	Meeting Date: _____
	☐ Olde Reynoldsburg District	Meeting Results
	<u>Additional Approval Required</u>	☐ Approved as Submitted ☐ Tabled
	☐ PZB	☐ Approved w/ Conditions ☐ Denied
P&Z Admin.: _____ Date: _____		

Submission Requirements
CERTIFICATE OF APPROPRIATENESS

I. General Requirements

- A. All applications for a certificate of appropriateness shall be received fourteen (14) days prior to the next meeting.
- B. All exhibits required for the permanent file (noted in the following paragraphs) must be folded into an 8 ½ x 11 sized paper. However, larger mounting boards, material samples, or other exhibits not meeting these criteria may be used for Planning and Zoning Board presentation.
- C. Eleven (11) sets of plans should be submitted to the Board through the Planning & Zoning Administrator.
- D. An adequate number of photographs are required to illustrate the site, including buildings and other existing features as well as adjacent properties.

II. Building Construction, Exterior Remodeling, and Additions Submittal Requirements

- A. A site plan is required containing the following information: **NO CHANGES TO THE PREVIOUSLY APPROVED SITE PLAN ARE BEING PROPOSED AS PART OF THIS APPLICATION**
 - 1. scale and north arrow
 - 2. project name and site address
 - 3. all property and street pavement lines
 - 4. existing and proposed contours
 - 5. gross area of tract stated in square feet
- B. Complete elevations are required containing the following information: **NO CHANGES TO THE PREVIOUSLY APPROVED MATERIALS OR COLORS ARE BEING PROPOSED AS PART OF THIS APPLICATION. ONLY THE PHYSICALLY ALTERED ITEMS ARE DESCRIBED BY THIS PACKAGE.**
 - 1. scale
 - 2. all signs to be shown on the elevation
 - 3. changes in ground elevation
 - 4. type, color, and texture of all primary materials to be used;
 - 5. fenestration, doorways, and all other projecting and receding elements
- C. Material samples (required for all exterior materials)

III. Free-standing Ground Sign Submittal Requirements **NO GROUND SIGNS ARE PROPOSED FOR THIS DEVELOPMENT**

- A. A site plan is required containing the following information:
 - 1. scale and north arrow;
 - 2. address of the site;
 - 3. all property and street pavement lines;
 - 4. proposed ingress and egress, including on-site parking areas, parking stalls, and adjacent streets;
 - 5. location and height of all existing and proposed signs on the site, showing required setbacks
- B. Material samples are required for components

IV. Wall Sign Submittal Requirements **ADDITIONAL SIGN GRAPHICS SHALL BE PROVIDED ON A TENANT-BY-TENANT BASIS AS PART OF THEIR CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

- A. A scaled drawing of each face of the proposed wall sign is required showing the following information;
 - 1. all size specifications, including the size of letters and graphics;
 - 2. description of sign and frame materials and colors;
- B. An elevation drawn to scale of the entire wall of the building to which the sign is to be fixed, correctly locating the sign.
- C. Material samples are required for all components.

Along with a completed application form, please submit fourteen (14) hardcopy packets of all required items. When any items in the packet exceed 11X17, please also submit a PDF or similar scan of the completed application and packet.



BEAN

J CARTER BEAM ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 2622 • FAX 614 262 2329

TRIVIMUM REYNOLDSBURG

7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR

TRIVIMUM REYNOLDSBURG INVESTMENTS L.L.C.

210 NORTH | AZEILE STREET, COLUMBUS, OHIO 43215

[illegible]

BUILDING ELEVATIONS

BEAN# 00000 C

SN-2



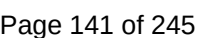
SIGN SCHEDULE					
TENANT A			TENANT E		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
A1	WALL SIGN (TYPE 1)	33 S.F.	E1	WALL SIGN (TYPE 1)	33 S.F.
A2	PROJ. SIGN (TYPE 2)	4 S.F.	E2	PROJ. SIGN (TYPE 1)	17 S.F.
A3	WALL SIGN (TYPE 2)	21 S.F.	E3	WALL SIGN (TYPE 2)	21 S.F.
TENANT B			TENANT F		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
B1	WALL SIGN (TYPE 1)	33 S.F.	F1	WALL SIGN (TYPE 2)	21 S.F.
B2	PROJ. SIGN (TYPE 2)	4 S.F.	F2	PROJ. SIGN (TYPE 1)	17 S.F.
B3	WALL SIGN (TYPE 3)	6 S.F.	F3	WALL SIGN (TYPE 2)	21 S.F.
TENANT C			TENANT G		
SIGN LABEL	SIGN TYPE	SIGN AREA	SIGN LABEL	SIGN TYPE	SIGN AREA
C1	WALL SIGN (TYPE 1)	33 S.F.	G1	WALL SIGN (TYPE 2)	21 S.F.
C2	PROJ. SIGN (TYPE 2)	4 S.F.	G2	PROJ. SIGN (TYPE 1)	17 S.F.
C3	WALL SIGN (TYPE 3)	6 S.F.	G3	WALL SIGN (TYPE 2)	21 S.F.
TENANT D					
SIGN LABEL	SIGN TYPE	SIGN AREA			
D1	WALL SIGN (TYPE 1)	33 S.F.			
D2	PROJ. SIGN (TYPE 2)	4 S.F.			
D3	WALL SIGN (TYPE 1)	33 S.F.			



1. SIGN PANEL SIZE TO BE 3'-4" TALL X 13'-10" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 2" THICK PREFINISHED ALUMINUM.
3. LETTERS AND LOGOS SHALL BE A MAXIMUM OF 30" TALL AND SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON ALUMINUM PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 2'-6" TALL X 13' WIDE MESSAGE AREA (33 SQ. FT.).
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. LETTERS AND GRAPHICS TO BE CENTERED IN MESSAGE AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

SIGNAGE DETAILS

SN-4





SHERWIN WILLIAMS
SW 7017 'DORIAN GRAY'

WALL SIGN (TYPE 1) NOTES:

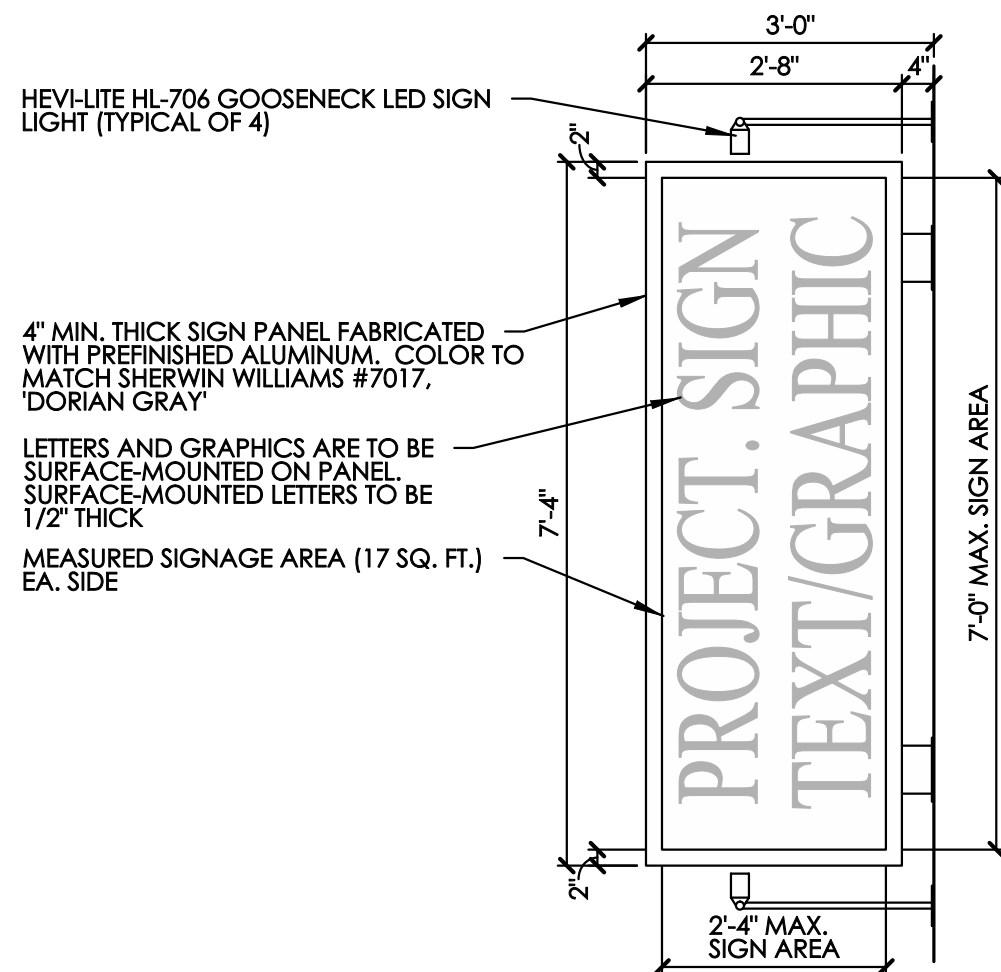
1. SIGN PANEL SIZE TO BE 2'-0" TALL X 4'-6" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 2" THICK PREFINISHED ALUMINUM.
3. LETTERS AND LOGOS SHALL BE A MAXIMUM OF 18" TALL AND SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 1'-6" TALL X 4'-6" WIDE MESSAGE AREA (6 SQ. FT.).
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. LETTERS AND GRAPHICS TO BE CENTERED IN MESSAGE AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

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SIGNAGE DETAILS

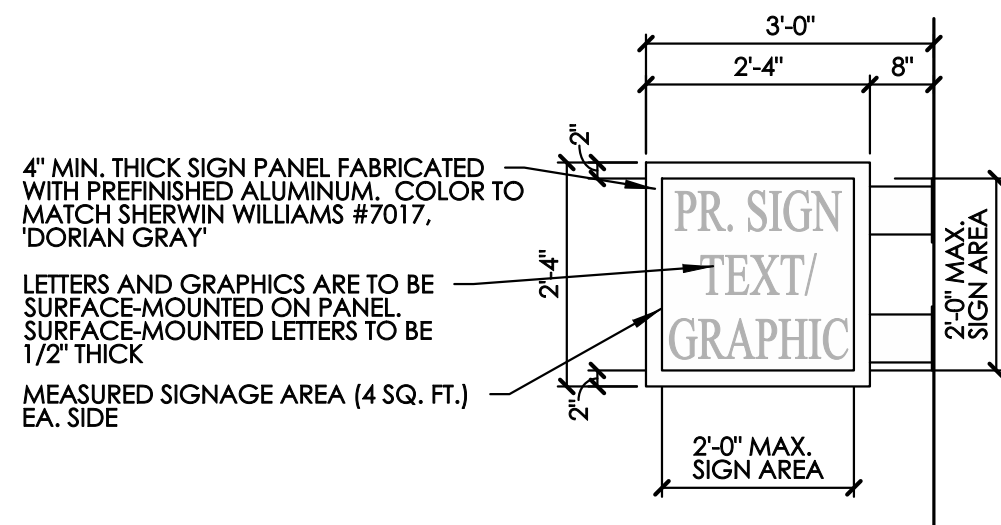
BEAN# 00000.00

SN-6



A PROJECTING SIGN (TYPE 1)
SCALE: 1/2" = 1'-0"

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



B PROJECTING SIGN (TYPE 2)
SCALE: 1/2" = 1'-0"

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

PROJECTING SIGN (TYPE 1) NOTES:

1. SIGN PANEL SIZE TO BE 7'-4" TALL X 2'-8" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 4". SIGN PANEL TO BE FABRICATED WITH PREFINISHED ALUMINUM.
3. SURFACE-MOUNTED INFORMATION SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 7'-0" TALL X 2'-4" WIDE MESSAGE AREA (17 SQ. FT.) PER FACE.
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. CENTER OF COPY (SIGNAGE) TO BE CENTERED IN TENANT SIGN AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL, LIGHTING, AND MESSAGING IS THE TENANT'S RESPONSIBILITY (SEE LIGHTING SPECIFICATION). SIGN LIGHT LOCATIONS AND SPACING SHALL BE AS SHOWN HEREIN.

SHERWIN WILLIAMS
SW 7017 'DORIAN GRAY'

PROJECTING SIGN (TYPE 2) NOTES:

1. SIGN PANEL SIZE TO BE 2'-4" TALL X 2'-4" WIDE. ALL SIGN PANELS TO BE PREFINISHED TO MATCH SHERWIN WILLIAMS #7017, 'DORIAN GRAY'
2. SIGN PANEL THICKNESS SHALL BE 4". SIGN PANEL TO BE FABRICATED WITH PREFINISHED ALUMINUM.
3. SURFACE-MOUNTED INFORMATION SHALL BE FABRICATED OUT OF, EITHER, PREFINISHED/PAINTED ALUMINUM OR POLYCARBONATE.
4. LETTERS AND GRAPHICS ARE TO BE SURFACE-MOUNTED ON PANEL. SURFACE-MOUNTED INFORMATION MAY BE UP TO 1/2" THICK. ALL LETTERS, LOGOS, AND GRAPHICS SHALL BE CONTAINED WITHIN 2'-0" TALL X 2'-0" WIDE MESSAGE AREA (4 SQ. FT.) PER FACE.
5. THE COLOR OF ALL TEXT AND LOGOS WILL BE APPROVED BY LANDLORD.
6. SIGN PANEL SHALL BE MOUNTED ON THE BUILDING WITH NON-CORROSIVE HARDWARE.
7. CENTER OF COPY (SIGNAGE) TO BE CENTERED IN TENANT SIGN AREA.
8. ALL BUILDING/FASCIA PENETRATIONS SHALL BE SEALED.
9. ANY FINAL SIGNAGE AND/OR SIGNAGE LETTERS SHALL MEET THE SIGN CRITERIA OF THE LOCAL GOVERNING ZONING OR SIGN CODE.
10. IF THE SIGN IS REMOVED FOR ANY REASON, IT SHALL BE THE TENANT'S RESPONSIBILITY TO PROPERLY REPAIR ANY AND ALL DAMAGE TO THE BUILDING.
11. COST PANEL AND MESSAGING IS THE TENANT'S RESPONSIBILITY.

[illegible]

SIGNAGE DETAILS

BEAN# 00000.00

SN-7

April 23, 2024

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

RE: Mega Mobile Tech; 7574 E. Main Street: Certificate of Appropriateness for Signage

Planning and Zoning Board:

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

1. Project Summary

- a. The proposed project involves the sign reface of one monument sign panel on the 3.2-acre site located at 7574 East Main Street in the Olde Reynoldsburg Commercial District (ORD-C). The monument sign panel is 20 inches tall by 72 inches wide, located along the southern property line along East Main Street. The background color of the sign appears to be black, based on the sign plan provided. The proposed monument sign panel will be replacing the existing monument sign panel face with the exact same size.
- b. In September of 2019, a Comprehensive Sign Plan was done for Olde Town Center, which is where this business is located. The Comprehensive Sign Plan created signage standards that were adopted by the Planning Commission at the time for the entire shopping center. The Comprehensive Sign Plan was approved by Planning Commission with the following conditions, that the monument panel signs shall have black or dark gray based colors shown with white lettering and individual logos (Page 8 of minutes).

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 sign must also comply with Section 1105.03.C.ii, Signs for the ORD-C.
- b. The application appears to meet the following criterial established in Section 1109.21, 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 1105.03.C.v.5 states, “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 (10’) feet from the front property line or easement line, as applicable.” The current monument sign does not meet the current code requirements, however the monument sign has existed prior to the Zoning Code change and is legal non-conforming. The face replacement of a tenant panel allows the legal non-conforming sign to continue to be permitted on the site.
 - d. The proposed sign does have a black background; however, it does not have the required white lettering from the adopted Comprehensive Sign Plan. The lettering is shown as white, blue and orange.
3. Recommendations
- a. Staff recommends approval of the signage, with the following condition:
 - i. To revise the monument sign image to have the business name in white lettering while permitting their logo, and maintaining the black background.
 - 1. To submit the revised design to staff for administrative approval, meeting the above requirements.

Reynoldsburg

Department of Development
Planning & 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

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

App./Case#: 2024-231
Date Submitted: 4/11/24
Fee Amount: \$75.00
☒ Paid: CC

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

Property Address: <u>7574 East Main St Reynoldsburg OH</u>	Parcel ID#(s):
---	----------------

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Kevin</u>	Received APR 11 2024 Reynoldsburg Building Division
Contact Email:	Contact Phone Number:

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>Mega Mobile Tech</u>	Contact Name: <u>Karna Lamichhane</u>
Contact Email: <u>megamobiletech@gmail.com</u>	Contact Phone Number: <u>8573126025</u>

IV. APPLICANT INFORMATION

Applicant Name: <u>Karna Lamichhane</u>	Applicant Address: <u>97 Belz Warner Blvd Reynoldsburg OH</u>			
Applicant Phone Number:	Applicant Email: <u>megamobiletech@gmail.com</u>			
☐ 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>Applying monument signage face sign Replacement</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: [Signature]

Date: 4/11/24

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

OFFICE USE ONLY

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



Received

APR 11 2024

Reynoldsburg Building Division

APR 11 2024

Keyholsburg Building Division



Received

APR 11 2024

Levy County Building Division

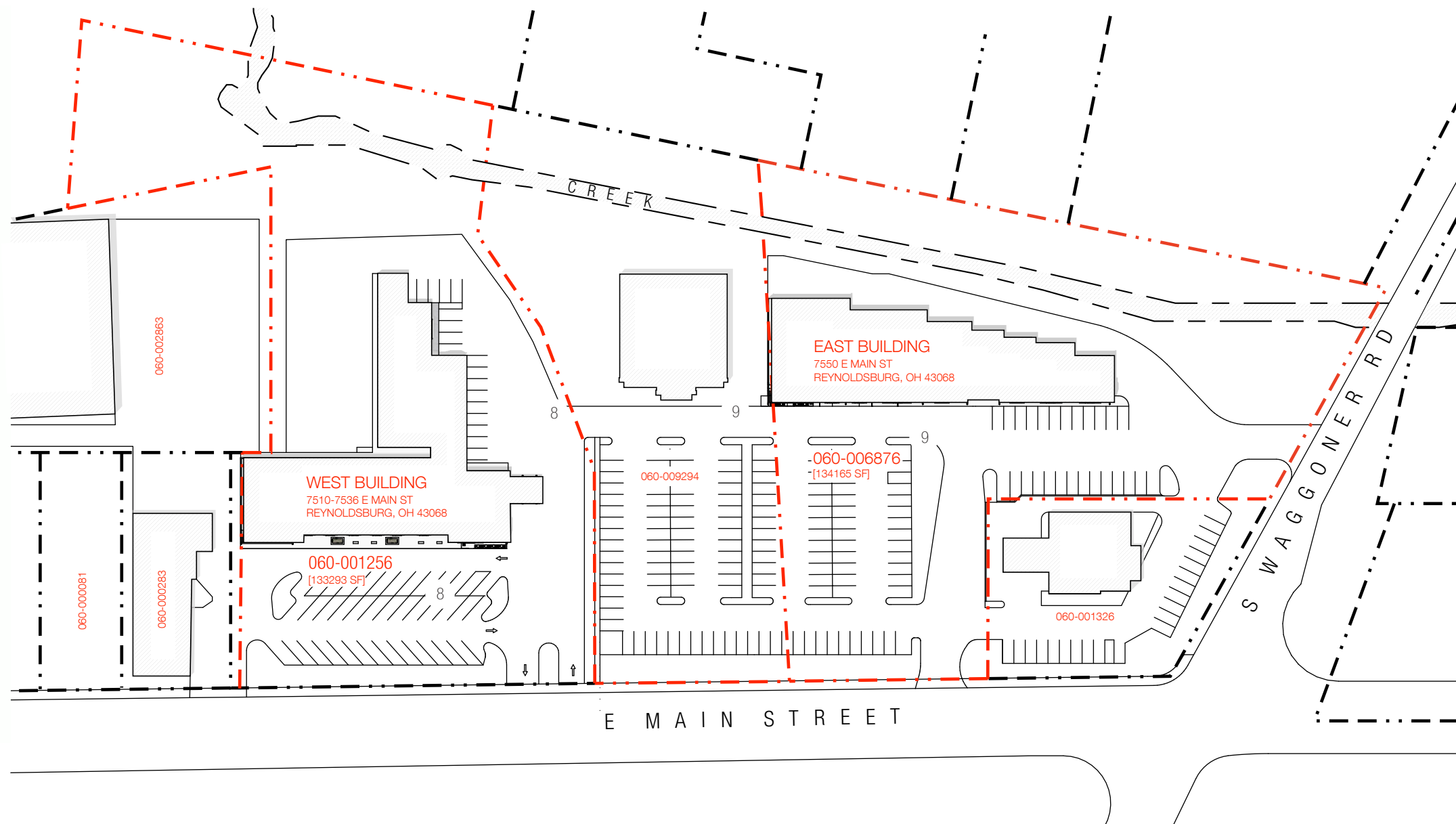
72 3/4"

MEGA
mobile

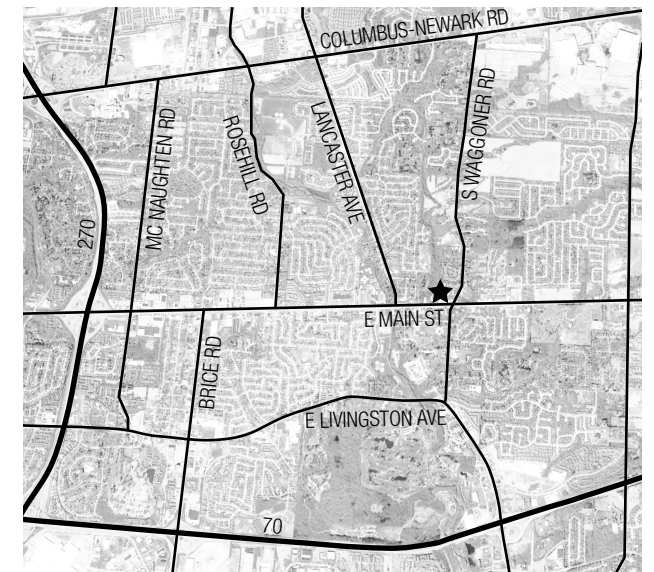
CITY OF REYNOLDSBURG
CERTIFICATE OF APPROPRIATENESS
COMPREHENSIVE SIGN PLAN APPLICATION

7510-7550 E MAIN STREET
REYNOLDSBURG, OH 43068

8.29.2019
© Tim Lai ArchitecT

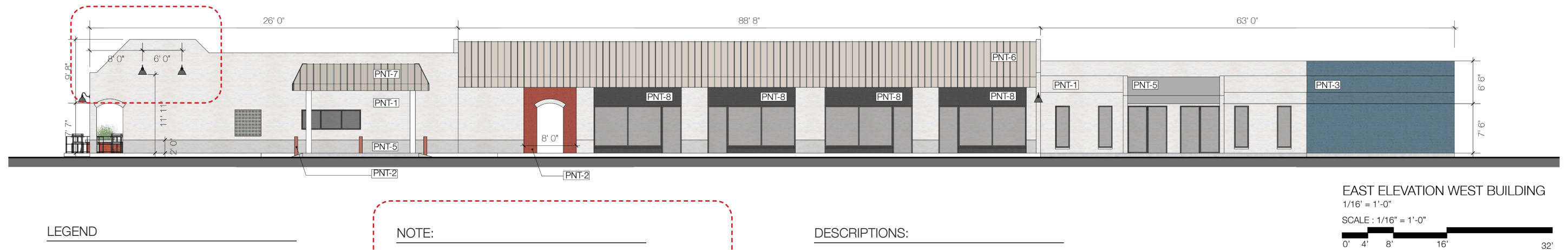
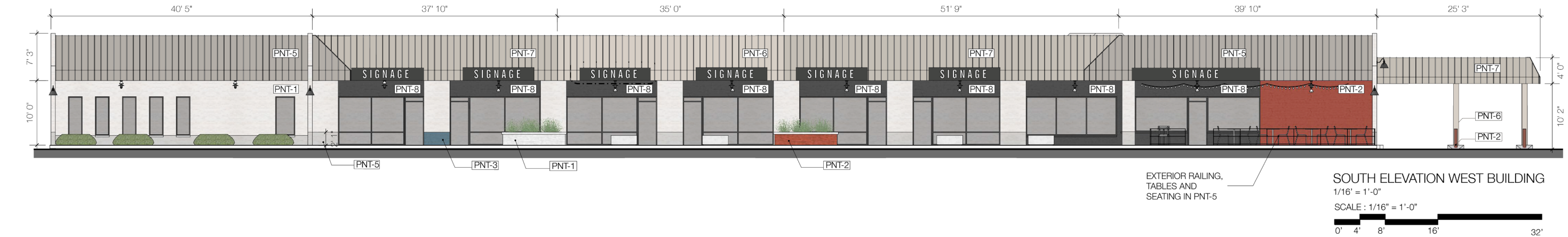


2 SITE PLAN
 100' = 1'-0"
 SCALE: 1" = 100'-0"



1 SITE MAP
 SCALE: NTS

PROPOSED UNIFIED TENANT SIGN: WEST BUILDING



LEGEND

PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
PNT-5	SW 7643	PUSSYWILLOW	ON BRICK, METAL PANEL
PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, METAL PANEL

NOTE:

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

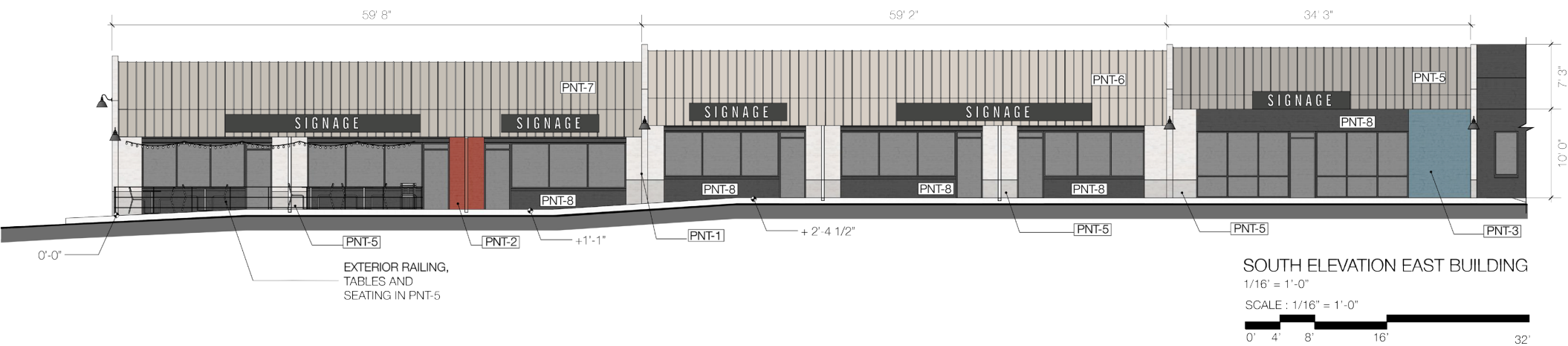
DESCRIPTIONS:

THE EXISTING LIGHT BOXES WILL BE RELOCATED TO THE FRONT OF BUILDING AND INSTALL ON FASCIA FOR BETTER VISIBILITY

PAINT ALL EXISTING LIGHT BOXES TO DARK GRAY, PNT-8, SW7069 IRON ORE

NEW TENANT SIGN WILL MATCH THE COLOR OF THE LIGHT BOX, PNT-8, SW7069 IRON ORE

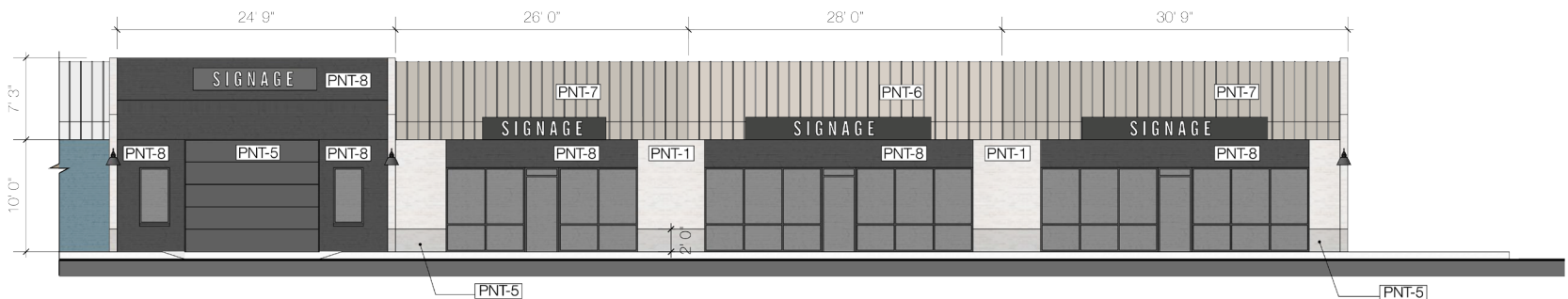
PROPOSED UNIFIED TENANT SIGN: EAST BUILDING



SOUTH ELEVATION EAST BUILDING

1/16" = 1'-0"

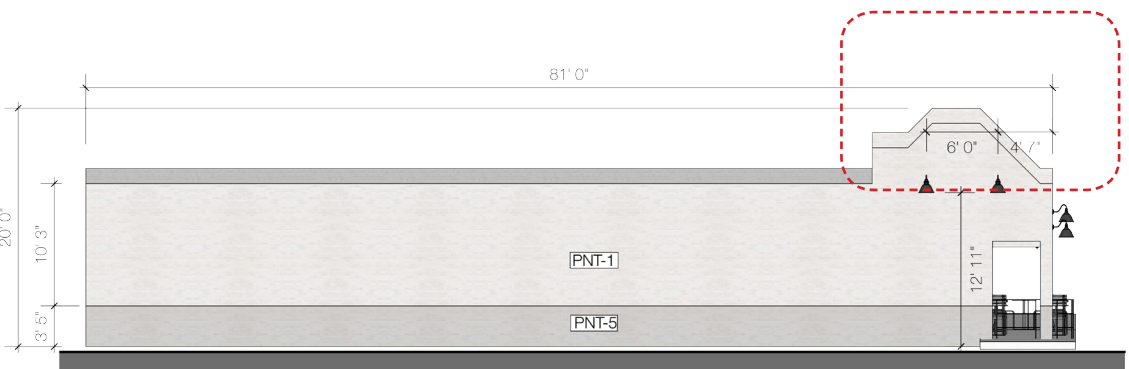
SCALE : 1/16" = 1'-0"



SOUTH ELEVATION CONTINUED EAST BUILDING

1/16" = 1'-0"

SCALE : 1/16" = 1'-0"



WEST ELEVATION EAST BUILDING

1/16" = 1'-0"

SCALE : 1/16" = 1'-0"

DESCRIPTIONS:

SAME AS WEST BUILDING

NOTE:

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

LEGEND

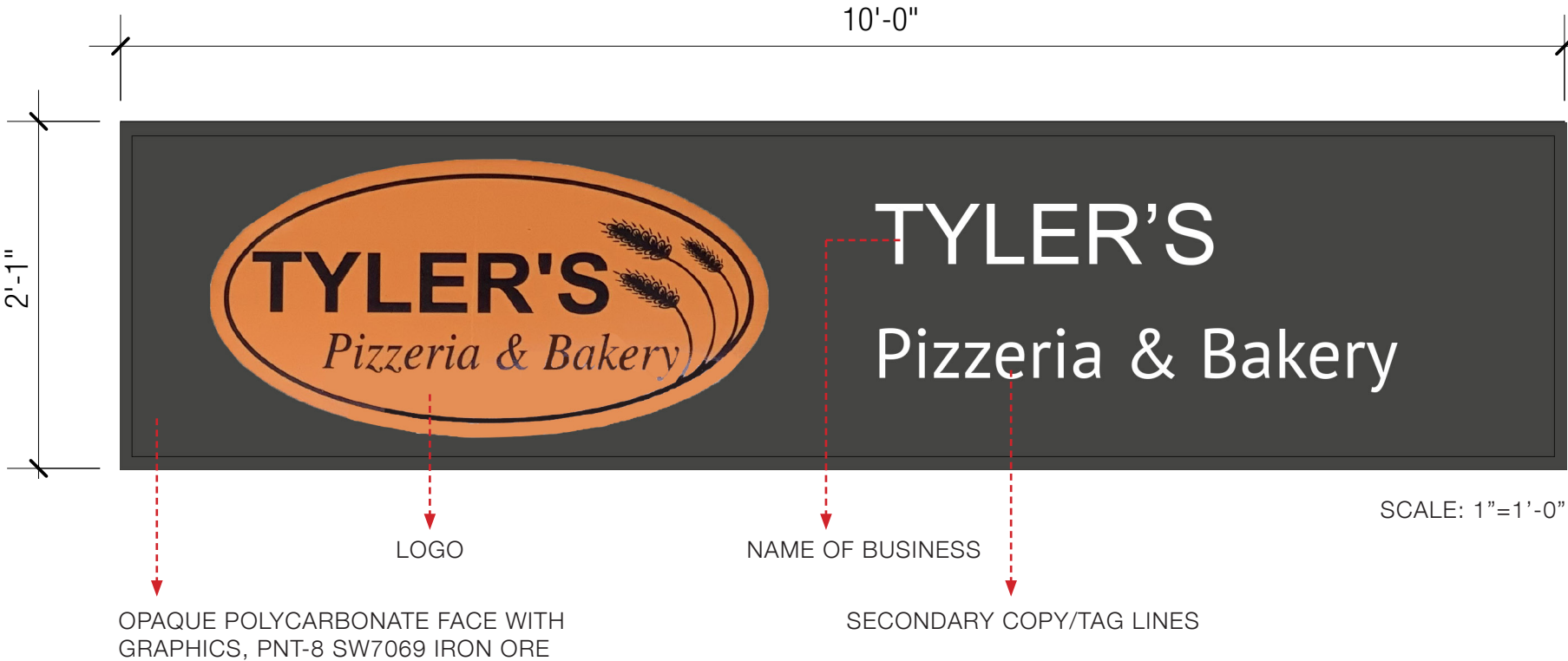
PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
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PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, MATAL PANEL

PROPOSED TENANT SIGN STANDARDS

EXISTING



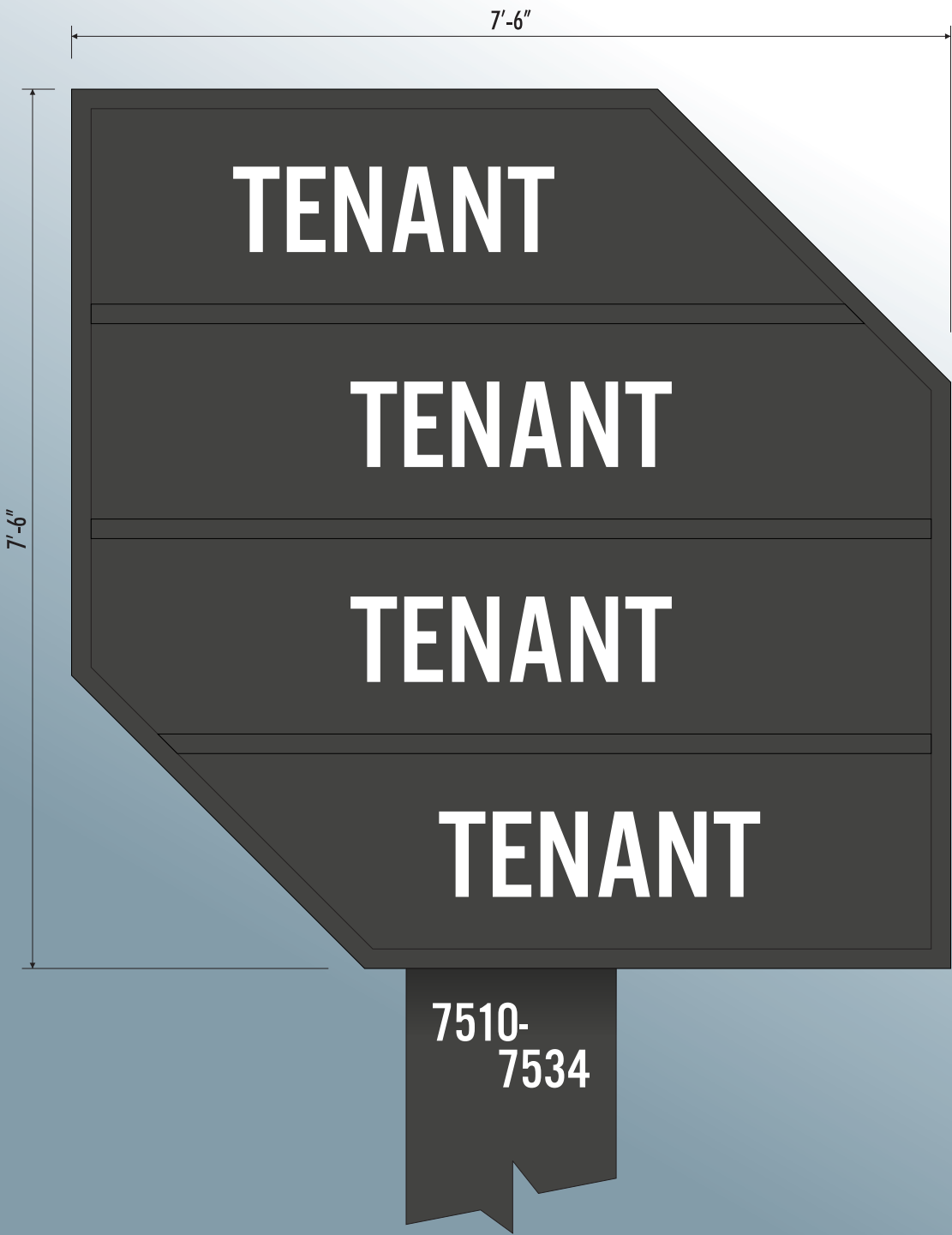
NEW TENANT GRAPHIC STANDARD



TENANT SIGN STANDARD



WEST BUILDING DETAIL MONTAGE



#S1-35805-R2: REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN 3/4" = 1'-0"

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OPAQUE VINYL TO MATCH SW 7069 IRON ORE.
- LED RETROFIT.
- NEW POLE COVER PAINTED SW 7069 IRON ORE.
- ADDRESS: CUT WHITE VINYL.



PROPOSED CONCEPTUAL: SCALE: 3/8" = 1'-0"



Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING SIGN

COLORS

- ☐ WHITE
- ☒ SW 7069 IRON ORE

APPROVED-CUSTOMER DATE



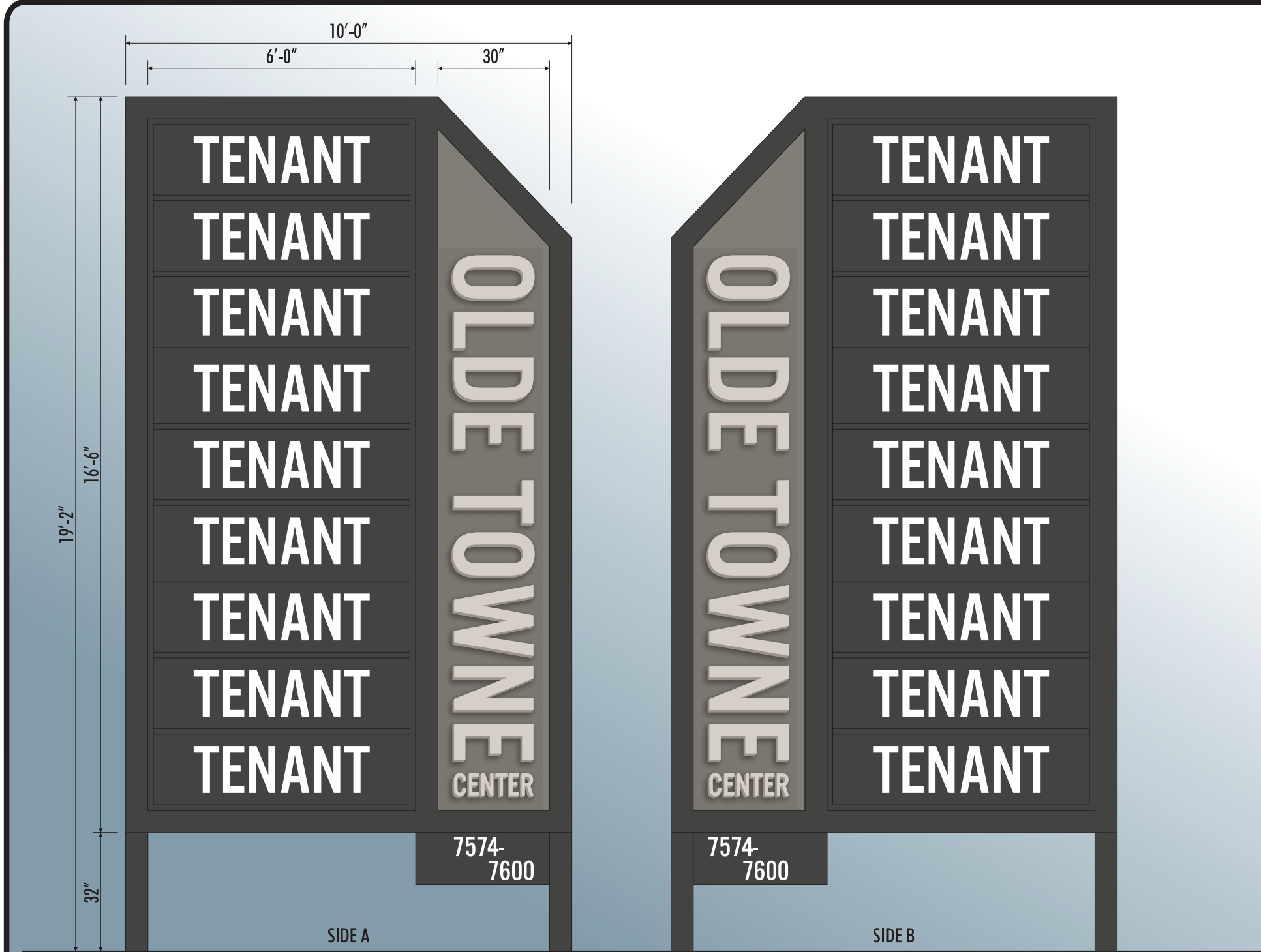
JOB NAME OLDE TOWNE #S1-35805-R2
STREET 7510-7600 E. MAIN STREET
CITY, STATE REYNOLDSBURG, OH
SIGN TYPE REPLACEMENT FACES

DATE 7/17/19 REV. DATE: 8/27/19
FILE NAME OLDE TOWNE.CDR
DIRECTORY ANYA > 2019 > 0

SCALE AS NOTED SALE SC DESIGNER AG

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#S2-35805-R4: REPAINT AND REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN 3/8" = 1'-0"

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OR DIGITALLY PRINTED VINYL.
- LED RETROFIT.
- "OLDE TOWNE" PANEL: .090 ALUMINUM PAINTED SW 7067 CITYSCAPE.
- "OLDE TOWNE" GRAPHICS: ROUTED 1/2" PVC PAINTED SW 7643 PUSSYWILLOW.
- REPAINT CABINET FRAME SW 7069 IRON ORE.



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UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.



EXISTING SIGN

COLORS

- WHITE SW 7643 PUSSYWILLOW
- SW 7069 IRON ORE SW 7067 CITYSCAPE

APPROVED-CUSTOMER DATE



JOB NAME OLDE TOWNE #S2-35805-R3
STREET 7510-7600 E. MAIN STREET
CITY, STATE REYNOLDSBURG, OH
SIGN TYPE REPLACEMENT FACES

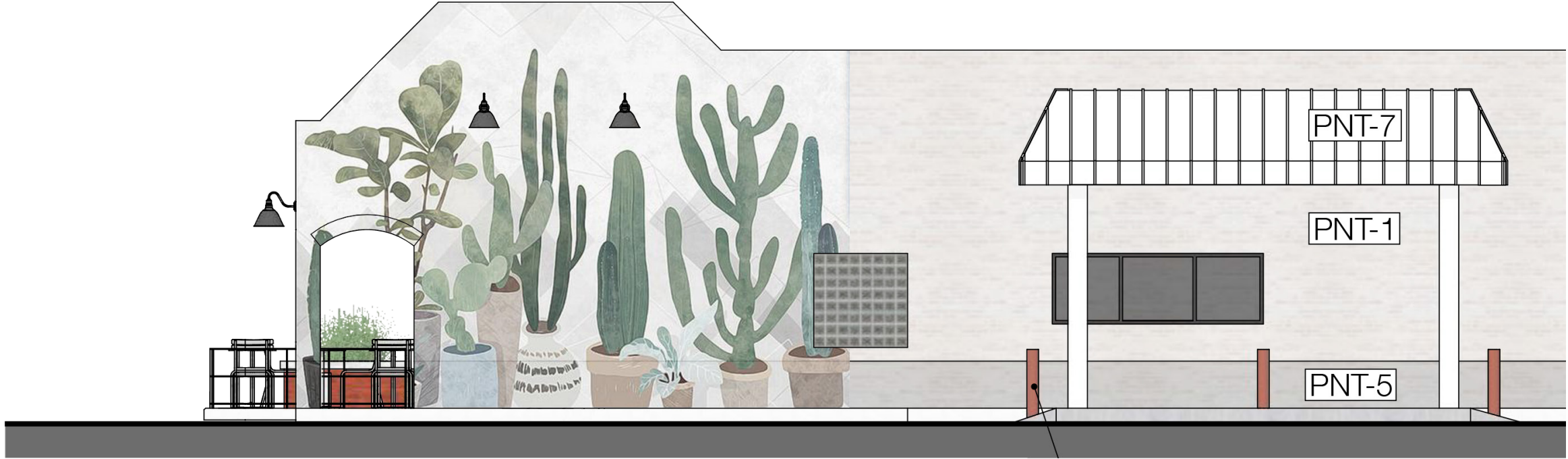
DATE 7/17/19 REV. DATE: 8/27/19
FILE NAME OLDE TOWNE.CDR
DIRECTORY ANYA > 2019 > 0

SCALE AS NOTED SALE SC DESIGNER AG

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PROPOSED MURAL TO BE PAINTED ON PART OF THE EAST WALL OF THE WEST BUILDING



MODERN FARMHOUSE AESTHETICS



LANDSCAPE ELEMENTS AT THE ENTRANCE OF THE SHOPPING CENTER



MINUTES

PLANNING COMMISSION THURSDAY, SEPTEMBER 5, 2019 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst
ABSENT: Bizjak

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – August 1, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 6309 E Main Street; Application #2019-5333; Applicant Custom Sign Center, Inc.; Certificate of Appropriateness - Signage

Mr. Zollars Let's go to new business. Number one whenever you're ready please.

Ms. Wheeler Thank you Mr. Chairman. First case this evening is for the New Tire choice at 6309 East Main Street. The applicant is requesting Planning Commission approval to put up a channel letter wall sign on the front facade of the building and of course requires a certificate of appropriateness as it is over at the 32 square feet. Any questions I'm happy to answer them for you.

Mr. Zollars Commissioner? Anything?

Mr. Hicks Mr. Chairman I'd like to make a motion.

Mr. Zollars Okay.

Mr. Hicks Mr. Hicks here, I'd like to move that we approve the application is submitted as.

Mr. Furst I'll Second.

Mr. Zollars We have first and a second. Will you call the roll please?

Ms. Wheeler Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

2. 7510-7550 E Main Street; Application #2019-5336; Applicant Tim Lai Architect; Certificate of Appropriateness - Comprehensive Sign Plan (Olde Town Center)

Ms. Wheeler For the second case this evening is for the Olde Town Center. 7510-7550 East Main Street. The applicant is requesting Planning Commission approval for a comprehensive sign plan. The scope of work involves creating tenant sign standards. That's what's up on your screen currently. Re facing the existing wall and pylons signs and then as well as addition of a mural on the east side of the building. The proposed design for that I will pull up as well. With that I believe the applicant is here this evening. If like to speak more to the proposed signed modifications.

Mr. Zollars Is the applicant here? If you would come forward please state your name and address for the record. Both of you.

Mr. James Kevin James, Black Gate Partners 199 South High Street owner of the building.

Mr. Clark Sean Clark with DaNite sign company 640 Harmon Avenue.

Mr. Zollars Thank you. OK. Open up to the commissioners with any questions or comments up here first?

Mr. Furst Sir could you speak a little bit more to the proposed standard for the tenant signs over each of their units. You show one here for Tyler's pizza but I'd just like a better understanding of what they're going to look like, In general. It's hard to mentally picture a standard with just one example.

Mr. Clark Right. Yeah I understand that. So the general concept is like if, you don't know I think there was one that showed Tyler's current sign. Yeah. So currently we have a lot of writing on all the signs. A lot of different colors and white backgrounds and they're hard to read. Not very visible. So we're going to work to get the tenants to go to just a few colors with a darker background. I think its opaque and like a gray color which will match the cabinets and internally lit. We'll convert them to LED and

so you'll just have the light kind of shining through on the names. But not have phone number, Everything you sell, all that on there. So really trying to like clean up the look, you've got a lot of different signs out there today.

Mr. Furst Yeah I appreciate that. Other than where the tenants have logos and things of a more graphical nature you're going to be stipulating the font face or anything that? I understand is going to be white.

Mr. Clark Yes. Yes it will be and we'll give you know a minimum choice of colors you know on it so you can't you can't have something with say greater than like five colors on the sign. So yes we will be doing that as well and the same thing on the pylon.

Mr. Zollars I've got a question on the gray. Is that the building's standard and everything will be matching that.

Mr. Clark Yes.

Mr. Zollars OK.

Mr. Hicks I got a question for staff. As individual sign cabinets are filled over time. Is that something that is submitted on a staff level approval? I think your workplace especially the monument sign for you.

Mr. Bowsher I think what they're trying to do is say hey this is one example this is the first one that's going to get changed. We'd like this to be approved as sort of the standard and then as they want to change the new businesses as they move along, we would just administratively approve, so long as they meet the standards of what is approved tonight.

Mr. Hicks They've got to look like what the idea they're trying to.

Mr. Bowsher Right. Exactly. One question I do have and just taking a look at this it looks like Tyler's pizza, because right now it's technically over the window, you're putting it up on.

Mr. Clark Yeah.

Mr. Bowsher OK. So it match basically the East building as well?

Mr. Clark Correct.

Mr. Bowsher OK. How does some of the more corporate businesses like the Donatos, how do they fit into some of that. They pretty much have color standards and they have to have that's, how is that going to fit within the scheme?

Mr. Clark So. Fortunately like this won't be something we can push on everybody like do it right now because you know when we purchase the center we have leases in place and you know some of the tenants like Donatos, which actually does have the nicest sign there and have already invested in that and it's in their lease. You know that we can't we can't just change like that. Right. So our next step is to really work with all the tenants and we think we can impact enough and we're paying for the sign, for the cost. That we can get the majority and then some will be new tenants. Right. So we you know we have 25 percent of the spaces are vacant so we will control all of those. So when we're establishing this. So know hopefully Donatos never leaves, but if that were to happen and we will approach them and say hey look what we're doing but there's a chance they may say, we don't care.

Mr. Bowsher Can I ask this? Like taking a look at this sign and the other sign. What makes this so appealing is that there's three colors. What you don't want, or what I at least don't want is for you get a Tyler's pizza, as much as I love Tyler's pizza, You put their logo then you get it Donatos logo and then it changes because then you've got 30 colors and it all looks different. Then you've really done nothing differently outside of change from the gold look color or beige color that you have to black color. That's the exact same sign. Is there a way or maybe this is what you're proposing is where you see tenant as channel lettering, putting and just spelling out each of their names and not putting their logo on that sign.

Ms. Ho My name is Eliza Ho. I'm the designer and working for Black Gate Partners for this project. Thank you for having me here. I apologize I was little late. So I want to answer Andrew's question for national brand. Let me go back to the tenants sign first because you ask a very good question about some bigger brands you know national brand or regional brand. How do we incorporate their brand and then still look to uniformity that we are looking for? So over the weekend actually I came across a very good example which I think is relevant to what we are trying to achieve through the signage program here. It is the shopping center in Upper Arlington. This is called Tremont Center. So what I see in the picture here and what you also can see is we have Huntington Bank, you have First Merchant Bank these are bigger brand. So you can see that how they treat the Huntington Bank, the base color is grey, which is their brand color and then they have the neon green to it. So the idea is really to let this national brand to still preserve the dominant color. So in the Donatos case in our shopping center we probably will need to preserve either the gray or the red but then you can also see how they do the Old Bag of nail, which is also a bigger brand in here. What they do is actually to take out all the other colors but preserve the outline of the logo and have the logo on the left hand side and then spell out the business name on the right. So I think it is a very effective way to allow these individual business to have the logo on one side and now on the other side what we only allow is the business theme and there is a secondary line to spell out what exactly it is. So for example you know you have you know Tyler. Tyler is the name, but then what they do is Pizzeria and Bakery. So the second would be on this on the next line. So this is basically the principle that we are having for the tenants.

Mr. Zollars Let me a question then. So back to my question, you as the owner would be enforcing? That's a great background this the sign you get a corporate into. Do whatever you need to but it's going to remain grey and it will at street level as well? Correct?

Mr. James Yes.

Mr. Zollars Okay.

Mr. Hicks I just wanted to make one other point. I remember a few years back when a few of us were on Design Review Board and we were struggling with a remodel of a building and you know working in with existing signage we had like some awning signs and things that are sort of unique that have happened throughout the years. I just want to point out that one of the biggest visual differences I think when you see a class A retail center versus a Class B or some others is the signage. Signage is really important in retail and the channel letter signs would really be at a place that we would really like to see all these. I don't think we have anything in our code that requires any type of if you remodel your sign it's bring it up to a different standard. I'm not saying there's any way that we could force you to do that here. I wish it would be considered. I know that those channel letter signs are significantly more expensive than these box signs with the plastic panels on the front. I think they also have a pretty significant impact visual impact on them as well. More of a statement than anything else. I really wish, this is the time for something like that to happen where you guys are doing this the right way and that you're approaching the whole center holistically you have a whole vision of how the whole center is supposed to go, and that's fantastic. I wish that there would be potential for channel letters or individual letter signs on this building. I think it would really make a heck of a difference. I guess in general I'm OK with the direction that they're going with this because it's you know feasible and realistic for what you got at the center.

Mr. James This is just too sort of address what you're saying. That was considered because all of these box signs are existing. So there's a cost element to that. So that's why we went with the opaque background with the White to give it that, from a distance you can't tell if it's pushed through sometimes. So it kind of gives it that effect and it's you know it's a classier box sign. I guess is the best way to put it. So that kind of stuff was considered.

Mr. Hicks Yeah. I think you're maximizing what it is. That's good. We don't have any section or code to make that change, but do something that in the future we might want to consider for some of these older centers. I think it would really make a huge impact even though it is a cost. The only other thing we were done talking about the sign, do we want to talk about the mural?

Mr. Furst I do actually have an additional comment. So given that we are setting standards here, we obviously don't want to drag the project out any longer but would you be opposed to coming back next month and showing us some additional kind of

hypotheticals for what some of the other tenants might look like? I also would maybe want to see the number of colors you're going to limit the signs to. If we're going to have a standard I'd like it to be you know no more than four colors or something along those lines.

Mr. Bowsher Let me piggyback on that before you go off and I think maybe this would help as I'm taking a look at New Albany and taking a look at what you're proposing for Tyler's pizza. It's basically three colors. You've got the slate or the cliff gray black background and you have the white lettering which I get what you're talking about it's going to push it out just a little bit. So it may be perceived to be channel watering if you're looking straight on and then you have sort of their logo and this one is great because it's only two colors or one color and every place on the New Albany one and you can see on your screen it's only one pop of color and some of them aren't at all. You got Huntington Bank which you have one section of green. You have the clothing care which is red. And the first merchant is like a gold color. I could see like a Donatos is having their little logo that they have currently with a black background with white channel lettering if that's what they wanted to go with which is very similar to what they have, except they have a red background I think to keep standard if you were to agree to say three colors Max and those three colors being the slate background on every single one of them as go to change the white lettering and then a one color logo I think that would match. That allows you to get around sort of the corporate entities and what they want as well as it keeps basically that similar style. And the only difference would be that one additional color. But if you're keeping it at three I think we're pleased by that. Yeah.

Mr. James You know what I was going to add to that is the concept that I brought to the table because I came in recently as the signage expert so say and a lot of the communities that we deal with it is the colors are determined on the logo as the logo is a color. So let's say you have a maximum of four colors in your logo. You think about it like the NBC peacock to say hey make this black and white and you recognize it by its color. So I think if you go back to Tyler's really quickly. To address your concerns about what each one is going to look, this is the basic design we're going to say hey your logos on the left and you are doing your DPA on the right. Does business as on the right and that's where we want to keep it. Which is you know there's a lot of. I mean like Castillo's and people that say hey you can only have your DPA so we don't get them. What does it leaves market down there. Or I forget which. Yeah that has 400 different things on it. You can't possibly read any of it ever. So that that was kind of what we were considering as that. That's your one color. Just so they can preserve their brand. I don't know and I don't know about every brand. Some brands do have it. I have a black and a white logo that I can use. Hopefully everybody would be OK with that.

Mr. Zollars Would you be alright with the gray background, white letters, and logo, regardless of number of colors logo only? This is the property standard?

Unknown Inaudible

Mr. Zollars Right. Right. Yeah. White letters and then logo color. With the logo counting as the color.

Mr. James And then limiting what? Like are you okay with Tyler's pizza and then what they do under it? Or are you saying...

Mr. Zollars As long as it's like a color gray and white.

Mr. James Okay. Yeah. I mean we...Just to be completely transparent there's like a For the owner it's a double edged sword because like, OK one of the best developments like nationwide is Easton right? People spend hundreds of thousands of dollars on their signs out there all right. And they're each unique. And we're not that, but I mean the thing I would hate is you pick like the coolest concept that you would want and Reynoldsburg. Like I did these with Anthropologie down in short north. And they told the developer you have 100 percent control on the way our whole store front end signage looks and you can't tell us anything. Or we won't come here. So we're trying to like, we want this right, and we want everybody to adhere to it. But we also want really cool concepts. So we you know we try and like make it in between so what we had come up with was like five colors. Even though in our lease we'd probably put three to restrict them. Then if they pushed back.

Mr. Hicks One other comment would be. Well first of all it's a great story about like BMW financial out in Dublin. Dublin was full Dublin on them. I think they had. Well whatever the color no color restriction was within their logo but very motor groups got one more than they were allowed to and they walked away from doing their office in Dublin and they're right down the street in Hilliard. Millions of dollar's worth of income tax. So I just want to get too caught up. But my point would be that we could dictate some rules when a condition here tonight and then if there is an individual that that doesn't meet that requirement. I believe that they would have the ability to still get a certificate of appropriateness through planning commission. It just might take a little longer than it would if it was just that a staff approval level. So I think we'd have that ability to take care of that.

Mr. Zollars Well then it sounds like we can close to a motion one way or the other so if someone would be willing to make one we can take a vote.

Mr. Furst Mr. Hicks did you have a comment about the mural?

Mr. Hicks I do have a comment about the mural. I love the idea of a mural. I think there's multiple murals around town that are fairly iconic. The Cotner Funeral Home and one on the high school, which some people didn't like, but I like this better than the eclipse mural. I think it would be fantastic if it was in Arizona or something. But I think being in the historic district would just love to see something that tied in the local historic the local history here and Reynoldsburg. So something having to do for example national road, tomatoes you pick it. I mean. Lots of awesome things here.

So if we could find something that had up just a little bit more of a local flavor to it rather than sort of a southwest flavor.

Mr. Zollars Maybe we entertain a motion for the signage and the table the mural? Would you be willing to...?

Ms. Ho Is there any opportunity I can explain the concept behind it. So I understand that you know in the in the community of Reynoldsburg people are very proud of the outdoor we have the blacklick Metro Park and people enjoy the outside. So what this mall is trying to achieve is really to create that home domestic feeling. So that's why we have these kind of like a house plant in this scenery. And the reason that we pick you know something like a fikas or cactus or even succulent. These are the most popular house plans across the country. And the reason for that is really to try to bring the warmth to something in Ohio of course in the winter is cold. It's really to communicate the idea of warm and domesticity. I completely agree with you that we should consider maybe integrating some of the symbols and this something that the community can relate to something like you know the tomatoes and we've thought about that. So we were thinking that the plants, the pots there are a lot of decoration that we can do on the pots. So for example maybe we can create some tomato patterns on the pots and even make it a little bit more whimsical to attract kids or take a photograph in front of it for Instagram. We can add a little mini to toys along here. So I think the reason that we pick the tall plant in here is really to accentuate the height of the building is really to capture people's attention.

Mr. Hicks Yeah I guess I very much appreciate the design intent and understand plants or the house plant kind of feeling. I just not seeing this. I'm just not into the cactus. I feel like we're going to get phone calls and emails.

Mr. Zollars Why don't we do split motion?

Mr. Hicks Can we do that? I mean we'd would love to work with you on having a mural there and absolutely understand your design intent, but I'd like to go ahead and make a motion, try to here. I'd like to move that we approve these submittal under the following conditions the first being that the box panel signs shall have black or dark gray back based color as shown with white lettering and individual logos for the individual businesses as shown in the Tyler's pizza example and that the mural be tabled and be brought back to our next meeting for a review.

Mr. Zollars First on that anyone care to put a second on that?

Mr. Cullinan I'll second.

Mr. Zollars Okay. Well first and second. Any other questions or discussion? If not can you call the roll please?

Mr. Bowsher I do want to just. We are agreeing for the landscape elements as well

correct?

Mr. Hicks Yes.

Ms. Wheeler Mr. Cullinan. Yes Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes.

RESULT:	TABLED [UNANIMOUS]	Next: 10/3/2019 6:00 PM
AYES:	Cullinan, Zollars, Hicks, Furst	
ABSENT:	Bizjak	

3. 2686 Taylor Road; Application #2019-5335; Oak View Capital Partners; Minor Site Plan - Indoor Storage Facility and Retail Development

Mr. Zollars Item number three. Whenever you're ready we'll go into that one.

Ms. Wheeler Thank you Mr. Chairman. The last case this evening is for the property located at 2686 Taylor road. This is the former Babies R Us, is currently vacant and the applicant is requesting Planning Commission approval of a minor site plan. This would be for the conversion of the existing retail center to an indoor controlled climate storage facility with a twenty thousand square foot addition onto that. The project will also include a new freestanding 11,000 square foot retail building. The applicant has also provided renderings of the proposed project as well as a detailed site plan and I believe they're here this evening as well. To answer any questions.

Mr. Zollars Excuse me stay your name and address for the record if you would please.

Mr. Taggart Beau Taggart at 325 John McConnell Boulevard.

Mr. Zollars OK very good. We'll start up here with questions or comments. Initially?

Mr. Hicks Just a clarification. When the minors site plan at this point includes the, we would be approving the building facades as well as the change in the site plan both? Ok, just to be sure. I guess I just would like make a statement guess it looks fantastic. It's an opportunity for us to fill 75000 square feet of vacant retail space. Anybody that's seeing the future of what retail is or where it's going Amazon has completely changed it and Reynoldsburg got way too much of it. I think this is a fantastic opportunity to reuse an existing building. Even though you are adding more retail space to this, I'm assuming we're good on parking and all things like that on this. It's the type of retail that is a little bit more future proof because it's smaller and a little bit more visible and easier to see. And then I assume that signage and everything else would be coming in a separate plan down the road?

Mr. Zollars Mr. Hicks I had a question for staff on that. We had big Sandy had to come to us because of the frontage with multiple sides. What would help the applicant with when it comes to signage going into his thoughts. Remember Big Sandy had...

Mr. Bowsher Right. I guess we didn't see the, are you trying to put signage on the 70 sign as well?

Mr. Taggert I think so.

Mr. Bowsher Okay so I think moving forward because of the frontage will count that as a separate frontage and then the front will count as its own frontage. The tenant space we don't have to worry about that. That would have its own. From one I'm taking a look at right now based on their large sign. They still have 80 feet back. So under the current zoning code they're allowed for every linear foot of that building, so he's adding onto it. He would be allotted two square feet and he could split that between the two sides. It looks like one's a little smaller than the other one we're talking about a larger sign. I'm hoping that you keep it to the channel lettering as you're showing right there and not messing with a huge logo or anything like that because that looks very sleek and modern and that's very attractive.

Mr. Zollars I agree.

Mr. Furst Yeah. I'd like to speak in agreeance with that too I think this is probably the most attractive storage unit I've ever seen. So well done.

Mr. Zollars Yeah. Any other comments or questions or statements up here?

Mr. Furst Mr. Chairman I'd like to approve this proposal as written.

Mr. Zollars I think we have a first anyone care to second?

Mr. Taggert Can I make one comment before I just want to clarify that right now we're just trying to get approval of the storage site not the retail next door because we're still we need to do. That's going to be down the road.

Mr. Furst Understood.

Mr. Zollars Okay. Thanks.

Mr. Bowsher Well we can we can approve both now so you don't have to come back.

Mr. Hicks I think. Yeah. What you're looking at. Yeah. This would approve that retail at least the footprint of that retail and your parking and things like that tonight. I don't see any elevations that building I guess.

Mr. Taggert Because I'm just an agent of the developer. I really can't make that call. And they've told me that we're just doing the storage right now so I'll be here again.

Mr. Zollars Okay. Mr. Furst want to make a motion please?

Mr. Furst Yes. Mr. Chairman I'd like to change my proposal here. I move that we approved just the storage unit here this evening.

Mr. Zollars Very good. Okay. We have a first on that motion a second on that motion?

Mr. Hicks I'd like to second.

Mr. Zollars Okay. Fantastic. First and a second. If you call roll on that one please.

Ms. Wheeler Mr. Cullinan. Yes Mr. Furst. Yes Mr. Hicks. Yes. And Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

April 25, 2024

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 8050 East Main St, Reynoldsburg OH 43068
Central Ohio (Central Ohio Primary Care) COPC – Sign Variance

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The property is located at 8050 East Main St, PID# 060-009613 on the northeast quadrant of the East Main St. and Carlyle Drive intersection. The site consists of 1 parcel under single ownership totaling 5.27 acres with approximately 442 linear feet of frontage along Main Street and 465 along Carlyle Drive. The site is zoned I-Innovation.
- b. The applicant is seeking a variance to install 1 double faced, internally illuminated, monument sign proximate to the East Main St. and Carlyle Drive intersection at 1) a reduced setback of 4.42 feet from the permitted 10-foot setback and, 2) increased square footage of 39 square feet from the allowed 24 square feet. The sign is encased in an aluminum frame and made up of 3/4" thick clear acrylic sitting partially inside a 17-foot wide by 4-foot-high brick base for a total height of 5 feet. Both faces of the sign are internally illuminated with a LED light cluster grid inside the cabinet. The sign is also backed up with 1/8" inch acrylic for the copy on side panels that are faced with black perforated film, which appears black during the day and appears white when illuminated at night.

2. Project Review

- a. According to Section 1105.03 C vii, the permitted monument sign size in the Innovation Zone is 6 feet high with a maximum surface area of 24 square feet. The maximum setback is 10 feet from the right-of-way (ROW) property line. The applicant is proposing a sign that is set back 4.4 feet ROW, which is 5.6 feet closer than the required distance of 10 feet. The sign area – at 39 square feet - is also 15 square feet larger than required and sits on a 17-foot-wide brick base.
- b. The proposed application appears to meet the provisions specified in 1109.11 D, Variances, including 1109.11.D iii. and 1109.11.D iv. Because the sign is setback approximately 36 feet from Carlyle Drive's edge-of-pavement (EOP) and 52 feet from the East Main Street EOP, the sign's setback appears greater for drivers. As stated by the applicant, the location and size of the dry basin retention pond has restricted the placement of the sign.

The rationale for the additional sign area does not seem to be addressed in the application and may not be necessary given the reduced setback, which in effect improves visibility. The total sign area should be reduced to 24 square feet by eliminating at least one of the sign panels. This results in the brick base being reduced from 17 feet to about 13 feet. For instance, the list of services offered does not seem to be as critical as the name of the business and the list of specialties. If necessary, the list of services can usually be obtained from other sources, like the business web site.



- c. According to 1105.03 E vi, “the level of illumination emitted or reflected from a sign shall not be so intense as to constitute a safety hazard to vehicular movement on any street from which the sign may be viewed, as determined by an average person. Illuminated signs shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent lots or streets.”

3. Zoning Recommendation

- a. We recommend the variance application be approved with the following conditions:
 - i. That the sign setback from the Carlyle Road ROW be reduced from the required 10 feet to the requested 4.42 feet.
 - ii. That the sign area meets the required maximum size of 24 square feet.
 - iii. That the location of the property’s street number or full address be shown.
 - iv. That the level of illumination emitted or reflected from the identification wall sign does not constitute a safety hazard to vehicular movement (1105.03 E vi).
 - v. That the signs be properly constructed and maintained to ensure that no safety hazard is created and be built in conformity with the requirements of the Building Code and the procedures of the Building Division (1105.03 E iv).

If you have any questions or comments, please feel free to contact us.

Sincerely yours,
Km C. Littleton, AICP
Senior Planner and Project Manager



Toll Free: 866-277-0600
www.sandsdecker.com

1495 Old Henderson Road
Columbus, OH 43220
614-459-6992

422 North Broad Street
Lancaster, OH 43130
740-385-2140

507 Main Street, Suite 203
Zanesville, OH 43701
740-450-1640

MEMO

Date: April 23, 2024

To: Phoenix Buathier, Planning and Zoning Administrator – City of Reynoldsburg

From: Edgil Williams, Senior Project Manager – Sands Decker

Subject: Staff Report for: 8050 E. Main Street – Monument Sign Variance

Copies: Joseph Begeny, Mayor; Williams Dorman, Public Service Director;

Eric Meyer, Director of Development; Ryan Andrews, City Engineer

On behalf of the City of Reynoldsburg, Sands Decker conducted a preliminary engineering review as part of variance requests for site signage for Central Ohio Primary Care located at 8050 East Main Street. The following summarizes our findings and recommendations with respect to this development.

PROJECT SIGNAGE

1. This site plan is proposing one double faced, internally luminated monument sign at the southwest corner of the property. The sign will be along Carlyle Drive.
 - a. The project is requesting a variance for a reduced setback from the allowed 10 feet to 4.42 feet. The sign being located 4.42 feet from the right of way should not be a sight distance concern for vehicles turning left-out/right-in on Carlyle Drive from E. Main Street. The requested sign location poses no site distance issues for the project driveways exiting onto Carlyle Drive.
 - b. The project is requesting a variance for an increased sign size square footage to 39 square feet from the allowed 24 square feet as required by City Code. A review of this request indicates there should be no sight distance issues, adverse impact to the project or the adjacent areas if the additional square footage is permitted.

SITE CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION SURVEYING
MUNICIPAL ENGINEERING
LAND PLANNING
WATER SYSTEMS
WASTEWATER
STORMWATER
FLOOD STUDY
TRANSPORTATION ENGINEERING
CONSTRUCTION ADMINISTRATION

PLANNING AND ZONING BOARD

VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 8050 E MAIN ST, REYNOLDSBURG, OH 43068	Parcel ID#(s): 060-009613
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I. PROPERTY OWNER OF RECORD

Property Owner Name(s): REYNOLDSBURG MOB LLC	
Contact Email: MEMOORE@COPCP.COM	Contact Phone Number: 614-488-4424

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: CENTRAL OHIO PRIMARY CARE	Contact Name: MEGAN MOORE
Contact Email: MEMOORE@COPCP.COM	Contact Phone Number: 614-448-4424
Description of Use: MEDICAL OFFICE BUILDING	

III. APPLICANT INFORMATION

Applicant Name: SIGNCOM, INC. BRUCE SOMMERFELT, KYLIE COCHRAN	Applicant Address: 527 W RICH ST, COLUMBUS, OH 43215
Applicant Phone Number: 614-228-9999	Applicant Email: KYLIE@SIGNCOMINC.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.])

INSTALL ONE (1) DOUBLE FACED, INTERNALLY ILLUMINATED, MONUMENT SIGN AT A
REDUCED SETBACK OF 4.42' FROM THE ALLOWED 10' AND INCREASED SQUARE FOOTAGE
OF 39.00 SQFT FROM THE ALLOWED 24.00 SQFT

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: Kylie Cochran Date: 03/20/2024
*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:

<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: _____		

Printable page

Parcel ID: 060-009613-00
REYNOLDSBURG MOB LLC

Map Routing: 060-N082F -199-01
8050 E MAIN ST

OWNER

Owner	REYNOLDSBURG MOB LLC
Owner Mailing / Contact Address	1533 LAKE SHORE DRIVE COLUMBUS OH 43204 Submit Mailing Address Correction Request
Site (Property) Address	8050 E MAIN ST Submit Site Address Correction Request
Legal Description	NATIONAL RD RT 40 LUDLOW RES D (5.257 ACRES)
Calculated Acres	5.27
Legal Acres	5.257
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/060-009613-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	DEC-19-2022
Transfer Price	\$0
Instrument Type	LE
Parcel Count	1

2023 TAX STATUS

Property Class	C - Commercial
Land Use	400 - VACANT COMMERCIAL LAND
Tax District	060 - CITY OF REYNOLDSBURG
School District	2509 - REYNOLDSBURG CSD [SD Income Tax]
City/Village	REYNOLDSBURG CITY
Township	TRURO TWP

Appraisal Neighborhood	X6204000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2023: No 2024: No
Homestead Credit	2023: No 2024: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43068
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2023 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	788,600	0	788,600
TIF			
Exempt			
Total	788,600	0	788,600
CAUV	0		

2023 TAXABLE VALUE

	Land	Improvements	Total
Base	276,010	0	276,010
TIF			
Exempt			
Total	276,010	0	276,010

2023 TAXES

Net Annual Tax	Total Paid	CDQ
21,731.42	10,865.71	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
2023		03	MEDICAL OFFICE BLDG	62,802
Total:				62,802

SITE DATA

Frontage	Depth	Acres	Historic District
		5.257	



Administration
655 Africa Road
Westerville, Ohio 43082
Office: (614) 326-2672
Fax: (614) 326-2685
www.copcp.com

April 11, 2024

Re: Signage Variance Request

City of Reynoldsburg Building Department,

I am writing to you on behalf of Central Ohio Primary Care Physicians, Inc. ("COPC"), a member of Reynoldsburg MOB, LLC, to request a hardship variance for signage at our new Medical Office Building located at 8050 East Main Street, Reynoldsburg, Ohio 43068 in the East Main Street Insight District. As a health care organization, it is vitally important for health care facilities to have exterior signage in a location and size that ensures patients can easily and quickly find their health care provider. Unfortunately, barriers on the land located at 8050 East Main Street and other unique circumstances greatly limit the locations at which the monument sign can be placed and may be detrimental to patients and users of the building.

In light of these special conditions and circumstances, COPC and Reynoldsburg MOB, LLC request a hardship variance of Section 1105.03 of the Reynoldsburg Code of Ordinances in order to allow the monument sign to be placed at the corner of East Main Street and Carlyle Drive, five (5) feet from the road. Additionally, COPC and Reynoldsburg MOB, LLC request a hardship variance of Section 1105.03 of the Reynoldsburg Code of Ordinances in order to allow the monument sign to have a surface area of thirty-nine (39) square feet. Placement of the larger monument sign at this location will protect the public safety and remove potential traffic hazards by allowing patients and other users of the building to more easily identify the medical office building.

1. Variance Request for Shorter Setback

COPC building and design standards prioritize wayfinding ease for our patients, particularly with respect to sign placement on the exterior portions of our buildings. COPC has investigated multiple exterior sign placement options at 8050 East Main Street that align with the applicable zoning regulations and avoid immovable barriers on the land (e.g., a retention pond). Our investigation showed that the available placement options will cause practical hardships and, more importantly, visibility and safety concerns for users of the building. Placement of the sign at the turn-in from Carlyle Drive would place the illuminated sign too far from the electrical room, increasing the cost for electrical rough-in by \$10,000. Additionally, placing the sign at the turn-in off of Main Street heading West would insert a visual barrier for drivers leaving the building and turning onto East Main Street. This location is also past the building and would likely result in many drivers missing the turn-in for the building.

As described further below, this requested variance conforms to the standards for variance set forth in Section 1109.13 of the Reynoldsburg Code of Ordinances:

Standard	Statement Addressing Standard
The variance is in accordance with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and is not injurious to the area or otherwise detrimental to the public welfare.	The East Main Street Insight District is intended to serve as a transportation corridor, and applicable regulations provide for ease of transportation and wayfinding, as well as safety of transport. Granting this variance would allow for greater

	visibility and safety. Moreover, the requested variance will not have any adverse effect on the area or public welfare.
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	The requested variance does not permit any unauthorized or unpermitted use. The intended use will continue to be for a medical office building.
There exist special circumstances or conditions 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.	Please refer to the detailed description of such special circumstances and conditions delineated above and in the attached documentation.
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.	Placing the monument sign at locations which comply with the strict application of the Code will result in the following difficulties: (1) Lack of signage visibility for patients attempting to find the medical office building, (2) visual barriers which impact drivers when turning out of the parking lot, (3) significant cost increases, and/or (4) physical barriers on the land which prevent placement of signage.
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 requested variance is necessary for patients to be able to locate the medical office building, as well as limit visual barriers when turning out of the parking lot.
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 requested variance will not have any adverse impact on adjacent properties, public streets, or public safety. In fact, the variance will have a beneficial impact on public safety and potential traffic congestion.
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 in the area are permitted to have a monument sign in a location visible to users of the building; therefore, this variance does not grant any additional privileges on the property owner.
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 has been made.
The variance is not a matter of convenience when other remedies are available within the provisions of this Code.	There are no other remedies available to the property owner.

2. Variance Request for Larger Monument Sign

Health care facilities have a unique, heightened need to have easily visible signage. Unlike many other businesses, this variance request is not driven by economic reasons, but rather by a desire to ensure patients can quickly and safely find their health care provider. Accordingly, COPC requests a hardship variance of Section 1105.03 of the Reynoldsburg Code of Ordinances in order to allow the monument sign to have a surface area of thirty-nine (39) square feet. This size will allow for greater visibility and support the number of tenants in the building.

As described further below, this requested variance conforms to the standards for variance set forth in Section 1109.13 of the Reynoldsburg Code of Ordinances:

<u>Standard</u>	<u>Statement Addressing Standard</u>
The variance is in accordance with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and is not injurious to the area or otherwise detrimental to the public welfare.	The East Main Street Insight District is intended to serve as a transportation corridor, and applicable regulations provide for ease of transportation and wayfinding, as well as safety of transport. Granting this variance would allow for greater visibility and safety. Moreover, the requested variance will not have any adverse effect on the area or public welfare.
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	The requested variance does not permit any unauthorized or unpermitted use. The intended use will continue to be for a medical office building.
There exist special circumstances or conditions 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.	Please refer to the description of such special circumstances and conditions delineated above.
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.	Limiting the size of the monument sign to the dimensions delineated in the Code will result in poor visibility, in part due to the number of tenants in the building. This difficulty will negatively impact patients and users of the building who may be experiencing health issues and have a need to easily and safely find their health care provider.
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 requested variance is necessary for patients to be able to locate the medical office building.
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 requested variance will not have any adverse impact on adjacent properties, public streets, or public safety. In fact, the variance will have a beneficial impact on public safety and potential traffic congestion.
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 only confer on the property owner the ability to have a sign in the minimum size needed to satisfy the needs of patients and other users of the building to quickly and easily identify the medical office building. Because other buildings in the area are similarly permitted to have a monument sign in a size that is appropriate to the purpose of such buildings, there is no special privilege being requested by COPC.
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 has been made.

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

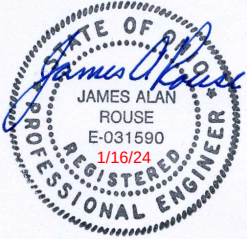
There are no other remedies available to the property owner.

Attached, you will find monument sign renderings provided by Bruce Sommerfelt with Signcom, as well as a completed Variance and Conditional Use Application. We request that the City of Reynoldsburg grant COPC a variance to: (a) place the monument sign at the corner of East Main Street and Carlyle Drive, five (5) feet from the road, and (b) allow the monument sign to have a surface area of thirty-nine (39) square feet. This would provide maximum visibility of the sign while limiting the visual impediments to drivers turning out of the parking lot. We appreciate your consideration of our request and look forward to hearing a response. Please let us know if additional information is needed.

Sincerely,



Don Deep, M.D., C.E.O.

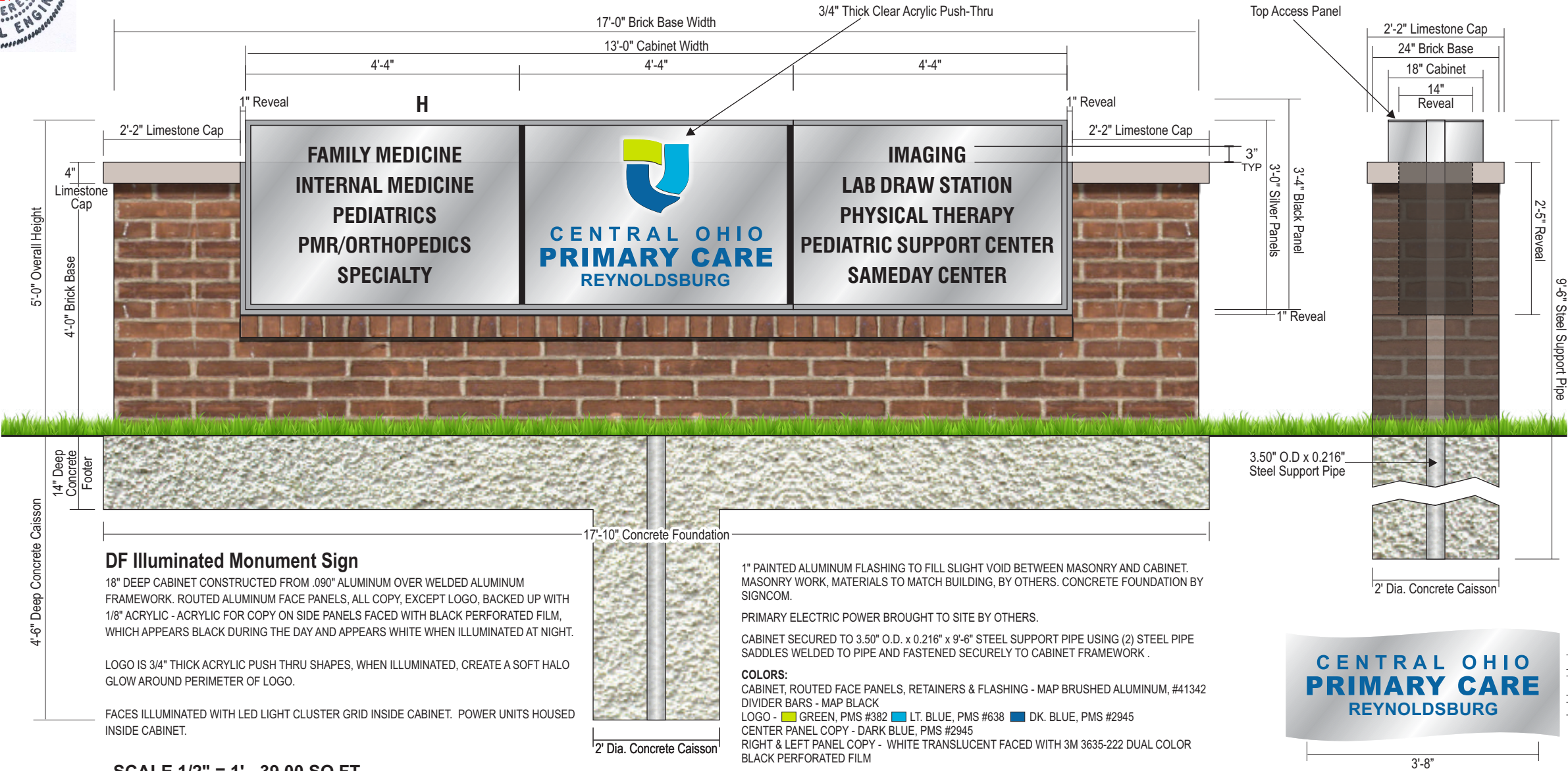


2017 OBC - ASCE 7-10
* Wind Load - Risk Category II:
Speed - $V_{ult} = 115$ mph
Speed - $V_{sd} = 90$ mph
Exposure B
* Class 4 Soil with
Lateral Bearing = 150 psf/ft

COPY IN THIS PANEL ROUTED OUT OF FACE
AND BACKED UP WITH 1/8" THICK WHITE ACRYLIC
COPY FACED WITH BLACK PERFORATED FILM

LOGO IS 3/4" THICK PUSH-THRU WITH TRANSLUCENT
VINYL APPLIED FIRST SURFACE
COPY IN CENTER PANEL ROUTED OUT OF FACE
AND BACKED UP WITH 1/8" THICK WHITE ACRYLIC
COPY HAS DARK BLUE TRANSLUCENT VINYL

COPY IN THIS PANEL ROUTED OUT OF FACE
AND BACKED UP WITH 1/8" THICK WHITE ACRYLIC
COPY FACED WITH BLACK PERFORATED FILM



SCALE 1/2" = 1' - 39.00 SQ FT

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

© COPYRIGHT 2023 SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com



CLIENT APPROVAL _____ DATE _____

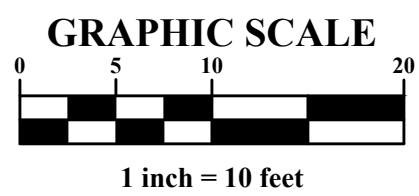
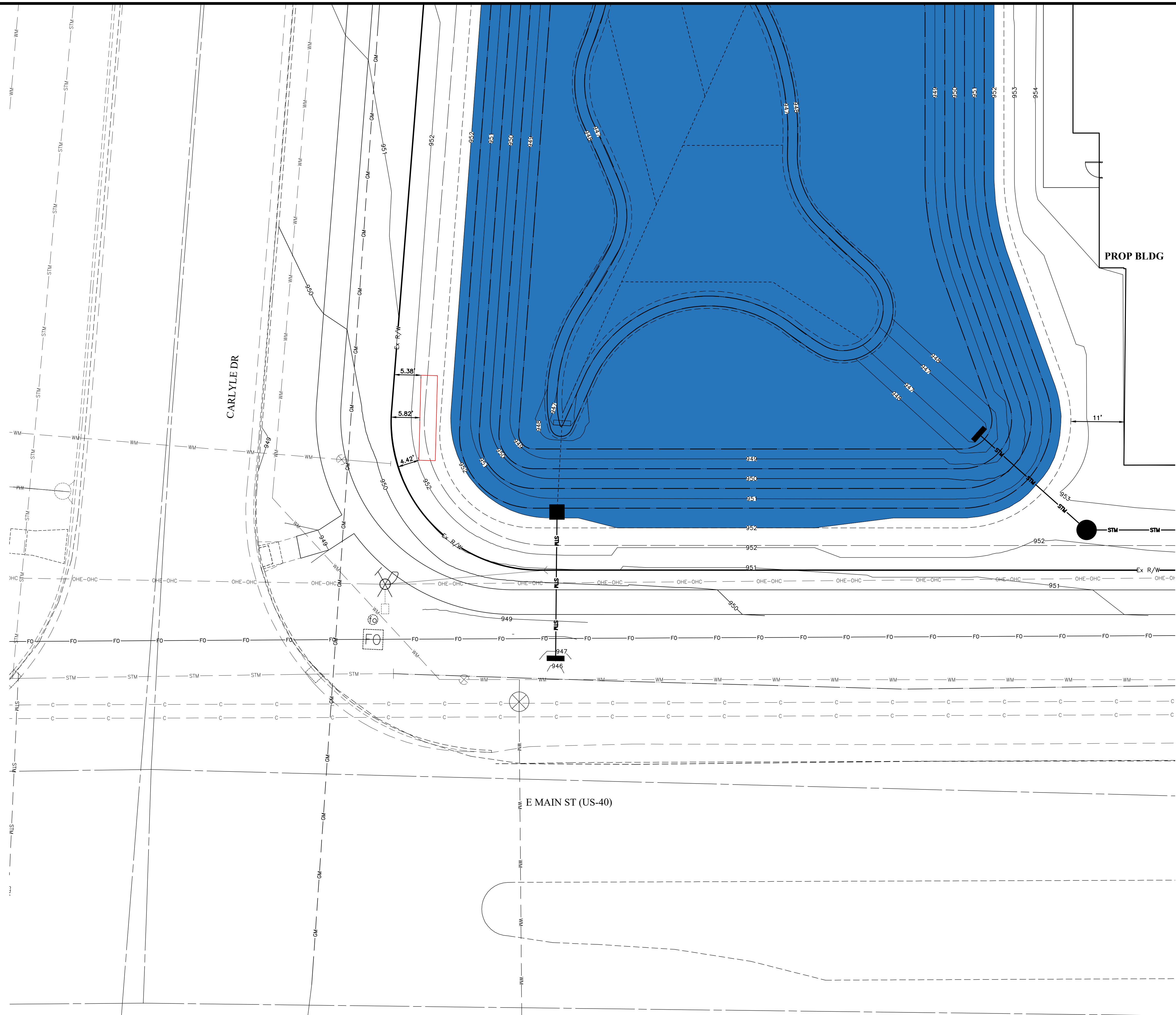
☐ PRODUCTION
ART REQUIRED
Colors on Printed Documents
May Vary

PROJECT NAME CENTRAL OHIO PRIMARY CARE
LOCATION _____
CITY REYNOLDSBURG STATE OHIO

REVISION _____

SALES BMS
DESIGN DAW
SIZE 14

DATE 4-28-23
SCALE Noted
PROJECT# 23328

[illegible]

THE DAIMLER GROUP

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
EXHIBIT
COPC REYNOLDSBURG
FOR
E MAIN ST
MONUMENT SIGN EXHIBIT

EMHT
E. Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
15500 New Albany Road, Columbus, OH 43054
Phone: 614/754-6500 Toll Free: 888/775-3648
emht.com

DATE

January 29, 2024

SCALE

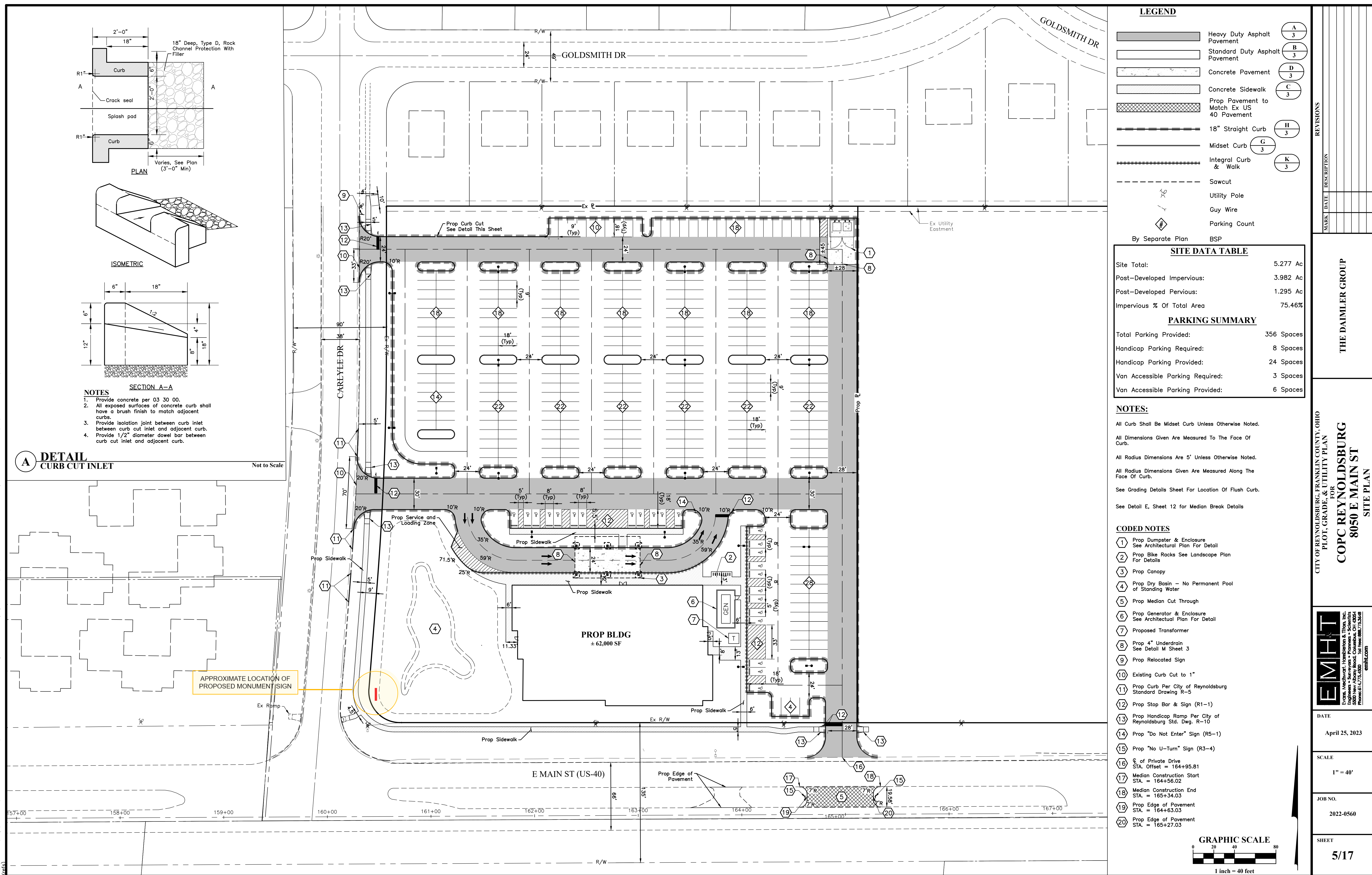
1" = 10'

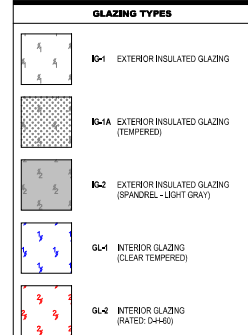
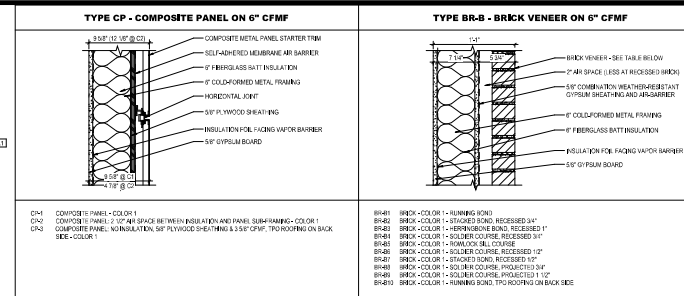
JOB NO.

2022-0560

SHEET

1/1





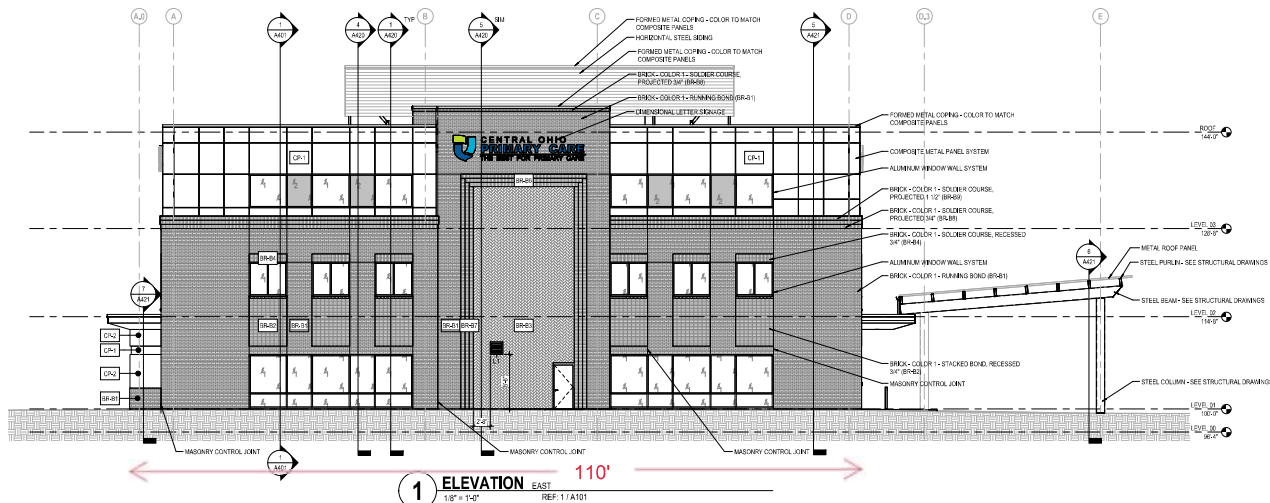
3 ELEVATION BUILDING SIGN

1/2" = 1'-0"
REF: 2 / A302



2 ELEVATION SOUTH

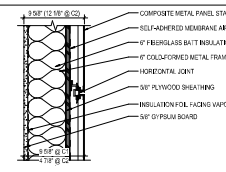
1/8\" = 1'-0"
REF: 1 / A101



1 ELEVATION EAST

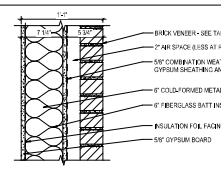
1/8\" = 1'-0"
REF: 1 / A101

TYPE CP - COMPOSITE PANEL ON 6\" CFMF



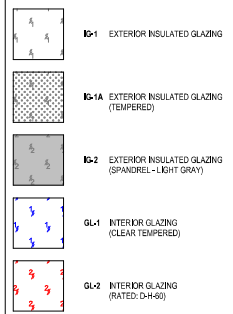
- CP-1 COMPOSITE PANEL - COLOR 1
 CP-2 COMPOSITE PANEL - 2\"/>

TYPE DR-B - BRICK VENEER ON 6\" CFMF



- BR-B1 BRICK - COLOR 1 - RUNNING BOND
 BR-B2 BRICK - COLOR 1 - STACHED BOND, RECESSED 3/4\"/>

GLAZING TYPES



KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
01 01 01 01	BRICK - COLOR 1 - RUNNING BOND (BR41)
01 01 01 02	BRICK - COLOR 1 - STACHED BOND, RECESSED 3/4\"/>

#	DATE	CHANGE DESCRIPTION
1	11/22/2022	BULLETIN #1

COPC Reynoldsburg Medical Office Building
 303 SPRUCE STREET
 SUITE 300
 COLUMBUS, OHIO 43215

Central Ohio Primary Care
 303 SPRUCE STREET
 SUITE 300
 COLUMBUS, OHIO 43215
 PHONE: (614) 461-4964
 FAX: (614) 280-8881

EXTERIOR ELEVATIONS

06/31/2022
 22019
A302
 BID / PERMIT

Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced March 20, 2024

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

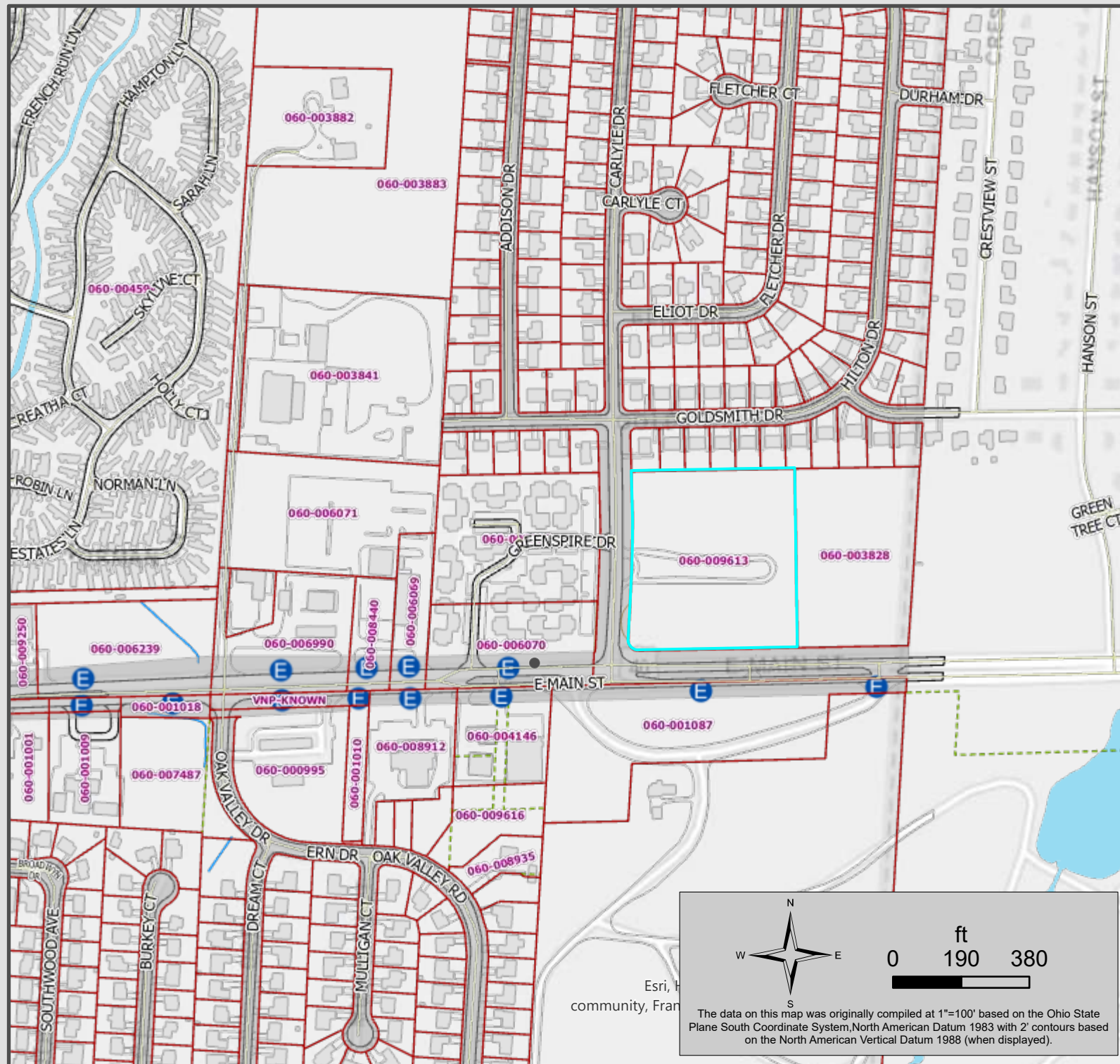
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Esri, Inc.
community, Franklin

The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Re: 8050 E. Main Street - COPC - Monument Sign
Date: Thursday, April 18, 2024 12:20:04 PM
Attachments: [Outlook-ovjvc3xs.png](#)

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

Phoenix,

Just make sure that the building address is on the sign and it is visible to the Main St side of the building.

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: Wednesday, April 17, 2024 1:26 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 8050 E. Main Street - COPC - Monument Sign

Lt. Schmidt,

I am sending you a Variance application for a new monument sign for COPC at 8050 E. Main Street, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

Sincerely,

Phoenikx 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

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: RE: 8050 E. Main Street - COPC - Monument Sign
Date: Thursday, April 18, 2024 8:36:31 AM

Ok, Public Service is good on our end.

Mark

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, April 17, 2024 5:00 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 8050 E. Main Street - COPC - Monument Sign

Mark,

No it will not be the variance is for it to be set back I think about 2.5 feet from the right of way. Sands Decker is reviewing it on the engineering side to make sure it is safe in terms of clear site triangles and other safety stuff.

Phoenix

From: Mark Riley <mriley@reynoldsburg.gov>
Sent: Wednesday, April 17, 2024 2:39 PM
To: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: 8050 E. Main Street - COPC - Monument Sign

Will the new sign be in our ROW?

mARK

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, April 17, 2024 1:27 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 8050 E. Main Street - COPC - Monument Sign

Mark,

I am sending you a Variance application for a new monument sign for COPC at 8050 E. Main Street, along with related items that are scheduled for the May 5th 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

th

asking for any comments you may have by April 24 so that we can incorporate them in the staff report that goes out first thing April 25th.

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

April 23, 2024

Mr. Eric Meyer Development
Director City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: 1624 Brice Road - Conditional Use

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1 Project Summary

- a. The following summarizes the characteristics of the site and the surrounding areas:
 - i. The subject lot on which a 2,093 square foot single -family residence is in disrepair and is located on approximately .20 +/- acres. The lot is zoned CC (Community Comercail). The site also includes a small outbuilding on the southeast corner of the lot.
 - ii. The property is surrounded by single-family homes zoned for CC uses to the north and east, with SR (Suburban Residentil) zoning located on the east. The site is almost entirely paved with 15-feet of turfed area between the parking area and the front lot line. The site is also served by a curb-cut and driveway directly accessing Brice Rd.
- b. The applicant is seeking a conditional use permit to allow the development of a Child Day Care – Center, which is a conditional use in the CC district. As described below:
 - i. Previously housing a Healthcare facility serving individuals with developmental disabilities, the proposed childcare center will serve approximately 40-50 children per shift Providing care and educational enrichment for groups of children age ranging from 0-13yrs. According to the applicant, A minimum of five employees including four classroom workers and one administrator will be on site at all times allowing for the supervision of no more than 40-50 children per shift. The hours of Operation for proposed Childcare center will begin at 5am and end at 11pm. Morning shift hours begin at 5am and end at 6pm. Evening shift will begin at 6pm and end at 11 pm.
 - ii. The site improvement to accommodate the use and a 600 Sq ft 24' x 25' enclosed play area, will require the removal of the outbuilding. Also, the site will be reconfigured to accommodate 15 parking spaces (1.5 parking spaces per 5 children). All parking spots will be a minimum of 9' x 18'. Building signage located near the south front comer of the lot will be updated by future tenants.

2 Project Review

The proposed conditional use appears to be partially consistent with the provisions in Section 1109.13, Conditional Uses. The following additional information will be required to in order to conduct a complete review:

a. Site Plan

- i. A Site Plan is not included showing the proposed site and improvements and the



proposed location of all structures, parking and loading areas, streets and traffic access, open spaces, refuse and service areas, utilities, signs, yards, landscaping, adjacent zoning for all parcels surrounding the subject site and all other relevant features as per Section 1109.13 B iv.

b. Parking

- i. Childcare centers parking requirements are based on 1 per employee on the largest staff shift plus 10 for visitors. The application only addresses the minimum number of employees on site as 5. If the required number of parking spaces is not provided on the site, a variance from Section 1105.01 E I will be required.
- ii. The number of spaces and the parking lot configuration shown on the submitted diagram do not allow sufficient space for auto circulation and maneuvering and enough area to permit the safe drop-off of children. For instance, the aisle width for perpendicular parking needs to be at least 22 feet. The required 5-foot parking lot setback as measured from the public right-of-way (Section 1105.01 G ii) is also not shown.
- iii. Parking lot screening along the rear property line, due to its close proximity to residential in the rear is required per Section 1105.01.G.iii. Also, the required height of any said screening needs to be provided as per Section 1105.01.G.iii as well as ensuring that the fence material is also permitted per Section 1105.11viii.7.
- iv. The required ADA parking spaces need to be clearly shown on the site plan, along with the additional parking dimensions for an ADA space on the site plan.
- v. The surface type used for parking, aisle widths and driveways needs to be provided per Section 1105.1 G vii.1.
- vi. If there is parking lot lighting and/or external lighting proposed on site, all required lighting regulations in Section 1105.09 will need to be met. If not, so indicate.

c. Landscaping

- i. The proposed street tree number, type, and distance between each tree on the site plan is not indicated as outlined in Section 1105.07 G.
- ii. The required number of parking lot trees (2) and shrubs (8) on the site plan is not indicated. If this requirement cannot be met, then a variance from Section 1105.07 J ii would be needed.
- iii. The location of any trash receptacle/dumpster on the site plan, along with the required screening per Section 1105.07 K are not provided. If a trash receptacle is not warranted, then so indicate.
- iv. Reconsider the location of the outdoor play area per Section 1105.13 H ii which states that “no play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle.”

d. Operations

- i. Because “no childcare center shall be permitted to operate between the hours of 7pm and 6am the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board” additional hours of operation will need to be approved by the Planning and Zoning Board.



3. Zoning Recommendation

- i. Recommend disapproval of the request for approval of a conditional use - Child Day Care – Center - based upon finding that the application does not comply with the provisions of this Code, including those items outlined in part 2, Project Review, above.

Sincerely,
OHM Advisors

Kim Littleton

Kim Littleton, AICP
Senior Planner

Reynoldsburg

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#: 2024-205

Date Submitted: 4/5/24

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

Fee Amount: 350-

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

APR - 5 2024

☒ Paid: CC

Property Address: <u>1624 Brice Rd Reynoldsburg OH 43068</u>	Parcel ID#(s):
---	----------------

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): <u>Francis and Loveth UBADINEKE</u>	
Contact Email: <u>rashad.fields@cbrealty.com</u>	Contact Phone Number: <u>614 323 9697</u>

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: <u>IMAGINE Learning Academy</u>	Contact Name: <u>Aaron Shelton</u> ^{1/3} <u>Kimberly Miller</u>
Contact Email: <u>Aaronshelton15@gmail.com</u>	Contact Phone Number: <u>614 816 6135</u>
Description of Use: <u>Childcare center</u>	

III. APPLICANT INFORMATION

Applicant Name: <u>Aaron Shelton</u>	Applicant Address: <u>Reynoldsburg OH 43068</u> <u>513 Allis Pl W</u>
Applicant Phone Number: <u>614 816 6135</u>	Applicant Email: <u>Aaronshelton15@gmail.com</u>
☐ 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: [Signature] Date: 4/3/24

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

PZB Meeting

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

P&Z Administrator: _____ Date: _____

Proposal For Conditional Use

1624 Brice Rd. Reynoldsburg, OH 43068

APR - 5 2024



Description of the existing use of the lot and of the adjacent lots:

Building Structure located at 1624 Brice Rd. Reynoldsburg, OH 43608 was previously utilized as a Healthcare facility serving individuals with developmental disabilities. It has remained unoccupied by any business tenant for approximately 1 year. The neighboring building located to the north of the property is currently being utilized as a Childcare center. The Neighboring building located south of the property is being utilized as an administrative office for a Church organization.

Proposed Conditional Use:

A request for Conditional use of this property to be utilized for a Childcare Center serving approximately 40-50 children per shift.

Description of Services, Activities & Operations:

Providing care and educational enrichment for groups of children age ranging from 0-13yrs. This facility will have an enclosed outdoor play area for children to utilize during scheduled times. Meals will be prepared and provided on site. In accordance with state regulations, all child to employee ratios listed below will be maintained.

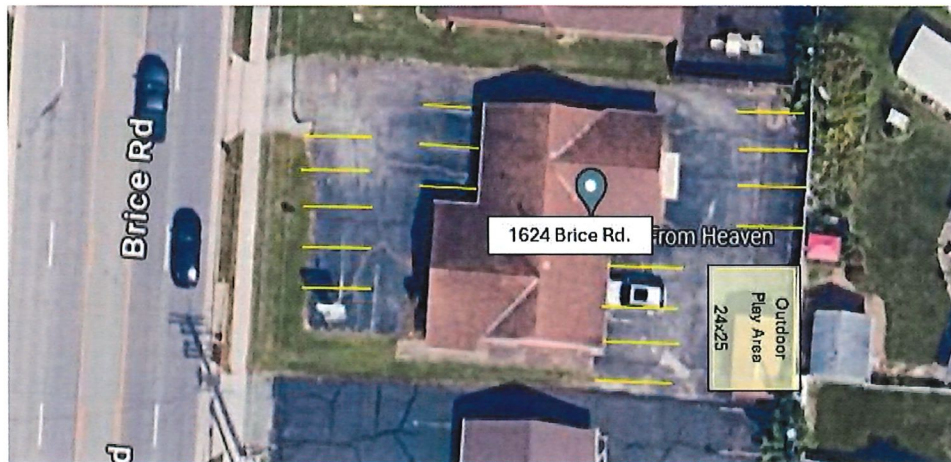
Age of children	Staff/child ratio
Infants (birth and under 12 months)	1 to 5 or 2 to 12 in same room
Infants (12 months and under 18 months)	1 to 6
Toddlers (18 months and under 2 1/2 years)	1 to 7
Toddlers (2 1/2 years and under 3 years)	1 to 8
Preschool - three years	1 to 12
Preschool - four and five years of age	1 to 14
School age - kindergarten to 11	1 to 18
School age - 11 years through 14 years	1 to 20

Description of Services, Activities & Operations (Cont'd):

A minimum of five employees including four classroom workers and one administrator will be on site at all times allowing for the supervision of no more than 40-50 children per shift. The hours of Operation for proposed Childcare center will begin at 5am and end at 11pm. Morning shift hours begin at 5am and end at 6pm. Evening shift will begin at 6pm and end at 11pm.

Site Improvements:

To accommodate a 600 Sq ft 24' x 25' enclosed play area, the removal of a shed located at the south rear corner of the property will be removed by the property owner. Also the reconfiguration to onsite parking to accommodate 15 parking spaces (1.5 parking spaces per 5 children) will also be updated by the property owner. All parking spots will be a minimum of 9' x 18'. Building signage located near the south front corner of the lot will be updated by proposed business tenants.
(See depiction below.)



Compatibility Narrative Statement

In considering the zoning of a facility to accommodate a daycare next to another daycare and a church administration office, it's imperative to delve into the intricate dynamics of such coexistence. Zoning regulations are not just about land

use, but also about fostering harmonious communities, ensuring safety, and promoting the well-being of residents and businesses alike.

At the outset, the proximity of two daycares might raise concerns regarding competition, overcrowding, and potential conflicts. However, a closer examination reveals that such proximity could actually be beneficial. Daycares can complement each other by offering different programs, catering to varied age groups, or providing specialized services. This can create a vibrant childcare hub, offering parents more options and fostering a sense of community among families. Positioning a 600 sqft play area near the south rear of the lot will also ensure that the parking lot remains open and accessible thus allowing for seamless arrivals and departures as parents pick up or drop off their children. This property being nearly 0.25 miles distance from the nearest major intersection gives travelers enough time and space to enter or exit the property without adversely affecting traffic flow.

Moreover, having a church administration office adjacent to the daycares brings additional advantages. Churches often operate on different schedules from daycares, with minimal overlap in activities. This can alleviate traffic congestion and parking issues, as the peak times for drop-off and pick-up at the daycares may not coincide with church services, meetings or events. Additionally, churches typically emphasize values of compassion and community engagement, which align well with the nurturing environment that daycares seek to cultivate.

Business signage can be seen from the street and will host a bold and professional design. This signage will be made from materials that prevent glare to oncoming traffic. Local odor, fumes and vibration shall not be affected by proposed business due to a minimum amount of running vehicles entering and exiting the property only for short periods of time during drop off's or pick ups.

APR - 5 2024

LETTER OF INTENT TO LEASE
TENANT REPRESENTATION
Intended for commercial use



It is recommended that all parties be represented by legal counsel.

Date: 04/05/2024

Kimberly Miller (Prospective Tenant)
(Contact)
(Address)
(Phone)
(e-mail)

FRANCIS AND LOVETH UBADINEKE (Landlord)
(Contact)
(Address)
(Phone)
(e-mail)

Landlord and Tenant propose to lease the following premises on the following terms:

1. **PREMISES:** Description (i.e., square footage, common area factor, etc.) (Attach floor or site plan and/or legal description, if available.)

BRICE RD HC HUBER PLAT 38 SEC 2 1046

Parking 15 SPACES

2. **TERM:** 3 years months; commencing May 2024 Option to Renew: 2 years
terms of 12 months years/months each.

Tenant shall notify Landlord in writing to exercise the above listed options within 60 days prior to lease expiration.

Other terms regarding base rent, including but not limited to percentage rent, renewals (s), and additional rent:

PROPERTY ADDRESS: 1624 Brice Road Reynoldsburg, OH 43068 Page 2 of 4

3. **RENT:** Gross ☐ Modified Gross ☒ Full Service Gross ☐ (check one)
 Net ☐ NN ☐ NNN ☐ (check one)

Tenant shall be responsible for the payment of its pro rata share of Operating Expenses (as the term will be defined in the Lease) which shall be determined by square footage leased if applicable.

Commencement Date: 05 day of _____, 2024 as follows:

	Base Rent Per Square Foot	Additional Rent Per Square Foot	Rent Per Month	Rent Per Year
Year 1	\$1.58	0	\$3,300.00	\$39,600.00
Year 2	\$1.58	0	\$3,300.00	\$39,600.00
Year 3	\$1.58	0	\$3,300.00	\$39,600.00
Year 4				
Year 5				

4. **OPERATING EXPENSES:** Current estimated pass-through Operating Expenses to Tenant \$_____.

5. **TENANT IMPROVEMENTS (i.e., cash allowances, as-is, etc.):**

Play area

6. **LANDLORD IMPROVEMENTS (i.e., as-is, credit, etc.):**

Remove Shed
Expand parking lot to accommodate 15 spaces

7. **USE:** Intended use: Daycare

8. **SECURITY DEPOSIT:** \$3,300.00

9. **SIGNAGE:** All signs must conform to applicable codes and ordinances. All signage must have prior written approval by Landlord. Costs relating to all signage shall be ☐ Landlord expense ☒ Tenant expense.

PROPERTY ADDRESS: 1624 Brice Road Reynoldsburg, OH 43068

Page 3 of 4

10. INSURANCE, DAMAGE & DESTRUCTION, DEFAULT, CONDEMNATION: To be addressed in the lease document.

11. **ASSIGNMENT:** Tenant shall not assign or sublet the premises without prior written consent of Landlord which consent may not be unreasonably withheld.

12. PROVISIONS REGARDING THE BROKERS:

- A. Tenant is relying solely upon Tenant's own examination of the property and inspections herein required, if any, concerning physical condition, character, and suitability for Tenant's intended use. Tenant is not relying upon any representations by Broker(s), except for those made by Broker(s) directly to Tenant in writing.
- B. The parties acknowledge that Broker(s) have made no independent investigation to determine whether hazardous materials exist in, on or about the property. Tenant and Landlord understand that any such determination requires the expertise of a specialist in hazardous materials, the retaining of which is the responsibility of Tenant and/or Landlord and not that of the Broker.
- C. The parties acknowledge that the lease of any real estate encompasses many professional disciplines. While brokers possess considerable general knowledge, brokers are not experts on matters of law, tax, financing, surveying, structural conditions, hazardous materials, environmental conditions, inspections, engineering, Americans with Disabilities Act (ADA), etc. For these reasons, the parties are encouraged to seek professional advice. If the brokers provide the parties with referrals for such advice, the parties acknowledge that the brokers do not warrant the services and/or products of those referrals.
- D. The parties acknowledge that there are no other Broker(s) involved in this transaction except as follows:

Tenant: Rashad Fields, Coldwell Banker

Landlord: Grant Taylor, Keller Williams Greater Columbus

- E. Owner/Landlord/Listing Broker agrees to pay Buyer's/Tenant's Broker a commission if (This section does not serve to be a substitute for a fully executed compensation agreement.):
- A. Tenant enters into a lease with Owner for either part of or the entire subject property. A commission of 3 % of the total ☒ gross ☐ net (**select one**) rent due during the initial lease term will be paid to Tenant's Broker upon the lease being fully executed or a flat fee of \$_____. (Not applicable if left blank).
- B. Tenant enters into a lease renewal and/or expansion with Owner for either part of or the entire subject property. A commission of _____% of the total ☐ gross ☐ net (**select one**) rent due during such renewal and/or expansion term will be paid to Tenant's Broker upon the lease renewal being fully executed or a flat fee of \$_____. (Not applicable if left blank).
- C. Additional:

(Not applicable if left blank)

13. ADDITIONAL TERMS/CONDITIONS:

Tenant agrees to cover utilities and building maintenance.

Landlord covers Insurance and taxes.

proposal contingent upon application of conditional use approval by the city of Reynoldsburg

PROPERTY ADDRESS: 1624 Brice Road Reynoldsburg, OH 43068 Page 4 of 4

14. **LETTER OF INTENT:** This Letter of Intent is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. This Letter of Intent is not intended to create any liability for either party or impose a duty on either party to continue negotiations. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred to in this Letter of Intent unless and until a lease has been fully executed and delivered by the parties. Prior to delivery of a lease executed by both Landlord and Tenant and without any liability to the other party, either party may (1) propose different terms from those summarized in this document, (2) enter into negotiations with other parties, and/or (3) unilaterally terminate all negotiations, for any reason or no reason at all.

This Letter of Intent serves as a non-binding agreement. Only a fully executed lease agreement binds all parties. Landlord shall deliver a draft lease to Tenant within 15 days.

This Letter of Intent is open for acceptance until date 04 month 06 year 2024 Columbus, Ohio time.

Date: _____

TENANT

[Printed or Typed Name]

Kimberly Miller
[Signature]

dotloop verified
04/05/24 1:04 PM EDT
NM3H-Q8UU-T7CC-8D23

[Title]

Date: _____

LANDLORD

[Printed or Typed Name]

[Signature]

[Title]

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Re: 1624 Brice Road - Conditional Use - Child Daycare Center
Date: Thursday, April 18, 2024 12:14:32 PM
Attachments: [Outlook-ugxcipat.png](#)

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

Phoenix,

Good afternoon.

The only thing that they will need to do is go through the Building Department to change the C of O.

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: Wednesday, April 17, 2024 1:22 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 1624 Brice Road - Conditional Use - Child Daycare Center

Lt. Schmidt,

I am sending you a Conditional Use application for a new Child Daycare Center located at 1624 Brice Road, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

From: [Mark Riley](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: RE: 1624 Brice Road - Conditional Use - Child Daycare Center
Date: Wednesday, April 17, 2024 2:25:28 PM

Hi Phoenix,

The Public Service Department reviewed the application and has no comments based on the following: The Child Daycare Center location will have adequate public infrastructure, e.g., roads, water, and sewers; the building is not too close to the street and will not impact traffic flow; and it should not cause significant disruption or detriment to the surrounding community.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Mark A. Riley
Public Service Manager

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6887 | **F** 614-322-6830
www.reynoldsburg.gov

mriley@reynoldsburg.gov

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Wednesday, April 17, 2024 1:23 PM
To: Mark Riley <mriley@reynoldsburg.gov>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 1624 Brice Road - Conditional Use - Child Daycare Center

Mark,

I am sending you a Conditional Use application for a new Child Daycare Center located at 1624 Brice Road, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

From: [Phoenix Buathier](#)
To: ["aaronshelton15@gmail.com"](mailto:aaronshelton15@gmail.com)
Subject: Conditional Use Application - 1624 Brice Road - Childcare Center
Date: Wednesday, April 17, 2024 8:33:00 AM
Attachments: [Variance and Conditional Use Application 1 \(6\).pdf](#)

Mr. Shelton,

I am contacting you regarding Permit 2024-0205 for 1624 Brice Road regarding CONDITIONAL USE APPLICATION and have the following comments:

1. Provide a Site Plan showing the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic access, open spaces, refuse and service areas, utilities, signs, yards, landscaping and all other relevant features. Section 1109.13.B.iv
2. Provide on the site plan, the adjacent zoning for all parcels surrounding the subject site.
3. Provide the required aisle width for two way traffic with 90 degree parking.
 - a. If 22 feet cannot be provided, a variance from Section 1105.01.G.vi will be needed.
 - i. Attached is a copy of the Variance Application
4. Provide the required parking calculations for the site, on the site plan.
 - a. Please know that childcare centers parking requirements are based on 1 per employee on the largest staff shift plus 10 for visitors. Your statement only addresses the minimum number of employees on site as 5.
 - i. If the required number of parking spaces is not provided on the site, a variance from Section 1105.01.E.i
 1. Attached is a copy of the Variance Application
5. Your statement says there will be 15 parking spaces provided on the site, however it is unclear where there are 15 parking spaces proposed.
 - a. Please label and dimension all parking spaces on the site. Section 1105.01.G.i
6. State, label and dimension on the site plan, the required 5 foot setback of the parking lot from the public right-of-way. Section 1105.01.G.ii
 - a. If the site does not meet the required 5 foot setback, a variance from Section 1105.01.G.ii would be needed.
7. Show on the site plan, the required parking lot screening along the rear property line, due to its close proximity to residential in the rear. Section 1105.01.G.iii
 - a. Please also provide the required height of said screening. Section 1105.01.G.iii & 1105.11.viii.4
 - b. Please ensure that the fence material is also permitted. Section 1105.11.viii.7
8. Please show the required ADA parking spaces clearly on the site plan, along with the additional parking dimensions for an ADA space on the site plan.
 - a. The building department may be able to inform you if you are required an ADA parking space on site, and if so how many.
 - i. Their contact information is permit@reynoldsborg.gov
9. Identify on the site plan, the surface type used for parking, aisle widths and driveways. Section 1105.1.G.vii.1
10. Will there be any parking lot lighting on the site?

- a. If there is parking lot lighting and/or external lighting on the site, all required lighting regulations in Section 1105.09 will need to be met.
 - i. Please know this will likely include a photometric plan along with information regarding the height of the light poles. Section 1105.09.B.
 - b. If there will be no parking lot lighting and/or external lighting on the site, then please state that on the site plan.
11. Show on the site plan, the proposed street tree number, type and distance between each tree on the site plan. Section 1105.07.G
12. Show, state and identify on the site plan, the required number of parking lot trees (2) and shrubs (8) on the site plan.
- a. If this requirement cannot be met, then a variance from Section 1105.07.J.ii would be needed.
 - i. Attached is a copy of the Variance Application.
13. Will there be any trash receptacle/dumpster on the site?
- a. If there will be a trash receptacle/dumpster on the site, please provide the location of it on the site plan, along with providing the required screening. Section 1105.07.K.ii
 - b. If there will not be a trash receptacle/dumpster on the site, please state this on the site plan.
14. Section 1105.13.H.ii states that no play area shall be located adjacent to a loading space, loading dock or other area where vehicles are likely to idle. The location of the proposed play area is next to what appears to be a parking space, which does not meet Section 1105.13.H.ii requirement.
15. Section 1105.13.H.iii states that no childcare center shall be permitted to operate between the hours of 7pm and 6am the following morning unless specifically approved by the Planning and Zoning Administrator or the Planning and Zoning Board.
- a. The additional hours of operation will have to be approved by the Planning and Zoning Board.
16. Provide a narrative stating how each review standard is met in Section 1109.13.D. i to viii is met.
17. Please know that all of these comments mentioned above are not all for the Conditional Use, but would need to be met at the time a Zoning Certificate Application New/Business Use is applied for/approved, as we discussed yesterday evening.

If you have any questions, please feel free to email or call.

Sincerely,

Phoenikx 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

April 24, 2024

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

RE: Quick Stop Market; 5978 E. Livingston Avenue: Conditional Use Application
Planning and Zoning Board:

Below is the staff review of the above reference Conditional Use Application.

1. Project Summary

- a. The subject site is located at 5978 E. Livingston Avenue. The 0.49 acre site, consisting of two parcels that was previously a vacant building. Being that the building was vacant prior to this land use, all current zoning code regulations for this site will have to be met. This subject property was sited by Code Enforcement for operating without a Certificate of Occupancy or a Zoning Certificate for a New Business/Use in 2023. Both parcels are zoned I, Innovation District.
- b. The surrounding zoning consist of I, Innovation to the north and east of the subject site, LM, Limited Manufacturing (City of Columbus) to the west, and R2F, Residential (City of Columbus) and ARO, Multifamily (City of Columbus) to the south of the subject site. The surrounding land uses consist of retail to the north, used car sales to the east, apartments and single-family residential to the south and manufacturing to the west of the subject site.
- c. The applicant is requesting a conditional use for a Food Sales – Small Format Grocery. Food Sales – Small Format Grocery is a Conditional Use in the I, Innovation District. Section 1103.23
- d. The applicant has submitted a preliminary site plan showing the proposed layout of the building, parking and interior floor plan.
- e. The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends for Innovation District, a “Mix of Industrial and office uses intended to serve as economic centers for Reynoldsburg and surrounding communities.” It also states, “In particular the intersection of Brice Road and East Livingston Ave is a strong opportunity for warehousing and logistics companies to take advantage of the close proximity to I-70 and I-270 to distribute their goods to market.”

2. Project Review

- a. The applicant is seeking a conditional use for Food Sales – Small Format Grocery. Conditional Uses are required to meet general standards found in Section 1109.13.D.
 - i. The general standards for Section 1109.13.D are:
 1. The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;
 - a. The land use of Food Sales – Small Format Grocery is in

conformance with the intended character of the zoning district.

2. The proposed use shall not adversely affect the use of adjacent property;
 - a. The proposed Food Sales – Small Format Grocery would not adversely affect the use of adjacent properties, since there is a car sales lot the east and industrial land uses to the west of the site.
3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
 - a. The proposed Food Sales – Small Format Grocery would not adversely affect the health, safety, morals or welfare of person's residing or working in the neighborhood. It would serve the persons residing and working within the surrounding area.
4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and schools;
 - a. The fire department has stated the layout is ok. The site plan does show improvements to the site, but the overall stormwater, water, sanitary sewer appears to be in place.
5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;
 - a. The proposed Food Sales – Small Format Grocery would not impose a traffic impact upon the public right-of-way than what is already permitted for such uses.
6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;
 - a. The proposed use is in general accordance with the objective of the Zoning Code. The proposed use however is not in accordance with the Comprehensive plan where a mix of industrial and office land uses is intended for this zoning district.
7. The proposed use complies with the applicable specific provisions and standards of this Code;
 - a. The proposed site plan has some information, but does not show all development standards for the site being met. A minor site plan is likely needed for the site with the addition of pavement, parking, loading area and a dumpster on the site. All minor site plan requirements found in section 1109.17 will need to be met. The site plan layout will likely have to be revised, along with a landscape plan

provided, due to the following comments:

- i. Please change the site plan from Existing Plat Plan to Site Plan or Proposed Plat Plan.
 1. The addition of parking, loading, dumpster and asphalt indicates that this is not an existing site plan of the site.
- ii. Provide the width of both lots on the site plan. Section 1103.23 & 1107.09
- iii. Provide the length of both lots on the site plan. 1103.23 & 1107.09
- iv. Provide the lot coverage on the site plan. Section 1103.23
- v. Provide the existing rear setback of the building to the rear property line. Section 1103.23
- vi. Provide the ingress/egress width of the access point. Section 1105.01.G.iv
- vii. Provide the number of parking spaces provided on the site. 8 parking spaces are required, one of the proposed parking spaces may potentially have to be relocated due to comment vi below. Section 1105.01.E.i
- viii. Identify on the site plan, the 5 foot parking setback from the public right-of-way.
 1. There currently appears to be a parking space identified potentially in this area and would need to be relocated outside of the 5 foot setback. Section 1105.01.G.ii.2.
 - a. A variance would likely be needed for this parking space.
- ix. Dimension the ADA parking space to meet the 12 foot wide requirement found in Section 1105.01.G.v
- x. Provide the minimum aisle width of 22 feet for 80 degree or more parking spaces in the rear of the site. Section 1105.01.G.vi
- xi. Identify the angle of parking in the front of the building and provide the minimum two-way aisle width. Section 1105.01.G.vi
- xii. The loading space appears to be identified as a 15 foot by 15 foot area. The zoning code requires that a minimum of 12 feet in width, 15 feet in height and 45 feet for tandem trailer or 30 feet in length for two axle trucks be provided.
 1. The loading area will need to be revised to meet the zoning code standard, or a variance will be needed.
- xiii. To provide a landscape plan showing the required

number of Street Trees, based on the type of tree the applicant decides to use. Section 1105.07.G

- xiv. Provide on the landscaping plan, the required interior lot landscaping math for the site, and then provide the required number of trees to meet Section 1105.07.H.2 standards.
 - xv. Provide on the landscaping plan, the square footage of the total parking lot. If more than 6,000 square feet of parking lot exists, then interior parking area landscaping will be needed. Section 1105.07.J
 - xvi. Provide the required screening for the dumpster pad area identified on the site. Section 1105.07.K.ii
 - xvii. Will there be parking lot lighting or exterior lighting on the site?
 - 1. If there will be parking lot lighting or exterior lighting on the site, please identify on the site plan and show how the required lighting regulations are met in Section 1105.09
 - 2. If there will not be parking lot lighting or exterior lighting on the site, please state this on the site plan.
 - xviii. If there will be fencing on the site, please identify the location of the proposed fencing, the height and the opacity. Section 1105.11
 - xix. Please know that signage for the site is reviewed during a separate process, with a sign application. All signage should meet Section 1105.03 standards and should receive the required zoning and building approval.
8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.
- a. A floor plan is provided by the applicant. The definition of Food Sales – Small Format Grocery is, “A retail establishment which primarily sells food, but also may sell other convince and household goods, and which occupies at least 500 square feet but not more than 25,000 square feet of gross floor area. At least 10 percent of a small format grocery shall be devoted to the sale of fresh produce at all times.”
 - i. The applicant states the building is 1,443.25 square feet. The applicant has identified 268.75 square feet as the produce area. 144.325 square feet is required to be dedicated to fresh produce at all time. The required square footage is met.

- ii. Staff however has concerns, based on the images provided, and that the applicant has stated that eggs, milk, butter, bread, cold cuts, juices, etc. would be considered fresh produce. Staff believes that fresh produce would be fruits and vegetables, and other foods that have not been processed in any manner.

3. Recommendations

- a. Staff would like the applicant to be aware that a minor site plan will be needed for this site in addition to getting the conditional use approved, due to the additional pavement, parking, loading area and dumpster on the site. Staff wanted to make the applicant aware of the additional regulations of the zoning code that still need to be met, based off of comments found in Project Review #7. A minor site plan consist of an administrative review, of the required material for a minor site plan, which can be found in Section 1109.17 of the Zoning Code.
- b. Staff recommends approval of the conditional use, with the following condition:
 - i. That fresh produce be defined as fruits and vegetables only, and that the applicant adhere to this definition.

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

PLANNING AND ZONING BOARD VARIANCE AND CONDITIONAL USE APPLICATION

☐ Paid: _____

Property Address: 5978 E LIVINGSTON AVENUE	Parcel ID#(s): 060-001849 060-001848-00
---	--

Received

I. PROPERTY OWNER OF RECORD

Property Owner Name(s): ALSNAD RAE MOHAMMAD	FEB 13 2024
Contact Email: j5engineer51@gmail.com	Contact Phone Number: 614-316-5398

Reynoldsburg Building Division

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name: QUICK STOP MARKET	Contact Name: JERRY SWOY
Contact Email: j5engineer51@gmail.com	Contact Phone Number: 614-316-5398
Description of Use: RETAIL GROCERIES STORE	

III. APPLICANT INFORMATION

Applicant Name: ALSNAD RAE MOHAMMAD	Applicant Address:
Applicant Phone Number: 614-971-9771	Applicant Email: ALSNADRAE@gmail.com
☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached.	

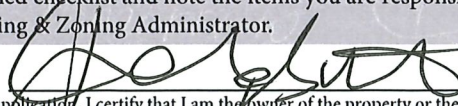
PROJECT INFORMATION

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.])

FOOD SALES - SMALL FORMAT GROCERY

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: 02/13/24

*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	PZB Meeting
	Zoning District: _____	☐ Major/Minor Site Plan	Date: _____
	☐ Olde Reynoldsburg District	☐ Other: _____	☐ Approved as Submitted
			☐ Approved w/ Conditions
			☐ Tabled
			☐ Denied
	P&Z Administrator: _____	Date: _____	

From: Jerry Scott
Sent: April 1, 2024
To: Phoenix Buathier
CC: Nik Obednikovski, Eric Meyer, Melissa Bulter
SUBJECT: Conditional Use Application -5978 Livingston Ave

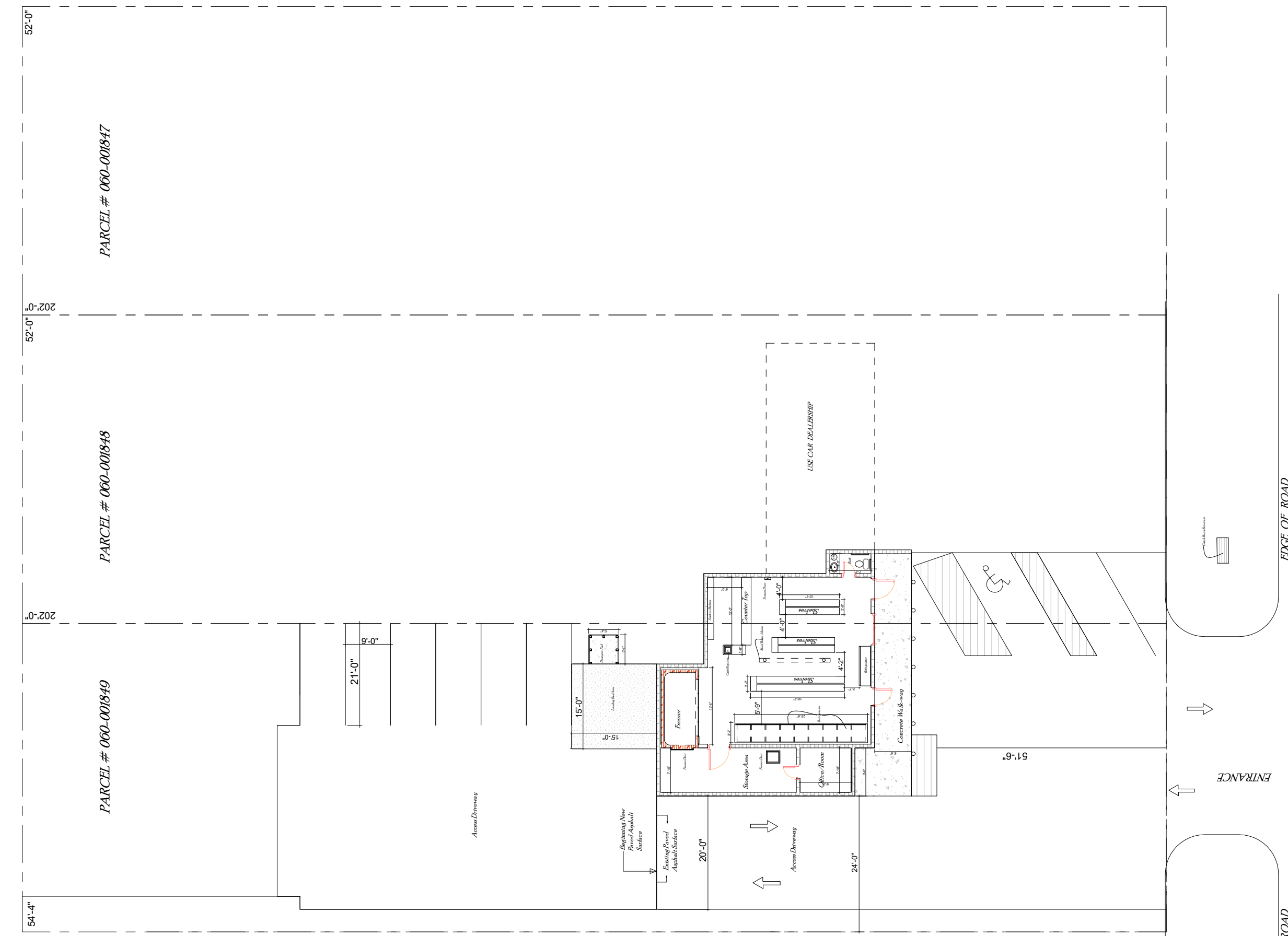
Please find the attached information outlines all the answers needed for your continue consideration for our application to the subject matter.

After a review of the existing site and new data achieved via the city mapping you will see from the new attached site plans the side setback on parcel 060-001849 is 24 Feet which meet the required 20 feet for dual traffic movement to the rear of property for the additional space required for parking. As result of the same, application was not prepared for a variance for surface cover of the parking space and setbacks requirements.

After you review of the single information meets your acceptance all the necessary copies will be provided for the board considerations.

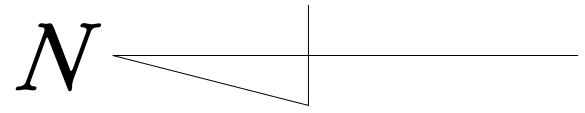
Should you need additional information please feel free to contact me at 614-316-5398 or email at jfsengineering51@gmail.com.

A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, street and traffic accesses, open spaces, refuse and services areas, utilities, signs, yards, landscaping, and other relevant features:



Existing Plot Plan

Scale: $\frac{1}{8}" = 1'-0"$



Livingston Avenue

GENERAL NOTES

Alsnaid Raed Mohammad
5978 East Livingston AVE
COLUMBUS, Ohio 43232

NO.	REVISION/ISSUE	DATE

STAMP

JOB TITLE

PROPOSED FLOOR PLANS FOR:
Alsnaid Raed Mohammad
5978 E Livingston Avenue
COLUMBUS, OHIO 43232

COMPANY NAME

SHEET TITLE
PLOT PLAN

DATE
JAN 11, 2024

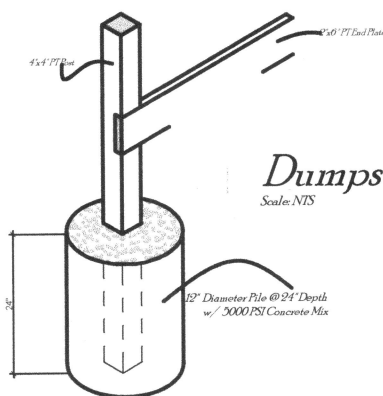
DRAWING #

SCALE
AS NOTED

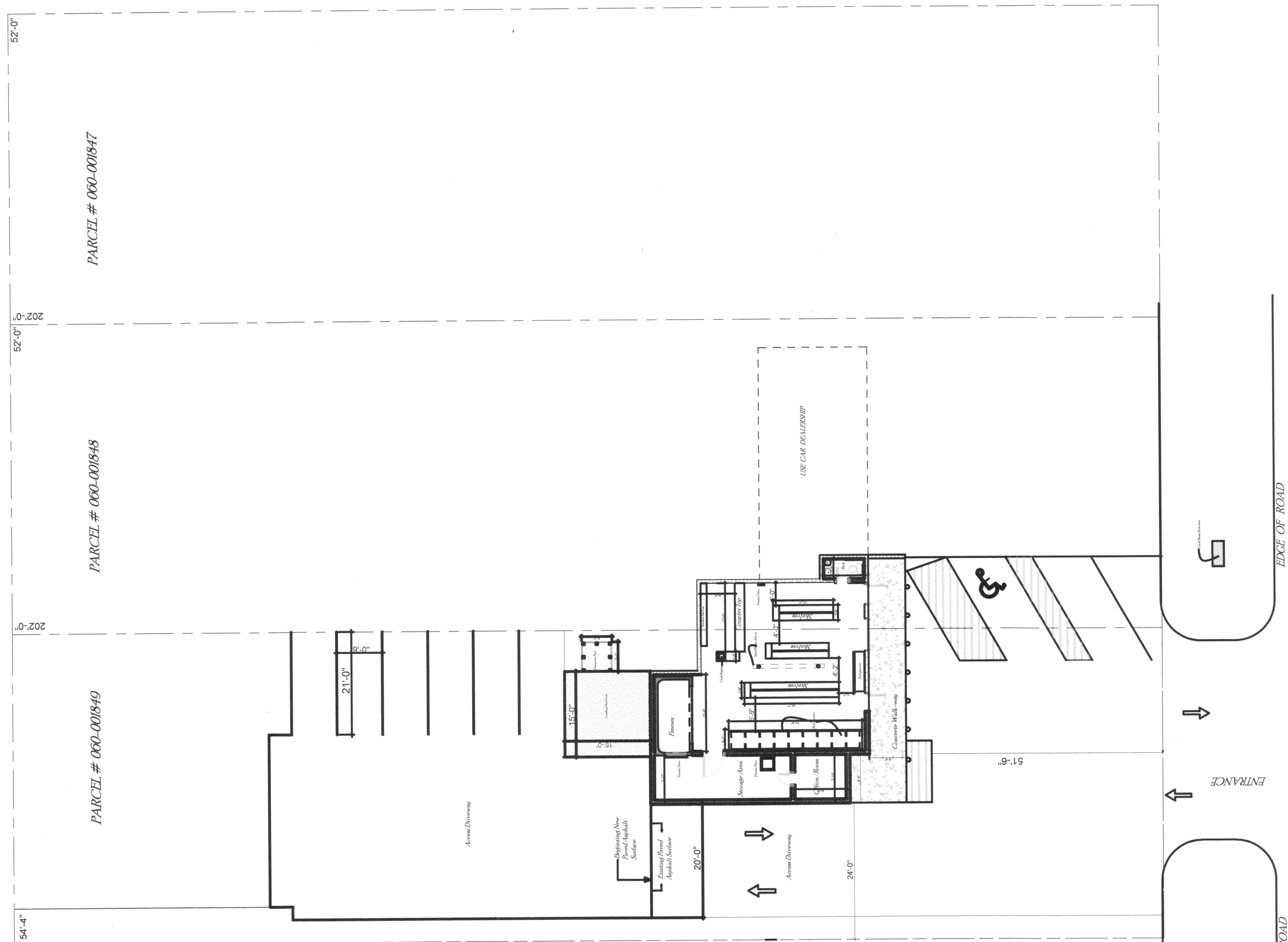
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CHECKED BY

SHEET NO.
C-1



Dumpster Footing & Frame Section Detail
Scale: NTS



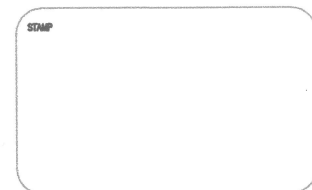
Existing Plot Plan
Scale: $\frac{1}{8}'' = 1'-0''$



Livingston Avenue

Alsnaid Raed Mohammad
5978 East Livingston AVE
COLUMBUS, Ohio 43232

NO.	REVISION/ISSUE	DATE



JOB TITLE
PROPOSED FLOOR PLANS FOR:
Alsnaid Raed Mohammad
5978 E Livingston Avenue
COLUMBUS, OHIO 43232

COMPANY NAME

SHEET TITLE
PLOT PLAN

DATE
JAN 11, 2024

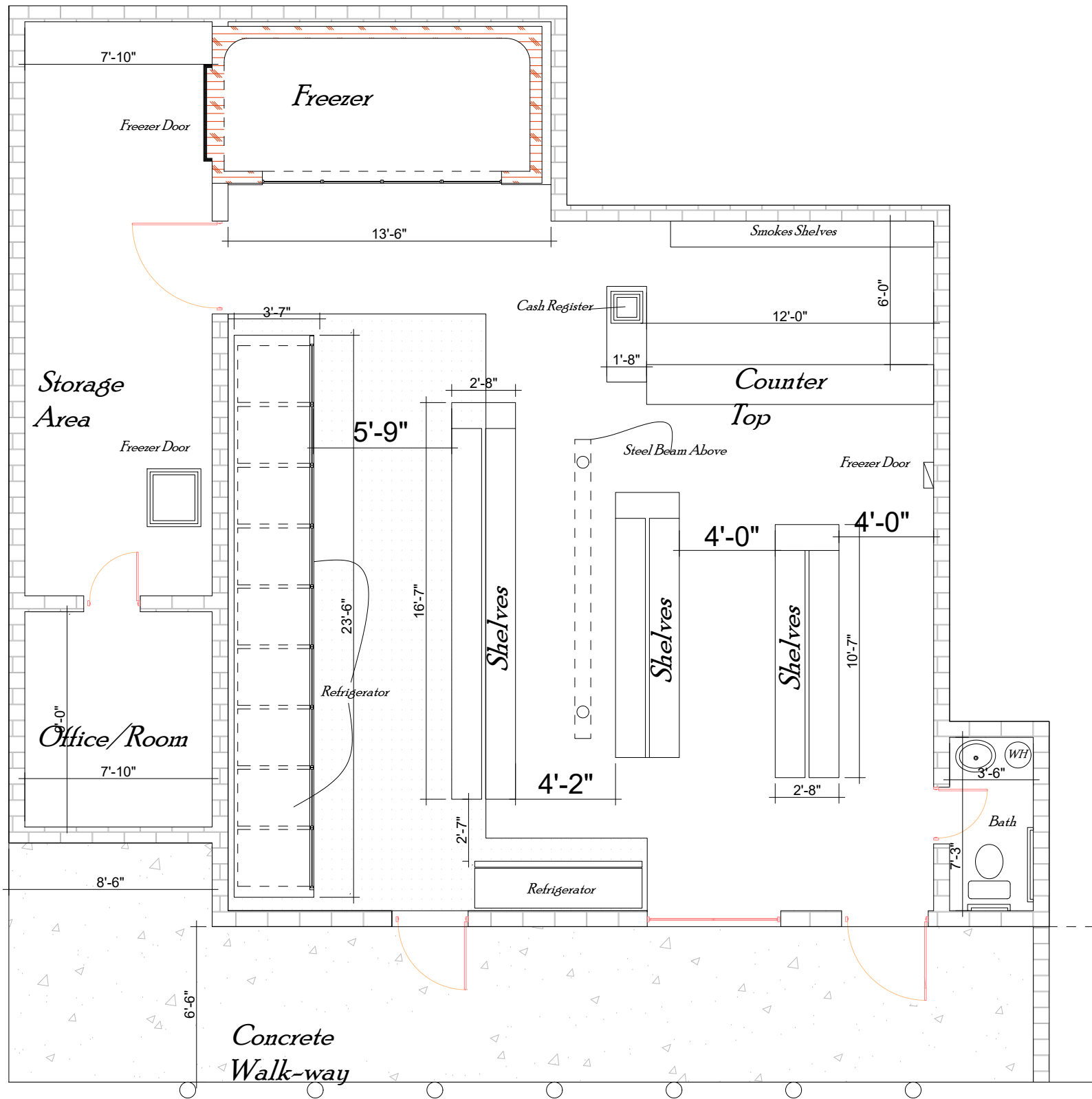
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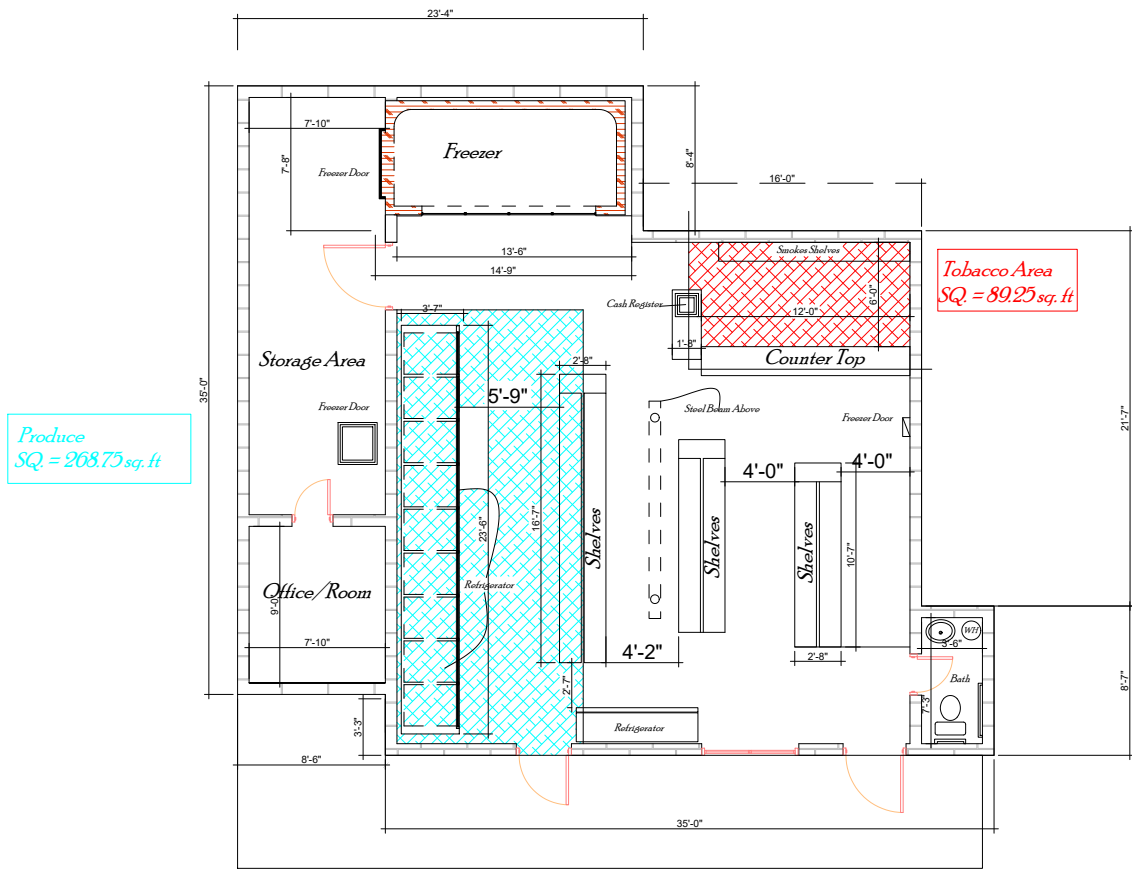
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SHEET NO.
C-1



Floor Plan
Scale: $\frac{1}{2}$ " = 1'-0"



Floor Plan
Scale: $\frac{1}{4}$ " = 1'-0"

Total Square Footage
= + 1,443.25 sq. ft.
Produce Area = 268.75 sq.
Cashier & Tobacco Area = 89.25 sq. ft.
Bath, Storage, & Office = 312 sq. ft.
Rest Of Store Space = 773.25 sq. ft.

GENERAL NOTES

Alsnaid Raed Mohammad
5978 East Livingston AVE
COLUMBUS, Ohio 43232

NO.	REVISION/ISSUE	DATE
1.	PRODUCE SQUARE AREA	02/03/24

STAMP

JOB TITLE

PROPOSED FLOOR PLANS FOR:
Alsnaid Raed Mohammad

5978 E Livingston Avenue
COLUMBUS, OHIO 43232

COMPANY NAME

SHEET TITLE
PLOT PLAN

DATE
JAN 11, 2024

DRAWING #

SCALE
AS NOTED

DRAWN BY
JFS

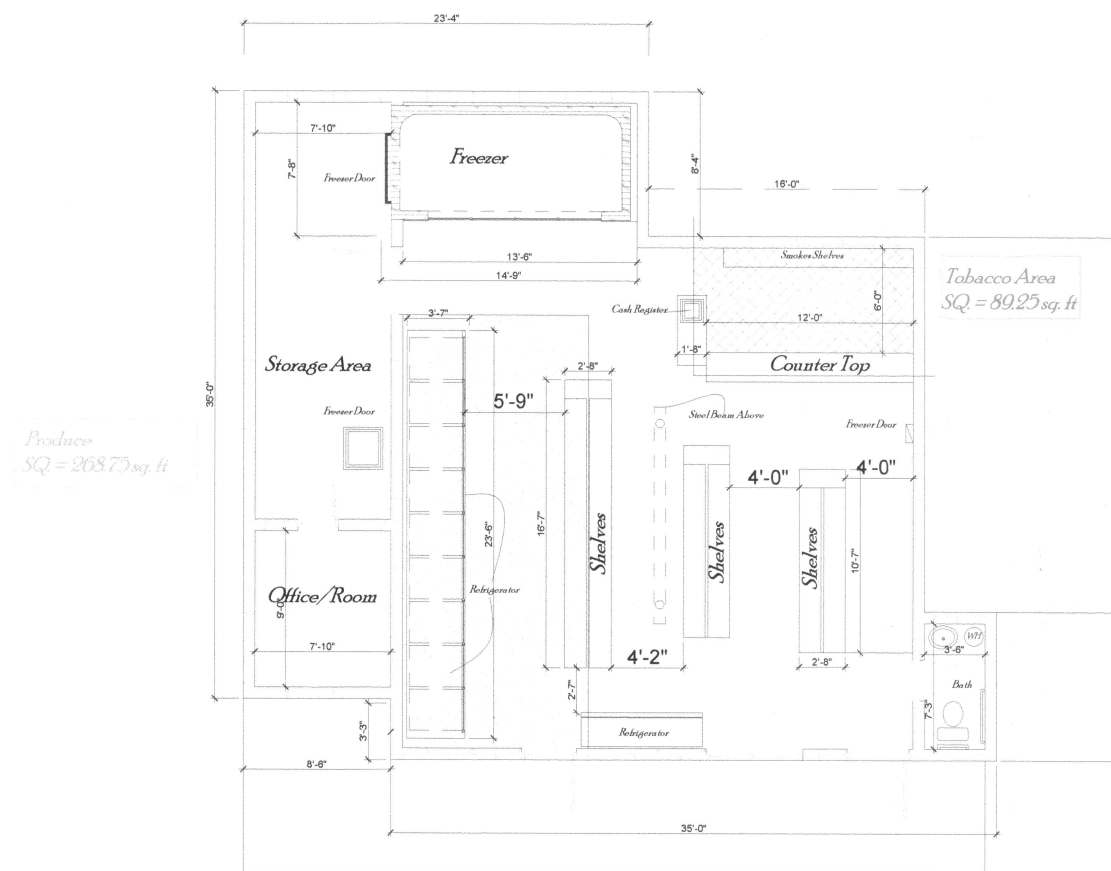
CHECKED BY

SHEET NO.
C-2



Floor Plan

Scale: $\frac{1}{2}$ " = 1'-0"



Floor Plan

Scale: $\frac{1}{4}$ " = 1'-0"

Total Square Footage
= + 1,443.25 sq. ft.

Produce Area = 268.75 sq. ft.
Cashier & Tobacco Area = 89.25 sq. ft.
Bath, Storage, & Office = 312 sq. ft.
Rest Of Store Space = 773.25 sq. ft.

Alsnaid Raed Mohammad
5978 East Livingston AVE
COLUMBUS, Ohio 43232

NO.	REVISION/ISSUE	DATE
1.	PRODUCE SQUARE AREA	02/02/24

STAMP

JOB TITLE
PROPOSED FLOOR PLANS FOR:
Alsnaid Raed Mohammad
5978 E Livingston Avenue
COLUMBUS, OHIO 43232

COMPANY NAME

SHEET TITLE
PLOT PLAN
DATE
JAN 11, 2024
DRAWING #
SCALE
AS NOTED
DRAWN BY
JFS
CHECKED BY
SHEET NO.
C-2



Imagery ©2024 Google, Imagery ©2024 Airbus, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 Google 200 ft

Description of the existing use of the lot and of the

The following is an outline as per your additional request dated March 5, 2024:

1. **Ans** Please fine the attached City documents attached herewith citing the condition use of the land.

Property Class C-Commercial

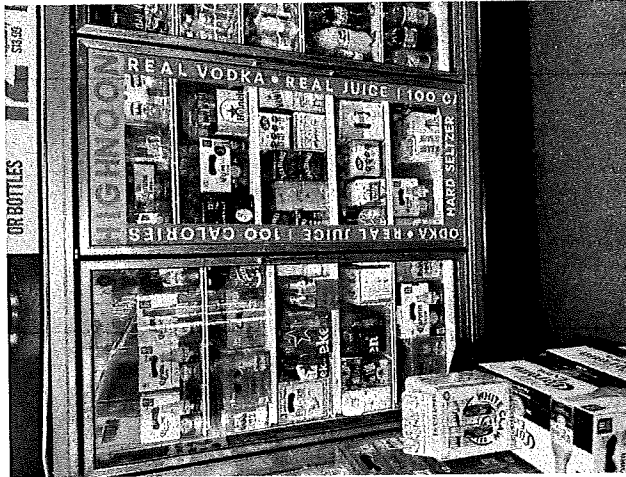
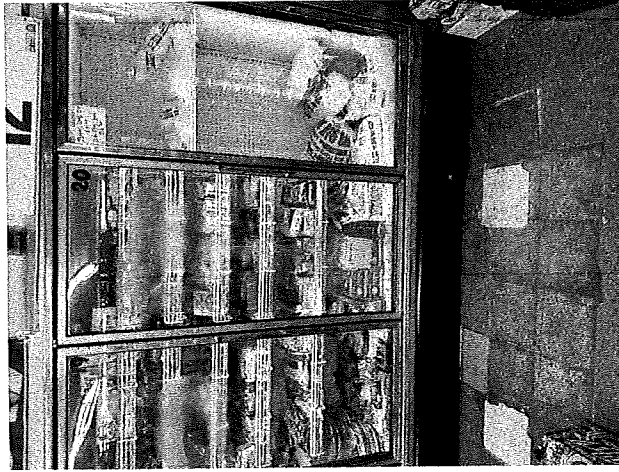
Land Use 420- Small Retail Struct-10000 Sq. Ft.

(SEE Sheet 3 -5)

The existing use of the proposed lot or property is commercial zoned and the space where it adjoining is a Use Car Dealership. All the adjacent properties or lots are of a retail commercial business zoning. Attached herewith is a google aerial map of the latest satellite of ¼ mile radius photo of the lot in questioned. The commercial usages are of a number of the adjacent lots are, Advance Auto Motives Parts and Supply Shop, Motel, Multi-Storage Facility, Dollar Retail Shop, Public School, just to name a few.

The Application business trading name is QUICK STOP MARKET (BEER*WINE*LOTTERY*GROCERY* SMOKE SHOP). We have included photos of the items proposed arrangement that is intended that will be established as the same that is presently viewed in a store already operation ½ mile east from the proposed lots address... (See Photos)

PHOTOS OF EXISTING STORE ARRANGEMENTS



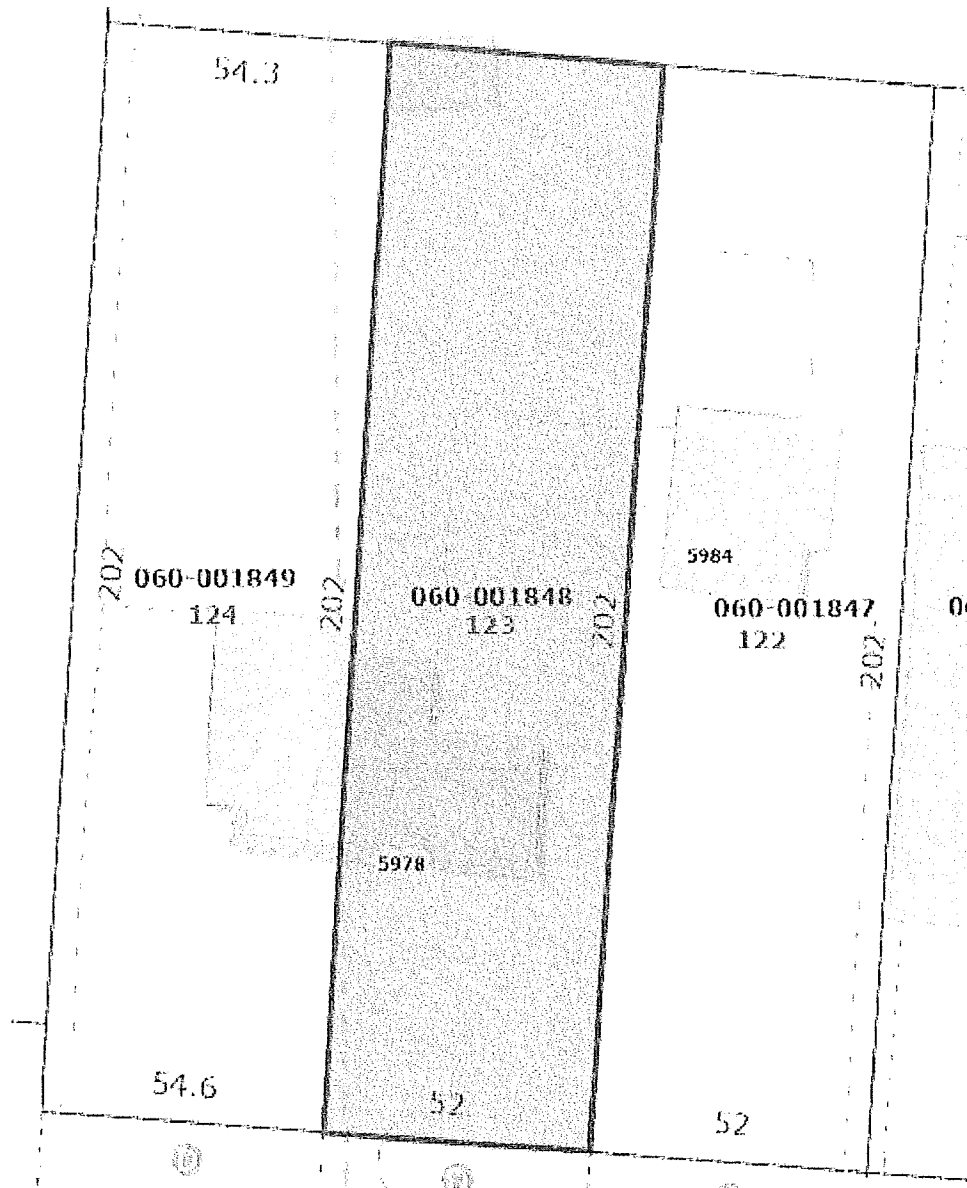


PHOTOS OF EXISTING STORE ITEMS ARRANGEMENTS

2. **Ans** Please find the attached Site plan identifying the two Parcels related to the application in question.

PARCEL # 060-001849

PARCEL # 060-001848



3. **Ans** Please find the attached City Data Sheets noting the It's a C-
Commercial 420- small retail
PARCEL # 060-001849
PARCEL # 060-001848

Printable page

Parcel ID: 060-001848-00

HAMAD WAIEL N

Map Routing: 060-N106 -117-00

5978 E LIVINGSTON AV

OWNER

Owner	HAMAD WAIEL N
Owner Mailing / Contact Address	783 WATTEN LN WESTERVILLE OH 43081 Submit Mailing Address Correction Request
Site (Property) Address	5978 E LIVINGSTON AV Submit Site Address Correction Request
Legal Description	5998 LIVINGSTON AVE 202 FT N E IDLEWILD MANOR L 123
Calculated Acres	.24
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/060-001848-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	OCT-28-2003
Transfer Price	\$170,000
Instrument Type	GW
Parcel Count	3

2023 TAX STATUS

Property Class	C - Commercial
Land Use	420 - SMALL RETAIL STRUCT<10000 SF

Tax District	060 - CITY OF REYNOLDSBURG
School District	2509 - REYNOLDSBURG CSD [SD Income Tax]
City/Village	REYNOLDSBURG CITY
Township	TRURO TWP
Appraisal Neighborhood	X6203000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2023: No 2024: No
Homestead Credit	2023: No 2024: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43232
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2023 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	52,500	28,500	81,000
TIF	21,000	7,700	28,700
Exempt			
Total	73,500	36,200	109,700
CAUV	0		

2023 TAXABLE VALUE

	Land	Improvements	Total
Base	18,380	9,980	28,360
TIF	7,350	2,700	10,050
Exempt			
Total	25,730	12,680	38,410

2023 TAXES

Net Annual Tax	Total Paid	CDQ
3,024.18	1,793.35	

BUILDING DATA

Yr Built	Eff Yr	Stry	Structure Type	Sq Ft
1961	1973	01	RETAIL SINGLE OCCUP	1,512
Total:				1,512

SITE DATA

Frontage	Depth	Acres	Historic District
		.2411	

Printable page

Parcel ID: 060-001849-00

Map Routing: 060-N106 -116-00

HAMAD WAIEL N

LIVINGSTON AV

OWNER

Owner	HAMAD WAIEL N
Owner Mailing / Contact Address	783 WATTEN LN WESTERVILLE OH 43081 Submit Mailing Address Correction Request
Site (Property) Address	LIVINGSTON AV Submit Site Address Correction Request
Legal Description	LIVINGSTON AVE 202 FT N E IDLEWILD MANOR L 124
Calculated Acres	.25
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
Parcel Permalink	https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/060-001849-00
eAlerts	Sign Up for or Manage Property eAlerts The Auditor's office provides a Property eAlerts tool through which a property owner can sign up to receive an automated email alert whenever a change in owner or value is made to their property record. Click on the above button to sign up for or manage your Property eAlerts.
Tools	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	OCT-28-2003
Transfer Price	\$170,000
Instrument Type	GW
Parcel Count	3

2023 TAX STATUS

Property Class	C - Commercial
Land Use	420 - SMALL RETAIL STRUCT<10000 SF

Tax District	060 - CITY OF REYNOLDSBURG
School District	2509 - REYNOLDSBURG CSD [SD Income Tax]
City/Village	REYNOLDSBURG CITY
Township	TRURO TWP
Appraisal Neighborhood	X6203000
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2023: No 2024: No
Homestead Credit	2023: No 2024: No
Rental Registration	
Rental Exception	
Board of Revision	No
Zip Code	43232
Pending Exemption	No

COMPARE YOUR HOME VALUE

Value Comparison

Compare Your Home Value

Compare your property value to other properties in your neighborhood. View statistics comparing values in Franklin County taxing districts, school districts, municipalities, and to other regions.

2023 AUDITOR'S APPRAISED VALUE

	Land	Improvements	Total
Base	55,000	0	55,000
TIF	22,100	0	22,100
Exempt			
Total	77,100	0	77,100
CAUV	0		

2023 TAXABLE VALUE

	Land	Improvements	Total
Base	19,250	0	19,250
TIF	7,740	0	7,740
Exempt			
Total	26,990	0	26,990

2023 TAXES

Net Annual Tax	Total Paid	CDQ
2,125.04	260.28	

SITE DATA

Frontage	Depth	Acres	Historic District
		.2527	

4. **Ans** The proposed activities on the subject site will be a conditional small groceries store with an average of three employees during the operation hours of 7:00 AM to 10:00 PM each day. We proposed a load pad to in place of which we will anticipate delivery activities once per week.
5. **ANS** Please note the attached new site plan square footage has been corrected which includes the storage and office space. Total Area = 1,575 Sq. Ft. In addition to the same, the area allotted for Produce is estimated to 268.75 Sq. Ft. This constitutes more than 10% of total area as required in Section 1109.13.B iv.
6. **ANS** Again as changes have been corrected on the attached site plan with the property lines and the parking lot proposed configuration, parking spaces dimensions, and the proposed new surface areas for traffic circulation.
7. **ANS** Again see the corrected new floor plans of the existing area for the Conditional use -Small Format Groceries Store. The area allocated for produce will have fresh foods and vegetables. In the produce area will have but not limited to eggs, milk, juices, bread, cold cuts, butter, etc. The remaining area will carry other items sodas, cookies, soft drinks, over the counter cold & flu medications, bandages, Tylenol, Bayer, eye wash solutions, etc. The freezer will have ice creams item, and beers, wines and the counter will have the cigarettes & smokes.
8. **ANS** The has been address in section labeled (4)



PHOTOS SHOWING CONDITION OF PARKING LOT AND DRAINAGE CATCH BASINS
INLETS ON BOTH SIDES OF PARKING LOT ENTERANCE...



PHOTO SHOWING SIGNAGE FOR PROPOSED APPLICANT AND SIGNAGE OF ADJACENT LOTS/BUSINESSES.....

REAL ESTATE LEASE
5978 EAST LIVINGSTON AVE, COLUMBUS, OH 43232

ARTICLE 1: BASIC TERMS

This Article One contains the Basic Terms of this Lease between the Landlord and Tenant named below. Other Articles, Sections and Paragraphs of the Lease referred to in this Article One explain and define the Basic Terms and are to be read in conjunction with the Basic Terms.

- Section 1.01. Date of Lease: **JUNE 16, 2023**
- Section 1.02. Landlord: **WAIEL HAMAD dba MAGNUM MOTORS LLC**
Address of Landlord: **5980 EAST LIVINGSTON AVE COLUMBUS OH 43232**
- Section 1.03. Tenant: **ALSNAID RAED MOHAMMAD**
Address of Tenant: **5501 INTERLACHEN DRIVE
HILLIARD, OHIO 43026**
[REDACTED]
- Section 1.04. Property: Approximately 1500 square feet of improved commercial space located at 5978 EAST LIVINGSTON AVE, COLUMBUS, OHIO as marked on the Franklin County auditors building map.
- Section 1.05. Lease Term: 60 month(s) beginning JUNE 16, 2023, and ending on AUGUST 15, 2028 The defined term "Lease Term" shall include any options to extend exercised by Tenant pursuant to Section 2.02 of this Lease. **RENT PAYMENTS WILL COMMENCE AUGUST 16, 2023. FIRST MONTHS RENT (\$2,000.00) AND LAST MONTHS RENT (\$2,500.00) WILL BE PAID AT LEASE EXECUTION. FIRST RENT PAYMENT WILL BE DUE SEPTEMBER 16, 2023.**
- Section 1.06. Option to Purchase: **NONE**
- Section 1.07. Tenant's Guarantor: **ALSNAID RAED MOHAMMAD**
- Section 1.08. Brokers: **NONE**
- Section 1.09. Commission Payable to Landlord's Broker: **NONE**
- Section 1.10. Tenant's Security Deposit: **\$2,500.00 (TWO THOUSAND FIVE HUNDRED DOLLARS)**
SECURITY DEPOSIT WILL BE PAID AT LEASE EXECUTION
DEPOSIT WILL BE REFUNDED AT THE END OF THE LEASE
- Section 1.11. Purchase of Equipment: **NONE. ALL EQUIPMENT IS IN "AS IS" CONDITION AND MUST REMAIN ON PROPERTY DURING THE LEASE PERIOD.**
- Section 1.12. Rent and Other Charges Payable by Tenant:
- (a) BASE RENT:
- YEAR ONE (1): **TWO THOUSAND DOLLARS (\$2,000.00) /month**
YEAR TWO (2): **TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500) /month**
YEAR THREE (3): **TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500) /month**
YEAR FOUR (4): **TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500) /month**
YEAR FIVE (5): **TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500) /month**
- (b) OTHER PERIODIC PAYMENTS: **ALL UTILITIES, MAINTENANCE, REPAIRS, BUILDING/PROPERTY INSURANCE, AND ALTERATIONS ARE PAID DIRECTLY BY TENANT TO SERVICE PROVIDERS. TAXES WILL BE PAID BY LANDLORD AND REIMBURSED BY TENANT MONTHLY, TOGETHER WITH LEASE PAYMENT. YEARLY ESTIMATES ARE: TAXES \$2,640.00 PER YEAR. MONTHLY PAYMENT FROM TENANT WILL BE \$220.00 PER MONTH.**

ARTICLE TWO: LEASE TERM

REAL ESTATE LEASE
5978 EAST LIVINGSTON AVE, COLUMBUS, OH 43232

Section 2.01. **Lease of Property.** Landlord leases the Property to Tenant and Tenant leases the Property from Landlord for the Lease Term. The Lease Term is for the period stated in Section 1.05 above. The "Commencement Date" shall be the date specified in Section 1.05 above for the beginning of the Lease Term, unless advanced or delayed under any provision of this Lease. The lease of the Property is subject to the rights of others to various common areas of the premises surrounding the Property, including, but not limited to, hallways, restrooms, parking, dock doors, etc.: **TENANT OCCUPIES 100% OF COMMON AREA. THIS STOREROOM SHALL BE LEASED "AS IS."**

Section 2.02. **Option to Extend Term:** Landlord grants Tenant an option to extend as follows:

Tenant shall, provided the Lease is in full force and effect and Tenant is not in default under any of the terms and conditions of the Lease at the time of notification or commencement, have the option to extend this Lease for a term of **ONE 5 YEAR OPTION (with a \$100 /month increase per year)** as of the date the extension term is to commence. If an extension is granted, Landlord and Tenant shall formally extend the Lease Agreement in creating and executing a new, written, and signed Lease Agreement; or Landlord willingly accepts new Rent from Tenant, which does not constitute past due Rent.

Any extension of the Lease Term shall be upon the same terms and conditions as contained in the Lease except as otherwise set forth herein. If Tenant is in possession of the Property on the date which is ninety (90) days prior to the end of the Lease Term, then Tenant will be deemed to have exercised its Option to Extend unless Tenant has given Landlord written notice at least ninety (90) days prior to the end of the Lease Term that the Option to Extend will not be exercised. Time is of the essence with respect to the extensions and notifications in this Section.

Section 2.03. **Holding Over.** Tenant shall vacate the Property upon the termination of this Lease. Tenant shall reimburse Landlord for and indemnify Landlord against damages incurred from Tenant's delay in vacating. If Tenant does not vacate the Property upon the expiration or earlier termination of the Lease and Landlord thereafter accepts rent from Tenant, Tenant's occupancy of the Property shall be a "month-to-month" tenancy, subject to all of the terms of this Lease applicable to a month-to-month tenancy. In such case month-to-month rent shall be 150% of the Base Rent for the month before proper termination of the Lease.

ARTICLE THREE: BASE RENT

Section 3.01. **Time and Manner of Payment.** Upon Possession of the Property, the Tenant shall pay Landlord the Base Rent in the amount stated in Paragraph 1.12(a) above for the first month of the Lease Term. On the SIXTEENTH day of the second month of the Lease Term and each month thereafter, Tenant shall pay Landlord at Landlord's address the monthly Base Rent, in advance, without offset, deduction or prior demand.

ARTICLE FOUR: OTHER CHARGES PAYABLE BY TENANT

Section 4.01. **Additional Rent.** All charges payable by Tenant other than Base Rent are called "Additional Rent." Unless this Lease provides otherwise, Tenant shall pay all Additional Rent then due with the next monthly installment of Base Rent. The term "rent" shall mean Base Rent and Additional Rent.

Section 4.02. **Utilities.** Tenant shall pay for any Property utilities as follows (the "Utilities Payment"): **UTILITIES WILL BE PLACED INTO THE TENANTS NAME AND PAID DIRECTLY TO PROVIDER**

Section 4.03. **Insurance Policies.**

(a) **Liability Insurance.** During the Lease Term, Tenant shall maintain a policy of commercial general liability insurance insuring Tenant against liability for bodily injury, property damage (including loss of use of property) and personal injury arising out of the operation, use or occupancy of the Property. Tenant shall name Landlord as an additional insured under such policy. The initial amount of such insurance shall be One Million Dollars (\$1,000,000) per occurrence and shall be subject to periodic increase based upon inflation, increased liability awards, recommendation of Landlord's professional insurance advisers and other relevant factors. The amount and coverage of such insurance shall not limit Tenant's liability nor relieve Tenant of any other obligation under this Lease. Landlord may also obtain comprehensive public liability insurance in an amount and with coverage determined by Landlord insuring Landlord against liability arising out of ownership, operation, use or occupancy of the Property and premises.

(b) **Payment of Premiums.** Tenant shall pay all premiums for the insurance policies described in Paragraph 4.03(a) (whether obtained by Landlord or Tenant) within fifteen (15) days after Tenant's receipt of a copy of the premium statement or other evidence of the amount due, except Landlord shall pay all premiums for non-primary comprehensive public liability insurance which Landlord elects to obtain as provided in Paragraph 4.03(a). Before the Commencement Date, Tenant shall deliver to Landlord a copy of any policy of insurance which Tenant is required to maintain under this Section 4.03. At least thirty (30) days prior to the expiration of any such policy, Tenant shall deliver to Landlord a renewal of such policy. As an alternative to providing a policy of insurance, Tenant shall have the right to provide Landlord a certificate of insurance, executed by an authorized officer of the insurance company, showing that the insurance

REAL ESTATE LEASE
5978 EAST LIVINGSTON AVE, COLUMBUS, OH 43232

possession, whichever occurs first. If more than twenty percent (20%) of the floor area of the Property is taken, either Landlord or Tenant may terminate this Lease as of the date the condemning authority takes title or possession, by delivering written notice to the other within ten (10) days after receipt of written notice of such taking (or in the absence of such notice, within ten (10) days after the condemning authority takes title or possession). If neither Landlord nor Tenant terminates this Lease, this Lease shall remain in effect as to the portion of the Property not taken, except that the Base Rent and Additional Rent shall be reduced in proportion to the reduction in the floor area or yard of the Property. Any Condemnation award or payment shall be distributed in the following order: (a) first, to any ground lessor, mortgagee or beneficiary under a deed of trust encumbering the Property, the amount of its interest in the Property; (b) second, to Tenant, only the amount of any award specifically designated for loss of or damage to Tenant's trade fixtures or removable personal property; and (c) third, to Landlord, the remainder of such award, whether as compensation for reduction in the value of the leasehold, the taking of the fee, or otherwise. If this Lease is not terminated, Landlord shall repair any damage to the Property caused by the Condemnation, except that Landlord shall not be obligated to repair any damage for which Tenant has been reimbursed by the condemning authority. If the severance damages received by Landlord are not sufficient to pay for such repair, Landlord shall have the right to either terminate this Lease or make such repair at Landlord's expense.

ARTICLE NINE: ASSIGNMENT AND SUBLETTING

No portion of the Property or of Tenant's interest in this Lease may be acquired by any other person or entity, whether by sale, assignment, mortgage, sublease, transfer, operation of law, or act of Tenant, without Landlord's prior written consent, except as provided in Section 10.02(d)(iv) below. Landlord has the right to grant or withhold its consent as provided in its absolute and sole discretion. Any attempted transfer without consent shall be void and shall constitute a non-curable breach of this Lease. If Tenant is a corporation, any change in the ownership of a controlling interest of the voting stock of the corporation shall require Landlord's consent. If business is sold within first two years of initial lease, the tenant shall pay (\$6,000) to landlord for discounted first years rent. In addition, landlord shall be compensated (\$20,000) for the store room equipment (coolers, counters, and shelving) from the sale of the business to new tenants at any point of the lease.

ARTICLE TEN: DEFAULTS; REMEDIES

Section 10.01. **Covenants and Conditions.** Tenant's performance of each of Tenant's obligations under this Lease is a condition as well as a covenant. Tenant's right to continue in possession of the Property is conditioned upon such performance. Time is of the essence in the performance of all covenants and conditions.

Section 10.02. **Defaults.** Tenant shall be in material default under this Lease:

(a) If Tenant abandons the Property or if Tenant's vacation of the Property results in the cancellation of any insurance described in Section 4.03;

(b) If Tenant fails to pay rent or any other charge when due;

(c) If Tenant fails to perform any of Tenant's non-monetary obligations under this Lease for a period of thirty (30) days after written notice from Landlord; provided that if more than thirty (30) days are required to complete such performance, Tenant shall not be in default if Tenant commences such performance within the thirty (30) day period and thereafter diligently pursues its completion. The notice required by this Paragraph is intended to satisfy any and all notice requirements imposed by law on Landlord and is not in addition to any such requirement.

(d) (i) If Tenant makes a general assignment or general arrangement for the benefit of creditors; (ii) if a petition for adjudication of bankruptcy or for reorganization or rearrangement is filed by or against Tenant and is not dismissed within thirty (30) days; (iii) if a trustee or receiver is appointed to take possession of any of Tenant's assets located at the Property or of Tenant's interest in this Lease; or (iv) if any of Tenant's assets located at the Property or of Tenant's interest in this Lease is subjected to attachment, execution or other judicial seizure which is not discharged within thirty (30) days. If a court of competent jurisdiction determines that any of the acts described in this subparagraph (d) is not a default under this Lease, and a trustee is appointed to take possession (or if Tenant remains a debtor in possession) and such trustee or Tenant transfers Tenant's interest hereunder, then Landlord shall receive, as Additional Rent, the excess, if any, of the rent (or any other consideration) paid in connection with such assignment or sublease over the rent payable by Tenant under this Lease.

Section 10.03. **Remedies.** On the occurrence of any material default by Tenant, Landlord may, at any time thereafter, with or without notice or demand and without limiting Landlord in the exercise of any right or remedy which Landlord may have:

(a) Terminate Tenant's right to possession of the Property by any lawful means, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Property to Landlord. In such event, Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default. If Tenant has abandoned the Property, Landlord shall have the option of (i) retaking possession of the Property and recovering from Tenant the amount specified in this Paragraph 10.03(a), or (ii) proceeding under Paragraph 10.03(b);

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(b) Maintain Tenant's right to possession, in which case this Lease shall continue in effect whether or not Tenant has abandoned the Property. In such event, Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to recover the rent as it becomes due;

(c) Pursue any other remedy now or hereafter available to Landlord under the laws or judicial decisions of the state in which the Property is located.

Section 10.04. Automatic Termination. Notwithstanding any other term or provision hereof to the contrary, the Lease shall terminate on the occurrence of any act which affirms the Landlord's intention to terminate the Lease as provided in Section 10.03 hereof, including the filing of an unlawful detainer action against Tenant. On such termination, Landlord's damages for default shall include all costs and fees, including reasonable attorneys' fees that Landlord incurs in connection with the filing, commencement, pursuing and/or defending of any action in any bankruptcy court or other court with respect to the Lease; the obtaining of relief from any stay in bankruptcy restraining any action to evict Tenant; or the pursuing of any action with respect to Landlord's right to possession of the Property. All such damages suffered (apart from Base Rent) shall constitute pecuniary damages, which must be reimbursed to Landlord prior to assumption of the Lease by Tenant or any successor to Tenant in any bankruptcy or other proceeding.

Section 10.05. Cumulative Remedies. Landlord's exercise of any right or remedy shall not prevent it from exercising any other right or remedy.

ARTICLE ELEVEN: PROTECTION OF LENDERS

Section 11.01. Subordination. Landlord shall have the right to subordinate this Lease to any deed of trust or mortgage encumbering the Property, any advances made on the security thereof and any renewals, modifications, consolidations, replacements or extensions thereof, whenever made or recorded. Tenant shall cooperate with Landlord and any lender, which is acquiring a security interest in the Property or the Lease. Tenant shall execute such further documents and assurances as such lender may require, provided that Tenant's obligations under this Lease shall not be increased in any material way (the performance of ministerial acts shall not be deemed material), and Tenant shall not be deprived of its rights under this Lease. Tenant's right to quiet possession of the Property during the Lease Term shall not be disturbed if Tenant pays the rent and performs all of Tenant's obligations under this Lease and is not otherwise in default. If any beneficiary or mortgagee elects to have this Lease prior to the lien of its deed of trust or mortgage and gives written notice thereof to Tenant, this Lease shall be deemed prior to such deed of trust or mortgage whether this Lease is dated prior or subsequent to the date of said deed of trust or mortgage or the date of recording thereof.

Section 11.02. Attornment. If Landlord's interest in the Property is acquired by any beneficiary under a deed of trust, mortgagee, or purchaser at a foreclosure sale, Tenant shall attorn to the transferee of or successor to Landlord's interest in the Property and recognize such transferee or successor as Landlord under this Lease. Tenant waives the protection of any statute or rule of law which gives or purports to give Tenant any right to terminate this Lease or surrender possession of the Property upon the transfer of Landlord's interest.

Section 11.03. Estoppel Certificates.

(a) Upon Landlord's request, Tenant shall execute, acknowledge and deliver to Landlord a written statement certifying: (i) that none of the terms or provisions of this Lease have been changed (or if they have been changed, stating how they have been changed); (ii) that this Lease has not been cancelled or terminated; (iii) the last date of payment of the Base Rent and other charges and the time period covered by such payment; (iv) that Landlord is not in default under this Lease (or, if Landlord is claimed to be in default, stating why); and (v) such other representations or information with respect to Tenant or the Lease as Landlord may reasonably request or which any prospective purchaser or encumbrancer of the Property may require.

(b) If Tenant does not deliver such statement to Landlord within two (2) days of Landlord's request, Landlord, and any prospective purchaser or encumbrancer, may conclusively presume and rely upon the following facts: (i) that the terms and provisions of this Lease have not been changed except as otherwise represented by Landlord; (ii) that this Lease has not been cancelled or terminated except as otherwise represented by Landlord; (iii) that not more than one month's Base Rent or other charges have been paid in advance; and (iv) that Landlord is not in default under the Lease. In such event, Tenant shall be estopped from denying the truth of such facts.

Section 11.04. Signing of Documents. Tenant shall sign and deliver any instrument or documents necessary or appropriate to evidence any such attornment, subordination, or estoppel certificate. If Tenant fails to do so within ten (10) days after written request, Tenant hereby makes, constitutes and irrevocably appoints Landlord, or any transferee or successor of Landlord, the attorney-in-fact of Tenant to execute and deliver any such instrument or document.

ARTICLE TWELVE: LEGAL COSTS

If Tenant or Landlord shall be in breach or default under this Lease, such party (the "Defaulting Party") shall reimburse the other party (the "Non-defaulting Party") upon demand for any costs or expenses that the Non-defaulting Party incurs in connection with

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any breach or default of the Defaulting Party under this Lease, whether or not suit is commenced, or judgment entered. Such costs shall include legal fees and costs incurred for the negotiation of a settlement, enforcement of rights or otherwise. Furthermore, if any action for breach of or to enforce the provisions of this Lease is commenced, the court in such action shall award to the party in whose favor a judgment is entered, a reasonable sum as attorneys' fees and costs. The losing party in such action shall pay such attorneys' fees and costs. Tenant shall also indemnify Landlord against and hold Landlord harmless from all costs, expenses, demands and liability Landlord may incur if Landlord becomes or is made a party to any claim or action (a) instituted by Tenant against any third party, or by any third party against Tenant, or by or against any person holding any interest under or using the Property by license of or agreement with Tenant; (b) for foreclosure of any lien for labor or material furnished to or for Tenant or such other person; (c) otherwise arising out of or resulting from any act or transaction of Tenant or such other person; or (d) necessary to protect Landlord's interest under this Lease in a bankruptcy proceeding, or other proceeding under Title 11 of the United States Code, as amended. Tenant shall defend Landlord against any such claim or action at Tenant's expense with counsel reasonably acceptable to Landlord or, at Landlord's election, Tenant shall reimburse Landlord for any legal fees or costs Landlord incurs in any such claim or action.

ARTICLE THIRTEEN: MISCELLANEOUS PROVISIONS

Section 13.01. Non-Discrimination. Tenant promises, and it is a condition to the continuance of this Lease, that there will be no discrimination against, or segregation of, any person or group of persons based on race, color, sex, creed, national origin or ancestry in the leasing, subleasing, transferring, occupancy, tenure or use of the Property or any portion thereof.

Section 13.02. Landlord's Liability; Certain Duties. As used in this Lease, the term "Landlord" means only the current owner or owners of the fee title to the Property. Each Landlord is obligated to perform the obligations of Landlord under this Lease only during the time such Landlord owns such interest or title. Any Landlord who transfers its title or interest is relieved of all liability with respect to the obligations of Landlord under this Lease to be performed on or after the date of transfer. However, each Landlord shall deliver to its transferee all funds that Tenant previously paid if such funds have not yet been applied under the terms of this Lease. Tenant shall give written notice of any failure by Landlord to perform any of its obligations under this Lease to Landlord. Landlord shall not be in default under this Lease unless Landlord fails to cure such non-performance within thirty (30) days after receipt of Tenant's notice. However, if such non-performance reasonably requires more than thirty (30) days to cure, Landlord shall not be in default if such cure is commenced within such thirty (30) day period and thereafter diligently pursued to completion. Notwithstanding any term or provision herein to the contrary, the liability of Landlord for the performance of its duties and obligations under this Lease is limited to Landlord's interest in the Property, and neither the Landlord nor its partners, shareholders, officers or other principals shall have any personal liability under this Lease.

Section 13.03. Severability. A determination by a court of competent jurisdiction that any provision of this Lease or any part thereof is illegal or unenforceable shall not cancel or invalidate the remainder of such provision of this Lease, which shall remain in full force and effect.

Section 13.04. Interpretation. The captions of the Articles or Sections of this Lease are to assist the parties in reading this Lease and are not a part of the terms or provisions of this Lease. Whenever required by the context of this Lease, the singular shall include the plural and the plural shall include the singular. The masculine, feminine and neuter genders shall each include the other. In any provision relating to the conduct, acts or omissions of Tenant, the term "Tenant" shall include Tenant's agents, employees, contractors, invitees, successors or others using the Property with Tenant's expressed or implied permission.

Section 13.05. Incorporation of Prior Agreements; Modifications. This Lease is the only agreement between the parties pertaining to the lease of the Property; no other agreements are effective. All amendments to this Lease shall be in writing and signed by all parties.

Section 13.06. Notices. All notices required or permitted under this Lease shall be in writing and shall be personally delivered or sent by certified mail, return receipt requested, postage prepaid. Notices to Landlord shall be delivered to the address specified in Section 1.02 above. Notices to Tenant shall be delivered to the address specified in Section 1.03 above or by email. All notices shall be effective upon delivery. Either party may change its notice address upon written notice to the other party.

Section 13.07. Waivers. All waivers must be in writing and signed by the waiving party. Landlord's failure to enforce any provision of this Lease or its acceptance of rent shall not be a waiver and shall not prevent Landlord from enforcing that provision or any other provision of this Lease in the future. No statement on a payment check from Tenant or in a letter accompanying a payment check shall be binding on Landlord. Landlord may, with or without notice to Tenant, negotiate such check without being bound to the conditions of such statement.

Section 13.08. No Recordation. Tenant shall not record this Lease or a memorandum thereof without prior written consent from Landlord. The party requiring such recording shall pay all transfer taxes and recording fees.

Section 13.09. Binding Effect; Choice of Law; Survival. This Lease binds any party who legally acquires any rights or interest in this Lease from Landlord or Tenant. However, Landlord shall have no obligation to Tenant's successor unless the rights or

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interests of Tenant's successor are acquired in accordance with the terms of this Lease. The laws of the state in which the Property is located shall govern this Lease. All representations and warranties of Landlord and Tenant shall survive termination of this Lease.

Section 13.10. Corporate Authority; Partnership Authority. If Tenant is a corporate entity, each person signing this Lease on behalf of Tenant represents and warrants that he has full authority to do so and that this Lease binds the company.

Section 13.11. Force Majeure. If Landlord cannot perform any of its obligations due to events beyond Landlord's control, the time provided for performing such obligations shall be extended by a period of time equal to the duration of such events. Events beyond Landlord's control include, but are not limited to, acts of God, war, civil commotion, labor disputes, strikes, fire, flood or other casualty, shortages of labor or material, government regulation or restriction and weather conditions.

Section 13.13. Execution of Lease. This Lease may be executed in counterparts and, when all counterpart documents are executed, the counterparts shall constitute a single binding instrument. Landlord's delivery of this Lease to Tenant shall not be deemed to be an offer to lease and shall not be binding upon either party until executed and delivered by both parties.

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ARTICLE FOURTEEN: COMPLIANCE

The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act. Landlord and Tenant have signed this Lease at the place and on the dates specified adjacent to their signatures below and have initialed all Riders which are attached to or incorporated by reference in this Lease.

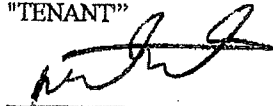
"LANDLORD"

MAGNUM MOTORS LLC



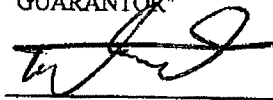
By: WAIEL HAMAD
5980 EAST LIVINGSTON AVE
COLUMBUS OH 43232

"TENANT"



By: ALSNAID RAED MOHAMMAD
5501 INTERLACHEN DRIVE
HILLIARD, OH 43026

"GUARANTOR"



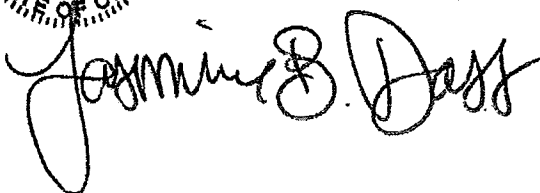
By: ALSNAID RAED MOHAMMAD
5501 INTERLACHEN DRIVE
HILLIARD, OH 43026

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: Wael Hamad / Alsnaid Raed Maha
STATE OF OHIO
COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE 16th DAY OF June ~~2019~~ 2023



JASMINE BIANCA DOSS
Notary Public, State of Ohio
My Comm. Expires 04/21/2024
Recorded In Franklin County



(10)

Initials

RB

From: [Lieutenant Schmidt](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: Re: 5978 E. Livingston Avenue - Conditional Use - Small Format Grocery Store
Date: Thursday, April 18, 2024 12:22:20 PM
Attachments: [Outlook-kxd0bs2v.png](#)

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

Phoenix,

Looks good to me. Just make sure that they go through the Building Department for the C of O change.

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: Wednesday, April 17, 2024 1:28 PM
To: Lieutenant Schmidt <LTSchmidt@trurotp.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: 5978 E. Livingston Avenue - Conditional Use - Small Format Grocery Store

Lt. Schmidt,

I am sending you a Conditional Use application for a new Small Format Grocery Store located at 5978 E. Livingston Avenue, along with related items that are scheduled for the May 5th 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 24th so that we can incorporate them in the staff report that goes out first thing April 25th.

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

Sincerely,

Phoenikx 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

STOP WORK ORDER

Pursuant to Sections 1305.06 and 1339.06 of the City of Reynoldsburg codified ordinances, it is hereby ordered that the occupancy and/or construction work shall cease immediately at the premises address:

5978 E. LIVINGSTON AVE

for the violation of the following code(s):

Article: _____ of City of Reynoldsburg Zoning Ordinance

Section: _____ of Ohio Building Code

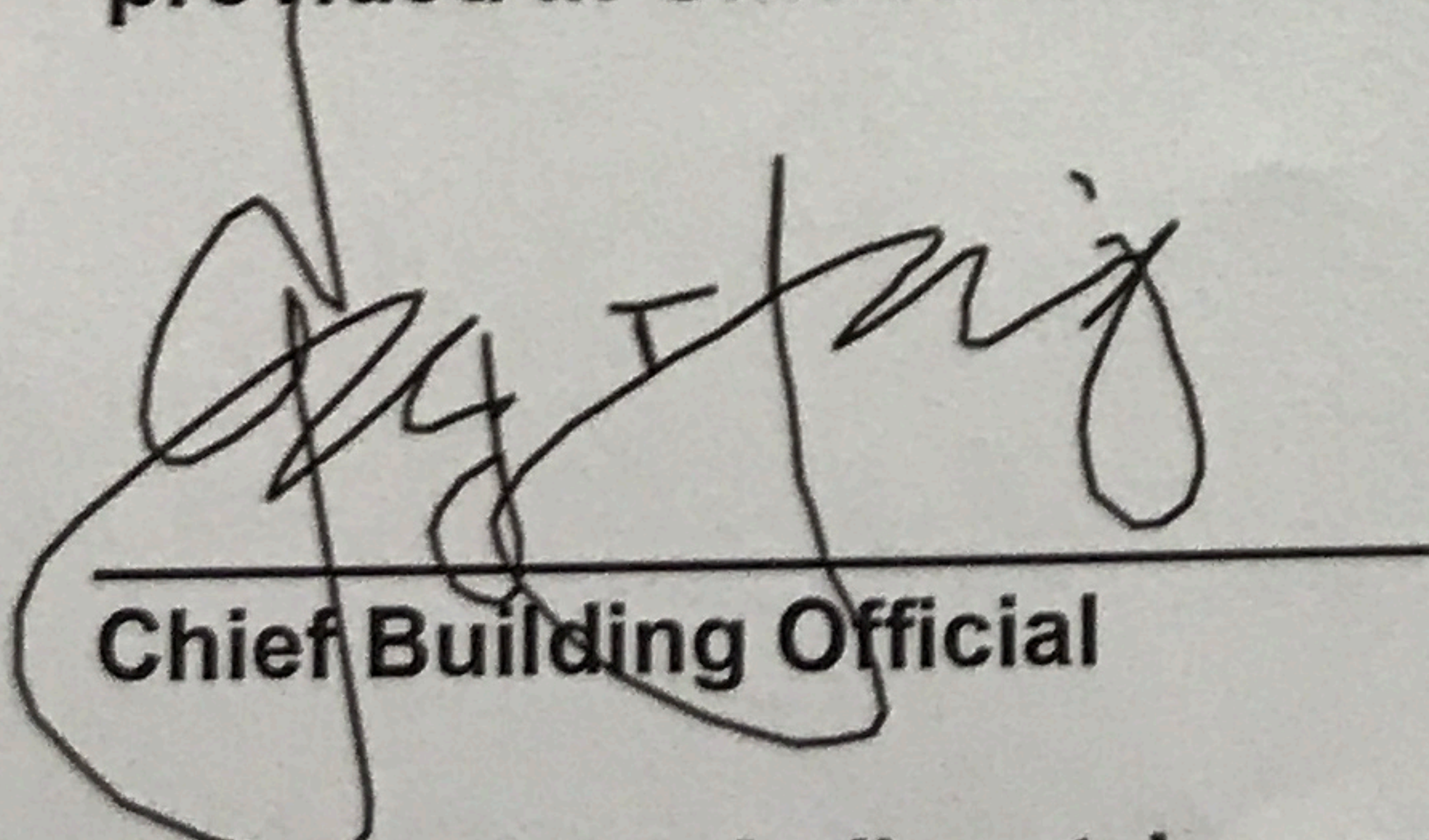
Section: _____ of Residential Code of Ohio

Section: 102.3 of International Property Maintenance Code

Brief description of violation(s)

NO PERMIT FOR ZONING AND BUILDING APPROVAL.

Failure to cease work and/or occupancy after receipt of a stop work order is a violation of the city code and is hereby declared a public nuisance in accordance with Section 1701 of City of Reynoldsburg Code pending completion of appeal as provided in Ohio R.C. 3781.19.



Chief Building Official

7.10.23

Date

This notice shall not be removed without a written approval from the City of Reynoldsburg.