Reynoldsburg
OHIO · 1839

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Planning & Zoning Board

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

Eric Meyer, Development Director
Phoenikx Buathier, Planning & Zoning Administrator

Thursday, September 17, 2026 | **6:00 PM** | **Council Chambers**

A. CALL TO ORDER

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

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2026-0580; Ali Stauffer for Jaz Dance and More; 7354 French Drive; Certificate of Appropriateness
2. App# 2026-0594; Anup Janardhanan and Jay Boone of Moody Nolan for the City of Reynoldsburg; Certificate of Appropriateness
3. App# 2026-0345; Bryan Almonte for Ydalma Tax & Business Services LLC; Variance Application

E. OTHER BUSINESS

F. ADJOURNMENT

****

ADJOURNMENT

Reynoldsburg
OHIO · 1839

September 10, 2026

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

RE: Ali Stauffer; 7354 French Drive: Certificate of Appropriateness for Exterior Modification – Roof

Planning and Zoning Board:

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

1. Project Summary
    a. **Site Summary:** The subject site is located at 7354 French Drive, Parcel ID #060-001109. The parcel is 0.27 acres according to the Franklin County Auditor's website. The land use on the subject site is Studio – Gymnastics/Martial Arts. The applicant has submitted a Certificate of Appropriateness for the proposed changes of the shingled portion of the roof. The applicant will not be changing anything in regards to the rest of the building. The subject site is zoned ORD-N, Olde Reynoldsburg Neighborhood District.
    b. **Surrounding Zoning:** The parcels to the west, north and east are zoned ORD-N, Olde Reynoldsburg Neighborhood District. The parcel to the south of the subject site is zoned ORD-C, Olde Reynoldsburg Commercial District. The surrounding land uses consist of Dwelling – Detached Single-Family to the northwest, north and northeast, Medical - Office to the west, Dwelling – Attached Single-Family to the east, and Food Service – Full-Service Restaurant to the south of the subject site.
    c. **Applicant's Request:** The applicant is requesting a Certificate of Appropriateness for the replacement of a portion of the roof. It will be replaced with Timberline HDZ shingles in the color of Williamsburg Slate. They are a Class 3 architectural shingle and have a Lifetime Limited Warranty.
    d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states, "Olde Reynoldsburg is the heart and identity of the City. With a blend of historic buildings, walkable retail and restaurants, small offices, and government buildings, the District is an important gathering place for Reynoldsburg residents and helps strengthen the identity and brand of the city. Future development in Olde Reynoldsburg should strengthen the historic character of the District. Historic buildings, facades, and public spaces should be maintained in accordance with best practices for historic preservation."
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 roof must also comply with Section 1103.13.I.Design Guidelines for Olde Reynoldsburg

Neighborhood District (ORD-N).

b. The application appears to meet the following criterial established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:
   i. Enhances the attractiveness and desirability of the district.
   ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
   iii. Improves residential amenities and any adjoining residential neighborhood.
   iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
   v. Satisfies the applicable guidelines set forth under Chapter 1103; and
   vi. Overall effects of the project or development on the appearance and environment of the district.

c. Section 1103.13.I. Design Guidelines for General and Specific Standards appear to have been met.
   i. Section 1103.13.I.Design Guidelines.D.i.6 states,

      "Roofs with visible pitches shall be constructed of the following materials:
      (a) 25-year architectural dimension shingles;
      (b) Tile (clay, cement, natural or manufactured stone);
      (c) Nonreflective pre-finished metal;
      (d) Slate; (e) Reflective metal such as copper; or
      (f) Other similar metals as approved by the Planning and Zoning Administrator."

      The proposed shingles are a class 3 architectural shingle and have a Lifetime Limited Warranty. This meets the requirement of 25-year architectural dimension shingles.
   ii. Section 1103.13.I.Design Guidelines.D.i.7 states,

      "The following materials are prohibited:
      (a) Exposed concrete masonry units;
      (b) Vinyl Siding;
      (c) Plastic shutters;
      (d) Metal panels;
      (e) Day-glo, luminescent, iridescent, neon or similar types of color finishes;
      (f) Mirrored glass with a reflectivity of 20% or more; or 39
      (g) Roofing;
        1) Plastic or PVC roof tile; or
        2) Nontraditional colors such as orange or purple."

      No prohibited materials have been proposed by the applicant; therefore, staff is of the opinion that this requirement has been met.
   iii. The applicant has met the exterior modification requirements found in section 1103.11 of the Zoning Code.

3. Recommendation
   a. Staff recommends approval of the Certificate of Appropriateness due to Section 1109.19 Review Criteria and Section 1103.13.I.Design Guidelines for Olde Reynoldsburg being met.

RECEIVED

AUG 2 5 2026

REYNOLDSBURG BUILDING DEPT

Reynoldsburg

Bulding/Zoning Department
5010 C_qr K_gl Qpccr
Pcvl njbq' s pe*Mf gm43068

App./Case#: 2026-580
Date Submitted: 8/25/26
Fee Amount: 200-
[X] Paid: CK 312

*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

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

PLANNING AND ZONING BOARD
CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address:	Parcel ID#(s):
7354 French Drive	060-001109-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
MJ+AA LTD MARK + Joyce ZARCONE	
Contact Email: MSZ Properties@AOL.COM	Contact Phone Number: 614-581-7379

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
JAZ DANCE AND MORE	MARK ZARCONE
Contact Email: MSZ Properties@AOL.COM	Contact Phone Number: 614-581-7379

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Ali Stauffer	1906 Bethel Rd, Columbus, OH 43220
Applicant Phone Number: 614-271-1477	Applicant Email: alistauffer@acicontractors.com

[ ] Property Owner [ ] Business Owner/Tenant [X] Contractor [ ] Architect/Engineer [ ] Owner's Consent Attached.

PROJECT INFORMATION

[ ] New Main Building ($400) [X] Exterior Modifications/ New Accessory Building ($200) [ ] Comprehensive Sign Plan (Two or more signs) ($150) [ ] Signage (One sign) ($75)

Description of Project: Roof replacement of shingled roof ONLY ~ 21 squares. We will be tearing off the existing shingles and replacing with GAF Timberline HDZ shingles, in the color Williamsburg Slate. They are a Class 3 architectural shingle and have a Lifetime Limited Warranty.

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: Mark Zarcone Date: 7-25-2026

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.

* Revised 2026

OFFICE USE ONLY

Additional Notes:

Zoning District:_____

Additional Approval Required
[ ] Planning and Zoning Board
[ ] Other:_____

PZB Meeting
Date: _____
[ ] Approved as Submitted
[ ] Approved w/ Conditions
[ ] Tabled
[ ] Denied
[ ] Withdrawn

P&Z Administrator: _____ Date: _____

Submission Requirements
CERTIFICATE OF APPROPRIATENESS

I. General Requirements

- ☐ All applications for a certificate of appropriateness shall be received twenty one (21) 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.
- ☐ Three (3) sets of physical plans and One (1) electronic set of plans should be submitted to the Board through the Planning & Zoning Administrator.
- ☐ An adequate number of images 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:
  - ☐ 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:
  - ☐ 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

- ☐ 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

- ☐ 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.

Section 1109.19
CERTIFICATE OF APPROPRIATENESS (COA) STANDARDS FOR REVIEW

The Planning and Zoning Board shall review an application for a COA to determine if proposed new construction or alteration to an existing non-residential structure promotes, preserves and enhances the overall architectural character and integrity of the Olde Reynoldsburg Neighborhood District or Olde Reynoldsburg Commercial District, as applicable, and to endeavor to assure that the proposed structure or alteration would not be at variance with existing non-residential structures within such district. In considering the new construction or alteration, the Planning and Zoning Board shall evaluate the application based whether the proposal:

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 in 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

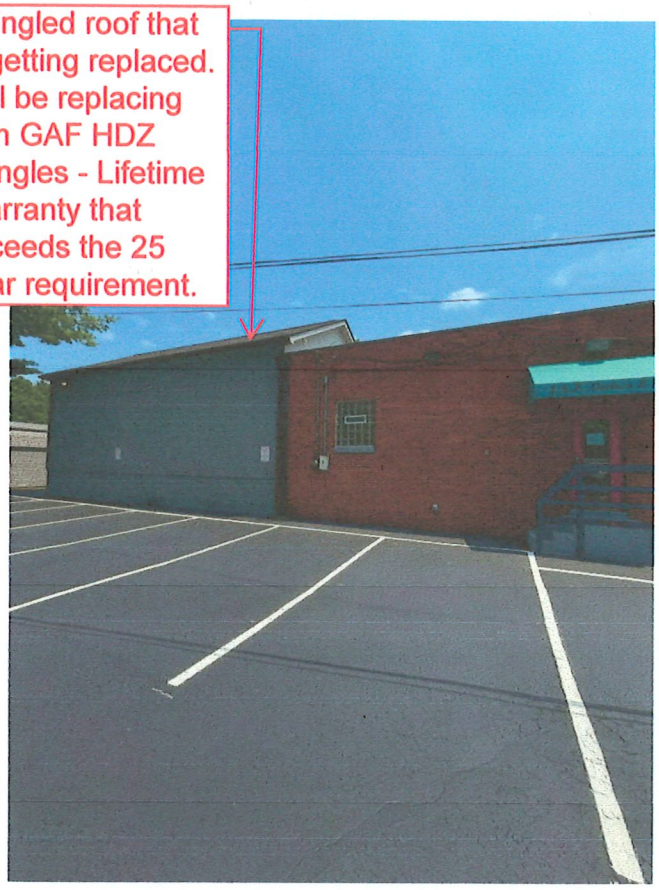
ACI CONSTRUCTION & RESTORATION
- The Smart Choice -

KNOWLEDGE
* Degreed Engineers
* Trained Project Managers
* Licensed Adjusters

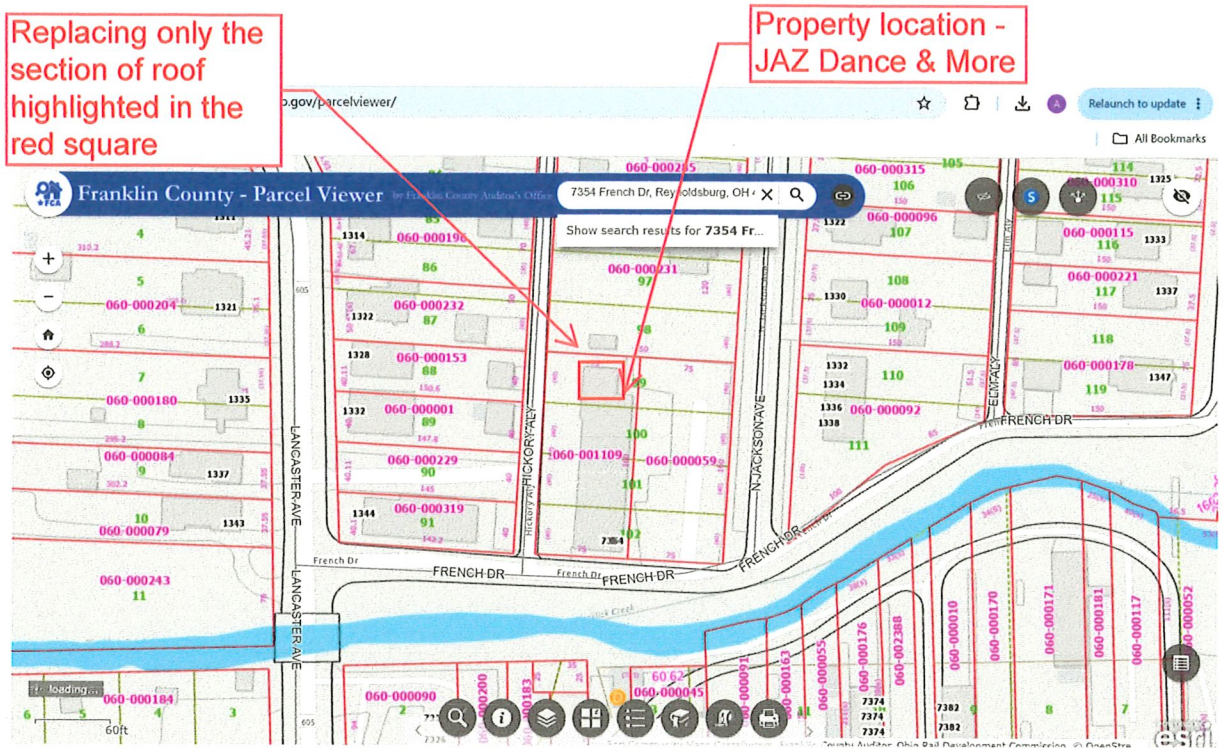
EXPERIENCE
* Since 1993
* Thousands of Projects
* Industry Certified

TRUST
* A+ BBB
* Licensed GC
* Licensed HIC

Shingled roof that is getting replaced. Will be replacing with GAF HDZ shingles - Lifetime Warranty that exceeds the 25 year requirement.



Another angle of the shingled roof that is getting replaced

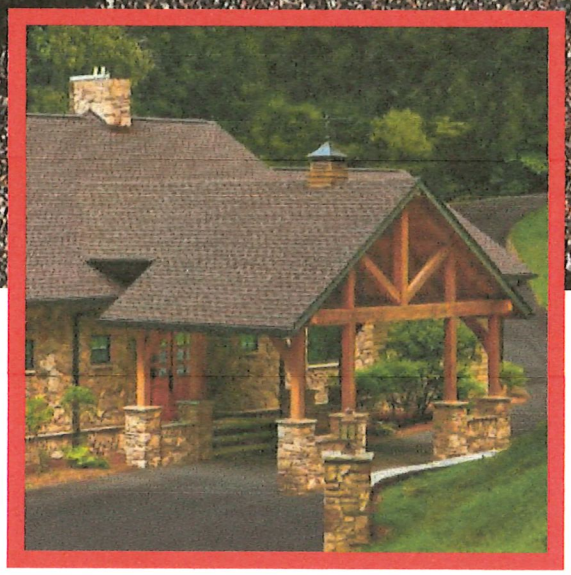

Replacing only the section of roof highlighted in the red square
Property location - JAZ Dance & More
Franklin County - Parcel Viewer
7354 French Dr, Reynoldsburg, OH
Show search results for 7354 Fr...
Relaunch to update
All Bookmarks
LANCASTER AVE
HICKORY ALLEY
N JACKSON AVE
FRENCH DR
French Dr
060-000204
060-000180
060-000084
060-000079
060-000243
060-000184
060-000196
060-000232
060-000153
060-000001
060-000229
060-000319
060-000231
060-001109
060-000059
060-000315
060-000096
060-000012
060-000092
060-000115
060-000221
060-000178
60ft

Only replacing the shingled roof highlighted in red below.
Jaz Dance & More
French Run Family Dental

GAF Timberline HDZ™
High Definition Lifetime Shingles

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY

GAF STAINGUARD PLUS ALGAE PROTECTION 25 LIMITED WARRANTY



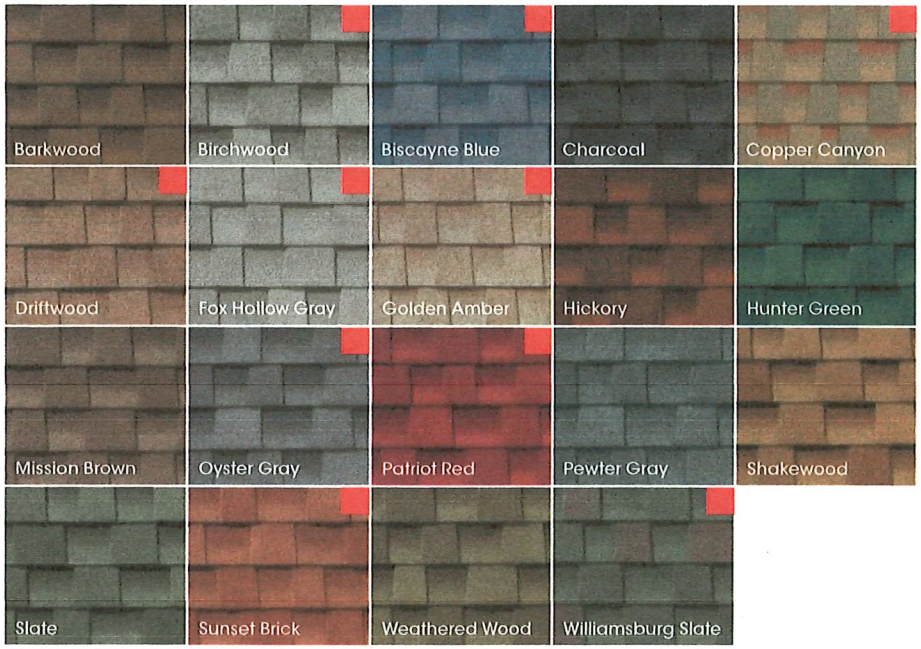
Engineered to be first. Built to last.

Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust most.

Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions.
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty[2] powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime[†] coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 Impact-Resistance Test with a Class 3 rating and may be eligible for insurance discounts[3]
- **For the best look:** Use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

High Definition® colors:



Bold Definition colors:

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[4]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

[†] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] 15-year WindProven™ Limited Wind Warranty covers GAF shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[3] Only products sold in packages bearing the UL2218 Class 3 PRI Validation Program statement are rated for Class 3 impact resistance. Testing performed under controlled laboratory conditions by Certerra Analytical - PRI. GAF makes no express or implied warranty about the impact performance of these products against hail. Hail damage is not covered under the limited warranty. See *GAF Shingle and Accessory Limited Warranty* available at gaf.com/warranties for complete coverage and restrictions.

[4] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[5] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

MADE IN THE U.S.A. WITH DOMESTIC AND IMPORTED MATERIALS. AMERICAN JOBS IN AMERICAN FACTORIES.

FORTIFIED ROOF [5]

Regional availability

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We protect what matters most™

Reynoldsburg
OHIO · 1839

Sept 10, 2026

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

RE: Jay Boone and Anup Janardhanan of Moody Nolan for Metropolitan Housing Partners, Inc.; 7185 E. Main Street: Certificate of Appropriateness Application

Planning and Zoning Board:

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

1. **Project Summary**
    a. **Site Summary:** The subject site is located at 7185 E. Main Street. The 1.641 acre lots is zoned ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing a single 5 story mixed use building that will contain commercial and apartment land uses. The first floor will consist of the commercial uses such as office, retail and some apartments, along with the additional 4 floors containing apartment units. The building will be 5 stories with a maximum height of 59 feet and 8 3/4 inches. The building will contain 103 units and roughly 6,553 square feet of retail and/or office type land uses.
    b. **Surrounding Zoning:** The surrounding zoning and land uses consist of OS, Open Space District to the north, east and south of the subject site, and EMD, East Main Street District to the west. The surrounding land uses consist of Community Facility – Government Administration to the west and north of the site, and Health and Wellness – Fitness Facility/Gym to the east and south of the site.
    c. **Proposed Land Use:** The applicant has submitted a Major Site Plan application with the intended land use for Dwelling – Multi-Unit Building, Retail and Office. A Dwelling – Multi-Unit Building, Retail – Small or Medium Format, Office – Professional Services and Medical – Office are permitted land uses in the ORD-C, Olde Reynoldsburg Commercial District.
    d. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, recommends the Olde Reynoldsburg Commercial District "Strengthen the historic character of the district, by the preservation and reuse of historically significant structures." The Comprehensive Plan also identifies the importance of walkability throughout this area and bringing in different types of business and land uses to strengthen the identity of the city.
2. **Project Review, Certificate of Appropriateness**
    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)".
        1. **Density:** There is no maximum or minimum density for ORD-C, Olde Reynoldsburg Commercial District. The applicant is proposing 103 units,

which is permitted.

2. **Setbacks:** Per the zoning code, the minimum front building setback required along E. Main Street is 0 feet, along with a zero-foot side street corner lot setback along Davidson Drive. The maximum front building setback E. Main Street is 15 feet, along with a 10-foot side street corner lot maximum setback along Davidson Drive. The applicant shows on the site plan, a 2-foot 9-inch setback from E. Main Street and a 1-foot 6-inch setback from Davidson Drive. The site also has a minimum side and rear setback of zero feet. The budling is setback 54 feet and 7 inches from the eastern property line and 61 feet 0 inches from the rear property line. The building setback requirements have been met.
3. **Building Form:** The applicant states the Built-to-Zone is 64% along E. Main Street and 77% along Davidson Drive. 30% is required along E. Main Street and 30 % along Davidson Drive. Both Built-to-Zone areas meet the minimum building for requirements in the ORD-C, Olde Reynoldsburg Commercial District. The applicant is also required to provide a first floor 12-foot clear minimum ceiling height. The applicant received approval for a variance from the first floor clear minimum ceiling height, to reduce the commercial area to 10 feet and the residential area to 9 feet. With the approval of the variance, this requirement has been met. The applicant is showing the remaining upper floor 8-foot clear ceiling height for floors 2 thorough 5.
4. **Lot coverage:** Per the zoning code, there is not a maximum or a minimum lot coverage, or open space requirements in the ORD-C, Olde Reynoldsburg Commercial District. The applicant does identify on the landscape plan that 71,509 square feet of impervious surface is on the site.
5. **Building Height:** Per the zoning code, the maximum building height for buildings located along E. Main Street is 60 feet. The applicant's elevations show the maximum building height being 59 feet and 8 3/4 inches. The building height requirement is met.
6. **Parking/Loading requirements:** The required number of parking spaces is 113 parking spaces, however after the permitted 30% parking reduction which is permitted due to a shared parking agreement, 80 parking spaces are required. The applicant has provided 80 parking spaces on the subject site and 2 shared parking spaces located on the parcel to the south of the subject site. 4 ADA parking spaces will be provided on the site. The required number of parking spaces for the site has been met. No part of the parking lot is located closer than 5 feet to a public right-of-way, which meets the zoning code requirements. The parking lot provided is made of asphalt, which is a permitted surface. The minimum parking space dimensions of 18 feet long by 9 feet wide, with a minimum drive aisle of 15 feet has been met. Due to the size of the retail/office type land uses of the subject site, a loading space is not required for the subject site. All parking and loading space requirements have been met for the subject site.
7. **Design Guidelines for Olde Reynoldsburg Standards:**
    1. **Size, Mass and Scale:** The size and scale of the development is

within the ORD- Olde Reynoldsburg Commercial District design standards. The scale, mass and size meet this requirement.

2. **Proportions of Bays and Openings:** The applicant proposes balconies as square and vertical in proportion. The proposed brick first floor is in proportion with surrounding buildings in the ORD-C, Olde Reynoldsburg Commercial District along with appropriate scaling of windows and openings. This requirement has been met.
3. **Building Materials:** The applicant is proposing brick on the first floor with fiber cement panels and board and batten. The requirements have been met.
4. **Roof Forms:** The only aspect of the building with a pitched roof is the ancillary roof for the outdoor amenity area on the fifth floor. This roof slopes at a 2:12, which meets the roof form requirements.
5. **Garages and Accessory Structures:** The proposed site plan does not have any garages or accessory structures; therefore, this requirement is not applicable to this development.
6. **Trash, Mechanical, Utility and Service Equipment and Areas:** The applicant shows the intended trash and receptacle areas as being fully screened with 100% opacity from view of streets, parks and significant pedestrian areas. The applicant is also proposing decorative fencing around mechanical equipment along with 10-foot-tall evergreen trees, fully screening the materials from neighboring properties. The trash, mechanical, utility and services equipment areas requirements have been met.
7. **Colors:** The applicant shows the building and all other materials used on site as consistent throughout the site. The colors used appear to be browns, black and grays, which are consistent with other structure colors located int eh ORD-C, Olde Reynoldsburg Commercial District. These requirements have been met.

8. **Building Materials and Details:**
    1. **Building Walls:** The building walls will consist of brick and fiber cement boarding, both of which are permitted.
    2. **Foundation, chimneys:** The foundation walls are finished with brick, which meets this requirement has been met. There does not appear to be a chimney proposed for this building, therefore it does not apply.
    3. **Columns:** The finish materials of the columns used for the rooftop amenity area as well as those used as balcony supports are identified as fiber cement which is permitted. This requirement has been met.
    4. **Railings:**
        a. Balcony railings are identified as black metal for the residential units. The requirement is met.
        b. The amenity area railing is identified as glazed decorative or metal railing – black. The applicant is only permitted to use painted wood, wrought iron, aluminum, PVC, or other

synthetic materials as approved by staff based on visual compatibility. Staff is fine with approving the glazed decorative material, which staff is assuming is some type of glass; with black metal in combination due to its visual compatibility. The applicant will however need to more clearly identify that both materials are being used, and what the glazed material specifically is (i.e. glass, etc.)

5. **Doors:** Doors are intended to be either glass or metal, which meets this requirement. Two solid doors on the south elevation and one solid door on the east elevation do not appear to be identified, and needs to be identified. The applicant is only permitted to use wood, metal, glass, or fiberglass doors.
6. **Roof:** The applicant is proposing a flat roof, which is permitted.

9. **Roof Form:** The applicant is proposing a flat roof for this building, meeting the roof form type permitted for the development.
10. **Windows and Doors:** The ORD-C, Olde Reynoldsburg Commercial District requires all mixed use and commercial buildings to have a minimum of 40% transparent fenestration of windows and doors on the first floor. The applicant has provided 41.1 percent of window and door first floor transparent fenestration meeting the first-floor requirements. The applicant has also provided 28.7% of window and door transparent fenestration on the remainder floors, which meats the minimum 20% requirement. The windows and doors throughout the development are consistent and similar as the ones throughout the building.
11. **Architectural Details:** The applicant is not providing shutters and the column and bay requirements have been met based on the design on the building.
12. **Access:** The site can be accessed off of Davidson Drive. With a 26-foot-wide driveway and 26-foot or 22-foot drive aisles through the site. The driveway, drive-aisles and parking spaces will be made of asphalt, meeting all paving requirements found in the zoning code.

b. The application appears to meet the following criterial established in Section 1109.19, Certificate of Appropriateness – Olde Reynoldsburg Districts:

1. Enhances the attractiveness and desirability of the district.
2. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
3. Improves residential amenities and any adjoining residential neighborhood.
4. Enhances and protects the public and private investment in the value of all land and improvements within the district.
5. Satisfies the applicable guidelines set forth under Chapter 1103; and
6. Overall effects of the project or development on the appearance and environment of the district.

3. Recommendations

The applicant appears to meet all requirements found in Section 1103.11 and 1109.19 of

the Zoning Code. There are a few changes that need to be made to the proposed Certificate of Appropriateness, however Staff believes that most of the conditions provided below can be met by the applicant with additional revisions to the application to meet the current Zoning Code standards. Staff recommends approval with the following conditions:

1. Identify the door material of the two solid doors on the south elevation and the one solid door on the east elevation to show that it is an approved material.
2. Identify the railing material used for the rooftop amenity area by clearly identifying what the glazed material is, and that the rooftop amenity area railing will not be an "or", but will use both materials listed on the plan.
3. That the applicant provides a revised physical and digital copy of the certificate of appropriateness meeting all required conditions listed above, prior to approval of the certificate of appropriateness application.

Reynoldsburg

Bulding/Zoning Department
5010 C_qr K_gl Qrpccr
Pcwlmjbq`spe* Mfgm 43068

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

*All submissions must include a physical and digital copy. The physical copy may be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

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

PLANNING AND ZONING BOARD
CERTIFICATE OF APPROPRIATENESS APPLICATION

Property Address:	Parcel ID#(s):
7185, 7215, 7211 East Main St. Reynoldsburg, Oh	Franklin County PID's 060-000955, 060-000992, 0

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
City of Reynoldsburg	
Contact Email:	Contact Phone Number:
Eric Meyer	614-322-6831

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Contact Email:	Contact Phone Number:

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Anup Janardhanan (Project Manager), Jay Boone (Partner)	Moody Nolan, Ste 300, 300 Spruce St., Columbus, OH 43215
Applicant Phone Number:	Applicant Email:
614 280 3220	AnupJ@moodynolan.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 (Two or more signs) ($150) ☐ Signage (One sign) ($75)

Description of Project:
The Heights on Main is a 103-unit, 5-story multi-family residential facility. The proposed building will have first floor retail/office, amenity spaces, and a mix of dwelling units. The units continue up through the fifth floor. The fifth floor will also feature a partially covered amenity deck with indoor/outdoor area. Exterior materials include brick veneer for the majority of the first floor, fiber cement panels and siding for the remainder of the building. The building will be wood framed construction with membrane roof system. There will be a mix of 1 and 2 bed units. Vinyl windows are proposed for units and storefront for first floor retail and amenity.

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: 08/27/26

*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

* Revised 2026

Additional Notes:

Zoning District:_____

Additional Approval Required

☐ Planning and Zoning Board

☐ Other:_____

PZB Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

☐ Withdrawn

P&Z Administrator: _____ Date: _____

Submission Requirements
CERTIFICATE OF APPROPRIATENESS

I. General Requirements

- ☒ All applications for a certificate of appropriateness shall be received twenty one (21) 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.
- ☒ Three (3) sets of physical plans and One (1) electronic set of plans should be submitted to the Board through the Planning & Zoning Administrator.
- ☒ An adequate number of images 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:
  - ☒ 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:
  - ☒ 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

- ☒ 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

- ☐ 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.

Section 1109.19
CERTIFICATE OF APPROPRIATENESS (COA) STANDARDS FOR REVIEW

The Planning and Zoning Board shall review an application for a COA to determine if proposed new construction or alteration to an existing non-residential structure promotes, preserves and enhances the overall architectural character and integrity of the Olde Reynoldsburg Neighborhood District or Olde Reynoldsburg Commercial District, as applicable, and to endeavor to assure that the proposed structure or alteration would not be at variance with existing non-residential structures within such district. In considering the new construction or alteration, the Planning and Zoning Board shall evaluate the application based whether the proposal:

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 in 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

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THE HEIGHTS ON MAIN

CERT. OF APPROPRIATENESS SUBMISSION

7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068

FOR

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

CMHA EXECUTIVE STAFF:

CHARLES D. HILLMAN, PRESIDENT & CEO
SCOTT SCHARLACH, COO
SCOTT W. AMMARELL, CPO
BETTY DYE, CPO
MATT KUDIKA, CFO

BOARD OF COMMISSIONERS:

JAMES L. ERVIN, JR., CHAIRMAN
FREDERICK L. RANSIER III, VICE CHAIRMAN
DOROTHY "D" MALONE, COMMISSIONER
JACQUELIN "JACKIE" LEWIS, COMMISSIONER

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.
COLUMBUS METROPOLITAN HOUSING AUTHORITY (CMHA)
880 E. 11TH AVE.
COLUMBUS, OHIO 43211

PHONE: (614) 421-6066

PROJECT IMAGE

PROJECT TEAM

ARCHITECTURE
MOODY NOLAN
Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664

CIVIL ENGINEERING
KORDA
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
PHONE: (614) 487-1650

LANDSCAPE ARCHITECTURE
EDGE
330 WEST SPRING STREET
SUITE 350
COLUMBUS, OHIO 43215
PHONE: (614) 486-3343

STRUCTURAL ENGINEERING
JEZERINAC GEERS
Jezerinac Geers Structural Engineering
5640 FRANTZ ROAD
DUBLIN, OHIO 43017
PHONE: (614) 766-0066

PLUMBING, MECHANICAL, ELECTRICAL, FIRE PROTECTION ENGINEERING
ADVANCED ENGINEERING CONSULTANTS
ADVANCED ENGINEERING CONSULTANTS
1405 DUBLIN ROAD
DUBLIN, OHIO 43215
PHONE: (614) 486-4778

SUSTAINABILITY
SOL DESIGN & CONSULTING
Sol design + consulting
501 EAST 13TH STREET
CINCINNATI, OHIO 45202
PHONE: (513) 455-8228

DRAWING INDEX

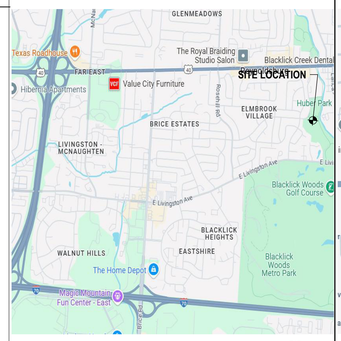
SHEET NUMBER	SHEET NAME
GENERAL	
G000-ZC	COVER SHEET
G100	CODE DATA
G102	AREA PLANS
	ALTA SURVEY 1
	ALTA SURVEY 2
	ALTA SURVEY 3
	CONTOUR EXHIBIT 1
CIVIL	
C0.00	PLOT GRADE UTILITY TITLE SHEET
C0.01	DEMOLITION PLAN
C0.02	GENERAL NOTES
C1.01	SITE PLAN
C1.02	STAKING DETAILS
C2.01	GRADING & STORM SEWER PLAN
C2.02	STORM DETAILS
C2.03	STORM DETAILS
C2.04	STORM DETAILS
C2.05	EROSION & SEDIMENT CONTROL PLAN
C2.06	EROSION DETAILS
C2.07	STORM PROFILES
C2.08	GRADING DETAILS
C3.01	SITE UTILITY PLAN
C3.02	UTILITY PROFILE
C4.01	SANITARY TITLE SHEET
C4.02	SANITARY GENERAL NOTES
C4.03	SANITARY PLAN AND PROFILE
C4.04	SANITARY DETAILS
C4.05	MAINTENANCE OF TRAFFIC NOTES
C4.06	MAINTENANCE OF TRAFFIC
C4.07	DETOUR PLAN
C5.01	AERIAL TRUCK MANEUVERABILITY PLAN
LANDSCAPE	
L0.01	TREE SURVEY PLAN
L1.01	LANDSCAPE PLAN
L1.02	SITE DETAILS

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
EX.01	SITE CONTEXT
EX.02	SURROUNDING CONTEXT
EX.03	DUMPSTER ENCLOSURE
EX.04	CONCEPT EXTERIOR RENDERING
EX.05	CONCEPT EXTERIOR RENDERING
EX.06	EXTERIOR SIGNAGE BASIS OF DESIGN
A002	SHARED PARKING - SITE PLAN
A003	SHARED PARKING - YMCA FLOOR PLAN
A101	LEVEL 01 FLOOR PLAN - OVERALL
A102	LEVEL 02 FLOOR PLAN - OVERALL
A103	LEVEL 03 FLOOR PLAN - OVERALL
A104	LEVEL 04 FLOOR PLAN - OVERALL
A105	LEVEL 05 FLOOR PLAN - OVERALL
A106	ROOF PLAN - OVERALL
A301	EXTERIOR ELEVATIONS - NORTH / SOUTH
A302	EXTERIOR ELEVATIONS - EAST / WEST
A303	EXTERIOR ELEVATIONS - NE / NW / SW / SE
A301-L	EXTERIOR ELEVATIONS - N / S - LIGHTING FIXTURE
A302-L	EXTERIOR ELEVATIONS - E / W - LIGHTING FIXTURE
ELECTRICAL	
E-002	ELECTRICAL PLAN - SITE
E-101	LEVEL 01 - CEILING PLAN - LIGHTING
E-102	LEVEL 02 - CEILING PLAN - LIGHTING
E-103	LEVEL 03 - CEILING PLAN - LIGHTING
E-104	LEVEL 04 - CEILING PLAN - LIGHTING
E-105	LEVEL 05 - CEILING PLAN - LIGHTING
E-501	DETAILS - ELECTRICAL
	PARKING LOT PHOTOMETRIC PLAN
	5TH FLOOR AMENITY DECK PHOTOMETRIC PLAN

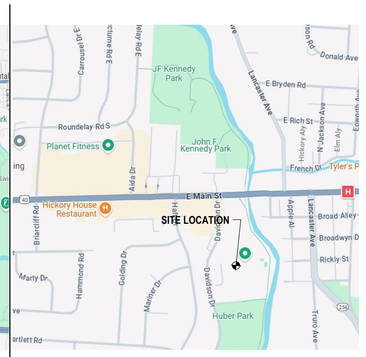
ELECTRICAL FIXTURES SPECIFICATIONS

LIGHTING - PL-1 FIXTURE
LIGHTING - PL-1 FIXTURE
LIGHTING - PL-1 FIXTURE
LIGHTING - PL-1 FIXTURE
LIGHTING - PL-1 FIXTURE
LIGHTING - U8 FIXTURE
LIGHTING - U8 FIXTURE
LIGHTING - W1 FIXTURE
LIGHTING - W4 FIXTURE
LIGHTING - W4 FIXTURE
LIGHTING - W7 FIXTURE
LIGHTING - W7 FIXTURE
LIGHTING - X2 FIXTURE

VICINITY MAP



AREA MAP



PROJECT SUMMARY

THE HEIGHTS ON MAIN IS A 103-UNIT, 5-STORY MULTI-FAMILY RESIDENTIAL FACILITY. THE PROPOSED BUILDING WILL HAVE FIRST FLOOR RETAIL, AMENITY SPACES, AND A MIX OF DWELLING UNITS. THE DWELLING UNITS CONTINUE UP THROUGH THE FIFTH FLOOR. THE FIFTH FLOOR WILL ALSO FEATURE A PARTIALLY COVERED AMENITY DECK WITH INDOOR / OUTDOOR AREA, WITH KITCHENETTE. THE ROOF WILL INCLUDE SPACE FOR MECHANICALS. THE EXTERIOR MATERIALS WILL INCLUDE BRICK VENEER FOR THE MAJORITY OF THE FIRST FLOOR, FIBER CEMENT PANELS AND SIDING FOR THE REMAINDER OF THE BUILDING. THE BUILDING WILL BE WOOD FRAMED CONSTRUCTION WITH MEMBRANE ROOF SYSTEM. THERE WILL BE A MIX OF 1 AND 2 BEDROOM UNITS. VINYL WINDOWS ARE PROPOSED FOR THE DWELLING UNITS AND STOREFRONT FOR FIRST FLOOR RETAIL AND AMENITY AREAS. THE BUILDING WILL HAVE ELEVATORS SERVING THE LOBBY AND EACH FLOOR. UNIT DOORS WILL BE PRE-HUNG, SOLID CORE. ALL FINISHES WILL MEET THE REQUIREMENTS OF OHFA'S QAP. PROJECT SAFE HARBOR: ICC A117.1 - 2017. THIS PROJECT WILL PURSUE LEED SILVER CERTIFICATION AND HAVE A PASSIVE RADON MITIGATION SYSTEM.

LAND USE: THE PROPOSED LAND USES ARE AS FOLLOWS. THE FINAL TENANTS OF THE OFFICE OR RETAIL SPACE NOT FINALIZED TO DATE.

1. DWELLING – MULTI-UNIT BUILDING (FLOORS 1 – 5: 103 UNITS)
2. OFFICE – PROFESSIONAL SERVICES (FLOOR 1) AND/OR
3. RETAIL – SMALL OR MEDIUM FORMAT (FLOOR 1) AND/OR
4. MEDICAL – OFFICE (FLOOR 1)

ACREAGE: 1.641 (MEASURED). REFER TO PARCEL DATA TABLE IN SURVEY.

ZONING: ORD-C, OLDE REYNOLDSBURG COMMERCIAL DISTRICT

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
for
CMHA

#	DATE	CHANGE DESCRIPTION

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:
COVER SHEET

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026
25003

G000-COA

CERT. OF APPROPRIATENESS /MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 6:06:11 PM
FILE INFO: /Autodesk Docs/25003_CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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BASED ON 2024 0BC

PLUMBING FIXTURE TOTALS

	OCCUPANCY MALE	OCCUPANCY FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	URINALS PERMITTED FOR SUBSTITUTION	WATER CLOSETS MINUS URINALS	LAVATORIES MALE	LAVATORIES FEMALE	BATHS & SHOWERS	DRINKING FOUNTAINS	SERVICE SINKS	KITCHEN SINKS	AUTO CLOTHES WASHER CONNS
SUBTOTAL	85	87	1.27 / 2	1.94 / 2			1.03 / 2	1.14 / 2	104.625	0.30			5.15
TOTAL	172		107		1	106	107		105	1	1	103	6

PLUMBING FIXTURE CALCULATOR

CLASSIFICATION	OCCUPANCY TYPE	DESCRIPTION	OCCUPANCY TOTAL	GENDER OCCUPANCY TOTALS MALE	GENDER OCCUPANCY TOTALS FEMALE	WATER CLOSETS MALE	WATER CLOSETS FEMALE	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	BATHTUBS OR SHOWERS	DRINKING FOUNTAINS	OTHER
ASSEMBLY	A-1	Theaters and other buildings for the performing arts and motion pictures	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
	A-2	Nightclubs, bars, taverns, dance halls and buildings for similar purposes	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
		Restaurants, banquet halls and food courts	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
		Casino gaming areas	0	0	0	0	0	0.00	0	0	-	0	*1 SERVICE SINK TOTAL: 0
	A-3	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums	148	74	74	0.59	1.14	0.39	0.37	0.37	-	0.30	*1 SERVICE SINK TOTAL: 1
		Passenger terminals and transportation facilities	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
		Places of worship and other religious services	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
	A-4	Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
	A-5	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
BUSINESS	B	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial, ambulatory care and similar uses	7	3	4	0.06	0.08	0.03	0.04	0.05	-	0.00	*1 SERVICE SINK TOTAL: 0
EDUCATIONAL	E	Educational facilities	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
FACTORY AND INDUSTRIAL	F-1 / F-2	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	0	0	0	0.00	0.00	0.00	0.00	0.00	See Section 411 of the International Plumbing Code TOTAL: 0	0.00	*1 SERVICE SINK TOTAL: 0
INSTITUTIONAL	I-1	Custodial care facilities	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*1 SERVICE SINK TOTAL: 0
	I-2	Medical care recipients in hospitals and nursing homes	OCCUPANCY 0 / APPLICABLE ROOMS 0	0	0	*1 PER ROOM TOTAL: 0		0	*1 PER ROOM TOTAL: 0		0.00	0.00	*1 SERVICE SINK TOTAL: 0
		Employees in hospitals and nursing homes	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	-
		Visitors in hospitals and nursing homes	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	-
	I-3	Prisons	OCCUPANCY 0 / APPLICABLE CELLS 0	0	0	*1 PER CELL TOTAL: 0		0	*1 PER CELL TOTAL: 0		0.00	0.00	*1 SERVICE SINK TOTAL: 0
		Reformatories, detention centers and correctional centers	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*1 SERVICE SINK TOTAL: 0
		Employees in reformitories, detention centers and correctional centers	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	-
	I-4	Adult day care and child day care	0	0	0	0.00	0.00	0.00	0.00	0.00	1 REQUIRED 0	0.00	*1 SERVICE SINK TOTAL: 0
MERCANTILE	M	Retail stores, service stations, shops, salesrooms, markets and shopping centers	0	0	0	0.00	0.00	0.00	0.00	0.00	-	0.00	*1 SERVICE SINK TOTAL: 0
RESIDENTIAL	R-1	Hotels, motels, boarding houses (transient)	SLEEPING UNITS 0	-	-	*1 PER SLEEPING UNIT TOTAL: 0		0	*1 PER SLEEPING UNIT TOTAL: 0		*1 PER SLEEPING UNIT TOTAL: 0	-	*1 SERVICE SINK TOTAL: 0
	R-2	Dormitories, fraternities, sororities and boarding houses (not transient)	13	6	7	0.60	0.70	0.29	0.60	0.70	1.63	0.00	*1 SERVICE SINK TOTAL: 1
	R-2	Apartment house	DWELLING UNITS 103	-	-	*1 PER DWELLING UNIT TOTAL: 103		0	*1 PER DWELLING UNIT TOTAL: 103		*1 PER DWELLING UNIT TOTAL 103	-	*1 KITCHEN SINK PER DWELLING UNIT TOTAL: 103 / *1 AUTOMATIC CLOTHES WASHER CONNECTION PER 20 DWELLING UNITS TOTAL: 5.15
	R-3	*One- and two-family dwellings and lodging houses with five or fewer guestrooms*	DWELLING UNITS 0	-	-	*1 PER DWELLING UNIT TOTAL: 0		0	*1 PER DWELLING UNIT TOTAL: 0		*1 PER DWELLING UNIT TOTAL 0	-	*1 KITCHEN SINK PER DWELLING UNIT TOTAL: 0 / *1 AUTOMATIC CLOTHES WASHER CONNECTION PER DWELLING UNIT TOTAL: 0
	R-3	Congregate living facility with 16 or fewer persons *and other* R-3 *occupancies*	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*1 SERVICE SINK TOTAL: 0
	R-4	Congregate care / residential care / assisted living facilities	0	0	0	0	0	0	0	0	0	0	*1 SERVICE SINK TOTAL: 0
STORAGE	S-1 / S-2	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	4	2	2	0.02	0.02	0.01	0.02	0.02	See Section 411 of the International Plumbing Code TOTAL: 0	0.00	*1 SERVICE SINK TOTAL: 1

NOTE: THE COMMON AREAS SERVE THE RESIDENTS OF THE BUILDING.
THE FIRST AND SECOND FLOORS ARE WITHIN THE CODE REQUIRED DISTANCE OF TENANTS USING THEIR OWN TOILET FACILITIES ON THE FIRST FLOOR
THE FOURTH AND FIFTH FLOORS ARE WITHIN THE CODE REQUIRED DISTANCE OF TENANTS USING THEIR OWN TOILET FACILITIES ON THE FIFTH FLOOR.
A SINGLE UNISEX TOILET ROOM IS PROVIDED ON THE FIRST FLOOR AND TOILETS FOR EACH SEX ARE PROVIDED AT THE 5TH FLOOR AMENITY SPACE FOR THOSE TENANTS AND THEIR GUEST THAT MIGHT NEED TO USE THE RESTROOM.

TOILET FACILITIES FOR THE FUTURE BUSINESS AREA ON THE FIRST FLOOR WILL BE PROVIDE WHEN A TENANT IS SECURED AND THE SPACE IS FITOUT.

UNIT MATRIX INFORMATION

UNIT TYPE	AREA (NET SF)	ACC.	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	TOTAL PER UNIT TYPE	TOTAL PER BED TYPE
UNIT U1a 1 BED/ 1 BATH	595 SF		5	6	7	6	7	**31**	**61 (1 BED)**
UNIT U1a-A 1 BED/ 1 BATH	595 SF	X		1		1		**2**	
UNIT U1b 1 BED/ 1 BATH	692 SF			1	1	1	1	**4**	
UNIT U1c / U1c-S 1 BED/ 1 BATH	630 SF		1	2	1 (U1c) 1 (U1c-s)	2	2	**9**	
UNIT U1d / U1d-S 1 BED/ 1 BATH	627SF		1	1	1	1 (U1d-S)	1	**5**	
UNIT U1e 1 BED/ 1 BATH	645 SF		1	2	2	2	2	**9**	
UNIT U1e-A 1 BED/ 1 BATH	643 SF	X	1					**1**	
UNIT U2a 2 BED/ 2 BATH	848 SF		1	3	2	3	1	**10**	**42 (2 BED)**
UNIT U2a-A 2 BED/ 2 BATH	848 SF	X			1		1	**2**	
UNIT U2b 2 BED/ 2 BATH	898 SF		2	2	3	3	3	**13**	
UNIT U2b-A 2 BED/ 2 BATH	899 SF	X		1				**1**	
UNIT U2c 2 BED/ 1 BATH	799 SF		1	1	1	1	1	**5**	
UNIT U2d / U2d-S 2 BED/ 2 BATH	1,012 SF			1 (U2d-S)	1	1		**3**	
UNIT U2e 2 BED/ 2 BATH	1,105 SF			1	1	1		**3**	
UNIT U2f 2 BED/ 1 BATH	818 SF			1	1	1	1	**4**	
UNIT U2g 2 BED/ 2 BATH	848 SF						1	**1**	
			13	**23**	**23**	**23**	**21**	**103 TOTAL UNITS**	

BUILDING INFORMATION

OWNER NAME	COLUMBUS METROPOLITAN HOUSING AUTHORITY (CMHA)
OWNER ADDRESS	880 E. 11TH AVE. COLUMBUS, OHIO 43211
OWNER PHONE	(614) 421-6066
SITE ADDRESS	7221 US HWY 40, REYNOLDSBURG, OH

DESCRIPTION

PROJECT DESCRIPTION: THE HEIGHTS ON MAIN IS A 103-UNIT, FIVE STORY MULTI-FAMILY RESIDENTIAL FACILITY. THE PROPOSED BUILDING WILL HAVE FIRST FLOOR RETAIL, AMENITY SPACES, AND A MIX OF DWELLING UNITS. THE DWELLING UNITS CONTINUE UP THROUGH THE FIFTH FLOOR. THE FIFTH FLOOR WILL ALSO FEATURE A PARTIALLY COVERED AMENITY DECK WITH KITCHENETTE AND INDOOR / OUTDOOR AREA. THE ROOF WILL INCLUDE SPACE FOR MECHANICALS. THE EXTERIOR MATERIALS WILL INCLUDE BRICK VENEER FOR THE MAJORITY OF THE FIRST FLOOR, FIBER CEMENT PANELS AND SIDING FOR THE REMAINDER OF THE BUILDING. THE FIVE STORY BUILDING WILL BE WOOD STUD FRAMED CONSTRUCTION AND HAVE A MEMBRANE ROOF SYSTEM. THE BUILDING WILL HAVE A MIX OF 1 AND 2 BEDROOM UNITS. VINYL WINDOWS ARE PROPOSED FOR THE DWELLING UNITS AND STOREFRONT FOR THE FIRST FLOOR RETAIL AND AMENITY AREAS. THE BUILDING WILL HAVE ELEVATORS SERVING THE LOBBY AND EACH FLOOR. DWELLING UNIT DOORS WILL BE PRE-HUNG, SOLID CORE AT BEDROOMS AND BATHS. PROJECT SAFE HARBOR: ICC A117.1 - 2017. THIS PROJECT WILL HAVE A PASSIVE RADON MITIGATION SYSTEM. SEE FOLLOWING DRAWING SHEETS FOR ADDITIONAL INFORMATION.

SITE INFORMATION

SITE ZONING	ORD-C OLDE REYNOLDSBURG DISTRICT - COMMERCIAL
SITE AREA	1.61 ACRES
PARKING REQUIRED	1.5 SPACES PER UNIT
REGULAR PARKING SHOWN	76
HANDICAPPED PARKING	4
TOTAL PARKING	80

REFER TO C1.01 FOR ADDITIONAL INFORMAITON

PARKING REQUIREMENTS:

RESIDENTIAL USES: 1 SPACE/UNIT (103 UNITS) = 103 PARKING SPACES
GROUND FLOOR OTHER USES < 3,000 SF: 0 PARKING SPACES
GROUND FLOOR OTHER USES >= 3,000 SF: 1 SPACE/400SF (3,753 SF) = 10 PARKING SPACES
PARKING REQUIRED = 113
PARKING REDUCTION = 30% (79.1 PARKING SPACES)
PARKING PROVIDED ON SITE = 80
SHARED PARKING = 2 (YMCA)
TOTAL PARKING PROVIDED = 82

BICYCLE PARKING PROVIDED: 5 RACKS @ 2 BICYCLES PER RACK = 10

BUILDING CODES

TITLE	EDITION
OHIO BUILDING CODE	2024 OBC
OHIO PLUMBING CODE	2024 OPC
OHIO MECHANICAL CODE	2024 OMC
NATIONAL ELECTRICAL CODE	2023 NEC - NFPA 70
INTERNATIONAL FUEL GAS CODE	2021 IFGC
INTERNATIONAL ENERGY CONSERVATION CODE	2021 IECC
ASHRAE 90.1 - 2010 ENERGY STANDARDS FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS	2019 ASHRAE 90.1, ENERGY COST BUDGET (ECB) METHOD
ICC A117.1 - 2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES	ANSI A117.1-2017
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN	2010 ADA
OHIO FIRE CODE	2021 IFC
NATIONAL FIRE ALARM AND SIGNALING CODE	NFPA 72-2022
OHFA SAFE HARBOR	ANSI A117.1-2017

GENERAL BUILDING HEIGHTS AND AREAS

	REQUIREMENTS	SECTION/TABLE
CONSTRUCTION TYPE	3B (NON-PROTECTED/SPRINKLERED)	TABLE 506.2
USE GROUP	SEPARATED, MIXED USE	
	R-2 / B	
ALLOWABLE HEIGHT	R-2 : 5 STORIES - 75 FT	TABLE 504.3
	B : 4 STORIES - 75 FT	TABLE 504.3
ACTUAL HEIGHT	5 STORIES / 59 FT.	
ALLOWABLE AREA	48,000 SF (R2/NFPA 13)	TABLE 506.2
	R-2 : 48,000 SF	
	B : 57,000 FT	
ALLOWABLE AREA INCREASE FOR SPRINKLERS	NOT REQUIRED	
ALLOWABLE AREA INCREASE FOR OPEN PERIMETER	NOT REQUIRED	
ACTUAL FLOOR AREA	(see table below)	

NAME	AREA
LEVEL 01	
GROSS BUILDING-B	6,141 SF
GROSS BUILDING-R-2	15,815 SF
LEVEL 02	
GROSS BUILDING	21,899 SF
LEVEL 03	
GROSS BUILDING	21,911 SF
LEVEL 04	
GROSS BUILDING	21,911 SF
LEVEL 05	
GROSS BUILDING	21,898 SF
GRAND TOTAL	109,576 SF

USE AND OCCUPANCY CLASSIFICATION

	REQUIREMENTS	SECTION
BUILDING CLASSIFICATION	MIXED USE SEPARATED R-2 / B - USE R-2 (MOST RESTRICTIVE)	310.4
SMALL ASSEMBLY SPACES	ASSEMBLY SPACES w/ OCCUPANT LOAD <50 PERSONS OR 750 SF SHALL BE CLASSIFIED GROUP B	303.1.2
ACCESSORY USES (LEVEL 5 AMENITY DECK, ACCESSORY A3)	ACCESSORY SPACES <10% OF FLOOR AREA ON STORY THEY ARE LOCATED	508.2.3
INCIDETAL USES	SEPARATION AND / OR PROTECTION 1 HOUR OR PROVIDE AUTOMATIC SPRINKLER SYSTEM	509
NOTE: AGGREGATE ACCESSORY USES DO NOT EXCEED 10% OF FLOOR THEY OCCUR.		509.3

TYPES OF CONSTRUCTION

	REQUIREMENTS		SECTION
CONSTRUCTION TYPE	3B		
EXTERIOR BEARING WALLS	2 HR		TABLE 601
EXTERIOR NON-BEARING WALLS	0 HR		TABLE 601
INTERIOR BEARING WALLS	0 HR		TABLE 601
INTERIOR NON-BEARING WALLS	0 HR		TABLE 601
EXTERIOR COLUMNS	0 HR		TABLE 601
INTERIOR COLUMNS	0 HR		TABLE 601
BEAMS, GIRDERS, TRUSSES	0 HR		TABLE 601
FLOORS	1 HR - AT 2ND FLOOR BETWEEN B & R-2 USE GROUPS		420.3, 711.2.4.3, EXCEPTION 1
ROOF	0 HR REQUIRED, 1 HR PROVIDED		TABLE 601
EXTERIOR WALL	FIRE SEPARATION DISTANCE = X (FEET)	RATING (HOURS)	TABLE 705.5
	X < 5'-0"	1	
	5'-0" ≤ x < 10'-0"	1	
	10'-0" ≤ x < 30'-0"	1	
	X ≥ 30'-0"	0	

FIRE-RESISTIVE-RATED CONSTRUCTION

	REQUIREMENTS	SECTION
STAIRWAY ENCLOSURES	2 HR	713.4
ELEVATOR & DUMBWAITER ENCLOSURES	2 HR	713.4
PIPE SHAFTS AND DUCTS	2 HR	713.4
WELLS AND CHUTES	2 HR	713.13
DWELLING UNIT SEPARATION	1/2 HR	420.3, 708.3, EXCEPTION 2
PUBLIC CORRIDORS	1/2 HR W/ NFPA 13 SPRINKLER	1020.2
STORAGE ROOMS	N/A	
PROTECTION OF OPENINGS		
EXTERIOR WALL	NO LIMIT = >20' UNPROTECTED / SPRINKLERED	713.6, 705.8
STAIRWAY ENCLOSURES	1 1/2 HR	716.1(2)
ELEVATOR/DUMBWAITER SHAFTS	2 HR	716.1(2)
CORRIDORS	1/2 HR @ R2, 1 HR @ OTHER	TABLE 1020.2
FIRE DAMPERS	1 1/2 HR	TABLE 717.3.2.1

INTERIOR FINISHES

	REQUIREMENTS	SECTION
CLASSIFICATION		
WALL AND CEILING	C	TABLE 803.13
	B - AREA OF BUSINESS USE	
FLOOR COVERINGS	CLASS II	804.4

FIRE PROTECTION SYSTEMS

	REQUIREMENTS	SECTION
SPRINKLER SYSTEMS	BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1 (NFPA 13)	
STANDPIPE SYSTEMS	REQUIRED,CLASS III	905.3.1
FIRE EXTINGUISHERS	CLASS 2A - 75' TRAVEL DIST. / 6000 S.F. AREA	906 / NFPA 10
FIRE ALARM SYSTEM	MANUAL FA NOT REQUIRED PER EXCEPTION 2 907.2.9.1, EXCEPTION 2	907.2.9 / NFPA 72
FIRE COMMAND PANEL	NOT REQUIRED	911
EMERGENCY POWER	PRIMARY POWER SOURCE W/ B.U. ACCESSIBLE EMERGENCY OCCUPANT EVACUATION ELEVATOR	907.2.11.16 1009.4.1
FIRE AND SMOKE DETECTORS	REQUIRED IN DWELLING UNITS AND CORRIDORS	

MEANS OF EGRESS

	REQUIREMENTS	SECTION
MAX. FLOOR AREA ALLOWANCE PER OCCUPANT	FUNCTION OF SPACE — FLOOR AREA PER OCC. ACCESSORY STORAGE MECHANICAL/ EQUIPMENT ROOM — 300 SF/OCC (GROSS) RESIDENTIAL (R-2) — 200 SF/OCC (GROSS) BUSINESS (B) — 150 SF/OCC (GROSS) ASSEMBLY (A3) UNCONCENTRATED SEATS — 15 SF/OCC (NET)	TABLE 1004.1.2
ACTUAL OCCUPANCY CALCULATION	SEE CODE PLANS G101	
EGRESS WIDTH	0.3 INCH FOR STAIRWAYS AND 0.2 INCH OTHER	1005.3.1 & 1005.3.2
DOOR ENCROACHMENT	1/2 OF WIDTH IN SWING MIN, 7" FULLY OPENED	1005.7
AREAS OF REFUGE	NOT REQUIRED	1009.6
DOOR SWINGS	32" CLEAR MIN.	1010.1.1
STAIRWAY WIDTH	0.2" PER OCCUPANT (SPRINKLERED), 44" MIN.	1005.3.1
HEADROOM	80" MIN.	1003.2, 1011.3
TREADS AND RISERS	11" TREADS, 7" RISERS MAX.	1011.5.2
LANDINGS	MIN. PER STAIR WIDTH, MAX REQ'D. = 48"	1011.6
HANDRAILS	> 34", < 38" HANDRAIL HGT. 42" GUARD HGT.	1011.11
ELECTRO-MAGNETIC LOCKING DEVICES	PERMITTED	1010.2.11
TRAVEL DISTANCE LIMITATIONS	250' (SPRINKLERED, USE GROUP A/R2) 300' (SPRINKLERED, USE GROUP B) 400' (SPRINKLERED, USE GROUP S-2)	1017
CORRIDOR CONSTRUCTION	1/2 HR (USE GROUP R)	1020.1
CORRIDOR WIDTH	44" MIN.	1020.2, 1024.2
DEAD ENDS	50' (FULLY SPRINKLERED PER NFPA 13)	1020.5, EXCEPTION 2
MINIMUM NUMBER OF EXITS	2 (R2 > 10 OCC, >125' TRAVEL DISTANCE)	1006, 1006.2.1
ACCESSIBLE ELEVATOR	ONE REQUIRED	1009.2.1
RAMPS		
SLOPE	1:12 (MEANS OF EGRESS) 1:8 (OTHER)	1012.2
RAMPS FOR THE HANDICAPPED	30" HEIGHT MAX. , 36" MIN WIDTH	1012.5, 1012.6
LANDINGS	60 x 60, 36 x 36 IN R2 DWELLING, SLEEPING UNITS	1012.6
AISLES AND SEATING	28" MIN. (NON-PUBLIC)	1018
AISLES AND SEATING FOR HANDICAPPED	WIDTH PER 1005.1 OCC, WIDTH PER 1020.2	1018.2

GENERAL NOTES - CODE PLAN

A. ALL STRUCTURAL STEEL BEARING MEMBERS WILL NEED TO BE PROTECTED WITH SPRAY APPLIED FIREPROOFING - 1 HR. - COLUMNS (IFRM) / BEAMS (SFRM). THIS DOES NOT INCLUDE CANOPY CONSTRUCTION.
B. CANOPY CONSTRUCTION TO INCLUDE NON-COMBUSTIBLE MATERIALS AND/OR FIRE-RETARDANT TREATED WOOD.
C. PROVIDE CODE REQUIRED TWO-WAY COMMUNICATION SYSTEM AT THE LOBBIES SERVING THE ELEVATORS ON FLOORS 2-5.
D. WHEN BUILDING IS NEARING COMPLETION, CONTRACTOR TO COORDINATE EFFORTS TO HAVE THE BUILDING TESTED TO DETERMINE IF AN EMERGENCY RESPONDER RADIO SYSTEM IS REQUIRED. IF SYSTEM IS REQUIRED, PROVIDE AND INSTALL PER SECTION 510 OF THE OHIO FIRE CODE.
E. CONTRACTOR TO KEEP A SET OF APPROVED CONSTRUCTION DOCUMENTS AT THE WORK SITE, ALONG WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PRODUCT INFORMATION AND SHALL BE AVAILABLE FOR USE AND REFERENCE BY THE BUILDING OFFICIAL AT ALL TIMES WHILE SUCH WORK IS IN PROGRESS.

(#) CODED NOTE LEGEND

1. 2 HOUR RATED EXIT STAIR OR ELEVATOR ENCLOSURE.
2. TACTILE EXIT SIGN, SEE G011 FOR DIMENSIONS
3. FLOOR IDENTIFICATION SIGN, SEE G300 FOR DIMENSIONS
4. 1 HOUR RATED SEPARATION WALL / FIRE BARRIER.
5. 1 HOUR RATED WOOD TRUSS FLOOR/CEILING ASSEMBLY PER UL L521.
6. 1 HOUR RATED WOOD TRUSS ROOF/CEILING ASSEMBLY PER UL P522.
7. FIRE EVACUATION SIGN, SEE G300 FOR DIMENSIONS
8. 2 HOUR RATED FIRE BARRIER
9. 2 HOUR RATED SHAFT WALL, PER ASSEMBLY UL U438
10. EXTERIOR WALL RATINGS WHERE SHOWN ON FLOOR PLANS
11. ROOF ACCESS LADDER
12. ROOF HATCH
13. FIRE ALARM ANNUNCIATOR PANEL
14. MAX OCCUPANCY SIGN, SEE G300 FOR DIMENSIONS
15. EMERGENCY KEY CABINET (KNOX BOX)
16. PROVIDE 1 HOUR INTUMESCENT PANT TO EXPOSED STRUCTURAL COLUMN, PER UL X673
17. ELEVATOR SMOKE CONTAINMENT SYSTEM ABOVE BOTH ELEVATORS
18. PROVIDE 1 HOUR FIRE PROOFING SPRAY PER UL X854
19. PROVIDE 2 HOUR INTUMESCENT PANT TO EXPOSED STRUCTURAL COLUMN, PER UL X673
20. PROVIDE 2 HOUR FIRE PROOFING SPRAY PER UL X854
21. RESTROOM SIGNAGE (TYPE A), SEE G300

FIRE EQUIPMENT LEGEND

FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER AND CABINET
FEVC	FIRE EXTINGUISHER / VALVE CABINET
FVC	FIRE DEPARTMENT / VALVE CABINET

RATED WALL LEGEND

- NEW NON-RATED PARTITION / NON-RATED SMOKE RESISTIVE PARTITION
- NON-RATED BEARING WALL
- 1 HOUR DEMISING / 1/2 HOUR CORRIDOR FIRE PARTITION
- 2 HOUR RATED EXTERIOR BEARING WALL (INTERIOR EXPOSURE) (UL# U349)
- 2 HOUR RATED FIRE BARRIER TO DECK
- 1 HOUR RATED FIRE BARRIER TO DECK

OCCUPANCY TAGS

STAIR

OCCUPANT FLOW	0.0
WIDTH (IN)	0"
FACTOR (IN/OCC)	0.30
EGRESS CAPACITY	0.0

DOOR

OCCUPANT FLOW	0
WIDTH (IN)	0"
FACTOR (IN/OCC)	0.2
EGRESS CAPACITY	XXX

GENERAL FUNCTION
SPECIFIC FUNCTION
OCCUPANT AREA SF → XXXX | XXXX ← OCCUPANT LOAD

#	DATE	CHANGE DESCRIPTION
1	03/09/2026	ADDENDUM 001
2	03/17/2026	ADDENDUM 002
3	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:
CODE DATA

STATE OF OHIO — JAY W. BOONE — 10740 — REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026
25003
G100
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 3:15:08 PM
FILE INFO: Autodesk Docs://25003 CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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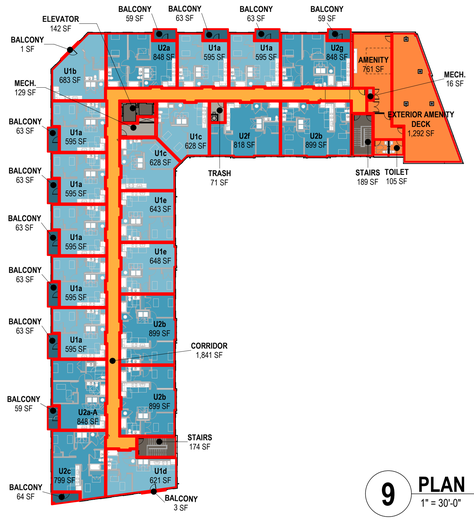
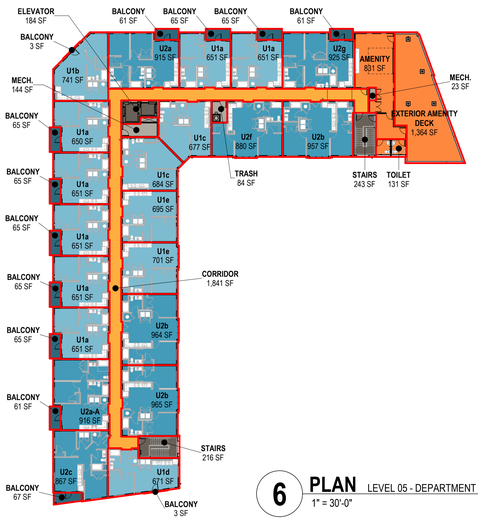


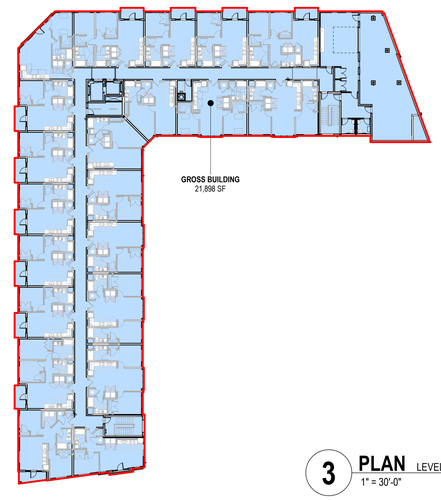
9 **PLAN** LEVEL 05 - NET AREA
1" = 30'-0"

LEVEL	AREA
C.A. CIRCULATION	
LEVEL 01	1,051 SF
LEVEL 02	1,867 SF
LEVEL 03	1,867 SF
LEVEL 04	1,867 SF
LEVEL 05	1,841 SF
	8,493 SF
C.A. PUBLIC	
LEVEL 01	2,684 SF
LEVEL 05	2,158 SF
	4,842 SF
LIMITED C.A.	
LEVEL 01	403 SF
LEVEL 02	760 SF
LEVEL 03	768 SF
LEVEL 04	769 SF
LEVEL 05	685 SF
	3,384 SF
MAJOR VERTICAL PENETRATION	
LEVEL 01	502 SF
LEVEL 02	505 SF
LEVEL 03	505 SF
LEVEL 04	505 SF
LEVEL 05	504 SF
	2,520 SF
RESIDENTIAL	
LEVEL 01	8,943 SF
LEVEL 02	17,005 SF
LEVEL 03	17,022 SF
LEVEL 04	17,022 SF
LEVEL 05	14,874 SF
	74,867 SF
RETAIL	
Not Placed	0 SF
LEVEL 01	5,627 SF
	5,627 SF
SUPPORT	
LEVEL 01	981 SF
LEVEL 02	200 SF
LEVEL 03	200 SF
LEVEL 04	200 SF
LEVEL 05	215 SF
	1,796 SF
TOTAL	101,529 SF



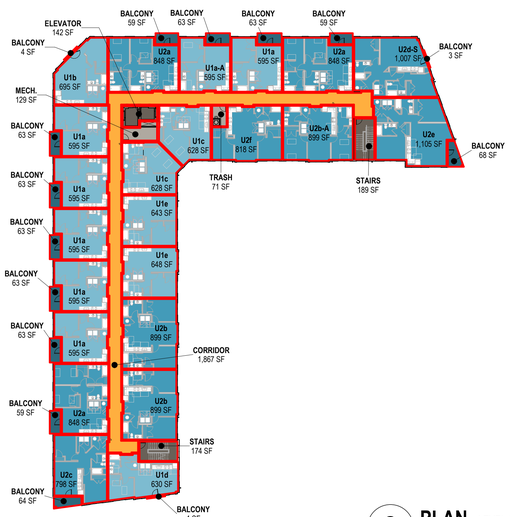
6 **PLAN** LEVEL 05 - DEPARTMENT GROSS AREA
1" = 30'-0"

LEVEL	AREA
C.A. CIRCULATION	
LEVEL 01	1,050 SF
LEVEL 02	1,867 SF
LEVEL 03	1,867 SF
LEVEL 04	1,867 SF
LEVEL 05	1,841 SF
	8,491 SF
C.A. PUBLIC	
LEVEL 01	2,917 SF
LEVEL 05	2,326 SF
	5,244 SF
LIMITED C.A.	
LEVEL 01	443 SF
LEVEL 02	782 SF
LEVEL 03	782 SF
LEVEL 04	786 SF
LEVEL 05	708 SF
	3,501 SF
MAJOR VERTICAL PENETRATION	
LEVEL 01	643 SF
LEVEL 02	641 SF
LEVEL 03	641 SF
LEVEL 04	641 SF
LEVEL 05	643 SF
	3,209 SF
RESIDENTIAL	
LEVEL 01	9,827 SF
LEVEL 02	18,390 SF
LEVEL 03	18,394 SF
LEVEL 04	18,394 SF
LEVEL 05	16,116 SF
	81,120 SF
RETAIL	
Not Placed	0 SF
LEVEL 01	5,938 SF
	5,938 SF
SUPPORT	
LEVEL 01	1,139 SF
LEVEL 02	228 SF
LEVEL 03	228 SF
LEVEL 04	228 SF
LEVEL 05	252 SF
	2,075 SF
TOTAL	109,577 SF

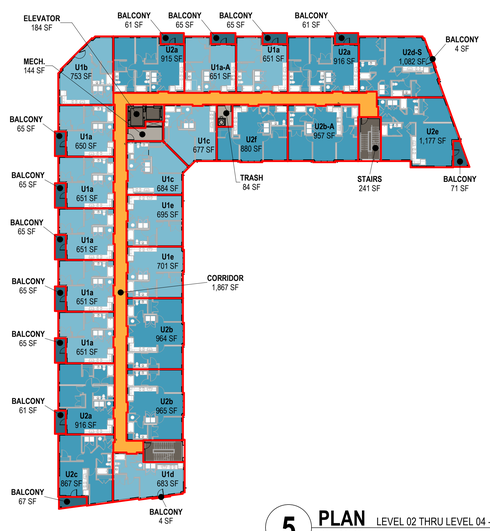


3 **PLAN** LEVEL 05 - GROSS BUILDING AREA
1" = 30'-0"

NAME	AREA
LEVEL 01	
GROSS BUILDING-B	6,141 SF
GROSS BUILDING-R-2	15,815 SF
LEVEL 02	
GROSS BUILDING	21,899 SF
LEVEL 03	
GROSS BUILDING	21,911 SF
LEVEL 04	
GROSS BUILDING	21,911 SF
LEVEL 05	
GROSS BUILDING	21,898 SF
GRAND TOTAL	109,576 SF



8 **PLAN** LEVEL 02 THRU LEVEL 04 - NET AREA
1" = 30'-0"

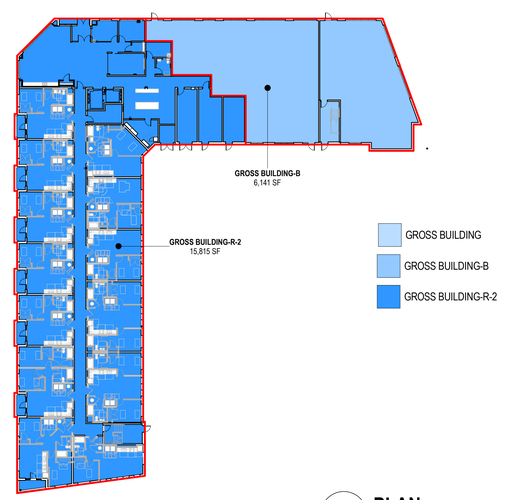


5 **PLAN** LEVEL 02 THRU LEVEL 04 - GROSS DEPARTMENT AREA
1" = 30'-0"

2 **PLAN** LEVEL 02 THRU LEVEL 04 - GROSS BUILDING AREA
1" = 30'-0"

7 **PLAN** LEVEL 01 - NET AREA
1" = 30'-0"

4 **PLAN** LEVEL 01 - DEPARTMENT GROSS AREA
1" = 30'-0"



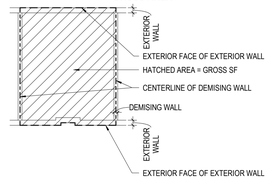
1 **PLAN** LEVEL 01 - GROSS BUILDING AREA
1" = 30'-0"

GENERAL NOTES - AREA PLANS

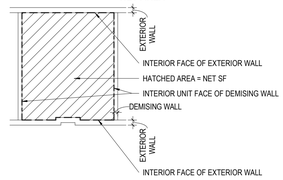
A. THIS SHEET IS AVAILABLE IN COLOR UPON REQUEST.
B. REFER TO OVERALL FLOOR PLANS AND ENLARGED UNIT PLANS FOR ADDITIONAL INFORMATION.
C. REFER TO SHEET A001 FOR ARCHITECTURAL SITE PLAN.

AREA PLAN LEGEND

GROSS AREA



NET AREA



#	DATE	CHANGE DESCRIPTION
1	03/09/2026	ADDENDUM 001

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

AREA PLANS

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT
JAY W. BOONE, I.C. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

G102

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 3:15:25 PM
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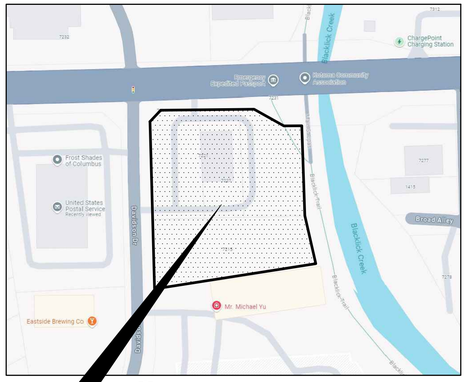
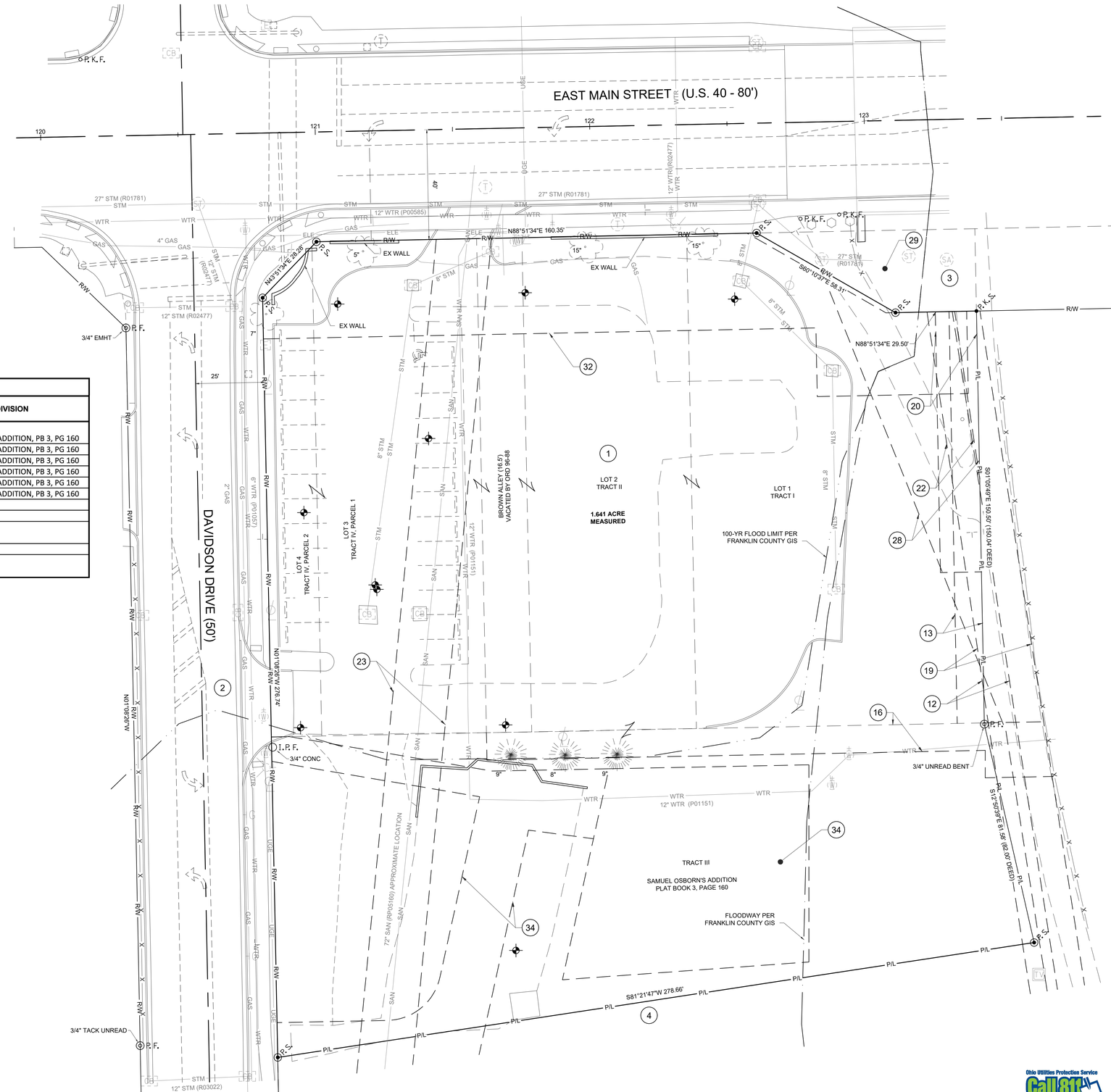


LOT 30
SECTION 18
TOWNSHIP 16 NORTH,
RANGE 20 WEST
REFUGEE LANDS
CITY OF REYNOLDSBURG
COUNTY OF FRANKLIN
STATE OF OHIO



PARCEL DATA						
CODED NOTE	PARCEL ID	OWNER	INSTRUMENT	DESCRIPTION	ACREAGE/LOT #	SUBDIVISION
1	060-000959	CITY OF REYNOLDSBURG	INSTR# 202107290133946	TRACT I	LOT 1	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000992			Tract III	LOT 2	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000992		VACATED BY ORD 96-88		EAST 1/2 16 1/2 ALLEY	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000955		VACATED BY ORD 96-88		WEST 1/2 16 1/2 ALLEY	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000955			TRACT IV, PARCEL 1	LOT 3	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000955			TRACT IV, PARCEL 2	LOT 4	SAMUAL OSBORN'S ADDITION, PB 3, PG 160
	060-000954			TRACT III		
				TOTAL	1.642	
2	R/W	CITY OF REYNOLDSBURG	OR 11890C02		1.295	
3	R/W	STATE OF OHIO	OR 32297H09		0.017	
4	060-009290	CITY OF REYNOLDSBURG	INSTR # 201609080120572		10.571	

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WEST RIGHT OF WAY OF DAVIDSON AVENUE HAVING A BEARING OF NORTH 01°08'26" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

SOURCE DOCUMENTS AND AUDITOR'S PARCEL NUMBERS ARE SHOWN ON PLAT.

SUPPORTING DOCUMENTS:

ZONING INFORMATION: NO ZONING REPORT PROVIDED BY OWNER.

THIS ALTA EXHIBIT IS BASED ON THE TITLE COMMITMENT NUMBER GLW2401265 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN COMMITMENT DATE OF JULY 18, 2024 AT 6:59 A.M.

SURVEYOR'S CERTIFICATE:

TO*:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B1), 7(C), 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 2024.

DATE OF PLAT OR MAP: 10/04/2024

CW Design Group
CIVIL ENGINEERING | LAND SURVEYING
PHONE: 614-846-9279
972 Linkfield Drive
Worthington, Ohio 43085

Preliminary
10/10/2024 4:18:38 PM

CHARLES A. WAGNER, S-8091 DATE
CW DESIGN GROUP, LLC

Ohio Utilities Protection Service
Call 811 before you dig

ALTA/NSPS LAND TITLE SURVEY

E MAIN ST
REYNOLDSBURG, OH

1
3

[D:]Project2024\24024\Drawing\xBase.dwg - October 10, 2024 @ 4:17pm - © 2024

EXHIBIT A:

TRACT I:

SITUATED IN THE COUNTY OF FRANKLIN IN THE STATE OF OHIO AND IN THE CITY OF REYNOLDSBURG. BEING LOT NO. 1 (ONE) IN THE OSBORN ADDITION TO THE TOWN OF REYNOLDSBURG, OHIO, AS THE SAME IS RECORDED IN THE RECORDER'S OFFICE, IN FRANKLIN COUNTY, OHIO, IN BOOK NO. 65, PAGES 261 AND 262, SAID LOT BEING A PART OF LOT (NO. 30) THIRTY, ON THE WEST HALF OF SECTION EIGHTEEN (18), TOWNSHIP SIXTEEN (16), RANGE TWENTY (20), BEGINNING ON THE EAST LINE OF A TRACT OF LAND DEEDED BY SAMUEL GAVER AND WIFE TO SAMUEL OSBORN DATED MAY 4TH, 1844, AND WHERE SAID EAST LINE INTERSECTS THE SOUTH SIDE OF THE NATIONAL ROAD ON THE WEST SIDE OF BLACKLICK BRIDGE, THENCE WEST ON THE SOUTH SIDE OF THE NATIONAL ROAD, ONE HUNDRED AND FIVE (105) FEET, THENCE SOUTH ONE HUNDRED AND EIGHTY (180) FEET, THENCE EAST ONE HUNDRED AND FIVE (105) FEET, THENCE NORTH ONE HUNDRED AND EIGHTY (180) FEET, TO THE PLACE OF BEGINNING BEING THE SAME PREMISES DESCRIBED AS LOT (NO. 1) (ONE) IN OSBORN ADDITION AND DEEDED BY NOAH CONKLE AND ANNA D. CONKLE, TO LORRETTA MORRISON ON THE 19TH DAY OF OCTOBER A.D. 1893, AND FOUND RECORDED IN BOOK 326, PAGES 90 & 91 IN THE RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO, AND FROM THEM TO DAVID W. ROLTZ AS RECORDED IN BOOK 326, PAGES 90 AND 91, IN RECORDER'S OFFICE OF FRANKLIN COUNTY, OHIO.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL (O.R. 32297H09):

SITUATED IN THE CITY OF REYNOLDSBURG, TOWNSHIP OF TRURO, COUNTY OF FRANKLIN, STATE OF OHIO, AND IN SECTION 18, TOWN 16 N, RANGE 20 W, AND BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 2 WD

BEING A PART OF LOT 1 OF SAMUEL OSBORN'S ADDITION AND PART OF A 11.548 ACRE TRACT OF LAND LYING ON THE RIGHT SIDE OF THE

CENTERLINE OF A SURVEY MADE FOR THE DEPARTMENT OF TRANSPORTATION, AND RECORDED IN BOOK , PAGE _____ OF THE RECORDS OF FRANKLIN COUNTY AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THEREOF:

COMMENCING AT A MONUMENT BOX FOUND AT THE INTERSECTION OF U.S.R. 40 AND HAFT STREET, BEING CENTERLINE OF SURVEY STATION 116+27.37;

THENCE NORTH 89°00'00" EAST, 632.63 FEET ALONG THE CENTERLINE OF SURVEY FOR U.S.R. 40 TO A POINT, BEING CENTERLINE OF SURVEY STATION 122+60;

THENCE SOUTH 1°00'00" EAST, 40.00 FEET TO AN IRON PIN SET IN THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40, THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF LOT 1 OF SAMUEL OSBORN'S ADDITION AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 3, PAGE 160 OF THE FRANKLIN COUNTY RECORDER'S OFFICE, BEING 40.00 FEET RIGHT OF STATION 122+60 AND ALSO BEING THE PLACE OF BEGINNING;

THENCE NORTH 89°00'00" EAST, 193.59 FEET ALONG THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 AND THE GRANTOR'S NORTHERLY PROPERTY LINE TO AN IRON PIN SET AT THE GRANTOR'S NORTHEASTERLY PROPERTY CORNER, PASSING THE NORTHEASTERLY CORNER OF LOT 1 OF SAMUEL OSBORN'S ADDITION AT 79.50 FEET, BEING 40.00 FEET RIGHT OF STATION 124+53.59 AND ALSO BEING THE NORTHWESTERLY PROPERTY CORNER OF NORTHERN TRADING COMPANY, TRUSTEE (OR 7617, PG. 107);

THENCE SOUTH 15°00'00" WEST, 31.21 FEET ALONG THE GRANTOR'S EASTERLY PROPERTY LINE AND THE WESTERLY PROPERTY LINE OF THE NORTHERN TRADING COMPANY, TRUSTEE (OR 7617, PG. 107) TO AN IRON PIN SET IN THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40, BEING 70.00 FEET RIGHT OF STATION 124+44.99;

THENCE SOUTH 89°00'00" WEST, 134.99 FEET ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 TO AN IRON PIN SET AT AN ANGLE POINT, BEING 70.00 FEET RIGHT OF STATION 123+10;

THENCE NORTH 60°02'10" WEST, 58.31 FEET ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE FOR U.S.R. 40 TO THE PLACE OF BEGINNING.

CONTAINING 0.113 ACRES, MORE OR LESS, OF WHICH THE PRESENT ROAD OCCUPIES 0.014 ACRES, BEING 0.038 ACRES IN LOT 1 OF SAMUEL OSBORN'S ADDITION OF WHICH THE PRESENT ROAD OCCUPIES 0.014 ACRES (RECORDED FOR EASEMENT IN D.B. 2758, PAGE 78-80 IN THE FRANKLIN COUNTY RECORDER'S OFFICE) AND 0.075 ACRES IN A 11.548 ACRE TRACT OF WHICH THE PRESENT ROAD OCCUPIES 0.000 ACRES TAKE IS FROM AUDITOR'S PARCEL NO. 060-959.

BASIS OF BEARING: THE CENTER LINE OF U.S. 40 IS NORTH 89°00'00" EAST.

PARCEL NUMBER: 060-000959-00

PRIOR INSTRUMENT NUMBER: 201007020083835

7221 EAST MAIN STREET, REYNOLDSBURG, OHIO

TRACT II:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND CITY OF REYNOLDSBURG. BEING LOT NUMBER TWO (2) OF SAMUEL OSBORN'S ADDITION TO THE VILLAGE OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST GRANTOR MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF REYNOLDSBURG, OHIO, BY ORDINANCE NO. 96-88 ON DECEMBER 12, 1988.

PARCEL NUMBER: 060-000992-00

PRIOR INSTRUMENT NUMBER: 201009150119933

TRACT III:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, IN HALF SECTION 30, SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING PART OF THOSE TRACTS OF LAND CONVEYED TO NANCE FAMILY LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201009270125986 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A MAGNETIC NAIL SET AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (U.S. 40) (80 FEET WIDE) AND DAVIDSON DRIVE (50 FEET WIDE, OFFICIAL RECORD 11890C20);

THENCE SOUTH 01° 07' 33' EAST, WITH THE CENTERLINE OF SAID DAVIDSON DRIVE, A DISTANCE OF 220.00 FEET TO A POINT;

THENCE NORTH 88° 52' 27" EAST, CROSSING SAID DAVIDSON DRIVE, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID DAVIDSON DRIVE, IN THE SOUTHERLY LINE OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN PLAT BOOK 3, PAGE 160, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION:

THENCE NORTH 88° 52' 57" EAST, WITH SAID SOUTHERLY LINE, A DISTANCE OF 259.85 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LOT 1 OF SAID "SAMUEL OSBORN'S ADDITION", IN A WESTERLY LINE OF THAT 10.571 ACRE TRACT CONVEYED TO THE CITY OF REYNOLDSBURG BY DEED OF RECORD IN INSTRUMENT NUMBER 201609080120572;

THENCE SOUTH 12° 41' 04" EAST, WITH SAID WESTERLY LINE, A DISTANCE OF 82.01 FEET TO AN IRON PIN SET AT A CORNER THEREOF;

THENCE SOUTH 81° 22' 14" WEST, WITH A NORTHERLY LINE OF SAID 10.571 ACRE TRACT, A DISTANCE OF 278.67 FEET TO A MAGNETIC NAIL SET IN SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 01° 07' 33" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.74 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.610 ACRE OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS PER NAD83 (1986 ADJUSTMENT). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS REYNOLDSBURG AND HOWELL2. A BEARING OF NORTH 88° 52' 27" EAST WAS HELD FOR A SECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. 40).

THIS DESCRIPTION IS BASED ON DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2016.

PARENT PARCEL NUMBER: 060-000954-00

PRIOR INSTRUMENT NUMBER: 201801030000638

TRACT IV:

PARCEL 1:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG. BEING LOT NUMBER THREE (3) OF SAMUEL OSBORN'S ADDITION TO THE VILLAGE OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

TOGETHER WITH ANY AND ALL INTEREST GRANTOR MAY HAVE IN THAT PORTION OF RIGHT OF WAY AS VACATED BY THE CITY OF REYNOLDSBURG, OHIO, BY ORDINANCE NO. 96-88 ON DECEMBER 12, 1988.

PARCEL NUMBER: 060-000955-00

PRIOR INSTRUMENT NUMBER: 201009270125986

PARCEL 2:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF REYNOLDSBURG, IN HALF SECTION 30, SECTION 18, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING COMPRISED OF PART OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN DEED BOOK 32, PAGE 376 AND PLAT BOOK 3, PAGE 160 PART OF THOSE TRACTS OF LAND CONVEYED TO NANCE FAMILY LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 201009270125986 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A MAGNETIC NAIL SET AT THE CENTERLINE INTERSECTION OF EAST MAIN STREET (U.S. 40) (80 FEET WIDE) AND DAVIDSON DRIVE (50 FEET WIDE, OFFICIAL RECORD 11890C20);

THENCE SOUTH 01° 07' 33" EAST, WITH THE CENTERLINE OF SAID DAVIDSON DRIVE, A DISTANCE OF 220.00 FEET TO A POINT;

THENCE NORTH 88° 52' 27" EAST, CROSSING SAID DAVIDSON DRIVE, A DISTANCE OF 25.00 FEET TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID DAVIDSON DRIVE, IN THE SOUTHERLY LINE OF LOT 4 OF THE SUBDIVISION ENTITLED "SAMUEL OSBORN'S ADDITION", OF RECORD IN PLAT BOOK 3, PAGE 160, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 01° 07' 33" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.00 FEET TO AN IRON PIN SET;

THENCE NORTH 43° 51' 52" EAST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.96 FEET TO AN IRON PIN SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST MAIN STREET, THE NORTHWESTERLY CORNER OF LOT 3 OF SAID "SAMUEL OSBORN'S ADDITION";

THENCE SOUTH 01° 07' 33" EAST, WITH THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 178.35 FEET TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 3;

THENCE SOUTH 88° 52' 27" WEST, WITH THE SOUTHERLY LINE OF SAID "SAMUEL OSBORN'S ADDITION", A DISTANCE OF 18.35 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.071 ACRE OF LAND, MORE OR LESS.

SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS, IF ANY, OF PREVIOUS RECORD.

IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THE BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS PER NAD83 (1986 ADJUSTMENT). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS OF FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS REYNOLDSBURG AND HOWELL2. A BEARING OF NORTH 88° 52' 27" EAST WAS HELD FOR A SECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET (U.S. 40).

THIS DESCRIPTION IS BASED ON DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY PERFORMED IN MAY 2016.

PARCEL NUMBER: 060-000955-00

PRIOR INSTRUMENT NUMBER: 201801030000636

PROPERTY ADDRESS: 7185 E. MAIN STREET, REYNOLDSBURG, OH 43068

SCHEDULE B, PART II – EXCEPTIONS:

1. – 10. DOCUMENTS DO NOT CONTAIN EASEMENTS

11. A. CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO-MIDLAND LIGHT AND POWER COMPANY, DATED MAY 10, 1950, FILED FOR RECORD ON SEPTEMBER 6, 1951, AND RECORDED IN DEED VOLUME 1638, PAGE 350, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: UNABLE TO DETERMINE TRACT OF LAND, NO DEED OR ACREAGE CALLOUTS. ONLY PROVIDES A DISTANCE WITHOUT WIDTHS OR OTHER DIMENSIONS. IF IT IS INTEND FOR THE SUBJECT PARCEL, IT WILL BE CONSIDERED A BLANKET EASEMENT.

    B. MODIFIED BY RELEASE OF EASEMENT DATED JUNE 25, 1969, FILED FOR RECORD ON JULY 28, 1969, AND RECORDED IN DEED VOLUME 2998, PAGE 413, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: RELEASE OF EASEMENT REFERENCES ITEM 11 A. BUT STATES "THE ABOVE CITED RIGHT OF WAY AND EASEMENTS RELEASED AND CANCELLED ONLY INSOFAR AS THEY ENCUMBER A 3.8 ACRE TRACT OWNED BY T.F.A. INVESTMENTS, INC. AND DESCRIBED IN DEED OF RECORD IN DEED VOLUME 2922, PAGE 595". THE 3.8 ACRE TRACT IS NOT LOCATED WITHIN THE SUBJECT PARCEL. CONSULT WITH LEGAL COUNCIL TO DETERMINE WHETHER THE RELEASE OF EASEMENT INCLUDES ITEM 11.A.

12. EASEMENT TO THE VILLAGE (NOW CITY) OF REYNOLDSBURG, OHIO, BY JUDGMENT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 197051, FILED FOR RECORD ON MARCH 8, 1957, AND RECORDED IN DEED VOLUME 2019, PAGE 617, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT. PLEASE NOTE EASEMENT'S SITUATE INDICATES ONLY ENCUMBERING THE 9 ACRE TRACT AND BASED ON LOCATION, IT CROSS LOT 1 ALSO.

13. EASEMENT TO THE VILLAGE (NOW CITY) OF REYNOLDSBURG, OHIO, FOR SEWER LINE, DATED APRIL 5, 1957, FILED FOR RECORD ON JUNE 20, 1957, AND RECORDED IN DEED VOLUME 2041, PAGE 367, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.

14. CONSENT FOR ELECTRIC TRANSMISSION LINE TO OHIO-MIDLAND LIGHT AND POWER COMPANY, DATED APRIL 15, 1958, FILED FOR RECORD ON DECEMBER 5, 1958, AND RECORDED IN DEED VOLUME 2146, PAGE 636, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: UNABLE TO DETERMINE TRACT OF LAND, NO DEED OR ACREAGE CALLOUTS. ONLY PROVIDES A DISTANCE WITHOUT WIDTHS OR OTHER DIMENSIONS. IF IT IS INTEND FOR THE SUBJECT PARCEL, IT WILL BE CONSIDERED A BLANKET EASEMENT.

15. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY, DATED NOVEMBER 29, 1962, FILED FOR RECORD ON DECEMBER 18, 1962, AND RECORDED IN DEED VOLUME 2447, PAGE 634, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.

16. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 1, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 295, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.

17. CONSTRUCTION EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 4, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 297, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.

18. CONSTRUCTION EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED FEBRUARY 6, 1963, FILED FOR RECORD ON FEBRUARY 6, 1963, AND RECORDED IN DEED VOLUME 2457, PAGE 317, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.

19. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, FILED FOR RECORD ON OCTOBER 9, 1964, AND RECORDED IN DEED VOLUME 2598, PAGE 476, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT. PLEASE NOTE EASEMENT'S SITUATE INDICATES ONLY ENCUMBERING THE 9 ACRE TRACT AND BASED ON LOCATION, IT CROSS LOT 1 ALSO.

20. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, FILED FOR RECORD ON OCTOBER 9, 1964. AND RECORDED IN DEED VOLUME 2598, PAGE 480, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.

21. EASEMENT FOR HIGHWAY PURPOSES TO THE STATE OF OHIO, DATED JUNE 15, 1966, FILED FOR RECORD ON AUGUST 30, 1966, AND RECORDED IN DEED VOLUME 2758, PAGE 78, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO PARCEL, FALLS WITHIN RIGHT OF WAY.

22. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED OCTOBER 2, 1970, FILED FOR RECORD ON OCTOBER 6, 1970, AND RECORDED IN DEED VOLUME 3092, PAGE 569, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT.

23. PERMANENT EASEMENT TO THE CITY OF COLUMBUS, OHIO, BY COURT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 81CV-10-5720, DATED FEBRUARY 25, 1982, FILED FOR RECORD ON FEBRUARY 26, 1982, AND RECORDED IN OFFICIAL RECORD VOLUME 1569, PAGE D15, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: PERMANENT EASEMENT APPLIES AND IS SHOWN ON EXHIBIT.

24. TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF COLUMBUS, OHIO, BY COURT ENTRY IN FRANKLIN COUNTY COURT OF COMMON PLEAS CASE NO. 81CV-10-5718, DATED APRIL 23, 1982, FILED FOR RECORD ON APRIL 23, 1982, AND RECORDED IN OFFICIAL RECORD VOLUME 1690, PAGE H05, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL, EXPIRED 1-YEAR AFTER EASEMENT WAS RECORDED ON APRIL 23, 1982.

25. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D03, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.

26. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D06, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.

27. EASEMENT FOR STORM SEWER TO THE CITY OF REYNOLDSBURG, OHIO, DATED JUNE 1, 1988, FILED FOR RECORD ON JULY 7, 1988, AND RECORDED IN OFFICIAL RECORD VOLUME 11890, PAGE D10, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.

28. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED APRIL 18, 1986, FILED FOR RECORD ON MAY 30, 1989, AND RECORDED IN OFFICIAL RECORD VOLUME 13484, PAGE D17, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND APPROXIMATE LOCATION IS SHOWN ON EXHIBIT BASED DUE TO VAGUE DESCRIPTION.

29. RESERVATION FOR INGRESS AND EGRESS CONTAINED IN DEED TO THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1966, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H09, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOCUMENT IS FOR A WARRANTY DEED PARCEL THAT WAS CONVERTED TO RIGHT OF WAY. SINCE IT IS RIGHT OF WAY, THE GRANTOR SHOULD HAVE INGRESS/EGRESS TO THE ROADWAY WITHOUT THE NEED FOR AN EASEMENT.

30. EASEMENT FOR CHANNEL PURPOSES TO THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1996, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H11, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: DOES NOT APPLY TO SUBJECT PARCEL.

31. TEMPORARY RIGHT-OF-WAY AGREEMENT BY AND BETWEEN MURIEL H. NANCE AND THE STATE OF OHIO, DATED JUNE 13, 1996, FILED FOR RECORD ON JUNE 18, 1996, AND RECORDED IN OFFICIAL RECORD VOLUME 32297, PAGE H13, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: TEMPORARY EASEMENT TERMINATED WHEN THE COMPLETED WORK WAS FULLY ACCEPTED BY THE DIRECTOR OF TRANSPORTATION, STATE OF OHIO. NO DOCUMENTATION WAS PROVIDED INDICATING ACCEPTANCE BY DIRECTOR.

32. EASEMENT TO THE CITY OF REYNOLDSBURG, OHIO, DATED MARCH 15, 2006, FILED FOR RECORD ON JULY 24, 2006, AND RECORDED AS INSTRUMENT NO. 200607240144155, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: APPLIES AND IS SHOWN ON EXHIBIT. PLEASE NOTE THERE IS A DISCREPANCY BETWEEN THE EAST LINE OF THE EASEMENT AND THE EAST PROPERTY LINE.

N

0 U.S. SURVEY FEET

ALTA/NSPS LAND TITLE SURVEY

E MAIN ST
REYNOLDSBURG, OH

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[D:\Project\2024\24002\4\Drawing\xBase.dwg - October 10, 2024 @ 4:17pm - ® 2024

33. CROSS ACCESS EASEMENT AGREEMENT BY AND AMONG LRES INVESTMENTS, LLC, MARCEL J. DANEAULT AND SHERRY J. DANEAULT, SAINATO PHARMACY, INC., AND WILLIAM N. HADLER, AGENT FOR THE MURIEL H. NANCY DECLARATION OF TRUST DTD JULY 28, 1999, DATED MAY 9, 2005, FILED FOR RECORD ON JULY 24, 2006, AND RECORDED AS INSTRUMENT NO. 200607240144163, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: MISSING EXHIBITS A THRU D, UNABLE TO DETERMINE IF EASEMENT APPLIES.

34. MEMORANDUM OF LAND LEASE AGREEMENT BY AND BETWEEN DOROTHEA N. HADLER AND NANCY BRUBAKER-MEYER, SUCCESSOR TRUSTEES UNDER THE MURIEL H. NANCE DECLARATION OF TRUST, DATED JULY 28, 1999, AS LESSOR, AND NEW PAR, A DELAWARE PARTNERSHIP, D/B/A VERIZON WIRELESS, AS LESSEE, DATED JULY 8, 2009, FILED FOR RECORD ON JULY 15, 2009, AND RECORDED AS INSTRUMENT NO. 200907150103370, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. SURVEYOR'S NOTE: IF LEASE IS STILL VALID, LAND SPACE AND RIGHT OF WAY AREAS APPLY AND IS SHOWN ON EXHIBIT.

35. – 36. DOCUMENTS DO NOT CONTAIN EASEMENTS

TABLE A – OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS:

1. MONUMENTS WERE FOUND OR PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY.

2. PROPERTY ADDRESS: 7185 EAST MAIN STREET, REYNOLDSBURG, OHIO 43068 PER TITLE COMMITMENT.

3. FLOOD ZONE CLASSIFICATION: PORTIONS OF THE PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 39049C0358K WITH AN EFFECTIVE OF 06/17/2008:

   A. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE OF FLOODPLAIN.
   B. ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
   C. ZONE AE – SPECIAL FLOOD HAZARD ZONE REGULATORY FLOODWAY.
   D. ZONE AE – SPECIAL FLOOD HAZARD ZONE WITH BFE OR DEPTH.

4. GROSS LAND AREA: RECORD: 1.642 ACRES; MEASURED: 1.641 ACRES

6. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. SURVEYOR'S NOTE: NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR.

6. (B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. SURVEYOR'S NOTE: NO ZONING REPORT OR LETTER PROVIDED TO SURVEYOR.

7. (A) EXTERIOR OF BUILDINGS AT GROUND LEVEL ARE SHOWN – NO BUILDINGS

7. (B1) SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL ARE DIMENSIONED. – NO BUILDINGS

7. (C) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE ARE SHOWN TO THE NEAREST 0.1 FOOT PLUS OR MINUS. – NO BUILDINGS.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE DEPICTED HEREON.

9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES:

   STANDARD SPACES: 25
   ADA SPACES: 1

10. AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. SURVEYOR'S NOTE: NO CERTAIN DIVISION OR PARTY WALLS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:

    (A) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
    (B) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST

    NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS AS OF OCTOBER 4, 2024.

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.

16. THERE IS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. THERE IS NOT EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. SURVEYOR'S NOTE: OFFSITE EASEMENTS IF APPLICABLE, ARE SHOWN ON EXHIBIT BASED ON SECTION BII OF THE TITLE COMMITMENT.

SURVEY NOTES:

1. PARCEL HAS DIRECT ACCESS TO DEDICATED PUBLIC STREETS OR HIGHWAYS – EAST MAIN STREET AND DAVIDSON AVENUE.

2. NOTE TO THE CLIENT, INSURER, AND LENDER – THE OHIO UTILITY PROTECTION SERVICES (OUPS) WAS CONTACTED TO REQUEST LINE MARKINGS (A422704480-00A) AND PRE-PLANNING/DESIGN INFORMATION (B422701819-00B) ON AUGUST 14, 2024 TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. IN THE EVENT THE UTILITIES ARE NOT MARKED BY THE UTILITY COMPANIES AFTER THE TIME REQUIRED BY OHIO LAW OR WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, IT WILL BE NECESSARY FOR THE CLIENT TO HIRE A SPECIALIZED CONSULTANT TO PERFORM THE SUBSURFACE UTILITY ENGINEERING (S.U.E.) TO LOCATE THE UTILITIES.

3. PARCEL IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS OF RECORD AND OTHER ENFORCEABLE ENCUMBRANCES.

4. THIS SURVEY IS THE PROPERTY OF CW DESIGN GROUP, LLC AND IS SUBJECT TO THE FEDERAL COPYRIGHT ACT AND DIGITAL MILLENNIUM COPYRIGHT ACT. ANY REUSE OR DISTRIBUTION TO THIRD PARTIES WITHOUT SUCH EXPRESS WRITTEN PERMISSION OR PROJECT-SPECIFIC ADAPTATION BY CONSULTANT IS PROHIBITED AND WILL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY TO CONSULTANT OR ITS EMPLOYEES. CLIENT SHALL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY, AND HOLD HARMLESS CONSULTANT FROM AND AGAINST ANY AND ALL COSTS, EXPENSES, FEES, LOSSES, CLAIMS, DEMANDS, LIABILITIES, SUITS, ACTIONS, AND DAMAGES WHATSOEVER ARISING OUT OF OR RESULTING FROM SUCH UNAUTHORIZED REUSE OR DISTRIBUTION.

5. ENCROACHMENTS

   WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT:

   A. THERE IS NO EVIDENCE OF DRIVEWAYS, ALLEYS, OR OTHER WAYS OF ACCESS FROM ADJOINING PROPERTIES ONTO THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

   B. THERE IS EVIDENCE OF STRUCTURAL APPURTENANCES OR PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK BY OR ONTO ADJOINING PROPERTY, OR ONTO RIGHTS OF WAY, EASEMENTS, OR SETBACK LINES DISCLOSED IN DOCUMENTS PROVIDED TO BY THE SURVEYOR.

      1. WALLS LOCATED ALONG THE NORTH PARCEL EXTEND INTO RIGHT OF WAY.

   C. THERE IS EVIDENCE OF AT-GRADE OR ABOVE-GRADE UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK OF THE SURVEYED PROPERTY THAT SERVE ADJOINING PROPERTIES OR RIGHT OF WAYS IN THE ABSENCE OF AN EASEMENT.

      1. 12" WATER LINE CROSSING PARCEL – CITY OF REYNOLDSBURG PROVIDED RECORD PLAN P01151_001 SHOWING A PROPOSED 10' WATER LINE EASEMENT AND AN EXISTING 10' & 16' WATERLINE EASEMENT TO BE VACATED. NO EASEMENT WERE FOUND IN TITLE COMMITMENT FOR THE PROPOSED OR EXISTING TO BE VACATED.

N

0 U.S. SURVEY FEET

ALTA/NSPS LAND TITLE SURVEY

E MAIN ST
REYNOLDSBURG, OH

2
3

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CONTOUR EXHIBIT

E MAIN ST
REYNOLDSBURG, OH

1
3

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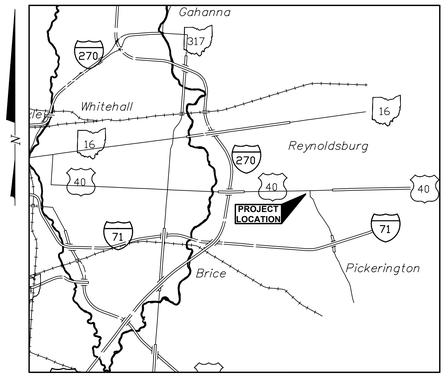
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PLOT GRADE UTILITY PLANS
FOR
CMHA - THE HEIGHTS ON MAIN
2026



LOCATION MAP
(NOT TO SCALE)

ESTIMATE OF QUANTITIES			
ITEM	QUANTITY	UNIT	ITEM DESCRIPTION
202	1,600	SF	WALK REMOVED
202	600	SF	BRICK WALK REMOVED
202	170	LF	CURB & GUTTER REMOVED
202	45	SY	PAVEMENT REMOVED
608	1,400	SF	BRICK WALK (STD. DWG. R-24)
608	1,400	SF	4" CONCRETE WALK
801	118	LF	6 INCH WATER PIPE AND FITTINGS
801	256	LF	12 INCH WATER PIPE AND FITTINGS
802	2	EA	6 INCH VALVE AND APPURTENANCES
802	1	EA	12 INCH VALVE AND APPURTENANCES
808	1	EA	12 INCH WATER MAIN ABANDONED
809	2	EA	FIRE HYDRANT

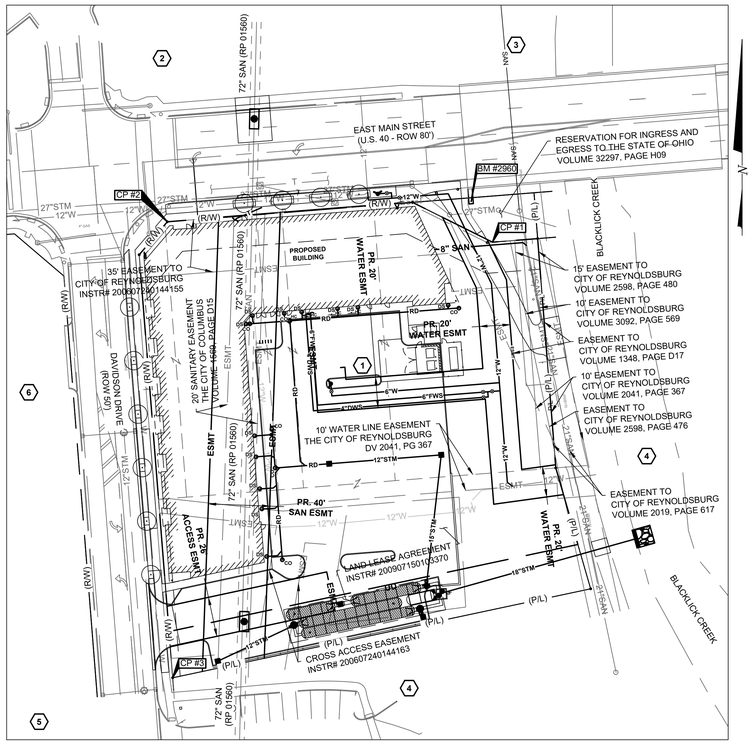
PROPERTY OWNERS				
X	OWNER NAME	PARCEL	ACREAGE	ADDRESS
1				
2	VILLAGE OF REYNOLDSBURG	060-001331	25.92	7232 - 7240 E. MAIN STREET
3	REYNOLDSBURG CITY SCHOOL DISTRICT	060-008619	0.81	7244 E. MAIN STREET
4	CITY OF REYNOLDSBURG	060-009290	10.58	1470 DAVIDSON DRIVE
5	BREWING PROPERTIES LLC	060-009291	1.04	1421 DAVIDSON DRIVE
6	OHIO POSTAL HOLDINGS LLC	060-009298	1.35	7185 E. MAIN STREET

CONTROL POINTS				
No.	Northing	Easting	Elevation	Description
1	712216.9770	1883195.8560	858.938	CONTROL POINT #1
2	712242.8060	1882984.8800	860.623	CONTROL POINT #2
3	711945.7050	1882970.8060	856.973	CONTROL POINT #3

BENCHMARKS				
No.	Northing	Easting	Elevation	Description
2960	712244.2340	1883183.4560	862.455	BENCHMARK

BASIS OF BEARING:
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE WEST RIGHT OF WAY OF DAVIDSON AVENUE HAVING A BEARING OF NORTH 01°08'26" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

SOURCE DOCUMENTS AND AUDITOR'S PARCEL NUMBERS ARE SHOWN ON THE PLAT.



INDEX MAP
1"=40'

OWNER/DEVELOPER
COLUMBUS METROPOLITAN
HOUSING AUTHORITY
880 EAST 11TH AVENUE
COLUMBUS, OH 43211

CONTACT: MIKE WAGNER
P: 614-813-4911
EMAIL: MWAGNER@CMHANET.COM

ENGINEER
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
COLUMBUS, OH 43215

CONTACT: ERIC WALSH
P: 614-487-1650
EMAIL: ERIC.WALSH@KORDA.COM

SHEET INDEX	
CONSTRUCTION DOCUMENTS	DESCRIPTION
C0.00	PLOT GRADE UTILITY TITLE SHEET
C0.01	DEMOLITION PLAN
C0.02	GENERAL NOTES
C1.01	SITE PLAN
C1.02	STAKING DETAILS
C2.01	GRADING & STORM SEWER PLAN
C2.02	STORM DETAILS
C2.03	STORM DETAILS
C2.04	STORM DETAILS
C2.05	EROSION & SEDIMENT CONTROL PLAN
C2.06	EROSION DETAILS
C2.07	STORM PROFILES
C2.08	GRADING DETAILS
C3.01	SITE UTILITY PLAN
C3.02	UTILITY PROFILE
C4.01	SANITARY TITLE SHEET
C4.02	SANITARY GENERAL NOTES
C4.03	SANITARY PLAN AND PROFILE
C4.04	SANITARY DETAILS
C4.05	MAINTENANCE OF TRAFFIC NOTES
C4.06	MAINTENANCE OF TRAFFIC
C4.07	DETOUR PLAN
C5.01	AERIAL TRUCK MANEUVERABILITY PLAN
L0.01	TREE SURVEY PLAN
L1.01	LANDSCAPE PLAN
L1.02	SITE DETAILS
A470	DUMPSTER ENCLOSURE
1 of 1	PHOTOMETRIC PLAN
1/3	ALTA/NSPS LAND TITLE SURVEY
2/3	ALTA/NSPS LAND TITLE SURVEY
3/3	ALTA/NSPS LAND TITLE SURVEY

PARKING REQUIREMENTS:
RESIDENTIAL USES: 1 SPACE/UNIT (103 UNITS) = 103 PARKING SPACES
GROUND FLOOR OTHER USES < 3,000 SF: 0 PARKING SPACES
GROUND FLOOR OTHER USES >= 3,000 SF: 1 SPACE/400SF (3,753 SF) = 10 PARKING SPACES
PARKING REQUIRED = 113
ADA PARKING REQUIRED = 4
PARKING REDUCTION = 30% (79.1 PARKING SPACES)
PARKING PROVIDED ON SITE = 80
ADA PARKING PROVIDED ON SITE = 4
SHARED PARKING = 2 (YMCA)
TOTAL PARKING PROVIDED = 82

BICYCLE PARKING PROVIDED: 5 RACKS @ 2 BICYCLES PER RACK = 10

SITE DATA TABLE	
TOTAL SITE AREA:	1.64 AC
PRE-DEVELOPED IMPERVIOUS:	0.97 AC
POST-DEVELOPED IMPERVIOUS:	1.19 AC

STANDARD DRAWINGS
THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEROF.

CITY OF REYNOLDSBURG
R-1
R-5
R-20
R-24
SA-11
SA-12
ST-4
ST-13
ST-18
AA-S111
AA-S119

CITY OF COLUMBUS
AA-S107
AA-S111
AA-S119
1500
1510
1640
1641
1647

CITY OF REYNOLDSBURG
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:

DIRECTOR OF PUBLIC SERVICE — DATE
CITY OF REYNOLDSBURG, OH

CITY ENGINEER — DATE
CITY OF REYNOLDSBURG, OH

SUPERINTENDENT OF WATER/WASTEWATER DIVISION — DATE
CITY OF REYNOLDSBURG, OH

SUPERINTENDENT OF STREET DIVISION — DATE
CITY OF REYNOLDSBURG, OH

CHIEF OF FIRE DEPARTMENT — DATE
TRURO TOWNSHIP, OH

PLANNING & ZONING ADMINISTRATOR — DATE
CITY OF REYNOLDSBURG, OH

FLOODPLAIN ADMINISTRATOR — DATE
CITY OF REYNOLDSBURG, OH

OHIO Utilities Protection SERVICE
Click, Call or Tap Before You Dig

REVIT VERSION: 2023
PRINT DATE: 7/16/2026 7:03 AM
FILE INFO: Modified: Drawn in R2024 CMHA Aspire Housing R2024\25-CMHA Aspire Housing_ARCH_R23.rvt

KORDA
KORDA: NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
PLOT GRADE UTILITY TITLE SHEET

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026
25003
C0.00
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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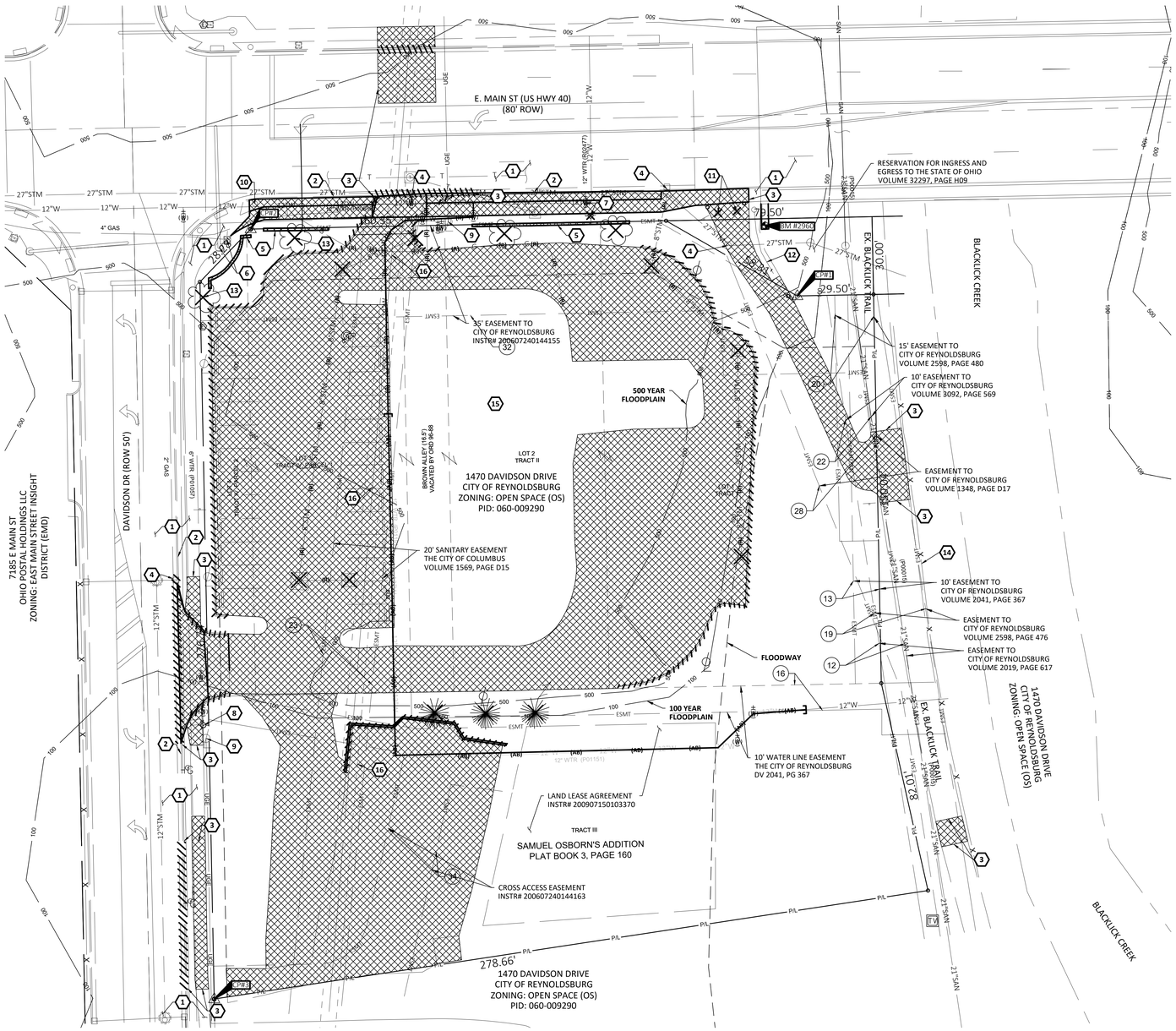

0 20 40 60
GRAPHIC SCALE
SCALE IN FEET

GENERAL NOTES:

1. SITE SURVEY PERFORMED BY CW DESIGN GROUP, DATED 10/04/2024. REFER TO SHEET TOPOGRAPHIC SURVEY FOR ALL EXISTING SITE FEATURES.
2. DISPOSE OF CONSTRUCTION DEBRIS OFF-SITE IN ACCORDANCE WITH LOCAL CODES.
3. REMOVE AND DISPOSE OF ON SITE FEATURES AS SHOWN ON THE PLAN.
4. SAW-CUT EXISTING PAVEMENT AT LIMITS OF PAVEMENT REMOVAL TO FULL DEPTH USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
5. CONTRACTOR TO PROTECT EXISTING SITE FEATURES TO REMAIN OUTSIDE CONSTRUCTION LIMITS. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
6. CONTROL DUST AT THE SITE. PROVIDE STREET CLEANING WHEN NECESSARY, AND WHEN REQUESTED BY OWNER.
7. GRADE SITE DURING CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM WATER MANAGEMENT SYSTEMS.
8. PERFORM WORK IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.

(X) CODED NOTES:

1. PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN.
2. PROTECT EXISTING CONCRETE CURB OR CURB AND GUTTER TO REMAIN.
3. SAWCUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
4. PROTECT EXISTING UTILITY STRUCTURE TO REMAIN. ADJUST TO FINAL GRADE.
5. REMOVE EXISTING WALL AND ASSOCIATED FOUNDATIONS.
6. PROTECT EXISTING TRAFFIC SIGNAL POLE AND PULLBOX.
7. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
8. PROTECT EXISTING FIRE HYDRANT TO REMAIN.
9. PROTECT EXISTING LIGHT POLE AND FOUNDATION TO REMAIN.
10. REMOVE, STORE, AND REINSTALL EXISTING DECORATIVE BELL.
11. REMOVE, STORE, AND REINSTALL EXISTING WOOD BOLLARD AND SLEEVES.
12. PROTECT EXISTING FENCE TO REMAIN.
13. TREE RECENTLY PLANTED BY CITY. REMOVE AND RETURN AS DIRECTED BY CITY STAFF. TREE EXEMPT FROM REPLACEMENT.
14. REMOVE AND REINSTALL EXISTING CHAINLINK FENCE. REPLACE EXISTING FOUNDATION IN KIND AS NEEDED WITHIN REMOVAL LIMITS.
15. CONTRACTOR SHALL REMOVE ANY REMAINING BUILDING FOUNDATIONS.
16. CONTRACTOR SHALL POTHOLE THE EXISTING SANITARY LINE AT THREE (3) LOCATIONS SHOWN ON THE PLANS PRIOR TO PROCEEDING WITH WORK. CONTRACTOR SHALL PROVIDE HORIZONTAL LOCATION OF CENTERLINE, AND EDGE OF SANITARY SEWER TO ENGINEER.

DEMOLITION LEGEND
PROPOSED

- REMOVE EXISTING ASPHALT, GRAVEL, AND CONCRETE PAVEMENT, CONCRETE SIDEWALK, BUILDING FOUNDATION, AND PAVEMENT BASE MATERIALS
- REMOVE EXISTING TREE
- REMOVE EXISTING CONCRETE CURB
- STRUCTURE REMOVED
- CUT AND PLUG EXISTING UTILITY
- (R) REMOVE EXISTING UTILITY
- (AB) ABANDON EXISTING UTILITY

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
DEMOLITION PLAN

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C0.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 7/23/2026 4:04 PM
FILE INFO: /Autodesk Docs/!!!2024-CMHA Aspire Housing/ R23/4294_CMHA Aspire Housing_ARCH_R23.rvt

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GENERAL NOTES

1. THE REQUIREMENTS OF THE CITY OF REYNOLDSBURG, TOGETHER WITH THE MOST CURRENT VERSION OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMSC) AND THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATION (ODOT CMS), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS UNLESS OTHERWISE NOTED. IN CASE OF ANY CONFLICT AMONG THESE TECHNICAL SPECIFICATIONS, THE GREATER REQUIREMENT, AS DETERMINED BY THE CITY OF REYNOLDSBURG, SHALL TAKE PRECEDENCE.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE CITY AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION.
4. UNLESS OTHERWISE APPROVED BY THE CITY, WORK HOURS SHALL BE 7:00AM TO 5:00PM, MONDAY THROUGH FRIDAY. SATURDAY WORK MAY BE REQUESTED BY THE CONTRACTOR NO LATER THAN NOON ON THE PRECEDING THURSDAY AND WILL BE GRANTED ON A CASE-BY-CASE BASIS.
5. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, CONTACT THE DEPARTMENT OF PUBLIC SERVICE (614.322.6840) AND THEIR DESIGNEE IDENTIFIED AT THE PRECONSTRUCTION MEETING TO SCHEDULE INSPECTION. THE CITY SHALL INSPECT THE FOLLOWING: ALL UNDERGROUND WATER, SEWER, AND STORM, DETENTION/RETENTION PONDS, GRADING, RETAINING WALLS, PAVEMENT IN CITY RIGHT-OF-WAY, ALL SIDEWALKS OR BIKE PATHS IN ANY PUBLIC RIGHT-OF-WAY, AND ANY OTHER ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL ACCEPTANCE MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
6. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE CITY'S DESIGNEE FOR INSPECTION AND REQUEST A FINAL PUNCH-LIST INSPECTION OF THE SITE ONCE ALL ITEMS ON THE APPROVED PLANS HAVE BEEN COMPLETED.
7. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUBCONTRACTOR SHALL ALSO ABIDE BY ALL CITY ORDINANCES AND STATE/FEDERAL LAWS.
8. 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 CITY ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR DEPTHS OF THE UNDERGROUND FACILITIES AS SHOWN ON THE PLANS OR NOT. CONTRACTOR MUST GIVE ADEQUATE NOTICE TO THE APPROPRIATE UTILITY COMPANY BEFORE ANY EXCAVATION NEAR A KNOWN UTILITY PER STATE LAW.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES THAT EXIST PER THE APPROVED PLANS. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 (OR 811) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES IN ACCORDANCE WITH SECTION 153.64 OF THE OHIO REVISED CODE.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
11. WHERE POTENTIAL GRADE CONFLICTS MIGHT OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF LAYING PIPE OR DUCT FOR THE ENGINEER OF RECORD TO DETERMINE THE EXACT ELEVATION AND MAKE ANY NECESSARY ADJUSTMENTS. ANY PROPOSED MODIFICATIONS TO THE APPROVED PLAN MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO COMMENCEMENT OF WORK.
12. ALL MATERIALS INCLUDING BUT NOT LIMITED TO PIPING, APPURTENANCES, MANHOLES, AGGREGATE, ETC. TO BE UTILIZED FOR DEDICATED PUBLIC UTILITIES OR ROADWAYS MUST BE APPROVED BY THE CITY. THE CONTRACTOR MUST SUBMIT MATERIAL DATA SHEETS, SHOP DRAWINGS, AGGREGATE GRADATIONS, CONCRETE/ASPHALT MIX DESIGNS, ETC., TO THE CITY FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THEIR DESIRED MATERIAL ORDERING DATE. SUBMITTALS MUST BE CLEARLY MARKED TO INDICATE, WHICH PROJECT ITEMS THE MATERIALS WILL BE USED TO CONSTRUCT, AND INCLUDE A SUBMITTAL COVER SHEET FOR PLACEMENT OF REVIEW STAMPS.
13. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT THE CONTRACTOR'S OWN EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY.
14. CARE SHALL BE EXERCISED WHEN WORKING IN THE AREA AROUND EXISTING TREES AND SHRUBS. ANY TREES OR SHRUBS NOT MARKED FOR REMOVAL THAT ARE DAMAGED BY THE CONTRACTOR MUST BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
15. ANY PROPERTY CORNER PINS OR PERMANENT SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO.
16. THE OPEN BURNING OF SITE-CLEANING DEBRIS, TRASH, ETC. IS PROHIBITED IN THE CITY.
17. ALL EARTHWORK OPERATIONS LOCATED WITHIN THE PUBLIC RIGHT OF WAY, ESPECIALLY PAVEMENT SUB-GRADE CONSTRUCTION, SHALL BE INSPECTED. ADDITIONALLY, ALL FINAL GRADES SHALL BE FIELD CHECKED BY BOTH THE CONTRACTOR AND THE INSPECTOR UPON COMPLETION OF CONTRACTOR'S OPERATIONS TO DETERMINE IF THE SITE HAS BEEN CONSTRUCTED TO THE GRADES INDICATED ON THE APPROVED PLANS.
18. OPEN CUTTING OF STREETS SHALL BE PROHIBITED UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICE.
19. UTILITY TRENCHES WITHIN A 1:1 INFLUENCE OF A PUBLIC ROADWAY INCLUDING ALL POINTS TO WITHIN 3'-0" BEHIND THE CURB, ARE TO BE FILLED AND COMPACTED PER CMSC ITEM 912 (OR CMSC ITEM 801.11 FOR WATER MAINS). UTILITY TRENCHES OUTSIDE THE ROADWAY INFLUENCE SHALL BE FILLED AND COMPACTED WITH SUITABLE NATIVE MATERIAL TO WITHIN 98% OF THE MAXIMUM DRY DENSITY PER CMSC ITEM 911 (OR CMSC ITEM 801.12 FOR WATER MAINS). DEPENDING ON THE UTILITY BEING CONSTRUCTED, THE TRENCH BEDDING AND BACKFILL SHALL BE ACCORDING TO STANDARD DRAWING SA-1, SA-1, ST-1, ST-2, OR WA-1. PAVEMENT REPAIR OVER UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH STANDARD DRAWING R-1, R-2, OR R-3.
20. STORM SEWERS, SANITARY SEWERS, AND WATER MAINS CONSTRUCTED IN FILL AREAS GREATER THAN 1'-0" SHALL BE CONSTRUCTED AFTER COMPACTED FILL HAS BEEN INSTALLED TO PROPOSED GRADE. THE STORM SEWERS, SANITARY SEWERS, AND WATER MAINS SHALL BE INSTALLED PER SPECIFIED TRENCH INSTALLATION DETAILS.
21. THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.
22. ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED, OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. REPLACED DRAIN TILE SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION.
23. THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE.
24. ANY WELL, WELL POINT, PIT, OR OTHER DEVICE INSTALLED FOR THE PURPOSE OF LOWERING THE GROUNDWATER LEVEL TO FACILITATE CONSTRUCTION OF THIS PROJECT SHALL BE CAPPED AS REQUIRED BY APPLICABLE (FRANKLIN/LICKING/FAIRFIELD) COUNTY AND OHIO DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND OHIO ENVIRONMENTAL PROTECTION AGENCY, STANDARDS, AND SPECIFICATIONS.
25. NO NON-RUBBER TIRED VEHICLES SHALL BE MOVED ON PUBLIC STREETS. EXCEPTION MAY BE GRANTED BY THE CITY OF REYNOLDSBURG WHERE SHORT DISTANCES AND SPECIAL CIRCUMSTANCES EXIST. GRANTING OF EXCEPTIONS MUST BE IN WRITING, AND DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY.
26. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION (PRIOR TO THE START OF CONSTRUCTION), MAINTENANCE, AND REPLACEMENT OF SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SWPPP AND PER THE CURRENT OEPA GENERAL PERMIT FOR CONSTRUCTION STORMWATER REQUIREMENTS, UNDER WHICH THIS PROJECT HAS OBTAINED COVERAGE. THE CONTRACTOR WILL BE RESPONSIBLE FOR PAYING ANY FINE LEVIED BY THE OEPA RESULTING FROM FAILURE TO ADHERE TO THE SWPPP AND/OR THE REQUIREMENTS OF THE OEPA GENERAL PERMIT. THE CONTRACTOR MUST REGISTER AS A CO-PERMITTEE FOR THIS PROJECT (WITH THE OEPA) PRIOR TO THE COMMENCEMENT OF EARTH DISTURBING ACTIVITIES. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION AND MAINTENANCE OF THE SWP3 MUST SIGN A CITY FORM ACKNOWLEDGING THEY HAVE REVIEWED AND UNDERSTAND THE CONDITIONS AND REQUIREMENTS OF THE SWP3 PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

GENERAL ROADWAY NOTES

1. ALL PAVEMENT SUB-GRADE WITHIN THE RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CMSC ITEM 203, A SOILS REPORT, AND AS DIRECTED BY THE CITY. DENSITY TESTING MUST BE PERFORMED ON EACH LIFT OF FILL, AND THE SOILS ENGINEER PERFORMING THE TESTING MUST HAVE DETAILED LABORATORY TEST DATA ON SITE TO SUPPORT THE VALUES BEING UTILIZED IN THE DENSITY CALCULATIONS. THE MOISTURE CONTENT OF THE NEW FILL SHALL BE IN THE RANGE OF ± 2% OF THE OPTIMUM MOISTURE CONTENT DETERMINED BY ASTM D698. THE CITY RESERVES THE RIGHT TO REQUIRE DENSITY TESTING OF SUB-GRADE IN NEWLY CUT AREAS WHERE TOPSOIL HAS BEEN STRIPPED IN PREPARATION FOR SUB-BASE INSTALLATION OR FILLING OPERATIONS, IN ORDER TO EVALUATE THE NECESSITY FOR ADDITIONAL COMPACTION EFFORT. MATERIAL TESTING SHALL BE CONDUCTED BY A THIRD-PARTY TESTING AGENCY PAID FOR BY THE DEVELOPER / CONTRACTOR. THE TESTING REPRESENTATIVE SHALL COMMUNICATE THE RESULTS OF ALL TESTING TO THE CITY'S REPRESENTATIVE ON SITE. TEST REPORTS SHALL BE SUBMITTED TO THE CITY FOLLOWING EACH DAY OF TESTING.
2. ALL PAVEMENT JOINTS, PARTICULARLY WHERE A PROPOSED PAVEMENT ABUTS AN EXISTING PAVEMENT, AND ALL PAVEMENT JOINTS ABUTTING UTILITY STRUCTURES SUCH AS MANHOLES, CATCH BASINS, VALVE BOXES, ETC. MUST BE SEALED IN ACCORDANCE WITH CMSC ITEM 423, TYPE II.
3. PAVEMENT CUTS FOR UTILITY LINE INSTALLATIONS ARE SUBJECT TO THE BACKFILL REQUIREMENTS OF ITEM 912. IN LIEU OF COMPACTED GRANULAR MATERIAL, LOW STRENGTH MORTAR BACKFILL, ITEM 613, TYPE 2 MAY BE USED. PAVEMENT REPLACEMENT SHALL BE CONSTRUCTED ACCORDING TO THE APPLICABLE STANDARD DRAWING (R-1, R-2, OR R-3).
4. STEEL PLATES SHALL BE POSITIONED AND SECURED IN PLACE WITH STEEL SPIKES AND COLD PATCH ASPHALT MIX OVER ALL TRENCHES THAT ARE LEFT OPEN ON A TEMPORARY BASIS AND SUBJECT TO TRAFFIC.
5. CITY STREETS ARE TO BE KEPT CLEAN AND FREE FROM MUD, STONE, DIRT, ETC. A STABILIZED CONSTRUCTION ENTRANCE AS SPECIFIED IN THE PLANS IS TO BE DILIGENTLY MAINTAINED AT ALL SITE ENTRANCES THROUGHOUT THE DAY. PROACTIVE MEASURES MUST BE TAKEN TO RESTORE THESE ITEMS IF INCLEMENT WEATHER IS FORECASTED. IF THE ENTRANCE IS RENDERED INEFFECTIVE BY THE CITY, THE PROJECT WILL BE SHUT DOWN UNTIL A WASH STATION IS IMPLEMENTED AND/OR THE ENTRANCE IS MADE EFFECTIVE.
6. MONUMENT BOXES SHALL BE INSTALLED AT LOCATIONS DESIGNATED ON THE PLAN BY A REGISTERED PROFESSIONAL SURVEYOR WITH THE STATE OF OHIO. BOXES SHALL BE NEENAH R-1968, TYPE 36-B OR EAST JORDAN IRON WORKS NO. 8371. MONUMENTS ARE TO BE SET IN A CONCRETE FILLED 24" DIAMETER CORED HOLE, FLUSH WITH THE TOP OF THE PAVEMENT.
7. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS".
8. LANE RESTRICTIONS OR CLOSURES REQUIRED DURING CONSTRUCTION MUST BE APPROVED BY THE CITY (AND COUNTY/TOWNSHIP IF THEIR ROADS WILL BE USED FOR DETOUR) A MINIMUM OF TWO (2) WEEKS PRIOR TO ANY WORK BEING PERFORMED. OTHERWISE, TRAFFIC LANES SHALL BE FULLY OPEN TO TRAFFIC AT ALL TIMES AND INGRESS AND EGRESS SHALL BE MAINTAINED TO PUBLIC AND PRIVATE PROPERTY.
9. IN THE EVENT EXCAVATION FOR THE STREET IS BELOW THAT CALLED FOR ON THE PLANS, THE CONTRACTOR SHALL REPLACE THIS EXCAVATED MATERIAL WITH CMSC ITEM 304 AS DIRECTED AND AT NO COST TO THE CITY.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BARRICADE THE STREET IN THE VICINITY OF ALL EXPANSION JOINTS UNTIL SUCH TIME THE STREET IS OPEN TO TRAFFIC.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING THE GRADES OF THE GUTTERS WITH WATER, PRIOR TO FINAL ACCEPTANCE OF THE STREETS.
12. ALL SIDEWALKS AND PATHWAYS IN ANY PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE APPLICABLE STANDARD DRAWINGS AND THE REQUIREMENTS OUTLINED IN THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES AS PUBLISHED BY THE U.S. ACCESS BOARD. THESE ITEMS MUST BE INSPECTED BY THE CITY.

GENERAL STORM SEWER NOTES

1. THE INSTALLATION OF ALL SEWER PIPES ON THIS PROJECT SHALL BE IN ACCORDANCE WITH CMSC ITEM 901, UNLESS SPECIFICALLY INDICATED OTHERWISE, WITH MATERIALS CONFORMING TO THE APPROPRIATE REFERENCED SECTION OF CMSC OR ODOT CMS. CONCRETE PIPE IS REQUIRED FOR ALL PIPES THAT ARE EXPOSED (SUCH AS PIPES THAT OUTLET INTO DRAINAGE BASINS), REGARDLESS OF THE DIAMETER. THE FOLLOWING PIPE MATERIALS WILL BE PERMITTED FOR USE FOR PUBLIC SEWERS.

   OUTSIDE OF PAVEMENT LIMITS:

   FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
   - POLYVINYL CHLORIDE (PVC) PIPE <= 15-INCHES DIAMETER WITH MINIMUM OF 4 FEET COVERAGE AND A MAXIMUM OF 15 FEET COVERAGE SHALL CONFORM TO CMSC 720.08 AND/OR ODOT CMS 707.45.
   - HIGH DENSITY POLYETHYLENE (HDPE) PIPE FROM 12-INCHES TO 36-INCHES DIAMETER CONFORMING TO CMSC 720.12 AND/OR ODOT CMS 707.33 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM 2 FEET COVERAGE.
   - POLYPROPYLENE (PP) PIPE FROM 12-INCHES TO 36-INCHES DIAMETER CONFORMING TO ODOT CMS 707.65 OR 707.69 AND/OR CMSC 720.13 OR 720.14 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM 2 FEET COVERAGE.

   MANDREL TESTING SHALL BE PERFORMED ON ALL FLEXIBLE PIPE PER CMSC 901.21.

   RIGID PIPE WILL BE REQUIRED FOR ALL SEWERS GREATER THAN 36-INCHES DIAMETER (REINFORCED CONCRETE PIPE CMSC 706.02, CONCRETE BOX CMSC 706.05) AND IS ALSO PERMITTED ON ALL SEWERS FROM 12-INCHES TO 36-INCHES DIAMETER.

   WITHIN PAVEMENT LIMITS:

   FLEXIBLE PIPE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
   - FLEXIBLE PIPE INSTALLATION WHICH CONFORMS TO ODOT CMS 605 MAY BE USED FOR 4-INCH AND 6-INCH UNDERDRAIN TILES.
   - HIGH DENSITY POLYETHYLENE (HDPE) PIPE <=18-INCHES DIAMETER CONFORMING TO CMSC 720.12 AND/OR ODOT CMS 707.33 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM 2 FEET COVERAGE.
   - POLYPROPYLENE (PP) PIPE <=18-INCHES DIAMETER CONFORMING TO ODOT CMS 707.65 AND/OR CMSC 720.13 WITH A MAXIMUM 20 FEET COVERAGE AND A MINIMUM 2 FEET COVERAGE.

   MANDREL TESTING SHALL BE PERFORMED ON ALL FLEXIBLE PIPE (EXCEPT UNDERDRAINS) PER CMSC 901.21.

   RIGID PIPE WILL BE REQUIRED FOR ALL SEWERS GREATER THAN 18-INCHES (REINFORCED CONCRETE PIPE CMSC CONCRETE BOX CMSC 706.05) AND IS ALSO PERMITTED FOR USE ON 12-INCH TO 18-INCH SEWERS.

1. FLEXIBLE STORM SEWERS (FOR PUBLIC STORM SEWER ONLY) WHEN APPROVED BY THE CITY ARE SUBJECT TO MANDREL TESTING AND/OR VIDEO INSPECTION AS DIRECTED BY THE CITY. TESTING SHALL BE PERFORMED NO SOONER THAN THIRTY (30) DAYS AFTER THE PIPE TRENCH HAS BEEN BACKFILLED AND ALL ROADWAY AND SITE FILLS OVER THE STORM LINES HAVE BEEN CONSTRUCTED. MAXIMUM DEFLECTION MUST NOT EXCEED 5% OF THE BASE INSIDE DIAMETER.
2. ALL MAJOR FLOOD ROUTES AND DETENTION BASINS ARE TO BE SURVEYED BY A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OHIO TO VERIFY CONFORMANCE TO THE APPROVED GRADING PLAN. COST OF THIS WORK SHALL BE AT THE EXPENSE OF THE OWNER/APPLICANT. CORRESPONDENCE FROM SAID REGISTERED PROFESSIONAL SURVEYOR SHALL BE PROVIDED TO THE CITY VERIFYING THAT BASINS AND FLOOD ROUTING IS PER PLAN.
3. ALL CATCH BASINS, MANHOLES, AND CURB INLETS SHALL HAVE CONCRETE CHANNELS POURED IN PLACE TO ASSURE POSITIVE DRAINAGE THROUGH THESE STRUCTURES.
4. PUBLIC STORM SEWER MANHOLE LIDS ARE TO BE PER THE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING R-8.
5. STORM SEWER CURB INLETS ARE TO BE ADJUSTED WITHIN ¼" OF PLAN ELEVATION USING STEEL SHIMS.
6. PRE-CAST RINGS ARE TO BE USED FOR ALL FINAL ADJUSTMENTS OF MANHOLE CASTINGS. STORM MANHOLE TOP OF CASTINGS SHOULD BE SET AT 1-½" ABOVE FINISHED GRADE.
7. OPENINGS MUST BE PROVIDED IN DRAINAGE STRUCTURES TO ACCOMMODATE UNDERDRAIN OUTLETS. UNDERDRAINS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS PROVIDED IN THE APPROVED PLANS.

GENERAL WATER NOTES

1. ALL WATER PIPE AND FITTINGS, AND METHODS OF CONSTRUCTION AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHOWN ON THESE PLANS MUST CONFORM TO THE RULES AND REGULATIONS OF THE CITY OF REYNOLDSBURG AND CITY OF COLUMBUS, UNLESS THE REQUIREMENTS OF SUCH RULES AND REGULATIONS ARE UPGRADED BY THE FOLLOWING NOTES.
2. ANY ACTIVITY RELATED TO THE USAGE OF THE PUBLIC WATER SYSTEM MUST HAVE PRE-APPROVAL FROM THE CITY. WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS IS TO BE COORDINATED WITH THE WATER DEPARTMENT FORTY-EIGHT (48) HOURS PRIOR TO THE SCHEDULED WORK BEING PERFORMED. ALL AFFECTED CUSTOMERS SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO SHUT DOWN. CITY APPROVAL OF NOTIFICATION IS REQUIRED PRIOR TO DISTRIBUTION. TEMPORARY SERVICE OUTAGES ARE REQUIRED TO OCCUR DURING NIGHTTIME HOURS (9:00PM TO 6:00AM) UNLESS OTHERWISE APPROVED BY THE CITY.
3. ALL WATER MAINS 4" – 10" SHALL BE D.I., CL52, AWWA C-151, OR PVC AWWA C-900, CL- 150. ALL WATER MAINS 12" – 16" SHALL BE D.I., CL52, AND ANY WATER MAINS 20" OR LARGER SHALL BE PRESSURE CLASS 250. ALL BENDS, JOINT DEFLECTIONS AND FITTINGS SHALL BE BACKED WITH CONCRETE AS DETAILED AND AS DESIGNATED WHERE WATER MAINS OR SERVICES CROSS ROADWAYS, BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL CONSISTENT WITH CMSC ITEM 801.11.
4. ALL WATER MAINS SHALL BE CONSTRUCTED AT A DEPTH OF 4.5 FEET, AS MEASURED FROM THE PROPOSED GRADE TO THE TOP OF PIPE OF THE WATER MAIN, UNLESS OTHERWISE APPROVED OR DIRECTED BY THE ENGINEER. IN CASE OF CONFLICT IN GRADE BETWEEN THE WATER LINE AND GRAVITY SEWERS, THE WATER LINE SHALL BE LOWERED DURING CONSTRUCTION. WATER SERVICE TAPS SHALL NOT TO BE PLACED ON THE LOWERED SECTION OF THE WATER LINE. WATER SERVICE TAPS SHALL NOT BE PLACED WITHIN 10 FEET OF ANY PERMANENT STRUCTURE (I.E., FIRE HYDRANT, STORM SEWER INLET, ETC.).
5. POLY WRAP CONSISTENT WITH AWWA C-105 SHALL BE INCLUDED ON ALL PROPOSED DUCTILE IRON WATER MAINS AND HYDRANT LEADS.
6. THE SEPARATION OF WATER MAINS AND STORM SEWERS, SANITARY SEWERS, AND SANITARY SEWER FORCE MAINS SHALL BE IN ACCORDANCE WITH RECOMMENDED STANDARDS FOR WATER WORKS (CURRENT EDITION).
7. ALL PIPING 2" OR LESS IN DIAMETER BETWEEN THE WATER MAIN AND THE CONTROL VALVE OR METER PIT MUST CONFORM IN ALL RESPECTS REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4. FITTINGS ARE NOT PERMITTED BETWEEN THE WATER MAIN CONNECTION AND THE CONTROL VALVE.
8. DEAD-END WATER LINES MUST TERMINATE WITH A GATE VALVE AND FIRE HYDRANT FOLLOWED BY A MAIN LINE VALVE AND AN ADDITIONAL SECTION OF WATER LINE PLUGGED AND BLOCKED. MAXIMUM LENGTHS ARE SUBJECT TO MODIFICATION BASED ON CITY REVIEW, AND MAY REQUIRE SUBMITTAL OF CALCULATIONS SHOWING ADEQUATE FIRE FLOW AND DAILY TURNOVER. REFER TO REYNOLDSBURG STANDARD DRAWING WA-16 FOR WATER SERVICE DETAILS AT A CUL-DE-SAC.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORIZONTAL AND VERTICAL DEFLECTIONS OR BEND IN THE WATER LINE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DEFLECT WATER LINES TO PROVIDE 18 INCHES VERTICAL AND 10'-0" HORIZONTAL CLEARANCE FROM SANITARY AND STORM SEWERS.
10. ALL WATER SERVICE CONNECTIONS SHALL INCLUDE CORPORATION STOPS, SERVICE PIPE, AND EITHER CURB STOPS AND BOXES (FOR 2" AND SMALLER), GATE VALVE AND BOX (FOR 3" TO 8"). WHERE POSSIBLE, THE CURB STOPS AND BOX SHALL BE SET IN THE ROAD RIGHT-OF-WAY 6" FROM THE PROPERTY LINE.
11. ALL MECHANICAL FASTENERS, BOLTS, ALL THREAD ROD, ETC. ARE TO RECEIVE ONE (1) COAT OF RUST INHIBITIVE PAINT OR COATING.
12. IF THE TOP OF THE OPERATING NUT IS MORE THAN 48" INCHES BELOW FINISHED GRADE, AN EXTENSION STEM MUST BE FURNISHED TO BRING THE TOP OF THE OPERATING NUT TO WITHIN 36" OF FINISHED GRADE ELEVATION.
13. FIRE HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE MUELLER COMPANY "CENTURION" 200, NO A421, AMERICAN DARLING MARK 73, OR CLOW MEDALLION, FIRE HYDRANTS. THE HYDRANTS SHALL HAVE A 6-INCH MECHANICAL JOINT INLET CONNECTION, A 4 ½ -INCH MAIN VALVE OPENING, TWO 2½-INCH HOSE NOZZLES, AND ONE 5-INCH STORZ PUMPER NOZZLE. ALL SIDE NOZZLES SHALL HAVE NATIONAL STANDARD THREADS. HYDRANTS SHALL BE FURNISHED WITH A 5-FOOT BURY DEPTH UNLESS OTHERWISE SHOWN ON THE PLANS. HYDRANTS SHALL BE SELFDRAINING. A DRAINAGE SUMP 2 FEET IN DIAMETER AND 2 FEET DEEP SHALL BE EXCAVATED BELOW EACH HYDRANT AND FILLED WITH COARSE AGGREGATE, COMPACTED IN PLACE, UNDER AND AROUND THE SHOE OF THE HYDRANT AND TO A LEVEL OF 6 INCHES ABOVE THE WASTE OPENING. NO DRAINAGE SUMP SHALL BE CONNECTED TO A SANITARY SEWER. A HYDRANT WRENCH SHALL BE FURNISHED WITH EACH PROJECT OR FOR EVERY TEN (10) HYDRANTS.
14. ALL NEW MAIN LINE AND HYDRANT WATCH VALVES ARE TO BE DIRECTLY ANCHORED TO THE TEE AND BE ANCHOR TYPE FITTINGS.
15. FOR WATER SERVICE TAPS, THE WATER MAIN CONNECTION MUST BE MADE USING A MUELLER H15000, H15008 OR EQUAL CORPORATION STOPS. CONTROL VALVES MUST BE MUELLER H-15200, H15207, OR EQUAL VALVE CURB STOPS (QUARTER TURN ONLY). SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-4 FOR ADDITIONAL DETAILS.
16. REFER TO REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-15 FOR TAPPING SLEEVES AND VALVES. NO DIRECT TAPS MUST BE MADE TO ANY ASBESTOS MAINS. 1 ½" AND 2" WATER TAPS ARE TO BE DONE WITH A FORD STYLE FC-202. 3" AND 4" WATER TAPS MUST BE DONE WITH A FORD STYLE FS-202. 6" WATER TAPS AND LARGER MUST BE PERFORMED WITH A FORD FTSS TAPPING SLEEVE, A JCM 432 OR AN APPROVED EQUAL.
17. ALL GATE VALVES MUST BE DUCTILE IRON RESILIENT WEDGE 250 PSI AS MANUFACTURED BY AMERICAN FLOW CONTROL OR APPROVED EQUIVALENT WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF ANSI/AWWA C509. CLOW VALVE COMPANY, MODEL NUMBER 2638 APPROVED FOR 16". 6" AND 8" MUST BE DUCTILE IRON AND EPOXY COATED.
18. WHERE AND AS SHOWN ON THE PLANS, THE WATER SERVICES SHALL BE EXTENDED FROM THE NORMAL LOCATIONS OF THE PERMANENT BOX AND CURB STOP SO ITS TERMINUS POINT WITH COPPER TYPE K AND A TEMPORARY BOX SET AT THE END OF THE EXTENSION.
19. ALL METERS SPECIFIED FOR THIS PROJECT WILL BE PROVIDED BY AND PURCHASED FROM THE CITY OF REYNOLDSBURG. CONTACT THE CITY OF REYNOLDSBURG WATER/WASTEWATER DIVISION (614.322.4500) FOR ORDERING AND PRICING.
20. METER PITS, INCLUDING ALL PIPING, FITTINGS, EQUIPMENT, AND APPURTENANCES, MUST BE APPROVED BY THE CITY THROUGH A SCHEDULED FIELD INSPECTION DURING THE INSTALLATION. METER PITS UNABLE TO BE PROVIDED WITH A GRAVITY DRAIN MUST BE EQUIPPED WITH A SUMP PUMP. SEE REYNOLDSBURG STANDARD CONSTRUCTION DRAWING WA-29 FOR ADDITIONAL DETAILS.
21. A HYDROSTATIC TEST, AS REQUIRED IN SECTION 4 OF THE STANDARD AWWA SPECIFICATION C-600, SHALL BE APPLIED TO THE WHOLE OR INDIVIDUAL VALVED OFF SECTIONS OF THE MAINS AND FIRE HYDRANT LEADS, EITHER BEFORE OR AFTER THE TRENCH IS BACKFILLED.
22. ALL WATER MAINS 12" AND LARGER SHALL BE CLEANED BY PASSING A PROPERLY SIZED POLY PIG THROUGH THE PIPE. THE POLY PIG SHALL HAVE A MINIMUM DENSITY OF FIVE (5) POUNDS PER CUBIC FOOT, BE COATED WITH A DOUBLE SPIRAL WRAP WITHOUT WIRE BRUSHES OR SCRAPING TOOLS. APPROVED POLY PIGS INCLUDE: PIPELINE PIGGING PRODUCTS MODEL B4, GIRARD MODEL RCC, AND KNAPP MODEL 1-C.
23. THE CONTRACTOR SHALL PREPARE THE MAIN FOR THE INSERTION AND REMOVAL OF THE POLY PIG AT POINTS IDENTIFIED BY THE ENGINEER AS INSERTION PORTS, IF REQUIRED, AND EXIT PORTS. IN GENERAL, THIS WILL CONSIST OF PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR TO INSERT THE POLY PIG AND CONSTRUCT A SANITARY EXIT PORT. WHERE PRACTICAL, THE POLY PIG SHALL BE INSERTED INTO THE FIRST LENGTH OF PIPE DURING THE INITIAL INSTALLATION. AT THE EXIT PORT, THE CONTRACTOR SHALL PREVENT THE BACKFLOW OF PURGED WATER INTO THE MAIN BY THE TEMPORARY INSTALLATION OF MECHANICAL JOINT BENDS AND PIPE JOINTS TO PROVIDE A RISER OUT OF THE TRENCH. ON LARGER PIPE, ADDITIONAL EXCAVATION OF THE TRENCH MAY SERVE THE SAME PURPOSE. WHERE TRENCH IS USED, THE EXCAVATION SHALL BE LINED WITH POLYETHYLENE. PUMPS AND/OR DITCHES SHALL BE PROVIDED TO PREVENT CONTAMINATED WATER FROM REENTERING THE MAIN. AFTER THE MAIN IS CLEANED TO THE SATISFACTION OF THE CITY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY CONSTRUCTIONS AND COMPLETE ALL WORK NECESSARY TO SECURE THE SYSTEM PRIOR TO BACKFILLING INSERTION AND EXIT SITES. ADDITIONAL POLY PIG RUNS MAY BE REQUIRED BY THE ENGINEER WHEN WATER PURGED FROM THE MAIN INDICATES THE PRESENCE OF EXCESSIVE DIRT OR DEBRIS.
24. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE WATER MAINS CHLORINATED BY THE CITY OF COLUMBUS PER AWWA C-651. THE COST OF CHLORINATION IS THE RESPONSIBILITY OF THE CONTRACTOR
25. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PLAN APPROVAL ISSUED TO THIS PROJECT

REVIT VERSION: 2023
PRINT DATE: 4/22/2026 9:19 AM
FILE INFO: Autodesk Docs://24254 CMHA Aspire Housing- R23/24254_CMHA Aspire Housing_ARCH_R23.rvt

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

DRAWING TITLE:

GENERAL NOTES

08/26/2026

25003

C0.02

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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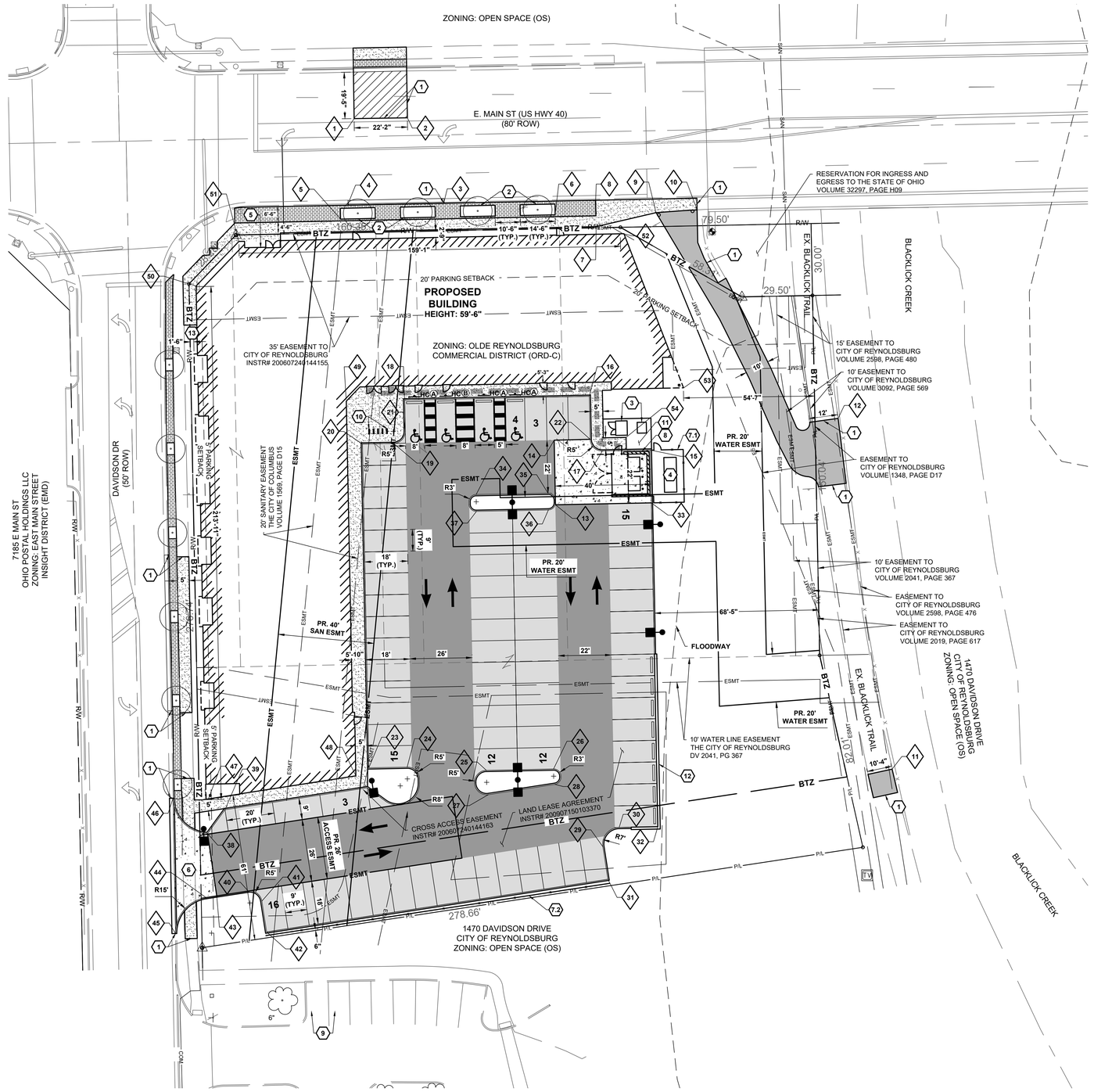
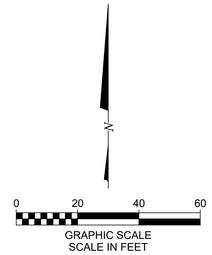




GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE GIVEN TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB AND SIDEWALK RADII SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
3. PROVIDE STRIPING AND SYMBOLS AS SHOWN PER ODOT ITEM 641 AND 642. PROVIDE STRIPING PAINT WITH GLASS BEADS. PROVIDE TYPE I OR TYPE IA PAINT IN ACCORDANCE WITH ODOT ITEM 642 DEPENDING ON TEMPERATURE CONDITIONS AT THE TIME OF APPLICATION. TYPICAL LINE WIDTH SHALL BE 4 INCHES, COLOR WHITE. PROVIDE TWO COATS.
4. STANDARD PARKING STALL DIMENSIONS ARE 9'-0" IN WIDTH BY 18'-0" IN LENGTH UNLESS OTHERWISE NOTED.
5. SAWCUT FULL DEPTH SIDEWALK AND PAVEMENT WHERE NEW WORK ABUTS EXISTING CONSTRUCTION. TAKE CARE TO PROVIDE NEAT STRAIGHT LINES. PROVIDE PAVEMENT SEALANT PER ODOT ITEM 423 AT JOINT BETWEEN EXISTING AND NEW ASPHALT. REMOVE CONCRETE TO NEAREST JOINT. PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER BETWEEN NEW AND EXISTING CONSTRUCTION.
6. ANY PROPERTY PINS DAMAGED AS PART OF CONSTRUCTION SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR.
7. PROVIDE 3 HANDICAP ACCESSIBLE PARKING SIGNS AND 1 VAN ACCESSIBLE PARKING SIGNS AS SHOWN ON DETAIL J/C1.02. FINAL LOCATION OF SIGNS TO BE DETERMINED BY ARCHITECT.
8. MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS TO ADJACENT BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
9. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE SIGNAGE NOT SHOWN ON THIS SHEET.
10. BUILDING COORDINATES PROVIDED FOR BUILDING LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT.
11. PROVIDE CONCRETE PARKING BLOCKS AT ALL SPACES PER DETAIL K/C1.02.
12. PROVIDE CONTROL JOINTS PER DETAIL E/C1.02. PROVIDE ISOLATION JOINTS WHERE NEW CONCRETE ABUTS EXISTING STRUCTURES PER DETAIL F/C1.02 AND PER SPECIFICATIONS.
13. LOADING SPACE IS NOT REQUIRED BY THE DEVELOPMENT DUE TO THE LIMITED SIZE OF THE COMMERCIAL SQUARE FOOTAGE.

(X) CODED NOTES:

1. SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
2. TREE PLANTER PER LANDSCAPE DRAWINGS.
3. ELECTRICAL TRANSFORMERS PER MEP PLANS.
4. GENERATOR PER MEP PLANS.
5. PRIMARY BUILDING ENTRANCE.
6. FULL ACCESS DRIVEWAY PER CITY OF REYNOLDSBURG STD. DWG. R-12.
7. SITE LANDSCAPE FENCING PER LANDSCAPE PLAN.
   - 7.1. 6' HEIGHT DECORATIVE ALUMINUM FENCE (DETAIL 4/L1.02)
   - 7.2. 6' HEIGHT WOOD SCREEN FENCE (DETAIL 6/L1.02)
8. BRICK DUMPSTER ENCLOSURE PER ARCHITECTURAL PLAN.
9. SHARED PARKING SPACES ON ADJACENT PROPERTY (YMCA).
10. BICYCLE PARKING PER LANDSCAPE PLAN.
11. AGGREGATE PER LANDSCAPE PLAN.
12. SITE RETAINING WALL PER DETAIL D/C2.02.
13. SETBACK FROM PATIO OVERHANG TO PROPERTY LINE.

SETBACKS:

FRONT/MAIN STREET SETBACK
BUILDING SETBACK FRONT YARD REQUIRED: 0 FEET
BUILDING SETBACK FRONT YARD PROVIDED: 2'-9"

SIDE/DAVIDSON SETBACK
BUILDING SETBACK SIDE YARD REQUIRED: 0 FEET
BUILDING SETBACK DAVIDSON SIDE YARD PROVIDED: 1'-6"
BUILDING SETBACK SIDE YARD PROVIDED: 54'-7"

REAR SETBACK
BUILDING SETBACK REAR YARD REQUIRED: 0 FEET
BUILDING SETBACK REAR YARD PROVIDED: 61'-0"

PARKING SETBACK
PARKING SETBACK MAIN STREET: 20 FEET
PARKING SETBACK DAVIDSON STREET: 5 FEET

BUILD TO ZONE (BTZ):

PRIMARY STREET BTZ REQUIRED: 30% MIN.
PRIMARY STREET BTZ PROVIDED: 64%

SIDE STREET BTZ REQUIRED: 30% MIN.
SIDE STREET BTZ PROVIDED: 77%

BUILDING HEIGHT:

BUILDING MAXIMUM: 5 STORIES, 60'
BUILDING HEIGHT: 5 STORIES, 59'-8 3/4"

CEILING HEIGHT:

FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT/BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'10 3/4" TYP.

STAKING LEGEND

EXISTING

- PROPERTY LINE
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- BUILDING/WALL
- CURB AND GUTTER
- CURB
- PAVEMENT
- WALK
- FENCE
- EASEMENT
- TRAFFIC BOLLARD
- SIGN
- BENCHMARK
- MONUMENT FOUND, NO. 5 REBAR UNLESS OTHERWISE NOTED.
- PAINTED WHEELCHAIR SYMBOL

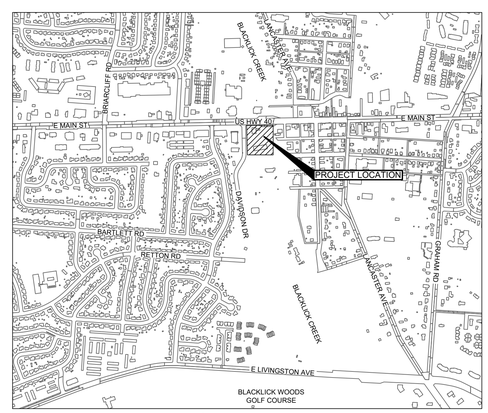
PROPOSED

- BUILDING/WALL
- STANDARD COMBINED CURB & GUTTER PER CITY OF REYNOLDSBURG STD. DWG. R-5
- STRAIGHT CURB PER DETAIL C/C1.02
- PAVEMENT/WALK
- BUILD TO ZONE (BTZ)
- PAINTED WHEELCHAIR SYMBOL
- HANDICAPPED PARKING SIGN PER DETAIL J/C1.02
- BUMPER BLOCK PER DETAIL K/C1.02
- HEAVY DUTY ASPHALT PER DETAIL B/C1.02
- LIGHT DUTY ASPHALT PER DETAIL A/C1.02
- SHARED-USE PATH PER CITY OF REYNOLDSBURG STD. DWG. R-20
- PAVEMENT REPLACEMENT PER CITY OF REYNOLDSBURG STD. DWG. R-1
- BRICK SIDEWALK PER CITY OF REYNOLDSBURG STD. DWG. R-24
- CONCRETE SIDEWALK PER DETAIL D/C1.02
- CONCRETE PAVEMENT PER DETAIL I/C1.02
- ACCESSIBLE PATHWAY
- 2-WAY VEHICULAR SITE CIRCULATION

STAKING COORDINATE TABLE		
	Northing	Easting
1	712291.34	1883034.15
2	712291.67	1883056.36
3	712256.55	1883071.61
4	712255.75	1883031.62
5	712249.44	1883028.49
6	712251.22	1883117.97
7	712246.31	1883135.07
8	712257.31	1883134.85
9	712252.14	1883160.05
10	712253.29	1883177.16
11	712020.17	1883258.49
12	712166.37	1883235.96
13	712130.36	1883118.11
14	712157.28	1883117.57
15	712153.15	1883157.66
16	712175.58	1883132.21
17	712152.75	1883137.66
18	712174.04	1883055.22

STAKING COORDINATE TABLE		
	Northing	Easting
19	712155.95	1883050.58
20	712155.69	1883037.59
21	712161.05	1883055.48
22	712157.65	1883132.57
23	712020.72	1883040.27
24	712021.02	1883056.26
25	712019.67	1883089.30
26	712020.22	1883117.30
27	712009.57	1883090.17
28	712013.83	1883117.82
29	711987.80	1883137.88
30	711995.86	1883144.66
31	711974.25	1883139.97
32	711996.18	1883160.79
33	712131.16	1883158.10
34	712134.60	1883085.02
35	712135.20	1883115.01
36	712128.20	1883115.15

STAKING COORDINATE TABLE		
	Northing	Easting
37	712127.60	1883085.15
38	711993.31	1882973.02
39	712003.25	1882980.30
40	711969.33	1882989.97
41	711965.15	1882995.67
42	711952.30	1882997.65
43	711967.31	1882976.87
44	711966.62	1882972.40
45	711951.63	1882959.69
46	712008.03	1882958.65
47	712007.86	1882973.42
48	712017.33	1883034.88
49	712174.28	1883030.83
50	712221.54	1882968.25
51	712240.09	1882986.07
52	712243.31	1883146.59
53	712179.02	1883171.46
54	712158.45	1883147.55



VICINITY MAP

KORDA
KORDA/ NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SITE PLAN

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C1.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2023
PRINT DATE: 7/24/2026 10:05 AM
FILE INFO: Autodesk Docs://24254-CMHA Aspire Housing/ R23/24254_CMHA Aspire Housing_ARCH_R23.rvt

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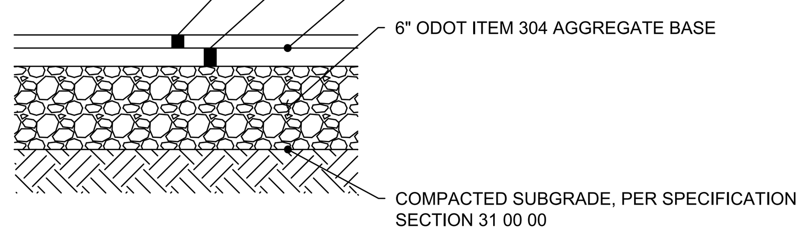
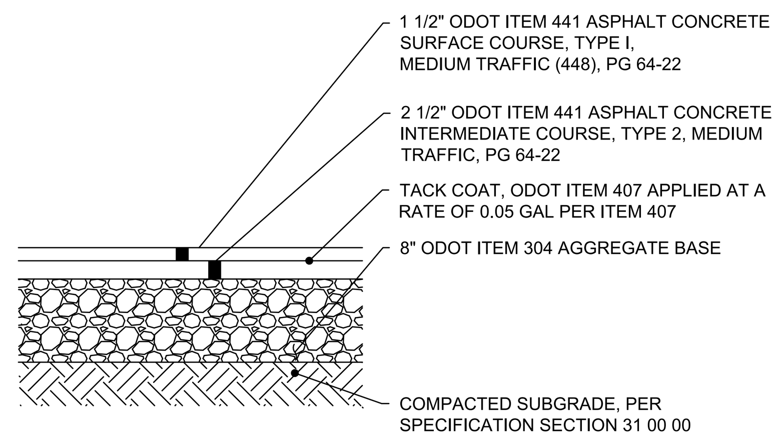


NOTES:
1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
3. PROVIDE THE OWNER'S TESTING AGENCY WITH A MIX FORMULA FOR TESTING AND APPROVAL*
4. THE OWNER'S TESTING AGENCY WILL PROVIDE QUALITY ASSURANCE TESTING IN ACCORDANCE WITH ODOT ITEM 448 AND SUPPLEMENTAL SPECIFICATION 1055, EXCEPT THAT AN INDEPENDENT TESTING LABORATORY WILL PERFORM THE TESTING AND REPORT DATA TO THE OWNER'S REPRESENTATIVE. THE AGENCY PERFORMING THE TESTING MUST HAVE A CURRENT LEVEL I BITUMINOUS CONCRETE APPROVAL FROM ODOT.
5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

A DETAIL
LIGHT DUTY ASPHALT PAVEMENT N.T.S.



NOTES:
1. COMPOSE HOT MIX ASPHALT MIXTURE WITH AGGREGATE AND ASPHALT BINDER MEETING ODOT REQUIREMENTS.
2. SUBMIT AN APPROVED JOB MIX FORMULA INCLUDING MIX TYPE PROPOSED FOR USE, AGGREGATE SOURCE, TYPE, AND GRADATION, PERCENT OF ASPHALT BINDER, AND UNIT WEIGHT OF THE MIXTURE.
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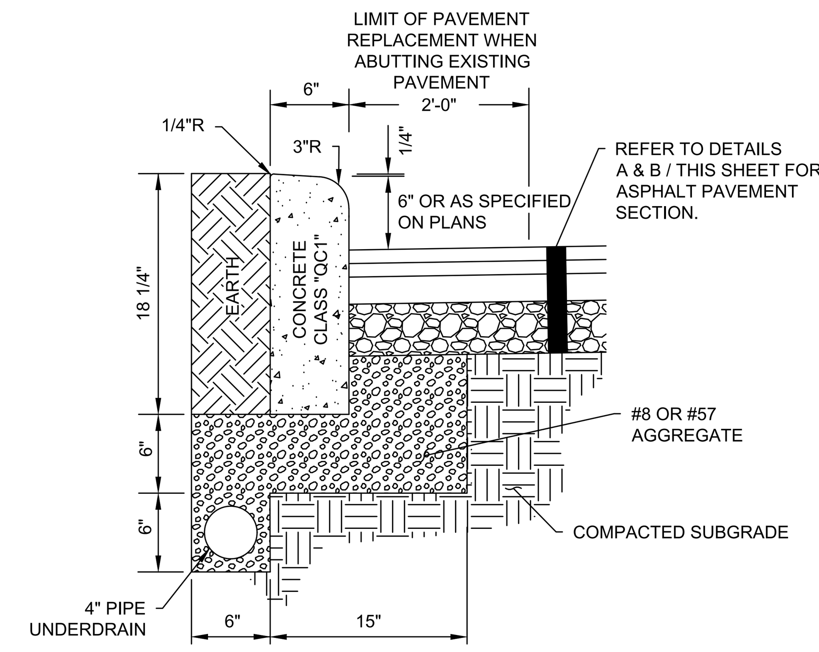
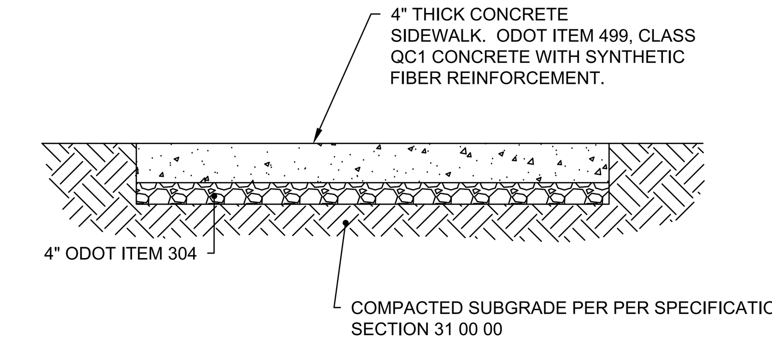
5. PROVIDE COMPACTION RANGING FROM 90 TO 97.9% OF THE AVERAGE MAXIMUM SPECIFIC GRAVITY FOR SURFACE COURSE AND 90 TO 96.9% FOR INTERMEDIATE COURSE. REMOVE AND REPLACE MATERIAL PLACED OUTSIDE OF SAID RANGES. PROVIDE REPLACEMENT PAVEMENT AND QUALITY ASSURANCE TESTING AT NO ADDITIONAL COST TO THE OWNER.

B DETAIL
HEAVY DUTY ASPHALT PAVEMENT N.T.S.



NOTES:
1. ALL EXPOSED SURFACES OF CONCRETE CURB TO BE FLOATED AND BRUSH FINISHED, UNLESS PLACED BY A CURB MACHINE.
2. PROVIDE JOINTS PER SPECIFICATION SECTION 32 13 00.

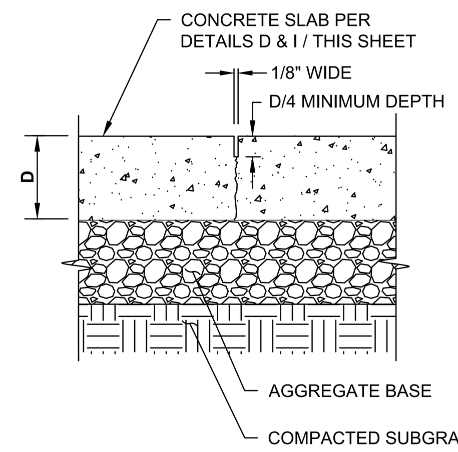
C DETAIL
STRAIGHT 18" CONCRETE CURB WITH UNDERDRAIN N.T.S.



NOTES:
CONCRETE WALKS TO HAVE SOFT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW (BUFF WASH FINISH), RUB OUT ALL TOOL MARKS. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%

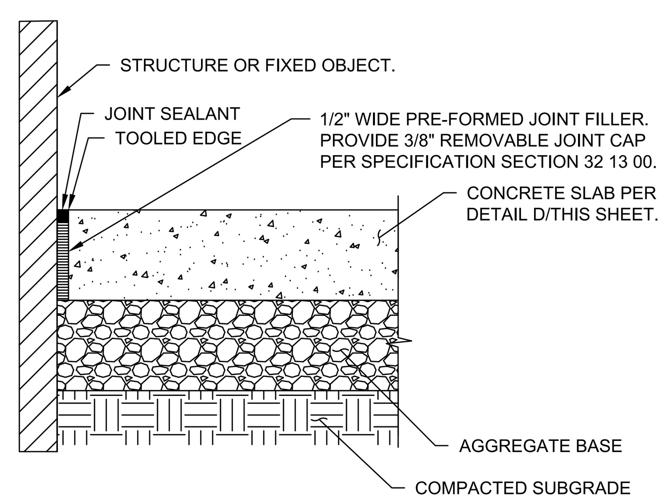
A. SYNTHETIC FIBER REINFORCEMENT: ASTM C1116-97 AND ASTM C1018-97. ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED:
   1. NYCON NYLON FIBERS
   2. FORTA NYLO-MONO NYLON FIBERS
   3. FIBERMESH FIBERMIX STEALTH POLYPROPYLENE FIBERS
   4. GRACE POLYPROPYLENE FIBERS
   SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
B. CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
C. PENETRATING SEALER: ACCEPTABLE PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO:
   1. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
   2. PROSOCO - SALTGUARD WB
   3. HULS AMERICA INC. - CHEM-TRETE BSM 40
   4. MASTER BUILDERS INC. - MASTERSEAL SL 40
   5. LYMTAL INTERNATIONAL - ISO-FLEX 618-50 WB
   6. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
   7. TEX-COTE - RAINSTOPPER RS140

D DETAIL
CONCRETE SIDEWALK N.T.S.



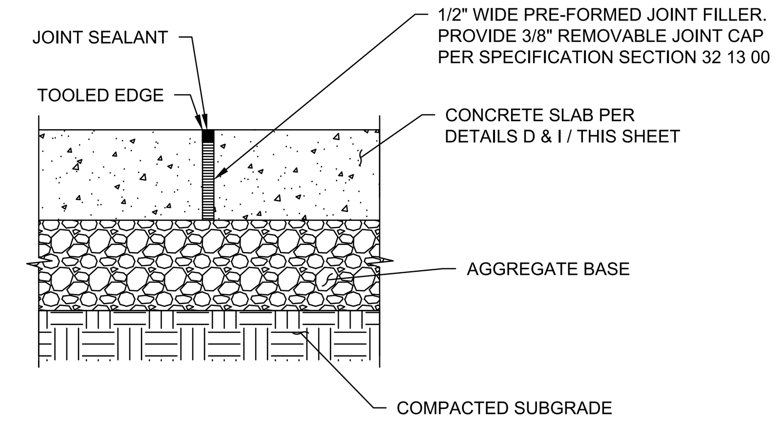
NOTES:
1. PLACE CONTROL JOINTS WITHIN 8 HOURS OF CONCRETE PLACEMENT AND AT LOCATIONS INDICATED ON THE STAKING PLAN. IF JOINTS ARE NOT SHOWN ON STAKING PLAN, PROVIDE AT LOCATIONS INDICATED BELOW:
   A. SPACING (IN FEET) SHALL BE BETWEEN 2 TO 2-1/ 2 TIMES SLAB THICKNESS (IN INCHES IN BOTH DIRECTIONS (I.E. 4" SLAB SHALL HAVE JOINT SPACING OF 8-10 FEET).
   B. GRID OF CONTROL JOINTS SHALL BE APPROXIMATELY SQUARE WITH LONGEST SIDE TO BE NOT LONGER THAN 1.5 TIMES THE SHORTEST SIDE (I.E. 4 FOOT WIDE WALK SHALL HAVE JOINT SPACING AT 4-6 FEET).

E DETAIL
SAW CUT CONCRETE CONTROL JOINT-LONGITUDINAL OR TRANSVERSE N.T.S.



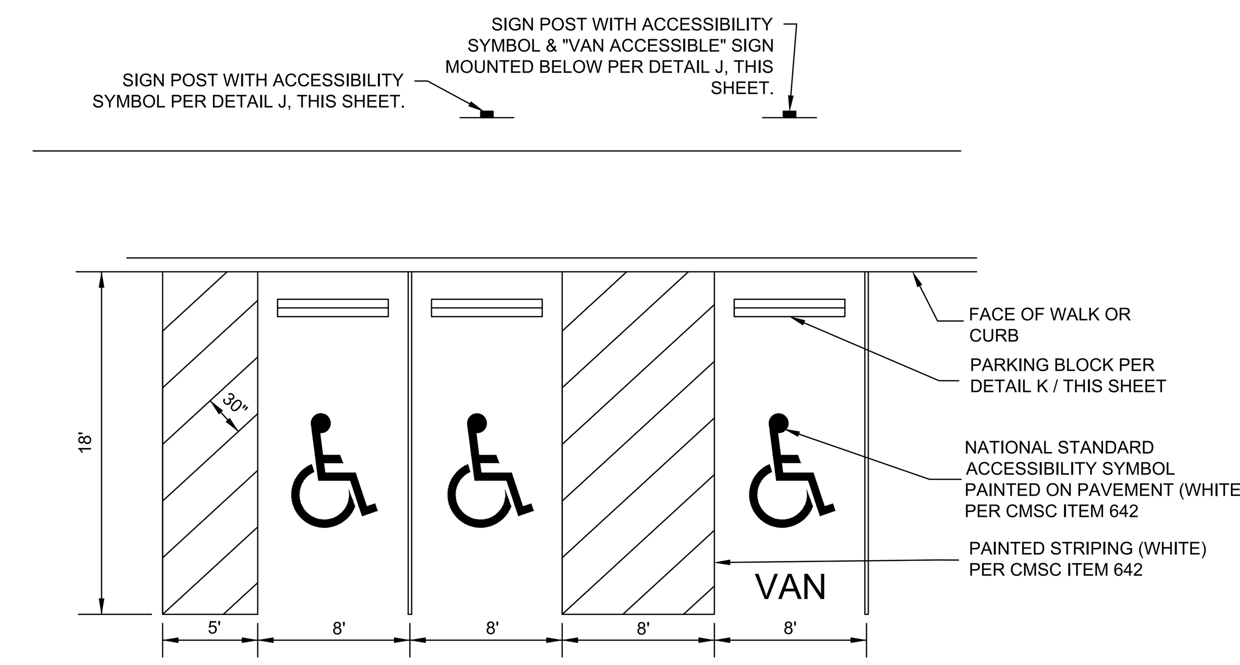
NOTES:
1. PLACE ISOLATION JOINTS WHERE NEW CONCRETE SLAB ABUTS STRUCTURES OR FIXED OBJECTS INCLUDING: BUILDINGS, WALLS, COLUMNS, POLE BASES, CURBS, CATCH BASINS, EXISTING CONCRETE, OR AS NOTED ON THE STAKING PLAN.
2. PROVIDE AT FORMED EDGE OF PREVIOUSLY POURED SLABS. SEAL JOINT WITH JOINT SEALANT, SEE SPECIFICATION SECTION 32 13 00.
3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2" THICK UNLESS OTHERWISE NOTED, CERAMAR FLEXIBLE FOAM EXPANSION JOINT BY W.R. MEADOWS OR EQUAL MEETING THE REQUIREMENTS OF ASTM D 1752 SECTIONS 5.1 THROUGH 5.4. REFER TO SPECIFICATION SECTION 32 13 00.

F DETAIL
CONCRETE ISOLATION JOINT N.T.S.



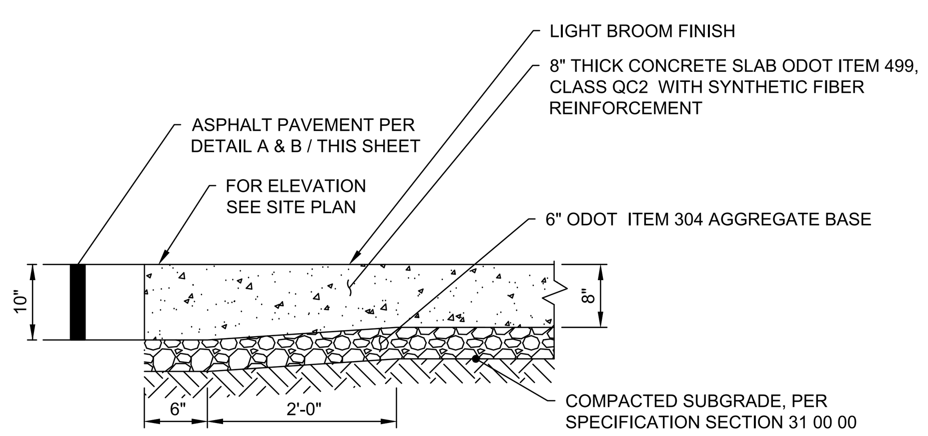
NOTES:
1. PROVIDE WHEN SPECIFICALLY SHOWN ON THE DRAWINGS OR WHEN PLACING CONCRETE DURING TEMPERATURES LESS THAN 40°F. REFER TO SPECIFICATION SECTION 32 13 00 FOR LOCATION.
2. SEAL JOINT WITH JOINT SEALANT, SEE SPECIFICATION SECTION 32 13 00.
3. SUBMIT SAMPLE FOR COLOR APPROVAL. PRE-FORMED JOINT FILLER - NON-IMPREGNATED TYPE, CLOSED CELL RESILIENT POLYETHYLENE FOAM, 1/2" THICK UNLESS OTHERWISE NOTED, CERAMAR FLEXIBLE FOAM EXPANSION JOINT BY W.R. MEADOWS OR EQUAL MEETING THE REQUIREMENTS OF ASTM D 1752 SECTIONS 5.1 THROUGH 5.4. REFER TO SPECIFICATION SECTION 32 13 00.

G DETAIL
CONCRETE EXPANSION JOINT N.T.S.



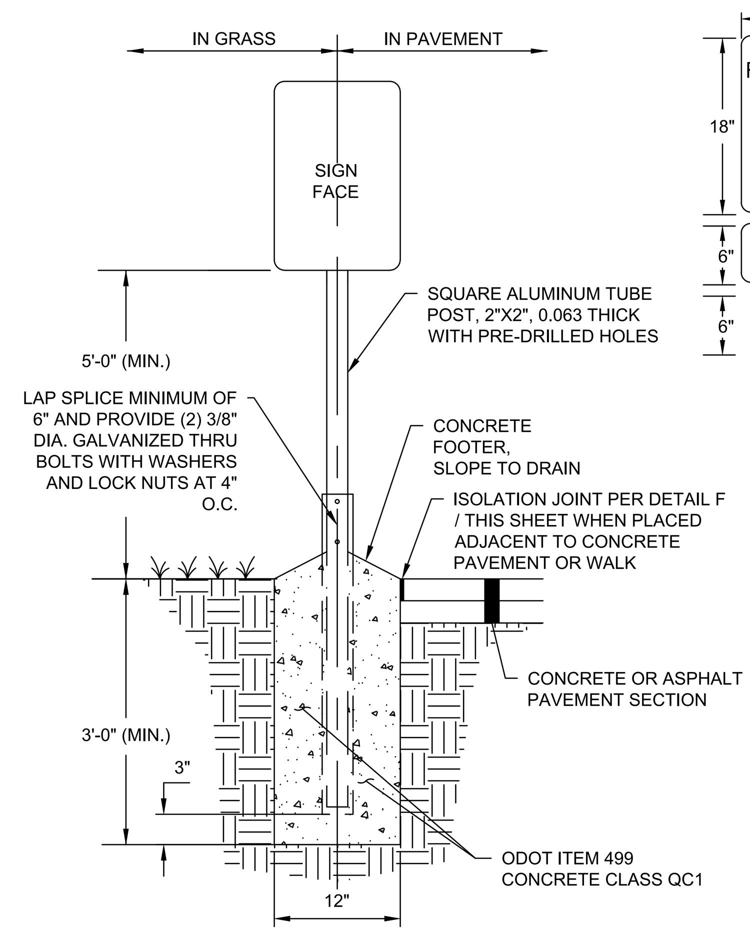
NOTES:
1. PAVEMENT SHALL HAVE A MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS IN THE AREA OF HANDICAP PARKING AND ASSOCIATED STRIPING.
2. ALL CURB RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) OF 2010, INCLUDING ALL SUPPLEMENTS OR REPLACEMENT DRAWINGS ISSUED THERETO.
3. HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
4. TRANSITION FROM FLUSH CURB TO FULL HEIGHT CURB AS DESIGNATED ON GRADING PLAN. SLOPE WALK TO MATCH CURB.

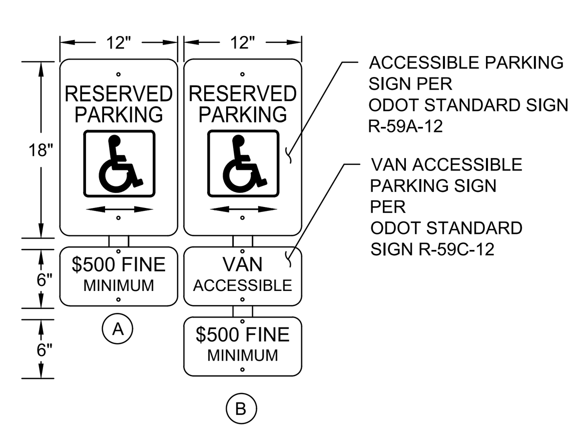
H DETAIL
ADA PARKING STRIPING N.T.S.



NOTES:
1. PROVIDE JOINTS AS INDICATED ON DRAWINGS. IN ABSENCE OF INFORMATION ON THE DRAWINGS, LOCATE AS SPECIFIED IN SECTION 32 13 00.
2. PROVIDE CONTROL AND ISOLATION JOINTS PER DETAILS F AND G, THIS SHEET.
3. SYNTHETIC FIBER REINFORCEMENT: ASTMC1116/C1116M-10A(2015). ACCEPTABLE PRODUCTS OR APPROVED EQUAL:
   A. NYCON RC OR PROCON-M POLYPROPYLENE FIBER NYLON FIBERS BY NYCON.
   B. NYLO-MONO NYLON FIBERS OR MIGHTY-MONO POLYPROPYLENE FIBERS BY FORTA
   C. FIBERMESH 150 POLYPROPYLENE FIBERS BY PROPEX.
   D. SINTA F19 OR SINTA M2219 BY GCP APPLIED TECHNOLOGIES
   E. PSI FIBERSTRAND 150 BY EUCLID.
4. SYNTHETIC FIBER REINFORCEMENT SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DOSAGE RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER, BUT NOT LESS THAN 1 POUND PER CUBIC YARD.
5. DISSIPATING CURING COMPOUND: COMPLY WITH ASTM C309-98A, TYPE 1, CLASS B (CLEAR), EXCEPT MOISTURE LOSS NOT TO EXCEED 0.40 KG/SQ M. IN 72 HOURS. COMPOUND SHALL COMPLY WITH EPA'S VOC REQUIREMENTS. APPLY AT THE MANUFACTURER'S WRITTEN RECOMMENDED APPLICATION RATE. COMPLETELY REMOVE CURING COMPOUND PRIOR TO APPLICATION OF PENETRATING SEALER.
6. PENETRATING SEALER: ACCEPTABLE PRODUCTS OR APPROVED EQUAL:
   A. L&M CONSTRUCTION CHEMICALS - AQUAPEL PLUS 40
   B. PROSOCO - SALTGUARD WB
   C. HULS AMERICA INC. - CHEM-TRETE BSM 40
   D. MASTER BUILDERS INC. - MASTERSEAL SL 40
   E. LYMTAL INTERNATIONAL - ISO-FLEX 618-50 WB
   F. BASF - ENVIROSEAL 40 OR HYDROZO SILANE 40
   G. TEX-COTE - RAINSTOPPER RS140
7. IF CONCRETE INSTALLED OCTOBER-MARCH, WAIT UNTIL APRIL-SEPTEMBER TO APPLY PENETRATING SEALER. IF SCHEDULE DOES NOT ALLOW FOR APPLICATION OF SEALER, PROVIDE CREDIT FOR NON-PERFORMANCE.

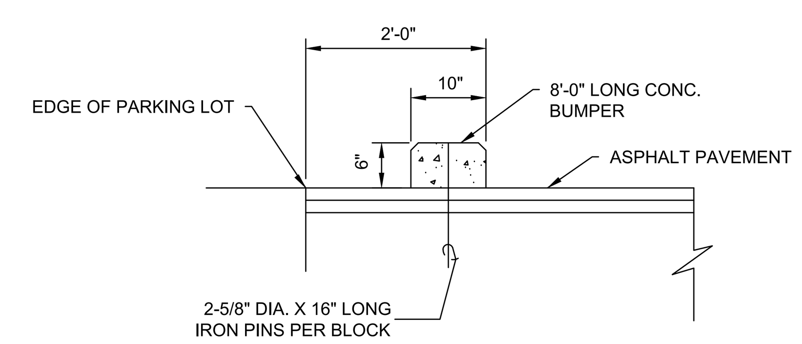
I DETAIL
HEAVY DUTY CONCRETE SLAB N.T.S.





NOTES:
1. PROVIDE SIGN IN ACCORDANCE WITH ODOT ITEM 630.
2. PROVIDE 0.063 THICK, FLAT ALUMINUM SIGN PANELS.
3. PROVIDE REFLECTIVE FINISH ON SIGN.
4. PROVIDE PERMANENT WEATHERPROOF ALUMINUM CAP ON POST TOP.
5. PROVIDE "VAN ACCESSIBLE" SIGN WHERE NOTED ON DRAWINGS.
6. ATTACH SIGNS WITH UNISTRUT UNIVERSAL DRIVE RIVET OR APPROVED EQUAL.
7. ACCESSIBLE SIGNAGE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.

J DETAIL
PARKING SIGNS N.T.S.



K DETAIL
BUMPER BLOCK N.T.S.

REVIT VERSION: 2023
PRINT DATE: 2/6/2026 1:34 PM
FILE INFO: Autodesk Docs://24254 CMHA Aspire Housing- R23/24254_CMHA Aspire Housing_ARCH_R23.rvt

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

DRAWING TITLE:
STAKING DETAILS

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026
25003
C1.02
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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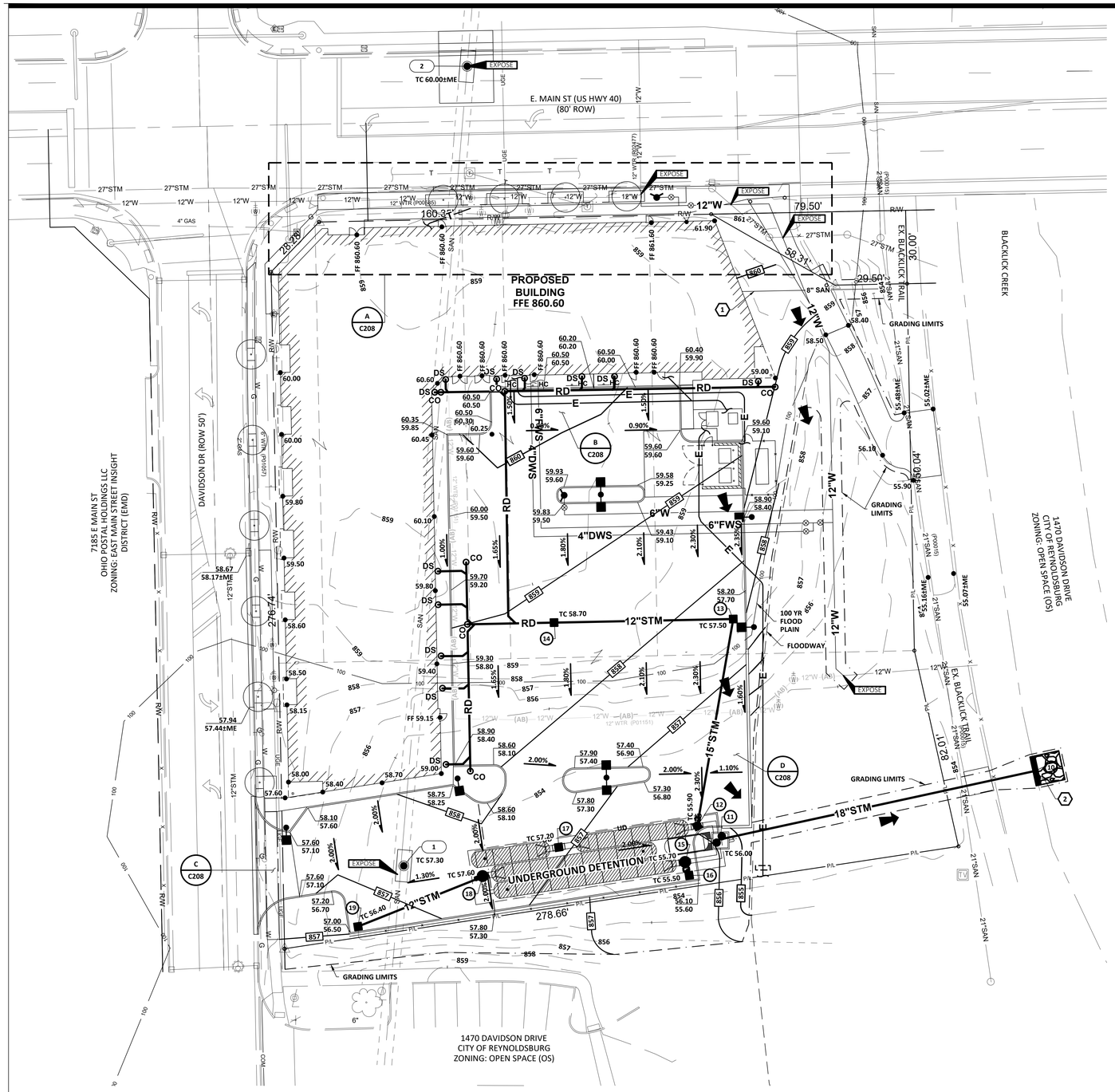

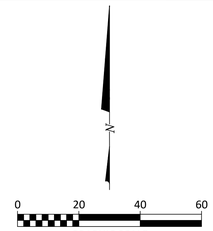

GENERAL NOTES:

1. PROVIDE 10' UNDERDRAINS IN FOUR DIRECTIONS AT CATCH BASINS IN PAVEMENT. REFER TO DETAIL B/C2.02.
2. PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED.
3. ADD 800' TO SPOT ELEVATIONS TO OBTAIN U.S.G.S. ELEVATIONS.
4. CONSTRUCTION WORK WILL NOT BE PERMITTED WITHOUT APPROVED PLANS AND INSPECTION.
5. PERFORM WORK IN ACCORDANCE WITH CITY OF REYNOLDSBURG MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS. IN CASE OF A DISCREPANCY BETWEEN CITY OF REYNOLDSBURG REQUIREMENTS AND PROJECT SPECIFICATIONS, CITY OF REYNOLDSBURG STANDARDS SHALL GOVERN.
6. SOIL EROSION AND SEDIMENTATION BMP MEASURES, PER SHEETS C2.05-C2.06, SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. BMP MEASURES SHALL BE TO THE SATISFACTION OF THE CITY OF REYNOLDSBURG.
7. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND (IF NECESSARY) MANUAL REMOVAL OF DIRT AND/OR MUD IN THE STREET GUTTERS.
8. REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
9. ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.
10. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
11. EXTEND UTILITIES TO WITHIN 5'-0" OF FACE OF BUILDING UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
12. MAXIMUM FINISH SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
13. COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY CW DESIGN GROUP, DATED 10/04/2024. REFER TO TOPOGRAPHIC SURVEY SHEET.
14. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE 6 INCHES OF TOPSOIL AND SEED AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.
15. DISPOSE EXCESS EXCAVATED MATERIALS AND UNACCEPTABLE/UNSUITABLE SOILS OFF SITE IN ACCORDANCE WITH LOCAL CODES. NO PERMANENT STOCKPILES WILL REMAIN ON SITE.
16. EXISTING VALVES, MANHOLES, AND OTHER APPURTANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISH GRADE.
17. OUTLET CURB UNDERDRAINS TO ADJACENT EXISTING UNDERDRAINS OR STORM SEWER SYSTEM.
18. EXPOSE UTILITIES NOTED THUS: **EXPOSE** PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
19. CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
20. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

EARTHWORK NOTES:

REFER TO GEOTECHNICAL EXPLORATION REPORT, PSI PROJECT NO. 01022545, DATED 10/7/2024 FOR SITE SOILS INFORMATION. SITE PREPARATION SHALL BE PER SPECIFICATION SECTION 31 00 00 UNLESS OTHERWISE NOTED IN THESE PLANS. PLEASE NOTE THE FOLLOWING SOIL REMEDIATION PROVISIONS FOR THIS PROJECT:

1. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, THE CONTRACTOR MAY EMBANK ADDITIONAL TOPSOIL WITHIN LAWN AREAS TO HELP EARTHWORK BALANCE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ANY DEWATERING OPERATIONS NECESSARY FOR EARTHWORK ACTIVITIES, AS SPECIFIED IN SPECIFICATION SECTION 31 00 00.

EXISTING FILL SOIL REMOVAL NOTES:

1. REMOVE EXISTING FILL SOILS UNDER NEW BUILDING AND EXTENDING A MINIMUM OF 5 FEET BEYOND THE EDGE OF THE BUILDING FOOTER. COORDINATE REMOVAL WITH TESTING AGENCY. TESTING AGENCY SHALL APPROVE REMOVAL PRIOR TO PLACING FILL.
2. PROOF ROLL NATIVE SOIL AND PREPARE SUBGRADE PER SPECIFICATION SECTION 31 00 00 PRIOR TO FILL PLACEMENT.
3. PLACE FILL IN ACCORDANCE WITH SPECIFICATION SECTION 31 00 00.
4. PROVIDE APPROVAL FROM TESTING AGENCY, IN WRITING SEALED BY A REGISTERED GEOTECHNICAL ENGINEER, FOR PLACEMENT OF SHALLOW SPREAD FOUNDATIONS AND SLAB ON NEW FILL MATERIALS PER THE GEOTECHNICAL REPORT.
5. SOME EXISTING FILL SOIL WILL BE ACCEPTABLE AS FILL MATERIAL. PROVIDE ANY ADDITIONAL SOIL AS NECESSARY TO COMPLETE FILL CONSTRUCTION. DISPOSE OF ANY UNSUITABLE FILL OFF-SITE IN ACCORDANCE WITH LOCAL CODES.

(X) CODED NOTES:

1. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
2. PROVIDE ODOT TYPE C ROCK CHANNEL PROTECTION 18" DEEP X 10' LONG X WIDTH OF HEADWALL.

GRADING LEGEND

EXISTING

REFER TO SURVEY SHEET

PROPOSED

800	INDEX CONTOUR
795	INTERMEDIATE CONTOUR
	BUILDING/WALL
STM	STORM SEWER
RD	12" ROOF DRAIN
SAN	SANITARY SEWER
	CUT AND PLUG EXISTING UTILITY
(AB)	ABANDON EXISTING UTILITY
	CATCH BASIN PER DETAIL SCD ST-13
	MANHOLE PER DETAIL SCD ST-4
DS	DOWNSPOUT ADAPTER PER DETAIL D/C2.02
	GATE VALVE & CURB BOX
	FIRE DEPARTMENT CONNECTION
X XXX	STRUCTURE NUMBER
	GRADE BREAK (CROWN) LINE
	GRADING/SEEDING LIMITS
60.53	SPOT ELEVATION
TC	TOP OF CASTING
700.00 / 699.50	TOP OF CURB ELEVATION / GUTTER ELEVATION AT FACE OF CURB
	FLOW DIRECTION ARROW
	EMERGENCY OVERFLOW
M.E.	MATCH EXISTING ELEVATION

#	DATE	CHANGE DESCRIPTION
2	03/17/2026	ADDENDUM #2

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

GRADING & STORM SEWER PLAN

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C2.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 8/8/2026 9:27 AM
FILE INFO: Autodesk Docs://2024-0417 CMHA Aspire Housing/R23/2425L CMHA Aspire Housing_ARCH_R23.rvt

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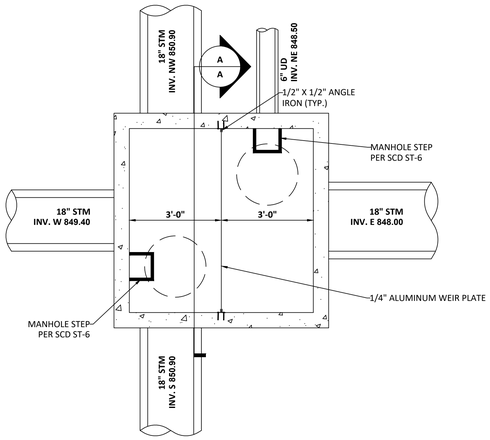
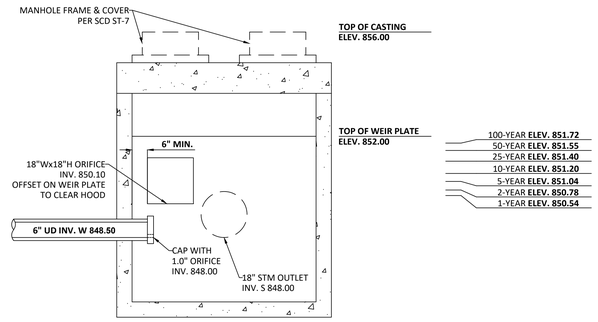


PLAN VIEW
(WITH LID REMOVED)

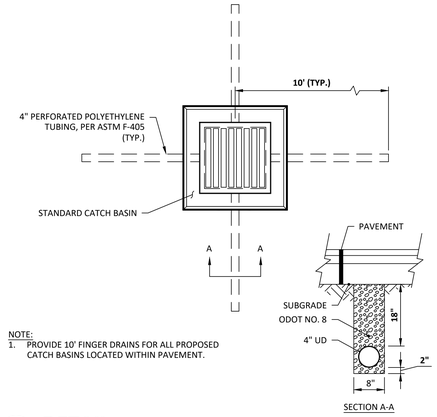


100-YEAR	**ELEV. 851.72**
50-YEAR	**ELEV. 851.55**
25-YEAR	**ELEV. 851.40**
10-YEAR	**ELEV. 851.20**
5-YEAR	**ELEV. 851.04**
2-YEAR	**ELEV. 850.78**
1-YEAR	**ELEV. 850.54**

SECTION A-A

NOTES:
1. ODOT SCD CB-2-6 PRECAST CONCRETE BASE WITH SLAB TOP AND MANHOLE FRAME AND LID PER ODOT SCD ST-7 MODIFIED.
2. SECURELY ANCHOR 1½"X1½" ANGLE IRONS TO CATCH BASIN WALLS WITH STAINLESS STEEL BOLTS (3 PER ANGLE IRON) SET IN EXPANDABLE GROUT.
3. SET ALUMINUM PLATE BETWEEN ANGLE IRONS AND SECURE WITH STAINLESS STEEL NUTS AND BOLTS (3 PER ANGLE IRON). CAULK AS NECESSARY FOR A WATERTIGHT SEAL.

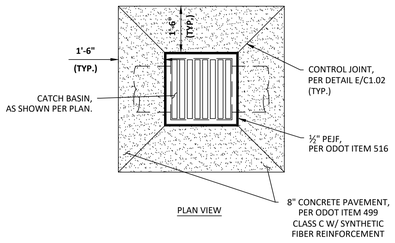
A DETAIL
OUTLET CONTROL STRUCTURE #11 — **NTS**



SECTION A-A

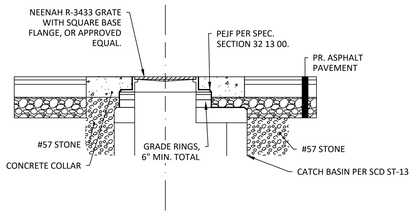
NOTE:
1. PROVIDE 10' FINGER DRAINS FOR ALL PROPOSED CATCH BASINS LOCATED WITHIN PAVEMENT.

B DETAIL
PAVEMENT UNDERDRAIN — **N.T.S.**

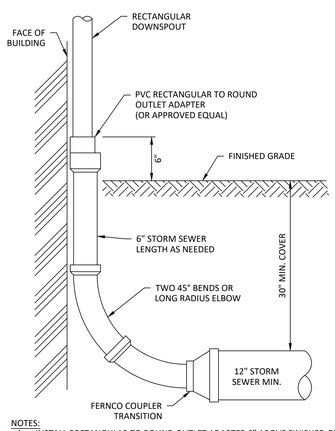


PLAN VIEW

SECTION IN ASPHALT PAVEMENT

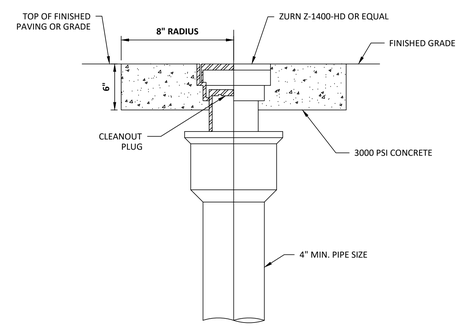


C DETAIL
CATCH BASINS IN ASPHALT PAVEMENT — **N.T.S.**



NOTES:
1. INSTALL RECTANGULAR TO ROUND OUTLET ADAPTER 6" ABOVE FINISHED GRADE.
2. PROVIDE STORM SEWERS AND PIPE TRANSITIONS IN ACCORDANCE WITH SPECIFICATION SECTION 33 40 00.

D DETAIL
PVC DOWNSPOUT ADAPTER — **N.T.S.**



E DETAIL
EXTERIOR CLEANOUT — **N.T.S.**

CONCRETE MIX GUIDELINES: MINIMUM f'c =4500 PSI

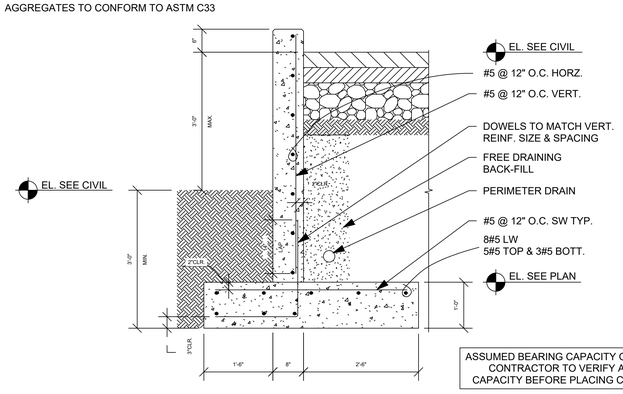
AIR ENTRAINING ADMIXTURE (CONFORMING TO ASTM C260)
AND WATER REDUCER (CONFORMING TO ASTM C494) REQUIRED

MIN. CEMENTITIOUS MATERIAL CONTENT 564 PCY
(CONFORM TO ASTM C595 TYPE 1L)

MAX. WATER-CEMENTITIOUS MATERIAL RATIO 0.45

AIR CONTENT 6+1, -1.5%

AGGREGATES TO CONFORM TO ASTM C33



ASSUMED BEARING CAPACITY OF 1500 PSF
CONTRACTOR TO VERIFY ACTUAL
CAPACITY BEFORE PLACING CONCRETE

F DETAIL
SITE RETAINING WALL — **N.T.S.**

KORDA
KORDA: NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
STORM DETAILS

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C2.02

CERT. OF APPROPRIATENESS
/ MAJOR SITE PLAN

REVIT VERSION: 2023
PRINT DATE: 8/4/2026 12:00 PM
FILE INFO: Autodesk Docs://25-CMHA Aspire Housing/ R23/24254_CMHA Aspire Housing_ARCH_R23.rvt

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BURIED DETENTION SYSTEM

GENERAL NOTES
1. PROVIDE BURIED DETENTION SYSTEM AS DESCRIBED ON PAGES C2.03-C2.04. THIS SYSTEM CONSISTS OF ADS STORMTECH CHAMBER MC-3500.
2. THE CONTRACTOR SHALL PROVIDE THE CITY REPORTS FROM A CERTIFIED LABORATORY VERIFYING THE AGGREGATE FOR THE WATER DETENTION LAYS OF THE STORMWATER DETENTION FACILITY MEETS OR EXCEEDS 40% VOID SPACE.

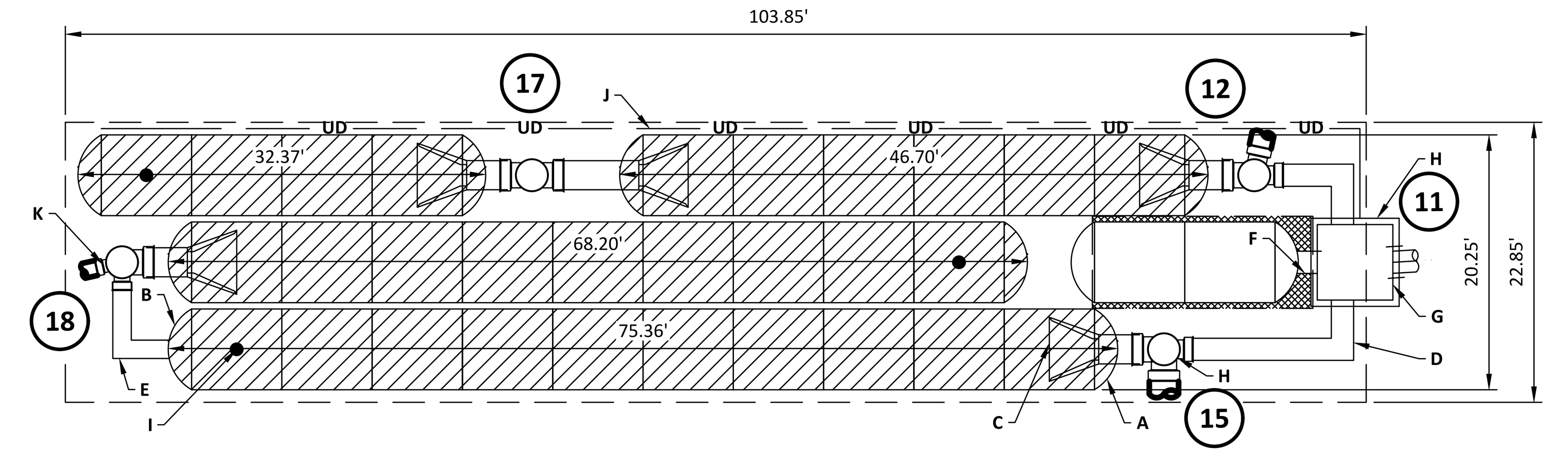
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

STORMTECH CHAMBER SPECIFICATIONS
1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45X76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F218 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM
1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT
1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500 & MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500 & MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500 & MC4500 CONSTRUCTION GUIDE".
3. FULL 36" OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
4. CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

THE CONTRACTOR SHALL PROVIDE THE CITY REPORTS FROM A CERTIFIED LABORATORY VERIFYING THE AGGREGATE FOR THE WATER DETENTION LAYERS OF THE STORMWATER DETENTION FACILITY MEETS OR EXCEEDS 40% VOID SPACE



PART TYPE	ITEM ON LAYOUT	DESCRIPTION
PREFABRICATED END CAP	A	18" PARTIAL CUT END CAP, PART #MC3500IEPP18BC OR MC 3500 IEPP18BW TYP OF ALL MC-3500 18" BOTTOM CONNECTIONS
PREFABRICATED END CAP	B	24" PARTIAL CUT END CAP PART #MC3500IEPP24BC OR MC3500IEPP24BW
FLAMP	C	INSTALL FLAMP ON 24" ACCESS PIPE/ PART#MCFLAMP (TYP 5 PLACES)
MANIFOLD	D	18"X18" ADS N-12 TOP MANIFOLD INVERT 20.03" ABOVE CHAMBER BASE (TYP 2 PLACES)
MANIFOLD	E	24"X24" ADS N-12 BOTTOM MANIFOLD INVERT 2.06" ABOVE CHAMBER BASE
PIPE CONNECTION	F	18" ADS N-12 BOTTOM CONNECTION INVERT 1.77" ABOVE CHAMBER BASE
CONCRETE STRUCTURE	G	OCS (DESIGN ENGINEER/PROVIDED BY OTHERS)
CONCRETE STRUCTURE	H	(DESIGN ENGINEER/PROVIDED BY OTHERS)
INSPECTION PORT	I	4" SEE DETAIL (TYP 3 PLACES)
UNDERDRAIN	J	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN

PROPOSED LAYOUT

QUANTITY	DESCRIPTION
31	STORMTECH MC-3500 CHAMBERS
10	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (IN)
9	STONE BELOW (IN)
40	% STONE VOID
7,188	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
2.9	ISOLATOR ROW PLUS TREATMENT FLOW RATE PROVIDED (CFS)
2,297	SYSTEM AREA (SF)
251	SYSTEM PERIMETER (FT)

NOTES:
1. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
2. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
3. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
4. THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY.
5. NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

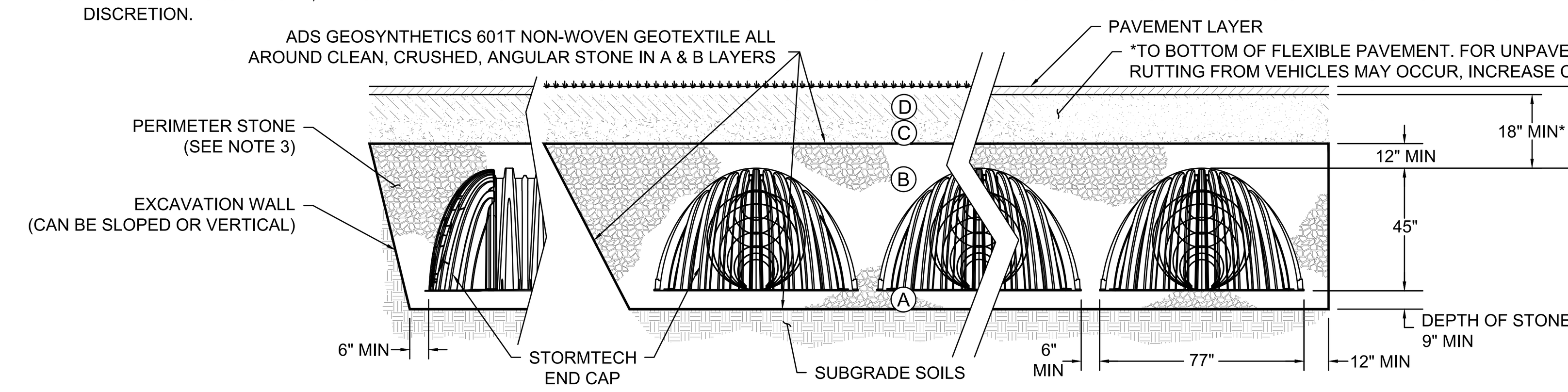
BED LIMITS

A DETAIL
ADS UNDERGROUND DETENTION SYSTEM NTS

ACCEPTABLE FILL MATERIALS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
4. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

ELEVATIONS		AS-BUILT
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	861.00	
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	855.00	
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	854.50	
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE):	854.50	
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	854.50	
TOP OF STONE:	854.00	
TOP OF MC-3500 CHAMBER:	853.00	
18" TOP MANIFOLD/CONNECTION INVERT:	850.92	
24" ISOLATOR ROW PLUS CONNECTION INVERT:	849.42	
24" BOTTOM MANIFOLD/CONNECTION INVERT:	849.42	
18" BOTTOM MANIFOLD/CONNECTION INVERT:	849.40	
BOTTOM OF MC-3500 CHAMBER:	849.25	
UNDERDRAIN INVERT:	848.50	
BOTTOM OF STONE:	848.50	

B SECTION
ADS UNDERGROUND DETENTION SYSTEM NTS

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
STORM DETAILS

STATE OF OHIO · ERIC J. WALSH E-80715 · REGISTERED · PROFESSIONAL ENGINEER

08/26/2026
25003
C2.03
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 6/5/2026 11:23 AM
FILE INFO: Autodesk Docs://24254 CMHA Aspire Housing- R23/24254_CMHA Aspire Housing_ARCH_R23.rvt

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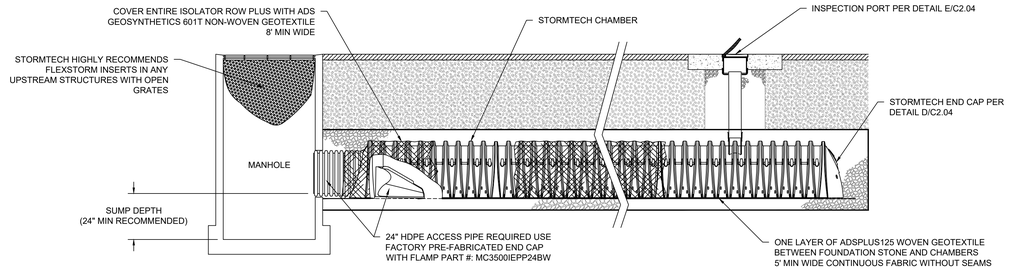
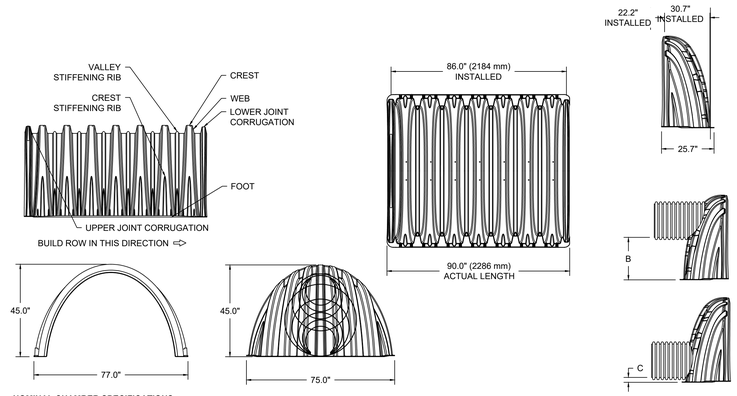


A DETAIL
ISOLATOR ROW — NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"
CHAMBER STORAGE	109.9 CUBIC FEET
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET
WEIGHT	134 lbs.

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"
END CAP STORAGE	14.9 CUBIC FEET
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET
WEIGHT	49 lbs.

*ASSUMES 12" STONE ABOVE, 9" STONE FOUNDATION AND BETWEEN CHAMBERS, 6" STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

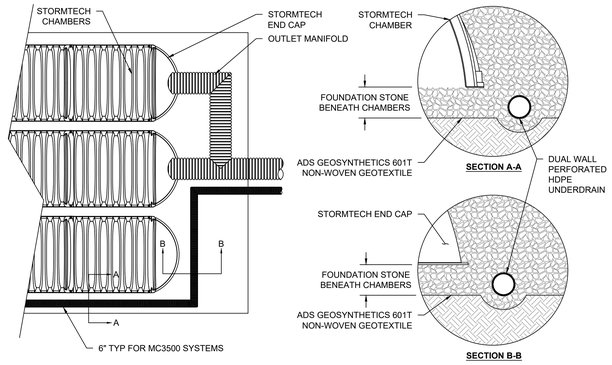
NOTES
1. END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10".
2. ALL DIMENSIONS ARE NOMINAL.
3. THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.
4. STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B".
5. STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T".
6. END CAPS WITH A WELDED CROWN PLATE END WITH "C".
7. END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W".

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

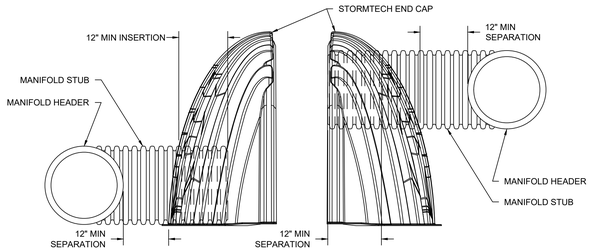
PART #	STUB	B	C
MC3500IEPP06T	6"	33.21"	---
MC3500IEPP06B		---	0.66"
MC3500IEPP08T	8"	31.16"	---
MC3500IEPP08B		---	0.81"
MC3500IEPP10T	10"	29.04"	---
MC3500IEPP10B		---	0.93"
MC3500IEPP12T	12"	26.36"	---
MC3500IEPP12B		---	1.35"
MC3500IEPP15T	15"	23.39"	---
MC3500IEPP15B		---	1.50"
MC3500IEPP18TC	18"	20.03"	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77"
MC3500IEPP18BW			
MC3500IEPP24TC	24"	14.48"	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06"
MC3500IEPP24BW			
MC3500IEPP30BC	30"	---	2.75"

NOTE: ALL DIMENSIONS ARE NOMINAL

B DETAIL
MC-3500 TECHNICAL SPECIFICATIONS — NTS

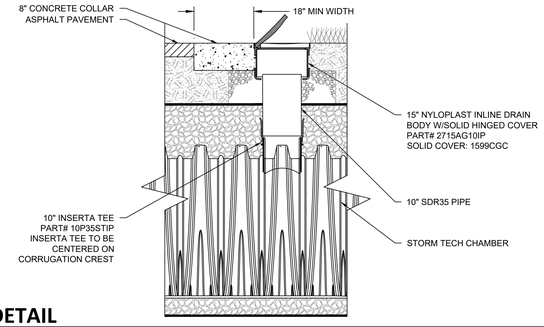


C DETAIL
UNDERDRAIN — NTS



NOTES:
1. MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

D DETAIL
END CAP INSERTION — NTS



E DETAIL
10" INSPECTION PORT — NTS

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
STORM DETAILS

STATE OF OHIO — ERIC J. WALSH — E-80715 — REGISTERED — PROFESSIONAL ENGINEER

08/26/2026

25003

C2.04

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA, NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 5/1/2026 10:36 AM
FILE INFO: Autodesk Docs://2024 CMHA Aspire Housing/ R23/24/24_CMHA Aspire Housing_ARCH - R23.rvt

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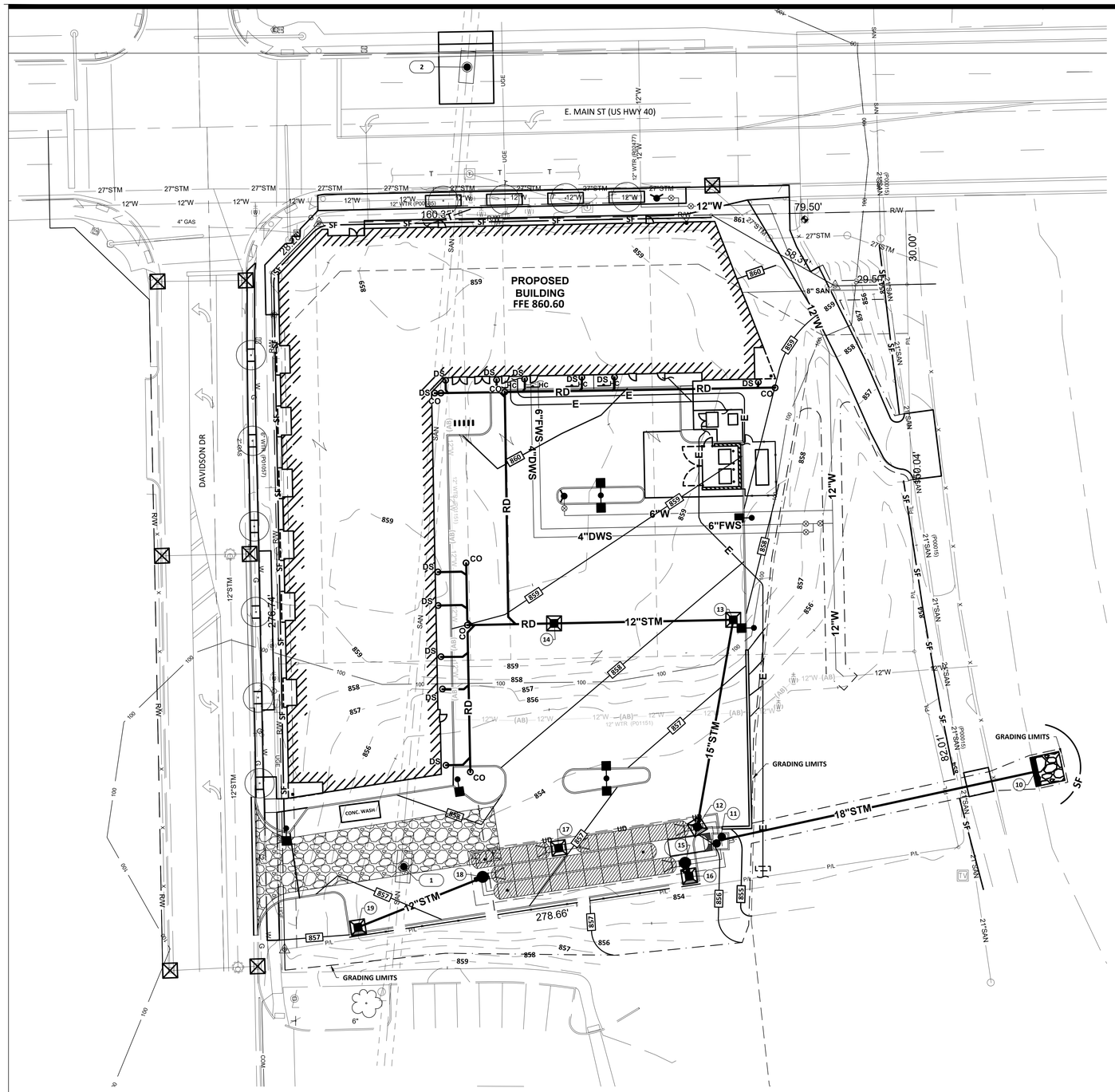


EROSION AND SEDIMENT CONTROL LEGEND

EXISTING

REFER TO C1.01

PROPOSED

- 800 — INDEX CONTOUR
- 795 — INTERMEDIATE CONTOUR
- BUILDING/WALL
- STM — STORM SEWER
- CATCH BASIN
- MANHOLE
- GRADING/SEEDING LIMITS
- EMERGENCY OVERFLOW
- SF — SILT FENCE PER DETAIL E/C2.06
- INLET FILTER PER DETAIL D/C2.06
- STABILIZED CONSTRUCTION ENTRANCE PER DETAIL B/C2.06
- CONC. WASH — CONCRETE WASHOUT PER DETAIL C/C2.06

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:

EROSION & SEDIMENT CONTROL PLAN

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

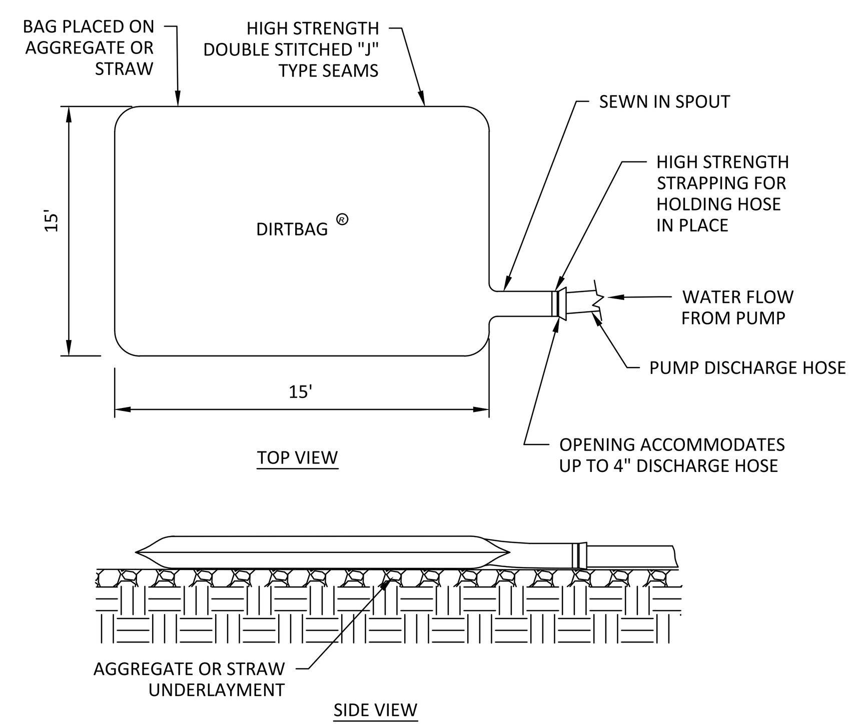
C2.05

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

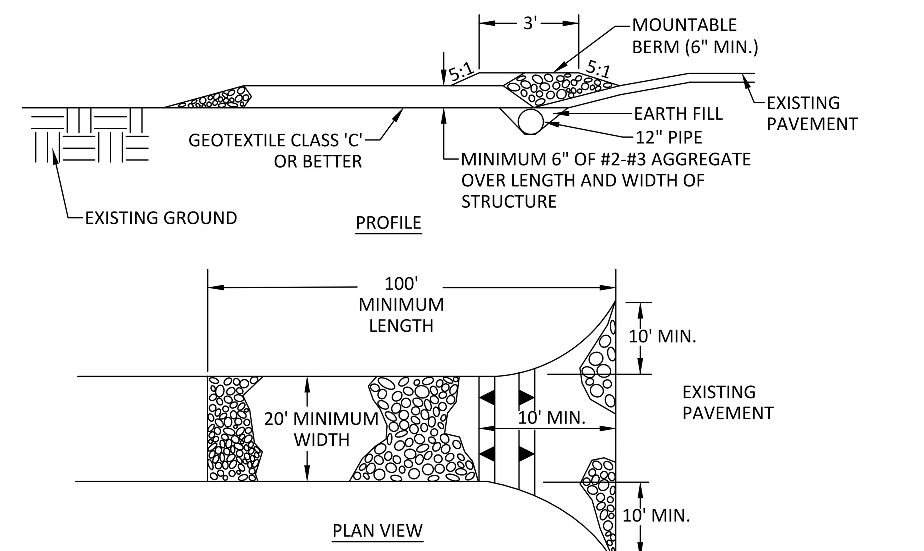
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 8/4/2026 10:04 AM
FILE INFO: Aloisiana Doors-J25254-CMHA-Aspire Housing- R23/24/25_CMHA Aspire Housing_ARCH_R23.rvt



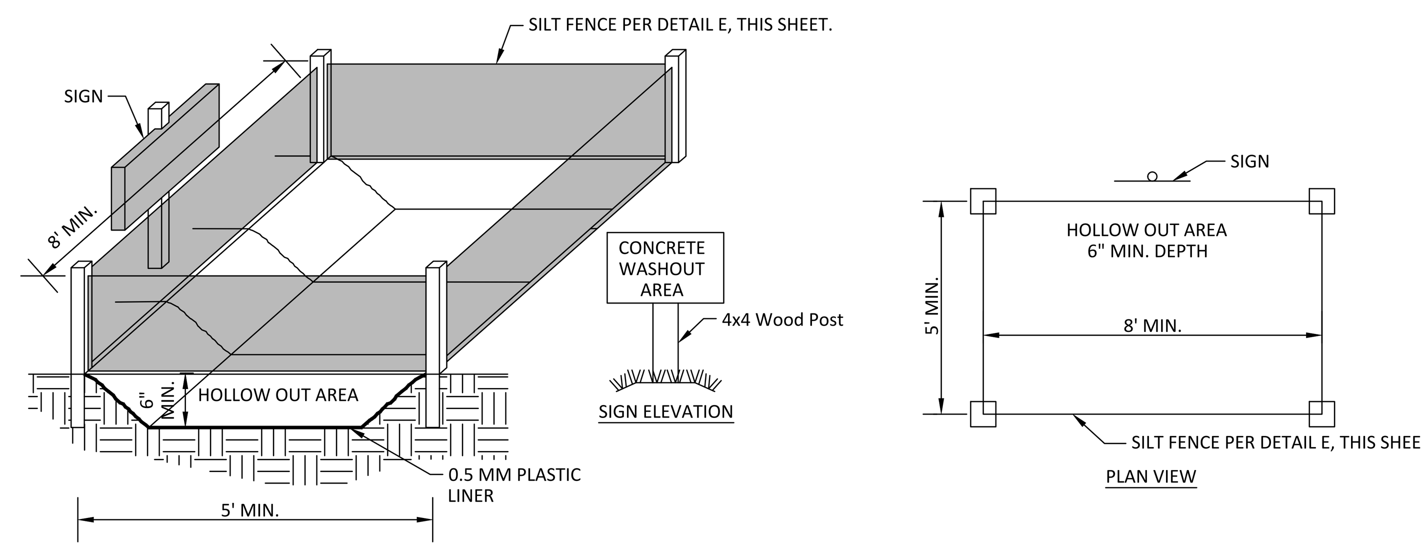
NOTES:
1. THE PUMPING OR DIRECT DISCHARGE OF SEDIMENT-LADEN (MUDDY) WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS.
2. ALL INLETS RECEIVING FLOW FROM RUNOFF, PUMPING ACTIVITIES, OR OTHER DIRECT DISCHARGES SHALL BE FITTED WITH AN INLET PROTECTION DEVICE THAT IS PROPERLY SIZED AND SECURED TO REDUCE THE DISCHARGE OF SEDIMENT INTO THE STORM SEWER AND RECEIVING STREAM. INLET PROTECTION IS REQUIRED ON ALL INLETS RECEIVING DISCHARGE REGARDLESS OF WHETHER OR NOT THE INLET IS TRIBUTARY TO ANY DOWNSTREAM EROSION AND SEDIMENT CONTROLS.
3. DISCHARGE HOSES USED DURING PUMPING ACTIVITIES SHALL BE FITTED WITH SEDIMENT BAGS THAT ARE PROPERLY SIZED PER MANUFACTURER'S RECOMMENDATIONS REGARDLESS OF WHAT OTHER SEDIMENT CONTROLS ARE IN PLACE FURTHER DOWNSTREAM. SEDIMENT BAGS MUST BE PROPERLY SECURED TO THE DISCHARGE HOSE AND PLACED OVER VEGETATED AREAS, WHERE FEASIBLE, DURING DISCHARGE. SEE DETAIL ABOVE OF A TYPICAL SEDIMENT BAG INSTALLATION.

A DETAIL
DEWATERING BAG N.T.S.



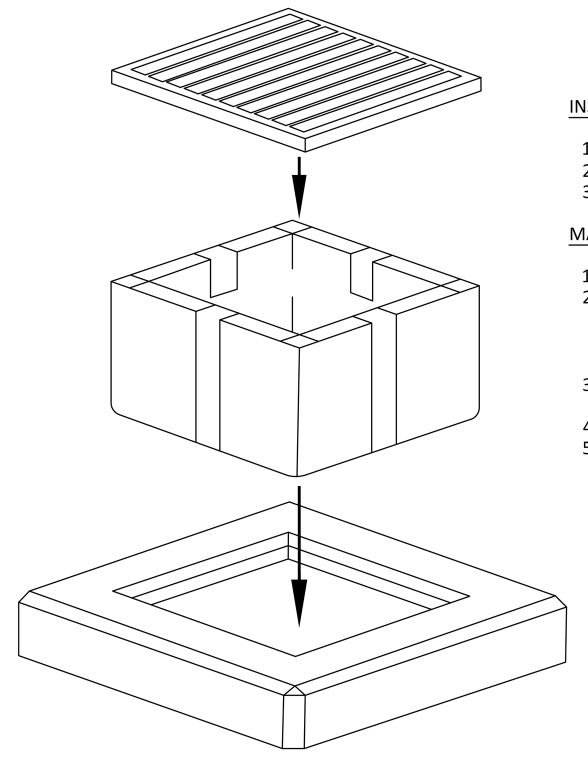
NOTES:
1. LENGTH - MINIMUM OF 100'
2. WIDTH - 20' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
4. STONE - CRUSHED AGGREGATE (#2 TO #3) OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

B DETAIL
STABILIZED CONSTRUCTION ENTRANCE N.T.S.



NOTES:
1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS.
2. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED PROPERLY.
3. PLACE PLASTIC LINER OVER THE ENTIRE HOLLOW OUT AREA PRIOR TO USE.
4. PROVIDE ITEMS NOTED ABOVE INCLUDING REMOVAL OF CONCRETE WASHOUT UPON COMPLETION OF THE PROJECT AS NOTED IN THE BID PRICE FOR THE PROJECT.
5. FILL HOLLOW AREA TO A DEPTH OF 4 TO 6 INCHES WITH CMSC ITEM 703 AGGREGATE, SIZE #57, #2, OR #4.
6. USE OF ROLL AWAY OR OTHER PORTABLE CONTAINERS IS AN ACCEPTABLE ALTERNATIVE (AND HIGHLY ENCOURAGED) PROVIDED THEY ARE USED IN ACCORDANCE WITH NPDES GUIDELINES ON CONCRETE WASHOUT.

C DETAIL
CONCRETE TRUCK WASHOUT AREA N.T.S.



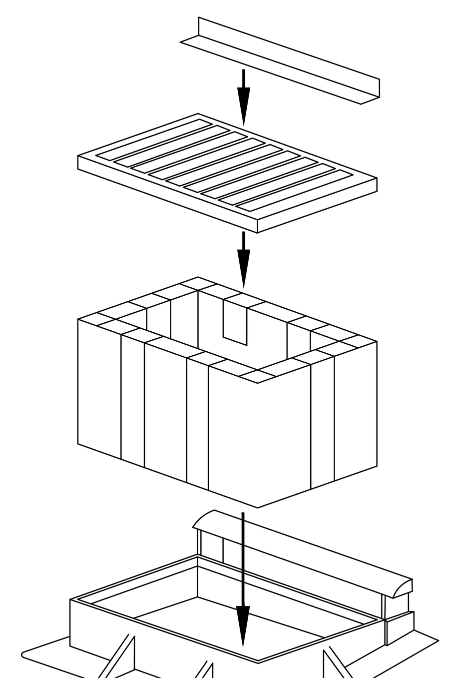
INSTALLATION:
1. REMOVE GRATE.
2. INSTALL BAG (RESTS ON LIP OF CASTING).
3. REINSTALL GRATE.

MAINTENANCE:
1. REMOVE GRATE.
2. BAG CAN BE CLEANED SEVERAL WAYS:
   A) PICK UP BAG AND DUMP IT.
   B) SHOVELING DEBRIS OUT OF BAG
   C) VAC-UNIT
3. SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
4. REINSTALL BAG.
5. REINSTALL GRATE.

TO BE USED ON STRUCTURES:

EXISTING: N/A

PROPOSED: 12, 13, 14, 16, 17, 19



INSTALLATION:
1. REMOVE GRATE.
2. INSTALL BAG (RESTS ON LIP OF CASTING).
3. REINSTALL GRATE.
4. INSTALL BONNET GUARD WITH TABS BETWEEN GRATE & BONNET CASTING

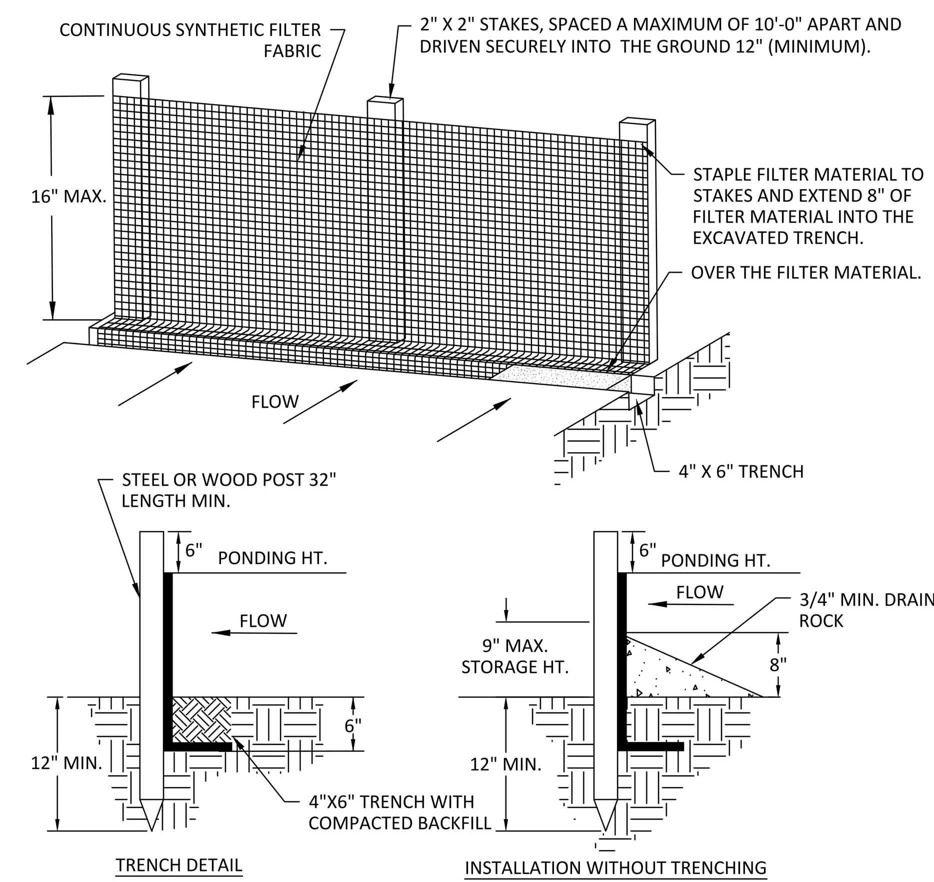
MAINTENANCE:
1. REMOVE THE BONNET GUARD.
2. REMOVE GRATE.
3. BAG CAN BE CLEANED SEVERAL WAYS:
   A) PICK UP BAG AND DUMP IT.
   B) SHOVELING DEBRIS OUT OF BAG.
   C) VAC-UNIT
4. SHAKE LOOSE DEBRIS OUT OF BAG OR RINSE WITH WATER.
5. REINSTALL BAG.
6. REINSTALL GRATE.
7. REINSTALL BONNET GUARD.

TO BE USED ON STRUCTURES:

EXISTING: DAVIDSON DRIVE ROW, US 40 (MAIN STREET) ROW

PROPOSED: N/A

D DETAIL
INLET FILTER (BELOW GRATE INLET PROTECTION) N.T.S.



NOTES:

GENERAL
1. CONSTRUCT SILT FENCE BEFORE UPSLOPE DISTURBANCE BEGINS.
2. BRING ENDS OF SILT FENCE UPSLOPE SLIGHTLY SO THAT PONDING WATER WILL BE PREVENTED FROM FLOWING AROUND ENDS.
3. WHEN POSSIBLE PRESERVE VEGETATION 5 FEET UP UPSLOPE OF THE SILT FENCE. IF REMOVED, REESTABLISH WITHIN 7 DAYS FROM INSTALLATION OF FENCE.
4. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
5. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND SECURELY SEALED.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
7. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
8. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
9. THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE.
10. THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.
11. STRAW WATTLES AND COMPOST ROLLS TO BE A MINIMUM OF 12" IN DIAMETER.

MAINTENANCE
1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. ANY SEDIMENT DEPOSITS REMAINING AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

E DETAIL
SILT FENCE N.T.S.

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KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:
EROSION DETAILS

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C2.06

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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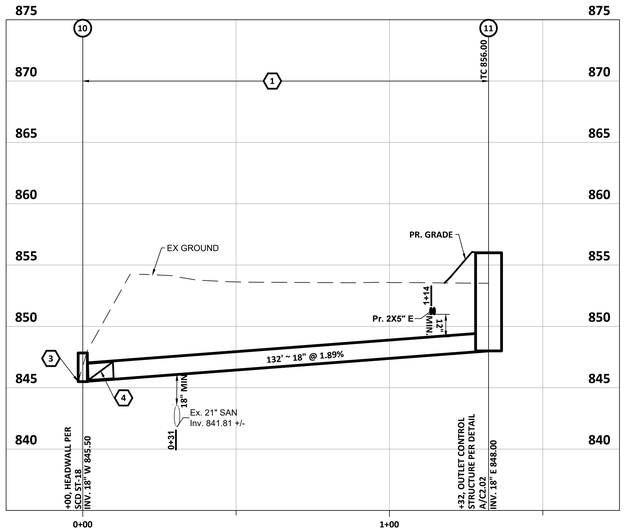
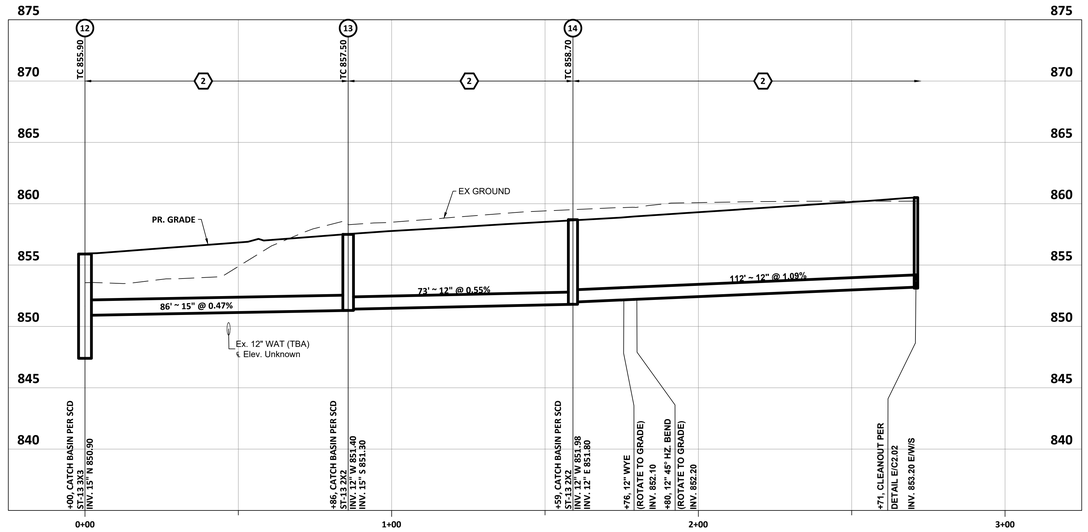
(X) CODED NOTES:

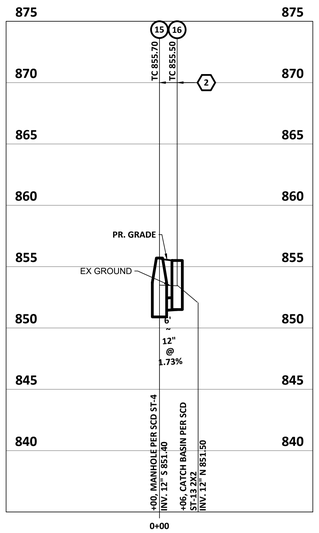
1. BACKFILL WITH COMPACTED BACKFILL PER CMSC ITEM 911
2. BACKFILL WITH COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912
3. PROVIDE ODOT TYPE C ROCK CHANNEL PROTECTION 18" DEEP X 10' LONG X WIDTH OF HEADWALL.
4. TIDEFLEX INLINE BACKFLOW PREVENTOR INSTALLED IN FIRST DOWNSTREAM PIPE FROM OUTLET CONTROL STRUCTURE.



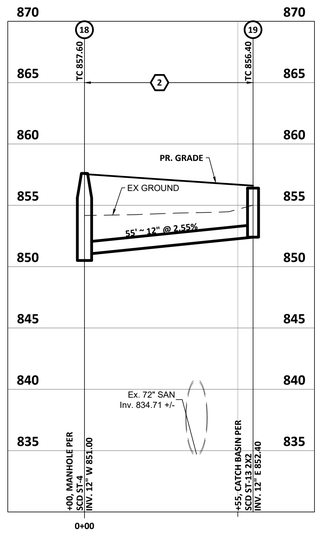
PR. STM 10-11 Profile
Scale: 1"=20' Horiz. 1"=5' Vert.



PR. STM 12-CLEANOUT Profile
Scale: 1"=20' Horiz. 1"=5' Vert.



PR. STM 15-16 Profile
Scale: 1"=20' Horiz. 1"=5' Vert.



PR. STM 18-19 Profile
Scale: 1"=20' Horiz. 1"=5' Vert.

STORM SEWER STRUCTURE COORDINATES

Structure	TC	Northing	Easting	Northing As-Built	Easting As-Built
10	847.83	712018.45	1883277.79		
11	856.00	711990.36	1883148.48		
12	855.90	711995.97	1883139.52		
13	857.50	712080.51	1883154.23		
14	858.70	712079.06	1883080.96		
15	855.70	711981.21	1883134.54		
16	855.50	711975.69	1883136.21		
17	857.20	711987.24	1883082.85		
18	857.60	711975.44	1883051.76		
19	856.40	711954.81	1883000.81		

#	DATE	CHANGE DESCRIPTION
2	03/17/2026	ADDENDUM #2

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMPETENCE. COLUMBUS.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
STORM PROFILES

KORDA
KORDA: NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C2.07

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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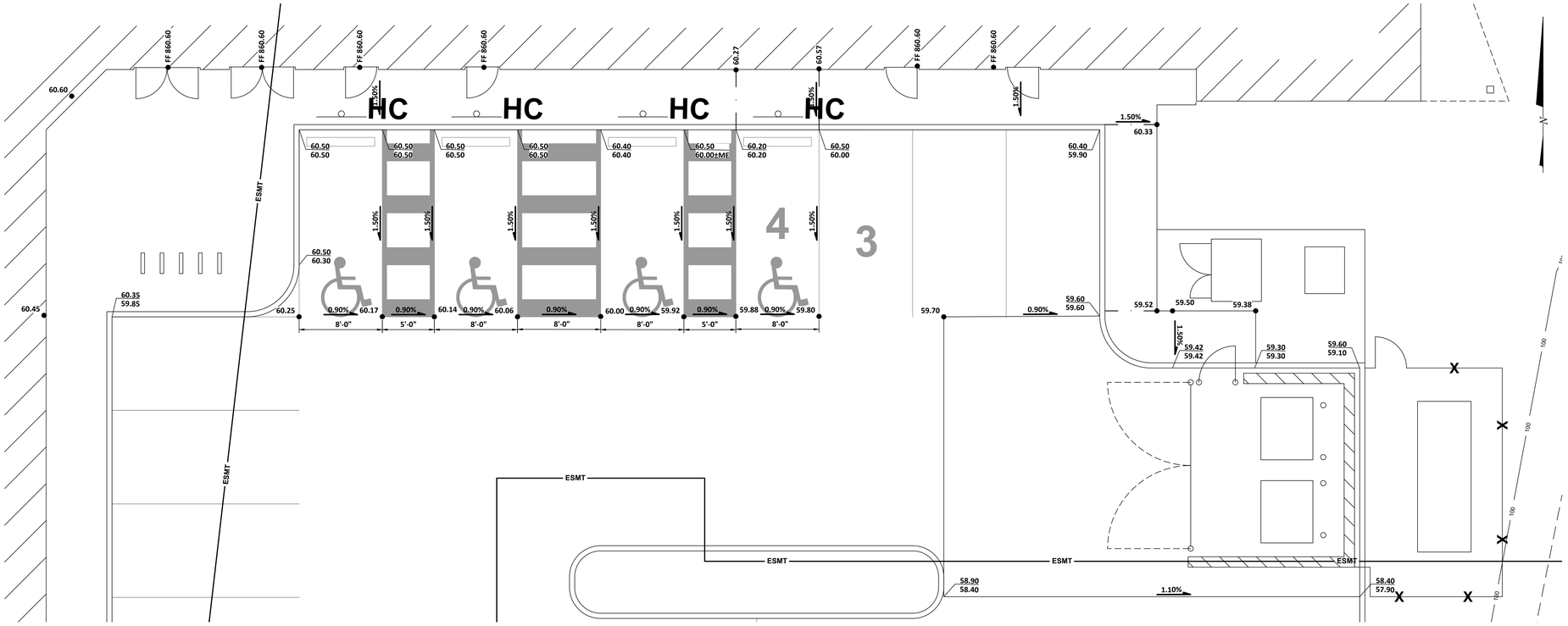
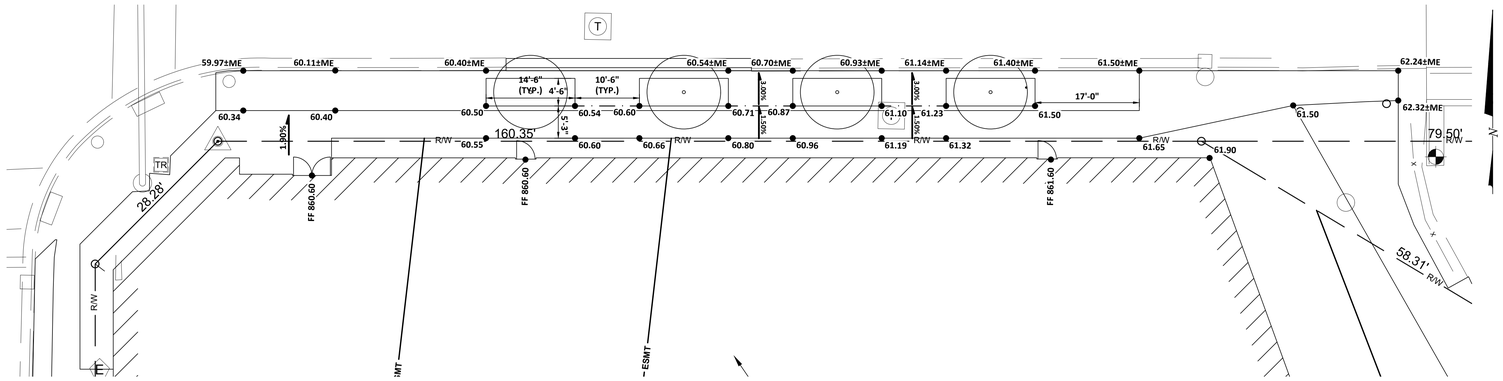


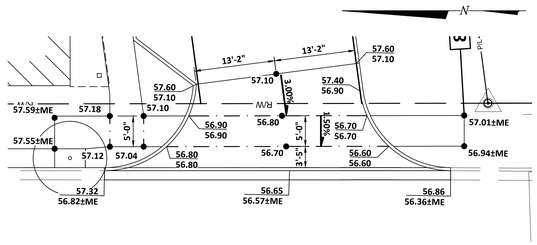
A DETAIL
GRADING DETAIL

1"=5'



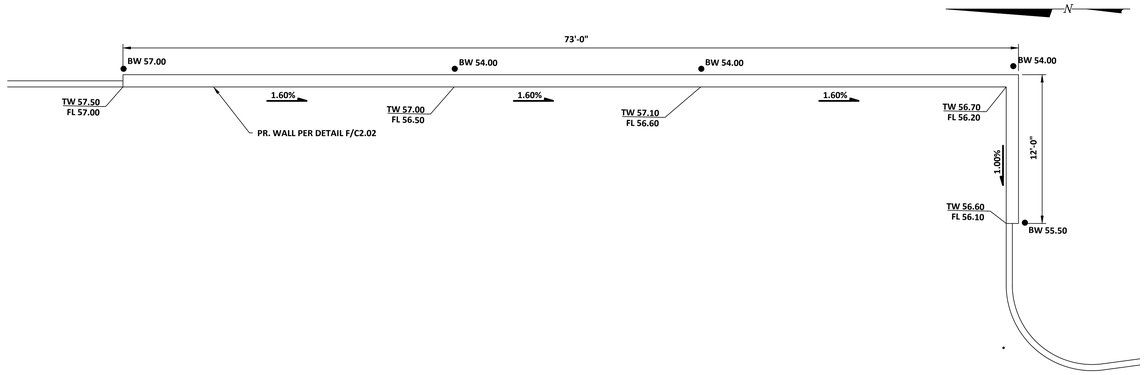
B DETAIL
GRADING DETAIL

1"=10'



C DETAIL
DRIVEWAY DETAIL

1"=10'



D DETAIL
WALL DETAIL

1"=10'

GRADING LEGEND

EXISTING

REFER TO SURVEY SHEET

PROPOSED

800	INDEX CONTOUR
795	INTERMEDIATE CONTOUR
	BUILDING/WALL
STM	STORM SEWER
RD	12" ROOF DRAIN
SAN	SANITARY SEWER
	CUT AND PLUG EXISTING UTILITY
(AB)	ABANDON EXISTING UTILITY
	CATCH BASIN PER DETAIL SCD ST-13
	MANHOLE PER DETAIL SCD ST-4
DS	DOWNSPOUT ADAPTER PER DETAIL D/C2.02
	GATE VALVE & CURB BOX
	FIRE DEPARTMENT CONNECTION
X XXX	STRUCTURE NUMBER
	GRADE BREAK (CROWN) LINE
	GRADING/SEEDING LIMITS
XX.XX	SPOT ELEVATION
TC	TOP OF CASTING
XX.XX / XX.XX	TOP OF CURB ELEVATION / GUTTER ELEVATION AT FACE OF CURB
TW XX.XX / FL XX.XX	TOP OF WALL ELEVATION / GUTTER ELEVATION AT FACE OF WALL
	FLOW DIRECTION ARROW
	EMERGENCY OVERFLOW
BW	BOTTOM OF WALL AT FINISHED GRADE
M.E.	MATCH EXISTING ELEVATION

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY COMMITMENT. COLUMBUS/OHIO.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

GRADING DETAILS

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C2.08

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 8/5/2026 8:19 AM
FILE NAME: Autodesk Docs://24254 CMHA Aspire Housing/ R23/24254_CMHA Aspire Housing_ARCH_R23.rvt

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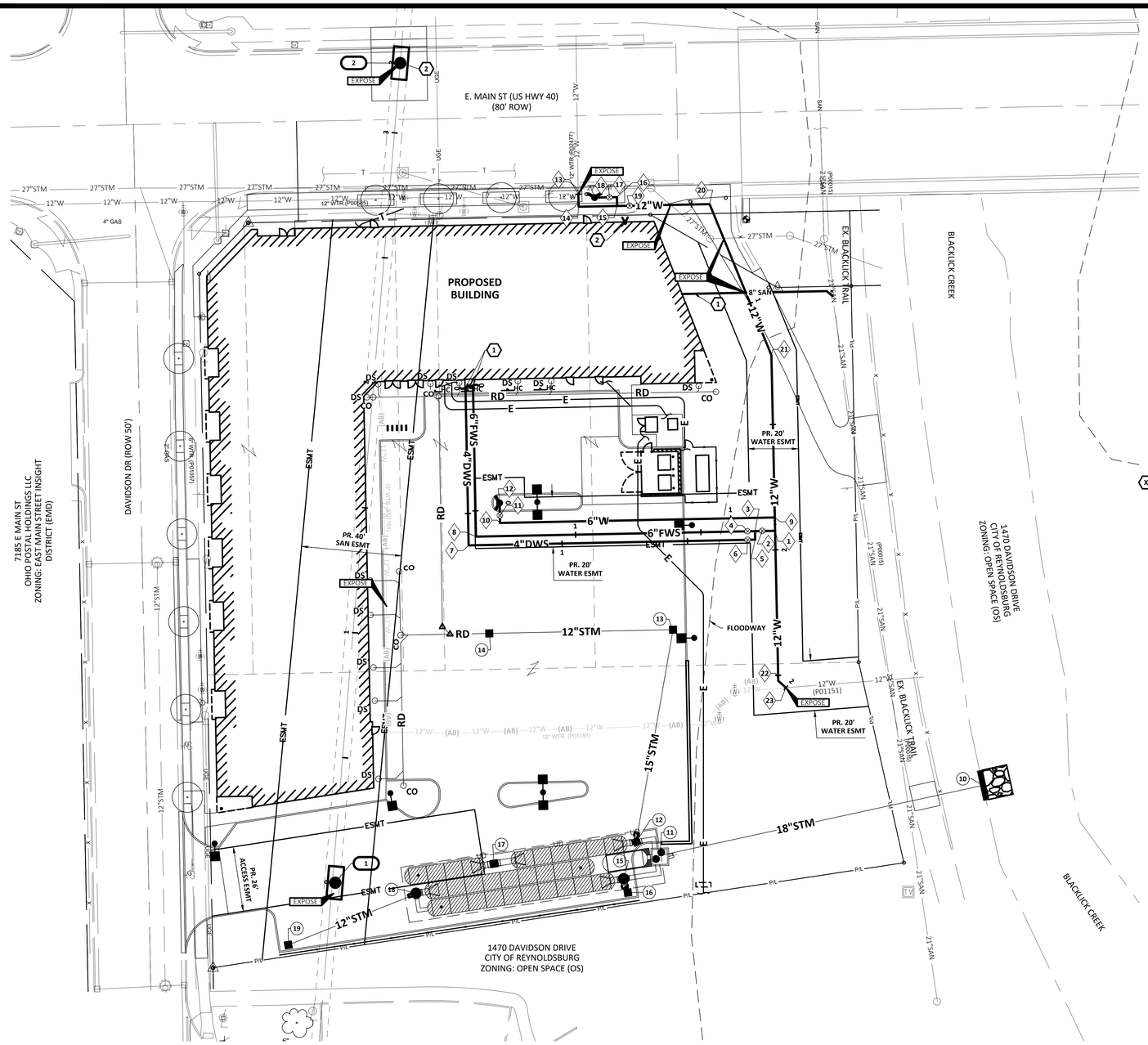

GENERAL NOTES:

1. DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
3. REFER TO SHEETS C2.01-C2.04 FOR STORM SEWER INFORMATION.
4. MAINTAIN MINIMUM 4'-0" COVER OVER ALL WATERLINES.
5. MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
6. PROVIDE THRUST BLOCKS OR RESTRAINED MECHANICAL JOINT PIPE AT EACH VALVE, TEE, FITTING, OR CHANGE IN DIRECTION OF WATERLINE.
7. REFER TO CITY OF REYNOLDSBURG STANDARD DRAWINGS FOR TYPICAL FIRE HYDRANT INSTALLATION DETAILS.
8. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
9. CONNECTION TO EXISTING WATER MAINS SHALL NOT BE PERFORMED UNTIL THE NEW LINES HAVE BEEN SANITIZED AND ALL TESTS HAVE BEEN COMPLETED AS SPECIFIED BY THE CITY OF REYNOLDSBURG AND THESE CONTRACT DOCUMENTS.
10. ALL COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY CWDG.
11. WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: **EXPOSE**. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
12. SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
13. ANY REQUIRED WATERLINE SHUT-DOWNS SHALL BE COORDINATED WITH THE OWNER AND/OR THE CITY.

(X) CODED NOTES:

1. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
2. WALL MOUNTED FDC.

0 20 40 60
GRAPHIC SCALE
SCALE IN FEET

WATER SERVICE COORDINATES

No.	Type	Northing	Easting	NORTHING AS-BUILT	EASTING AS-BUILT	CENTERLINE ELEVATION
1	12"x12"x6" TEE	712119.97	1883194.96			
2	6" GATE VALVE	712119.88	1883189.80			
3	6"x6"x4" TEE	712119.82	1883186.91			
4	6" GATE VALVE	712119.79	1883183.93			
5	4" 90° HZ BEND	712116.43	1883186.98			
6	4" GATE VALVE	712116.33	1883183.97			
7	4" 90° HZ BEND	712114.16	1883072.72			
8	6" 90° HZ BEND	712117.66	1883075.65			
9	12"x12"x6" TEE	712125.29	1883194.81			
10	6" 90° HZ BEND	712123.11	1883085.24			
11	6" GATE VALVE	712126.07	1883085.17			
12	FIRE HYDRANT PER L-6337A	712131.10	1883085.08			
13	12" TEE	712254.20	1883116.48			
14	12" 90° HZ BEND	712249.20	1883116.58			
15	12"x12"x6" TEE	712249.50	1883131.93			
16	6" 90° HZ BEND	712253.03	1883131.86			
17	6" GATE VALVE	712252.96	1883128.85			
18	FIRE HYDRANT PER L-6337A	712252.85	1883122.94			
19	12" GATE VALVE	712249.58	1883136.93			
20	12" HZ BEND	712250.24	1883168.82			
21	12" 22.5° HZ BEND	712189.95	1883193.47			
22	12" 45°HZ BEND	712060.16	1883196.20			
23	12" 45°HZ BEND, CONNECT TO EXISTING	712057.40	1883199.25			

UTILITY LEGEND

PROPOSED

- W — WATER LINE
- STM — STORM SEWER
- SAN — SANITARY SEWER
- SAN — SANITARY SEWER W/ STEEL CASING PIPE PER DETAIL A/THIS SHEET
- CUT AND PLUG EXISTING UTILITY
- (AB) — ABANDON EXISTING UTILITY
- W — FIRE HYDRANT
- GATE VALVE & CURB BOX
- MANHOLE
- 1 101 — STRUCTURE NUMBER
- FIRE DEPARTMENT CONNECTION

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:

SITE UTILITY PLAN

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C3.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA: NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 7/23/2026 12:05 PM
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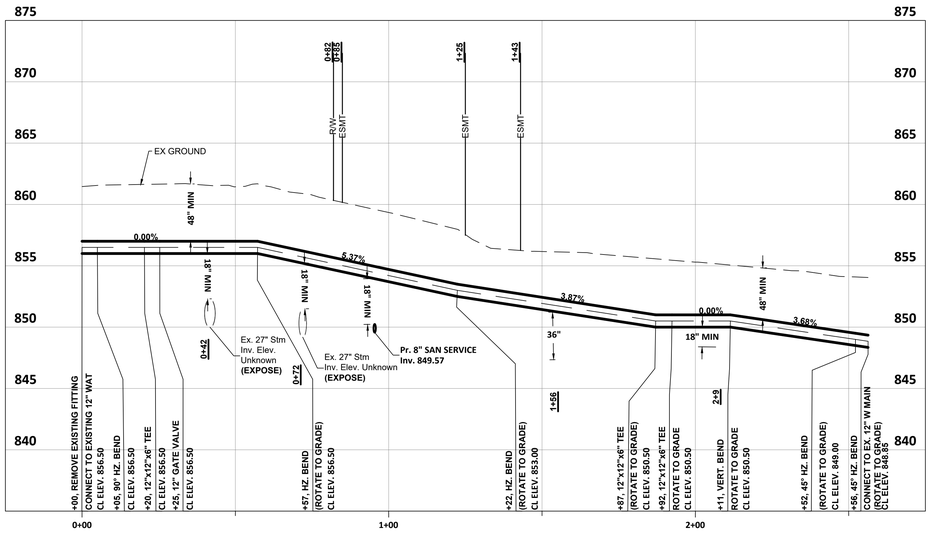

12 INCH WATER Profile
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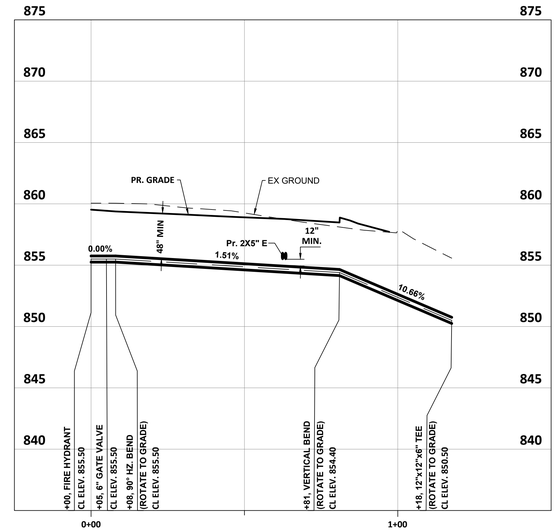
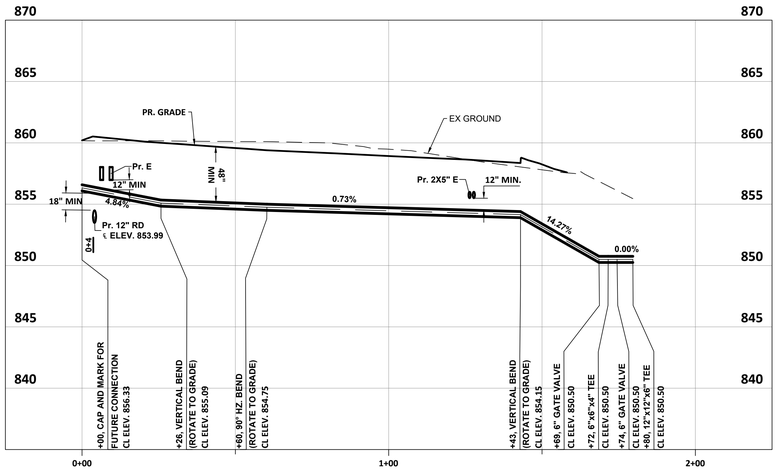


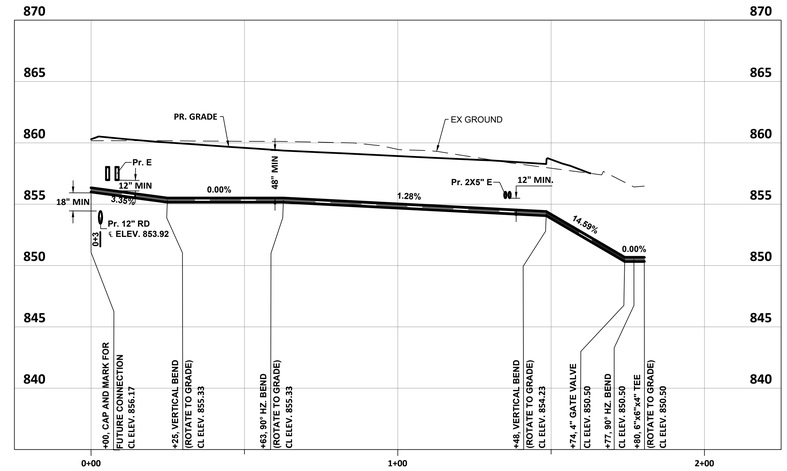
6 INCH HYDRANT Profile
Scale: 1"=20' Horiz. 1"=5' Vert.

CODED NOTES:

1. BACKFILL WITH COMPACTED BACKFILL PER CMSC ITEM 911
2. BACKFILL WITH COMPACTED GRANULAR MATERIAL PER CMSC ITEM 912
3. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.



6 INCH FIRE WATER SERVICE Profile
Scale: 1"=20' Horiz. 1"=5' Vert.



4 INCH DOMESTIC WATER SERVICE Profile
Scale: 1"=20' Horiz. 1"=5' Vert.

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
UTILITY PROFILE

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C3.02

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA /NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 8/3/2026, 4:19 PM
FILE INFO: Autodesk Docs://4254 CMHA Aspire Housing R23/4254_CMHA Aspire Housing_ARCH_R23.rvt

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CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - THE HEIGHTS ON MAIN
2025

ATTRIBUTE	
RECEIVING MANHOLE	0566S0032
SITE TRIBUTARY AREA (ACRES)	1.64
POPULATION DENSITY (PPA)	130
TOTAL POPULATION (PEOPLE)	213
DESIGN FLOW (CFS)	0.154

ESTIMATE OF QUANTITIES

ITEM	QUANTITY	UNIT	ITEM DESCRIPTION
259	25	CY	PERMANENT PAVEMENT REPLACEMENT PER STD. DWG. 1441, TYPE I
604	2	EA	SANITARY MANHOLE, PER DETAIL A/4 (C4.04) W/(AA-S111) CASTING
614	1	LS	MAINTAINING TRAFFIC
914	3	LF	8" DIAMETER PIPE RISERS, SCD SA-12
918	60	LF	8" DIAMETER PIPE, SANITARY HOUSE CONNECTION SERVICE, SCD SA-11
SPECIAL	1	LS	IF AUTHORIZED: REHABILITATION 72-INCH TRUNK SEWER

PROPERTY OWNERS

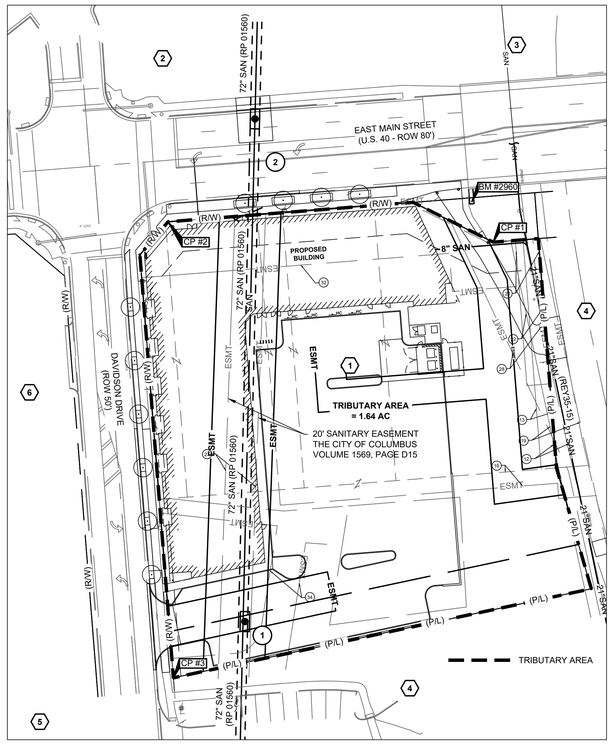
X	OWNER NAME	PARCEL	ACREAGE	ADDRESS
1				
2	VILLAGE OF REYNOLDSBURG	060-001331	25.92	7232 - 7240 E. MAIN STREET
3	REYNOLDSBURG CITY SCHOOL DISTRICT	060-008619	0.81	7244 E. MAIN STREET
4	CITY OF REYNOLDSBURG	060-009290	10.58	1470 DAVIDSON DRIVE
5	BREWING PROPERTIES LLC	060-009291	1.04	1421 DAVIDSON DRIVE
6	OHIO POSTAL HOLDINGS LLC	060-009298	1.35	7185 E. MAIN STREET

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
1	712216.9770	1883195.8560	858.938	CONTROL POINT #1
2	712242.8060	1882984.8800	860.623	CONTROL POINT #2
3	711945.7050	1882970.8060	856.973	CONTROL POINT #3

BENCHMARKS

No.	Northing	Easting	Elevation	Description
2960	712244.2340	1883183.4560	862.455	BENCHMARK



INDEX MAP
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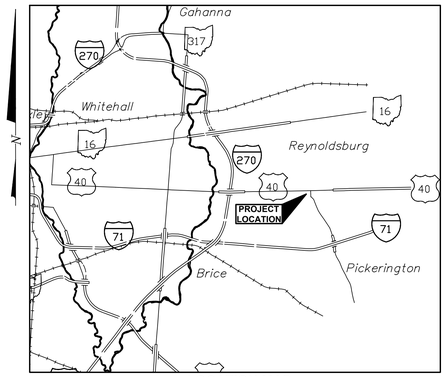

LOCATION MAP
(NOT TO SCALE)

OWNER
CITY OF REYNOLDSBURG
7232 E. MAIN STREET
REYNOLDSBURG, OH 43068

CONTACT: WILLIAM DORMAN
P: 614-322-6840
EMAIL: WDORMAN@REYNOLDSBURG.GOV

ENGINEER
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
COLUMBUS, OH 43215

CONTACT: ERIC WALSH
P: 614-487-1650
EMAIL: ERIC.WALSH@KORDA.COM

SHEET INDEX

SANITARY SHEET	CONSTRUCTION DOCUMENTS	DESCRIPTION
1/7	C4.01	SANITARY TITLE SHEET
2/7	C4.02	SANITARY GENERAL NOTES
3/7	C4.03	SANITARY PLAN AND PROFILE
4/7	C4.04	SANITARY DETAILS
5/7	C4.05	MAINTENANCE OF TRAFFIC NOTES
6/7	C4.06	MAINTENANCE OF TRAFFIC
7/7	C4.07	DETOUR PLAN

CITY OF REYNOLDSBURG APPROVALS
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:

DIRECTOR OF PUBLIC SERVICE — DATE
CITY OF REYNOLDSBURG, OHIO

CITY ENGINEER — DATE
CITY OF REYNOLDSBURG, OHIO

SUPERINTENDENT OF WATER/WASTEWATER — DATE
CITY OF REYNOLDSBURG, OHIO

CITY OF COLUMBUS APPROVALS
APPROVAL ON THE PART OF THE CITY OF COLUMBUS IS GIVEN PURSUANT TO THE PROVISIONS OF THE SEWER SERVICE AGREEMENT WITH THE CITY OF REYNOLDSBURG ON NOVEMBER 7, 2002, ORDINANCE NO. 2351-94, AND ALL SUBSEQUENT AMENDMENTS THEREOF.

CITY OF COLUMBUS 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. APPROVAL FOR SANITARY SEWERS ONLY.

ADMINISTRATOR, DIVISION OF WATER RECLAMATION — DATE
CITY OF COLUMBUS, OHIO

DIRECTOR, DEPARTMENT OF PUBLIC UTILITIES — DATE
CITY OF COLUMBUS, OHIO

CC-20863

STANDARD DRAWINGS
THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEROF.

CITY OF REYNOLDSBURG
SA-11
SA-12

CITY OF COLUMBUS
AA-S107
AA-S111
AA-S119

1441
1500
1510
1640
1641
1647

COLUMBUS STANDARDS COMPLIANCE NOTE
SANITARY SEWER MEETS OR EXCEED CITY OF COLUMBUS DESIGN STANDARDS (INCLUDING PER CAPITA FLOW, PEAKING FACTOR, AND I/I ALLOWANCE) AND MATERIAL SPECIFICATIONS.

STATE OF OHIO — ERIC J. WALSH — E-80715 — REGISTERED PROFESSIONAL ENGINEER

REGISTERED ENGINEER	NO.	DATE
	E-80715	6/10/26

OHIO Utilities Protection SERVICE — Click, Call or Tap Before You Dig

NO.	DATE	DESCRIPTION

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - HEIGHTS ON MAIN

KORDA — Korda/Nemeth Engineering, Inc. – Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8987 WEB www.korda.com

SANITARY TITLE SHEET

DATE	12/23/2025
SCALE	1" = 40'
JOB NO.	2024-0417
SHEET NUMBER	1 /7

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN
COLUMBUS METROPOLITAN HOUSING AUTHORITY — COMMUNITY. COMMITMENT. COLUMBUS.OH.
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:
SANITARY TITLE SHEET

STATE OF OHIO — ERIC J. WALSH — E-80715 — REGISTERED PROFESSIONAL ENGINEER

08/26/2026
25003
C4.01
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 6/10/2025 6:54 PM
FILE INFO: Autodesk Docs://KORDA CMHA Aspire Housing R23/2024_CMHA Aspire Housing_ARCH_R23.rvt

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GENERAL NOTES:

1. ALL SANITARY SEWERS, MANHOLES AND SERVICES MUST BE TESTED. ALL SANITARY SEWERS MUST BE SUBJECT TO AND PASS THE INFILTRATION OR EXFILTRATION TEST PRIOR TO ACCEPTANCE, INCLUDING VACUUM TESTING OF MANHOLES. AIR TESTS ARE ACCEPTABLE TO THE CITY. LEAKAGE THROUGH THE JOINTS OF THE SEWER SHALL NOT EXCEED THE FOLLOWING ALLOWABLE LIMITS: 100 GALLONS PER INCH OF TRIBUTARY SEWER DIAMETER PER 24 HOURS PER MILE OF LENGTH OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS AND SHORTER PERIODS OF TIME.

2. CLEAN WATER CONNECTIONS PROHIBITED: ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED ON THIS PROJECT.

3. THE MINIMUM REQUIREMENT FOR SEWER PIPE ON THIS PROJECT MUST BE SDR 35 (SDR-26 IF DEPTH EXCEEDS 20'), ASTM D3034 POLYVINYL CHLORIDE (PVC) SEWER PIPE WITH ASTM C1784 CELL CLASSIFICATION OF 12454 B OR 12454 C, ASTM F679 PVC SEWER PIPE ASTM CELL CLASSIFICATION 12454, OR CCFRPM, ASTM D3262-TYPE 1, LINER 2, GRADE 3, STIFFNESS 72 PSI, UNLESS OTHERWISE SHOWN ON THE PLANS.

4. PIPE FOR ALL 6" SANITARY SERVICES SHALL BE PVC PLASTIC SEWER PIPE, ASTM D-3034, SDR-35. SERVICES ARE SUBJECT TO THE INFILTRATION, EXFILTRATION, OR AIR TEST. ALL SERVICE EXTENSIONS SHALL BE LAID AT A MINIMUM GRADE OF 2.08% AND SHALL BE CONSTRUCTED AT THE TIME OF CONSTRUCTION OF THE MAIN SEWER, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY SERVICE CONNECTIONS SHALL NOT BE CONNECTED TO THE SERVICES OR MAIN LINE SEWERS UNTIL FULL APPROVAL OF SAID SERVICES AND MAIN LINE SEWER HAS BEEN RECEIVED.

5. ALL PVC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION, IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIAL SPECIFICATIONS, CURRENT VERSION.

6. PUBLIC SANITARY MANHOLE COVERS ARE TO BE CONSISTENT WITH REYNOLDSBURG STANDARD DRAWING SA-8.

7. WHERE THE COVER TO FINISHED GRADE OVER A SANITARY WYE IS IN EXCESS OF 12'-0", A LENGTH OF RISER PIPE AND A 45° BEND MUST BE INSTALLED ALONG WITH A MINIMUM OF ONE WHOLE LENGTH OF 6" PIPE SUCH THAT THE END OF THE SERVICE WILL BE 10'-0" BELOW GRADE. ALL SANITARY LINES AND SERVICES ARE TO BE DESIGNED AND INSTALLED SO AS TO PROVIDE BASEMENT SERVICE. RISER EXTENSIONS SHALL BE A MINIMUM OF THREE (3) FEET IN LENGTH.

8. WHERE THE SANITARY SEWER CROSSES UNDER A PROPOSED STORM SEWER OR WATERLINE THE TRENCH MUST BE BACKFILLED TO THE BOTTOM OF THE PROPOSED STORM SEWER OR WATERLINE WITH COMPACTED GRANULAR MATERIAL ITEM 912, FOR A LENGTH OF 10 LF CENTERED ON THE STORM SEWER OR WATERLINE.

9. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST VERIFY EXISTING TIE-IN MANHOLE FLOW LINE AND TOP-OF-CASTING ELEVATION. MANHOLES ARE TO BE BUILT OR ADJUSTED SO THE TOPS CONFORM TO THE ELEVATIONS SHOWN ON THESE PLANS.

10. ALL PIPES MUST BE BEDDED AND BACKFILLED ACCORDING TO STANDARD CONSTRUCTION DRAWING SA-1 OR SA-2.

11. THE CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD, WHERE DIRECTED ON THE PLANS, PRIOR TO CONSTRUCTION OF THE PROPOSED SANITARY SEWERS AND SHALL MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE ENGINEER.

12. SANITARY LATERALS INSTALLED IN A COMMON TRENCH ARE TO BE INSTALLED WITH A MINIMUM 2'-0" CENTER TO CENTER SEPARATION OF PIPES IN A 4'-0" MINIMUM TRENCH WITH A 1'-0" MINIMUM BEDDING AROUND PIPES. PIPE ENDS ARE TO BE FLARED TO A MINIMUM 10'-0" CENTER TO CENTER SEPARATION OF PIPES AT 5'-0" FROM THE PROPERTY LINE.

13. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS OF THE OHIO EPA PERMIT TO INSTALL ISSUED FOR THE PROJECT.

14. THE SANITARY SEWER MEETS OR EXCEEDS CITY OF COLUMBUS DESIGN STANDARDS (INCLUDING PER CAPITA FLOW, PEAKING FACTOR, AND I/I ALLOWANCE) AND MATERIAL SPECIFICATIONS.

15. THE CONTRACTOR SHALL TELEVISE AND PROVIDE THE CITY OF REYNOLDSBURG IN A DVD FORMAT THE RECORDINGS DOCUMENTING THE CONDITION OF THE PIPE AFTER MANDREL TESTING. THESE RECORDING MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO ACCEPTANCE.

CC-20863

NO.	DATE	REVISIONS DESCRIPTION

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - HEIGHTS ON MAIN

KORDA
Korda/Nemeth Engineering, Inc. – Consulting Engineers
1650 Watermark Drive, Suite 200 – Columbus, Ohio 43215–7671
TEL 614–487–1650 FAX 614–487–9588 WEB www.korda.com

SANITARY GENERAL NOTES

DATE: 12/23/2025
SCALE: N/A
JOB NO.: 2024-0417
SHEET NUMBER: 2 /7

KORDA
KORDA: NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SANITARY GENERAL NOTES

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026
25003
C4.02
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2023
PRINT DATE: 6/12/2026 6:55 PM
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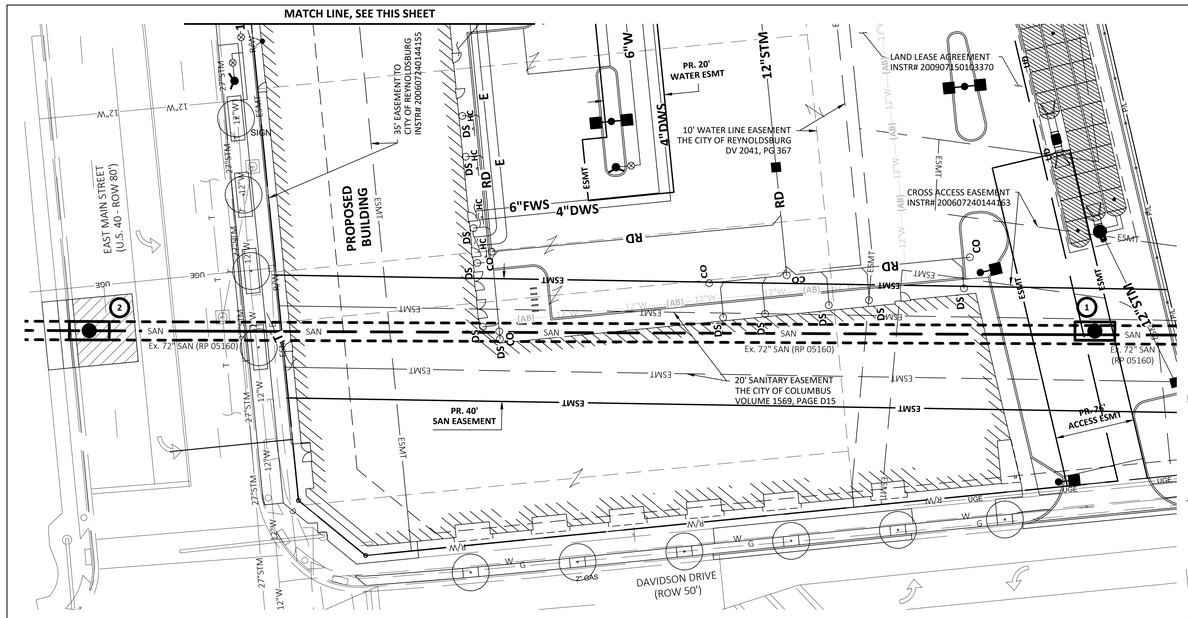
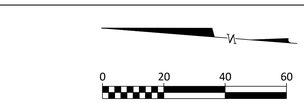


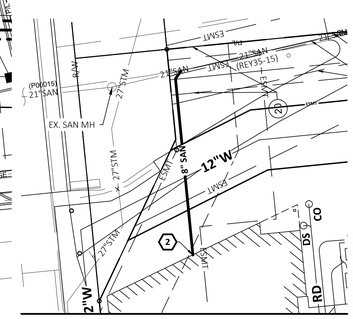


GENERAL NOTES:

1. EXTEND UTILITIES TO WITHIN 5' OF FACE OF BUILDING, UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
2. MAINTAIN MINIMUM 18" VERTICAL CLEARANCE FROM THE OUTSIDE OF ANY WATERLINE PIPE TO THE OUTSIDE OF ANY STORM OR SANITARY SEWER.
3. ALL COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY CW DESIGN GROUP DATED 10/10/2024.
4. WHERE PLANS PROVIDE FOR A PROPOSED UTILITY TO BE CONNECTED TO, OR CROSS OVER, OR UNDER AN EXISTING UNDERGROUND UTILITY, THE CONTRACTOR SHALL LOCATE THE EXISTING PIPES OR UTILITIES, BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED UTILITY. THESE LOCATIONS ARE NOTED THUS: **EXPOSE**. IF IT IS DETERMINED THAT THE ELEVATION OF THE EXPOSED UTILITY DIFFERS FROM THE PLAN ELEVATION, RESULTS IN A CHANGE IN THE PLAN SEWER SLOPE, OR WILL INTERSECT AN EXISTING UTILITY AS SHOWN ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED BEFORE STARTING CONSTRUCTION OF ANY PORTION OF THE PROPOSED UTILITY WHICH WILL BE AFFECTED BY THE VARIANCE IN THE EXISTING ELEVATIONS.
5. SUPPORT AND PROTECT ALL UTILITIES EXPOSED DURING EXCAVATION AND TRENCHING.
6. IN THE EVENT THAT UNKNOWN UTILITIES ARE ENCOUNTERED, THE CONTRACTOR SHALL COORDINATE IDENTIFICATION WITH THE CONSTRUCTION MANAGER AND CITY INSPECTOR AND PROVIDE PROPER NOTIFICATION TO THE RESPECTIVE UTILITY OWNER AND/OR DIVISION TO DETERMINE DISPOSITION ANY REQUIRED ABANDONMENT OR REMOVAL SHALL BE PREFERRED IN ACCORDANCE WITH CMSC ITEM 202.

(X) CODED NOTES:

1. BACKFILL WITH COMPACTED BACKFILL PER CMSC ITEM 911
2. CAP AND MARK FOR FUTURE CONNECTION. COORDINATE FINAL LOCATION AND ELEVATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
3. POST CONSTRUCTION CCTV VIDEO SHALL BE COMPLETED BY THE CONTRACTOR AT THE CONCLUSION OF THE PROJECT, INCLUDING PROPOSED BUILDING CONSTRUCTION. CCTV STANDARDS SHALL MEET COLUMBUS STANDARDS FROM AN APPROVED CONTRACTOR.
4. SANITARY SERVICE RISER PER SCD SA-12.



LEGEND

EXISTING

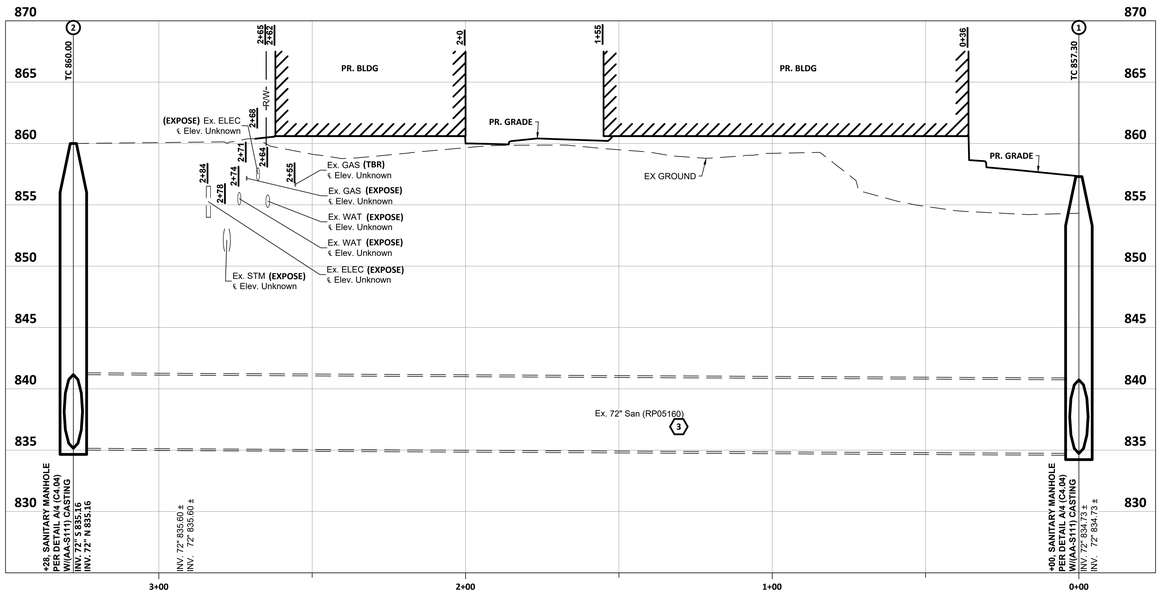
REFER TO TOPOGRAPHIC SURVEY SHEETS

PROPOSED

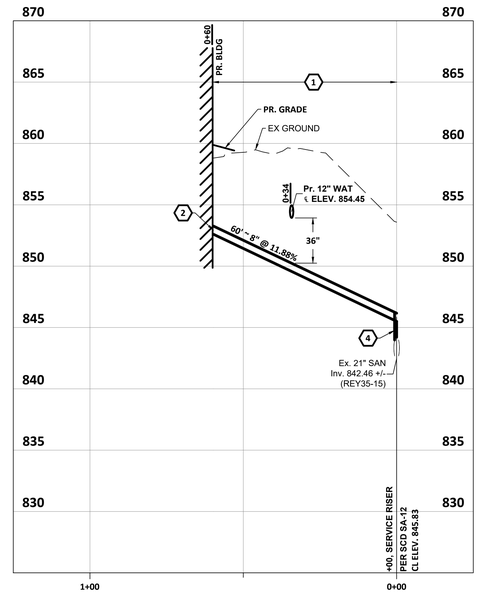
- MANHOLE PER DETAIL A/4(C4.04)
- STRUCTURE NUMBER
- REMOVE AND REPLACE PAVEMENT PER STD. DWG. 1441.
- SAN — SANITARY SEWER SERVICE PER SCD SA-11

SANITARY SEWER STRUCTURE COORDINATES

Structure	TC	Northing	Easting	Northing As-Built	Easting As-Built
1	857.30	711979.61	1883019.53		
2	860.00	712306.48	1883045.44		



PR. SANITARY 1-2 Profile
Scale: 1"=20' Horiz. 1"=5' Vert.



8 INCH SANITARY SERVICE Profile
Scale: 1"=20' Horiz. 1"=5' Vert.

CC-20863

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - HEIGHTS ON MAIN

KORDA
Korda/Nemeth Engineering, Inc. – Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8881 WEB www.korda.com

SANITARY PLAN AND PROFILE

DATE
12/23/2025
SCALE
HORIZ. 1"=20' VERT. 1"=5'
JOB NO.
2024-0417
SHEET NUMBER
3 /7

#	DATE	CHANGE DESCRIPTION
2	03/17/2026	ADDENDUM #2

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SANITARY PLAN AND PROFILE

STATE OF OHIO
ERIC J. WALSH
E-80715
Registered
PROFESSIONAL ENGINEER

08/26/2026

25003

C4.03

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA /NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 7/23/2025 8:45 AM
FILE INFO: Modified: 6/30/2026 - 2024254_CMHA Aspire Housing_R23\2024254_CMHA Aspire Housing_ARCH_R23.rvt

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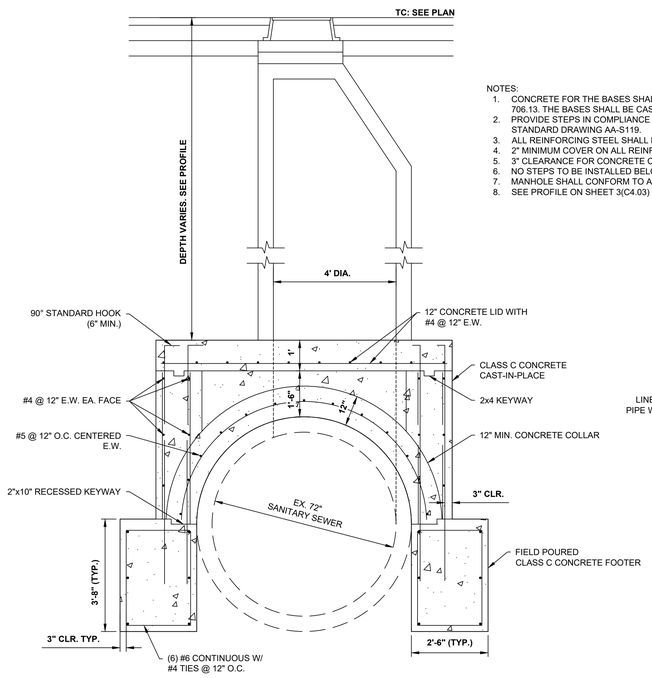
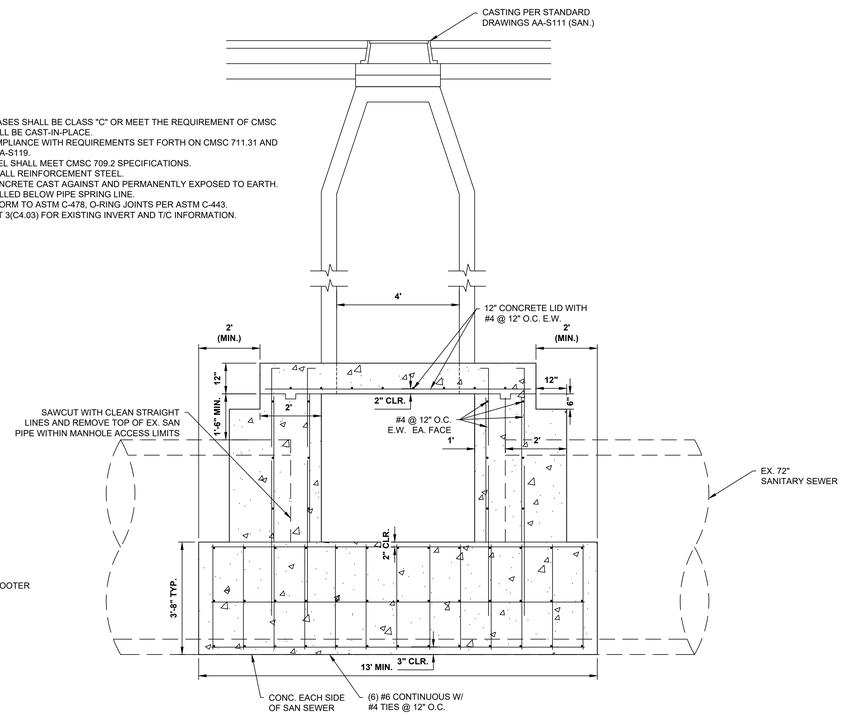


NOTES:

1. CONCRETE FOR THE BASES SHALL BE CLASS "C" OR MEET THE REQUIREMENT OF CMSC 706.13. THE BASES SHALL BE CAST-IN-PLACE.
2. PROVIDE STEPS IN COMPLIANCE WITH REQUIREMENTS SET FORTH ON CMSC 711.31 AND STANDARD DRAWING AA-S119.
3. ALL REINFORCING STEEL SHALL MEET CMSC 709.2 SPECIFICATIONS.
4. 2" MINIMUM COVER ON ALL REINFORCEMENT STEEL.
5. 3" CLEARANCE FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
6. NO STEPS TO BE INSTALLED BELOW PIPE SPRING LINE.
7. MANHOLE SHALL CONFORM TO ASTM C-478, O-RING JOINTS PER ASTM C-443.
8. SEE PROFILE ON SHEET 3(C4.03) FOR EXISTING INVERT AND T/C INFORMATION.



A DETAIL
SANITARY MANHOLE

N.T.S.

CC-20863

NO.	DATE	REVISIONS DESCRIPTION

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - HEIGHTS ON MAIN

KORDA Korda/Nemeth Engineering, Inc. – Consulting Engineers
1650 Watermark Drive, Suite 200 – Columbus, Ohio 43215-7691
TEL 614-487-1650 FAX 614-487-8988 WEB www.korda.com

SANITARY DETAILS

DATE: 12/23/2025
SCALE: N/A
JOB NO.: 2024-0417
SHEET NUMBER: 4 /7

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
SANITARY DETAILS

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026
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CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA: NEMETH ENGINEERING
1650 WATERMARK DRIVE
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DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 6/10/2026 6:58 PM
FILE INFO: Modeled Doors:25254-CMHA Aspire Housing; R23/24/25_CMHA Aspire Housing_ARCH_R23.rvt

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ITEM 614, MAINTAINING TRAFFIC, AS PER PLAN

GENERAL

PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS IN WRITING TO THE CITY OF REYNOLDSBURG FOR APPROVAL. THIS SCHEDULE SHALL BE IN ACCORDANCE WITH THE MAINTENANCE OF TRAFFIC REQUIREMENTS DETAILED WITHIN.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE "OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS" (CURRENT EDITION) AND "CMS 614" (AND OTHER APPLICABLE PORTIONS OF THE SPECIFICATIONS), COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, 1980 WEST BROAD STREET, COLUMBUS, OHIO 43223.

THE ROADWAY SHALL NOT BE OPENED TO TRAFFIC UNTIL PERMANENT TRAFFIC CONTROLS ARE IN PLACE, OR UNTIL TEMPORARY TRAFFIC CONTROLS, APPROVED BY THE ENGINEER, ARE INSTALLED. THE CONTRACTOR ASSUMES ALL LIABILITY FOR THE PREMATURE REMOVAL OF TEMPORARY TRAFFIC CONTROLS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REINSTALLATION AND/OR REPLACEMENT OF ALL PERMANENT TRAFFIC CONTROL DEVICES DAMAGED OR REMOVED DURING THE CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR MISSING, DAMAGED AND IMPROPERLY PLACED TRAFFIC CONTROL DEVICES.

ANY WORK DONE BY THE CITY OF REYNOLDSBURG FOR THE INSTALLATION, RELOCATION, REMOVAL AND/OR REPLACEMENT OF PERMANENT TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS, AS A RESULT OF NEGLIGENCE OF THE CONTRACTOR, SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE A 24 HOUR CONTACT, WHO WILL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC FOR THE DURATION OF THE PROJECT.

CONSTRUCTION OPERATIONS SHALL NOT BEGIN UNTIL ALL TEMPORARY TRAFFIC CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER AND THE CITY.

ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. ACCESS FOR MAIL DELIVERY, EMERGENCY AND SERVICE VEHICLES SHALL NOT BE DISRUPTED. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE ENGINEER AND THE OWNERS OF THE ABUTTING PROPERTIES IN ADVANCE (10 DAYS) OF ANY OPERATIONS WHICH AFFECT ACCESS.

MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES INCLUDING DRUMS, SIGNS, BARRICADES, SIGN BOARDS, DETOUR SIGNAGE, ETC., SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SIGNS AND BARRICADES, VERTICAL PANELS, AND DRUMS WILL BE LIKE NEW AND IN GOOD CONDITION IN CONFORMANCE WITH "QUALITY STANDARDS FOR WORK ZONE TRAFFIC CONTROL DEVICES" PUBLISHED BY ATSSA.

DRUMS SHALL BE PLACED AS FOLLOWS: 35' C/C ON TANGENTS, 20' C/C ON TAPERS, AND 8' C/C IN RADII.

A FLASHING ARROW PANEL (48"X96" – TYPE "C") SHALL BE USED IN LANE CLOSURES IN ACCORDANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

STEADY-BURNING TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES IN USE AT NIGHT. ALL ADVANCE SIGNING SHALL BE EQUIPPED WITH TYPE "A" FLASHING LIGHTS AND (2) ORANGE FLAGS (24"X24"). CONES ARE NOT APPROVED FOR USE AT NIGHT. LIGHTS ARE NOT REQUIRED ON SIGNS ONLY IN PLACE DURING DAYLIGHT HOURS.

THE TRACKING OR SPILLAGE OF MUD, DIRT OR DEBRIS UPON PUBLIC STREETS IS PROHIBITED AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR.

DROP OFFS WITHIN THE WORK ZONE SHALL CONFORM TO THE REQUIREMENTS SET FORTH ON ODOT STANDARD CONSTRUCTION DRAWING MT-101.90.

NOTIFICATION OF TRAFFIC RESTRICTIONS

THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING OF ALL TRAFFIC RESTRICTIONS AND UPCOMING MAINTENANCE OF TRAFFIC CHANGES. THE CONTRACTOR SHALL ENSURE THE WRITTEN NOTIFICATION IS SUBMITTED IN A TIMELY MANNER TO ALLOW THE PROJECT ENGINEER TO MEET THE REQUIRED TIME FRAMES SET FORTH IN THE TABLE PROVIDED IN THE PAVING THE WAY NOTE. THIS NOTIFICATION SHALL BE RECEIVED BY THE PROJECT ENGINEER PRIOR TO THE PHYSICAL SETUP OF ANY APPLICABLE SIGNS OR MESSAGE BOARDS.

INFORMATION SHOULD INCLUDE BUT IS NOT LIMITED TO ALL CONSTRUCTION ACTIVITIES THAT IMPACT OR INTERFERE WITH TRAFFIC AND SHOULD LIST THE SPECIFIC LOCATION, TYPE OF WORK, ROAD STATUS, DATE AND TIME OF RESTRICTION, DURATION OF RESTRICTION, NUMBER OF LANES MAINTAINED, DETOUR ROUTES IF APPLICABLE, AND ANY OTHER INFORMATION REQUESTED BY THE PROJECT ENGINEER. ANY UNFORESEEN CONDITIONS NOT SPECIFIED IN THE PLANS REQUIRING TRAFFIC RESTRICTIONS SHALL ALSO BE REPORTED TO THE PROJECT ENGINEER USING THE NOTIFICATION TIME FRAME TABLE.

PERMANENT PAVEMENT MARKING INSTALLATION

DURING PAVEMENT MARKING OPERATIONS, THE CONTRACTOR SHALL MAINTAIN THE TRAFFIC AS PER ODOT STANDARD CONSTRUCTION DRAWING MT-99.20. ALL PRE-MARKING OPERATIONS INCLUDING MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE COST SHALL BE INCLUDED WITHIN ITEM 614 MAINTAINING TRAFFIC, AS PER PLAN. NO SEPARATE PAYMENT SHALL BE MADE. THE ENGINEER OR THE ENGINEER'S REPRESENTATIVE SHALL APPROVE ALL PRE-MARKING OPERATIONS PRIOR TO INSTALLATION OF PERMANENT PAVEMENT MARKINGS.

DRIVEWAYS

SHORT-TERM CLOSURE OF DRIVEWAYS WILL BE PERMITTED, AS DIRECTED BY THE ENGINEER, FOR THE PROTECTIONS OF COMPLETED ASPHALT COURSES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE CONSTRUCTION ACTIVITIES WITH THE ENGINEER AND WITH THE OWNERS OF ABUTTING PROPERTIES IN ADVANCE OF ANY OPERATIONS WHICH AFFECT ACCESS. ACCESS TO ANY BUSINESS SHALL NOT BE PREVENTED DURING PEAK HOURS.

PRIOR TO ANY DRIVEWAY CLOSURES FOR EXCAVATION, THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE PROPERTY OWNERS. THE CONTRACTOR SHALL SUBMIT IN WRITING A SCHEDULE TO THE PROPERTY OWNERS AFFECTED BY THE WORK. A COPY OF THE LETTER SHALL BE PROVIDED TO THE CITY.

PEDESTRIAN TRAFFIC

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENTS SHALL BE AS PER FIGURES TA-28 AND TA-29 OF PART VI OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THE SAFETY OF PEDESTRIAN TRAFFIC SHALL BE CONSIDERED AT ALL TIMES IN THE PROVISION OF TRAFFIC CONTROL DEVICES REQUIRED BY THESE PLANS AND NOTES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LIGHTS, SIGNS, BARRICADES, FENCE, AND OTHER WARNINGS TO PHYSICALLY SEPARATE PEDESTRIAN TRAFFIC FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION OPERATIONS.

THE CONTRACTOR SHALL SUBMIT IN WRITING (A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION) A PLAN TO MAINTAIN PEDESTRIAN TRAFFIC FOR THE DURATION OF THE PROJECT TO THE CITY AND THE ENGINEER FOR APPROVAL.

ANY COSTS ASSOCIATED WITH MAINTAINING PEDESTRIAN TRAFFIC SHALL BE INCIDENTAL TO ITEM 614, MAINTAINING TRAFFIC, AS PER PLAN.

LAW ENFORCEMENT OFFICER (WITH PATROL CAR) FOR ASSISTANCE DURING CONTRUCTION OPERATIONS

USE OF LAW ENFORCEMENT OFFICERS (LEOS) BY CONTRACTORS OTHER THAN THE USES SPECIFIED BELOW WILL NOT BE PERMITTED AT PROJECT COST. LEOS SHOULD NOT BE USED WHERE THE OMUTCD INTENDS THAT FLAGGERS BE USED.

IN ADDITION TO THE REQUIREMENTS OF CMS 614 AND THE OMUTCD, A UNIFORMED LEO WITH AN OFFICIAL PATROL CAR (CAR WITH TOP-MOUNTED EMERGENCY FLASHING LIGHTS AND COMPLETE MARKINGS OF THE APPROPRIATE LAW ENFORCEMENT AGENCY) SHALL BE PROVIDED FOR THE FOLLOWING TRAFFIC CONTROL TASKS:

- DURING THE ENTIRE ADVANCE PREPARATION AND CLOSURE SEQUENCE WHERE COMPLETE BLOCKAGE OF TRAFFIC IS REQUIRED.

- WHEN IMPACTING THE NORMAL FUNCTION OF THE SIGNAL OR THE FLOW OF TRAFFIC OR WHEN TRAFFIC NEEDS TO BE DIRECTED THROUGH AN ENERGIZED TRAFFIC SIGNAL CONTRARY TO THE SIGNAL DISPLAY (E.G., DIRECTING MOTORISTS THROUGH A RED LIGHT).

IN ADDITION TO THE REQUIREMENTS OF CMS 614 AND THE OMUTCD, A UNIFORMED LEO WITH AN OFFICIAL PATROL CAR (CAR WITH TOP-MOUNTED EMERGENCY FLASHING LIGHTS AND COMPLETE MARKINGS OF THE APPROPRIATE LAW ENFORCEMENT AGENCY) SHALL BE PROVIDED FOR THE FOLLOWING TRAFFIC CONTROL TASKS:

- FOR LANE CLOSURES: DURING INITIAL SET-UP PERIODS, TEAR DOWN PERIODS, SUBSTANTIAL SHIFTS OF A CLOSURE POINT OR WHEN NEW LANE CLOSURE ARRANGEMENTS ARE INITIATED FOR LONG-TERM LANE CLOSURES/SHIFTS (FOR THE FIRST AND LAST DAY OF MAJOR CHANGES IN TRAFFIC CONTROL SETUP). IN GENERAL, LEOS SHOULD BE POSITIONED AT THE POINT OF LANE RESTRICTION OR ROAD CLOSURE AND TO MANUALLY CONTROL TRAFFIC MOVEMENTS THROUGH INTERSECTIONS IN WORK ZONES.

IN GENERAL, LEOS SHOULD BE POSITIONED IN ADVANCE OF AND AT THE SAME SIDE AS THE LANE RESTRICTION OR THE POINT OF ROAD CLOSURE, AND TO MANUALLY CONTROL TRAFFIC MOVEMENTS THROUGH SIGNALIZED INTERSECTIONS IN WORK ZONES.

LEOS SHOULD NOT FORGO THEIR TRAFFIC CONTROL RESPONSIBILITIES TO APPREHEND MOTORISTS FOR ROUTINE TRAFFIC VIOLATIONS. HOWEVER, IF A MOTORIST'S ACTIONS ARE CONSIDERED TO BE RECKLESS, THEN PURSUIT OF THE MOTORIST IS APPROPRIATE.

THE LEOS WORK AT THE DIRECTION OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR SECURING THE SERVICES OF THE LEOS WITH THE APPROPRIATE AGENCIES AND COMMUNICATING THE INTENTIONS OF THE PLANS WITH RESPECT TO DUTIES OF THE LEO. THE ENGINEER SHALL HAVE FINAL CONTROL OVER THE LEOS' DUTIES AND PLACEMENT, AND WILL RESOLVE ANY ISSUES THAT MAY ARISE BETWEEN THE TWO PARTIES.

THE LEO SHALL REPORT IN TO THE CONTRACTOR PRIOR TO THE START OF THE SHIFT, IN ORDER TO RECEIVE INSTRUCTIONS REGARDING SPECIFIC WORK ASSIGNMENTS DURING HIS/HER SHIFT. THE LEO IS EXPECTED TO STAY AT THE PROJECT SITE FOR THE ENTIRE DURATION OF HIS/HER SHIFT. THE LEO SHALL REPORT TO THE CONTRACTOR AT THE END OF HIS/HER SHIFT, ONCE THE LEO HAS COMPLETED THE DUTIES DESCRIBED ABOVE AND STILL HAS TIME REMAINING ON HIS/HER SHIFT, THE LEO MAY BE ASKED TO ASSIST THROUGH THE WORK ZONE (WITH FLASHING LIGHTS OFF) OR BE POSITIONED TO DETER MOTORISTS FROM SPEEDING. SHOULD IT BE NECESSARY TO LEAVE THE PROJECT SITE, THE LEO SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE THE LEO WITH A TWO-WAY COMMUNICATION DEVICE WHICH SHALL BE RETURNED TO THE CONTRACTOR AT THE END OF HIS/HER SHIFT.

LEOS MAY BE REQUESTED THROUGH A SPECIAL DUTY OFFICER COORDINATOR BY CALLING THE CITY OF REYNOLDSBURG POLICE DEPARTMENT, (614) 866-6622 OR THE FRANKLIN COUNTY SHERIFF'S OFFICE, (614) 525-3360 MONDAY THROUGH FRIDAY FROM 8:00AM TO 4:00PM. A TWO WORKING DAY NOTICE IS NEEDED FOR EACH REQUEST THROUGH THE SPECIAL DUTY OFFICE, UNLESS A SUBSTANTIAL EMERGENCY EXISTS.

LEOS (WITH PATROL CAR) REQUIRED BY THE TRAFFIC MAINTENANCE TASKS ABOVE SHALL BE PAID UNDER THE LUMP SUM BID FOR ITEM 614, MAINTENANCE TRAFFIC, AS PER PLAN.

THE HOURS PAID SHALL INCLUDE ANY MINIMUM SHOW-UP TIME REQUIRED BY THE LAW ENFORCEMENT AGENCY INVOLVED.

ANY ADDITIONAL COSTS (ADMINISTRATIVE OR OTHERWISE) INCURRED BY THE CONTRACTOR TO OBTAIN THE SERVICES OF AN LEO ARE INCLUDED IN THE LUMP SUM.

CONTRACTOR COORDINATION WITH COTA

THE CONTRACTOR SHALL CONTACT AND NOTIFY COTA (614-308-4373) TWO (2) WEEKS PRIOR TO BEGINNING ANY CONSTRUCTION ON E MAIN STREET. THE CONTRACTOR SHALL PROVIDE COTA WITH AN ESTIMATED DURATION OF TIME FOR THE CONSTRUCTION ACTIVITIES WITHIN THIS AREA SO THAT COTA MAY MAKE THE APPROPRIATE MODIFICATIONS TO THEIR SCHEDULES AND ROUTES TO MINIMIZE BUS TRAFFIC THROUGH THE WORK ZONE.

THE BUS STOPS ON E MAIN STREET SHALL BE TEMPORARILY CLOSED DURING CONSTRUCTION. A SIGN TO BE PROVIDED AND INSTALLED BY COTA SHALL BE PLACED AT THE BUS STOP THAT IS TO BE CLOSED TWO (2) WEEKS PRIOR TO CLOSURE INDICATING THAT THE BUS STOP WILL BE TEMPORARILY CLOSED. PRIOR TO ANY CLOSURE, PEDESTRIAN DETOUR SIGNS SHALL BE POSTED DIRECTING PEDESTRIANS TO THE NEAREST BUS STOP. THE PEDESTRIAN DETOUR ROUTE AND DETOUR SIGNAGE IS SUBJECT TO APPROVAL OF THE ENGINEER AND SHALL BE IN FULL ACCORDANCE WITH FIGURES TA-28 AND TA-29 OF PART VI OF THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND ODOT STANDARD DRAWING MT-110.10 ALONG WITH ANY OTHER STANDARD DRAWING REFERENCES ON THE TITLE SHEET. ANY CONFLICTING ROADWAY DETOUR SIGNS SHALL BE COVERED FOR THE DURATION OF THE CLOSURE. ALL WORK DESCRIBED HEREIN SHALL BE INCLUDED WITHIN ITEM 614 MAINTAINING TRAFFIC, AS PER PLAN.

PAVING THE WAY

THE CONTRACTOR SHALL GIVE ADVANCE NOTIFICATION (WRITTEN AND VERBAL) TO THE ENGINEER AND THE COLUMBUS PAVING THE WAY PROGRAM COORDINATOR AT 645-7283 OR 645-6016, INFORMING THEM OF ALL UPCOMING TRAFFIC PATTERN CHANGES. NOTIFICATION SHALL INCLUDE, BUT NOT BE LIMITED TO, WHAT, WHERE, WHEN, AND HOW PEDESTRIAN AND VEHICULAR TRAFFIC WILL BE AFFECTED, AND THE TEMPORARY TRAFFIC CONTROL PROCEDURES THE CONTRACTOR IS PLANNING TO USE. THE TYPE OF TRAFFIC CHANGE SHALL DETERMINE THE LENGTH OF ADVANCE NOTIFICATION REQUIRED. ANY OTHER UNFORSEEN IMPACTS TO TRAFFIC SHALL BE IMMEDIATELY REPORTED AS THEY OCCUR.

TYPE OF CHANGE	ADVANCE NOTIFICATION NEEDED
DETOURS/ROAD CLOSURE	30-DAY NOTIFICATION PRIOR TO CLOSURE
LANE CLOSURES LASTING 2 WEEKS OR MORE	2 WEEKS
LANE CLOSURES OF LESS THAN 2 WEEKS	3 DAYS
LANE CLOSURES OF 2 DAYS OR LESS	1 DAY

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC PLANS FOR ANY PROPOSED IMPROVEMENTS NOT SPECIFICALLY COVERED BY THE MAINTENANCE OF TRAFFIC DETAILS PROVIDED WITHIN. COST FOR FURNISHING THESE PLANS AND THE SUBSEQUENT MAINTENANCE OF TRAFFIC SET UPS WILL BE CONSIDERED INCIDENTAL TO ITEM 614 MAINTAINING TRAFFIC, AS PER PLAN.

CONSTRUCTION LIMITATIONS

TRAFFIC MAY ONLY BE SHIFTED LEFT OF THE DOUBLE YELLOW CENTER LINE DURING THE HOURS OF 9:00AM TO 4:00PM MONDAY THROUGH FRIDAY AND 6:00AM TO 8:00PM ON SATURDAY AND SUNDAY. WHENEVER TRAFFIC IS SHIFTED LEFT OF THE DOUBLE YELLOW, ALL SIGNALIZED INTERSECTIONS SHALL BE UNDER OFFICER CONTROL. DURING ALL OTHER HOURS A MINIMUM OF ONE LANE SHALL BE MAINTAINED IN BOTH DIRECTION ON THE CORRECT SIDE OF THE DOUBLE YELLOW CENTER LINE.

MAINTENANCE OF PROPERTY ACCESS

THE CONTRACTOR SHALL SUBMIT A DETAILED SEQUENCE OF CONSTRUCTION OPERATION SCHEDULE AND DRAWINGS OUTLINING THE ANTICIPATED MAINTENANCE OF TRAFFIC CONSTRUCTION PHASING PROPOSED TO MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC. THE SCHEDULE AND DRAWINGS SHALL ADDRESS PROJECT PHASING, PEDESTRIAN ACCESS TO BUILDINGS AND VEHICULAR ACCESS TO DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL ELEMENTS OF THE TEMPORARY TRAFFIC CONTROL PLAN ADHERE TO THE REQUIREMENTS OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE OHIO DEPARTMENT OF TRANSPORTATION'S STANDARD CONSTRUCTION DRAWINGS.

SIDEWALK CLOSURES SHALL NOT IMPACT PEDESTRIAN ACCESS TO ADJACENT LAND USES DURING THEIR NORMAL HOURS OF OPERATION. THE CONTRACTOR IS REQUIRED TO COORDINATE ALL ACTIVITIES AFFECTING ACCESS WITH THE ADJACENT RESIDENT/BUSINESS. WORK IN FRONT OF AN INDIVIDUAL BUSINESS SHALL BE LIMITED TO A MAXIMUM OF 14 DAYS.

MAINENANCE OF PEDESTRIAN TRAFFIC SEQUENCE OF CONSTRUCTION

THE CONTRACTOR SHALL SUBMIT A DETAILED SEQUENCE OF CONSTRUCTION OPERATION SCHEDULE AND DRAWINGS OUTLINING THE ANTICIPATED CONSTRUCTION PHASING FOR MAINTENANCE OF PEDESTRIAN ACCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL ELEMENTS OF THE TEMPORARY PEDESTRIAN TRAFFIC CONTROL PLAN ADHERE TO THE REQUIREMENTS OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND THE OHIO DEPARTMENT OF TRANSPORTATION'S STANDARD CONSTRUCTION DRAWINGS.

THE SEQUENCE OF CONSTRUCTION OPERATION SCHEDULE AND PEDESTRIAN PHASING DRAWINGS FURNISHED BY THE CONTRACTOR SHALL ACCOMMODATE THE FOLLOWING ELEMENTS:

- ACCESS TO ALL ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES, INCLUDING: EMERGENCY, REFUSE COLLECTION AND MAIL DELIVERY.

- WORK SHALL BE LIMITED TO ONE SIDE OF EAST MAIN STREET AT A TIME.

- SIDEWALK CLOSURES SHALL NOT IMPACT PEDESTRIAN ACCESS TO ADJACENT LAND USES DURING THEIR NORMAL HOURS OF OPERATION. THE CONTRACTOR IS REQUIRED TO COORDINATE ALL ACTIVITIES AFFECTING ACCESS WITH THE ADJACENT RESIDENT/BUSINESS. WORK IN FRONT OF AN INDIVIDUAL BUSINESS SHALL BE LIMITED TO A MAXIMUM OF 14 DAYS. WORK CAN TAKE PLACE BETWEEN 7AM–3PM UNLESS THE BUSINESS IN QUESTION HAS OTHER REQUIREMENTS.

- A MINIMUM OF 4' SHALL BE PROVIDED BETWEEN THE TRAVEL LANE AND THE WORK ZONE.

- ONLY ONE CROSSWALK AT AN INTERSECTION MAY BE CLOSED AT A TIME.

- POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.

NO.	DATE	REVISIONS DESCRIPTION

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - HEIGHTS ON MAIN

KORDA Korda/Nemeth Engineering, Inc. – Consulting Engineers
1650 Watermark Drive, Suite 200 – Columbus, Ohio 43215–7010
TEL 614–487–1500 FAX 614–487–8981 WEB www.korda.com

MAINTENANCE OF TRAFFIC NOTES

DATE: 12/23/2025
SCALE: N/A
JOB NO.: 2024-0417
SHEET NUMBER: 5 /7

CC-20863

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLUMBUS HOUSING.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
MAINTENANCE OF TRAFFIC NOTES

STATE OF OHIO ERIC J. WALSH E-80715 REGISTERED PROFESSIONAL ENGINEER

08/26/2026
25003
C4.05
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 7/23/2025 1:17 PM
FILE INFO: Autodesk Docs://2024-CMHA Aspire Housing/ R23/2024_CMHA Aspire Housing_ARCH_R23.rvt

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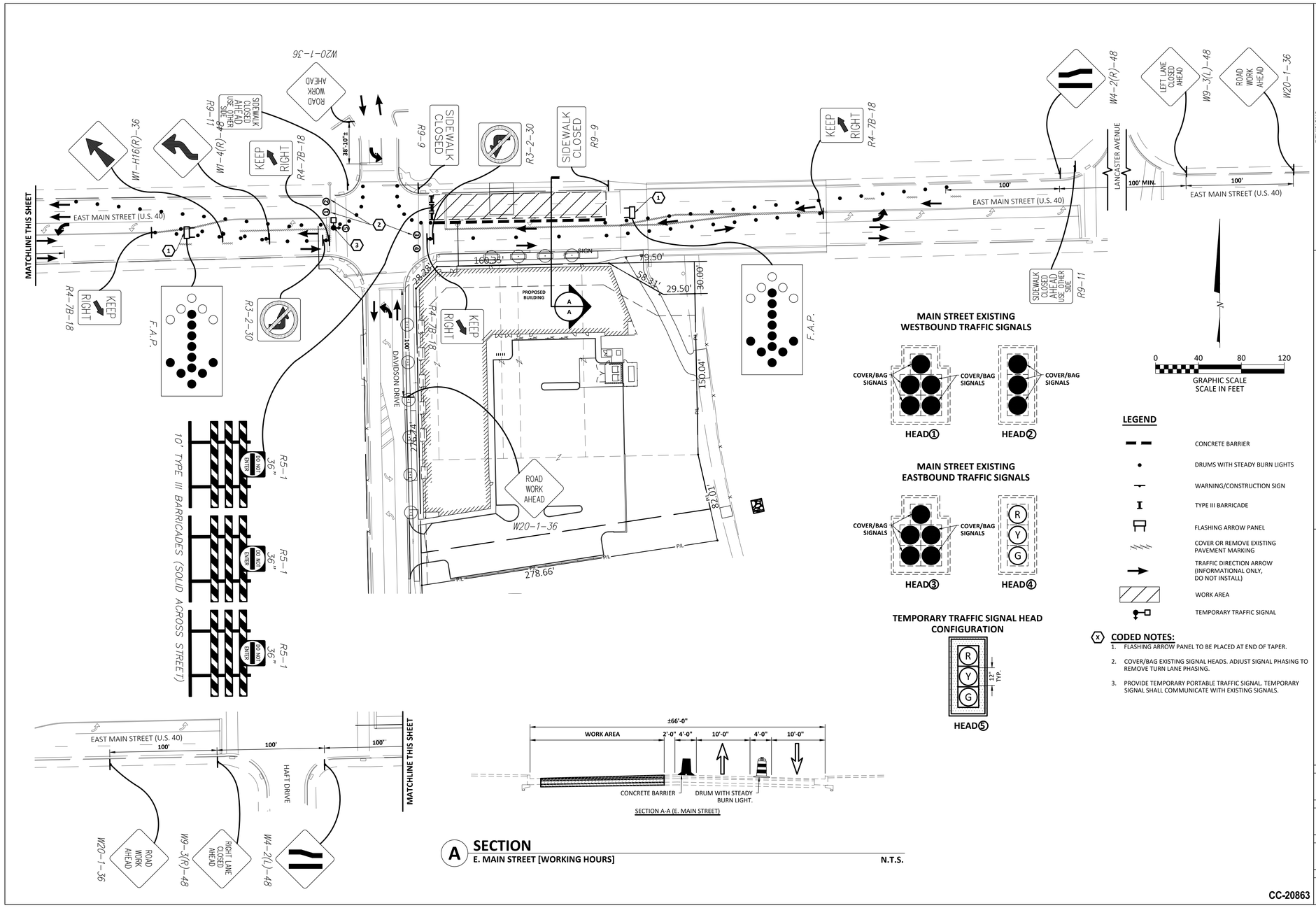

MAIN STREET EXISTING WESTBOUND TRAFFIC SIGNALS

MAIN STREET EXISTING EASTBOUND TRAFFIC SIGNALS

TEMPORARY TRAFFIC SIGNAL HEAD CONFIGURATION

0 40 80 120
GRAPHIC SCALE
SCALE IN FEET

LEGEND

- CONCRETE BARRIER
- DRUMS WITH STEADY BURN LIGHTS
- WARNING/CONSTRUCTION SIGN
- TYPE III BARRICADE
- FLASHING ARROW PANEL
- COVER OR REMOVE EXISTING PAVEMENT MARKING
- TRAFFIC DIRECTION ARROW (INFORMATIONAL ONLY, DO NOT INSTALL)
- WORK AREA
- TEMPORARY TRAFFIC SIGNAL

CODED NOTES:

1. FLASHING ARROW PANEL TO BE PLACED AT END OF TAPER.
2. COVER/BAG EXISTING SIGNAL HEADS. ADJUST SIGNAL PHASING TO REMOVE TURN LANE PHASING.
3. PROVIDE TEMPORARY PORTABLE TRAFFIC SIGNAL. TEMPORARY SIGNAL SHALL COMMUNICATE WITH EXISTING SIGNALS.

SECTION A-A (E. MAIN STREET)

A SECTION
E. MAIN STREET [WORKING HOURS]

N.T.S.

CC-20863

NO.	DATE	DESCRIPTION

REVISIONS

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - HEIGHTS ON MAIN

KORDA
Korda/Nemeth Engineering, Inc. – Consulting Engineers
1650 Watermark Drive, Suite 200 – Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8881 WEB www.korda.com

MAINTENANCE OF TRAFFIC

DATE	12/23/2025
SCALE	1" = 40'
JOB NO.	2024-0417
SHEET NUMBER	6 /7

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
MAINTENANCE OF TRAFFIC

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C4.06

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA/NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY:	JONATHAN HAGENOW
DESIGNED BY:	JONATHAN HAGENOW
CHECKED BY:	ERIC WALSH
PROJECT NUMBER:	2024-0417

REVIT VERSION: 2023
PRINT DATE: 7/28/2026 5:07 PM
FILE INFO: Autodesk Docs://25254-CMHA Aspire Housing/ R23/25254_CMHA Aspire Housing_ARCH_R23.rvt

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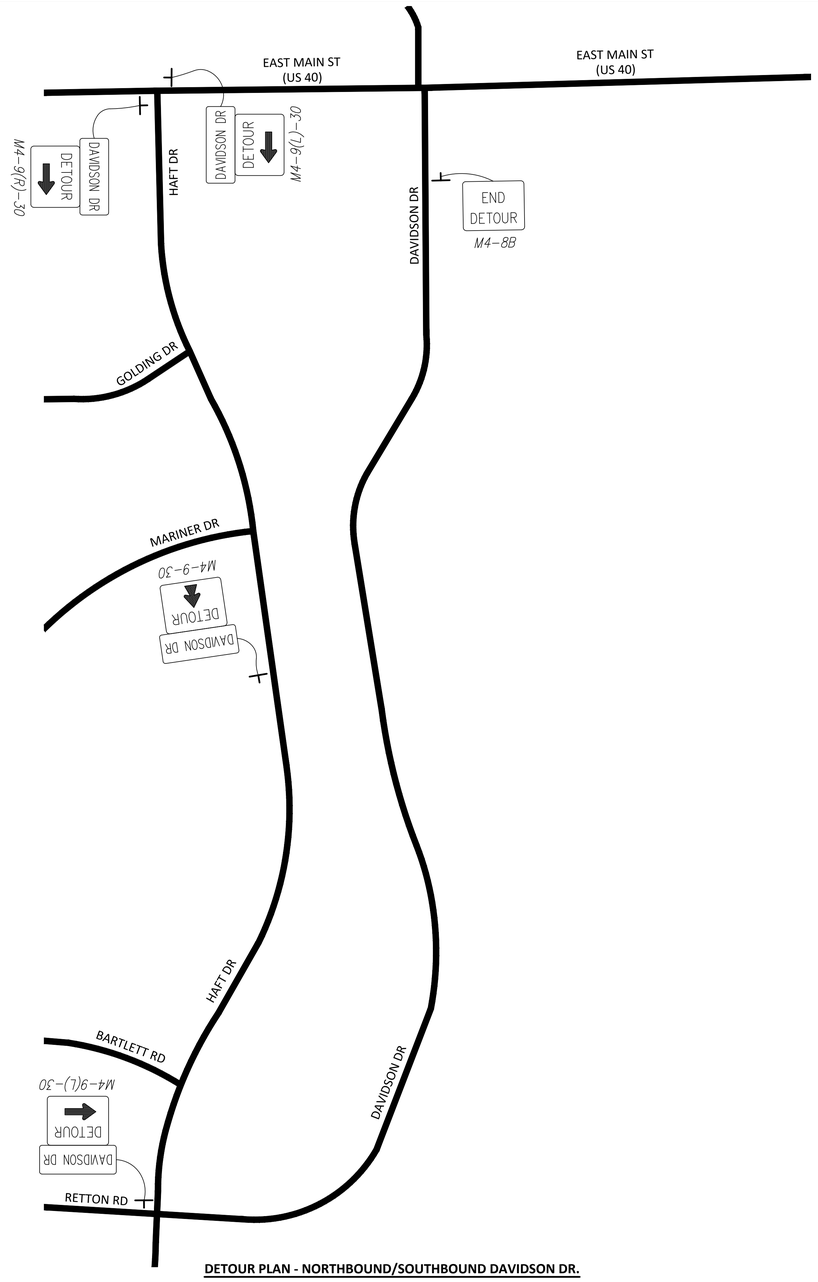

DETOUR PLAN - NORTHBOUND/SOUTHBOUND DAVIDSON DR.

CC-20863

NO.	DATE	REVISIONS DESCRIPTION

KORDA

Korda/Nemeth Engineering, Inc. – Consulting Engineers
1650 Watermark Drive, Suite 200 – Columbus, Ohio 43215-7010
TEL 614-487-1650 FAX 614-487-8988 WEB www.korda.com

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PUBLIC SANITARY SEWER IMPROVEMENT PLAN
FOR
CMHA - HEIGHTS ON MAIN

DETOUR PLAN

DATE: 12/23/2025
SCALE: 1" = 100'
JOB NO.: 2024-0417
SHEET NUMBER: 7 /7

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664

DRAWING TITLE:
DETOUR PLAN

STATE OF OHIO
ERIC J. WALSH
E-80715
Registered
PROFESSIONAL ENGINEER

08/26/2026
25003
C4.07
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA
KORDA / NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215
DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 6/10/2025 7:01 PM
FILE INFO: Autodesk Docs://24254_CMHA Aspire Housing_R23/24254_CMHA Aspire Housing_ARCH_R23.rvt

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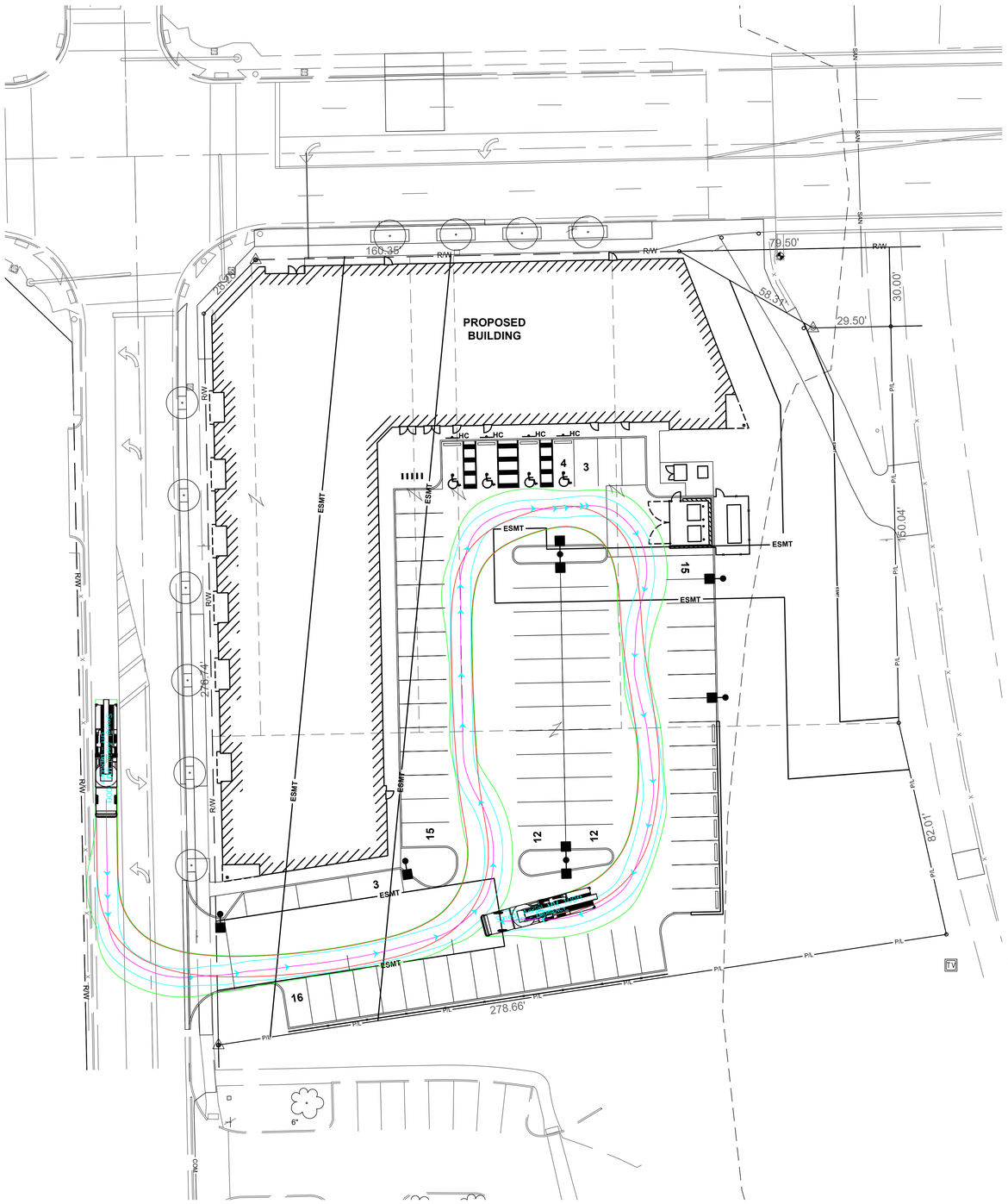
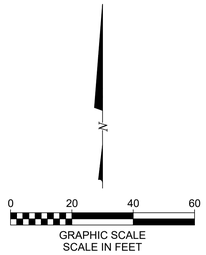
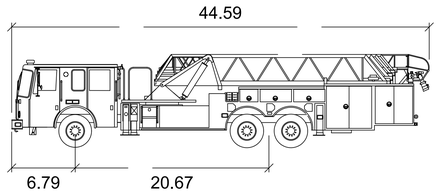
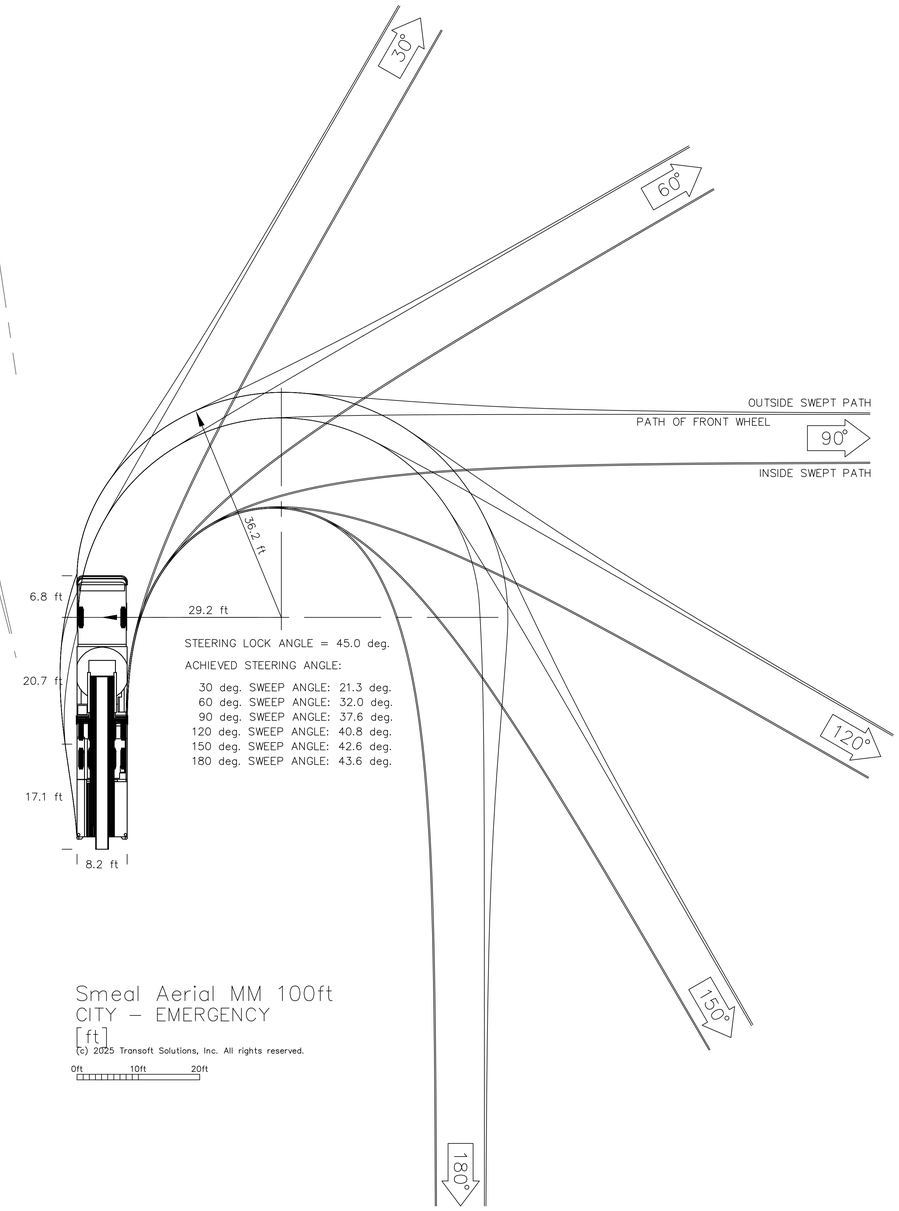






Smeal Aerial MM 100ft

		feet
Width	:	8.17
Track	:	7.75
Lock to Lock Time	:	6.0
Steering Angle	:	45.0



STEERING LOCK ANGLE = 45.0 deg.

ACHIEVED STEERING ANGLE:

30 deg. SWEEP ANGLE: 21.3 deg.
60 deg. SWEEP ANGLE: 32.0 deg.
90 deg. SWEEP ANGLE: 37.6 deg.
120 deg. SWEEP ANGLE: 40.8 deg.
150 deg. SWEEP ANGLE: 42.6 deg.
180 deg. SWEEP ANGLE: 43.6 deg.

Smeal Aerial MM 100ft
CITY – EMERGENCY
[ft]

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0ft 10ft 20ft

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

7221 US HWY 40,
REYNOLDSBURG, OH
FOR
CMHA

Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215

PHONE: 614-461-4664

DRAWING TITLE:

AERIAL TRUCK MANEUVERABILITY PLAN

STATE OF OHIO
ERIC J. WALSH
E-80715
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

C5.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

KORDA

KORDA, NEMETH ENGINEERING
1650 WATERMARK DRIVE
SUITE 200
COLUMBUS, OHIO 43215

DRAWN BY: JONATHAN HAGENOW
DESIGNED BY: JONATHAN HAGENOW
CHECKED BY: ERIC WALSH
PROJECT NUMBER: 2024-0417

REVIT VERSION: 2023
PRINT DATE: 8/26/2026 8:57 AM
FILE INFO: Autodesk Docs://4204 CMHA Aspire Housing/ R23/4204_CMHA Aspire Housing_ARCH_R23.rvt

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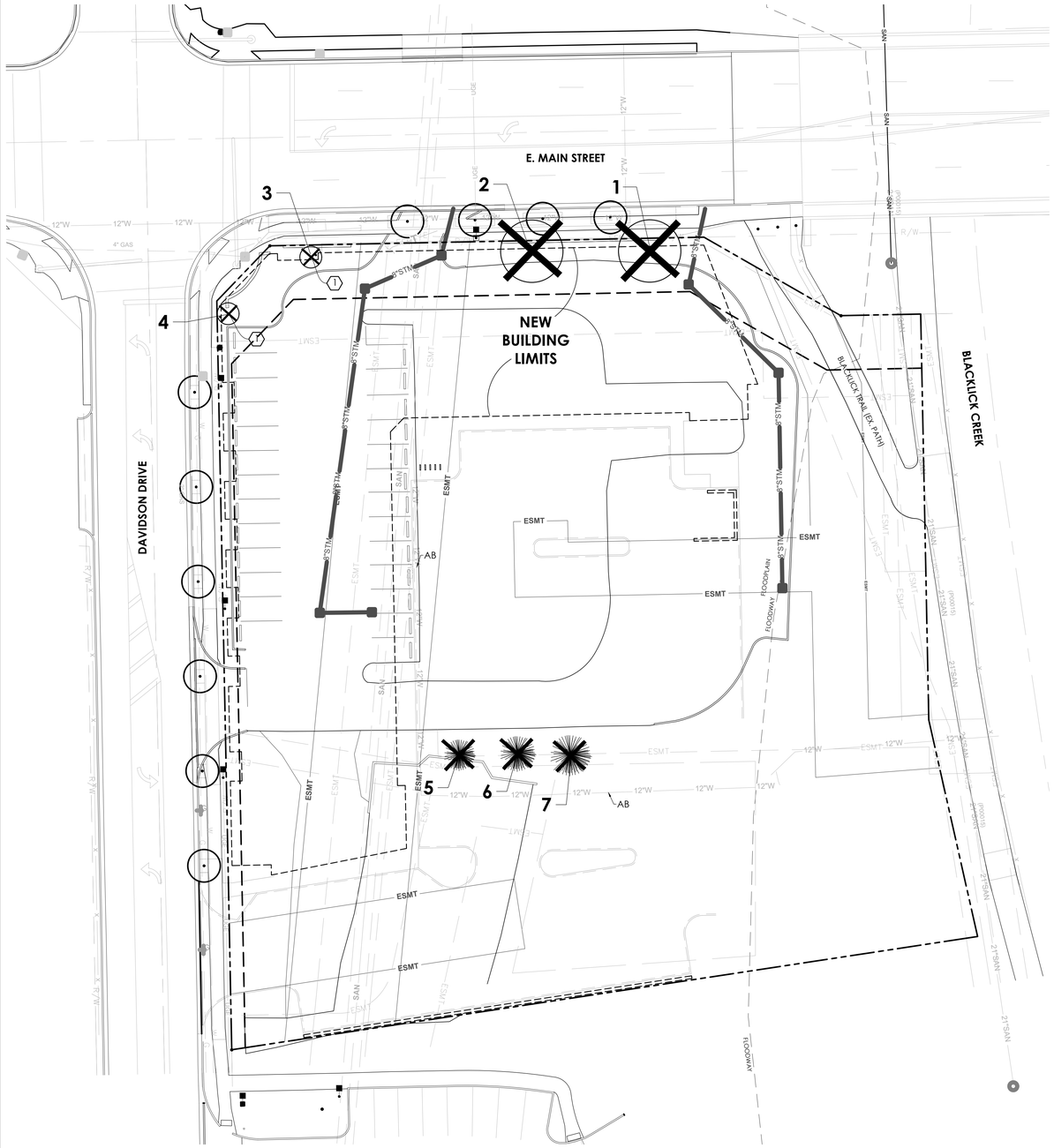

1 TREE SURVEY/ REMOVAL PLAN

Scale: 1" = 20'

0' 10' 20' 40' NORTH

LEGEND

DECIDUOUS TREE TO BE REMOVED

EVERGREEN TREE TO BE REMOVED

TREE INVENTORY SCHEDULE

KEY	TREE SPECIE (COMMON NAME)	DBH	COMMENTS	REPLACEMENT
1	HONEYLOCUST	16"	REMOVE	REPLACE
2	HONEYLOCUST	16"	REMOVE	REPLACE
3	GINKGO	2"	REMOVE - SEE NOTE #1	EXEMPT
4	GINKGO	2"	REMOVE - SEE NOTE #1	EXEMPT
5	WHITE PINE	10"	REMOVE	REPLACE
6	WHITE PINE	8"	REMOVE	REPLACE
7	WHITE PINE	8"	REMOVE	REPLACE

TOTAL TREES REMOVED = 5

SEE PLANTING PLAN L1.01 FOR REPLACEMENT TREES

GENERAL LANDSCAPE NOTES:

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.

2. THIS TREE SURVEY/ REMOVAL PLAN IS INTENDED TO SUPPLEMENT THE OVERALL DEMOLITION PLAN C0.01 PREPARED BY THE CIVIL ENGINEER.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

CONSTRUCTION NOTES

1. TREE RECENTLY PLANTED BY CITY. REMOVE AND RETURN AS DIRECTED BY CITY STAFF. TREE EXEMPT FROM REPLACEMENT.

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FAX: (614) 280-8881
CERTIFICATE. NO: FIRM 00197475

DRAWING TITLE:

TREE SURVEY PLAN

STATE OF OHIO BASILIO FIORENTINO 1999 REGISTERED LANDSCAPE ARCHITECT

08/26/2026

25003

L0.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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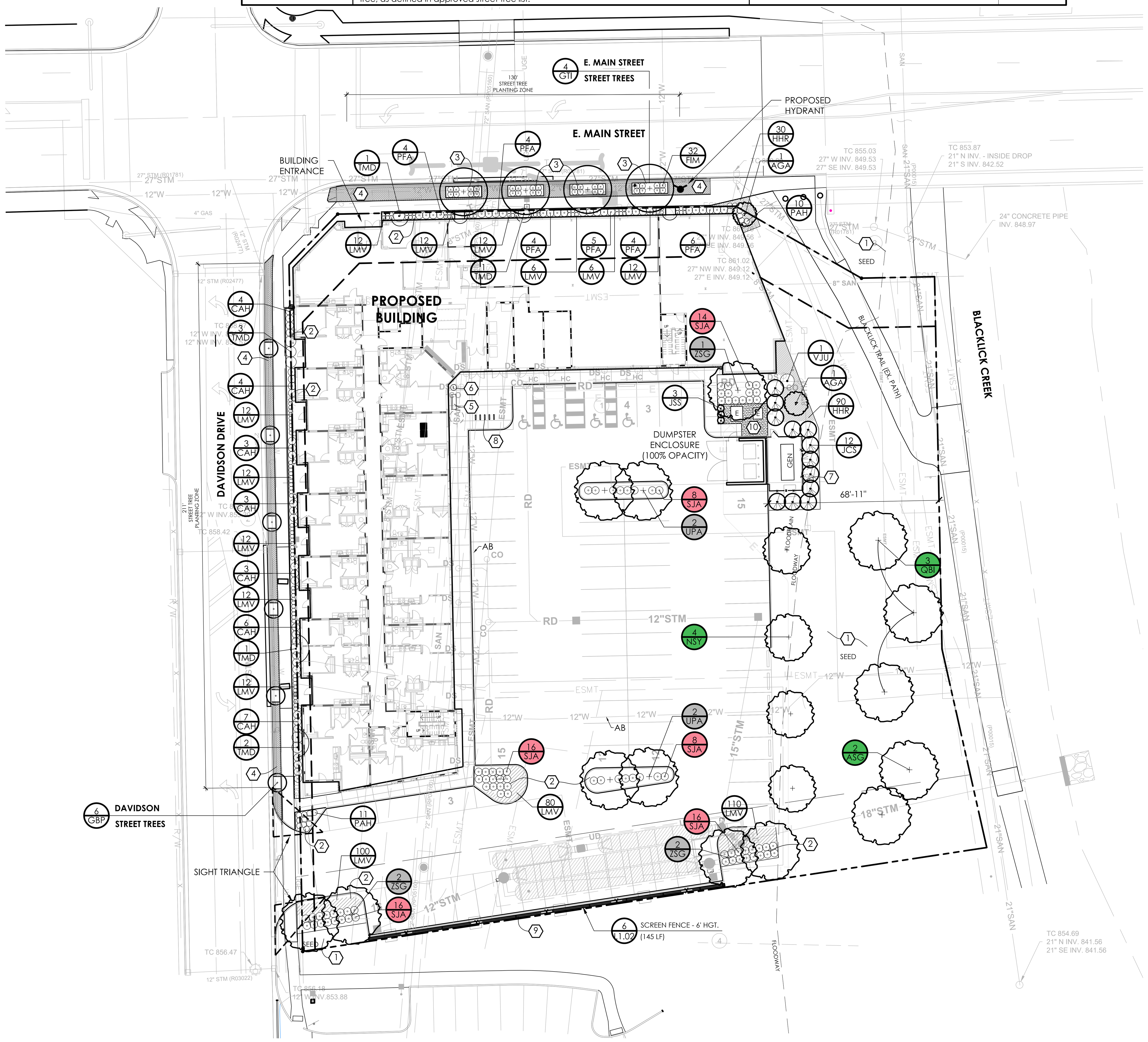
REYNOLDSBURG CODE COMPLIANCE CHART

CODE SECTION	REQUIRED	PROVIDED	KEY
1105.01 G Tree Replacement	i.i.i. Screening. Any parking lot which contains more than ten (10) parking spaces and which is located closer than fifty feet (50') to the lot line of any lot which is used for a dwelling, school, hospital, or other institution for human care shall be screened by a fence, wall, or hedge of acceptable design installed at each edge of the parking lot which faces the use noted above. Such fence, wall, or hedge shall be no less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition without any advertising thereon. The space between such fence, wall, or hedge and the lot line of the adjoining premises shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition.	EAST SIDE OF PARKING No screening SOUTH SIDE OF PARKING 6' tall privacy fence - 100% opacity	
1105.07 G Street Tree Requirements	i. Trees planted shall be on the list of approved street trees maintained by the City of Reynoldsburg. ii. The minimum spacing between this and other trees shall be 35 feet for large trees (mature height of fifty feet (50') or more), twenty-five feet (25') for medium trees (mature height of between thirty and fifty feet (30'-50') and fifteen feet (15') for small trees (range from ten to thirty feet (10'-30') at maturity). iii. The maximum spacing between trees shall be forty-five feet (45') for large trees, thirty-five feet (35') for medium trees, and twenty-five feet (25') for small trees. iv. The minimum distance between the tree and the edge of the street shall be two and one-half feet (2 ½') for a large tree, two feet (2') for medium tree and one and on-half feet (1 ½') for a small tree. In areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalks shall be two feet (2') for a large tree, two feet (2') for a medium tree and one and one-half feet (1 ½') for a small tree, as defined in approved street tree list.	i. Proposed street trees from the Approved Street Trees For Reynolsburg list are: Main Street: Honeylocust - Medium Tree Davidson Drive: Ginkgo - Large Tree ii. and iii. Honeylocust trees on Main Street = 25' spacing Ginkgo on Davidson Drive = 35' spacing Main Street: 130' / 25' spacing = 4 trees provided * Davidson Drive: 211' / 35' spacing = 6 trees provided *4 trees were provided instead of 5 to allow for 'more pedestrian mobility' per W. Dorman MSP comments.	2 UPA



1 LANDSCAPE PLAN

Scale: 1" = 20'

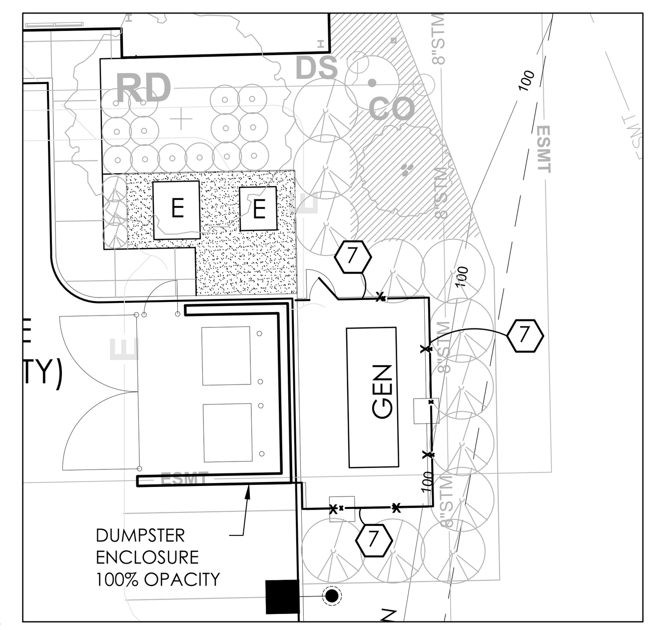
0' 10' 20' 40' NORTH

REYNOLDSBURG CODE COMPLIANCE CHART - CONT.

CODE SECTION	REQUIRED	PROVIDED	KEY
1105.07 E Tree Replacement	Each existing major tree removed in accordance with subsection (d) above shall be replaced with one (1) tree, having a minimum caliper of two inches (2") as measured one foot (1') above ground level. Total major trees removed = 0	(0) shade trees provided	
1105.07 H i.2.c Interior Lot Landscaping	Over fifty thousand (50,000) square feet: a total trunk diameter of twenty inches (20"), plus one inch (1") of trunk diameter for every four thousand (4,000) square feet over fifty thousand (50,000) square feet or fraction thereof. Impervious Area = 71,509 SF = 25.4" inches of trunk diameter required	(9) trees @ 3.0" = 27" of trunk dia.	2 UPA
1105.07 J ii. Parking Area Landscaping Standard	For every ten (10) parking spaces or fraction thereof, the applicant shall provide not less than two hundred (200) square feet of interior landscaped parking lot areas containing at least one (1) tree with a minimum diameter of two inches (2") and four (4) shrubs. 82 spaces / 10 = 8.2 or 9 trees required and 36 shrubs required 9 x 200 sf = 1,800 landscape area required	(9) trees (78) shrubs 1,864 sf of landscape area	2 UPA 2 UPA
1105.07 K ii. Screening and Landscaping for Service Structures	Location of screening. Either a solid, opaque fence or wall or earth berm, or with a continuous planting of evergreen plant material shall enclose any service structure on all sides, unless such structure must be frequently accessed, in which case screening on all but one (1) side is required. The average height of the screening fence or wall or evergreen shall be one foot (1') more than the height of the enclosed structure but shall not exceed the maximum permitted height of fences and walls of the District.	Dumpster enclosure - 6'-0" hgt. masonry Opacity: 100% Generator - 6' hgt. aluminum fence on 3 sides with 10' hgt. evergreens. Opacity: 100% when evergreens are full grown. Elec. transformer - 10' hgt. and 6' hgt. evergreens. Opacity: 100% See buffering exhibits on L1.02. See sheet EX. 06 for elevations/ details.	

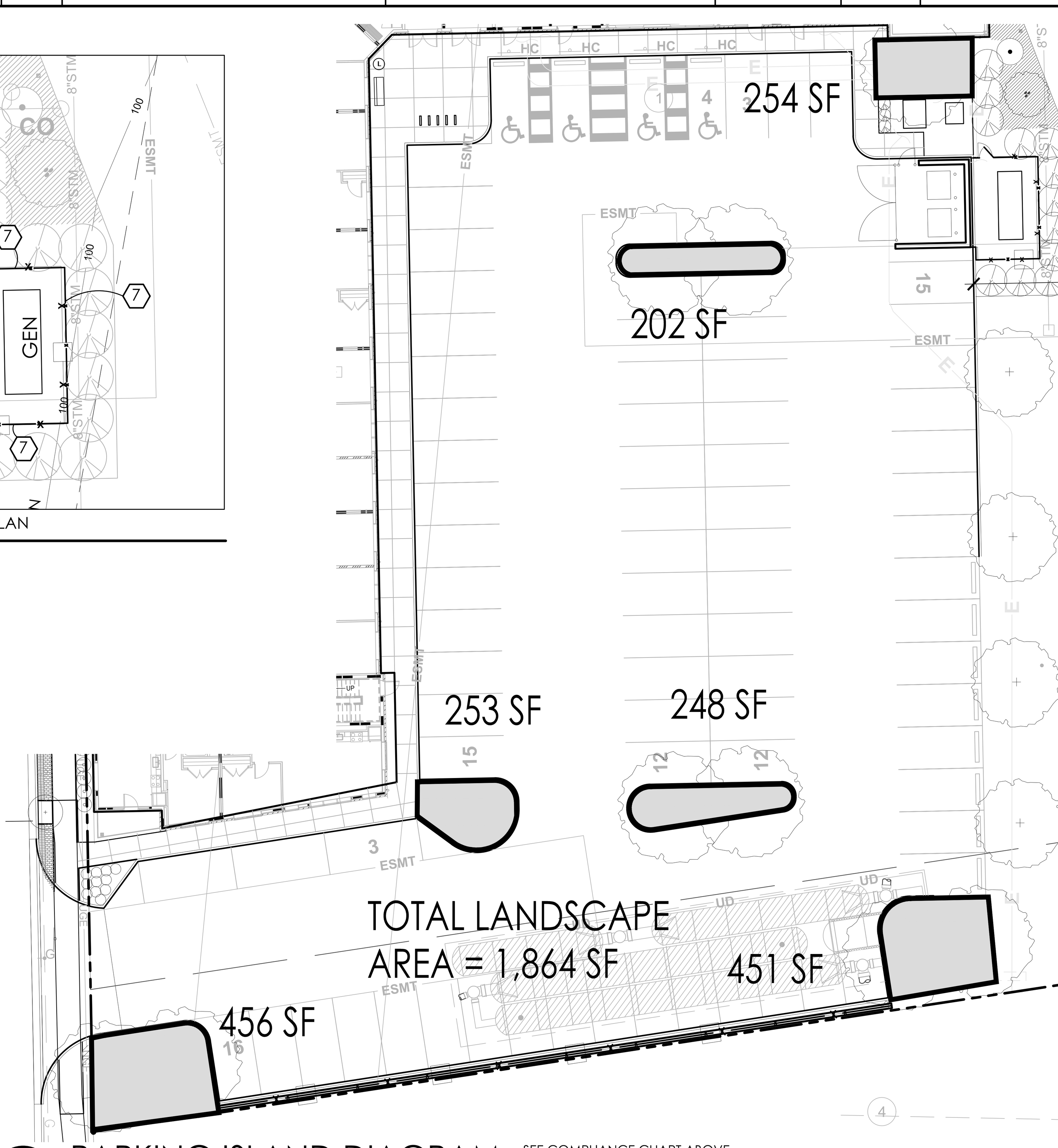
PLANT MATERIALS LIST
CONTRACTOR RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN

QTY	ABR	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
		TREES				
2	ASG	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	3" Cal.	B&B	
3	QBI	Quercus bicolor	SWAMP WHITE OAK	3" Cal.	B&B	
4	NSY	Nyssa sylvatica	BLACK TUPELO	3" Cal.	B&B	
6	GBP	Ginkgo biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2" Cal.	B&B	SPACED @ 25' O.C.
4	GTI	Gleditsia triacanthos f. inermis 'Impcole'	IMPERIAL HONEYLOCUST	2.5" Cal.	B&B	WELL MATCHED
4	UPA	Ulmus parvifolia	LACEBARK ELM	2.5" Cal.	B&B	
5	ZSG	Zelkova serrata 'Green Vase'	GREEN VASE ZELKOVA	2.5" Cal.	B&B	
		ORNAMENTAL TREES				
2	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8' Hgt.	B&B	3-6 STEMS
		SHRUBS				
30	CAH	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMERSWEET	18" Hgt.	Cont.	
32	FIM	Fothergilla x intermedia 'Mount Airy'	MT. AIRY DWARF FOTHERGILLA	24" Hgt.	Cont.	
12	JCS	Juniperus chinensis 'Spartan'	SPARTAN JUNIPER	10' Hgt.	B&B	
3	JSS	Juniperus scopulorum 'Skyrocket'	SKYROCKET JUNIPER	6' Hgt.	B&B	
27	PFA	Potentilla fruticosa 'Abbotswood'	ABBOTSWOOD POTENTILLA	18" Hgt.	Cont.	
78	SJA	Spiraea japonica 'Anthony Waterer'	ANTHONY WATERER SPIREA	24" Hgt.	Cont.	
8	TMD	Taxus x media 'Densiformis'	DENSE YEW	30"-36" Hgt.	B&B	
1	VJU	Viburnum x juddii	JUDD VIBURNUM	36" Hgt.	B&B	
		PERENNIALS/ GRASSES/ GROUNDCOVER				
120	HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 Gal.	Cont.	
410	LMV	Liriope muscari 'Variegata'	VARIEGATED LILYTURF	1 Gal.	Cont.	
21	PAH	Pennisetum alopecuroides 'Hameln'	DWARF FOUNTAIN GRASS	1 Gal.	Cont.	



DUMPSTER ENCLOSURE INSET PLAN

Not To Scale



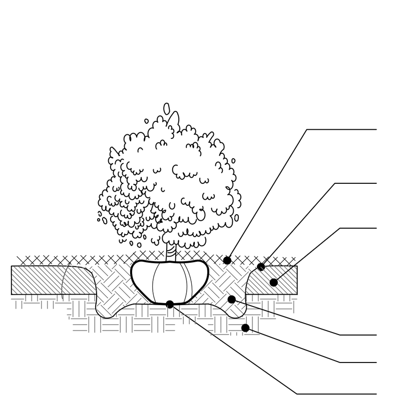
5 PARKING ISLAND DIAGRAM

SEE COMPLIANCE CHART ABOVE
1105.07 J ii. Parking Area Landscaping Standard

Scale: 1" = 20'

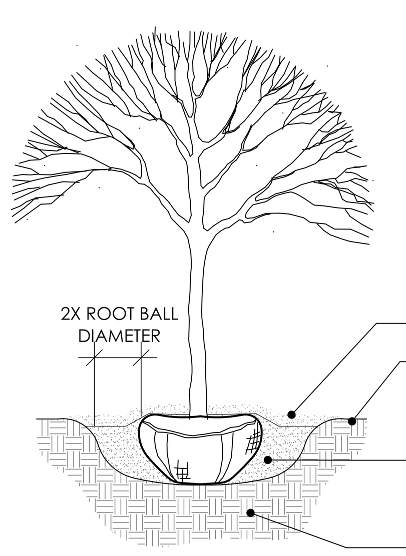
NOTES:
1. TOP OF ROOTBALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE.

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



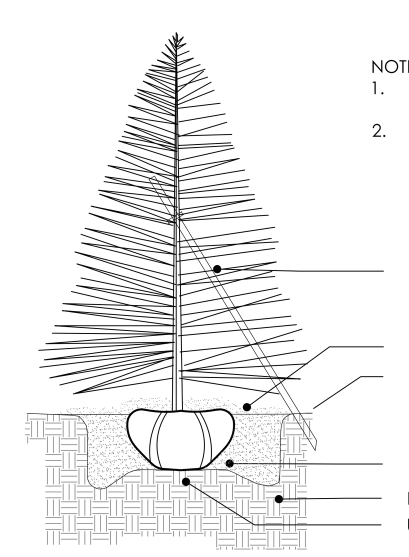
2 SHRUB PLANTING DETAIL
NTS

NOTES:
1. TOP OF ROOT BALL TO BE 2"-4" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



3 TREE PLANTING DETAIL
NTS

NOTES:
1. TOP OF ROOT BALL TO BE 2"-4" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



4 EVERGREEN TREE PLANTING DETAIL
NTS

GENERAL LANDSCAPE NOTES:

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR RESPONSIBLE FOR COST OF REPAIRS TO EXISTING SITE CONDITIONS WHEN DAMAGED BY CONTRACTOR. REPAIR TO THE SATISFACTION OF THE OWNER.
4. ALL PLANT MASSES TO BE CONTAINED WITHIN 3" DEEP HARDWOOD BARK MULCH BED.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.
6. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE FREE OF IRREGULARITIES OR DEPRESSIONS.
7. CONTRACTOR SHALL SEED OR SOD ALL AREAS DISTURBED DURING CONSTRUCTION, SEE PLAN.
8. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE U.S.A. STANDARD FOR NURSERY STOCK.
9. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

CONSTRUCTION NOTES

1. RESTORE LAWN AREA DISTURBED BY CONSTRUCTION FILL AREAS WITH TOPSOIL AND SEED WITH TURF-TYPE TALL FESCUE SEED MIX.
2. LANDSCAPE AREA - FILL AREA WITH TOPSOIL, MINIMUM DEPTH SHALL BE 18". MEET ADJACENT SURFACES FLUSH.
3. STREETSCAPE PLANTER - SEE DETAIL #3/ L1.02.
4. BRICK PAVERS TO MATCH EXISTING STREETSCAPE PAVERS - SEE DETAILS 1 & 2/ L1.02. BASIS OF DESIGN: WHITACRE GREER 4x8 CLAY PAVER, BEVELED EDGE WITH SPACER LUG.
5. 6' BACKED BENCH WITH ARMS BASIS OF DESIGN: VICTOR STANLEY FMS-324 MAINTAIN 67" (MIN) ADA CLEARANCE ADJACENT TO BENCH.
6. LITTER RECEPTACLE BASIS OF DESIGN: VICTOR STANLEY EB-45
7. 6' TALL DECORATIVE ALUMINUM FENCE - SEE DETAIL #4/ L1.02. INCLUDE 3' SINGLE GATE AS INDICATED ON PLAN.
8. BIKE RACK (TYP. OF 5) - SEE DETAIL #5/ L1.02.
9. SCREEN FENCE TO BE EMBEDDED INTO RETAINING WALL - SEE DETAIL #6/ L1.02.
10. DECORATIVE GRAVEL - 4" MIN. DEPTH OVER WEED FABRIC. CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FAX: (614) 280-8881
CERTIFICATE. NO: FIRM 00197475

DRAWING TITLE:
LANDSCAPE PLAN

STATE OF OHIO BASILIO D. FORESI 969 REGISTERED LANDSCAPE ARCHITECT

08/26/2026

25003

L1.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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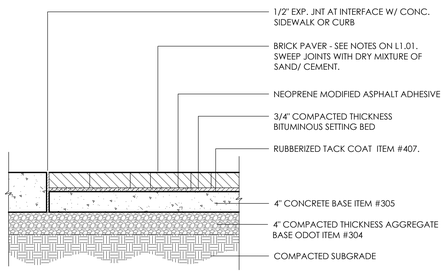
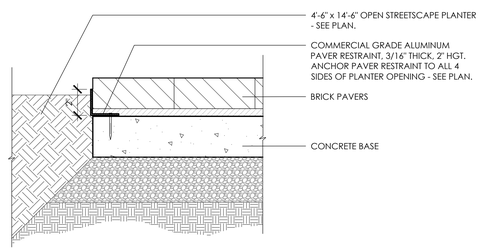
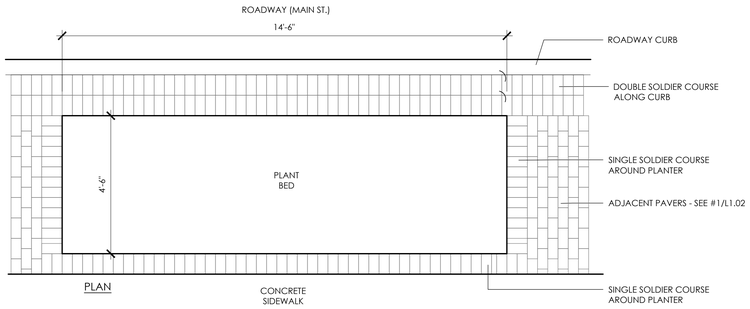


1 BRICK PAVERS
NTS

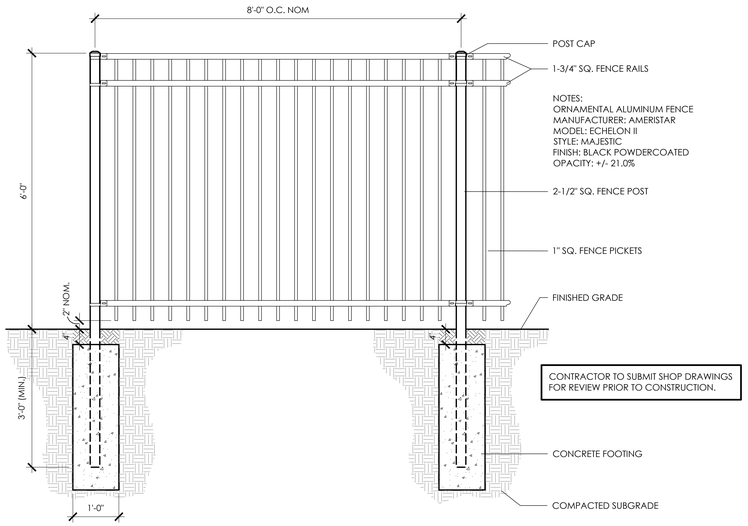
NOTES:
1. PAVER RESTRAINT BASIS OF DESIGN: MODEL A3622M, 2" HGT. MANUFACTURER: SURE-LOC



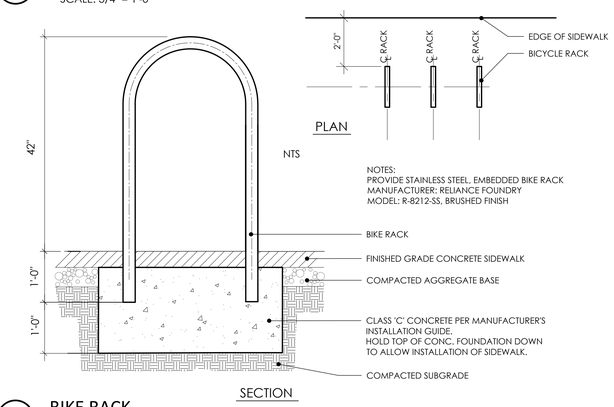
2 PAVER EDGE RESTRAINT
NTS



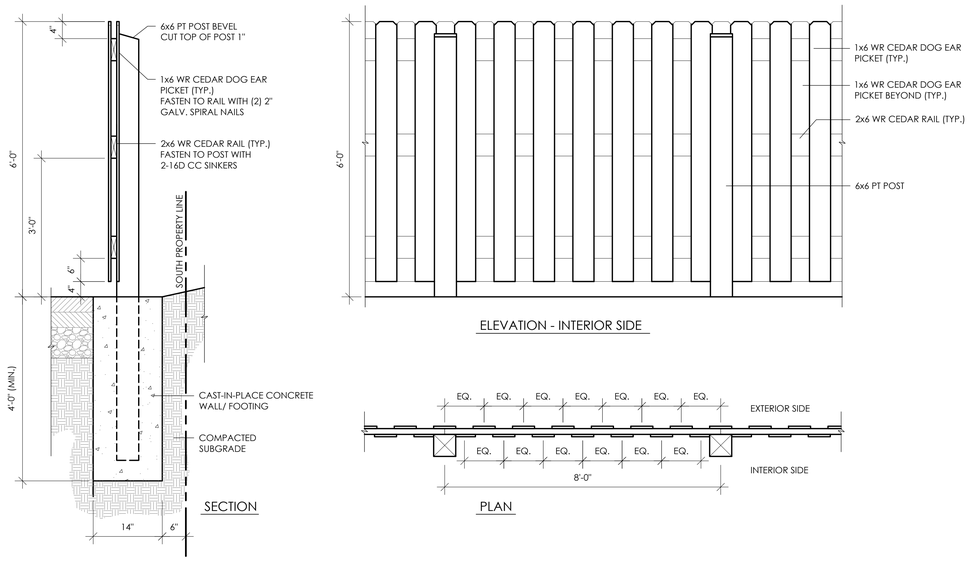
3 STREETSCAPE PLANTER (MAIN STREET)
SCALE: 1/2" = 1'-0"



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



5 BIKE RACK
NTS



6 SCREEN FENCE - 6' HGT.
NTS

DUMPSTER ENCLOSURE & GENERATOR FENCE EXHIBITS

EAST ELEVATION
NTS

SOUTH ELEVATION
NTS

WEST ELEVATION
NTS

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
614.486.3343
www.edgela.com

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FAX: (614) 280-8881
CERTIFICATE. NO: FIRM 00197475

DRAWING TITLE:

SITE DETAILS

STATE OF OHIO
BASILIO DE PORCIO 1999
LANDSCAPE ARCHITECT
REGISTERED

08/26/2026

25003

L1.02

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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EXISTING SITE

#	DATE	CHANGE DESCRIPTION

THE HEIGHTS ON MAIN

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
SITE CONTEXT

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

EX.01

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
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YMCA OF CENTRAL OHIO

REYNOLDSBURG CITY ADMINISTRATION

REYNOLDSBURG POLICE DEPARTMENT

REYNOLDSBURG CITY SCHOOLS ADMINISTRATIVE OFFICE

UNITED STATES POSTAL SERVICE

NEW RETAIL SPACE

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
SITE SURROUNDING CONTEXT

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

EX.02

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 10/17/2025 1:17:21 PM
FILE INFO: Autodesk Docs://25003_CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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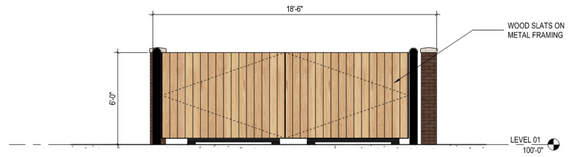
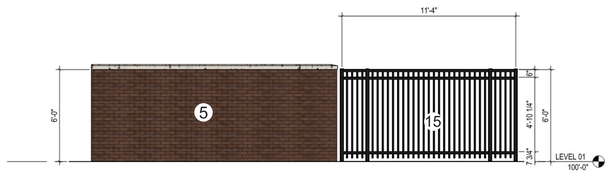
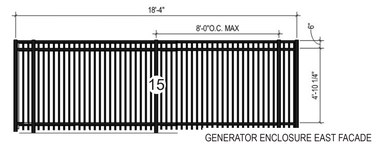


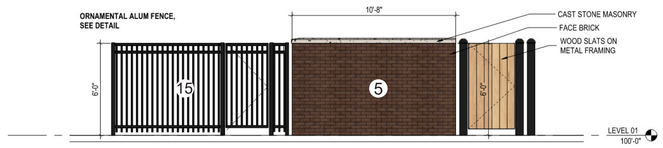
5 ELEVATION DUMPSTER WEST FACADE
1/4" = 1'-0"
REF: 1 / A101



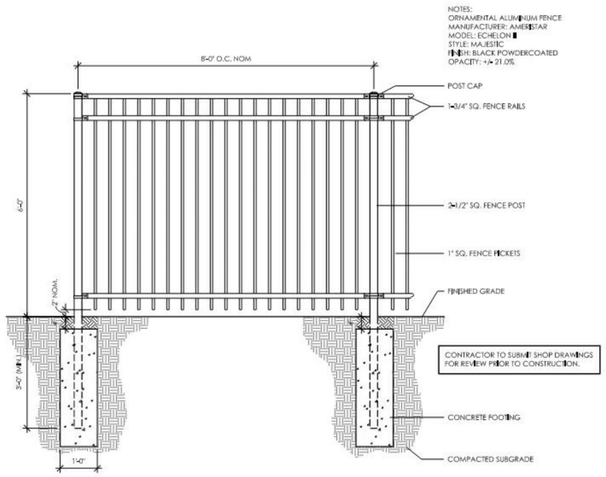
4 ELEVATION DUMPSTER SOUTH FACADE
1/4" = 1'-0"
REF: 1 / A101

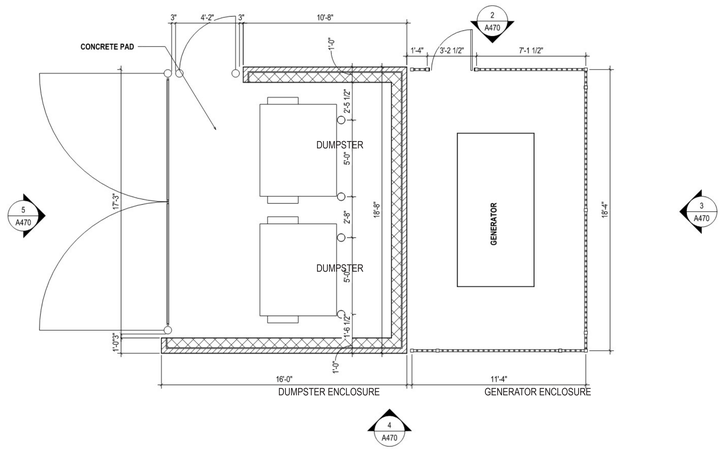


3 ELEVATION DUMPSTER EAST FACADE
1/4" = 1'-0"
REF: 1 / A101



2 ELEVATION DUMPSTER NORTH FACADE
1/4" = 1'-0"
REF: 1 / A101





1 PLAN DUMPSTER ENCLOSURE
1/4" = 1'-0"

EXTERIOR MATERIALS BASIS OF DESIGN

5. FACE BRICK - GENERAL SHALE OLD ENGLISH TUDOR

15. ORNAMENTAL ALUMINUM FENCE - BLACK

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:
DUMPSTER ENCLOSURE

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

EX.03

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 10/17/2025 11:17:21 PM
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THIS IMAGE IS A REPRESENTATIONAL VIEW INTENDED TO ILLUSTRATE THE PROJECT'S GENERAL MASSING, MATERIALITY, COLOR PALETTE, AND OVERALL DESIGN INTENT.
FOR DETAILED DESIGN INFORMATION, REFER TO THE BUILDING ELEVATIONS ON SHEETS A301-303.

VIEW FROM INTERSECTION OF E MAIN AND DAVIDSON DRIVE

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
CONCEPTUAL EXTERIOR RENDERING

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

EX.04

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 10/17/2025 1:17:21 PM
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FOR DETAILED DESIGN INFORMATION, REFER TO THE BUILDING ELEVATIONS ON SHEETS A301-303.

VIEW ALONG E MAIN

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
CONCEPTUAL EXTERIOR RENDERING

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

EX.05

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
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THIS IMAGE IS A REPRESENTATIONAL VIEW INTENDED TO ILLUSTRATE THE PROJECT'S GENERAL MASSING, MATERIALITY, COLOR PALETTE, AND OVERALL DESIGN INTENT.
FOR DETAILED DESIGN INFORMATION, REFER TO THE BUILDING ELEVATIONS ON SHEETS A301-303.

CONCEPTUAL SIGNAGE LOCATION

CONCEPTUAL SIGNAGE LOCATION
DOUBLE SIDED

EXTERIOR SIGNAGE BASIS OF DESIGN

WE UNDERSTAND SIGNAGE IS A SEPARATE PERMIT/REVIEW PROCESS

METAL SIGN

SHERWIN WILLIAMS 6447 EVER-GREENS BACKGROUND

WHITE LETTERS AND ACCENT

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:
EXTERIOR SIGNAGE BASIS OF DESIGN

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

EX.06

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
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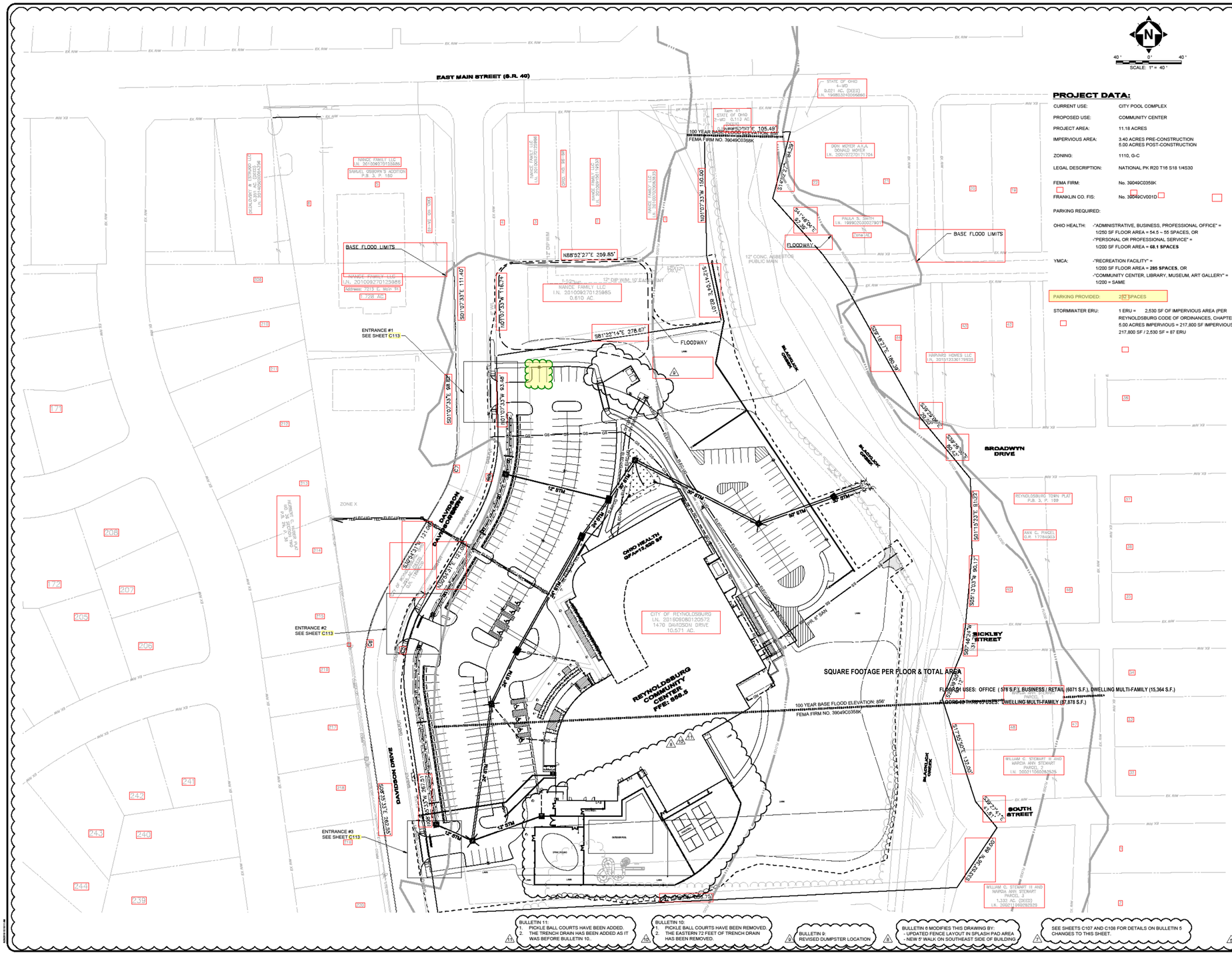

PROJECT DATA:

CURRENT USE:	CITY POOL COMPLEX
PROPOSED USE:	COMMUNITY CENTER
PROJECT AREA:	11.18 ACRES
IMPERVIOUS AREA:	3.40 ACRES PRE-CONSTRUCTION 5.00 ACRES POST-CONSTRUCTION
ZONING:	1110, G-C
LEGAL DESCRIPTION:	NATIONAL PK R20 T16 S18 1/4S30
FEMA FIRM:	No. 39049C0358K
FRANKLIN CO. FIS:	No. 39049CV001D

PARKING REQUIRED:

OHIO HEALTH: -"ADMINISTRATIVE, BUSINESS, PROFESSIONAL OFFICE" = 1/250 SF FLOOR AREA = 54.5 ~ 55 SPACES, OR
-"PERSONAL OR PROFESSIONAL SERVICE" = 1/200 SF FLOOR AREA = **68.1 SPACES**

YMCA: -"RECREATION FACILITY" = 1/200 SF FLOOR AREA = **285 SPACES**, OR
-"COMMUNITY CENTER, LIBRARY, MUSEUM, ART GALLERY" = 1/200 = SAME

PARKING PROVIDED: 232 SPACES

STORMWATER ERU: 1 ERU = 2,530 SF OF IMPERVIOUS AREA (PER REYNOLDSBURG CODE OF ORDINANCES, CHAPTER 852)
5.00 ACRES IMPERVIOUS = 217,800 SF IMPERVIOUS
217,800 SF / 2,530 SF = 87 ERU

BULLETIN 11:
1. PICKLE BALL COURTS HAVE BEEN ADDED.
2. THE TRENCH DRAIN HAS BEEN ADDED AS IT WAS BEFORE BULLETIN 10..

BULLETIN 10:
1. PICKLE BALL COURTS HAVE BEEN REMOVED.
2. THE EASTERN 72 FEET OF TRENCH DRAIN HAS BEEN REMOVED.

BULLETIN 9:
REVISED DUMPSTER LOCATION

BULLETIN 6 MODIFIES THIS DRAWING BY:
- UPDATED FENCE LAYOUT IN SPLASH PAD AREA
- NEW 5' WALK ON SOUTHEAST SIDE OF BUILDING

SEE SHEETS C107 AND C108 FOR DETAILS ON BULLETIN 5 CHANGES TO THIS SHEET.

FOR REFERENCE ONLY

your trusted advisor
CONSULTANTS engineers architects planners
11100 KENWOOD ROAD, CINCINNATI, OH 45242
513.793.0445 FAX 513.793.1700

REV	DATE	BY
1	05/28/2025	MPK
2	06/26/2025	MPK
3	07/18/2025	MPK
4	08/26/2025	MPK
5	09/08/2025	MPK
6	10/10/2025	MPK
7	10/10/2025	MPK
8	11/13/2025	MPK
9	12/18/2025	MPK
10	01/08/2026	MPK
11	02/05/2026	MPK

DATE: 07/08/24
DRAWN BY: MPK
CHECKED BY:
PROJECT NO: 170132

REYNOLDSBURG COMMUNITY CENTER
CITY OF REYNOLDSBURG
1470 DAVIDSON DRIVE, REYNOLDSBURG, OH 43068
SITE PLAN

SHEET NUMBER
C106

GENERAL NOTES - SITE PLAN

1. THE LAND USE FOR THE SUBJECT PROPERTY PER TABLE 1103.A IS:
   1) ADMINISTRATIVE, BUSINESS, PROFESSIONAL OFFICE (PARKING 1/250 S.F.)
   2)RECREATION FACILITY, COMMUNITY CENTER (PARKING 1/200 S.F.)
2. CURRENT ON-SITE PARKING PROVIDED: 232
3. 1291 S.F. WITHIN THE YMCA (PARKING = 1/200 S.F.) SPACE IS ADMINISTRATIVE, BUSINESS OFFICE (PARKING = 1/250 S.F.).
   CURRENT ON-SITE PARKING REQUIRED: 230
4. SEE PARKING INDICATED ON PLAN TO BE SHARED WITH ADJACENT CMHA SITE. PER ZONING CODE SECTIONS 1105.01.F & 1103.11.E
5. SEE SHEET A001 FOR CMHA SITE PLAN.

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:

SHARED PARKING - SITE PLAN

08/26/2026

25003

A002

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/25/2025 5:00:11 PM
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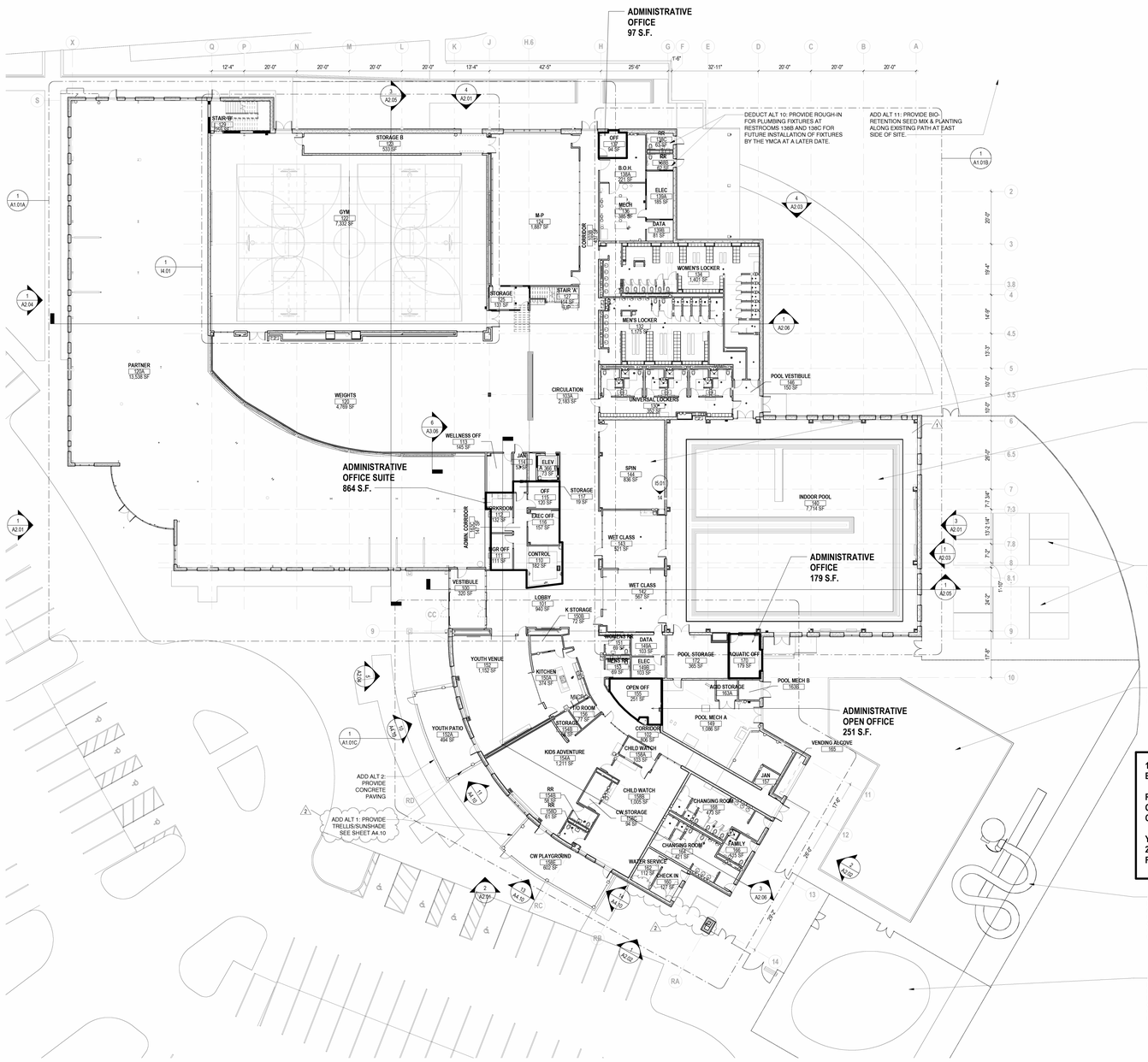

1 A1.01 **OVERALL FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"

GENERAL NOTES

A. FINISH FLOOR ELEVATION OF 100'-0" IS EQUAL TO USGS ELEVATION OF 868.50'.
B. EXTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION WALL OR ROUGH OPENINGS. TYPICAL UNLESS NOTED OTHERWISE.
C. INTERIOR DIMENSIONS SHOWN ARE TO FACE OF PROPOSED METAL STUDS OR FACE OF CMU, UNLESS NOTED OTHERWISE.
D. ALL DOORS INSTALLED IN INTERIOR PARTITIONS TO BE LOCATED 1'-10" FROM CENTERLINE OF DOOR TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
E. VERIFY SIZE OF PRE-FABRICATED ITEMS, SUCH AS FIRE EXTINGUISHER CABINETS, CABINET HEATERS, AND RESTROOM ACCESSORIES PRIOR TO INSTALLING ADJACENT FRAMING.
F. PROVIDE BLOCKING OR METAL STRAPS IN WALLS AS REQUIRED FOR ATTACHMENT OF SURFACE MOUNTED ITEMS SUCH AS RESTROOM ACCESSORIES AND CASEWORK.
G. PROVIDE GYPSUM BOARD CONTROL JOINTS PER THE SPECIFICATIONS, BUT NOT TO EXCEED 30'-0" ALONG CONTINUOUS INTERIOR PARTITIONS.
H. PROVIDE SEALANT AT JOINTS BETWEEN ALL DISSIMILAR MATERIALS.
I. PAINT ALL EXPOSED, UNFINISHED EXTERIOR STEEL (DOORS, FRAMES, LINTELS, BOLLARDS, ETC.).
J. COORDINATE WORK BETWEEN TRADES AND OTHER DISCIPLINES. ADDITIONAL ITEMS OF WORK MAY APPEAR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.
K. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
L. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
M. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAIL 3/S007. 1
N. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.W.F.. UNLESS NOTED OTHERWISE).
O. SEE 14.01 FOR COURT & SLEEVE LAYOUT.
P. TV MONITORS SHOWN ON PLAN ARE OPERATOR PROVIDED & INSTALLED

FOR REFERENCE ONLY

STATE OF OHIO — JEFFREY PACKER — 076659 — REGISTERED ARCHITECT

your trusted advisor — engineers architects planners consultants
11100 AIR FORCE ROAD, TIPP CITY, OH 45382
TELEPHONE: (937)667-8727

CONSULTANT

REV	REVISIONS	DATE	BY
1	FOR BIDDING	10/01/2018	
2	BUILDING PACKAGE ADDENDUM 1	11/16/2018	KWK
3	BUILDING	12/10/2018	KWK

DATE: 10/01/2018
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NO: 170132

REYNOLDSBURG COMMUNITY CENTER
CITY OF REYNOLDSBURG
1470 DAVIDSON DRIVE, REYNOLDSBURG, OH 43068
FIRST FLOOR PLAN - OVERALL

SHEET NUMBER
A1.01

GENERAL NOTES - SITE PLAN

1. THE LAND USE FOR THE SUBJECT PROPERTY PER TABLE 1103.A IS:
   1) ADMINISTRATIVE, BUSINESS, PROFESSIONAL OFFICE (PARKING 1/250 S.F.)
   2)RECREATION FACILITY, COMMUNITY CENTER (PARKING 1/200 S.F.)
2. CURRENT ON-SITE PARKING PROVIDED: 232
3. 1291 S.F. WITHIN THE YMCA (PARKING = 1/200 S.F.) SPACE IS ADMINISTRATIVE, BUSINESS OFFICE (PARKING = 1/250 S.F.).
   CURRENT ON-SITE PARKING REQUIRED: 230
4. SEE PARKING INDICATED ON PLAN TO BE SHARED WITH ADJACENT CMHA SITE. PER ZONING CODE SECTIONS 1105.01.F & 1103.11.E
5. SEE SHEET A001 FOR CMHA SITE PLAN.

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7221 US HWY 40,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO: 00197475

DRAWING TITLE:
SHARED PARKING - YMCA FLOOR PLAN

08/26/2026
25003
A003
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 9/25/2025 5:00:12 PM
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1/17/2019 6:19:06 PM

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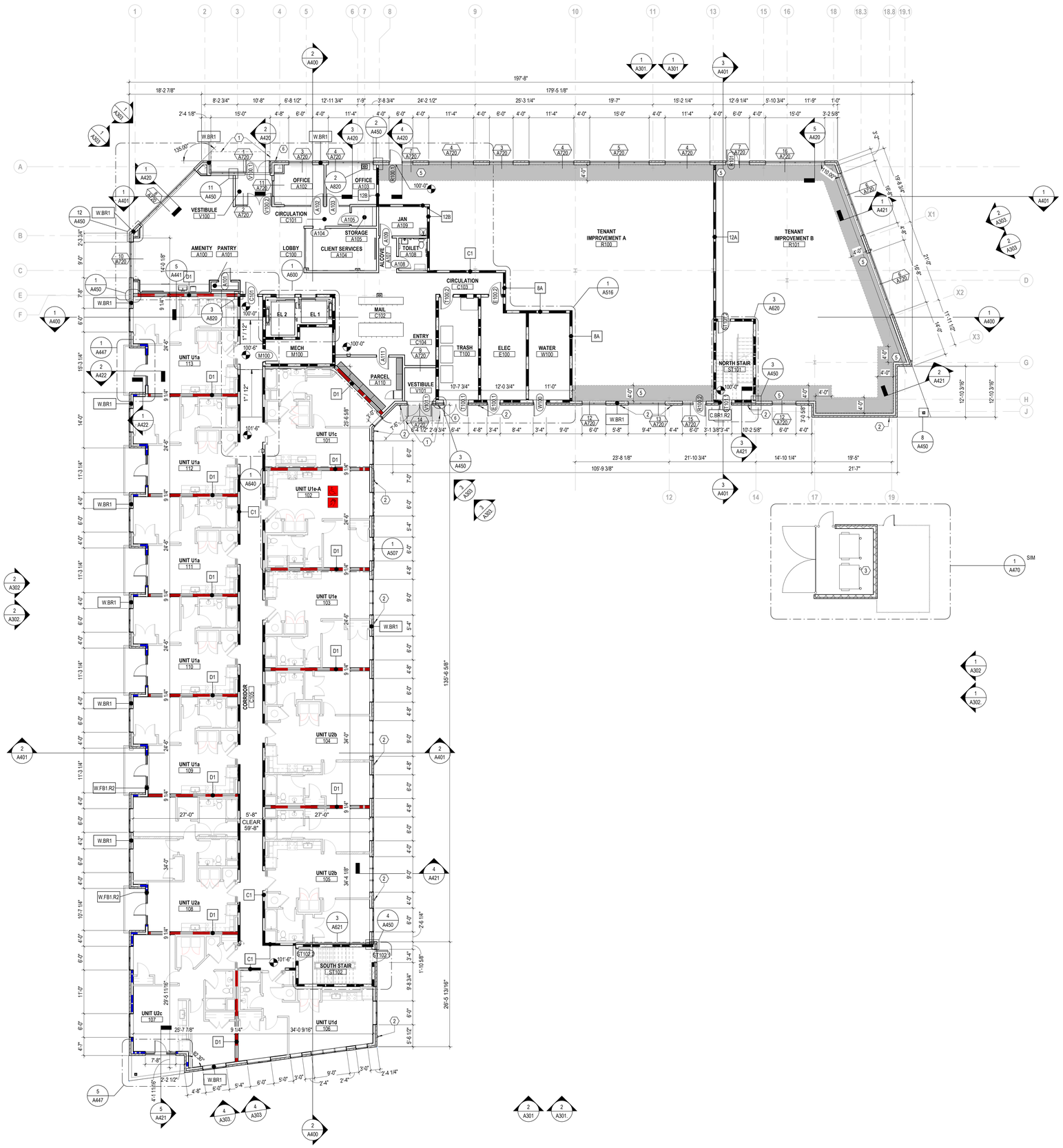

1 **PLAN** LEVEL 01 - FLOOR PLAN - OVERALL

FF 100'-0" = 860.60'

CODED NOTES - FLOOR PLAN

1. PREFABRICATED CANOPY ABOVE:
   A. NORTH CANOPY - 5'-0" X 15'-0"
   B. SOUTH CANOPY - 4'-0" X 10'-0"
2. DOWNSPOUT
3. DUMPSTER ENCLOSURE, REFER TO CIVIL DRAWINGS AND SHEET A470.
4. AMENITY DECK ON PEDESTAL SYSTEM
5. INSTALL FLOOR SLAB IN THIS LOCATION ONLY (SHADED AREA) AS SHOWN, 4'-0" WIDTH FROM EXTERIOR WALL. REMAINDER OF THE FLOOR SLAB IN FUTURE TENANT AREA TO BE INSTALLED BY THE PROSPECTIVE TENANT.
6. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE. REFER TO PLANS/ ELEVATIONS FOR LOCATION.

RATED WALL LEGEND

NOTE: RATED WALLS ARE COLOR CODED.

- NON-RATED PARTITION
- NON-RATED INTERIOR BEARING PARTITION
- 1 HOUR DEMISING / 1 1/2 HOUR CORRIDOR FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED BEARING WALL TO DECK (INTERIOR EXPOSURE) (UL# U349

FLOOR PLAN LEGEND

- ANSI TYPE A UNIT - UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- SENSORY UNIT (HEARING / VISUALLY IMPAIRED) - PROVIDE REQUIRED AUDIBLE AND VISUAL ALARMS. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- ACCESSIBLE CLEARANCE APPROACH
- ACCESSIBLE TURNING CLEARANCE
- DOOR SWING CLEARANCE
- ACCESSIBLE ROUTE, 36" MINIMUM, UNOBSTRUCTED CLEARANCE PATH OF EGRESS

NOTE:
ALL STRUCTURAL STEEL BEARING MEMBERS ARE TO BE PROTECTED WITH SPRAY APPLIED FIREPROOFING - COLUMNS (IFRM) UL X073 / BEAMS (SFRM) X854.
THIS DOES NOT INCLUDE CANOPY CONSTRUCTION.

GENERAL NOTES - FLOOR PLAN

A. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF EXTERIOR SHEATHING OR EXTERIOR FACE OF BRICK. ALL OTHER DIMENSIONS ARE TO FINISH FACE OF WALL (UNLESS NOTED OTHERWISE).
B. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
C. SEE ENLARGED PLANS AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
D. UNLESS NOTED ANSI TYPE A, ALL UNITS ARE TYPICAL (ANSI TYPE B). SEE ENLARGED UNIT FLOOR PLANS FOR UNIT TYPE AND ADDITIONAL INFO. ALL UPPER LEVEL UNITS IN BUILDING ARE SERVED BY AN ELEVATOR.
E. SEE ELEVATIONS & STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE.
F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.W.F., UNLESS NOTED OTHERWISE.
G. FURNITURE IN COMMON AREAS, AMENITY SPACES, AND OFFICES IS INCLUDED IN CONTRACT. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
H. PROVIDE RESIDENTIAL APPLIANCES IN AMENITY AREAS AND ALL RESIDENTIAL UNITS U.N.O. APPLIANCES TO BE STAINLESS STEEL AND ENERGY STAR-RATED WHERE SPECIFIED. ALL APPLIANCES TO BE PROVIDED AND INSTALLED BY GC.
I. INSTALL MOISTURE RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS:
   a. ALL BATH WALLS AND CEILINGS
   b. ENTIRE KITCHEN/ KITCHENETTE WET WALL (FLOOR-TO-CEILING) BEHIND WHERE CABINETS ARE LOCATED
   c. ALL MECHANICAL ROOM WALLS
   d. ALL LAUNDRY ROOM WALLS
   e. ALL TOILET ROOM WALLS AND CEILINGS
J. ALL DOORS INTO OCCUPIED ROOMS SHALL BE INSTALLED TO MAINTAIN THE DOOR CLEARANCE (32" CLEAR MINIMUM) REQUIREMENTS.
K. DOOR CLOSERS ON ACCESSIBLE ROUTE TO HAVE DELAYED ACTION FEATURE THAT HOLDS DOOR OPEN 5 SECONDS MINIMUM.
L. ACCESSIBLE ROUTE WIDTH SHALL BE 36" MINIMUM, CONTINUOUS AND UNOBSTRUCTED, CONNECTING ACCESSIBLE ELEMENTS AND SPACES.
M. PROVIDE LIGHTED AND LOW THRESHOLD ENTRANCES AT BUILDING ENTRY (MAX. 1/2"). PROVIDE MIN. 5'-0" X 5'-0" LEVEL ADA FORWARD APPROACH CLEARANCES AT BUILDING ENTRY DOORS.
N. THRESHOLDS, IF PROVIDED AT PUBLIC DOORWAYS AND IN ANSI TYPE A UNIT ENTRANCES, MUST BE 1/2 INCH HIGH MAXIMUM. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
O. COORDINATE TRUSS LAYOUT AND DESIGN WITH MECHANICAL, ELECTRICAL AND PLUMBING LAYOUT PRIOR TO FABRICATION. TRUSS SHOP DRAWINGS SHALL INDICATE PLUMBING LINES AND HVAC DUCTS. PROVIDE COORDINATION DRAWING TO ARCHITECT. FRAMING CONTRACTOR SHALL COORDINATE TRUSS FRAMING OFFSETS AS REQUIRED TO ACCOMMODATE SANITARY LINES AND OTHER MEP EQUIPMENT/ FIXTURES.
P. INSTALL ACOUSTIC BATT INSULATION AT PARTITIONS WITH PLUMBING STACKS, DEMISING WALLS AND FLOOR / CEILING ASSEMBLIES.
Q. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS MUST BE INSULATED TO PROTECT AGAINST CONTACT, INCLUDING COLD WATER SUPPLIES. PROVIDE SPRAY FOAM INSULATION AT DEMISING AND EXTERIOR WALLS AT LOCATIONS AROUND PLUMBING INSTALLATIONS. PROVIDE A VALANCE AT AREAS WITH EXPOSED SINK DRAINS. SEE UNIT DETAILS SHEETS FOR REQUIREMENTS.
R. HORIZONTAL OFFSETS IN PLUMBING DRAIN PIPES: PROVIDE ACOUSTIC PIPE INSULATION, REFER TO PLUMBING DRAWINGS.
S. GYPSUM UNDERLAYMENT: SHALL BE PROVIDED AT ALL FLOOR / CEILING ASSEMBLIES EXCEPT STAIR TREADS. ALL GYPSUM UNDERLAYMENT SHALL RECEIVE A FLOORING MATERIAL. GYPSUM UNDERLAYMENT SHALL NOT BE VISIBLE TO VIEW. FLOORING MATERIAL IS NOT REQUIRED UNDERNEATH BASE CABINETS BUT REQUIRED UNDER REMOVABLE BASE CABINETS.
T. ACOUSTICAL MAT: SHALL BE PROVIDED ON ALL WOOD FLOOR / CEILING ASSEMBLIES.
U. PROVIDE WOOD BLOCKING AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.
V. MEP OPERABLE CONTROLS, FIXTURES, OUTLETS AND TOILET ACCESSORIES SHALL NOT BE MOUNTED LOWER THAN 15 INCHES AFF AND HIGHER THAN 48 INCHES. SEE TYPICAL DETAILS FOR ADDITIONAL MOUNTING REQUIREMENTS.
W. REFER TO MOUNTING HEIGHTS SCHEDULE ON SHEET A500 FOR MOUNTING HEIGHTS.
X. FOR KITCHENETTE ELECTRIC OUTLET RECEPTACLES, THE MAX. ALLOWABLE HEIGHT TO THE CENTERLINE OF AN OUTLET IS 46 INCHES AFF WHEN REACHING OVER AN OBSTRUCTION, 36 INCHES HIGH MAX. AND 25-1/2 INCHES DEEP MAX. OUTLETS MUST BE A MIN. OF 36 INCHES FROM AN INSIDE CORNER OR 12 INCHES FROM END WALL.
Y. THERMOSTATS, SWITCHES, ELECTRIC OUTLETS, ELECTRICAL PANELS AND OTHER OPERABLE PARTS MUST BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE FROM 15 INCHES TO 48 INCHES AFF FOR AN UNOBSTRUCTED REACH.
Z. SINKS AT AMENITY KITCHENETTE SHALL INCLUDE REAR DRAINED SINKS TO ACCOMMODATE DISPOSALS. SINK BOWL SHALL NOT BE DEEPER THAN 6 1/2 INCHES, INCLUDING COUNTER THICKNESS.
AA. PROVIDE ANTI-SCALD, LEVER CONTROLS FOR ALL KITCHENETTE AND TOILET FAUCETS.
BB. WHERE REQUIRED, INSTALL ALL MEP DEVICES/ FIXTURES SO THE INTEGRITY OF RATED WALL IS MAINTAINED. CONTINUE TYPE X GYPSUM BOARD ASSEMBLY BEHIND MEP DEVICE/ FIXTURE.
CC. EXTEND FINISH FLOOR MATERIAL UNDER AMENITY APPLIANCES, LAVATORIES IN PUBLIC TOILETS, & UNDERNEATH REMOVABLE BASE CABINETS.
DD. ALL CABINET SURFACES VISIBLE INCLUDING AREAS AT OPEN WORK AREAS BELOW BASE CABINETS MUST BE COVERED BY FINISH END PANELS TO MATCH ADJACENT CASEWORK. EXPOSED SIDES OF WALL AND BASE CABINETS SHALL HAVE FINISH PANELS ON ALL EXPOSED TO VIEW.
EE. APPLIANCES IN AMENITY AREAS INCLUDED IN BASE BID, SEE SPECS. APPLIANCES TO BE ENERGY-STAR CERTIFIED WHERE APPLICABLE. COORDINATE SIZES WITH CASEWORK AND MAKE/ MODEL WITH OWNER, TYP.
FF. PLUMBING FIXTURES IN AMENITY AREAS TO BE WATERSENSE-RATED WHERE APPLICABLE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
GG. IN AMENITY AREAS, WINDOWS TO RECEIVE HEAVY DUTY WINDOW SCREENS AND WINDOW TREATMENTS AS NOTED ON FINISH SCHEDULE.
HH. COUNTERTOPS IN AMENITY KITCHENETTES AND ALL OTHER PUBLIC AREAS (IF ANY) TO BE QUARTZ WITH UNDERMOUNT SINKS.
II. IN AMENITY AREAS, ALL COUNTERTOPS TO BE SET AT 34 INCHES MAXIMUM HEIGHT TO THE TOP OF KITCHEN OR TOILET SINK RIM.
JJ. AT AMENITY AREAS WITH COUNTERTOPS, RECEPTACLES TO BE LOCATED HORIZONTALLY ON FACE OF BACKSPLASH.
KK. CAULK ALL EXTERIOR PENETRATIONS. REFER TO SPEC SECTION 07 92 00 JOINT SEALANTS.
LL. ALL PENETRATIONS AT FIRE RATED WALLS ARE TO BE FIRE-STOPPED.
MM. PROVIDE AND INSTALL PASSIVE RADON REMEDIATION SYSTEM AS NOTED. REFER TO DETAILS, PLUMBING PLANS AND SPECIFICATIONS.
NN. REQUIRED CLEAR FLOOR SPACE SHALL BE CENTERED AT APPLIANCES AND SINKS.

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS
2	03/09/2026	ADDENDUM 001
3	03/17/2026	ADDENDUM 002
4	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 01 - FLOOR PLAN - OVERALL

STATE OF OHIO — JAY W. BOONE 10740 — REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A101

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 3:15:36 PM
FILE INFO: Autodesk Docs://25003 CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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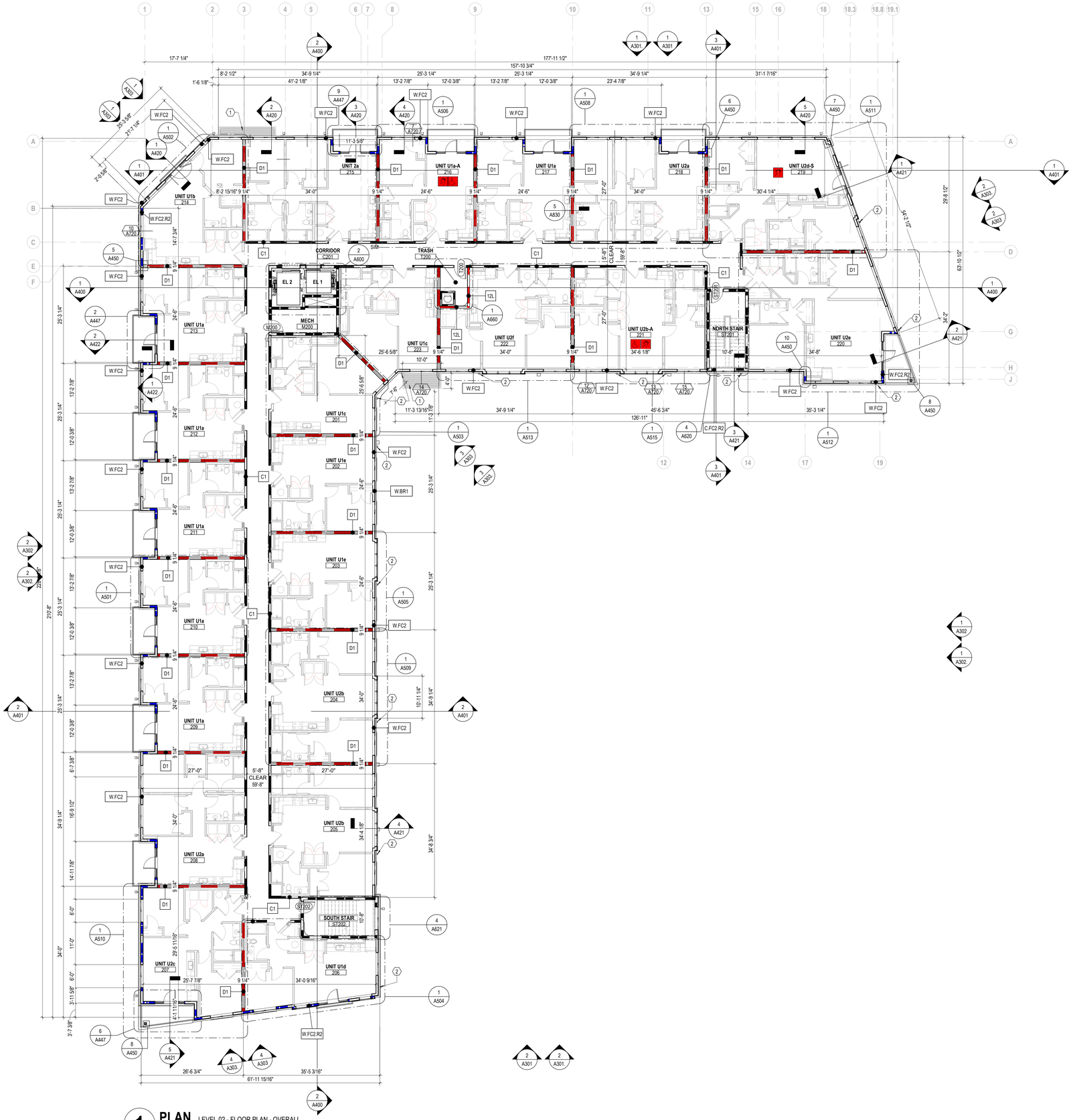

1 **PLAN** LEVEL 02 - FLOOR PLAN - OVERALL
3/32" = 1'-0"

CODED NOTES - FLOOR PLAN

1. PREFABRICATED CANOPY ABOVE:
   A. NORTH CANOPY - 5'-0" X 15'-0"
   B. SOUTH CANOPY - 4'-0" X 10'-0"
2. DOWNSPOUT
3. DUMPSTER ENCLOSURE, REFER TO CIVIL DRAWINGS AND SHEET A470.
4. AMENITY DECK ON PEDESTAL SYSTEM
5. INSTALL FLOOR SLAB IN THIS LOCATION ONLY (SHADED AREA) AS SHOWN, 4'-0" WIDTH FROM EXTERIOR WALL. REMAINDER OF THE FLOOR SLAB IN FUTURE TENANT AREA TO BE INSTALLED BY THE PROSPECTIVE TENANT.
6. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE. REFER TO PLANS/ ELEVATIONS FOR LOCATION.

RATED WALL LEGEND

NOTE: RATED WALLS ARE COLOR CODED.

- NON-RATED PARTITION
- NON-RATED INTERIOR BEARING PARTITION
- 1 HOUR DEMISING / 1 1/2 HOUR CORRIDOR FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED BEARING WALL TO DECK (INTERIOR EXPOSURE) (UL# U349

FLOOR PLAN LEGEND

- ANSI TYPE A UNIT - UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- SENSORY UNIT (HEARING / VISUALLY IMPAIRED) - PROVIDE REQUIRED AUDIBLE AND VISUAL ALARMS. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- ACCESSIBLE CLEARANCE APPROACH
- ACCESSIBLE TURNING CLEARANCE
- DOOR SWING CLEARANCE
- ACCESSIBLE ROUTE, 36" MINIMUM, UNOBSTRUCTED CLEARANCE PATH OF EGRESS

GENERAL NOTES - FLOOR PLAN

A. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF EXTERIOR SHEATHING OR EXTERIOR FACE OF BRICK. ALL OTHER DIMENSIONS ARE TO FINISH FACE OF WALL (UNLESS NOTED OTHERWISE).
B. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
C. SEE ENLARGED PLANS AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
D. UNLESS NOTED ANSI TYPE A, ALL UNITS ARE TYPICAL (ANSI TYPE B). SEE ENLARGED UNIT FLOOR PLANS FOR UNIT TYPE AND ADDITIONAL INFO. ALL UPPER LEVEL UNITS IN BUILDING ARE SERVED BY AN ELEVATOR.
E. SEE ELEVATIONS & STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE.
F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.W.F., UNLESS NOTED OTHERWISE.
G. FURNITURE IN COMMON AREAS, AMENITY SPACES, AND OFFICES IS INCLUDED IN CONTRACT. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
H. PROVIDE RESIDENTIAL APPLIANCES IN AMENITY AREAS AND ALL RESIDENTIAL UNITS U.N.O. APPLIANCES TO BE STAINLESS STEEL AND ENERGY STAR-RATED WHERE SPECIFIED. ALL APPLIANCES TO BE PROVIDED AND INSTALLED BY GC.
I. INSTALL MOISTURE RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS:
   a. ALL BATH WALLS AND CEILINGS
   b. ENTIRE KITCHEN/KITCHENETTE WET WALL (FLOOR-TO-CEILING) BEHIND WHERE CABINETS ARE LOCATED
   c. ALL MECHANICAL ROOM WALLS
   d. ALL LAUNDRY ROOM WALLS
   e. ALL TOILET ROOM WALLS AND CEILINGS
J. ALL DOORS INTO OCCUPIED ROOMS SHALL BE INSTALLED TO MAINTAIN THE DOOR CLEARANCE (32" CLEAR MINIMUM) REQUIREMENTS.
K. DOOR CLOSERS ON ACCESSIBLE ROUTE TO HAVE DELAYED ACTION FEATURE THAT HOLDS DOOR OPEN 5 SECONDS MINIMUM.
L. ACCESSIBLE ROUTE WIDTH SHALL BE 36" MINIMUM. CONTINUOUS AND UNOBSTRUCTED, CONNECTING ACCESSIBLE ELEMENTS AND SPACES.
M. PROVIDE LIGHTED AND LOW THRESHOLD ENTRANCES AT BUILDING ENTRY (MAX. 1/2"). PROVIDE MIN. 5'-0" X 5'-0" LEVEL ADA FORWARD APPROACH CLEARANCES AT BUILDING ENTRY DOORS.
N. THRESHOLDS, IF PROVIDED AT PUBLIC DOORWAYS AND IN ANSI TYPE A UNIT ENTRANCES, MUST BE 1/2 INCH HIGH MAXIMUM. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
O. COORDINATE TRUSS LAYOUT AND DESIGN WITH MECHANICAL, ELECTRICAL AND PLUMBING LAYOUT PRIOR TO FABRICATION. TRUSS SHOP DRAWINGS SHALL INDICATE PLUMBING LINES AND HVAC DUCTS. PROVIDE COORDINATION DRAWING TO ARCHITECT. FRAMING CONTRACTOR SHALL COORDINATE TRUSS FRAMING OFFSETS AS REQUIRED TO ACCOMMODATE SANITARY LINES AND OTHER MEP EQUIPMENT/ FIXTURES.
P. INSTALL ACOUSTIC BATT INSULATION AT PARTITIONS WITH PLUMBING STACKS, DEMISING WALLS AND FLOOR / CEILING ASSEMBLIES.
Q. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS MUST BE INSULATED TO PROTECT AGAINST CONTACT, INCLUDING COLD WATER SUPPLIES. PROVIDE SPRAY FOAM INSULATION AT DEMISING AND EXTERIOR WALLS AT LOCATIONS AROUND PLUMBING INSTALLATIONS. PROVIDE A VALANCE AT AREAS WITH EXPOSED SINK DRAINS. SEE UNIT DETAILS SHEETS FOR REQUIREMENTS.
R. HORIZONTAL OFFSETS IN PLUMBING DRAIN PIPES: PROVIDE ACOUSTIC PIPE INSULATION. REFER TO PLUMBING DRAWINGS.
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T. ACOUSTICAL MAT: SHALL BE PROVIDED ON ALL WOOD FLOOR / CEILING ASSEMBLIES.
U. PROVIDE WOOD BLOCKING AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.
V. MEP OPERABLE CONTROLS, FIXTURES, OUTLETS AND TOILET ACCESSORIES SHALL NOT BE MOUNTED LOWER THAN 15 INCHES AFF AND HIGHER THAN 48 INCHES. SEE TYPICAL DETAILS FOR ADDITIONAL MOUNTING REQUIREMENTS.
W. REFER TO MOUNTING HEIGHTS SCHEDULE ON SHEET A500 FOR MOUNTING HEIGHTS.
X. FOR KITCHENETTE ELECTRIC OUTLET RECEPTACLES, THE MAX. ALLOWABLE HEIGHT TO THE CENTERLINE OF AN OUTLET IS 46 INCHES AFF WHEN REACHING OVER AN OBSTRUCTION, 36 INCHES HIGH MAX. AND 25-1/2 INCHES DEEP MAX. OUTLETS MUST BE A MIN. OF 36 INCHES FROM AN INSIDE CORNER OR 12 INCHES FROM END WALL.
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AA. PROVIDE ANTI-SCALD, LEVER CONTROLS FOR ALL KITCHENETTE AND TOILET FAUCETS.
BB. WHERE REQUIRED, INSTALL ALL MEP DEVICES/ FIXTURES SO THE INTEGRITY OF RATED WALL IS MAINTAINED. CONTINUE TYPE X GYPSUM BOARD ASSEMBLY BEHIND MEP DEVICE/ FIXTURE.
CC. EXTEND FINISH FLOOR MATERIAL UNDER AMENITY APPLIANCES, LAVATORIES IN PUBLIC TOILETS, & UNDERNEATH REMOVABLE BASE CABINETS.
DD. ALL CABINET SURFACES VISIBLE INCLUDING AREAS AT OPEN WORK AREAS BELOW BASE CABINETS MUST BE COVERED BY FINISH END PANELS TO MATCH ADJACENT CASEWORK. EXPOSED SIDES OF WALL AND BASE CABINETS SHALL HAVE FINISH PANELS ON ALL EXPOSED TO VIEW.
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FF. PLUMBING FIXTURES IN AMENITY AREAS TO BE WATERSENSE-RATED WHERE APPLICABLE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
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HH. COUNTERTOPS IN AMENITY KITCHENETTES AND ALL OTHER PUBLIC AREAS (IF ANY) TO BE QUARTZ WITH UNDERMOUNT SINKS.
II. IN AMENITY AREAS, ALL COUNTERTOPS TO BE SET AT 34 INCHES MAXIMUM HEIGHT TO THE TOP OF KITCHEN OR TOILET SINK RIM.
JJ. AT AMENITY AREAS WITH COUNTERTOPS, RECEPTACLES TO BE LOCATED HORIZONTALLY ON FACE OF BACKSPLASH.
KK. CAULK ALL EXTERIOR PENETRATIONS. REFER TO SPEC SECTION 07 92 00 JOINT SEALANTS.
LL. ALL PENETRATIONS AT FIRE RATED WALLS ARE TO BE FIRE-STOPPED.
MM. PROVIDE AND INSTALL PASSIVE RADON REMEDIATION SYSTEM AS NOTED. REFER TO DETAILS, PLUMBING PLANS AND SPECIFICATIONS.
NN. REQUIRED CLEAR FLOOR SPACE SHALL BE CENTERED AT APPLIANCES AND SINKS.

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS
2	03/09/2026	ADDENDUM 001
3	03/17/2026	ADDENDUM 002
4	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 02 - FLOOR PLAN - OVERALL

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A102

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 3:15:43 PM
FILE INFO: /Autodesk Docs/25003_CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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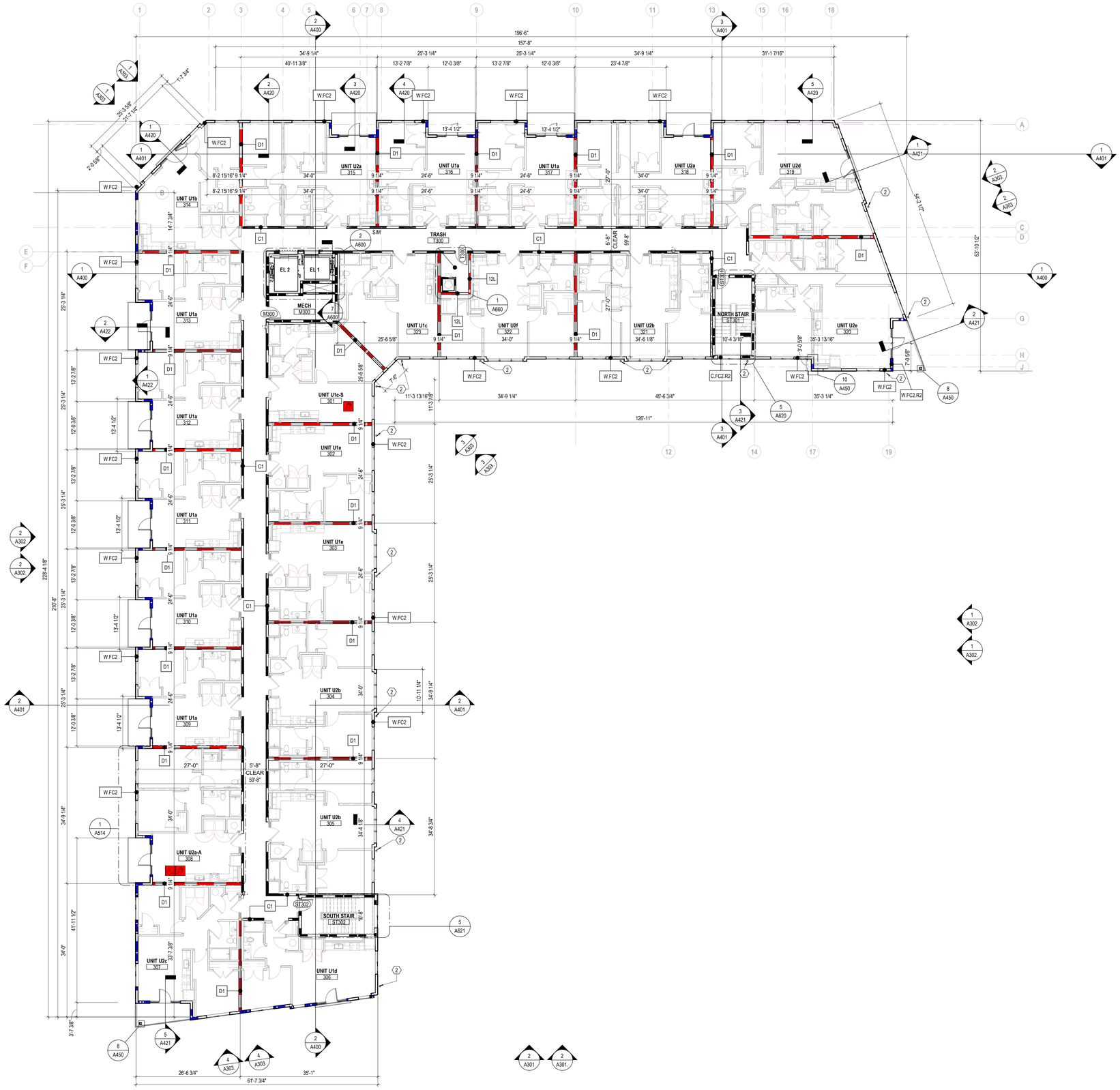

1 **PLAN** LEVEL 03 - FLOOR PLAN - OVERALL
3/32" = 1'-0"

CODED NOTES - FLOOR PLAN

1. PREFABRICATED CANOPY ABOVE:
   A. NORTH CANOPY - 5'-0" X 15'-0"
   B. SOUTH CANOPY - 4'-0" X 10'-0"
2. DOWNSPOUT
3. DUMPSTER ENCLOSURE, REFER TO CIVIL DRAWINGS AND SHEET A470.
4. AMENITY DECK ON PEDESTAL SYSTEM
5. INSTALL FLOOR SLAB IN THIS LOCATION ONLY (SHADED AREA) AS SHOWN, 4'-0" WIDTH FROM EXTERIOR WALL. REMAINDER OF THE FLOOR SLAB IN FUTURE TENANT AREA TO BE INSTALLED BY THE PROSPECTIVE TENANT.
6. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE. REFER TO PLANS/ ELEVATIONS FOR LOCATION.

RATED WALL LEGEND

NOTE: RATED WALLS ARE COLOR CODED.

- NON-RATED PARTITION
- NON-RATED INTERIOR BEARING PARTITION
- 1 HOUR DEMISING / 1 1/2 HOUR CORRIDOR FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED BEARING WALL TO DECK (INTERIOR EXPOSURE) (U/I# U349

FLOOR PLAN LEGEND

- ANSI TYPE A UNIT - UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- SENSORY UNIT (HEARING / VISUALLY IMPAIRED) - PROVIDE REQUIRED AUDIBLE AND VISUAL ALARMS. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- ACCESSIBLE CLEARANCE APPROACH
- ACCESSIBLE TURNING CLEARANCE
- DOOR SWING CLEARANCE
- ACCESSIBLE ROUTE, 36" MINIMUM, UNOBSTRUCTED CLEARANCE PATH OF EGRESS

GENERAL NOTES - FLOOR PLAN

A. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF EXTERIOR SHEATHING OR EXTERIOR FACE OF BRICK. ALL OTHER DIMENSIONS ARE TO FINISH FACE OF WALL (UNLESS NOTED OTHERWISE).
B. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
C. SEE ENLARGED PLANS AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
D. UNLESS NOTED ANSI TYPE A, ALL UNITS ARE TYPICAL (ANSI TYPE B). SEE ENLARGED UNIT FLOOR PLANS FOR UNIT TYPE AND ADDITIONAL INFO. ALL UPPER LEVEL UNITS IN BUILDING ARE SERVED BY AN ELEVATOR.
E. SEE ELEVATIONS & STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE.
F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.W.F., UNLESS NOTED OTHERWISE.
G. FURNITURE IN COMMON AREAS, AMENITY SPACES, AND OFFICES IS INCLUDED IN CONTRACT. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
H. PROVIDE RESIDENTIAL APPLIANCES IN AMENITY AREAS AND ALL RESIDENTIAL UNITS U.N.O. APPLIANCES TO BE STAINLESS STEEL AND ENERGY STAR-RATED WHERE SPECIFIED. ALL APPLIANCES TO BE PROVIDED AND INSTALLED BY GC.
I. INSTALL MOISTURE RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS:
   a. ALL BATH WALLS AND CEILINGS
   b. ENTIRE KITCHEN KITCHENETTE WET WALL (FLOOR-TO-CEILING) BEHIND WHERE CABINETS ARE LOCATED
   c. ALL MECHANICAL ROOM WALLS
   d. ALL LAUNDRY ROOM WALLS
   e. ALL TOILET ROOM WALLS AND CEILINGS
J. ALL DOORS INTO OCCUPIED ROOMS SHALL BE INSTALLED TO MAINTAIN THE DOOR CLEARANCE (32" CLEAR MINIMUM) REQUIREMENTS.
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M. PROVIDE LIGHTED AND LOW THRESHOLD ENTRANCES AT BUILDING ENTRY (MAX. 1/2"). PROVIDE MIN. 5'-0" X 5'-0" LEVEL ADA FORWARD APPROACH CLEARANCES AT BUILDING ENTRY DOORS.
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Q. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS MUST BE INSULATED TO PROTECT AGAINST CONTACT, INCLUDING COLD WATER SUPPLIES. PROVIDE SPRAY FOAM INSULATION AT DEMISING AND EXTERIOR WALLS AT LOCATIONS AROUND PLUMBING INSTALLATIONS. PROVIDE A VALANCE AT AREAS WITH EXPOSED SINK DRAINS. SEE UNIT DETAILS SHEETS FOR REQUIREMENTS.
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S. GYPSUM UNDERLAYMENT: SHALL BE PROVIDED AT ALL FLOOR / CEILING ASSEMBLIES EXCEPT STAIR TREADS. ALL GYPSUM UNDERLAYMENT SHALL RECEIVE A FLOORING MATERIAL. GYPSUM UNDERLAYMENT SHALL NOT BE VISIBLE TO VIEW. FLOORING MATERIAL IS NOT REQUIRED UNDERNEATH BASE CABINETS BUT REQUIRED UNDER REMOVABLE BASE CABINETS.
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U. PROVIDE WOOD BLOCKING AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.
V. MEP OPERABLE CONTROLS, FIXTURES, OUTLETS AND TOILET ACCESSORIES SHALL NOT BE MOUNTED LOWER THAN 15 INCHES AFF AND HIGHER THAN 48 INCHES. SEE TYPICAL DETAILS FOR ADDITIONAL MOUNTING REQUIREMENTS.
W. REFER TO MOUNTING HEIGHTS SCHEDULE ON SHEET A500 FOR MOUNTING HEIGHTS.
X. FOR KITCHENETTE ELECTRIC OUTLET RECEPTACLES, THE MAX. ALLOWABLE HEIGHT TO THE CENTERLINE OF AN OUTLET IS 46 INCHES AFF WHEN REACHING OVER AN OBSTRUCTION, 36 INCHES HIGH MAX. AND 25-1/2 INCHES DEEP MAX. OUTLETS MUST BE A MIN. OF 36 INCHES FROM AN INSIDE CORNER OR 12 INCHES FROM END WALL.
Y. THERMOSTATS, SWITCHES, ELECTRIC OUTLETS, ELECTRICAL PANELS AND OTHER OPERABLE PARTS MUST BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE FROM 15 INCHES TO 48 INCHES AFF FOR AN UNOBSTRUCTED REACH.
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AA. PROVIDE ANTI-SCALD, LEVER CONTROLS FOR ALL KITCHENETTE AND TOILET FAUCETS.
BB. WHERE REQUIRED, INSTALL ALL MEP DEVICES/ FIXTURES SO THE INTEGRITY OF RATED WALL IS MAINTAINED. CONTINUE TYPE X GYPSUM BOARD ASSEMBLY BEHIND MEP DEVICE/ FIXTURE.
CC. EXTEND FINISH FLOOR MATERIAL UNDER AMENITY APPLIANCES, LAVATORIES IN PUBLIC TOILETS, & UNDERNEATH REMOVABLE BASE CABINETS.
DD. ALL CABINET SURFACES VISIBLE INCLUDING AREAS AT OPEN WORK AREAS BELOW BASE CABINETS MUST BE COVERED BY FINISH END PANELS TO MATCH ADJACENT CASEWORK. EXPOSED SIDES OF WALL AND BASE CABINETS SHALL HAVE FINISH PANELS ON ALL EXPOSED TO VIEW.
EE. APPLIANCES IN AMENITY AREAS INCLUDED IN BASE BID. SEE SPECS. APPLIANCES TO BE ENERGY-STAR CERTIFIED WHERE APPLICABLE. COORDINATE SIZES WITH CASEWORK AND MAKE/ MODEL WITH OWNER. TYP.
FF. PLUMBING FIXTURES IN AMENITY AREAS TO BE WATERSENSE-RATED WHERE APPLICABLE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
GG. IN AMENITY AREAS, WINDOWS TO RECEIVE HEAVY DUTY WINDOW SCREENS AND WINDOW TREATMENTS AS NOTED ON FINISH SCHEDULE.
HH. COUNTERTOPS IN AMENITY KITCHENETTES AND ALL OTHER PUBLIC AREAS (IF ANY) TO BE QUARTZ WITH UNDERMOUNT SINKS.
II. IN AMENITY AREAS, ALL COUNTERTOPS TO BE SET AT 34 INCHES MAXIMUM HEIGHT TO THE TOP OF KITCHEN OR TOILET SINK RIM.
JJ. AT AMENITY AREAS WITH COUNTERTOPS, RECEPTACLES TO BE LOCATED HORIZONTALLY ON FACE OF BACKSPLASH.
KK. CAULK ALL EXTERIOR PENETRATIONS. REFER TO SPEC SECTION 07 92 00 JOINT SEALANTS.
LL. ALL PENETRATIONS AT FIRE RATED WALLS ARE TO BE FIRE-STOPPED.
MM. PROVIDE AND INSTALL PASSIVE RADON REMEDIATION SYSTEM AS NOTED. REFER TO DETAILS, PLUMBING PLANS AND SPECIFICATIONS.
NN. REQUIRED CLEAR FLOOR SPACE SHALL BE CENTERED AT APPLIANCES AND SINKS.

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS
2	03/17/2026	ADDENDUM 002
3	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 03 - FLOOR PLAN - OVERALL

STATE OF OHIO — JAY W. BOONE 10740 — REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A103

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 3:15:49 PM
FILE INFO: Autodesk Docs://25003 CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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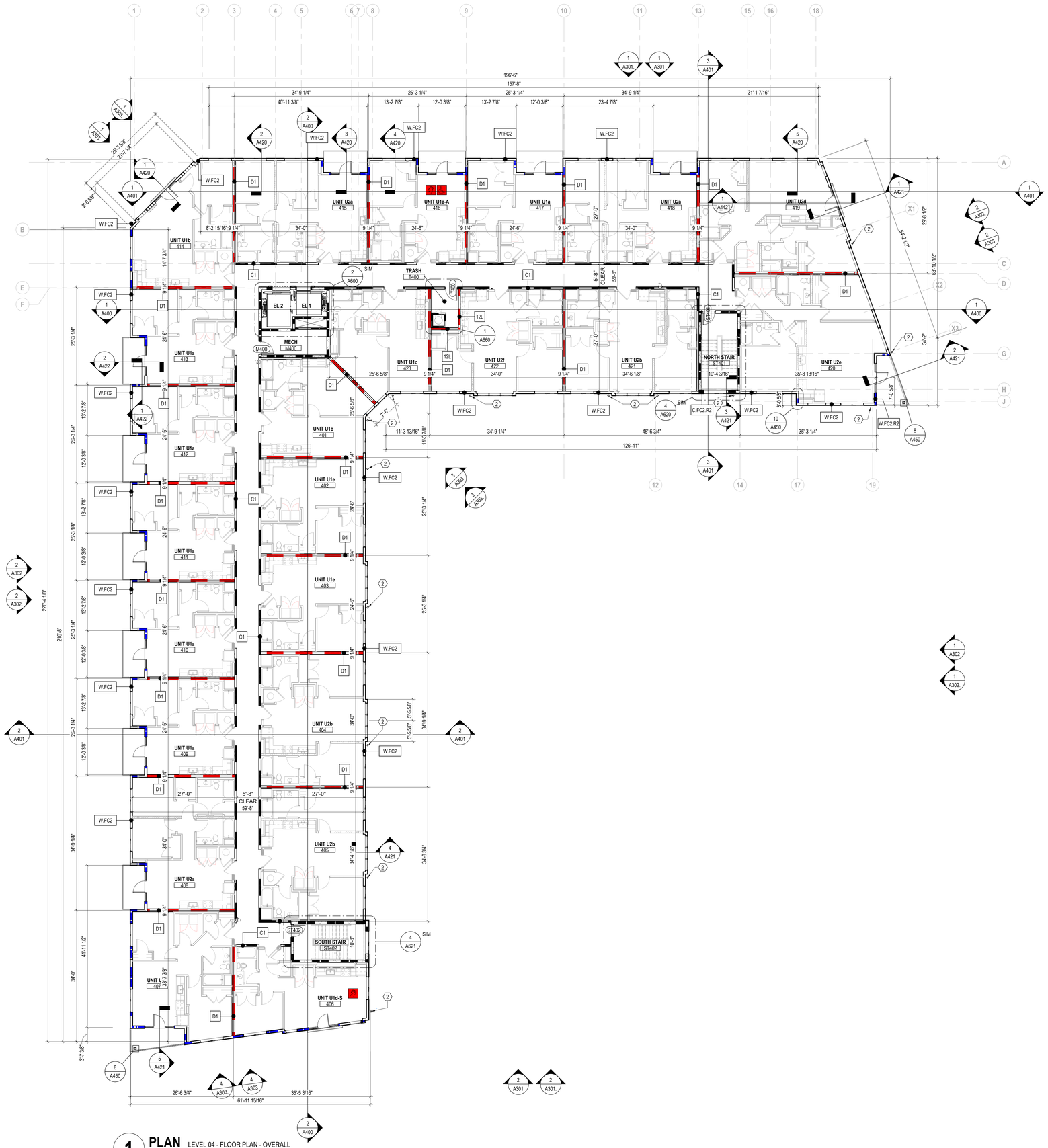

1 **PLAN** LEVEL 04 - FLOOR PLAN - OVERALL
3/32" = 1'-0"

CODED NOTES - FLOOR PLAN

1. PREFABRICATED CANOPY ABOVE:
   A. NORTH CANOPY - 5'-0" X 15'-0"
   B. SOUTH CANOPY - 4'-0" X 10'-0"
2. DOWNSPOUT
3. DUMPSTER ENCLOSURE, REFER TO CIVIL DRAWINGS AND SHEET A470.
4. AMENITY DECK ON PEDESTAL SYSTEM
5. INSTALL FLOOR SLAB IN THIS LOCATION ONLY (SHADED AREA) AS SHOWN, 4'-0" WIDTH FROM EXTERIOR WALL. REMAINDER OF THE FLOOR SLAB IN FUTURE TENANT AREA TO BE INSTALLED BY THE PROSPECTIVE TENANT.
6. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE. REFER TO PLANS/ ELEVATIONS FOR LOCATION.

RATED WALL LEGEND

NOTE: RATED WALLS ARE COLOR CODED.

- NON-RATED PARTITION
- NON-RATED INTERIOR BEARING PARTITION
- 1 HOUR DEMISING / 1/2 HOUR CORRIDOR FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED BEARING WALL TO DECK (INTERIOR EXPOSURE) (UL# U349

FLOOR PLAN LEGEND

- ANSI TYPE A UNIT - UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- SENSORY UNIT (HEARING / VISUALLY IMPAIRED) - PROVIDE REQUIRED AUDIBLE AND VISUAL ALARMS. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- ACCESSIBLE CLEARANCE APPROACH
- ACCESSIBLE TURNING CLEARANCE
- DOOR SWING CLEARANCE
- ACCESSIBLE ROUTE, 36" MINIMUM, UNOBSTRUCTED CLEARANCE PATH OF EGRESS

GENERAL NOTES - FLOOR PLAN

A. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF EXTERIOR SHEATHING OR EXTERIOR FACE OF BRICK. ALL OTHER DIMENSIONS ARE TO FINISH FACE OF WALL (UNLESS NOTED OTHERWISE).
B. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
C. SEE ENLARGED PLANS AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
D. UNLESS NOTED ANSI TYPE A, ALL UNITS ARE TYPICAL (ANSI TYPE B). SEE ENLARGED UNIT FLOOR PLANS FOR UNIT TYPE AND ADDITIONAL INFO. ALL UPPER LEVEL UNITS IN BUILDING ARE SERVED BY AN ELEVATOR.
E. SEE ELEVATIONS & STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE.
F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.W.F., UNLESS NOTED OTHERWISE.
G. FURNITURE IN COMMON AREAS, AMENITY SPACES, AND OFFICES IS INCLUDED IN CONTRACT. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
H. PROVIDE RESIDENTIAL APPLIANCES IN AMENITY AREAS AND ALL RESIDENTIAL UNITS U.N.O. APPLIANCES TO BE STAINLESS STEEL AND ENERGY STAR-RATED WHERE SPECIFIED. ALL APPLIANCES TO BE PROVIDED AND INSTALLED BY GC.
I. INSTALL MOISTURE RESISTANT GYPSUM BOARD AT THE FOLLOWING LOCATIONS:
   a. ALL BATH WALLS AND CEILINGS
   b. ENTIRE KITCHEN/KITCHENETTE WET WALL (FLOOR-TO-CEILING) BEHIND WHERE CABINETS ARE LOCATED
   c. ALL MECHANICAL ROOM WALLS
   d. ALL LAUNDRY ROOM WALLS
   e. ALL TOILET ROOM WALLS AND CEILINGS
J. ALL DOORS INTO OCCUPIED ROOMS SHALL BE INSTALLED TO MAINTAIN THE DOOR CLEARANCE (CLEAR MINIMUM) REQUIREMENTS.
K. DOOR CLOSERS ON ACCESSIBLE ROUTE TO HAVE DELAYED ACTION FEATURE THAT HOLDS DOOR OPEN 5 SECONDS MINIMUM.
L. ACCESSIBLE ROUTE WIDTH SHALL BE 36" MINIMUM, CONTINUOUS AND UNOBSTRUCTED, CONNECTING ACCESSIBLE ELEMENTS AND SPACES.
M. PROVIDE LIGHTED AND LOW THRESHOLD ENTRANCES AT BUILDING ENTRY (MAX. 1/2"). PROVIDE MIN. 5'-0" X 5'-0" LEVEL ADA FORWARD APPROACH CLEARANCES AT BUILDING ENTRY DOORS.
N. THRESHOLDS, IF PROVIDED AT PUBLIC DOORWAYS AND IN ANSI TYPE A UNIT ENTRANCES, MUST BE 1/2 INCH HIGH MAXIMUM. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
O. COORDINATE TRUSS LAYOUT AND DESIGN WITH MECHANICAL, ELECTRICAL AND PLUMBING LAYOUT PRIOR TO FABRICATION. TRUSS SHOP DRAWINGS SHALL INDICATE PLUMBING LINES AND HVAC DUCTS. PROVIDE COORDINATION DRAWING TO ARCHITECT. FRAMING CONTRACTOR SHALL COORDINATE TRUSS FRAMING OFFSETS AS REQUIRED TO ACCOMMODATE SANITARY LINES AND OTHER MEP EQUIPMENT/ FIXTURES.
P. INSTALL ACOUSTIC BATT INSULATION AT PARTITIONS WITH PLUMBING STACKS, DEMISING WALLS AND FLOOR / CEILING ASSEMBLIES.
Q. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS MUST BE INSULATED TO PROTECT AGAINST CONTACT, INCLUDING COLD WATER SUPPLIES. PROVIDE SPRAY FOAM INSULATION AT DEMISING AND EXTERIOR WALLS AT LOCATIONS AROUND PLUMBING INSTALLATIONS. PROVIDE A VALANCE AT AREAS WITH EXPOSED SINK DRAINS. SEE UNIT DETAILS SHEETS FOR REQUIREMENTS.
R. HORIZONTAL OFFSETS IN PLUMBING DRAIN PIPES: PROVIDE ACOUSTIC PIPE INSULATION. REFER TO PLUMBING DRAWINGS.
S. GYPSUM UNDERLAYMENT: SHALL BE PROVIDED AT ALL FLOOR / CEILING ASSEMBLIES EXCEPT STAIR TREADS. ALL GYPSUM UNDERLAYMENT SHALL RECEIVE A FLOORING MATERIAL. GYPSUM UNDERLAYMENT SHALL NOT BE VISIBLE TO VIEW. FLOORING MATERIAL IS NOT REQUIRED UNDERNEATH BASE CABINETS BUT REQUIRED UNDER REMOVABLE BASE CABINETS.
T. ACOUSTICAL MAT: SHALL BE PROVIDED ON ALL WOOD FLOOR / CEILING ASSEMBLIES.
U. PROVIDE WOOD BLOCKING AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.
V. MEP OPERABLE CONTROLS, FIXTURES, OUTLETS AND TOILET ACCESSORIES SHALL NOT BE MOUNTED LOWER THAN 15 INCHES AFF AND HIGHER THAN 48 INCHES. SEE TYPICAL DETAILS FOR ADDITIONAL MOUNTING REQUIREMENTS.
W. REFER TO MOUNTING HEIGHTS SCHEDULE ON SHEET A500 FOR MOUNTING HEIGHTS.
X. FOR KITCHENETTE ELECTRIC OUTLET RECEPTACLES, THE MAX. ALLOWABLE HEIGHT TO THE CENTERLINE OF AN OUTLET IS 46 INCHES AFF WHEN REACHING OVER AN OBSTRUCTION, 36 INCHES HIGH MAX. AND 25-1/2 INCHES DEEP MAX. OUTLETS MUST BE A MIN. OF 36 INCHES FROM AN INSIDE CORNER OR 12 INCHES FROM END WALL.
Y. THERMOSTATS, SWITCHES, ELECTRIC OUTLETS, ELECTRICAL PANELS AND OTHER OPERABLE PARTS MUST BE LOCATED WITHIN AN ACCESSIBLE REACH RANGE FROM 15 INCHES TO 48 INCHES AFF FOR AN UNOBSTRUCTED REACH.
Z. SINKS AT AMENITY KITCHENETTE SHALL INCLUDE REAR DRAINED SINKS TO ACCOMMODATE DISPOSALS. SINK BOWL SHALL NOT BE DEEPER THAN 6 1/2 INCHES, INCLUDING COUNTER THICKNESS.
AA. PROVIDE ANTI-SCALD, LEVER CONTROLS FOR ALL KITCHENETTE AND TOILET FAUCETS.
BB. WHERE REQUIRED, INSTALL ALL MEP DEVICES/ FIXTURES SO THE INTEGRITY OF RATED WALL IS MAINTAINED. CONTINUE TYPE X GYPSUM BOARD ASSEMBLY BEHIND MEP DEVICE/ FIXTURE.
CC. EXTEND FINISH FLOOR MATERIAL UNDER AMENITY APPLIANCES, LAVATORIES IN PUBLIC TOILETS, & UNDERNEATH REMOVABLE BASE CABINETS.
DD. ALL CABINET SURFACES VISIBLE INCLUDING AREAS AT OPEN WORK AREAS BELOW BASE CABINETS MUST BE COVERED BY FINISH END PANELS TO MATCH ADJACENT CASEWORK. EXPOSED SIDES OF WALL AND BASE CABINETS SHALL HAVE FINISH PANELS ON ALL EXPOSED TO VIEW.
EE. APPLIANCES IN AMENITY AREAS INCLUDED IN BASE BID. SEE SPECS. APPLIANCES TO BE ENERGY-STAR CERTIFIED WHERE APPLICABLE. COORDINATE SIZES WITH CASEWORK AND MAKE/ MODEL WITH OWNER. TYP.
FF. PLUMBING FIXTURES IN AMENITY AREAS TO BE WATERSENSE-RATED WHERE APPLICABLE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
GG. IN AMENITY AREAS, WINDOWS TO RECEIVE HEAVY DUTY WINDOW SCREENS AND WINDOW TREATMENTS AS NOTED ON FINISH SCHEDULE.
HH. COUNTERTOPS IN AMENITY KITCHENETTES AND ALL OTHER PUBLIC AREAS (IF ANY) TO BE QUARTZ WITH UNDERMOUNT SINKS.
II. IN AMENITY AREAS, ALL COUNTERTOPS TO BE SET AT 34 INCHES MAXIMUM HEIGHT TO THE TOP OF KITCHEN OR TOILET SINK RIM.
JJ. AT AMENITY AREAS WITH COUNTERTOPS, RECEPTACLES TO BE LOCATED HORIZONTALLY ON FACE OF BACKSPLASH.
KK. CAULK ALL EXTERIOR PENETRATIONS. REFER TO SPEC SECTION 07 92 00 JOINT SEALANTS.
LL. ALL PENETRATIONS AT FIRE RATED WALLS ARE TO BE FIRE-STOPPED.
MM. PROVIDE AND INSTALL PASSIVE RADON REMEDIATION SYSTEM AS NOTED. REFER TO DETAILS, PLUMBING PLANS AND SPECIFICATIONS.
NN. REQUIRED CLEAR FLOOR SPACE SHALL BE CENTERED AT APPLIANCES AND SINKS.

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS
2	03/17/2026	ADDENDUM 002
3	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 04 - FLOOR PLAN - OVERALL

STATE OF OHIO — JAY W. BOONE 10740 — REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A104

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 3:15:55 PM
FILE NAME: Autodesk Docs://25003 CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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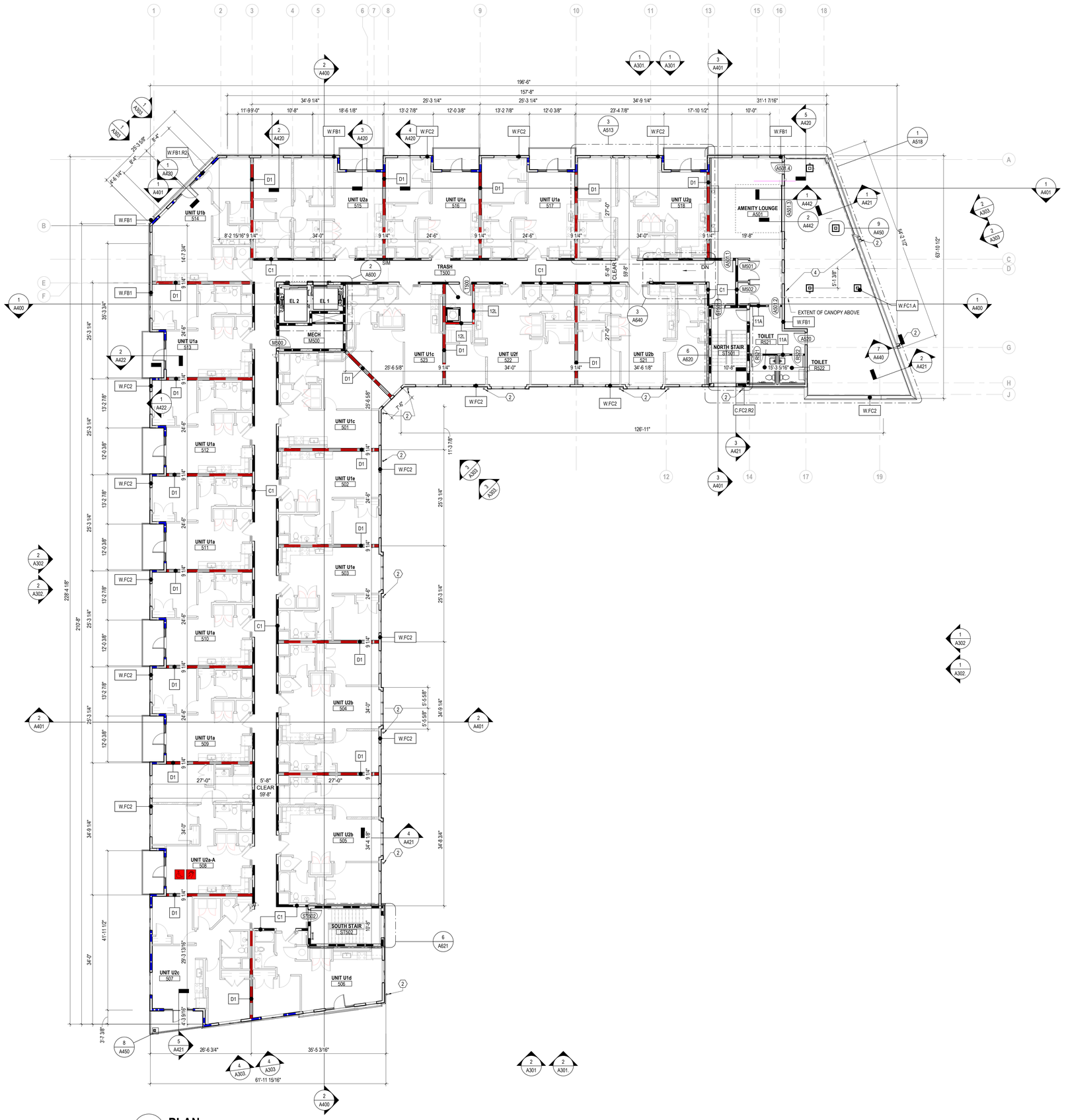

1 **PLAN** LEVEL 05 - FLOOR PLAN - OVERALL
3/32" = 1'-0"

CODED NOTES - FLOOR PLAN

1. PREFABRICATED CANOPY ABOVE:
   A. NORTH CANOPY - 5'-0" X 15'-0"
   B. SOUTH CANOPY - 4'-0" X 10'-0"
2. DOWNSPOUT
3. DUMPSTER ENCLOSURE, REFER TO CIVIL DRAWINGS AND SHEET A470.
4. AMENITY DECK ON PEDESTAL SYSTEM
5. INSTALL FLOOR SLAB IN THIS LOCATION ONLY (SHADED AREA) AS SHOWN, 4'-0" WIDTH FROM EXTERIOR WALL. REMAINDER OF THE FLOOR SLAB IN FUTURE TENANT AREA TO BE INSTALLED BY THE PROSPECTIVE TENANT.
6. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE. REFER TO PLANS/ ELEVATIONS FOR LOCATION.

RATED WALL LEGEND

NOTE: RATED WALLS ARE COLOR CODED.

- NON-RATED PARTITION
- NON-RATED INTERIOR BEARING PARTITION
- 1 HOUR DEMISING / 1 1/2 HOUR CORRIDOR FIRE PARTITION
- 1 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED FIRE BARRIER TO DECK
- 2 HOUR RATED BEARING WALL TO DECK (INTERIOR EXPOSURE) (UL# U349

FLOOR PLAN LEGEND

- ANSI TYPE A UNIT - UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- SENSORY UNIT (HEARING / VISUALLY IMPAIRED) - PROVIDE REQUIRED AUDIBLE AND VISUAL ALARMS. SEE OVERALL PLANS FOR UNIT LOCATIONS.
- ACCESSIBLE CLEARANCE APPROACH
- ACCESSIBLE TURNING CLEARANCE
- DOOR SWING CLEARANCE
- ACCESSIBLE ROUTE, 36" MINIMUM, UNOBSTRUCTED CLEARANCE PATH OF EGRESS

GENERAL NOTES - FLOOR PLAN

A. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF EXTERIOR SHEATHING OR EXTERIOR FACE OF BRICK. ALL OTHER DIMENSIONS ARE TO FINISH FACE OF WALL (UNLESS NOTED OTHERWISE).
B. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
C. SEE ENLARGED PLANS AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
D. UNLESS NOTED ANSI TYPE A, ALL UNITS ARE TYPICAL (ANSI TYPE B). SEE ENLARGED UNIT FLOOR PLANS FOR UNIT TYPE AND ADDITIONAL INFO. ALL UPPER LEVEL UNITS IN BUILDING ARE SERVED BY AN ELEVATOR.
E. SEE ELEVATIONS & STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE.
F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/ W.W.F., UNLESS NOTED OTHERWISE.
G. FURNITURE IN COMMON AREAS, AMENITY SPACES, AND OFFICES IS INCLUDED IN CONTRACT. SEE SPECIFICATIONS FOR ADDITIONAL INFO.
H. PROVIDE RESIDENTIAL APPLIANCES IN AMENITY AREAS AND ALL RESIDENTIAL UNITS U.N.O. APPLIANCES TO BE STAINLESS STEEL AND ENERGY STAR-RATED WHERE SPECIFIED. ALL APPLIANCES TO BE PROVIDED AND INSTALLED BY GC.
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   c. ALL MECHANICAL ROOM WALLS
   d. ALL LAUNDRY ROOM WALLS
   e. ALL TOILET ROOM WALLS AND CEILINGS
J. ALL DOORS INTO OCCUPIED ROOMS SHALL BE INSTALLED TO MAINTAIN THE DOOR CLEARANCE (32" CLEAR MINIMUM) REQUIREMENTS.
K. DOOR CLOSERS ON ACCESSIBLE ROUTE TO HAVE DELAYED ACTION FEATURE THAT HOLDS DOOR OPEN 5 SECONDS MINIMUM.
L. ACCESSIBLE ROUTE WIDTH SHALL BE 36" MINIMUM, CONTINUOUS AND UNOBSTRUCTED, CONNECTING ACCESSIBLE ELEMENTS AND SPACES.
M. PROVIDE LIGHTED AND LOW THRESHOLD ENTRANCES AT BUILDING ENTRY (MAX. 1/2"). PROVIDE MIN. 5'-0" X 5'-0" LEVEL ADA FORWARD APPROACH CLEARANCES AT BUILDING ENTRY DOORS.
N. THRESHOLDS, IF PROVIDED AT PUBLIC DOORWAYS AND IN ANSI TYPE A UNIT ENTRANCES, MUST BE 1/2 INCH HIGH MAXIMUM. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM MUST BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
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Q. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS MUST BE INSULATED TO PROTECT AGAINST CONTACT, INCLUDING COLD WATER SUPPLIES. PROVIDE SPRAY FOAM INSULATION AT DEMISING AND EXTERIOR WALLS AT LOCATIONS AROUND PLUMBING INSTALLATIONS. PROVIDE A VALANCE AT AREAS WITH EXPOSED SINK DRAINS. SEE UNIT DETAILS SHEETS FOR REQUIREMENTS.
R. HORIZONTAL OFFSETS IN PLUMBING DRAIN PIPES: PROVIDE ACOUSTIC PIPE INSULATION. REFER TO PLUMBING DRAWINGS.
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T. ACOUSTICAL MAT: SHALL BE PROVIDED ON ALL WOOD FLOOR / CEILING ASSEMBLIES.
U. PROVIDE WOOD BLOCKING AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.
V. MEP OPERABLE CONTROLS, FIXTURES, OUTLETS AND TOILET ACCESSORIES SHALL NOT BE MOUNTED LOWER THAN 15 INCHES AFF AND HIGHER THAN 48 INCHES. SEE TYPICAL DETAILS FOR ADDITIONAL MOUNTING REQUIREMENTS.
W. REFER TO MOUNTING HEIGHTS SCHEDULE ON SHEET A500 FOR MOUNTING HEIGHTS.
X. FOR KITCHENETTE ELECTRIC OUTLET RECEPTACLES, THE MAX. ALLOWABLE HEIGHT TO THE CENTERLINE OF AN OUTLET IS 46 INCHES AFF WHEN REACHING OVER AN OBSTRUCTION, 36 INCHES HIGH MAX. AND 25-1/2 INCHES DEEP MAX. OUTLETS MUST BE A MIN. OF 36 INCHES FROM AN INSIDE CORNER OR 12 INCHES FROM END WALL.
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AA. PROVIDE ANTI-SCALD, LEVER CONTROLS FOR ALL KITCHENETTE AND TOILET FAUCETS.
BB. WHERE REQUIRED, INSTALL ALL MEP DEVICES/ FIXTURES SO THE INTEGRITY OF RATED WALL IS MAINTAINED. CONTINUE TYPE X GYPSUM BOARD ASSEMBLY BEHIND MEP DEVICE/ FIXTURE.
CC. EXTEND FINISH FLOOR MATERIAL UNDER AMENITY APPLIANCES, LAVATORIES IN PUBLIC TOILETS, & UNDERNEATH REMOVABLE BASE CABINETS.
DD. ALL CABINET SURFACES VISIBLE INCLUDING AREAS AT OPEN WORK AREAS BELOW BASE CABINETS MUST BE COVERED BY FINISH END PANELS TO MATCH ADJACENT CASEWORK. EXPOSED SIDES OF WALL AND BASE CABINETS SHALL HAVE FINISH PANELS ON ALL EXPOSED TO VIEW.
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FF. PLUMBING FIXTURES IN AMENITY AREAS TO BE WATERSENSE-RATED WHERE APPLICABLE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
GG. IN AMENITY AREAS, WINDOWS TO RECEIVE HEAVY DUTY WINDOW SCREENS AND WINDOW TREATMENTS AS NOTED ON FINISH SCHEDULE.
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II. IN AMENITY AREAS, ALL COUNTERTOPS TO BE SET AT 34 INCHES MAXIMUM HEIGHT TO THE TOP OF KITCHEN OR TOILET SINK RIM.
JJ. AT AMENITY AREAS WITH COUNTERTOPS, RECEPTACLES TO BE LOCATED HORIZONTALLY ON FACE OF BACKSPLASH.
KK. CAULK ALL EXTERIOR PENETRATIONS. REFER TO SPEC SECTION 07 92 00 JOINT SEALANTS.
LL. ALL PENETRATIONS AT FIRE RATED WALLS ARE TO BE FIRE-STOPPED.
MM. PROVIDE AND INSTALL PASSIVE RADON REMEDIATION SYSTEM AS NOTED. REFER TO DETAILS, PLUMBING PLANS AND SPECIFICATIONS.
NN. REQUIRED CLEAR FLOOR SPACE SHALL BE CENTERED AT APPLIANCES AND SINKS.

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS
2	03/09/2026	ADDENDUM 001
3	03/17/2026	ADDENDUM 002
4	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 05 - FLOOR PLAN - OVERALL

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A105

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/26/2026 3:16:01 PM
FILE NAME: Autodesk Docs://25003 CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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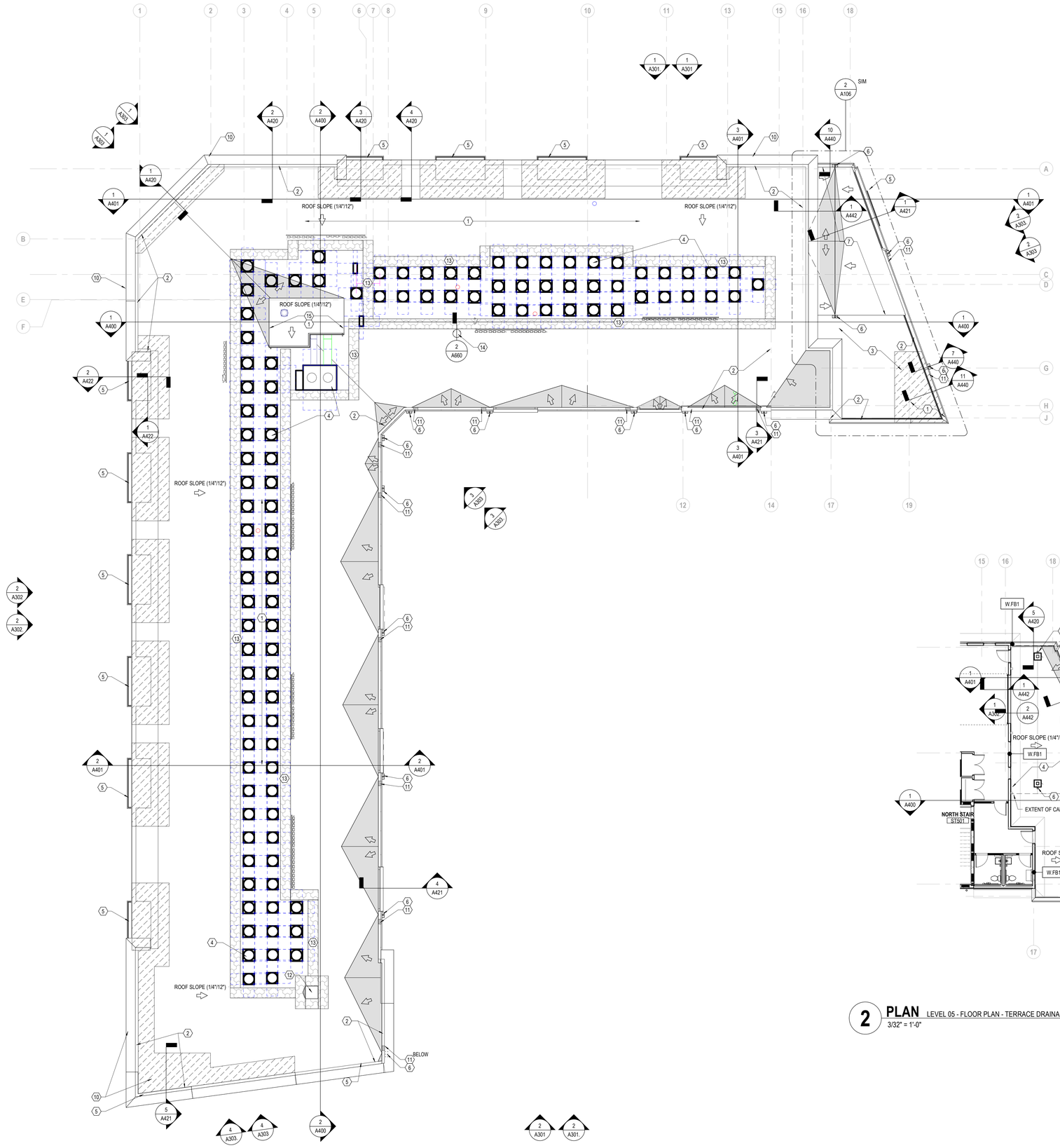
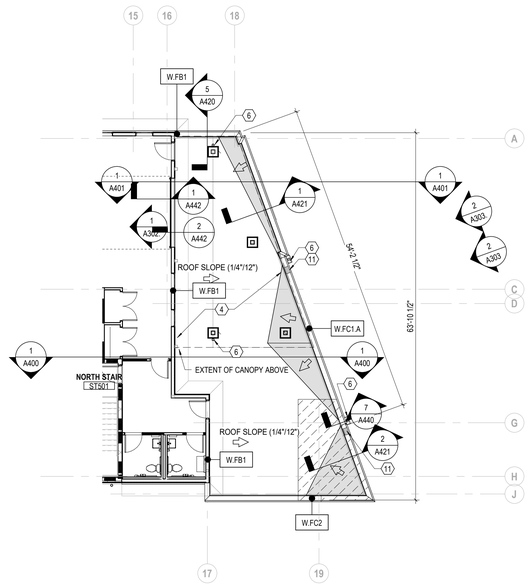


1 PLAN ROOF PLAN - OVERALL
3/32" = 1'-0"

NOTE:
ALL STRUCTURAL STEEL BEARING MEMBERS ARE TO BE PROTECTED WITH SPRAY APPLIED FIREPROOFING - COLUMNS (IFRM) UL X673 / BEAMS (SFRM) X854. THIS DOES NOT INCLUDE CANOPY CONSTRUCTION.



2 PLAN LEVEL 05 - FLOOR PLAN - TERRACE DRAINAGE PLAN
3/32" = 1'-0"

ROOF PLAN GENERAL NOTES

A. SEE STRUCTURAL DRAWINGS FOR TOP OF BEARING (T.O.B.) AT ALL PROPOSED ROOF.
B. REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR PIPE PENETRATION DETAIL AT ROOF.
C. REFER TO PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR INFORMATION REGARDING ROOF MOUNTED EQUIPMENT AND ALL REQUIRED ROOF PENETRATIONS.
D. INSTALL ROOF SADDLE OR CRICKET AT LOCATIONS ON ROOF WHERE EQUIPMENT ROOF PENETRATIONS BLOCKS DOWN FLOW OF WATER TO DRAINS.
E. GRAPHIC REPRESENTATION OF TAPERED INSULATION IS SIMPLIFIED AND SHALL SERVE FOR REFERENCE ONLY. IT IS CONTRACTOR RESPONSIBILITY TO PROVIDE POSITIVE DRAINAGE TO ROOF OR DECK DRAINS AT SLOPE 1/4" PER FOOT MINIMUM ON THE ENTIRE ROOF.
F. ROOFING ASSEMBLY SHALL CONTAIN MINIMUM R-30α ROOF SYSTEM WITH INSULATION ENTIRELY ABOVE DECK.
G. DRAFTSTOPPING SHALL DIVIDE THE ATTIC SPACE INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO UNITS, WHICHEVER IS SMALLER. DRAFTSTOPPING MATERIAL SHALL BE NOT LESS THAN 1/2" GYPSUM BOARD OR 3/8" OSB SHEATHING.
H. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM ROOF EDGES TO AVOID GUARDRAILS AS REQUIRED BY CODE.
I. SEE A400 SERIES SHEETS FOR TYPICAL ROOF DETAILS.
J. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL RADON MITIGATION SYSTEM INFORMATION.
K. CONTRACTOR TO PROVIDE ROOF WALKING PADS (MIN. 3'-0" WIDE) TO ACCESS ALL ROOF MECHANICAL EQUIPMENT FROM ROOF HATCH LOCATION.

CODED NOTE LEGEND

1. TPO MEMBRANE ROOFING SYSTEM
2. METAL COPING
3. AMENITY DECK ON PEDESTAL SYSTEM
4. MEP EQUIPMENT
5. BALCONY AND RAILING BELOW
6. 4"x14" SCUPPER w/ 4"x5" DOWNSPOUT, SEE DETAIL 5 / A460
7. AMENITY DECK CANOPY, FULLY ADHERED TPO MEMBRANE
8. ENTRY CANOPY BELOW
9. ROOF ACCESS HATCH
10. MINERAL FIBER CEMENT BUILT-UP CORNICE
11. 4"x14" OVERFLOW SCUPPER
12. ROOF HATCH W/ GUARD, SEE 7 / A460
13. 30" WIDE WALKWAY PADS
14. TRASH CHUTE
15. ELEVATOR ROOF

CODED NOTE LEGEND

AREA OF FRT SHEATHING - 4 FT. OUT FROM PARAPET ON ROOF AND ON BACK SIDE OF PARAPET.
ABOVE BALCONIES - FRT SHEATHING TO GO 4 FT. BEYOND EXTERIOR WALL BELOW.

CRICKET, 1/2" / 12" SLOPE, PROVIDE AS REQUIRED

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS
2	03/09/2026	ADDENDUM 001
3	03/17/2026	ADDENDUM 002
4	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:
ROOF PLAN - OVERALL

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026
25003
A106
CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/27/2026 8:32:44 AM
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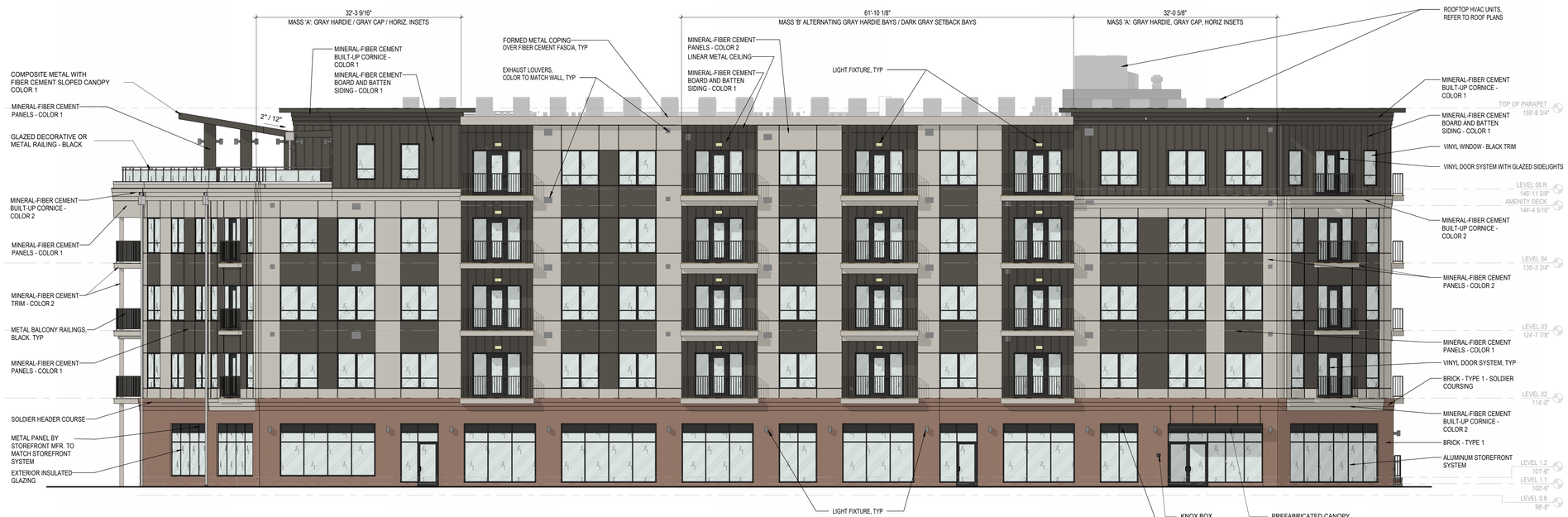
2 ELEVATION SOUTH.

1/8" = 1'-0" REF: 1 / A101

UPPER FLOOR(S) GLAZING THIS ELEVATION (PRIMARY STREET FRONTAGE)
TOTAL UPPER FLOOR(S) WALL AREA: 7290 S.F.
AREA OF UPPER FLOOR(S) WINDOW / DOOR GLAZING: 2202 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.i



1 ELEVATION NORTH.

1/8" = 1'-0" REF: 1 / A101

FIRST FLOOR GLAZING THIS ELEVATION (PRIMARY STREET FRONTAGE)
TOTAL FIRST FLOOR WALL AREA: 1931 S.F.
AREA OF FIRST FLOOR WINDOW / DOOR GLAZING: 1037 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.i

NOTE: REFER TO LIGHTING PLANS AND EXTERIOR ELEVATIONS - LIGHTING FOR ADDITIONAL INFORMATION

GENERAL NOTES - EXTERIOR ELEVATIONS

A. REFER TO A400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
B. REFER TO A700 SERIES FOR WINDOW AND DOOR DETAILS.
C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITTIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REENTRANT CORNERS.
E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.
H. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE.

EXTERIOR LEGEND

IG-1 EXTERIOR INSULATED GLAZING

IG-1A EXTERIOR INSULATED GLAZING (TEMPERED)

METAL PANEL INFILL BY STOREFRONT MANUFACTURER

MASONRY CONTROL JOINT

COLOR 1 - SHERWIN WILLIAMS 7048 URBAN BRONZE

COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY

FACE BRICK - GENERAL SHALE - OLD ENGLISH TUDOR

EXTERIOR MATERIALS / COLOR TYPES

1. COLOR 1 - SHERWIN WILLIAMS 7048 URBAN BRONZE.
   MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING.
   MINERAL-FIBER CEMENT CORNICE.
   MINERAL-FIBER CEMENT WRAPPED COLUMNS.
2. COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY.
   MINERAL-FIBER CEMENT SIDING.
   MINERAL-FIBER CEMENT CORNICE.
3. VINYL WINDOW - BLACK
4. ALUMINUM STOREFRONT SYSTEM - BLACK
5. TYPE 1 - FACE BRICK - GENERAL SHALE - OLD ENGLISH TUDOR
6. METAL BALCONY RAILINGS - BLACK
7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING
8. VINYL DOOR SYSTEM WITH GLAZED SIDELIGHTS, BLACK
9. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING COLOR
10. PREFABRICATED CANOPY MAPES STYLE METAL, PAINT BLACK
11. CAST STONE WINDOW SILL

KEYNOTE LEGEND

PERCENTAGE OF GLAZED FENESTRATION PER 1103.13.D.3.i

Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Planning and Zoning Administrator. It shall not be reduced to lower than 30%.

FIRST FLOOR CALCULATIONS AND PERCENTAGE

ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	1,931 S.F.	1,037 S.F.	53.7 %
2 / A302	2,275 S.F.	707 S.F.	31.0 %
1 / A303	310 S.F.	183 S.F.	59.0 %
2 / A303	844 S.F.	277 S.F.	32.8 %
TOTAL	5,360 S.F.	2,204 S.F.	41.1 %

UPPER FLOOR(S) CALCULATIONS AND PERCENTAGE

ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	7,290 S.F.	2,202 S.F.	30.1 %
2 / A302	9,771 S.F.	2,683 S.F.	27.4 %
1 / A303	1,193 S.F.	355 S.F.	29.7 %
2 / A303	3,053 S.F.	878 S.F.	28.9 %
TOTAL	21,307 S.F.	6,118 S.F.	28.7 %

#	DATE	CHANGE DESCRIPTION
1	05/28/2025	OHFA REVIEW COMMENTS
2	03/09/2026	ADDENDUM 001
3	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

EXTERIOR ELEVATIONS - OVERALL

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A301.

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/27/2026 8:34:30 AM
FILE INFO: Autodesk Docs://25003 CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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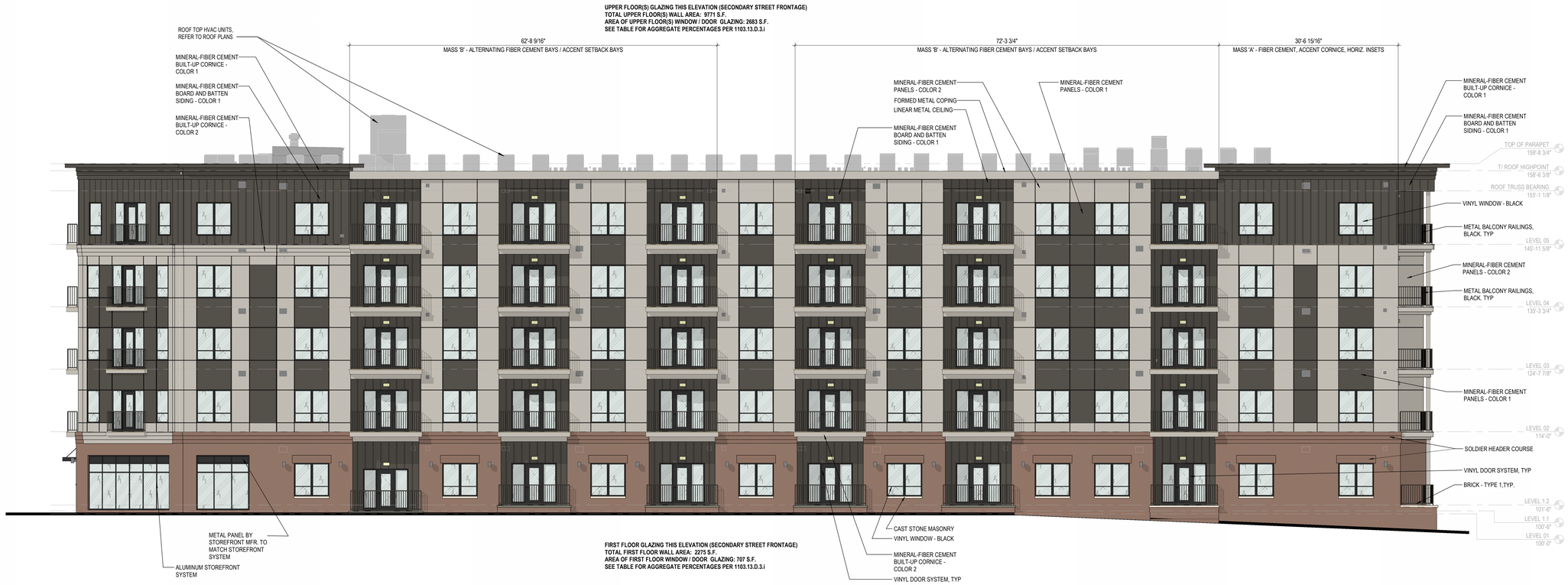

2 **ELEVATION** WEST.
1/8" = 1'-0" REF: 1 / A101

1 **ELEVATION** EAST.
1/8" = 1'-0" REF: 1 / A101

NOTE: REFER TO LIGHTING PLANS AND EXTERIOR ELEVATIONS - LIGHTING FOR ADDITIONAL INFORMATION

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EXTERIOR LEGEND

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IG-1A EXTERIOR INSULATED GLAZING (TEMPERED)

METAL PANEL INFILL BY STOREFRONT MANUFACTURER

MASONRY CONTROL JOINT

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COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY

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   MINERAL-FIBER CEMENT CORNICE.
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10. PREFABRICATED CANOPY MAPES STYLE METAL, PAINT BLACK
11. CAST STONE WINDOW SILL

KEYNOTE LEGEND

PERCENTAGE OF GLAZED FENESTRATION PER 1103.13.D.3.i

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1	03/09/2026	ADDENDUM 001
2	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

EXTERIOR ELEVATIONS - OVERALL

STATE OF OHIO JAY W. BOONE 10740 REGISTERED ARCHITECT
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A302.

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/27/2026 5:05:35 AM
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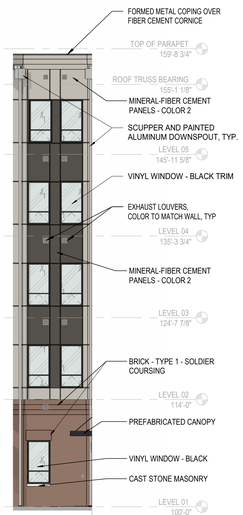
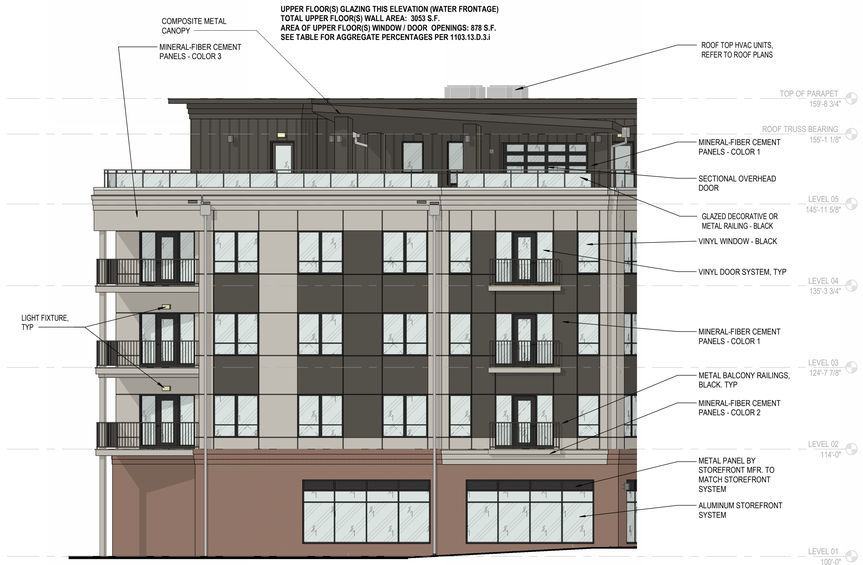
4 ELEVATION SOUTHWEST.
1/8" = 1'-0" REF: 1 / A101



3 ELEVATION SOUTHEAST
1/8" = 1'-0" REF: 1 / A101

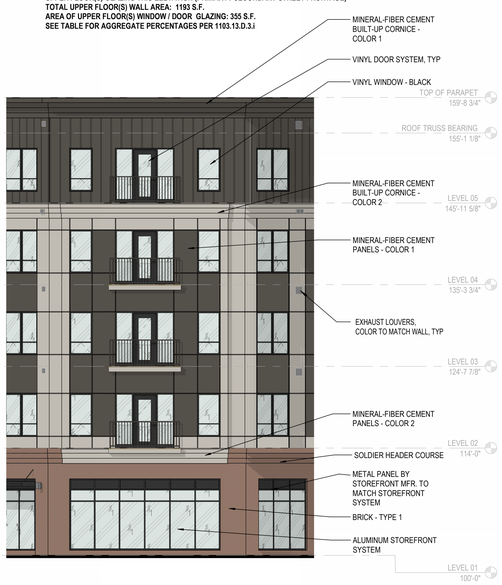
UPPER FLOOR(S) GLAZING THIS ELEVATION (WATER FRONTAGE)
TOTAL UPPER FLOOR(S) WALL AREA: 3053 S.F.
AREA OF UPPER FLOOR(S) WINDOW / DOOR OPENINGS: 878 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.i



FIRST FLOOR GLAZING THIS ELEVATION (WATER FRONTAGE)
TOTAL FIRST FLOOR WALL AREA: 844 S.F.
AREA OF FIRST FLOOR WINDOW / DOOR OPENINGS: 277 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.i

2 ELEVATION NORTHEAST.
1/8" = 1'-0" REF: 1 / A101

UPPER FLOOR(S) GLAZING THIS ELEVATION (PRIMARY / SECONDARY STREET FRONTAGE)
TOTAL UPPER FLOOR(S) WALL AREA: 1193 S.F.
AREA OF UPPER FLOOR(S) WINDOW / DOOR GLAZING: 355 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.i



FIRST FLOOR GLAZING THIS ELEVATION (PRIMARY / SECONDARY STREET FRONTAGE)
TOTAL FIRST FLOOR WALL AREA: 310 S.F.
AREA OF FIRST FLOOR WINDOW / DOOR OPENINGS: 183 S.F.
SEE TABLE FOR AGGREGATE PERCENTAGES PER 1103.13.D.3.i

1 ELEVATION NORTHWEST.
1/8" = 1'-0" REF: 1 / A101

NOTE: REFER TO LIGHTING PLANS AND EXTERIOR ELEVATIONS - LIGHTING FOR ADDITIONAL INFORMATION

GENERAL NOTES - EXTERIOR ELEVATIONS

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H. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE.

EXTERIOR LEGEND

IG-1 EXTERIOR INSULATED GLAZING

IG-1A EXTERIOR INSULATED GLAZING (TEMPERED)

METAL PANEL INFILL BY STOREFRONT MANUFACTURER

MASONRY CONTROL JOINT

COLOR 1 - SHERWIN WILLIAMS 7048 URBAN BRONZE

COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY

FACE BRICK - GENERAL SHALE - OLD ENGLISH TUDOR

EXTERIOR MATERIALS / COLOR TYPES

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11. CAST STONE WINDOW SILL

KEYNOTE LEGEND

PERCENTAGE OF GLAZED FENESTRATION PER 1103.13.D.3.i

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ELEVATION	AREA OF TOTAL WALL	AREA OF GLAZING	% OF TOTAL WALL
1 / A301	7,290 S.F.	2,202 S.F.	30.1 %
2 / A302	9,771 S.F.	2,683 S.F.	27.4 %
1 / A303	1,193 S.F.	355 S.F.	29.7 %
2 / A303	3,053 S.F.	878 S.F.	28.9 %
TOTAL	21,307 S.F.	6,118 S.F.	28.7 %

#	DATE	CHANGE DESCRIPTION
1	03/09/2026	ADDENDUM 001
2	06/XX/2026	ADDENDUM 003

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

EXTERIOR ELEVATIONS - PARTIAL

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

08/26/2026

25003

A303.

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/27/2026 8:54:45 AM
FILE INFO: Autodesk Docs://25003 CMHA The Heights on Main/25003_CMHA The Heights on Main_ARCH_R25.rvt

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2 **ELEVATION** SOUTH - LIGHTING
1/8" = 1'-0"

1 **ELEVATION** NORTH Copy 1
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. REFER TO A400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
B. REFER TO A700 SERIES FOR WINDOW AND DOOR DETAILS.
C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITTIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REENTRANT CORNERS.
E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.
H. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE.

EXTERIOR LEGEND

IG-1 EXTERIOR INSULATED GLAZING

IG-1A EXTERIOR INSULATED GLAZING (TEMPERED)

METAL PANEL INFILL BY STOREFRONT MANUFACTURER

MASONRY CONTROL JOINT

COLOR 1 - SHERWIN WILLIAMS 7048 URBAN BRONZE

COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY

FACE BRICK - GENERAL SHALE - OLD ENGLISH TUDOR

EXTERIOR MATERIALS / COLOR TYPES

1. COLOR 1 - SHERWIN WILLIAMS 7048 URBAN BRONZE.
   MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING.
   MINERAL-FIBER CEMENT CORNICE.
   MINERAL-FIBER CEMENT WRAPPED COLUMNS.
2. COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY.
   MINERAL-FIBER CEMENT SIDING.
   MINERAL-FIBER CEMENT CORNICE.
3. VINYL WINDOW - BLACK
4. ALUMINUM STOREFRONT SYSTEM - BLACK
5. TYPE 1 - FACE BRICK - GENERAL SHALE - OLD ENGLISH TUDOR
6. METAL BALCONY RAILINGS - BLACK
7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING
8. VINYL DOOR SYSTEM WITH GLAZED SIDELIGHTS, BLACK
9. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING COLOR
10. PREFABRICATED CANOPY MAPES STYLE METAL, PAINT BLACK
11. CAST STONE WINDOW SILL

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
EXTERIOR ELEVATIONS - NORTH & SOUTH LIGHTING

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

07/20/2026

25003

A301-L

ZONING CERTIFICATE APPLICATION

REVIT VERSION: 2025
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2 **ELEVATION** WEST - LIGHTING
1/8" = 1'-0"

1 **ELEVATION** EAST - LIGHTING
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. REFER TO A400 SERIES FOR TYPICAL EXTERIOR WALL ASSEMBLIES.
B. REFER TO A700 SERIES FOR WINDOW AND DOOR DETAILS.
C. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
D. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITTIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REENTRANT CORNERS.
E. ALL RAILING TO HAVE 4" MAX. CLEAR BETWEEN RAILING AND BUILDING SURFACES.
F. REFER TO ELECTRICAL FOR EXTERIOR LIGHTING TYPES. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN LIGHTING LOCATIONS BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS PRIOR TO BID.
G. FIRST FLOOR GENERAL CEILING HEIGHT IN COMMERCIAL AREAS TO BE 12'-0" (VARIANCE BEING SOUGHT FOR CEILING HEIGHT LESS THAN 12'-0" FOR ALL RESIDENTIAL UNITS AT FIRST FLOOR AND SOFFIT / BEAM LOCATION IN FIRST FLOOR COMMERCIAL SPACES). UPPER FLOOR CEILING HEIGHT TO BE 8'-10 3/4" TYP.
H. PROVIDE RECESSED MOUNT KNOXBOX 3200 - COLOR "BLACK" - PER REQUIREMENTS OF THE DIVISION OF FIRE. MOUNT 5'-0" FT ABOVE FINISHED SURFACE.

EXTERIOR LEGEND

IG-1 EXTERIOR INSULATED GLAZING

IG-1A EXTERIOR INSULATED GLAZING (TEMPERED)

METAL PANEL INFILL BY STOREFRONT MANUFACTURER

MASONRY CONTROL JOINT

COLOR 1 - SHERWIN WILLIAMS 7048 URBAN BRONZE

COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY

FACE BRICK - GENERAL SHALE - OLD ENGLISH TUDOR

EXTERIOR MATERIALS / COLOR TYPES

1. COLOR 1 - SHERWIN WILLIAMS 7048 URBAN BRONZE.
   MINERAL-FIBER CEMENT BOARD AND BATTEN SIDING.
   MINERAL-FIBER CEMENT CORNICE.
   MINERAL-FIBER CEMENT WRAPPED COLUMNS.
2. COLOR 2 - SHERWIN WILLIAMS 7044 AMAZING GRAY.
   MINERAL-FIBER CEMENT SIDING.
   MINERAL-FIBER CEMENT CORNICE.
3. VINYL WINDOW - BLACK
4. ALUMINUM STOREFRONT SYSTEM - BLACK
5. TYPE 1 - FACE BRICK - GENERAL SHALE - OLD ENGLISH TUDOR
6. METAL BALCONY RAILINGS - BLACK
7. COMPOSITE METAL CANOPY - METAL FASCIA, METAL WOOD LOOK CEILING
8. VINYL DOOR SYSTEM WITH GLAZED SIDELIGHTS, BLACK
9. ALUMINUM DOWNSPOUT - PAINTED TO MATCH ADJACENT SIDING COLOR
10. PREFABRICATED CANOPY MAPES STYLE METAL, PAINT BLACK
11. CAST STONE WINDOW SILL

KEYNOTE LEGEND

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
FIRM CERTIFICATE NO:
00197475

DRAWING TITLE:
EXTERIOR ELEVATIONS - EAST & WEST LIGHTING

STATE OF OHIO
JAY W. BOONE
10740
REGISTERED ARCHITECT

JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

07/20/2026

25003

A302-L

ZONING CERTIFICATE APPLICATION

REVIT VERSION: 2025
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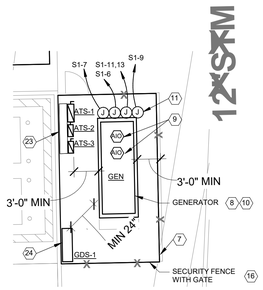
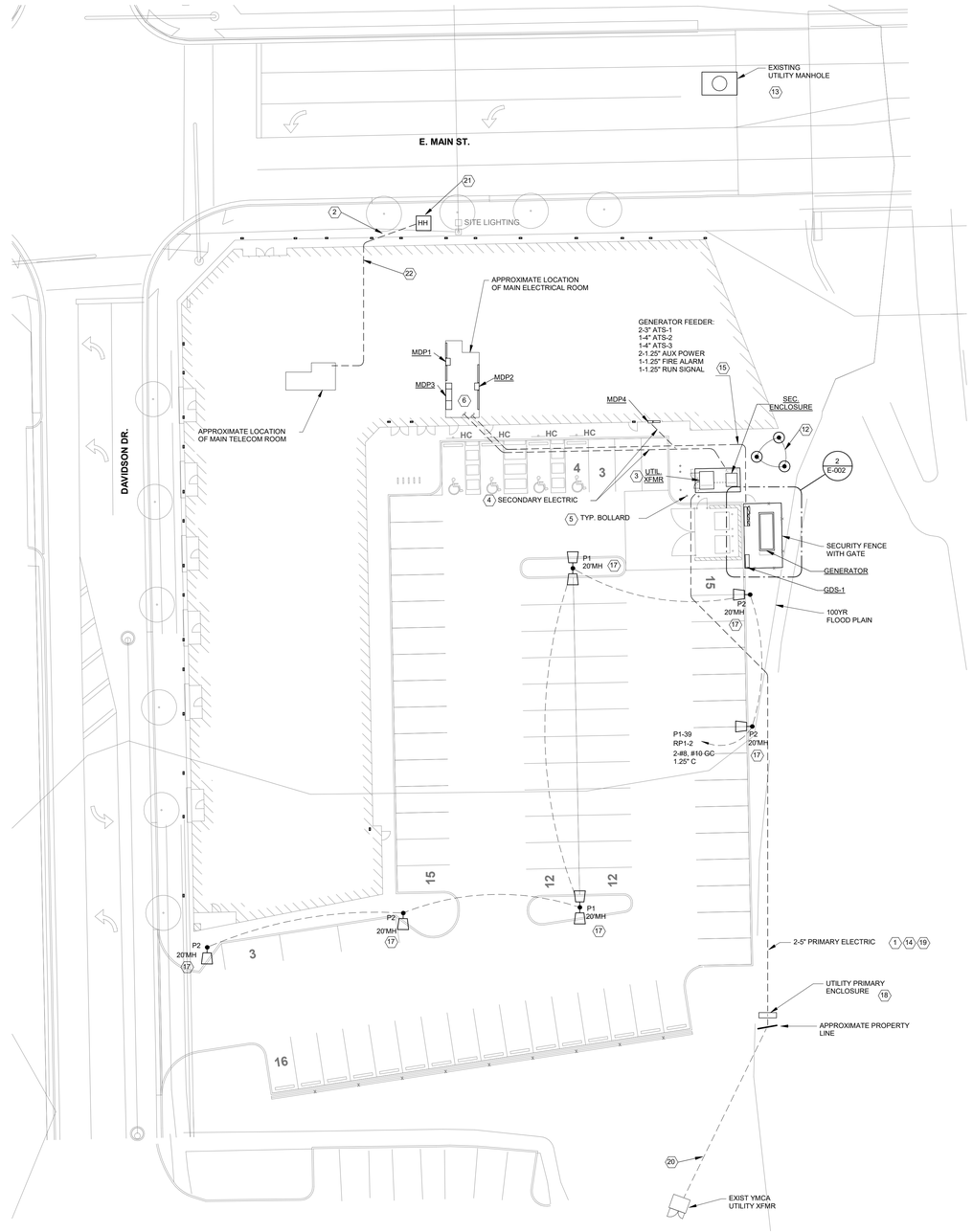


2 DETAIL
00 - SITE PLAN - ELECTRICAL - ENLARGED
1/8" = 1'-0"
REF: 1 / E-002



1 PLAN
SITE PLAN - ELECTRICAL
1" = 20'-0"

NORTH

GENERAL SHEET NOTES:

A. MINIMUM SIZE FOR ALL SITE CONDUIT SHALL BE 1.25", UNLESS NOTED OTHERWISE.

B. UNDERGROUND CONDUIT ROUTING SHOWN IS SCHEMATIC, COORDINATE EXACT ROUTING WITH CIVIL PLANS.

C. CONTRACTOR SHALL COORDINATE ALL SITE WORK WITH OTHER TRADES AND EXISTING UNDERGROUND UTILITIES (SEE CIVIL PLANS).

D. ALL EXTERIOR CONDUITS RISING ABOVE GRADE, ENTERING PULL BOXES, MANHOLES, HANDHOLES, BUILDINGS AND OR EQUIPMENT SHALL BE RIGID GALVANIZED STEEL TYPE FROM THE LAST 6 FEET OF TRANSITION FROM BELOW GRADE.

E. COORDINATE TRENCHING AND BACKFILL REQUIREMENTS WITH CIVIL DRAWINGS AND SPECIFICATIONS.

F. ALL EXTERIOR POLE MOUNTED LUMINAIRES SHALL HAVE IN-LINE FUSING IN POLE, ACCESSIBLE FROM GRADE. MINIMUM BRANCH CIRCUIT SIZE SHALL BE #10 AWG, TO ACCOUNT FOR VOLTAGE DROP.

G. CONTRACTOR SHALL CONTACT 'OUPS' 24-HR PRIOR TO ANY EXCAVATION TO HAVE EXISTING UTILITIES LOCATED, #811.

SHEET KEYNOTES:

1. PRIMARY DUCT BANK. REFER TO DUCT BANK DETAIL 2/E501. CONDUCTORS AND TERMINATIONS SHALL BE BY THE UTILITY COMPANY.
2. TELECOM DUCT BANK. REFER TO DUCT BANK DETAIL 2/E-501.
3. UTILITY XFMR AND SECONDARY ENCLOSURE PAD SHALL BE INSTALLED PER UTILITY COMPANY STANDARDS. REFER TO DETAIL 7/E5.01 FOR TRANSFORMER PORTION OF PAD. COORDINATE WITH AEP WHO WILL FURNISH AND INSTALL TRANSFORMER AND SECONDARY ENCLOSURE. OVERALL PAD SIZE IS 15'-4" X 8-4" MIN.
4. SECONDARY DUCT BANK, REFER TO DUCT BANK DETAIL 2/E-501. CONTRACTOR SHALL PROVIDE CONDUCTORS AND TERMINATION. REFER TO SINGLE-LINE DIAGRAM ON E701 FOR SECONDARY CONDUIT QUANTITY, SIZES, AND CONDUCTOR SIZES. SECONDARY DUCT PATH SHOWN IS DIAGRAMMATIC, CONTRACTOR SHALL LAYOUT IN FIELD.
5. VEHICLE PROTECTIVE BOLLARD. REFER TO DETAIL 4/E-501.
6. INCOMING ELECTRICAL DUCT BANKS SHALL TURN UP WITHIN ROOM IDENTIFIED. REFER TO SHEET E-201 FOR EQUIPMENT LOCATIONS WITHIN ROOM.
7. PROVIDE CONCRETE APRON AROUND GENERATOR PAD TO FILL BALANCE OF FENCED ENCLOSURE. REFER TO CIVIL AND LANDSCAPE PLANS FOR APRON CONSTRUCTION
8. GENERATOR RADIATOR DISCHARGE END FACES SOUTH.
9. FIRE ALARM MODULES FOR GENERATOR SUPERVISORY AND TROUBLE SIGNALS.
10. GENERATOR PAD - OVERALL DIMENSION FOR GENERATOR PAD SHALL BE 12" WIDER AND LONGER THAN THE GENERATOR. REFER TO DETAIL 8/E-501. PAD SHALL MAINTAIN 5' CLEAR FROM ANY BUILDING.
11. GENERATOR AUXILIARY POWER CONNECTIONS FOR BATTERY CHARGER, BLOCK HEATER, MOTORIZED LOUVERS, AND UNIT HEATER.
12. GROUNDING TRIANGLE AND TEST WELL. REFER TO DETAILS 9 AND 10/E-501. EXTEND GROUNDING ELECTRODE TO GROUND BAR IN MAIN ELECTRICAL ROOM.
13. APPROXIMATE LOCATION OF EXISTING AEP PRIMARY VOLTAGE MANHOLE.
14. AEP PRIMARY DUCT BANK WILL REQUIRE A 10' WIDE EASEMENT WITH THE CONDUITS DOWN THE CENTERLINE. KEEP PARALLEL UTILITIES 5' CLEAR IN A SEPARATE TRENCH.
15. REFER TO SINGLE-LINE DIAGRAM FOR FEEDER CONNECTION POINTS. CONTROL CONDUIT SHALL TURN UP AT ATS-1. FIRE ALARM CONDUIT SHALL TURN UP AT FIRE ALARM CONTROL PANEL.
16. OVERALL SECURITY FENCE DIMENSIONS SHALL BE APPROVED AFTER GENERATOR SUBMITTAL HAS BEEN APPROVED. REFER TO LANDSCAPE PLANS FOR SPECIFICATION OF FENCE.
17. POLE BASE AND ELEVATIONS - REFER TO DETAIL 6/E-501.
18. AEP TO PROVIDE PAD MOUNTED PRIMARY ENCLOSURE NEAR PROPERTY LINE AND MAKE INCOMING PRIMARY TERMINATIONS FROM YMCA TRANSFORMER. AEP TO SECURE REQUIRED EASEMENTS AND PERMITS.
19. CONTRACTOR SHALL EXTEND PRIMARY DUCT BANK FROM PRIMARY ENCLOSURE TO PROPOSED UTILITY TRANSFORMER.
20. AEP TO EXTEND PRIMARY ELECTRIC FROM YMCA UTILITY TRANSFORMER TO PAD MOUNTED PRIMARY ENCLOSURE. AEP TO SECURE REQUIRED EASEMENTS AND PERMITS FOR WORK ON NEIGHBORING SITE.
21. EXISTING TELECOMMUNICATIONS MANHOLE LABELED "SBC" SHALL REMAIN.
22. PROVIDE (2) 4" UNDERGROUND CONDUITS FOR ISP PROVIDED SERVICE CABLING FROM EXISTING PULL BOX TO INSIDE BUILDING. CONDUIT SHALL TURN UP AND RISE ABOVE FINISHED FLOOR. REFER TO T-101 FOR CONDUIT ROUTING THROUGHOUT THE BUILDING.
23. UNISTRUT SUPPORT FOR WIRE TROUGH AND DISCONNECTS (UNITARY BREAKERS) SERVING EMERGENCY AND STANDBY SYSTEMS.
24. UNISTRUT SUPPORT FOR GENERATOR DOCKING STATION GDS-1.

#	DATE	CHANGE DESCRIPTION
2	5/20/2026	Bulletin #1 - Post Bid & VE revisions

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

ELECTRICAL PLAN - SITE

STATE OF OHIO
JOHNATHAN S. SAIGE
E-82841
PROFESSIONAL ENGINEER

08/26/2026

25003

E-002

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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PRINT DATE: 8/25/2026 2:55:35 PM
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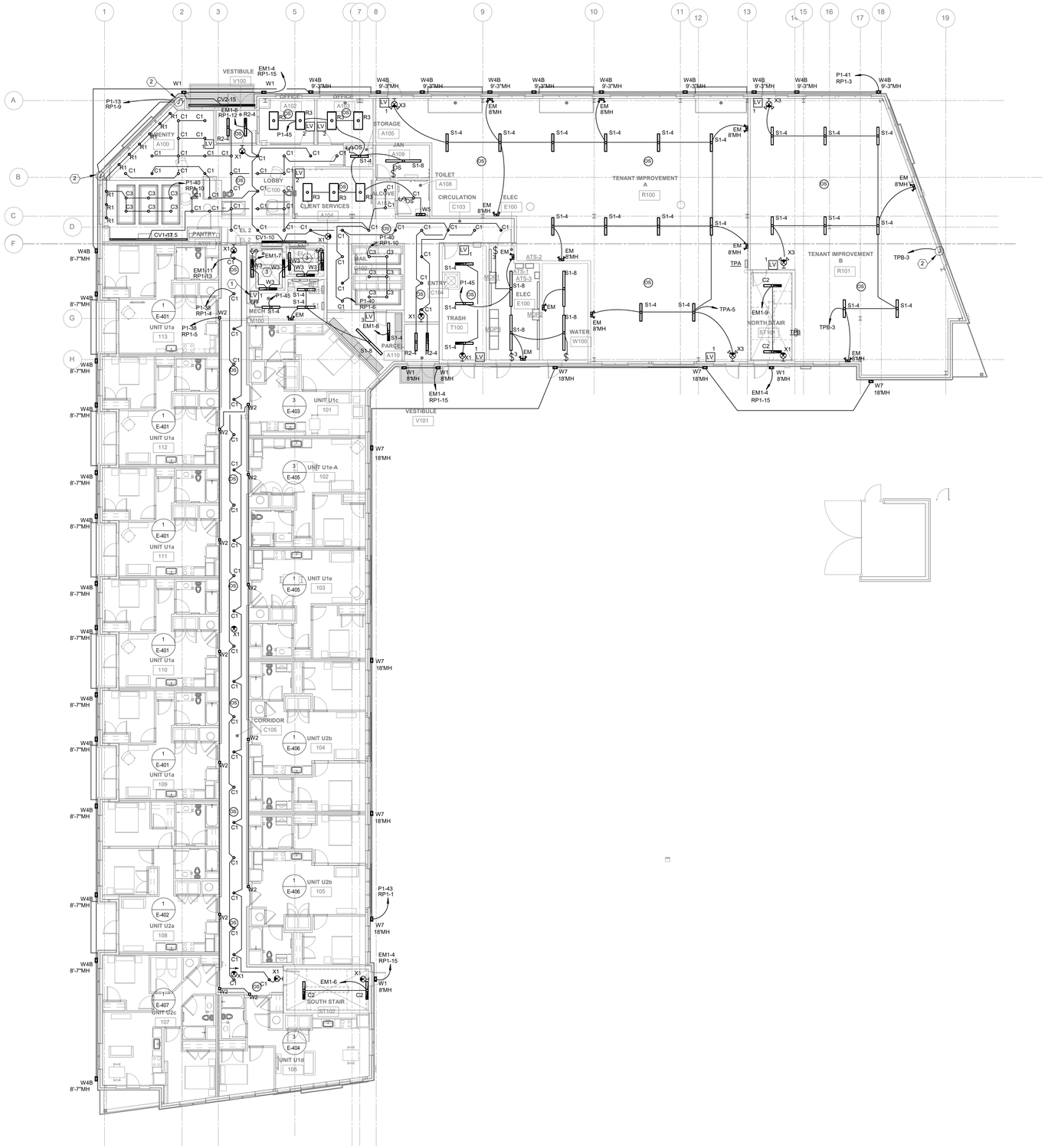

1 **PLAN** LEVEL 01 - CEILING PLAN - LIGHTING
3/32" = 1'-0"

GENERAL SHEET NOTES:

A. COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.

B. POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.

C. ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.

D. PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURE'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.

E. UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE.

F. CONNECT ALL EXIT SIGNS TO EMERGENCY CIRCUIT SERVING SAME SPACE AHEAD OF ANY SWITCHING.

G. ALL CONDUITS RUN IN AREAS WITH EXPOSED STRUCTURE SHALL RUN INCONSPICUOUSLY AS POSSIBLE AND TIGHT TO DECK.

H. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL CIRCUITS MAINTAIN A 3% VOLTAGE DROP MAXIMUM THROUGHOUT THE CIRCUIT. INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN VOLTAGE DROP REQUIREMENTS.

I. NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

J. EMERGENCY POWER FIXTURES SHALL BE CONTROLLED WITH NORMAL FIXTURES IN THE SAME SPACE.

K. ALL WALL, FLOOR AND CEILING MOUNTED DEVICES IN FIRE SEPARATIONS SHALL BE WRAPPED WITH FIRE PUTTY OR OTHER UL APPROVED MEANS TO MAINTAIN FIRE RATING.

L. UNLESS NOTED OTHERWISE ALL TYPE W2 LUMINAIRES SHALL BE MOUNTED AT 4'-6" AFF.

SHEET KEYNOTES:

1. PROVIDE INDICATOR LIGHT FOR CORRIDOR LIGHTING ON OR ADJACENT TO LIGHT SWITCH. LIGHT SHALL BE CLEARLY LABELED WITH AREA SERVED.
2. POWER CONNECTION FOR LIGHTED SIGN. COORDINATE EXACT LOCATION WITH SIGN MANUFACTURER PRIOR TO ROUGH-IN.
3. LOCATE ELEVATOR PIT LIGHTS AFTER COORDINATION WITH ELEVATOR EQUIPMENT INSTALLER.

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:
LEVEL 01 - CEILING PLAN - LIGHTING

STATE OF OHIO
JOHNATHAN S. SAIGE
E-82841
PROFESSIONAL ENGINEER

08/26/2026

25003

E-101

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

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PRINT DATE: 8/25/2026 2:55:40 PM
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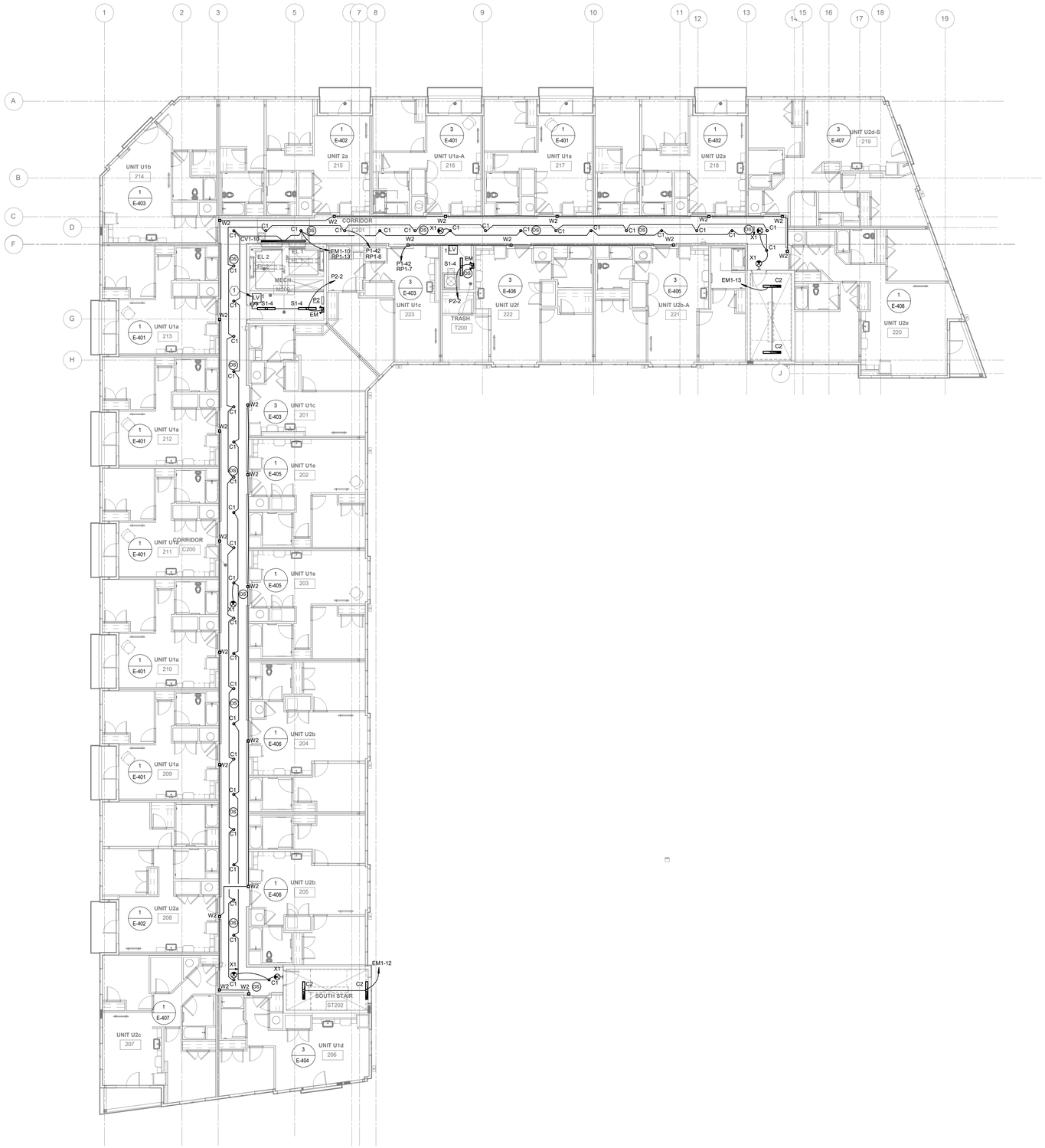

1 **PLAN** LEVEL 02 - CEILING PLAN - LIGHTING
3/32" = 1'-0"

GENERAL SHEET NOTES:

A. COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.

B. POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.

C. ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.

D. PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURE'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.

E. UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE

F. CONNECT ALL EXIT SIGNS TO EMERGENCY CIRCUIT SERVING SAME SPACE AHEAD OF ANY SWITCHING.

G. ALL CONDUITS RUN IN AREAS WITH EXPOSED STRUCTURE SHALL RUN INCONSPICUOUSLY AS POSSIBLE AND TIGHT TO DECK.

H. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL CIRCUITS MAINTAIN A 3% VOLTAGE DROP MAXIMUM THROUGHOUT THE CIRCUIT. INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN VOLTAGE DROP REQUIREMENTS.

I. NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

J. EMERGENCY POWER FIXTURES SHALL BE CONTROLLED WITH NORMAL FIXTURES IN THE SAME SPACE.

K. ALL WALL, FLOOR AND CEILING MOUNTED DEVICES IN FIRE SEPARATIONS SHALL BE WRAPPED WITH FIRE PUTTY OR OTHER UL APPROVED MEANS TO MAINTAIN FIRE RATING.

L. UNLESS NOTED OTHERWISE ALL TYPE W2 LUMINAIRES SHALL BE MOUNTED AT 4'-6" AFF.

SHEET KEYNOTES:

1. PROVIDE INDICATOR LIGHT FOR CORRIDOR LIGHTING ON OR ADJACENT TO LIGHT SWITCH. LIGHT SHALL BE CLEARLY LABELED WITH AREA SERVED.

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 02 - CEILING PLAN - LIGHTING

STATE OF OHIO
JOHNATHAN S. SAIGE
E-82841
PROFESSIONAL ENGINEER

08/26/2026

25003

E-102

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/25/2026 2:55:45 PM
FILE INFO: J:\Moody\Projects\25003 CMHA The Heights on Main\CMHA The Heights on Main - r25 - HEPFT.rvt

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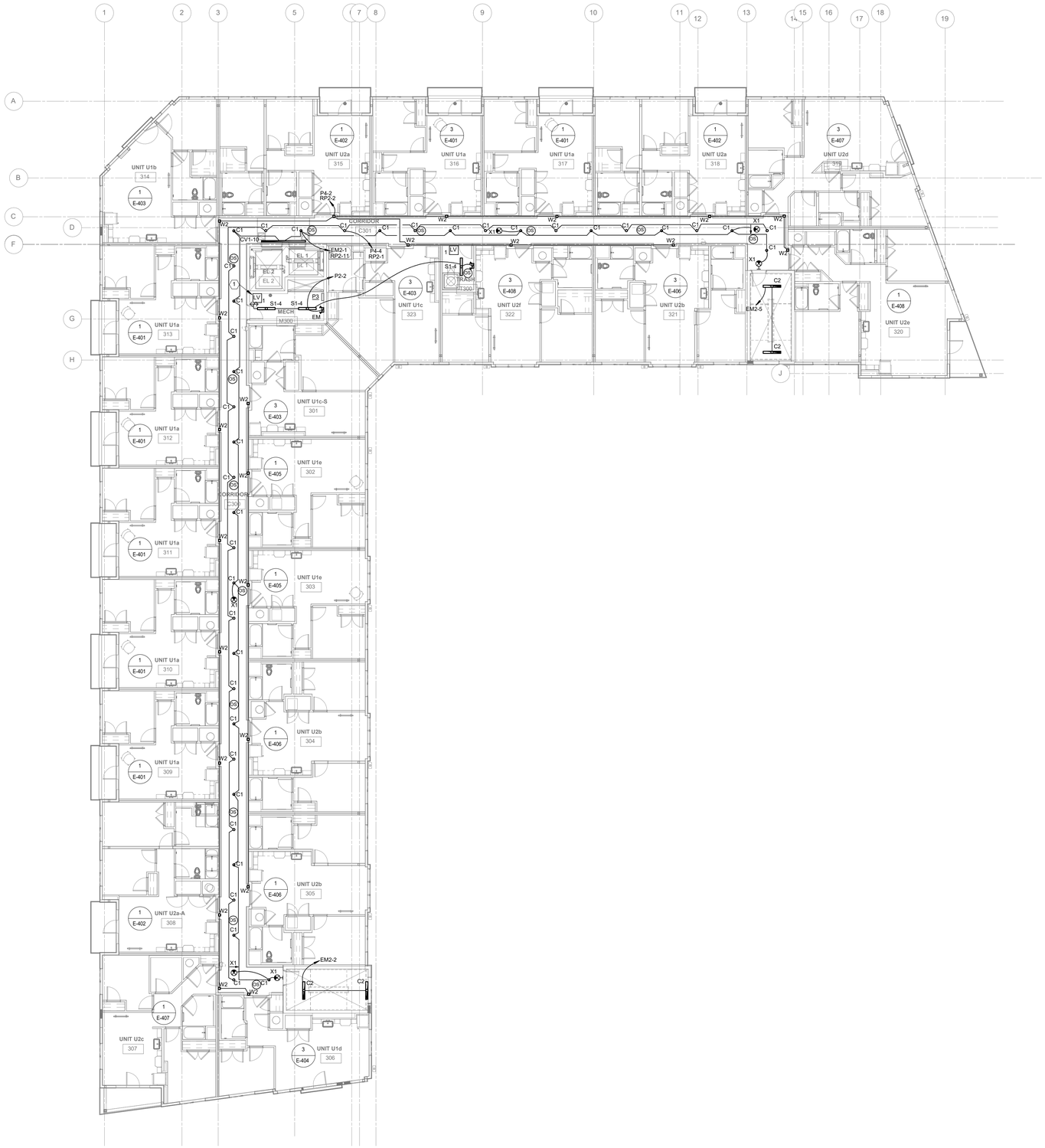

1 **PLAN** LEVEL 03 - CEILING PLAN - LIGHTING
3/32" = 1'-0"

GENERAL SHEET NOTES:

A. COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.

B. POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.

C. ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.

D. PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURE'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.

E. UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE.

F. CONNECT ALL EXIT SIGNS TO EMERGENCY CIRCUIT SERVING SAME SPACE AHEAD OF ANY SWITCHING.

G. ALL CONDUITS RUN IN AREAS WITH EXPOSED STRUCTURE SHALL RUN INCONSPICUOUSLY AS POSSIBLE AND TIGHT TO DECK.

H. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL CIRCUITS MAINTAIN A 3% VOLTAGE DROP MAXIMUM THROUGHOUT THE CIRCUIT. INCREASE WIRE SIZE AS REQUIRED TO MAINTAIN VOLTAGE DROP REQUIREMENTS.

I. NO SHARED NEUTRALS - EACH CIRCUIT THAT REQUIRES A NEUTRAL CONDUCTOR SHALL HAVE SEPARATE, DEDICATED NEUTRAL CONDUCTOR.

J. EMERGENCY POWER FIXTURES SHALL BE CONTROLLED WITH NORMAL FIXTURES IN THE SAME SPACE.

K. ALL WALL, FLOOR AND CEILING MOUNTED DEVICES IN FIRE SEPARATIONS SHALL BE WRAPPED WITH FIRE PUTTY OR OTHER UL APPROVED MEANS TO MAINTAIN FIRE RATING.

L. UNLESS NOTED OTHERWISE ALL TYPE W2 LUMINAIRES SHALL BE MOUNTED AT 4'-6" AFF.

SHEET KEYNOTES:

1. PROVIDE INDICATOR LIGHT FOR CORRIDOR LIGHTING ON OR ADJACENT TO LIGHT SWITCH. LIGHT SHALL BE CLEARLY LABELED WITH AREA SERVED.

#	DATE	CHANGE DESCRIPTION

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 03 - CEILING PLAN - LIGHTING

STATE OF OHIO
JOHNATHAN S. SAIGE
E-82841
PROFESSIONAL ENGINEER

08/26/2026

25003

E-103

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/25/2026 2:25:49 PM
FILE INFO: J:\Models\25003 CMHA The Heights on Main\CMHA The Heights on Main - r25 - MEPFT.rvt

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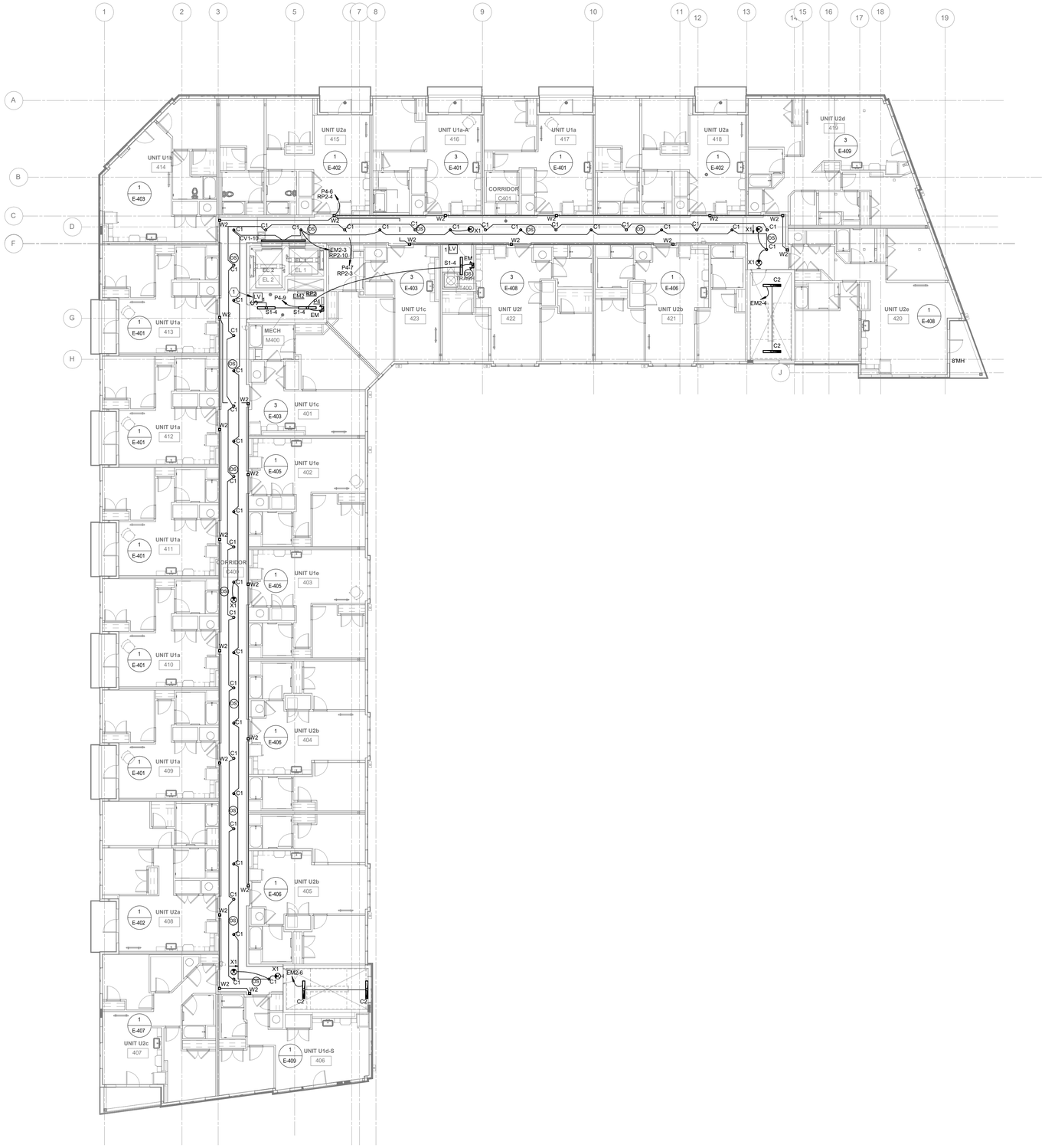

1 **PLAN** LEVEL 04 - CEILING PLAN - LIGHTING
3/32" = 1'-0"

GENERAL SHEET NOTES:

A. COORDINATE EXACT LOCATION OF LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.

B. POWER PACKS AND SLAVE PACKS SHALL BE LOCATED WITHIN EACH ROOM ABOVE CEILING ADJACENT TO THE ENTRY DOOR.

C. ALL CONDUIT RUNS AND WIRING, DEVICES AND ASSOCIATED ELECTRICAL WORK WHICH PENETRATES THRU FIRE RATED WALLS OR FIRE RATED ASSEMBLIES SHALL BE COMPLETELY FIRE SEALED AT EACH PENETRATION. PROVIDE FIRE RATED PUTTY PADS ON ALL JUNCTION BOXES LOCATED IN FIRE RATED ASSEMBLIES.

D. PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURE'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRES. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.

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COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:
LEVEL 04 - CEILING PLAN - LIGHTING

STATE OF OHIO
JOHNATHAN S. SAIGE
E-82841
REGISTERED
PROFESSIONAL ENGINEER

08/26/2026

25003

E-104

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

REVIT VERSION: 2025
PRINT DATE: 8/25/2026 2:55:32 PM
FILE INFO: /Autodesk Docs/25003_CMHA The Heights on Main/CMHA The Heights on Main_v23 - MEPFT.rvt

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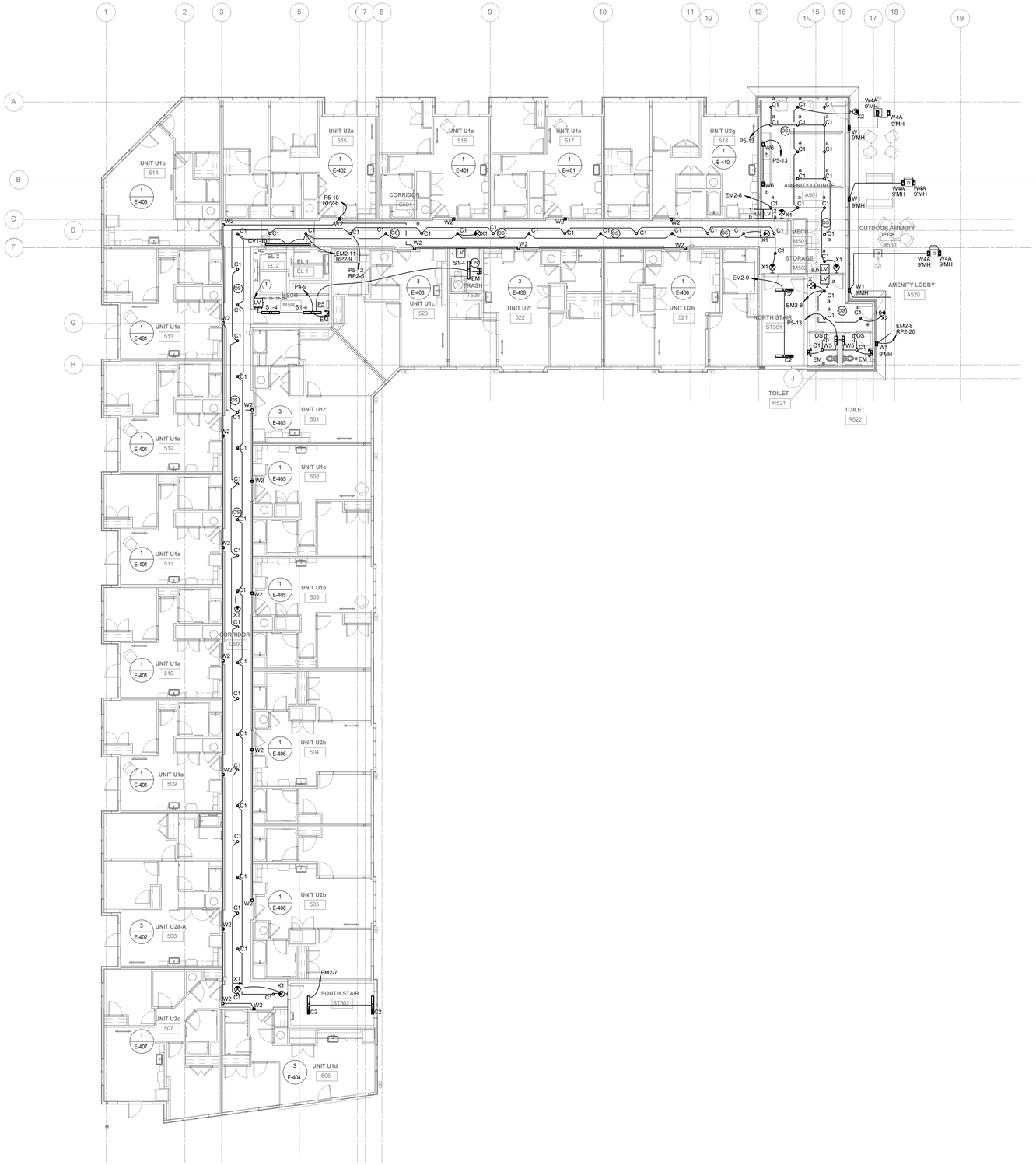

1 **PLAN** LEVEL 05 - CEILING PLAN - LIGHTING

3/32" = 1'-0"

GENERAL SHEET NOTES:

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CERT. NO: FIRM 00197475

DRAWING TITLE:

LEVEL 05 - CEILING PLAN - LIGHTING

STATE OF OHIO
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E-82841
PROFESSIONAL ENGINEER

08/26/2026

25003

E-105

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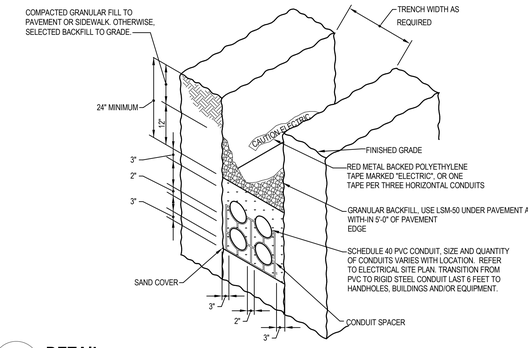
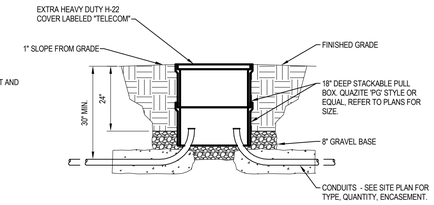
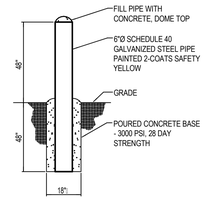


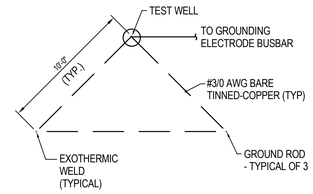
2 DETAIL DIRECT BURIED CONDUIT
N.T.S.



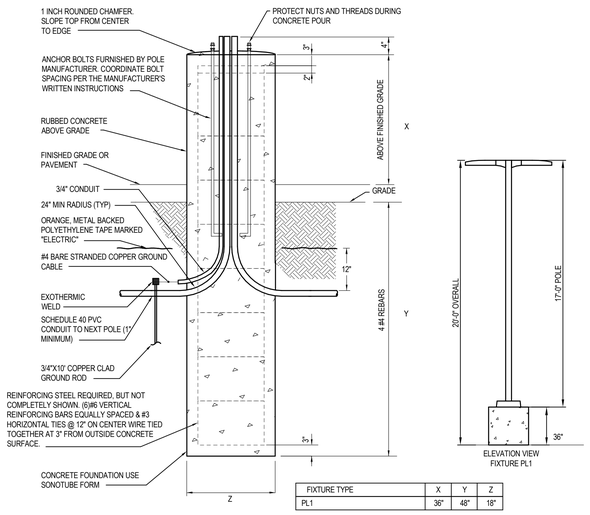
3 DETAIL TYPICAL INTERMEDIATE PULLBOX
N.T.S.



4 DETAIL PROTECTIVE BOLLARD
N.T.S.

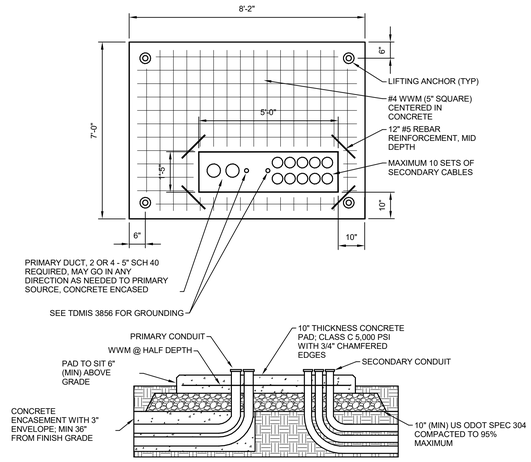


5 DETAIL GROUND TRIANGLE
N.T.S.

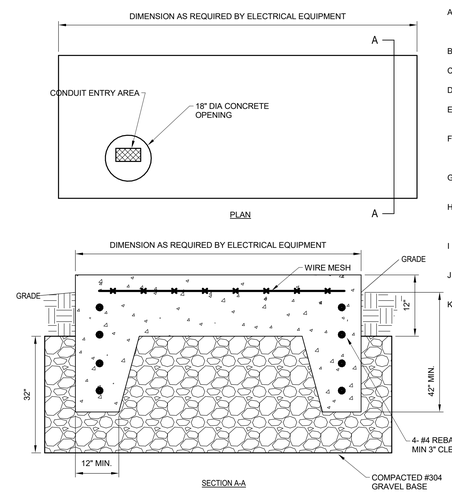


FIXTURE TYPE	X	Y	Z
PL1	36"	48"	18"

6 DETAIL POLE BASE
N.T.S.



7 DETAIL AEP TRANSFORMER PAD
N.T.S.



DETAIL NOTES

A CONTRACTOR SHALL VERIFY WITH GEOTECHNICAL ENGINEER SOILS CONDITION MEET OR EXCEED 2000 PSF PRIOR TO STONE BASE INSTALLATION.

B CONCRETE STRENGTH - 4000PSI WITH AIR.

C AGGREGATE BASE - COMPACTED #304

D USE SONOTUBE TO FORM OPENING IN CONC. SLAB

E RE-ESTABLISH GRADE @ CONC. PAD & SLOPE GRADE AWAY FROM PAD.

F INSTALL CURE AND SEAL ON SLAB. CONCRETE SLAB TO CURE FOR A MIN. OF 24 DAYS PRIOR TO GENERATOR LOADING.

G REBAR IN SLAB DOES NOT RUN THROUGH CONDUIT OPENING.

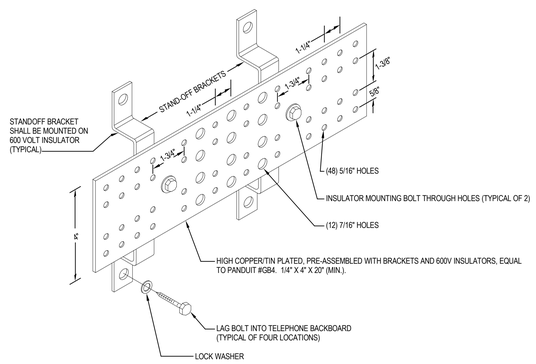
H COORDINATE EXACT GENERATOR PAD DIMENSIONS AND CUTOUT REQUIREMENTS WITH MANUFACTURER PRIOR TO CONSTRUCTION OF TURN-DOWN PAD.

I 42" DEEP X 12" THICKENED TURN-DOWN SLAB WITH REBAR TO BE PROVIDED AROUND ENTIRE PERIMETER.

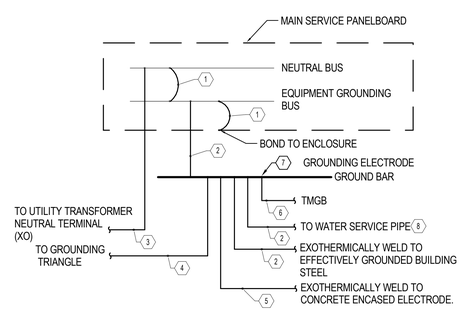
J WIRE MESH 6X6-W2.9/2.9 EPOXY COATED WIRE MESH; PROVIDE 1.5" CLEARANCE.

K PAD SHALL BE PITCHED TO ALLOW WATER TO RUN OFF.

8 DETAIL GENERATOR PAD
N.T.S.



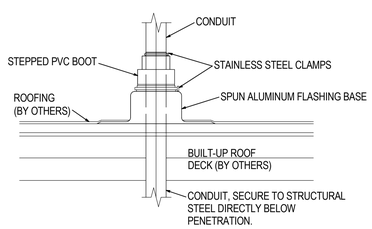
9 DETAIL GROUNDING BAR
N.T.S.



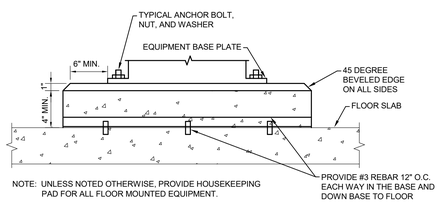
DETAIL NOTES:

1. MAIN BONDING JUMPER: PROVIDED AS PART OF LISTED AND LABELED SERVICE EQUIPMENT.
2. GROUNDING ELECTRODE CONDUCTOR: #3/0 AWG COPPER.
3. GROUNDED (NEUTRAL) CONDUCTOR: (REFER TO DISTRIBUTION ONE-LINE FOR SIZE).
4. SUPPLEMENTAL GROUNDING ELECTRODE BONDING JUMPER CONDUCTOR: #3/0 AWG COPPER.
5. GROUND ELECTRODE SYSTEM BONDING JUMPER CONDUCTOR: #3/0 AWG COPPER.
6. BONDING CONDUCTOR FOR TELECOMMUNICATIONS: 3/0 AWG STRANDED COPPER WITH GREEN INSULATION.
7. PROVIDE UL 467 LISTED CONNECTIONS (TYPICAL)
8. PROVIDE #3/0 BOND ACROSS WATER METER.

10 DETAIL SYSTEM GROUND
N.T.S.



11 DETAIL CONDUIT ROOF PENETRATION
N.T.S.



NOTE: UNLESS NOTED OTHERWISE, PROVIDE HOUSEKEEPING PAD FOR ALL FLOOR MOUNTED EQUIPMENT.

12 DETAIL INTERIOR EQUIPMENT HOUSEKEEPING PAD
N.T.S.

#	DATE	CHANGE DESCRIPTION
2	5/20/2026	Bulletin #1 - Post Bid & VE revisions

COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.

THE HEIGHTS ON MAIN
7185 E. MAIN STREET,
REYNOLDSBURG, OH 43068
FOR
CMHA

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: 614-461-4664
CERT. NO: FIRM 00197475

DRAWING TITLE:
DETAILS - ELECTRICAL

STATE OF OHIO
JOHNATHAN S. SAIGE
E-82841
PROFESSIONAL ENGINEER

08/26/2026

25003

E-501

CERT. OF APPROPRIATENESS / MAJOR SITE PLAN

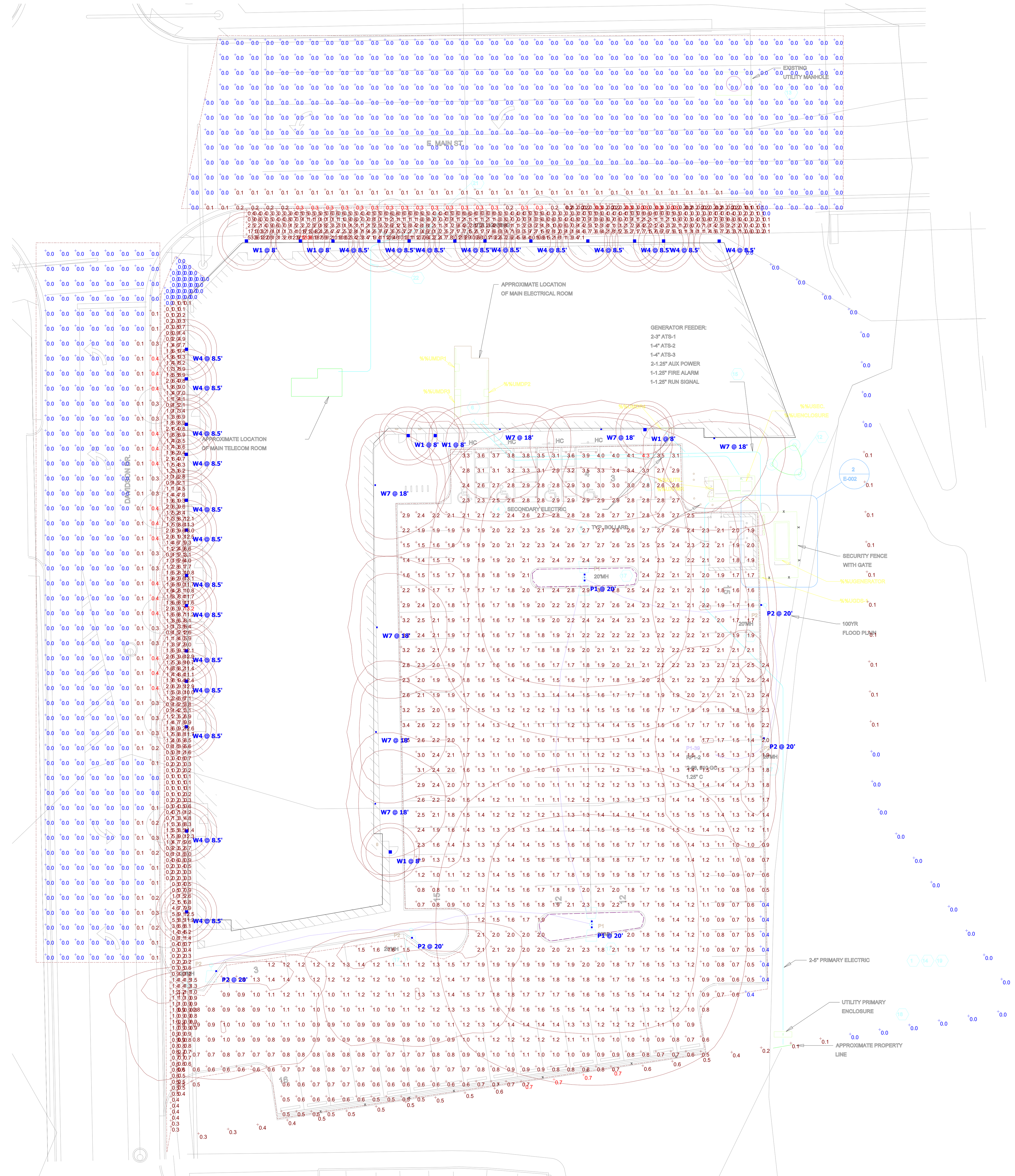
REVIT VERSION: 2025
PRINT DATE: 8/25/2026 2:55:56 PM
FILE INFO: Autodesk Docs://25003 CMHA The Heights on Main/CMHA The Heights on Main - v25 - MEPFT.rvt

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	P1		2	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA1C-740-U-5WQ	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS AND TYPE V WIDE OPTICS	16	488	0.9	118	Max: 3176cd
	P2		4	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA1B-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	16	265	0.9	44	Max: 3950cd
	W1		0	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA1B-740-U-T4FT-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 800mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS WITH HOUSE SIDE SHIELD	16	265	0.9	44	Max: 3950cd
	W4		23	LIGMAN	JE-30361-VW-W-8040	JET 36 Surface facade luminaires	1	2919	0.9	27	Max: 2413cd
	W7		7	LIGMAN	VK-30003-T4-W40	Vekter 2 Wall luminaires	1	3444	0.9	40.3	Max: 1846cd
	W1		6	LIGMAN	JE-30411-W-8030	JET 34 Surface facade luminaires	1	3519	0.9	35	Max: 6097cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
davidson roadway	+	0.0 fc	0.4 fc	0.0 fc	N/A	N/A
davidson sidewalk	+	3.2 fc	13.2 fc	0.0 fc	N/A	N/A
E Main sidewalk	+	3.0 fc	53.8 fc	0.0 fc	N/A	N/A
E. Main roadway	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PARKING	+	1.6 fc	4.3 fc	0.4 fc	10.8:1	4.0:1
boundary	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20ft

THE HEIGHTS ON MAIN
7221 US HWY 40
REYNOLDSBURG, OH

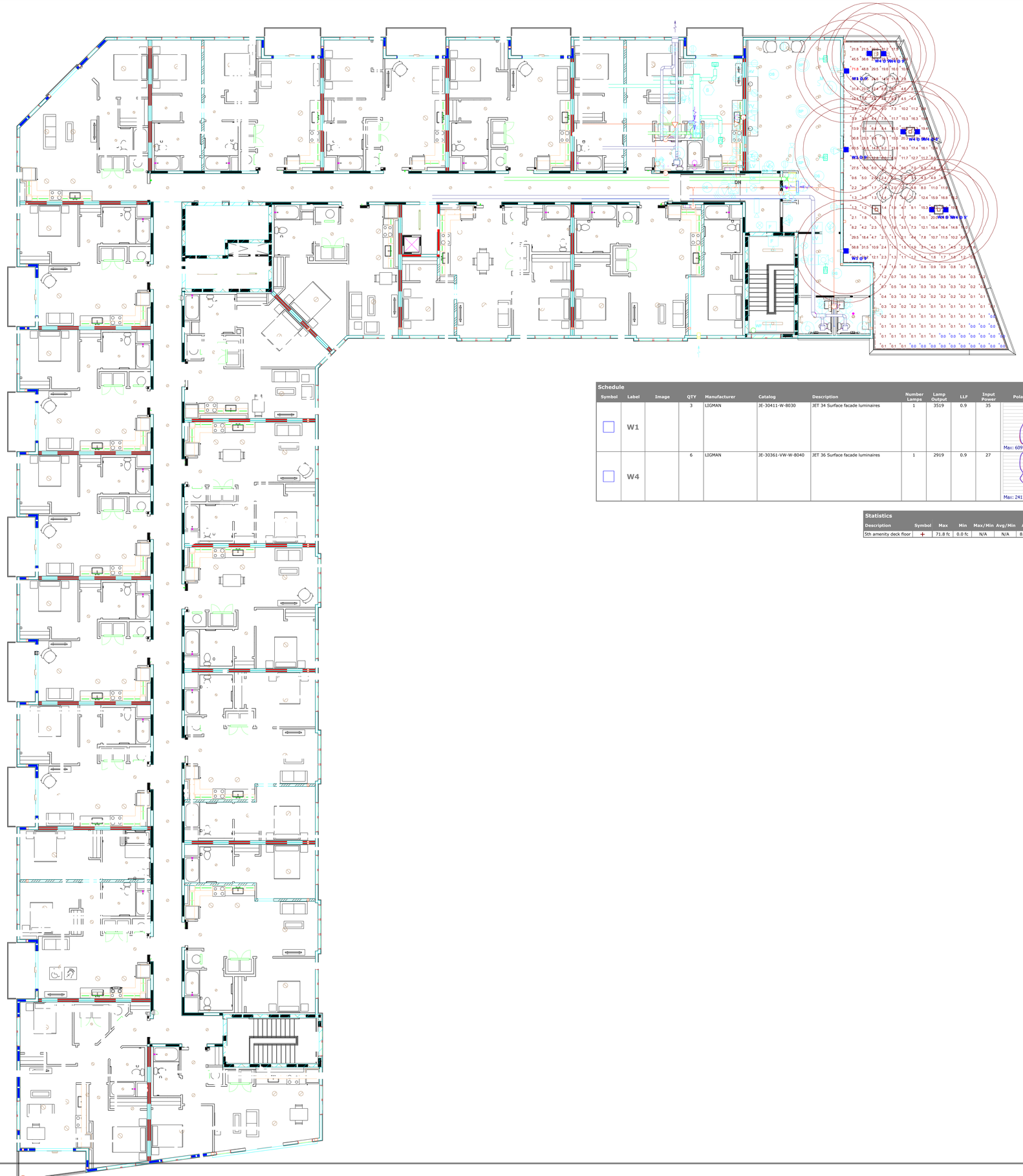
VISUAL

Designer

Date
06/18/2025
Scale
Not to Scale
Drawing No.

Summary

1 of 1



Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	W1		3	LIGMAN	JE-30411-W-8030	JET 34 Surface facade luminaires	1	3519	0.9	35	Max: 6097cd
	W4		6	LIGMAN	JE-30361-VW-W-8040	JET 36 Surface facade luminaires	1	2919	0.9	27	Max: 2413cd

Statistics

Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
5th amenity deck floor	+	71.8 fc	0.0 fc	N/A	N/A	8.1 fc

Designer

Date
08/25/2026
Scale
Not to Scale
Drawing No.

Summary

Project		Catalog #		Type	PL
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 11

Quick Facts

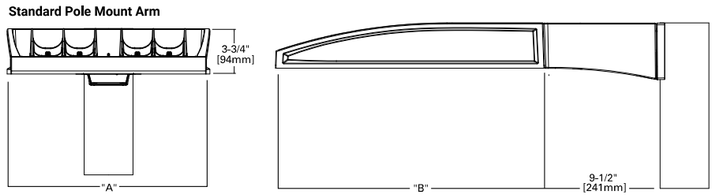
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- Wavelinx LITE Wireless
- Wavelinx PRO Wireless

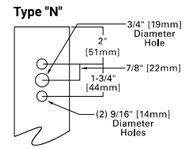
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

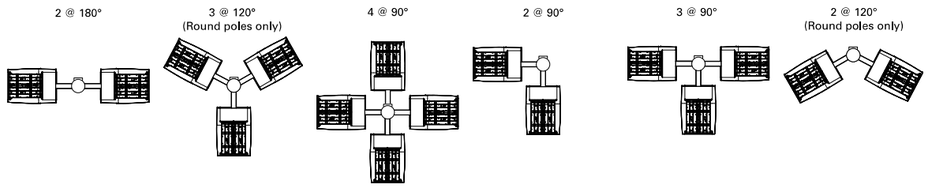
Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [26] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [26]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4, 16] **Z**=Configured[25]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **835**=80CRI, 3500K **840**=80CRI, 4000K **930**=90CRI, 3000K **935**=90CRI, 3500K **940**=90CRI, 4000K **950**=90CRI, 5000K **AMB**=Amber, 590nm [14, 16]	**U**=120-277V **H**=347V-480V [7, 29] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 29] **9**=347V [7] **DV**=277V-480V DuraVolt Drivers [28, 29, 30]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QU**=Quick Mount Universal Arm **QM**=Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=3" Slipfitter, Adjustable [8] **SP2**=2-3/8" Slipfitter, Adjustable [8] **QMA**=Quick Mount Mast Arm, Fixed **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [27]
DIM=External 0-10V Dimming Leads [19] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [15] **2L**=Two Circuits [19] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [17] **GRSBK**=Glare Reducing Shield, Black [22] **GRSWH**=Glare Reducing Shield, White [22] **LCF**=Light Square Trim Painted to Match Housing [25] **TH**=Tool-less Door Hardware [5] **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **AHD145**=After Hours Dim, 5 Hours [21] **AHD245**=After Hours Dim, 6 Hours [21] **AHD255**=After Hours Dim, 7 Hours [21] **AHD355**=After Hours Dim, 8 Hours [21] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [5] **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [20] **FADC**=Field Adjustable Dimming Controller [31] **PSC**=Photocontrol Shorting Cap **SPB2**=Dimming Motion Sensor, 9'-20' mounting [33] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [33] **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [33] **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [33] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9'-20' Mounting [33] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21'-40' Mounting [33] **WLS2XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [18, 12, 34] **WLS4XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [18, 12, 34] **WPS2XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [18, 12, 13, 34] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [18, 12, 13, 34] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) [18] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [18]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **SRA238**=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon **FSIR-100**=Wireless Configuration Tool for MS/DIM [33] **LS/HSS**=Field Installed House Side Shield [9, 17] **LS/GRSBK-2PK** =Glare Reducing Shield, Black [9, 22] **LS/GRSWH-2PK** =Glare Reducing Shield, White [9, 22] **LS/PFS**=Perimeter Shield, Black [19] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [11, 18] **TL7-HVG**= AirMesh 7-PIN node, 110-480V [11, 18]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
20. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
22. Not for use with T1, T4FT, T4W or SL4 optics.
23. Sensor configuration mobile application required for configuration. See controls page for details.
24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
25. Not available with HSS, GRSWH or GRSBK.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information.Components shipped separately may be separately analyzed under domestic preference requirements.
27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
29. 480V not to be used with ungrounded or impedance grounded systems.
30. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
31. Cannot be used with PR7 or other motion response control options.
32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.
33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
34. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).

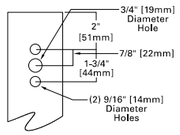
Mounting Details

Pole Configuration Options

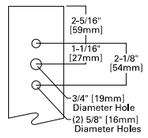


Pole Drilling Patterns

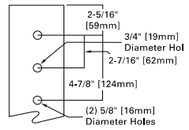
Type "N"



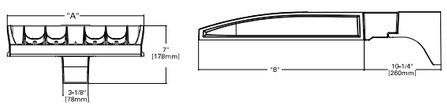
Type "R"



Type "M"

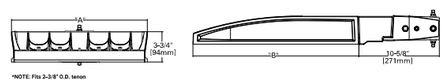


Quick Mount Universal Arm (QU)



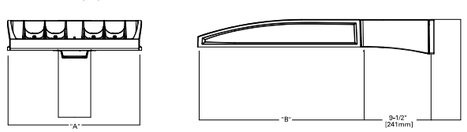
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)



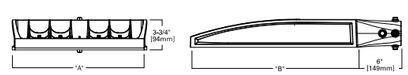
*NOTE: Fits 2-3/8" O.D. tenon

Pole Mount Arm with Quick Mount Adaptor (QM)



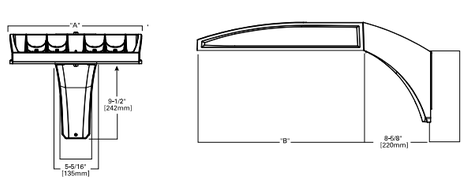
*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)



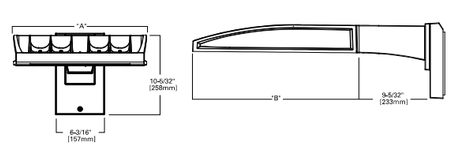
*NOTE: Fits 2-3/8" O.D. tenon

Upswept Arm (UP)



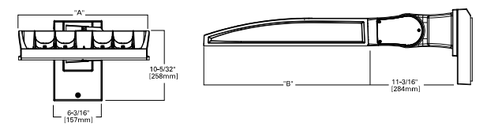
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)

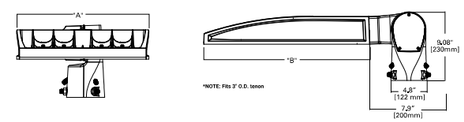


Mounting Details

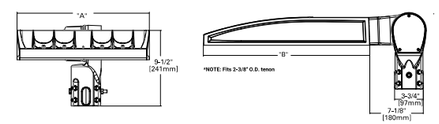
Wall Mount, Adjustable (WA)



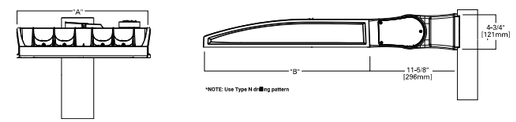
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

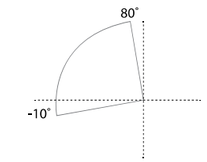


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

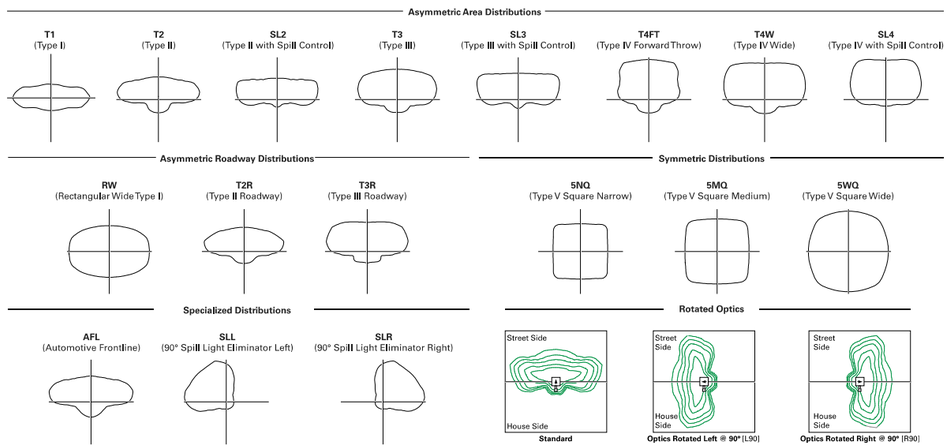
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics
- High-efficiency injection-molded AccuLED Optics technology
- 17 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical
- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected

Mounting
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish
- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty
- Five-year limited warranty. Consult website for details. www.cooperlighting.com/legal

McGraw-Edison GALN Galleon II

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

FADC Settings
SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

FADC Settings
SA4-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

Note: +/-5% typical value

FADC Settings
SA7-SA9 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Note: +/-5% typical value

McGraw-Edison — GALN Galleon II

Performance Table, Drive Current "A" (615mA)

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T1	4000K Lumens	4,619	9,180	13,628	18,059	22,861	27,070	31,796	36,863	41,385
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	140	146	147	149	148	149	148	151	151
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SLL/ SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

COOPER Lighting Solutions

McGraw-Edison — GALN Galleon II

Performance Table, Drive Current "B" (800mA)

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T1	4000K Lumens	5,748	11,423	16,957	22,470	28,446	33,683	39,563	45,867	51,494
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLL/ SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

COOPER Lighting Solutions

McGraw-Edison — GALN Galleon II

Performance Table, Drive Current "C" (1050mA)

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T1	4000K Lumens	7,101	14,113	20,950	27,763	35,146	41,616	48,882	56,671	63,623
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
5WQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/ SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

COOPER Lighting Solutions

McGraw-Edison — GALN Galleon II

Performance Table, Drive Current "D" (1200mA)

Galleon II IES Files | Supplemental Lumen Tables

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T1	4000K Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,358	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	4000K Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/ SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

COOPER Lighting Solutions

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*SPB bezel color automatically selected based on luminaire finish

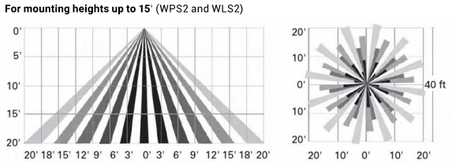
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

Default Program Settings (Out of the Box Functionality)

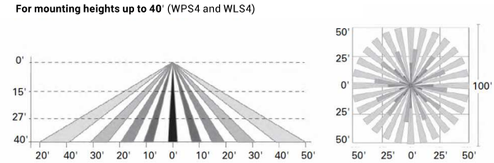
Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinx Lite (WLS4 / WLS2)	WaveLinx (WPS)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (WPS2 and WLS2)



For mounting heights up to 40' (WPS4 and WLS4)



AirMesh (DIM10)
AirMesh integrated wireless controls system includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional AirMesh components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

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Specifications and dimensions subject to change without notice.

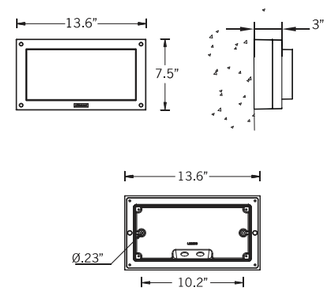
UPA-31951

Paletta 4 Surface

U8

LIGMAN LIGHTING USA

15w LED 1508 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 6.8 lbs



Mounting Detail

Additional Options (Consult Factory For Pricing)

SCBT
Surface Conduit Box Trim

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B0 - U3 - G1

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

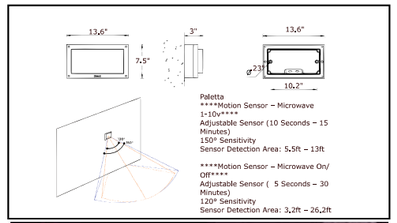
Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

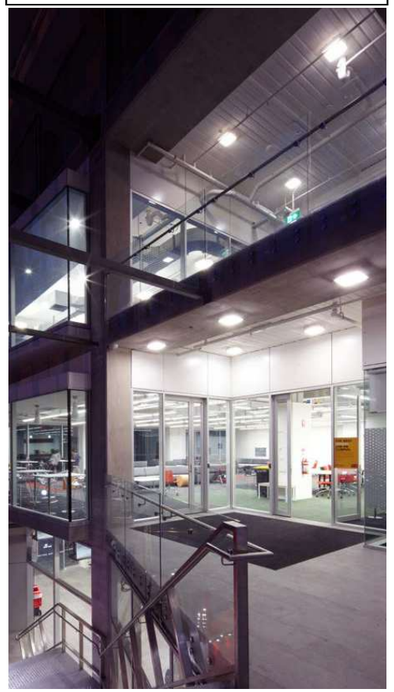
Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Contemporary surface-mounted bulkhead fixtures. Pure and clean designed, very tough square and rectangular exterior bulkhead family.

A range of vandal resistant square wall and ceiling mounted sconces with opal vandal resistant UV stabilized polycarbonate diffuser. Ideal for numerous indoor or outdoor applications.
The paletta range of sconces are ADA compliant.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.





Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Revision Date: 3/4/2025 - DZ

UPA-31951

Paletta 4 Surface

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UPA - 31951 - 15w - W30 - 02 - 120/277v - Options

UPA-31951				
	LAMP	LED COLOR	FINISH COLOR	VOLTAGE
	15w LED 1508 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated
DIM - 0-10v Dimming
SCBT - Surface Conduit Entry Box
1MS - Integrated Microwave Motion Sensor

Paletta Product Family

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

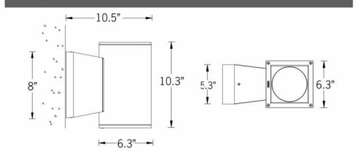
UJE-30411

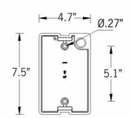
Jet 34 Square Surface

W1

LIGMAN LIGHTING USA

35w COB 4094 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 11.2 lbs





Mounting Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV restant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical or rectangular form surface wall-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

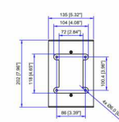
Wall luminaires with a selection of light distributions and LED wattages, that include; narrow, medium, wide, very wide and elliptical light distributions. The Jet offers a variety of beam spread options that facilitates wider spacing and even light distribution between the light fixtures. The up/down light versions can be manufactured using different beam spreads for the up and down optics as well as different wattages upon request.

Mounting plate for 3" junction box is provided with the fixture. A 4" junction box mounting plate is available as an option, please specify. Matching surface mount conduit boxes are available as an option.

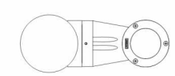
Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15˚ allowable to permit leveling).

Additional Options (Consult Factory For Pricing)

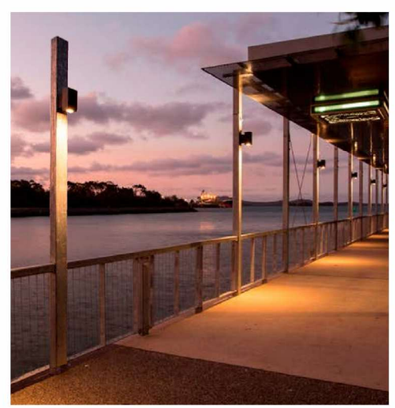


SCBT
Surface Conduit Box Trim



RPA
Round Pole Adapter

NOTE: This trim covers a shallow single gang, surface mount junction box (Provided by contractor)
Example: Hubbell: - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UJE-30411

Jet 34 Square Surface

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UJE - 30411 - 35w - M - W30 - 02 - 120/277v - Options

UJE-30411	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	35w COB 4094 Lumens	N - Narrow 13˚ M - Medium 20˚ W - Wide 40˚ VW - Very Wide 61˚	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

INSPIRED BY NATURE FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
SCBT - Surface Conduit Box Trim
REMG - Remote Emergency Battery Pack
HGT - Custom Height
DIM - 0-10v Dimming
4MP - 4" Junction Box Mounting Plate
F - Frosted Lens
RPA - Round Pole Adapter

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon
Walnut, Chestnut, Bamboo, Galvanized
Pine, Mahogany, Birch, Steel

Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Jet Product Family

Jet 31

- UJE-30351-15w-1618lm [ø4"] - Down

Jet 32

- UJE-30371-15w-1618lm [4"x4"] - Down

Jet 33

- UJE-30391-35w-4094lm [ø6.3"] - Down

Jet 34

- UJE-30411-35w-4094lm [6.3"x6.3"] - Down

Jet 35

- UJE-30341-2x15w-2x1618lm [ø4"] - Up/Down

Jet 36

- UJE-30361-2x15w-2x1618lm [4"x4"] - Up/Down

Jet 37

- UJE-30381-2x35w-2x4094lm [ø6.3"] - Up/Down

Jet 38

- UJE-30401-2x35w-2x4094lm [6.3"x6.3"] - Up/Down

Jet 39

- UJE-80031-14w-1618lm [ø4"]

Jet 40

- UJE-80041-15w-1618lm [4"x4"]

Jet 41

- UJE-80051-39w-4094lm [ø6.3"-11.6"]
- UJE-80052-20w-2284lm [ø6.3"-5.5"]

Jet 42

- UJE-80061-39w-4094lm [6.3"x6.3"-11.6"]
- UJE-80062-20w-2284lm [6.3"x6.3"-5.5"]

Jet 43

- UJE-95081-14w-1618lm [ø4"]

Jet 44

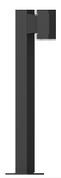
- UJE-95091-14w-1618lm [4"x4"]

Jet 45

- UJE-95119-39w-4094lm [ø6.3"]

Jet 46

- UJE-95121-39w-4094lm [6.3"x6.3"]

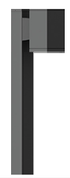


Jet 47

- UJE-10555-15w-1618lm

Jet 48

- UJE-10565-2x15w-2x1618lm



Jet 49

- UJE-20001-35w-4094lm

Jet 50

- UJE-20002-2x35w-2x4094lm

Jet 51

- UJE-30393-33w RGBW-1429lm [ø6.3"]-Down

Jet 52

- UJE-30413-33w RGBW-1429lm [6.3"x6.3"]-Down

Jet 53

- UJE-30383-2x33w RGBW-2x1429lm [ø6.3"] - Up/Down

Jet 54

- UJE-30403-2x33w RGBW-2x1429lm [6.3"x6.3"] -Up/Down

Jet 57

- UJE-10571-10w-1132lm
- UJE-10572-18w-2135lm
- UJE-10573-15w-1119lm

Jet 58

- UJE-10581-2x10w-2x1132lm
- UJE-10582-2x18w-2x2135lm
- UJE-10583-2x15w-2x1119lm

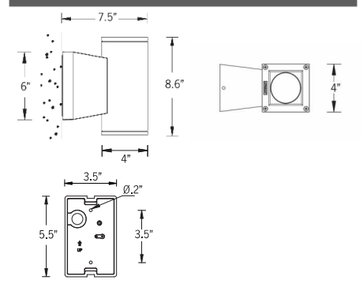
UJE-30361

Jet 36 Square Surface Up/Downlight

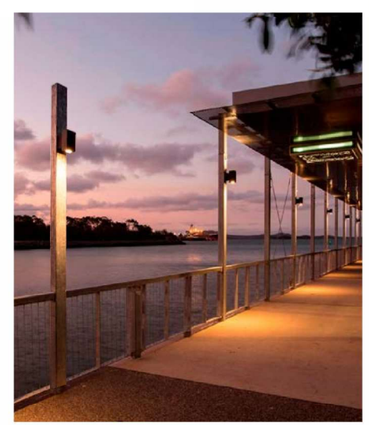
W4

LIGMAN LIGHTING USA

2x14w COB 2x1618 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 6 lbs



Mounting Detail



Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U5 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV restant)
- TGIC free (non-toxic)

Hardware
Provided Hardware is Manne grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact UV Stabilized Polycarbonate Lens
Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical or rectangular form surface wall-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

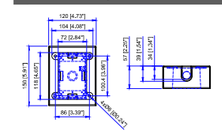
Wall luminaires with a selection of light distributions and LED wattages, that include; narrow, medium, wide, very wide and elliptical light distributions. The Jet offers a variety of beam spread options that facilitates wider spacing and even light distribution between the light fixtures. The up/down light versions can be manufactured using different beam spreads for the up and down optics as well as different wattages upon request.

Mounting plate for 3" junction box is provided with the fixture. A 4" junction box mounting plate is available as an option, please specify. Matching surface mount conduit boxes are available as an option.

Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

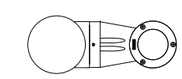
For the Square downlight option, see Jet 32, 34 and 52. For type II, III & IV distributions, see Tango 29 to 32 surface wall luminaires.
For RGBW options, see Jet 51 to 54.

Additional Options (Consult Factory For Pricing)



SCBT
Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box (Provided by contractor)
Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets – or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



RPA
Round Pole Adapter

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UJE-30361

Jet 36 Square Surface Up/Downlight

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UJE - 30361 - 2x14w - M - W - W30 - 02 - 120/277v - Options

UJE-30361						
	LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE
	2x14w COB 2x1618 Lumens	N - Narrow 20° M - Medium 24° W - Wide 36° VW - Very Wide 71°	N - Narrow 20° M - Medium 24° W - Wide 36° VW - Very Wide 71°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

INSPIRED BY NATURE FINISHES

- SW01 - OAK FINISH
- SW02 - WALNUT FINISH
- SW03- PINE FINISH
- DF - DOUGLAS FIR FINISH
- CW - CHERRY WOOD FINISH
- NW - NATIONAL WALNUT FINISH

SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

NAT - Natatorium Rated
SCBT - Surface Conduit Box Trim
REMG - Remote Emergency Battery Pack
HGT - Custom Height
4MP - 4" Junction Box Mounting Plate
F - Frosted Lens
RPA - Round Pole Adapter

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak, Cherry, Beech, Carbon
Walnut, Chestnut, Bamboo, Galvanized
Pine, Mahogany, Birch, Steel

Example: Inspired by Nature Finish

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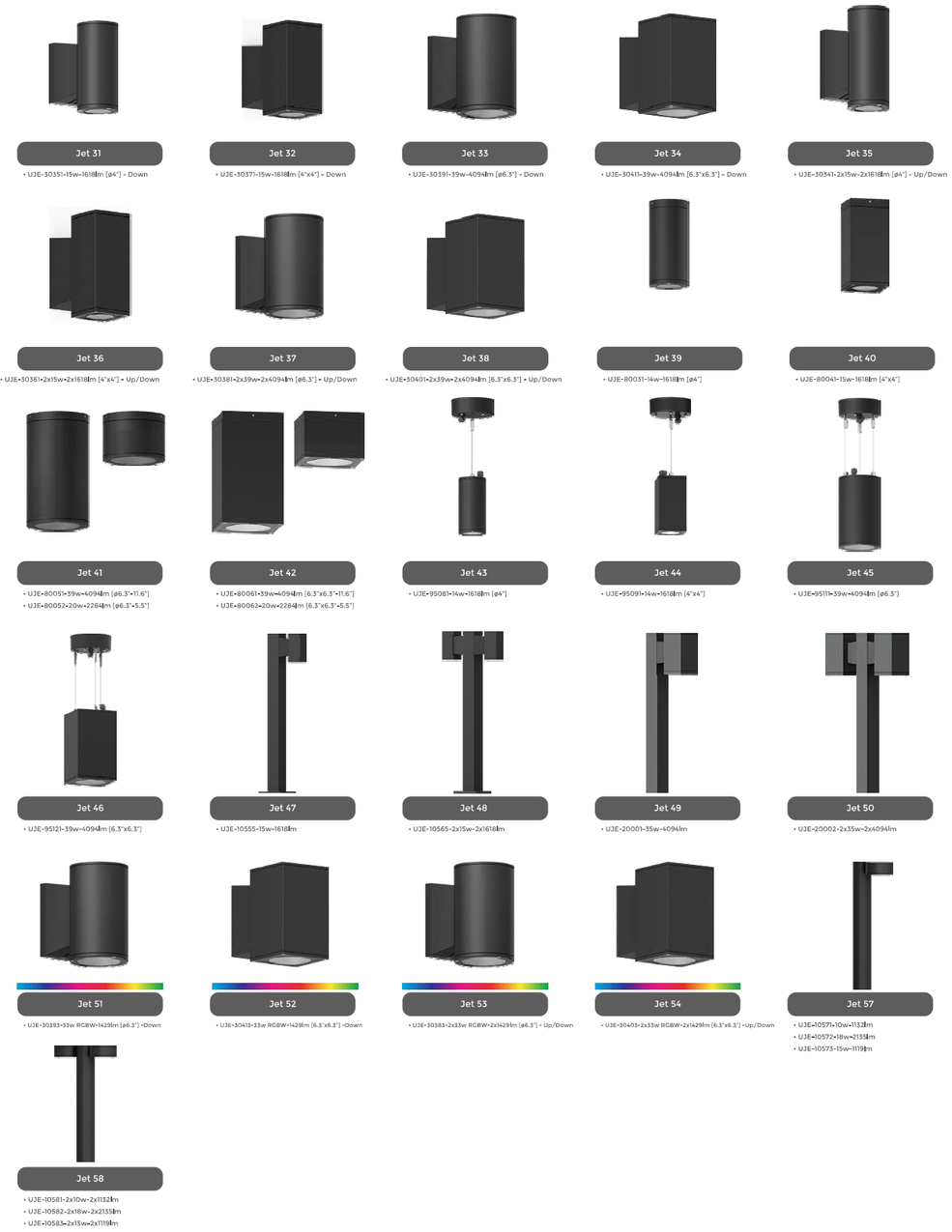
Intertek

Jet Product Family



Jet 31
- UJE-30351-15w-1618lm [ø4"] - Down

Jet 32
- UJE-30371-15w-1618lm [4"x4"] - Down

Jet 33
- UJE-30391-39w-4094lm [ø6.3"] - Down

Jet 34
- UJE-30411-39w-4094lm [6.3"x6.3"] - Down

Jet 35
- UJE-30341-2x15w-2x1618lm [ø4"] - Up/Down

Jet 36
- UJE-30361-2x15w-2x1618lm [4"x4"] - Up/Down

Jet 37
- UJE-30381-2x39w-2x4094lm [ø6.3"] - Up/Down

Jet 38
- UJE-30401-2x39w-2x4094lm [6.3"x6.3"] - Up/Down

Jet 39
- UJE-80031-14w-1618lm [ø4"]

Jet 40
- UJE-80041-15w-1618lm [4"x4"]

Jet 41
- UJE-80051-39w-4094lm [ø6.3"-11.6"]
- UJE-80052-20w-2284lm [ø6.3"-5.5"]

Jet 42
- UJE-80061-39w-4094lm [6.3"x6.3"-11.6"]
- UJE-80062-20w-2284lm [6.3"x6.3"-5.5"]

Jet 43
- UJE-95081-14w-1618lm [ø4"]

Jet 44
- UJE-95091-14w-1618lm [4"x4"]

Jet 45
- UJE-95111-39w-4094lm [ø6.3"]

Jet 46
- UJE-95121-39w-4094lm [6.3"x6.3"]

Jet 47
- UJE-10555-15w-1618lm

Jet 48
- UJE-10565-2x15w-2x1618lm

Jet 49
- UJE-20001-35w-4094lm

Jet 50
- UJE-20002-2x35w-2x4094lm

Jet 51
- UJE-30393-33w RGBW-1429lm [ø6.3"] -Down

Jet 52
- UJE-30413-33w RGBW-1429lm [6.3"x6.3"] -Down

Jet 53
- UJE-30383-2x33w RGBW-2x1429lm [ø6.3"] - Up/Down

Jet 54
- UJE-30403-2x33w RGBW-2x1429lm [6.3"x6.3"] -Up/Down

Jet 57
- UJE-10571-10w-1132lm
- UJE-10572-18w-2135lm
- UJE-10573-15w-1119lm

Jet 58
- UJE-10581-2x10w-2x1132lm
- UJE-10582-2x18w-2x2135lm
- UJE-10583-2x15w-2x1119lm

UVK-30003

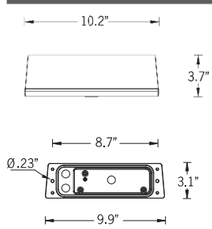
Vekter 2 Large Surface

microVos TECHNOLOGY

W7

LIGMAN LIGHTING USA

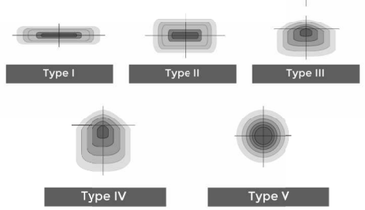
37w LED 5073 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 10.8 lbs



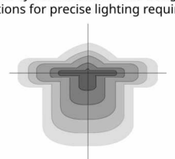
Mounting Detail

microVos TECHNOLOGY

Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity.



The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements.



HYBRID
TYPE I & TYPE IV

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B3 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits
· Resistance to salt-acid room, accelerated aging
· Boiling water, lime and condensed water resistant
· Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
· Super durable (UV resistant)
· TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Flexible wall-mounted floodlighting and area luminaires. Sleek, angular, technical and powerful professional lighting solutions.

A wedge shaped range of small profile wall mounted luminaires, with no visible external hardware for use in uplight or downlight applications. This product is provided with a range of high powered LEDs with a selection of optics.

The Vekter is unique as it is available with Type II, III, IV & V light distribution options that facilitates wider spacing and even light distribution between the light fixtures. Wide spacings of up to 40' on center can be achieved using a type II optic with uniformity that complies to path of egress requirements. This provides higher energy saving and reduced installation costs. The Vekter can be manufactured using different type beam optics to achieve custom distribution, e.g using type II and type IV optics inside the same luminaire.

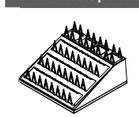
Integral electronic control gear is housed in a special waterproof box that can be detached from the optical chamber for easy installation. Mounting plate for 3" and 4" junction box is provided with the fixture. Matching surface mount conduit boxes are available as an option.

The Vekter is suitable for lighting footpaths, building facades, building entrances and parking areas around buildings.

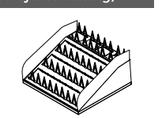
This luminaire can be mounted in downward or upward positions.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

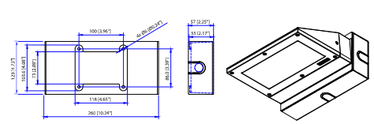
Additional Options (Consult Factory For Pricing)



BS1
Bird Spikes
[Option 1]



BS2
Bird Spikes
[Option 2]



SCBT
Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box [Provided by contractor]
Example: Hubbell: - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

UVK-30003
Vekter 2 Large Surface
microVos TECHNOLOGY
LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UVK - 30003 - 37w - T2 - W30 - 02 - 120/277v - Options

UVK-30003	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	37w LED 5073 Lumens	T1 - Type I Distribution T2 - Type II Distribution T3 - Type III Distribution T4 - Type IV Distribution M - Medium 32° W - Wide 52° VW - Very Wide 65° EW - Extra Wide 108°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

INSPIRED BY NATURE FINISHES
SW01 - OAK FINISH
SW02 - WALNUT FINISH
SW03- PINE FINISH
DF - DOUGLAS FIR FINISH
CW - CHERRY WOOD FINISH
NW - NATIONAL WALNUT FINISH
SU01 - CONCRETE FINISH
SU02 - SOFTSCAPE FINISH
SU03 - STONE FINISH
SU04 - CORTEN FINISH

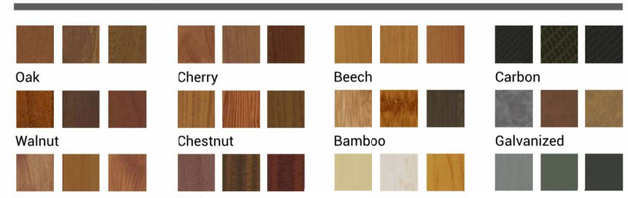
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

ADDITIONAL OPTIONS

F - Frosted Lens
NAT - Natatorium Rated
DIM - 0-10v Dimming
SCBT - Surface Conduit Box Trim
EMR - Remote Emergency Pack
AMB - Turtle Friendly Amber
RPA - Round Pole Adapter
BS1 - Bird Spikes [Option 1]
BS2 - Bird Spikes [Option 2]

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times



Example: Inspired by Nature Finish

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

Intertek

Vekter Product Family

Vekter 1

- UVK-30001-20w-2446lm
- UVK-30002-28w-3330lm

Vekter 2

- UVK-30003-37w-5143lm
- UVK-30004-54w-6954lm

Vekter 3

- UVK-10001-20w-2473lm
- UVK-10002-28w-3330lm

Vekter 4

- UVK-10011-2x20w-2x2473lm
- UVK-10012-2x28w-2x3330lm

Vekter 5

- UVK-90001-37w-5143lm
- UVK-90002-54w-6954lm

Vekter 6

- UVK-90011-2x37w-2x5143lm
- UVK-90012-2x54w-2x6954lm

Vekter 7

- UVK-30011-20w-2473lm
- UVK-30012-28w-3330lm

Vekter 8

- UVK-30031-37w-5143lm
- UVK-30032-54w-6954lm

Vekter 9

- UVK-30021-20w-2473lm
- UVK-30022-28w-3330lm

Vekter 10

- UVK-30041-37w-5143lm
- UVK-30042-54w-6954lm

Vekter 11 - 13.1'

- UVK-20001-20w-2473lm
- UVK-20002-28w-3330lm

Vekter 12 - 13.1'

- UVK-20003-37w-5143lm
- UVK-20004-54w-6954lm

Vekter 13 - 13.1'

- UVK-20011-2x20w-2x2473lm
- UVK-20012-2x28w-2x3330lm

Vekter 14 - 13.1'

- UVK-20013-2x37w-2x5143lm
- UVK-20014-2x54w-2x6954lm

Vekter 15

- UVK-90021-4x20w-4x2473lm
- UVK-90022-4x28w-4x3330lm

Vekter 16

- UVK-90031-4x37w-4x5143lm
- UVK-90032-4x54w-4x6954lm

Vekter 17 - 19.6'

- UVK-20021-20w-2473lm
- UVK-20022-28w-3330lm

Vekter 18 - 19.6'

- UVK-20023-37w-5143lm
- UVK-20024-54w-6954lm

Vekter 19 - 19.6'

- UVK-20031-2x20w-2x2473lm
- UVK-20032-2x28w-2x3330lm

Vekter 20 - 19.6'

- UVK-20033-2x37w-2x5143lm
- UVK-20034-2x54w-2x6954lm

X2

Sure-Lites

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The LPXW series provides a code compliant solution for outdoor exit requirements. The fixture is wet UL924 location listed with a temperature rating of (- 20 C to 50 C). The UV stabilized polycarbonate housing is available in white, grey or black with red or green Exit letters. Labor savings self diagnostics that perform required monthly and yearly testing are standard for the self powered exits.

SPECIFICATION FEATURES

ELECTRICAL

- Voltage Input 120/277 VAC
- AC only or self powered (battery back up) versions
- 90 minute run time for self powered
- 3.6 volt long life nickel cadmium battery
- Test switch / power Indicator Light
- Battery fully recharges in 24 Hours
- Self Diagnostics standard for self powered

HOUSING CONSTRUCTION

- 5 VA flame retardant, UV stabilized polycarbonate housing, available in white, black or grey
- High-impact resistant, UV stabilized polycarbonate lens
- Polycarbonate mounting canopy included for top or end mount
- Universal knock out pattern on back plate for wall mount
- Top and side mount knock outs included for conduit feed applications
- NFPA 101 compliant field configurable chevrons

LAMP DATA

- Long life LED lamps provides uniform light output
- Red or green lettering

WARRANTY

- Five-year fixture warranty
- Prorated 7-year battery warranty

CODE COMPLIANCE

- UL924, Wet Location Listed (suitable for wet or damp locations)
- Temperature rated for (-20 C to 50 C)
- Life Safety NFPA 10, NEC, OSHA
- Most State and Local Codes

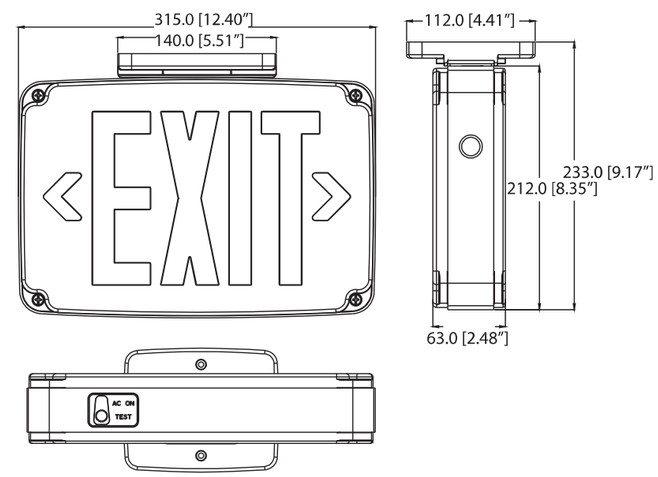
LPXW Series

Outdoor Exit
UL924 Wet Location

LED Source

Exit Lighting

DIMENSIONS



wet location

LISTED

NFPA

-20°to 50°C operating temperature range

ENERGY INFORMATION

	LPXW6	LPXW7
Input Watts		
120V	2.7W	3.3W
277V	2.7W	3.4W
Input Amps		
120V	0.025A	0.03A
277V	0.011A	0.014A

ORDERING INFORMATION

Series	Power	Faces	Letters	Color	SD
LPXW	6 = AC only	1 = single 2 = double	R = red G = green	_ = silver WH = white BK = black	_ = no SD (AC only)

Series	Power	Faces	Letters	Color	SD
LPXW	7 = with battery	1 = single 2 = double	R = red G = green	_ = silver WH = white BK = black	SD = self diagnostics, standard

COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

PROJECT NAME: CMHA Heights on Main **AEC PROJECT NO.:** 25-020-003

SUBJECT: Building PLBG Daily Demands – Sanitary and Domestic

PREPARED BY: JWH **DATE:** 7/29/25

Please see below for the parameters and calculations utilized to determine the GPD for Sanitary (SAN) and Domestic Water (DCW) for the CMHA Heights on Main project.

Chapter 3, table 3-4, of the "Onsite Wastewater Treatment Manual" provided from the EPA website:

Onsite Wastewater Treatment and Disposal Systems | US EPA

was utilized for determining GPD per person / per unit for the overall estimated daily rates:

Chapter 3: Establishing Treatment System Performance Requirements

Table 3-4. Typical wastewater flow rates from commercial sources[a,b]

Facility	Unit	Flow, gallons/unit/day Range	Flow, gallons/unit/day Typical	Flow, liters/unit/day Range	Flow, liters/unit/day Typical
Airport	Passenger	2–4	3	8–15	11
Apartment house	Person	40–80	50	150–300	190
Automobile service station[c]	Vehicle served	8–15	12	30–57	45
	Employee	9–15	13	34–57	49
Bar	Customer	1–5	3	4–19	11
	Employee	10–16	13	38–61	49
Boarding house	Person	25–60	40	95–230	150
Department store	Toilet room	400–600	500	1,500–2,300	1,900
	Employee	8–15	10	30–57	38
Hotel	Guest	40–60	50	150–230	190
	Employee	8–13	10	30–49	38
Industrial building (sanitary waste only)	Employee	7–16	13	26–61	49
Laundry (self-service)	Machine	450–650	550	1,700–2,500	2,100
	Wash	45–55	50	170–210	190
Office	Employee	7–16	13	26–61	49
Public lavatory	User	3–6	5	11–23	19
Restaurant (with toilet)	Meal	2–4	3	8–15	11
Conventional	Customer	8–10	9	30–38	34
Short order	Customer	3–8	6	11–30	23
Bar/cocktail lounge	Customer	2–4	3	8–15	11
Shopping center	Employee	7–13	10	26–49	38
	Parking space	1–3	2	4–11	8
Theater	Seat	2–4	3	8–15	11

[a] Some systems serving more than 20 people might be regulated under USEPA's Class V Underground Injection Control (UIC) Program. See http://www.epa.gov/safewater/uic.html for more information.
[b] These data incorporate the effect of fixtures complying with the U.S. Energy Policy Act (EPACT) of 1994.
[c] Disposal of automotive wastes via subsurface wastewater infiltration systems is banned by Class V UIC regulations to protect ground water. See http://www.epa.gov/safewater/uic.html for more information.

Source: Crites and Tchobanoglous, 1998.

The following parameters were utilized to estimate the daily demand(s):

Units: 70 single bath dwelling units / 33 two bath dwelling Units
Total: 103 Units

Population: Estimated 4 people per unit
Total: 412 people

Typical SAN GPD per person: 50 GPD
Total: 20,600 GPD

Estimated Amenity Space GPD: 6 People @ 50 GPD
Total: 300 GPD

Total Estimated Daily SAN use: 20,900 GPD*

Daily SAN demand will be approximately equivalent to the Daily DCW demand: 20,900 GPD*

*The data provided is an estimated average and is subject to change. These parameters do not reflect exact daily rates, but rather an approximate usage that can vary / fluctuate from day to day.
The above parameters can be adjusted as necessary based upon further information provided and are open to subjective analysis.

Respectfully Submitted,

Jay Hill
Senior Plumbing / Fire Protection Engineer
Advanced Engineering Consultants Ltd.

Reynoldsburg
OHIO · 1839

August 8, 2026

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

RE: Bryan Almonte for Ydalma Tax & Business Services, LLC; 1624 Brice Road: Variance

Planning and Zoning Board:

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

1. **Project Summary**
    a. **Site Summary:** The subject site is located at 1624 Brice Road. The subject parcels are 0.2 acres. This building along with buildings along the eastern side of Brice Road were previously residential houses converted into commercial land uses. The entire building is approximately 2,093 square feet according to the Franklin County Auditor's website. The subject building was previously used as a Medical – Office, Hands from Heaven. The business ceased operation in December of 2024. The new proposed land use is to use the site as an Office – Professional Services for Tax, Notary and Bookkeeping Services Business. The subject site is zoned CC. Community Commercial. A change in land use, requires that the subject site come into compliance with the current zoning code.
    b. **Surrounding Zoning:** The surrounding zoning of the subject site consists of CC, Community Commercial to the west, north, and south of the site. Along with SR, Suburban Residential Zoning to the East of the subject site. The surrounding land uses consist of Retail – Small Format to the west, Office – Professional Services to the north and south and a Dwelling – Detached Single -Family residence to the ease of the site.
    c. **Applicant's Request:** The applicant is requesting a variance for the following variances:
        i. From Section 1105.01.E.i, to reduce the required number of parking spaces from 9 parking spaces to 8 parking spaces.
        ii. From Section 1105.01.G.vi, to reduce the required drive aisle width from 22 feet to as little as 9 feet on the site.
        iii. From Section 1105.07.I.ii.2, to not provide the full buffer which requires require the 15-foot buffer along the eastern property line, the two trees and continuous screening, abutting SR, Suburban Residential Zoning.
    d. **Statement of Hardship:** The applicant states, "The subject property is an existing, fully developed site containing an established building, existing paving, and long-standing site improvements. The property is constrained by the location of the existing structure, the configuration of existing access drives and parking areas, and the limited size of the parcel. While the proposed site plan provides the eight parking spaces required by the Zoning Code, the physical characteristics of the site prevent full compliance with the current minimum drive aisle and buffer

requirements without substantial reconstruction of the property."

e. **Comprehensive Plan:** The 2018 Comprehensive Plan, upon which the current zoning code is based, states that the Community Commercial District is "…[I]ntended to serve residents of Reynoldsburg and the surrounding areas. With easy access to I-70 and I-270, the districts should promote businesses that rely on a larger geographic market area for their consumer base, along with offices and companies with a regionally-based workforce that can access the district from adjacent, heavily-traveled corridors."

2. Project Review

a. Variance Sections:
   i. 1105.01.E.i: For Office -Professional Services, 1 parking space is required fore each 250 square feet of floor area. The building is 2,093 square feet, which requires 8.372 parking spaces. Due to Section 1105.01.E.iii, it requires fractions to be rounded up. However, Section 1105.01.F.vi, allows a 10% reduction from the required minimum number of parking spaces.
      1. 8.372 x 10% = 0.8372
      2. 8.372 – 0.8372 = 7.5348, which requires 8 parking spaces. Therefore, a variance is not needed due to 8 parking spaces being provided. Staff will not be reviewing the factors for a variance, since a variance is not necessary.
   ii. 1105.01.G.vi: The minimum drive aisle width to access parking spaces shall be as follows for two-way traffic:
      1. Parallel: 20 feet
      2. Up to 50 degrees: 22 feet
      3. 50 degrees up to 80 degrees: 22 feet
      4. 80 degrees or more: 22 feet
   iii. 1105.07.I.ii.2: "Any residential zone adjoining the CC required buffer zone is fifteen feet (15') adjacent to all common boundaries except street frontage and shall include one (1) tree for each forty feet (40') of linear boundary, or fraction thereof, and a continuous six foot (6') high planting, hedge, fence, wall, earth mound or combination thereof."
      1. This only applies to the portion that abuts residential zoning, which is to the east of the site.

b. The following variance factors are considered below:
   i. The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.
      1. The applicant states that, "the requested variances are consistent with the general purpose and intent of the City of Reynoldsburg Zoning Code, which promotes safe, practical, and orderly development while protecting public health, safety, and welfare. The requests involve limited dimensional relief necessitated by existing site conditions, including reductions in required drive aisle

widths and buffer width. The site plan continues to provide the eight parking spaces required by Code while maintaining safe vehicular access and circulation. The existing one-way access drive is a legal nonconforming condition, and the requested relief recognizes the physical constraints of the property without creating adverse impacts. The variances will not introduce hazards, increase traffic impacts, or otherwise be injurious to the surrounding area or detrimental to the public welfare."

i. Staff is of the opinion that granting the drive aisle variance and the buffer would not be detrimental to the public welfare if permitted.

ii. The variance will not permit the establishment of any use which is not otherwise listed as a permitted use or a conditional use in the zone or district in which the subject property is situated.

1. The applicant states, "The requested variances do not authorize a use that is not otherwise permitted or conditionally permitted within the zoning district. The requests are limited to dimensional site development standards related to parking circulation and buffering. The underlying use of the property remains compliant with the Zoning Code."

i. The applicant is proposing the land use of Office – Professional Services, which is a permitted land use in the CC, Community Commercial zoning district.

iii. There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.

1. The applicant states, "Unique circumstances exist due to the developed nature of the property, the location of the existing building, established site improvements, and the limited dimensions of the parcel. These conditions constrain the available area for parking circulation and buffering while still requiring the property to accommodate the eight parking spaces mandated by Code. Because these physical conditions are inherent to the property, strict application of the current drive aisle and buffer requirements would require substantial reconstruction and significantly impair the property's ability to provide required parking and maintain reasonable site functionality."

i. Staff is of the opinion, that due to the limited width and length of the parcel, that providing a 22-foot drive aisle throughout the site would not be possible with the existing structure already located on the site. Staff also believes that

requiring a 15-foot rear buffer, which would not allow paved drive aisles or parking in that area in the rear, would affect parking and require an additional parking variance for only 4 spaces on the site. The applicant also shows the ADA parking space in the rear; after speaking with the applicant, it is located in the rear, due to the ADA access ramp being located in the rear of the building. If the buffer were to be required, the ADA parking space could not be located at the closest possible point on the site to the access. Which could be a safety concern for a patron visiting the site. While there are a number parcels that were once residences, that have been turned into commercial uses along the east side of Brice Road, this appears to be the only site with the ADA access in the rear. Therefore, staff believes requiring the rear buffer would deprive the owner of the reasonable use of the structure and land.

iv. There must be a deprivation of the beneficial use of land, as opposed to mere loss in value as justification for the variance.
    1. The applicant states, "strict application of the drive aisle and buffer requirements would substantially limit the reasonable use of the property due to its physical constraints. Compliance would require significant modification of established improvements and could jeopardize the site's ability to provide the eight required parking spaces while maintaining functional circulation. The requested variances allow the property to continue functioning in a practical and reasonable manner while maintaining required parking and safe access. The request is based on preserving the beneficial use of the property, not on increasing its value."
        i. Staff agrees with the applicant statement.

v. There is proof of hardship or practical difficulty created by the strict application of this Code, beyond simply a showing that greater profit will result if the variance is granted. Economic hardship is not grounds for the variance. Furthermore, the hardship complained of is not self-created nor is it established on this basis by one who purchased with or without knowledge of the restrictions. The hardship results from the application of this Code and is suffered directly by the property in question.
    1. The applicant states, "A practical difficulty exists due to the application of current zoning standards to an already-developed property with an existing building, established access configuration, and limited site area. The hardship is neither economic nor self-created; it results directly from the physical characteristics of the property, including the existing legal nonconforming access drive, constrained parking circulation, and limited area available to provide the required buffer. Compliance with all current dimensional requirements would require substantial reconstruction and reconfiguration of the site and could

reduce the property's ability to maintain the eight required parking spaces. The requested variances address these site-specific conditions while preserving safe and functional site operations."

i. Staff is of the opinion that the variances requested are not self-created or due to economic hardship. That the variances are necessary due to the limited width and length of the parcel, along with the limited layout of the existing site. That the strict application of the code is why the variances requested are necessary. Without the variances, the site could not be used for any land use listed, due to the strict application of the development standards.

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

1. The applicant states, "the requested variances represent the minimum relief necessary to allow reasonable use of the property. The site plan provides the eight parking spaces required by Code and maintains functional site circulation despite the constraints created by the existing development. The reduced two-way drive aisle width, recognition of the existing legal nonconforming one-way access drive width, and reduction of the required buffer width are each limited to dimensions that cannot reasonably comply with current Code requirements given the site's physical constraints. No greater relief is requested than necessary for the property to function and meet applicable parking requirements."

i. Staff is of the opinion that the applicant is requesting the minimum drive aisle variance. Staff believes that the applicant should be permitted to eliminate the 15-foot buffer area along the rear property line, however staff would like the applicant to maintain the 6-foot tall 100% opacity fencing on the site, along with planting two trees somewhere on the site.

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

1. The applicant states, "the requested variances will not impair adequate light or air to adjacent properties, increase congestion on public streets, increase fire hazards, or endanger public safety. The requests do not increase the intensity of development, expand the building footprint, or alter existing access points. The site will continue to provide the required eight parking spaces and safe internal circulation. The reduced buffer will not create adverse impacts to neighboring properties given the existing site conditions and surrounding development pattern. The variances are not expected to diminish or impair adjacent property values."

i. Staff is of the opinion that granting this variance would not impair the adequate supply of light and or air to the adjacent properties. That it would not be a detriment to the surrounding properties.

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

1. The applicant states, "granting the requested variances will not confer an undue special privilege upon the property owner. The requests recognize the unique physical constraints of an existing developed site and provide only the limited relief necessary to address those conditions. The variances do not provide an unreasonable advantage; rather, they allow this property to achieve reasonable functionality despite site-specific limitations that are not generally present on undeveloped or differently configured properties."

i. Staff agrees with the applicant's statement. Staff believes that granting the variance would not give the owner special privileges, but would allow the reasonable use of the land and the existing structure on the site, due to its existing limitations.

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

1. The applicant states, "the justification for the requested variances is based solely on the physical characteristics and constraints of the subject property, including the location of the existing building, established improvements, legal nonconforming access drive, and limited site dimensions. The requests are not based on conditions, uses, or variances associated with neighboring properties or other locations within the City."

i. Staff would agree that the applicant has not stated that their variance should be granted due to other similar structures of land in the area that are nonconforming.

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

1. The applicant states, "the requested variances are not sought merely as a matter of convenience. The site has been designed to provide the eight parking spaces required by Code while maintaining safe vehicular circulation and reasonable site functionality. Due to the location of the existing building, legal nonconforming access drive, established improvements, and limited area available for circulation and buffering, there are no reasonable alternatives that would allow full compliance with the dimensional standards without substantial and impractical reconstruction of the site. The requested variances therefore

address legitimate physical constraints and represent the minimum relief necessary to maintain required parking and the reasonable use of the property."

i. Staff is of the opinion that the variance is sought, due to existing conditions of the lot and changes to the zoning code, which the existing site now has to come into compliance with. That the requested variance is not due to convenience.

3. Recommendation

The applicant is requesting a variance from Section 1105.01.E.i, to reduce the required number of parking spaces from 9 parking spaces to 8 parking spaces. However, based on the information provided above in the project review, 8 parking spaces are required and 8 parking spaces are provided. Therefore, staff would recommend denial of parking variance, due it not being necessary.

The applicant is requesting a variance from Section 1105.01.G.vi, to reduce the required drive aisle width from 22 feet to as little as 9 feet on the site. The applicant is also requesting a variance from Section 1105.07.I.ii.2, to not provide the full buffer which requires require the 15-foot buffer along the eastern property line, the two trees and continuous screening, abutting SR, Suburban Residential Zoning. Staff is of the opinion that the requested variance is the minimum variance requested by the applicant, and the drive aisle width and the 15-foot buffer variances are not self-created or for convenience. That the unique dimensions of the parcel, along with the existing design of the site due to the existing building provide unique challenges. Staff believes that requiring the site to come into compliance with the current zoning code would be detrimental to the use of the land and the existing building. That the variance should be given due to the strict application of the code, the unique layout of the site, along with ensuring safe circulation throughout the site for ADA access is maintained by having parking located in the rear of the site, where the ADA access ramp is located is necessary.

Staff however would like the applicant to maintain the 6-foot tall, 100% opacity fencing on the site, along with planting two tree on the subject site. Staff and engineering would also like the applicant to place a traffic warning sign, prior to entering the 9-foot-wide drive aisle on the side of the building. Therefore, staff recommends approval of the reduction of the drive aisle variance from 22 feet to 9 feet and the reduction of the 15-foot buffer to a 0-foot buffer variance with the following conditions:

i. The applicant places a traffic warning sign prior to the 9-foot drive aisle and provide the example of the sign on an updated site plan.
ii. The applicant be required to provide and maintain in good condition a 6-foot tall, 100% opacity fencing along the rear of the site.
iii. That the applicant plant two trees on the site, show the location, and all

other required landscape information on the site plan.

iv. That the applicant provides a revised physical and digital copy of the site plan showing and meeting all required conditions listed above, prior to approval of the variance application.

MEMO

Date: September 10, 2026

To: Phoenikx Buathier, Development Assistant

From: Mitchell Yake, City Engineer

Subject: 1624 Brice Road Variance - Staff Report

Copies: Eric Meyer, Director of Development

EMH&T completed a preliminary engineering review of the Variance Requests for 1624 Brice Road on behalf of the City of Reynoldsburg. The Applicant proposes to continue using the existing 2,087-square-foot structure as office space for Professional Services within the Community Commercial zoning district. The following summarizes our findings and recommendations for this project.

ROADWAY ACCESS AND PARKING

1. The site has one access point from Brice Road into the parcel's paved parking lot, which is16-ft in width.
2. The proposed site improvements include additional parking spaces and striping, along with one ADA-accessible parking space, for a total of eight proposed parking spaces. This total appears to meet zoning requirements based on the 10% reduction in parking spaces as it is located on an existing COTA bus stop route. No other site improvements are proposed.
3. Traffic volumes are expected to remain consistent with the previous use; therefore, a traffic study is not necessary for this project.

UTILITIES

4. Based on the Variance Request, the existing public utilities will not be affected, and the existing water and sanitary sewer services will remain unchanged.

STORMWATER

5. Based on the Variance Request, the existing storm sewer system will remain unchanged; therefore, no additional stormwater review is required.

OTHER INFORMATION

6. Minimum Aisle Width (1105.01) A Variance has been requested to reduce the required minimum Drive Aisle width from 22'-0" to 20'-0" wide for 2-way traffic given the existing constraints of the aisle width.
7. Minimum Aisle Width (1105.07ii) A Variance has been requested to reduce the required minimum Drive Aisle width from 18'-0" to 9'-0" wide due to the existing non-conforming one-way access. A comment was made to include traffic warning signage or striping for traffic safety in the area of the requested Variance. Buffer Requirements (1105.01) A Variance has been requested to reduce the

required minimum buffer zone from 15'-0" to zero feet due to the limited constraints of the areas that are already non-conforming in widths.

8. A Landscape Plan was not included with the submittal. A comment was made requesting a Landscape Plan that meets applicable zoning and district requirements or provide a narrative of how the existing landscaping on the site will meet all zoning requirements, assuming a Variance for the Buffer requirements are approved.
9. The plan for the Variance Request indicates that the parcel frontage width and overall lot width is 70-ft. Per 1103.21(III) of the 2026 Zoning Code (page 60), the minimum width for both is 80-ft. Therefore, a Variance Request should be submitted for the reduction of frontage and lot widths.

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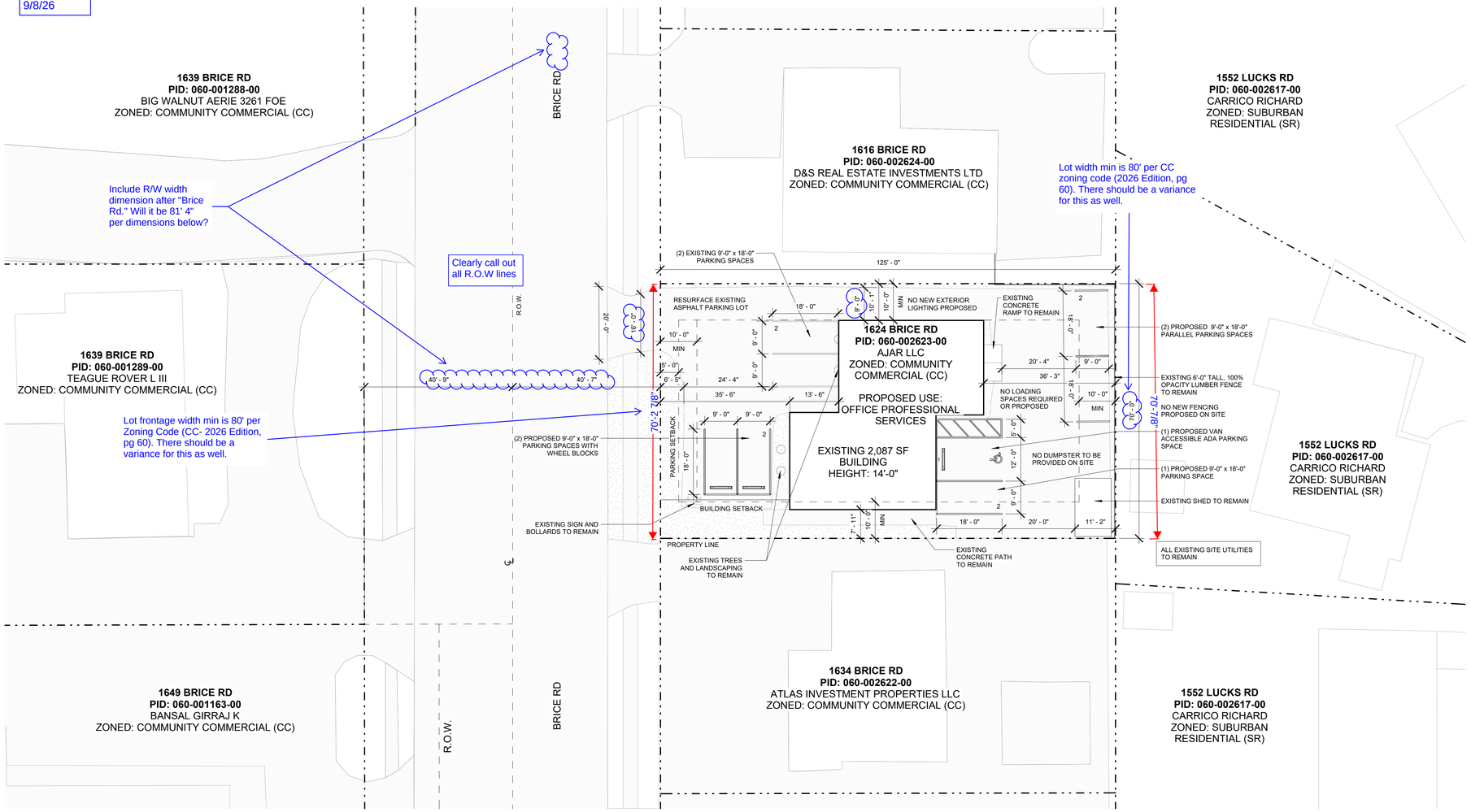
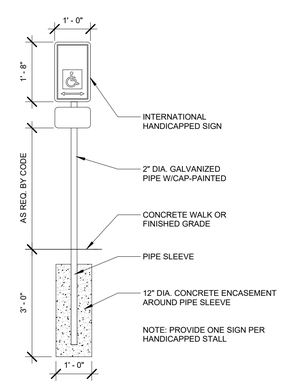
G. Fickle
Comments
9/8/26



1 PROPOSED SITE PLAN
1/16" = 1'-0"

N



2 H.C. PARKING SIGN
1/2" = 1'-0"

YDALMA TAX & BUSINESS SERVICES

1624 BRICE RD
REYNOLDSBURG, OH 43068
PID: 060-002623-00
TOTAL PROPERTY AREA: 0.2 ACRES (8,750 S.F.)

COMMUNITY COMMERCIAL (CC) SETBACK REQUIREMENTS

FRONT SETBACK MIN: 10'-0"	ACTUAL: 35'-6"
SIDE YARD SETBACK MIN: 10'-0"	ACTUAL: 7'-11" (SOUTH) & 10'-1" (NORTH)
REAR SETBACK MIN: 10'-0"	ACTUAL: 36'-3"

PARKING

OFFICE - PROFESSIONAL SERVICES: 1 FOR EACH 250 SF OF FLOOR AREA
2,087 SF / 250 SF PER SPACE = 9 PARKING SPACES

PER SECTION 1105.01.F.VI. TRANSIT PROXIMITY, THE ENTIRETY OF THIS SITE FALLS WITHIN THE 1,200 FT OF A COTA BUS STOP ON AN EXISTING TRANSIT ROUTE. PARKING REDUCTION BY UP TO 10%.

- FLOOR AREA TO PARKING SPOT RATIO: 2087 / 250 = 8.35
- 10% REDUCTION: 8.35 – (8.35 * 0.10) = 7.51 ~ 8 PARKING SPACES

TOTAL PARKING SPACES REQUIRED: 8
TOTAL ADA SPACES REQUIRED: 1

TOTAL PARKING SPACES PROVIDED: 8
TOTAL ADA SPACES PROVIDED: 1

NO LOADING SPACES REQUIRED OR PROPOSED

SITE DATA

TOTAL SITE AREA:	0.20 ACRES / 8,750 SF
EXISTING IMPERVIOUS:	0.18 ACRES / 7,630 SF
EXISTING PERVIOUS:	0.02 ACRES / 1,120 SF
PROPOSED IMPERVIOUS:	0.18 ACRES / 7,630 SF (UNCHANGED)
PROPOSED PERVIOUS:	0.02 ACRES / 1,120 SF (UNCHANGED)

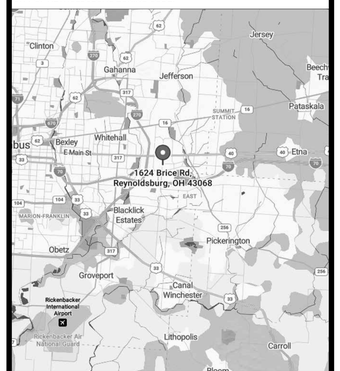
PROJECT PROPOSAL & SCOPE

YDALMA TAX & BUSINESS SERVICES PROPOSES TO OCCUPY AN EXISTING 2,087-SQUARE-FOOT TENANT SPACE PREVIOUSLY UTILIZED AS A HOME HEALTH CARE SERVICE OFFICE. THE PROPOSED USE WILL PROVIDE TAX PREPARATION, BOOKKEEPING, NOTARY, AND RELATED BUSINESS SERVICES WITHIN THE EXISTING COMMERCIAL BUILDING. THE PROPOSED OCCUPANCY WILL MAINTAIN THE OVERALL CHARACTER AND FUNCTION OF THE SITE. LIMITED SITE IMPROVEMENTS ARE PROPOSED TO BRING THE PROPERTY INTO COMPLIANCE WITH THE CITY OF REYNOLDSBURG ZONING REQUIREMENTS. IMPROVEMENTS INCLUDE THE ADDITION OF ONE (1) ADA-ACCESSIBLE PARKING SPACE, THREE (3) NEW STANDARD PARKING SPACES, AND TWO (2) NEW PARALLEL PARKING SPACES. WHEN COMBINED WITH THE TWO (2) EXISTING PARKING SPACES, THE SITE WILL PROVIDE A TOTAL OF EIGHT (8) PARKING SPACES, SATISFYING THE PARKING REQUIREMENTS FOR THE PROPOSED USE.

YDALMA TAX & BUSINESS SERVICES OPERATES:
MONDAY – FRIDAY: 10:00 AM – 7:00 PM
SATURDAY: 10:00 AM – 5:00 PM

THE BUSINESS PRIMARILY OPERATES BY APPOINTMENT, WITH CLIENT VISITS STAGGERED THROUGHOUT THE DAY. WALK-IN TRAFFIC IS LIMITED PRIMARILY TO NOTARY SERVICES AND OCCASIONAL CLIENT INQUIRIES. THE OFFICE IS GENERALLY STAFFED BY NO MORE THAN TWO EMPLOYEES AT A TIME, WITH STAFFING INCREASING TO A MAXIMUM OF FOUR EMPLOYEES DURING PEAK TAX SEASON.
THE PROPOSED PARKING IMPROVEMENTS WILL ADEQUATELY ACCOMMODATE EMPLOYEES AND CLIENTS WHILE IMPROVING THE OVERALL FUNCTIONALITY OF THE SITE. EMPLOYEE PARKING WILL PRIMARILY BE LOCATED TOWARD THE REAR OF THE PROPERTY, LEAVING THE FRONT PARKING AREA AVAILABLE FOR CLIENTS. GIVEN THE APPOINTMENT-BASED NATURE OF THE BUSINESS, LIMITED STAFFING LEVELS, AND STAGGERED CLIENT SCHEDULING, THE PROPOSED USE IS EXPECTED TO GENERATE MINIMAL TRAFFIC AND PARKING DEMAND.
NO CHANGES ARE PROPOSED TO THE EXISTING BUILDING OR THE ESTABLISHED ACCESS TO THE SITE BEYOND THE PARKING IMPROVEMENTS SHOWN ON THE ACCOMPANYING SITE PLAN. THE PROPOSED MODIFICATIONS ARE INTENDED TO ENHANCE SITE FUNCTIONALITY, PROVIDE ACCESSIBLE PARKING, AND ENSURE COMPLIANCE WITH APPLICABLE ZONING REQUIREMENTS.

THE PROPOSED USE IS CONSISTENT WITH THE CHARACTER OF THE SURROUNDING COMMERCIAL AREA AND REPRESENTS A LOW-INTENSITY PROFESSIONAL OFFICE USE WITH LIMITED IMPACTS ON ADJACENT PROPERTIES. THE APPLICANT IS REQUESTING ZONING APPROVAL TO FACILITATE THE PROPOSED SITE IMPROVEMENTS AND ESTABLISH YDALMA TAX & BUSINESS SERVICES AT THE PROPERTY IN CONFORMANCE WITH THE CITY OF REYNOLDSBURG ZONING CODE.



PREPARED FOR:

BRYAN ALMONTE

YDALMA TAX & BUSINESS SERVICES

1624 BRICE RD, REYNOLDSBURG, OH 43068

STATE OF OHIO
DANIEL L. KEISER
11548
REGISTERED ARCHITECT

DANIEL L. KEISER 11548
EXP. 12-31-2026

KEISER DESIGN GROUP

800 Cross Pointe [M], Gahanna, OH 43230
(614) 864-9999
www.keiserdesigngroup.com

KDG PROJECT # 2026-235	SHEET NO.
ARCHITECTURAL SITE PLAN	AS-1
VARIANCE REQUEST	8/26/2026

8/26/2026 10:44:15 AM

Reynoldsburg

Bulding/Zoning Department
5010 C_qr K_gl Qrpccr
Pcwl njbq` s pe*Mf gm43068

App./Case#: 2026-345
Date Submitted: 5/26/26
Fee Amount: 450-
☒ Paid: MO

*All submissions must include a physical and digital copy. The physical copy must be dropped off or mailed to the address above. The digital copy can be submitted to the Building Department at: permit@reynoldsburg.gov

RECEIVED
MAY 26 2026
REYNOLDSBURG BUILDING DEPT

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

PLANNING AND ZONING BOARD
VARIANCE AND CONDITIONAL USE APPLICATION

Property Address:	Parcel ID#(s):
1624 Brice Rd. Reynoldsburg, OH 43068	060-002623-00

I. PROPERTY OWNER OF RECORD

Property Owner Name(s):	
AJAR LLC	
Contact Email: ydalmatax@gmail.com	Contact Phone Number: 614.209.0018

II. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Ydalma Tax & Business Services LLC	Ydalma Abreu
Contact Email: ydalmatax@gmail.com	Contact Phone Number: 614.751.0218
Description of Use: Professional office / tax and business services office.	

III. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Bryan Almonte	1498 Hackworth St. Columbus, OH 43207
Applicant Phone Number: 614.391.6121	Applicant Email: almonterealtor@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])

Description of Project: Applicant is requesting a parking variance for an existing 2,093 SF office property Current zoning requires 9 parking spaces; existing site conditions provide 8 recognized spaces. The variance is requested to allow continued reasonable office use of the existing property.

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: 05/26/2026

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

* Revised 2026

Additional Notes:

Zoning District:_____

Additional Approval Required
☐ Major/Minor Site Plan
☐ Other:_____

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

P&Z Administrator: _____ Date: _____

Section 1109.13
CONDITIONAL USES

Initiating a Conditional Use

A conditional use application shall be submitted to the Planning & Zoning Administrator at least twenty-one (21) days prior to a regularly scheduled meeting of the Planning and Zoning Board (PZB) according to the published meeting Calendar.

The Board may determine that additional studies or expert advice are necessary to evaluate a proposed Conditional Use relative to the requirements of the Code. *See next page for more details.*

Along with a completed application form, please submit three (3) hardcopy packets of all required items. Please also submit one (1) electronic copy, a PDF of the completed application and packet.

What information must be provided with a Conditional Use?

An application for a Conditional Use shall be submitted using the attached form and shall include the following:

- ☐ Description of the zoning district and existing uses of adjacent lots;
- ☐ A statement of the conditional use for which the application is submitted;
- ☐ Including a description of the activities proposed on the subject property, the goods and services sold or provided, hours of operation, anticipated number of employees, nature and volume of delivery activity, and other information which will assist the PZB with understanding the nature of the proposed use and its potential impacts;
- ☐ A plan of the proposed site and improvements showing the proposed location of all structures, parking and loading areas, streets and traffic accesses, open spaces, refuse and service areas, utilities, signs, yards, landscaping, and other relevant features;
- ☐ A narrative statement describing the compatibility of the proposed use with the existing uses of adjacent lots and with the Land Use Plan, including an evaluation of the effects on adjoining lots of such elements as traffic circulation, noise, glare, odor, fumes, vibration, and storm water, and any measures proposed to mitigate such effects;
- ☐ A narrative addressing each of the applicable criteria set forth in section 1109.13.D (see next page);
- ☐ Such other information as the PZB deems necessary to make a determination of the compliance of the proposed use with the applicable standards and regulations. Such additional information may include, but shall not be limited to:
  - Traffic impact analysis;
  - Storm water impact analysis; and/or
  - Utility impact analysis.

How much will a Conditional Use cost?

The fee for a Conditional Use is two hundred dollars ($200) for a residential conditional use, and four hundred and fifty dollars ($450) for all other conditional use requests

Conditional Uses may be subject to additional engineering review and multiple reviews may require additional engineering fees.

What is the time frame for review of a Conditional Use Permit?

An application for a Conditional Use Permit will take approximately one to two months. The Planning and Zoning Administrator will review the application and determine if it warrants public review. If it is determined it needs public review, the application will then be placed on the next Planning and Zoning Board Meeting.

Who may I call if I have questions?

Contact the Planning & Zoning Administrator at 614-322-6850
OR Visit our website at:
https://www.reynoldsburg.gov/166/Development-Department

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AUGUST 26, 2026

VARIANCE REQUEST

YDALMA TAX & BUSINESS SERVICES

PREPARED FOR:

BRYAN ALMONTE

1624 BRICE RD, REYNOLDSBURG, OH 43068

KDG PROJECT # 2026-235

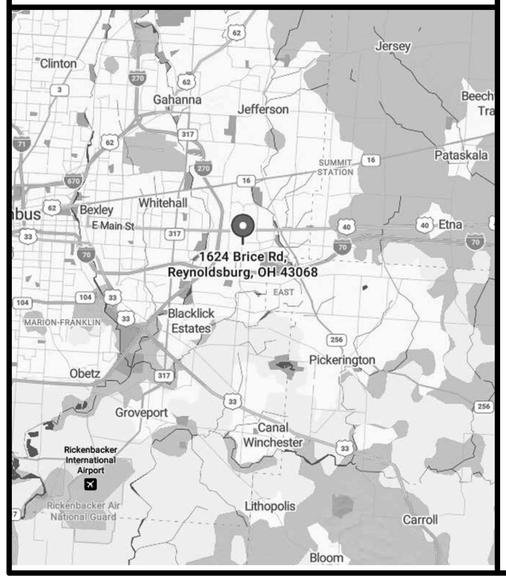
VARIANCE APPLICATION
PERMIT #: 2026-0222
1624 BRICE RD, REYNOLDSBURG, OH 43068
PID: 060-002623-00
TOTAL PROPERTY AREA: 0.2 ACRES (8,750 S.F.)

SECTION 1105.01 - MINIMUM AISLE WIDTH
MINIMUM AISLE WIDTH: SHALL BE TWENTY TWO (22'-0") FEET FOR TWO-WAY TRAFFIC.
REQUEST: REDUCE THE REQ. MINIMUM DRIVE AISLE WIDTH FROM TWENTY TWO (22'-0") FEET TO TWENTY (20'-0").

SECTION 1105.01 - MINIMUM AISLE WIDTH
MINIMUM AISLE WIDTH: SHALL BE THIRTEEN (13'-0") FEET FOR ONE-WAY TRAFFIC.
REQUEST: REDUCE THE REQ. MINIMUM DRIVE AISLE WIDTH FROM THIRTEEN (13'-0") FEET TO NINE (9'-0") FEET. LEGAL NON-CONFORMING, ONE-WAY ACCESS DRIVE IS AN EXISTING SITE CONDITION.

SECTION 1105.07ii - BUFFER REQUIREMENTS
ANY RESIDENTIAL ZONE ADJOINING THE CC REQUIRED BUFFER ZONE IS FIFTEEN FEET (15') ADJACENT TO ALL COMMON BOUNDARIES EXCEPT STREET FRONTAGE AND SHALL INCLUDE ONE (1) TREE FOR EACH FORTY FEET (40') OF LINEAR BOUNDARY, OR FRACTION THEREOF, AND A CONTINUOUS SIX FOOT (6') HIGH PLANTING, HEDGE, FENCE, WALL, EARTH MOUND OR COMBINATION THEREOF.
REQUEST: REDUCE THE REQ. MINIMUM BUFFER ZONE FROM FIFTEEN (15'-0") FEET TO ZERO (0'-0") FEET.

VICINITY MAP



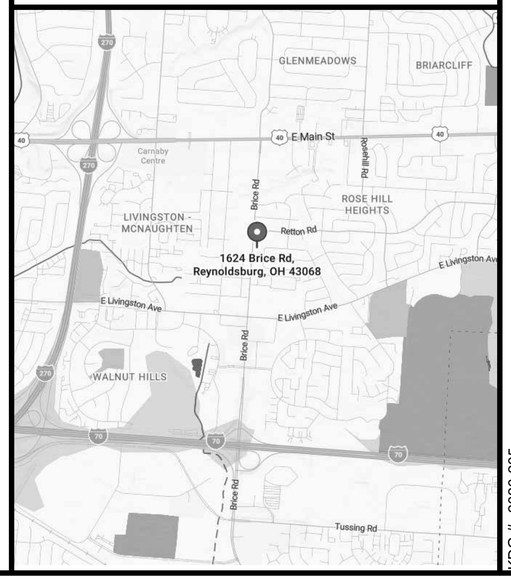
PREPARED BY:

KEISER DESIGN GROUP

STATE OF OHIO
DANIEL KEISER
11548
REGISTERED ARCHITECT
DANIEL L. KEISER 11548
EXP. 12-31-2026

800 Cross Pointe Rd., Suite M | Gahanna, OH 43230 | (6 1 4) 8 6 4 - 9 9 9 9
w w w . k e i s e r d e s i g n g r o u p . c o m

LOCATION MAP



KDG # 2026-235
YDALMA TAX & BUSINESS SERVICES
VARIANCE REQUEST

8/26/2026 10:44:14 AM

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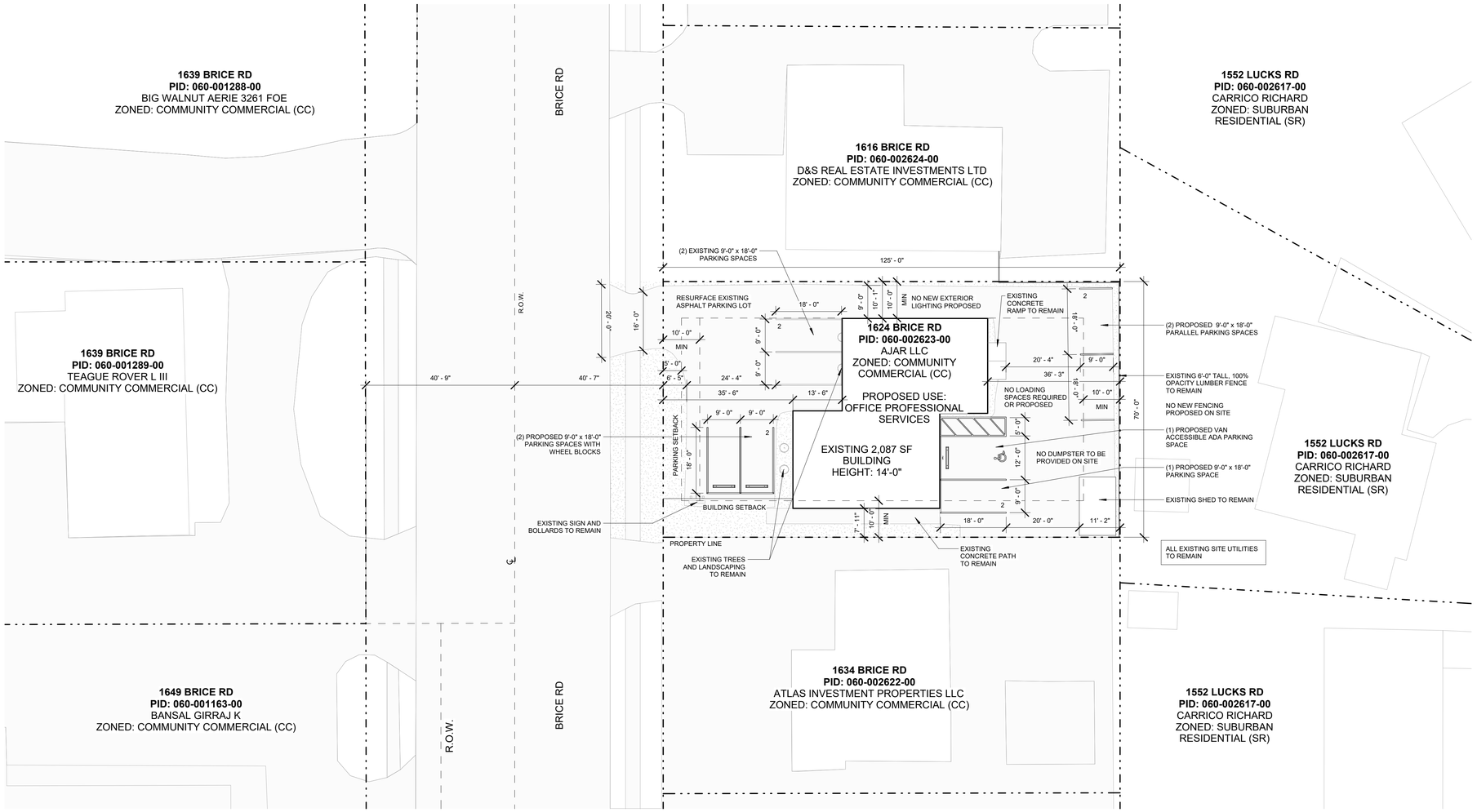
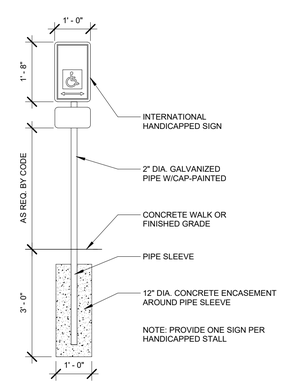


1 PROPOSED SITE PLAN
1/16" = 1'-0"



2 H.C. PARKING SIGN
1/2" = 1'-0"

YDALMA TAX & BUSINESS SERVICES

1624 BRICE RD
REYNOLDSBURG, OH 43068
PID: 060-002623-00
TOTAL PROPERTY AREA: 0.2 ACRES (8,750 S.F.)

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FRONT SETBACK MIN: 10'-0"	ACTUAL: 35'-6"
SIDE YARD SETBACK MIN: 10'-0"	ACTUAL: 7'-11" (SOUTH) & 10'-1" (NORTH)
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PARKING

OFFICE - PROFESSIONAL SERVICES: 1 FOR EACH 250 SF OF FLOOR AREA
2,087 SF / 250 SF PER SPACE = 9 PARKING SPACES

PER SECTION 1105.01.F.VI. TRANSIT PROXIMITY, THE ENTIRETY OF THIS SITE FALLS WITHIN THE 1,200 FT OF A COTA BUS STOP ON AN EXISTING TRANSIT ROUTE. PARKING REDUCTION BY UP TO 10%.

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- 10% REDUCTION: 8.35 – (8.35 * 0.10) = 7.51 ~ 8 PARKING SPACES

TOTAL PARKING SPACES REQUIRED: 8
TOTAL ADA SPACES REQUIRED: 1

TOTAL PARKING SPACES PROVIDED: 8
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NO LOADING SPACES REQUIRED OR PROPOSED

SITE DATA

TOTAL SITE AREA:	0.20 ACRES / 8,750 SF
EXISTING IMPERVIOUS:	0.18 ACRES / 7,630 SF
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PROPOSED IMPERVIOUS:	0.18 ACRES / 7,630 SF (UNCHANGED)
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PROJECT PROPOSAL & SCOPE

YDALMA TAX & BUSINESS SERVICES PROPOSES TO OCCUPY AN EXISTING 2,087-SQUARE-FOOT TENANT SPACE PREVIOUSLY UTILIZED AS A HOME HEALTH CARE SERVICE OFFICE. THE PROPOSED USE WILL PROVIDE TAX PREPARATION, BOOKKEEPING, NOTARY, AND RELATED BUSINESS SERVICES WITHIN THE EXISTING COMMERCIAL BUILDING. THE PROPOSED OCCUPANCY WILL MAINTAIN THE OVERALL CHARACTER AND FUNCTION OF THE SITE. LIMITED SITE IMPROVEMENTS ARE PROPOSED TO BRING THE PROPERTY INTO COMPLIANCE WITH THE CITY OF REYNOLDSBURG ZONING REQUIREMENTS. IMPROVEMENTS INCLUDE THE ADDITION OF ONE (1) ADA-ACCESSIBLE PARKING SPACE, THREE (3) NEW STANDARD PARKING SPACES, AND TWO (2) NEW PARALLEL PARKING SPACES. WHEN COMBINED WITH THE TWO (2) EXISTING PARKING SPACES, THE SITE WILL PROVIDE A TOTAL OF EIGHT (8) PARKING SPACES, SATISFYING THE PARKING REQUIREMENTS FOR THE PROPOSED USE.

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SATURDAY: 10:00 AM – 5:00 PM

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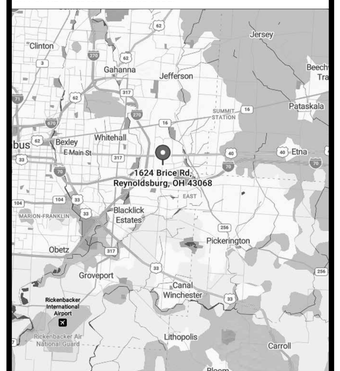

PREPARED FOR:

BRYAN ALMONTE

YDALMA TAX & BUSINESS SERVICES

1624 BRICE RD, REYNOLDSBURG, OH 43068

STATE OF OHIO
DANIEL L. KEISER
11548
REGISTERED ARCHITECT

DANIEL L. KEISER 11548
EXP. 12-31-2026

KEISER DESIGN GROUP

800 Cross Pointe [M], Gahanna, OH 43230
(614) 864-9999
www.keiserdesigngroup.com

KDG PROJECT # 2026-235	SHEET NO.
ARCHITECTURAL SITE PLAN	AS-1
VARIANCE REQUEST	8/26/2026

8/26/2026 10:44:15 AM

Ydalma Tax & Business Services | Variance Application

A)	Address / Parcel Identification Number:	1624 Brice Rd 060-002623-00
B)	Property Owner Contact Information:	AJAR LLC 4688 E Main St Whitehall, OH 43213
C)	Applicant:	Bryan Almonte
D)	Architect:	Keiser Design Group 800 Cross Pointe Rd. Gahanna, OH 43230
E)	Acreage:	0.2 acres / 8,750 sf
F)	Zoning District:	Community Commercial (CC)
G)	Previous Use:	Medical - Office
H)	Proposed Use:	Office - Professional Services

<u>Standards for Variance</u>

1. *The variance is in accord with the general purpose and intent of the regulations imposed by this Code in the district in which it is located, and shall not be injurious to the area or otherwise detrimental to the public welfare.*
    a. The requested variances are consistent with the general purpose and intent of the City of Reynoldsburg Zoning Code, which promotes safe, practical, and orderly development while protecting public health, safety, and welfare. The requests involve limited dimensional relief necessitated by existing site conditions, including reductions in required drive aisle widths and buffer width. The site plan continues to provide the eight parking spaces required by Code while maintaining safe vehicular access and circulation. The existing one-way access drive is a legal nonconforming condition, and the requested relief recognizes the physical constraints of the property without creating adverse impacts. The variances will not introduce hazards, increase traffic impacts, or otherwise be injurious to the surrounding area or detrimental to the public welfare.

2. *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.*
    a. The requested variances do not authorize a use that is not otherwise permitted or conditionally permitted within the zoning district. The requests are limited to dimensional site development standards related to parking circulation and

buffering. The underlying use of the property remains compliant with the Zoning Code.

3. *There exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought, which are peculiar to such land or structures and which do not apply generally to land or structures in the area, and which are such that the strict application of the provisions of this Code would deprive the property owner of the reasonable use of such land or structures.*
    a. Unique circumstances exist due to the developed nature of the property, the location of the existing building, established site improvements, and the limited dimensions of the parcel. These conditions constrain the available area for parking circulation and buffering while still requiring the property to accommodate the eight parking spaces mandated by Code. Because these physical conditions are inherent to the property, strict application of the current drive aisle and buffer requirements would require substantial reconstruction and significantly impair the property's ability to provide required parking and maintain reasonable site functionality.

4. *There is deprivation of beneficial use of land, as opposed to mere loss in value as justification for the variance.*
    a. Strict application of the drive aisle and buffer requirements would substantially limit the reasonable use of the property due to its physical constraints. Compliance would require significant modification of established improvements and could jeopardize the site's ability to provide the eight required parking spaces while maintaining functional circulation. The requested variances allow the property to continue functioning in a practical and reasonable manner while maintaining required parking and safe access. The request is based on preserving the beneficial use of the property, not on increasing its value.

5. *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.*
    a. A practical difficulty exists due to the application of current zoning standards to an already-developed property with an existing building, established access configuration, and limited site area. The hardship is neither economic nor self-created; it results directly from the physical characteristics of the property, including the existing legal nonconforming access drive, constrained parking circulation, and limited area available to provide the required buffer. Compliance with all current dimensional requirements would require substantial

reconstruction and reconfiguration of the site and could reduce the property's ability to maintain the eight required parking spaces. The requested variances address these site-specific conditions while preserving safe and functional site operations.

6. *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.*
    a. The requested variances represent the minimum relief necessary to allow reasonable use of the property. The site plan provides the eight parking spaces required by Code and maintains functional site circulation despite the constraints created by the existing development. The reduced two-way drive aisle width, recognition of the existing legal nonconforming one-way access drive width, and reduction of the required buffer width are each limited to dimensions that cannot reasonably comply with current Code requirements given the site's physical constraints. No greater relief is requested than necessary for the property to function and meet applicable parking requirements.

7. *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.*
    a. The requested variances will not impair adequate light or air to adjacent properties, increase congestion on public streets, increase fire hazards, or endanger public safety. The requests do not increase the intensity of development, expand the building footprint, or alter existing access points. The site will continue to provide the required eight parking spaces and safe internal circulation. The reduced buffer will not create adverse impacts to neighboring properties given the existing site conditions and surrounding development pattern. The variances are not expected to diminish or impair adjacent property values.

8. *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.*
    a. Granting the requested variances will not confer an undue special privilege upon the property owner. The requests recognize the unique physical constraints of an existing developed site and provide only the limited relief necessary to address those conditions. The variances do not provide an unreasonable advantage; rather, they allow this property to achieve reasonable functionality despite site-specific limitations that are not generally present on undeveloped or differently configured properties.

9. *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.*
    a. The justification for the requested variances is based solely on the physical characteristics and constraints of the subject property, including the location of the existing building, established improvements, legal nonconforming access drive, and limited site dimensions. The requests are not based on conditions, uses, or variances associated with neighboring properties or other locations within the City.

10. *The variance is not a matter of convenience when other remedies are available within the provisions of this Code.*
    a. The requested variances are not sought merely as a matter of convenience. The site has been designed to provide the eight parking spaces required by Code while maintaining safe vehicular circulation and reasonable site functionality. Due to the location of the existing building, legal nonconforming access drive, established improvements, and limited area available for circulation and buffering, there are no reasonable alternatives that would allow full compliance with the dimensional standards without substantial and impractical reconstruction of the site. The requested variances therefore address legitimate physical constraints and represent the minimum relief necessary to maintain required parking and the reasonable use of the property.

Statement of Hardship

The subject property is an existing, fully developed site containing an established building, existing paving, and long-standing site improvements. The property is constrained by the location of the existing structure, the configuration of existing access drives and parking areas, and the limited size of the parcel. While the proposed site plan provides the eight parking spaces required by the Zoning Code, the physical characteristics of the site prevent full compliance with the current minimum drive aisle and buffer requirements without substantial reconstruction of the property.

The requested variances are limited to reductions in the required drive aisle widths and buffer width. Due to the fixed location of the structure, existing improvements, and parcel boundaries, there is insufficient space to increase the two-way drive aisle from twenty (20) feet to the required twenty-two (22) feet, or to widen the existing one-way access drive from nine (9) feet to the required thirteen (13) feet, while maintaining the required parking layout and reasonable use of the property. The one-way access drive is an existing legal nonconforming condition that predates the proposed improvements and is a longstanding feature of the site.

Similarly, the property's developed condition prevents accommodation of the required fifteen-foot buffer along the Eastern property boundary. Providing the full buffer would require removal of existing parking lot surface and would adversely affect the site's ability to provide the required parking and functional circulation.

The hardship associated with these requests is not self-created and does not arise from economic considerations. Rather, it results from the application of current zoning standards to a pre-existing developed site with fixed physical limitations. Given the physical constraints of the property, such modifications are not reasonably feasible and would impose a substantial burden without a commensurate benefit to public health, safety, or welfare.

The practical difficulty lies in the inability to fully satisfy the dimensional requirements for drive aisles and buffering because of the site's unique physical conditions, not because of any action by the current owner. The existing building, legal nonconforming access drive, established site improvements, and limited lot dimensions create circumstances particular to this property and not generally applicable to other properties within the City.

The requested variances represent the minimum relief necessary to allow reasonable use of the property. The requests are narrowly tailored to address only the dimensional deficiencies created by the site's existing conditions. Accordingly, approval of the requested drive aisle width and buffer variances is justified.