



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

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

Eric Meyer, Development Director
Melissa Butler, Administrative
Assistant

Thursday, September 7, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 7-20-2023
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2023-5471; 7324-7330 E. Main Street; Trivium; Certificate of Appropriateness
2. 1122 Lancaster Avenue; The Oliver Reynoldsburg; Appeal of Code Violation Notices and Invoices

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES Regular Meeting
REYNOLDSBURG Planning & Zoning Board
July 20, 2023**

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 07/06/2023

Minute Stand Approved

Planning & Zoning Board - Regular Meeting - 6/15/2023

Minutes Stand Approved

APPROVAL OF AGENDA

Agenda Stands Approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

PUBLIC COMMENT

UNFINISHED BUSINESS

NEW BUSINESS

App# 2023-5371; 6672 E. Main St; Chase Bank; Major Site Plan

Ms. Buathier read the staff report into the record.

Mr. Zollars asked the applicant if they could soften the color of the chiseled limestone on the north elevation so it doesn't catch your eye as much as you come down Rosehill. The applicant said they could look at it and did bring physical samples with them.

Mr. Bivens: I motion that we approve the application as submitted with the recommendation by staff for the site lighting plan to change the parking lot's full height from 25 to 20 feet. The landscape plan to depict the six foot minimum landscape setback line on the site plan. In the landscape site plan, to update the landscape code requirements to state 14 inches is provided throughout the interior landscape. To have the applicant provide more detailed information regarding a trash enclosure such as height, material and opacity to meet code requirements. Provide two physical and electronic updated major site plan copies to the staff showing the required changes have been made to meet the above code conditions.

Ms. Kleckely: I second.

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

OTHER BUSINESS

ADJOURNMENT

Planning and Zoning Administrator



Chairman

August 24, 2023

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

RE: Trivium Reynoldsburg Investments, LLC; 7324-7330 E. Main Street: Certificate of Appropriateness for New Main Building

Planning and Zoning Board:

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

1. Project Summary

- a. The proposed project involves the new build of a multi-tenant/multi use 2-story building at the corner of E. Main Street and Lancaster Avenue in the Olde Reynoldsburg Commercial District (ORD-C). The New Building previously came before the Planning and Zoning Board at the March 22, 2023 meeting for the most recent Major Site Plan approval. The Major Site Plan was approved without conditions at the March 22, 2023 meeting. Prior to that meeting, the Board of Zoning and Building Appeals granted variances to the building signage at the May 19, 2022 meeting. The applicant is now coming before the Planning and Zoning Board for the required Certificate of Appropriateness.

2. Project Review

- a. The site and building are located in the ORD-C, which requires a Certificate of Appropriateness to be issued, "prior to commencing new construction or any remodeling, reconstruction, or other exterior building modifications of non-residential structures located within the Olde Reynoldsburg District(s)" The new building must also comply with Section 1103.13.VIV.Design Guidelines for Olde Reynoldsburg.
- b. The applications appears to meet the following criterial established in Section 1109.21, Certificate of Appropriateness – Olde Reynoldsburg Districts:
 - i. Enhances the attractiveness and desirability of the district.
 - ii. Encourages the orderly and harmonious development in a manner in keeping with the overall character of the district.
 - iii. Improves residential amenities and any adjoining residential neighborhood.
 - iv. Enhances and protects the public and private investment in the value of all land and improvements within the district.
 - v. Satisfies the applicable guidelines set forth under Chapter 1103; and
 - vi. Overall effects of the project or development on the appearance and environment of the district.
- c. Section 1103.13.VIV.C & D regarding General and Specific Standards appear to have been. The Building Materials consist of two different colors of brick, along with metal siding throughout the building on all 4 sides. The columns will be constructed of brick and metal throughout the site. Along with the doors being constructed of metal and glass that will have a clear, low-e transparency. The roofing material will

be a gray asphalt shingles, which is permitted. The applicant has met the new build requirements found in section 1103.13 of the Zoning Code.

3. Recommendations

- a. Approval of the Certificate of Appropriateness due Section 1103.13 Design Guidelines for Olde Reynoldsburg and Section 1109.21 Review Criteria being met.



App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING AND ZONING BOARD CERTIFICATE OF APPROPRIATENESS

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

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

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

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

IV. APPLICANT INFORMATION

Applicant Name: Carter Bean	Applicant Address: 4400 N. High St., Ste. 401, Columbus, OH 43214
Applicant Phone Number: 614-595-2285	Applicant Email: carter@beanarchitects.com
☐ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☒ Architect/Engineer ☐ Owner's Consent Attached.	

PROJECT INFORMATION

☒ New Main Building (\$400)	☐ Exterior Modifications/ New Accessory Building (\$200)	☐ Comprehensive Sign Plan (\$150)	☐ Signage (\$75)
Description of Project: Redevelopment of site for new, multi-tenant, mixed-use building (retail / restaurant / office)			

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: **Aug. 17, 2023**

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

OFFICE USE ONLY

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

Submission Requirements

CERTIFICATE OF APPROPRIATENESS

I. General Requirements

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

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

- A. A site plan is required containing the following information:
 - 1. scale and north arrow
 - 2. project name and site address
 - 3. all property and street pavement lines
 - 4. existing and proposed contours
 - 5. gross area of tract stated in square feet
- B. Complete elevations are required containing the following information:
 - 1. scale
 - 2. all signs to be shown on the elevation
 - 3. changes in ground elevation
 - 4. type, color, and texture of all primary materials to be used;
 - 5. fenestration, doorways, and all other projecting and receding elements
- C. Material samples (required for all exterior materials)

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

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

IV. Wall Sign Submittal Requirements **NOT INCLUDED; SIGANCE WILL BE TENANT-SPECIFIC AND SUBMITTED IN THE FUTURE**

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

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

Section 1103.05

STANDARDS FOR REVIEW

All applications for a certificate of appropriateness shall be reviewed to determine if the proposed construction or alteration to an existing structure promotes, preserves and enhances the overall architectural character and integrity of the design review districts in which the structure is proposed to be located and that the proposed structure or alteration would not be at variance with existing structures. In evaluating the design for each new, renovated or expanded structure, the Planning and Zoning Board shall endeavor to assure that exterior appearance and environment of such buildings shall:

- (a) Enhance the attractiveness and desirability of the City.
- (b) Encourage orderly and harmonious design in a manner keeping with the overall architectural character of the districts.
- (c) Preserve distinctive stylistic features, historic features or examples of skilled craftsmanship which characterize a building.
- (d) Comply with the purpose and intent of any specific design guidelines adopted by the Planning and Zoning Board or City Council.

August 17, 2023

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

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

Dear Phoenix,

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

Items III and IV listed on the application, related to submission materials, are specific to signage. Since this submission is for shell building only, no signage information has been included. Since this will be a multi-tenant building, there will likely be several, future Certificate of Appropriateness submissions, specific to each Tenant. Therefore, Tenant-specific signage information shall be provided for your review at that time.

It is our current interest to obtain a Certificate of Appropriateness for the shell building, such that we may obtain our building permit and commence construction.

Once you've had an opportunity to review the attached application and materials, please let me know if you need any additional information.

Thank you.



Carter Bean

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

INDEX OF DRAWINGS

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

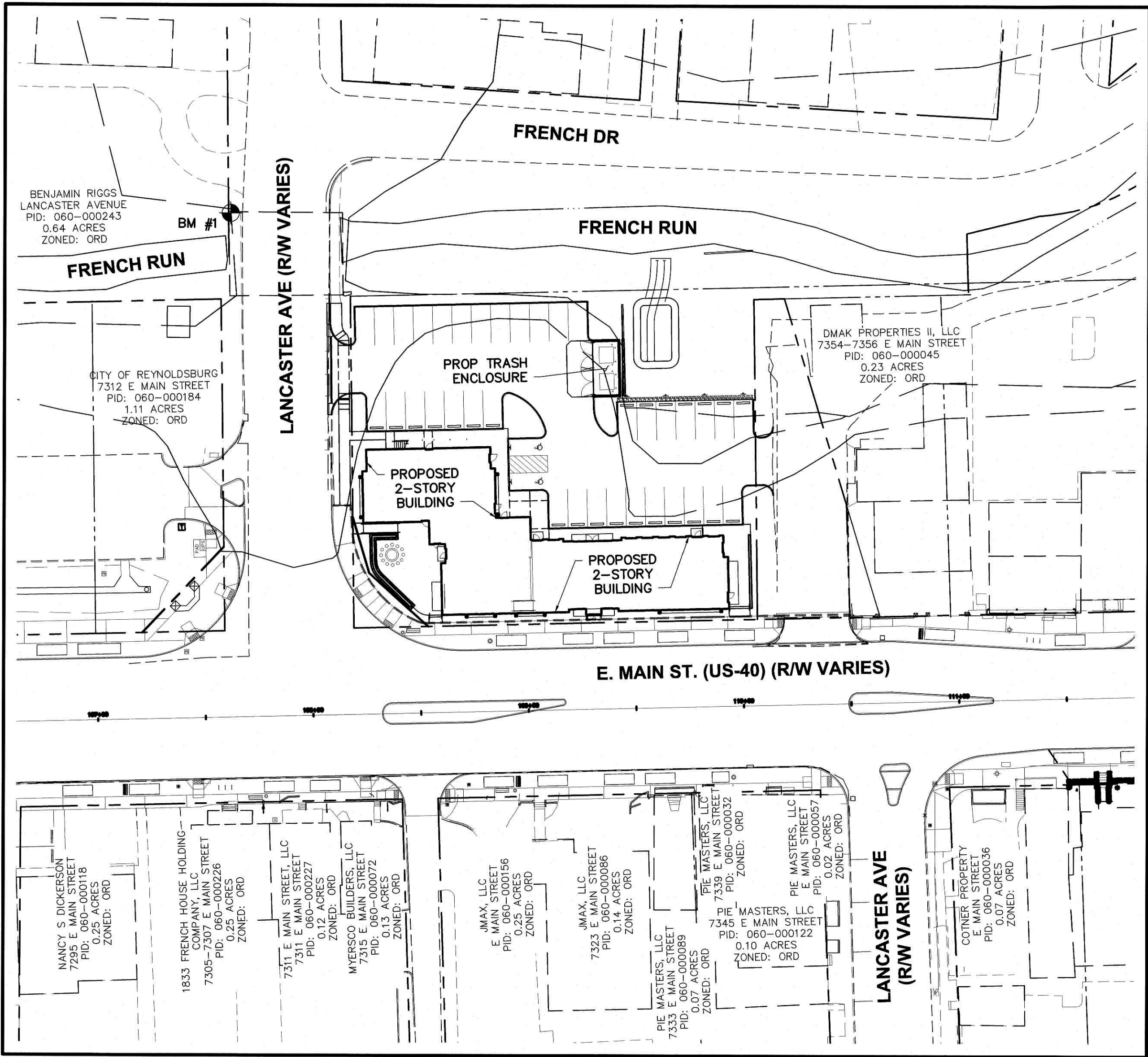
BENCHMARKS

BASED ON NAVD 1988 DATUM.

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

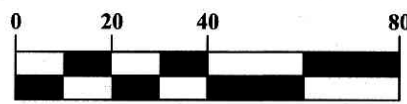
SITE BM 1 - ALUMINUM DISK IN THE NORTHWEST CORNER OF THE WEST ABUTMENT OF LANCASTER AVE. BRIDGE TRU 6-0.04 OVER FRENCH RUN, 200± FEET NORTH OF EAST MAIN STREET, 25.5± FEET WEST OF THE CENTERLINE, FRANKLIN COUNTY ENGINEER DESIGNATION RE-26. SHOWN ON INDEX MAP AS "BM #1".

ELEVATION = 860.577 (NAVD 88 DATUM)

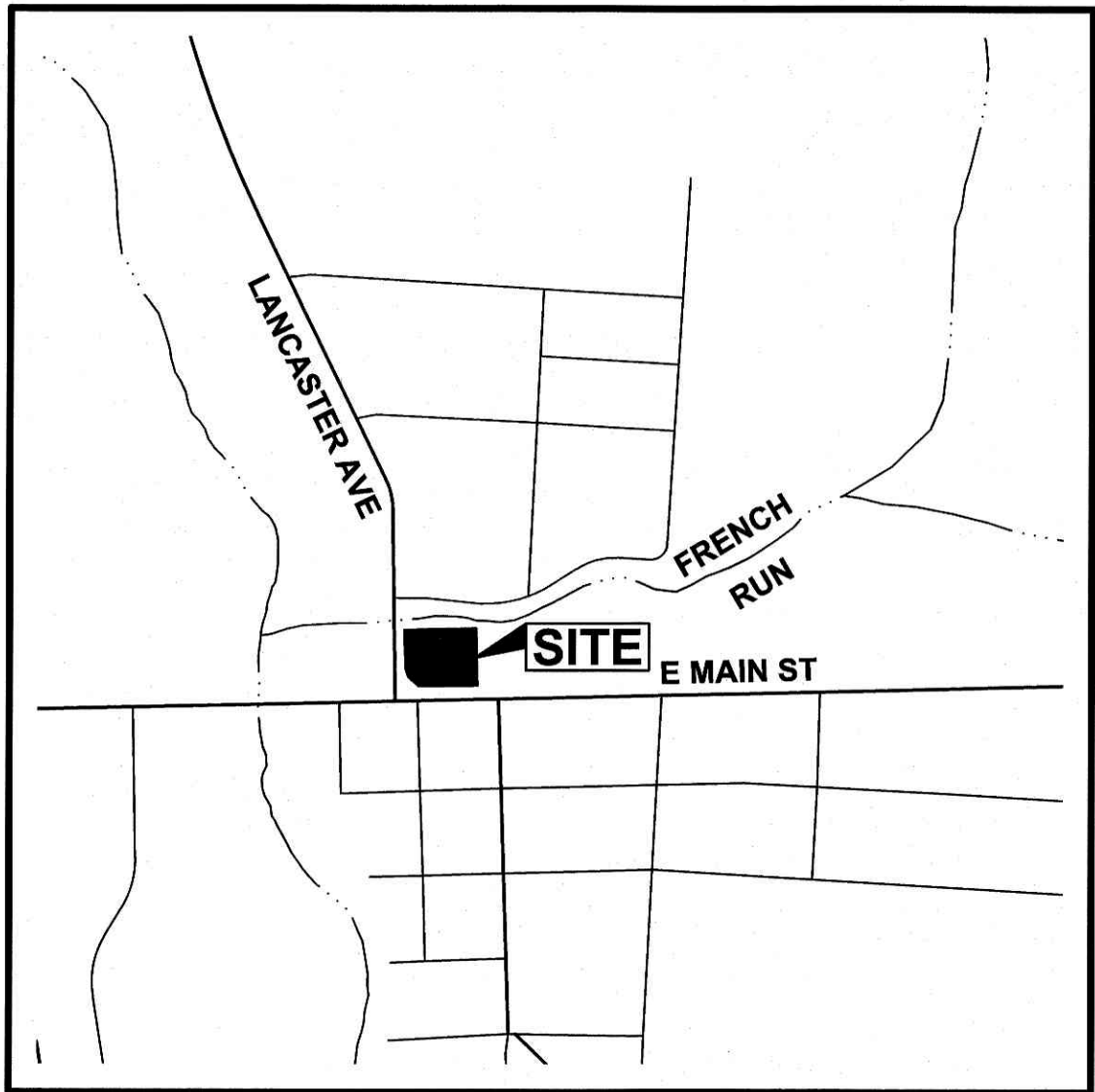


INDEX MAP
SCALE: 1" = 40'

GRAPHIC SCALE



1 inch = 40 feet



SITE LOCATION MAP
NOT TO SCALE

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

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

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

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

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



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

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

APPROVED BY:

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

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

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

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

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

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

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

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

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

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

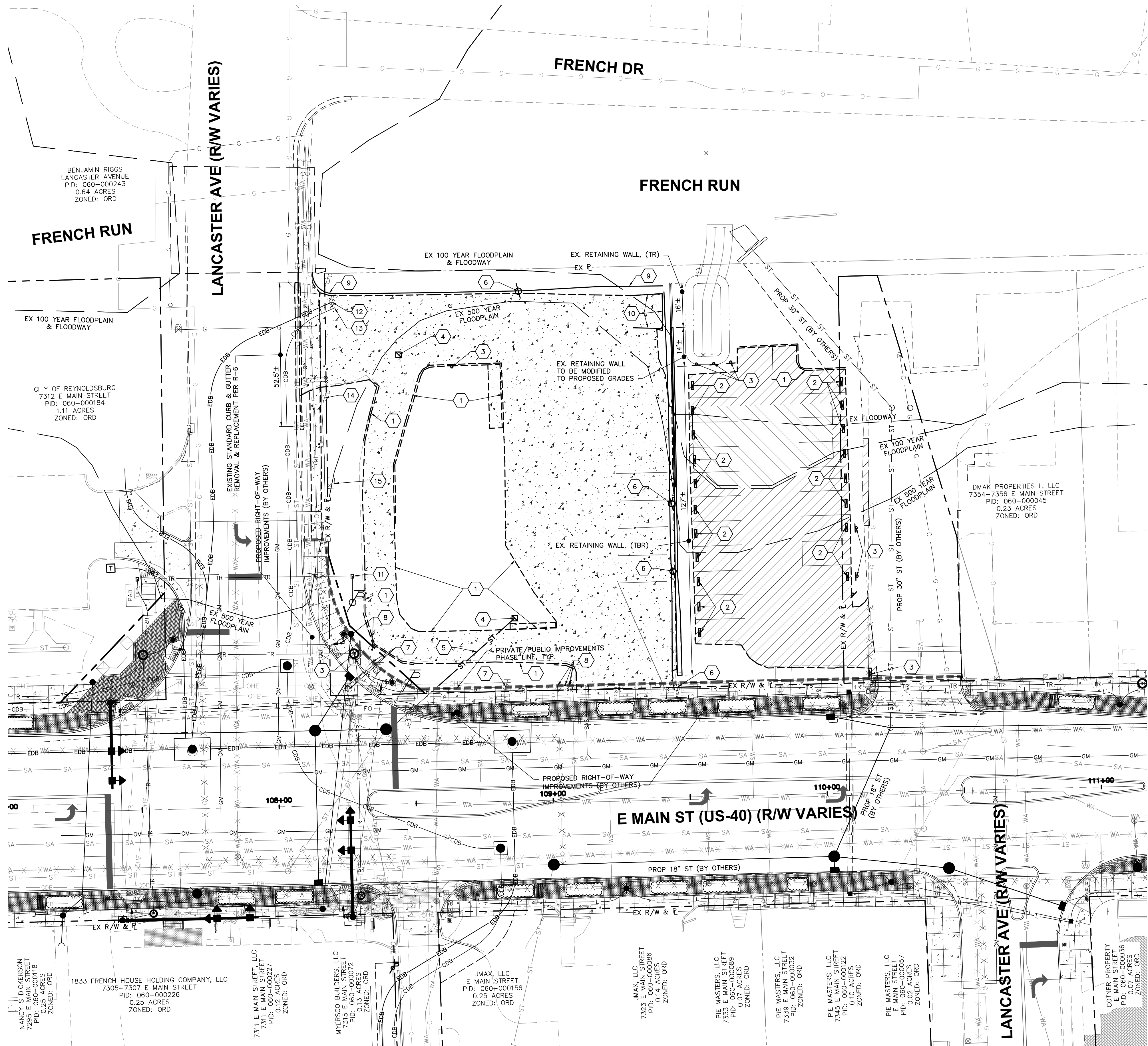
ISSUE DATES:	
09/14/2022: SECOND SUBMITTAL	
03/21/2023: THIRD SUBMITTAL	

Date: 08/01/2022
Scale: AS NOTED

Drawn By: RCF
Checked By: CLN

Project Number:
21-0039-344

Drawing Number:
1 / 11

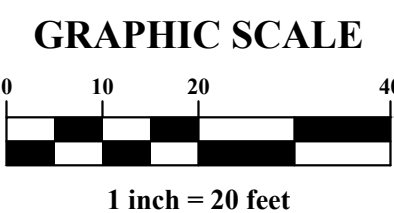
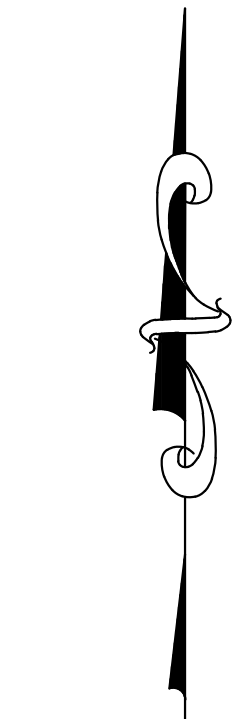


- LEGEND**
- ST — ST — EXISTING STORM SEWER
 - ST — ST — EXISTING STORM SEWER (TBR)
 - SA — SA — EXISTING SANITARY SEWER
 - SAS — SAS — EXISTING SANITARY SERVICE
 - WA — WA — EXISTING WATER MAIN
 - WS — WS — EXISTING WATER SERVICE
 - WA — WA — EXISTING ABANDONED WATER MAIN
 - G — G — EXISTING GAS MAIN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

- EXISTING ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF
- MILL & OVERLAY (1-1/2" MIN.)
- EXISTING CONCRETE DRIVE AND SIDEWALK TO BE REMOVED

- 1 EXISTING CONCRETE CURB (TBR)
- 2 EXISTING PARKING BLOCK (TBR)
- 3 EXISTING SIGN (TBR)
- 4 EXISTING CATCH BASIN (TBR)
- 5 EXISTING STORM SEWER (TBR)
- 6 EXISTING LIGHT POLE (TBR)
- 7 EXISTING UTILITY POLE (TBRBO)
- 8 EXISTING GUY WIRE (TBRBO)
- 9 EXISTING GUARDRAIL (TBR)
- 10 EXISTING DUMPSTER ENCLOSURE (TBR)
- 11 EXISTING TRAFFIC PULLBOX (TBR)
- 12 EXISTING ELECTRIC DUCT BANK SERVICE TERMINATION
- 13 EXISTING COMMUNICATION DUCT BANK SERVICE TERMINATION
- 14 EXISTING UTILITY POLE & GUY WIRE (TBRBO). COORDINATE WITH CITY.
- 15 EXISTING AT&T PULLBOX (ATG).

- (TR) TO REMAIN
- (TBR) TO BE REMOVED AND DISPOSED OF
- (TBR) TO BE RELOCATED
- (TBRBO) TO BE REMOVED BY OTHERS
- (ATG) TO BE ADJUSTED TO GRADE



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PLAN PREPARED BY:

781 Science Boulevard
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fax 614.428.7755

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CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

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

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIMUM REYNOLDSBURG

PLOT, GRADE, & UTILITY PLAN

FOR

TRIVIMUM DEVELOPMENT, LLC

DEMO PLAN

ISSUE DATES:

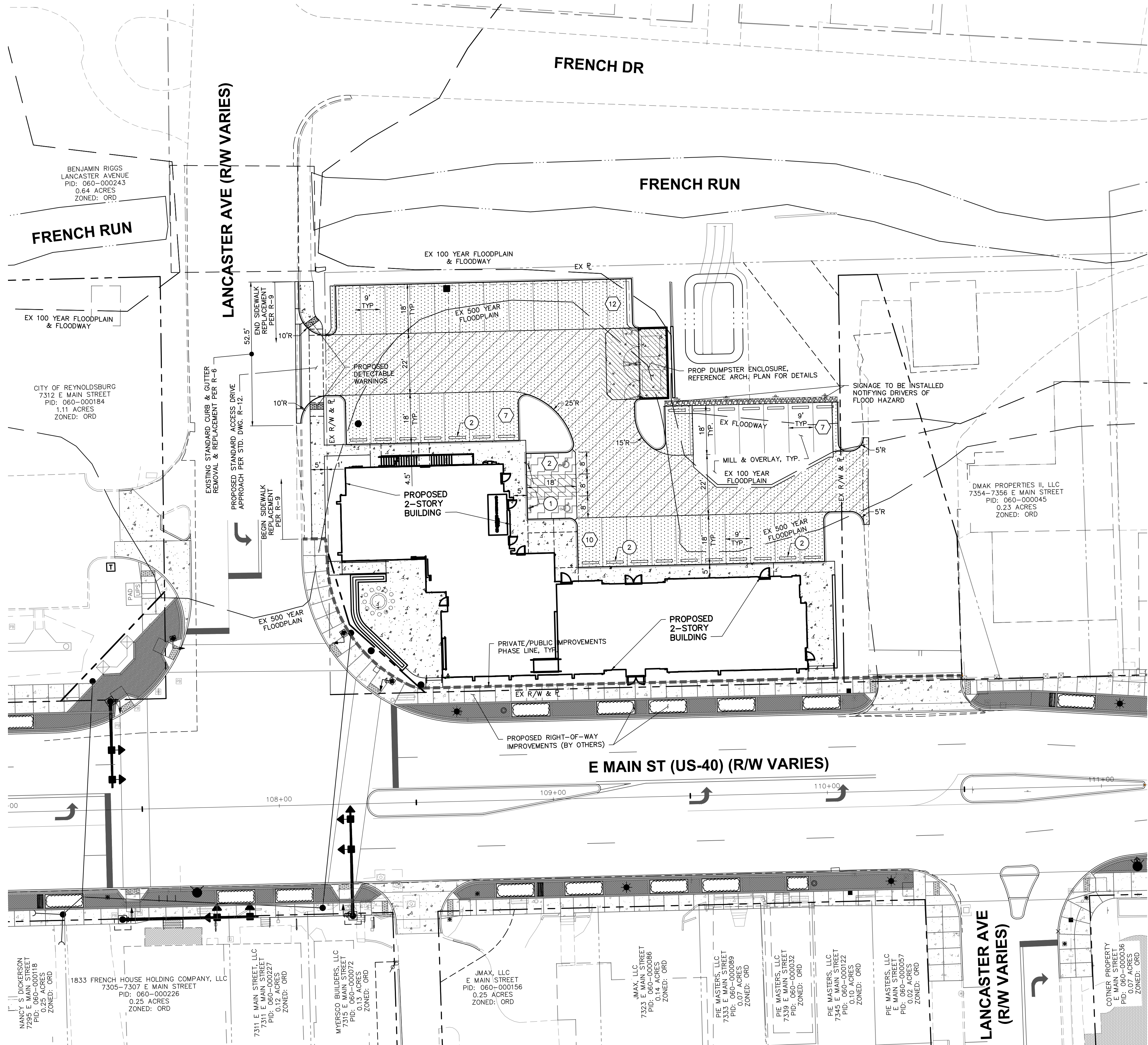
09/14/2022: SECOND SUBMITTAL
03/21/2023: THIRD SUBMITTAL
05/11/2023: FOURTH SUBMITTAL

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

Drawn By: RCF
Checked By: TPC

Project Number:
21-0039-344

Drawing Number:
4 / 11



LEGEND

PROPOSED SITE LIGHT
SEE PHOTOMETRIC PLAN FOR DETAILS

TYPICAL BOLLARD ACCESSIBLE SIGN
SEE DETAIL, SHEET 3

TYPICAL PARKING BLOCK
SEE DETAIL, SHEET 3

PARKING COUNT

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

STANDARD DUTY PAVEMENT SECTION
SEE DETAIL, SHEET 3

HEAVY DUTY PAVEMENT SECTION
SEE DETAIL, SHEET 3

SIDEWALK CONCRETE SECTION
SEE DETAIL, SHEET 3

CONCRETE PAVEMENT SECTION
SEE DETAIL, SHEET 3

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

18" STRAIGHT CURB WITH UNDERDRAIN
SEE DETAIL, SHEET 3

18" STRAIGHT CURB
SEE DETAIL, SHEET 3

SITE INFORMATION

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

SITE STATISTICS TABLE

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

PARKING REQUIREMENTS

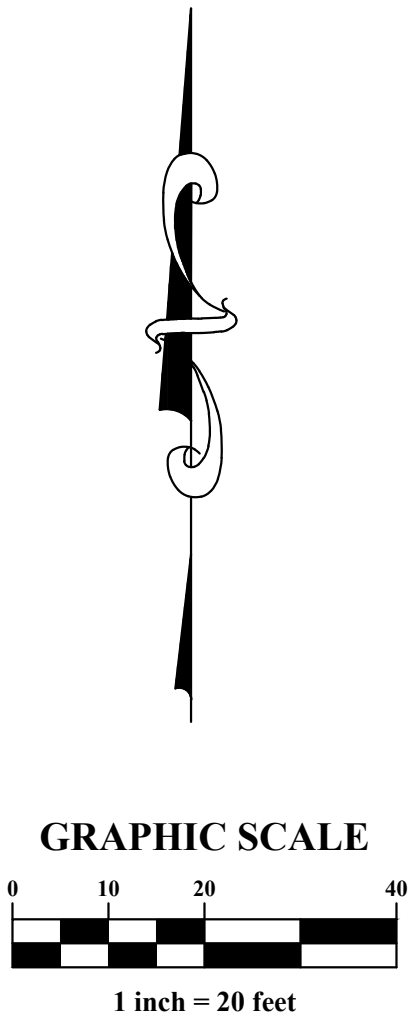
REQUIRED GROUND FLOOR PARKING @ 1 SPACE PER 400 SF OF FLOOR AREA
6,957 SF ~ 17.39 SPACES REQUIRED

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

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

SETBACKS

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



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PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
781 Science Boulevard
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ph 614.428.7750
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PLAN PREPARED FOR: TRIVIMUM DEVELOPMENT, LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

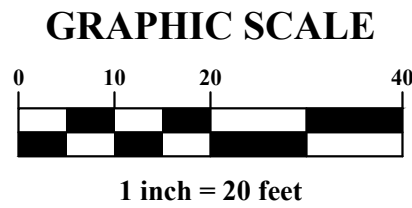
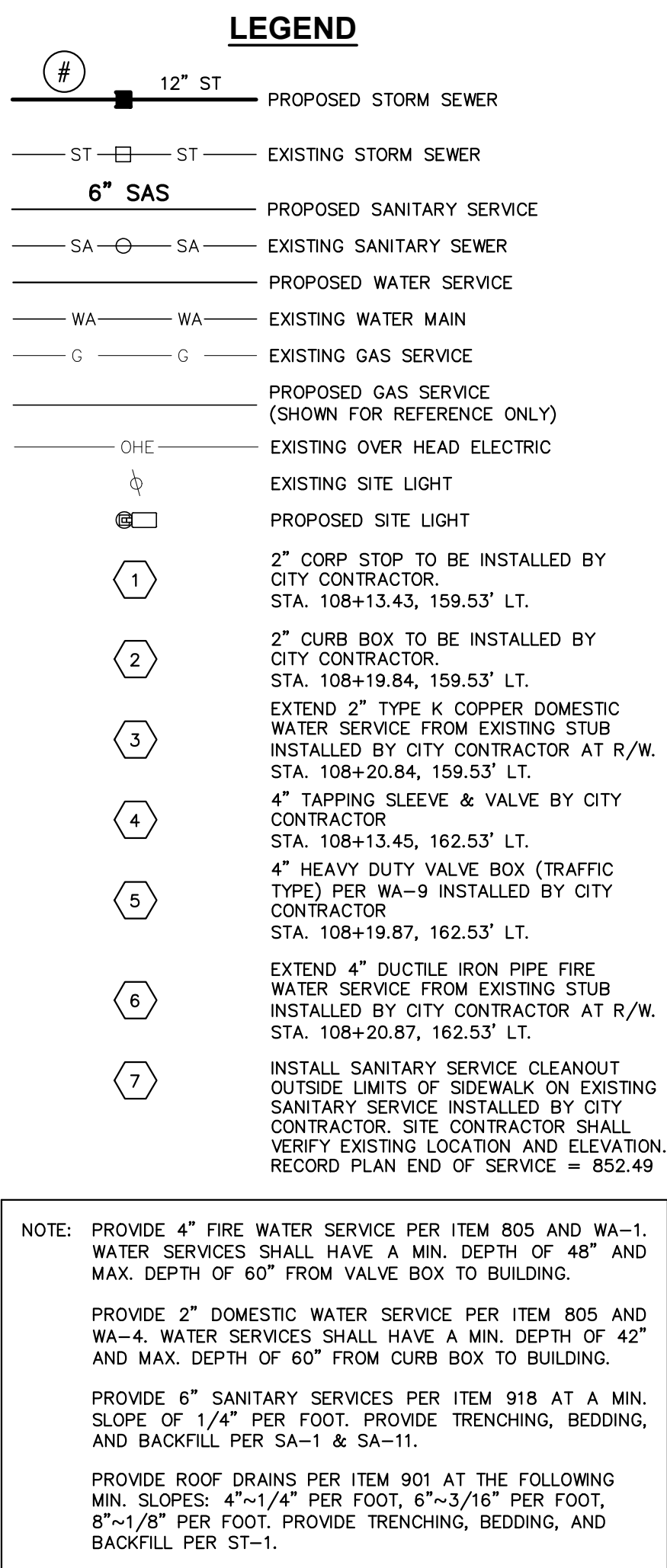
CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIMUM REYNOLDSBURG
MAJOR SITE PLAN
FOR
TRIVIMUM DEVELOPMENT, LLC

SITE DIMENSION & PAVEMENT PLAN

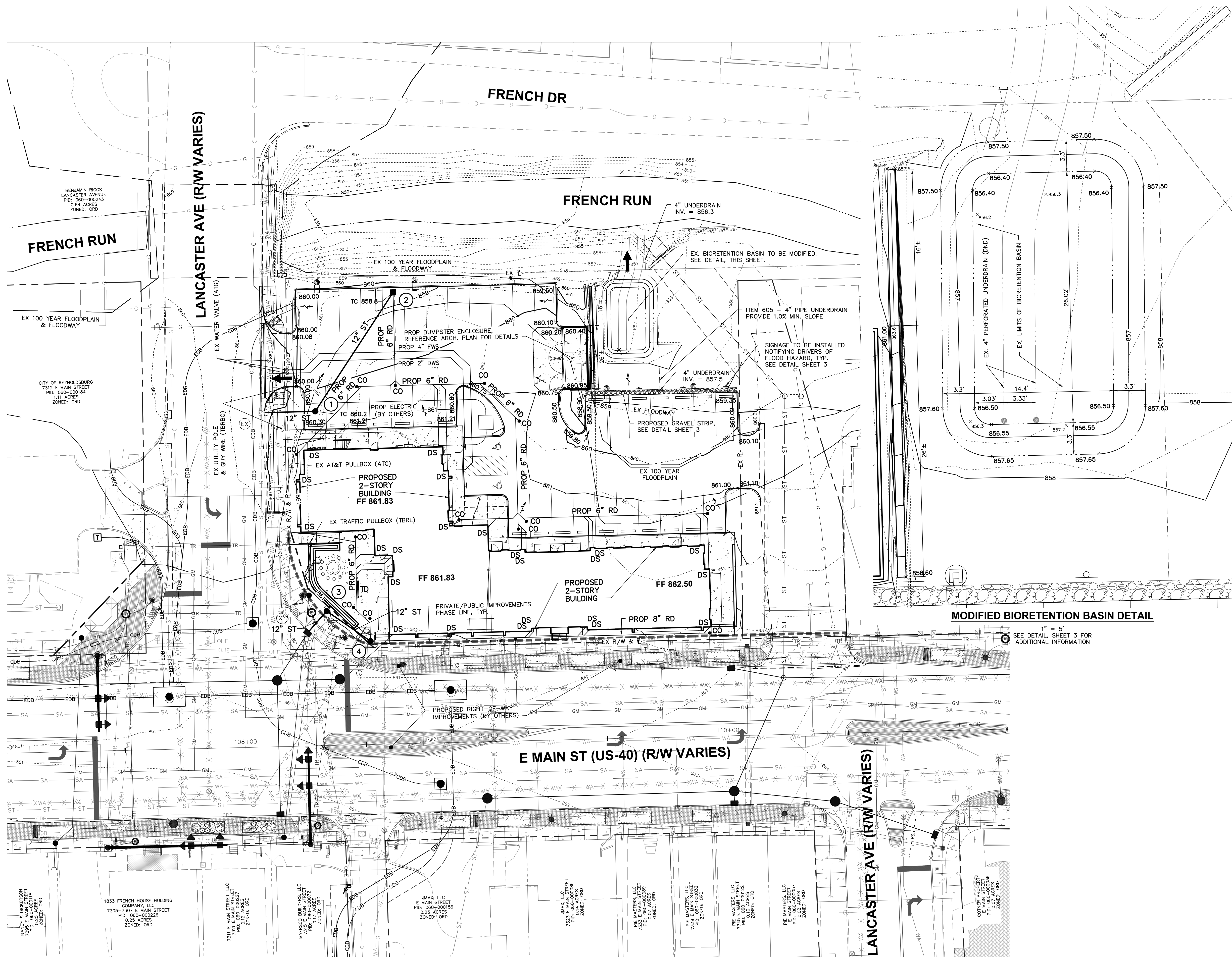
ISSUE DATES:

Date:	08/17/2023
Scale:	1" = 20'
Drawn By:	RCF
Checked By:	CLN
Project Number:	21-0039-344
Drawing Number:	1 / 2



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CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO TRIVIUM REYNOLDSBURG	TRIVIUM DEVELOPMENT, LLC 210 NORTH LAZELLE STREET COLUMBUS, OH 43215		PLAN PREPARED BY:  ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
	MAJOR SITE PLAN FOR		
	TRIVIUM DEVELOPMENT, LLC		
	PRIVATE UTILITY PI AN		
	PROJECT NUMBER: 21-0039-344		
DRAWING NUMBER: 2 / 2		DATE: 02/09/2023 SCALE: 1" = 20'	
DRAWN BY: BAH		CHECKED BY: RCF	



SITE GRADING NOTES

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

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

STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES.

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

EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS.

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

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

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

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

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

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

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

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

REFERENCE SHEET 10 FOR EROSION CONTROL PLAN.

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

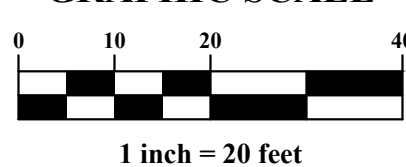
PARKING LOT PONDING NOT TO EXCEED 1 FOOT OF DEPTH BASED UPON LOWEST TOP OF CASTING AND FLOOD ROUTING ELEVATION.

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

LEGEND

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

GRAPHIC SCALE



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CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

TRIVIM REYNOLDSBURG

PLOT, GRADE, & UTILITY PLAN

FOR

TRIVIM DEVELOPMENT, LLC

GRADING PLAN

ISSUE DATES:

09/14/2022: SECOND SUBMITTAL

03/21/2023: THIRD SUBMITTAL

05/11/2023: FOURTH SUBMITTAL

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

Drawn By: BAH
Checked By: RCF

Project Number:
21-0039-344

Drawing Number:
7 / 11

PLAN PREPARED BY:

PLAN PREPARED FOR:

CITY OF REYNOLDSBURG / FRANKLIN COUNTY, OHIO

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ISSUE DATES:

09/14/2022: SECOND SUBMITTAL

LANCASTER AVENUE

MAIN STREET

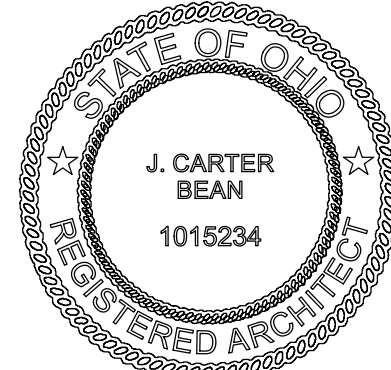
PLAN CODED NOTES

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

BEAN

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

TEL 614 262 5111



J. CARTER BEAN, LICENSE #1015234
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MAIN & LANCASTER BUILDING

7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR

TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

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

DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023

DRAWING TITLE
ARCHITECTURAL
SITE PLAN

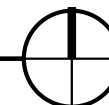
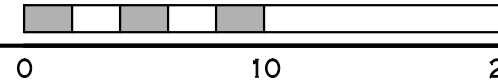
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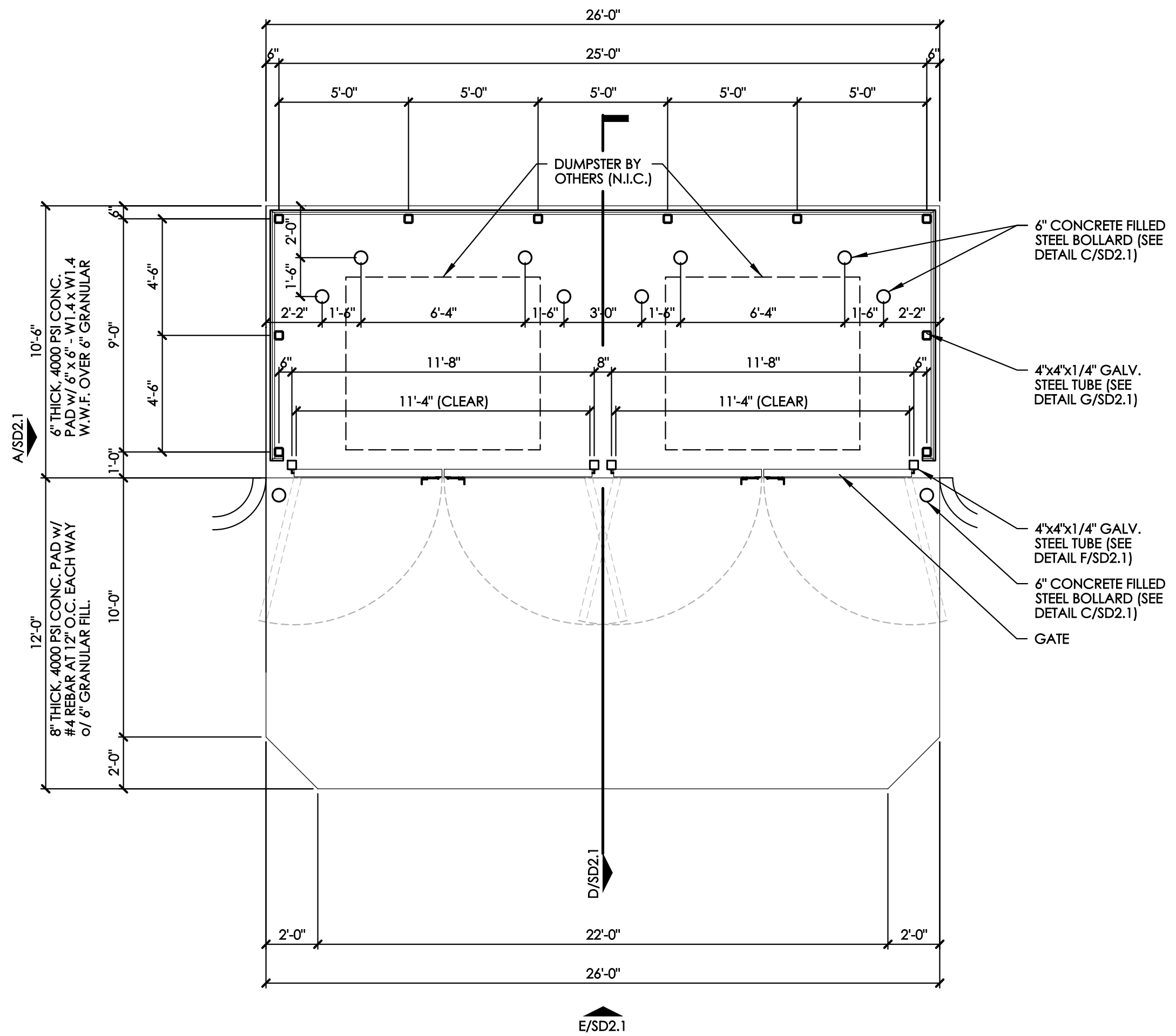
SD1.1

BEAN #00000.00

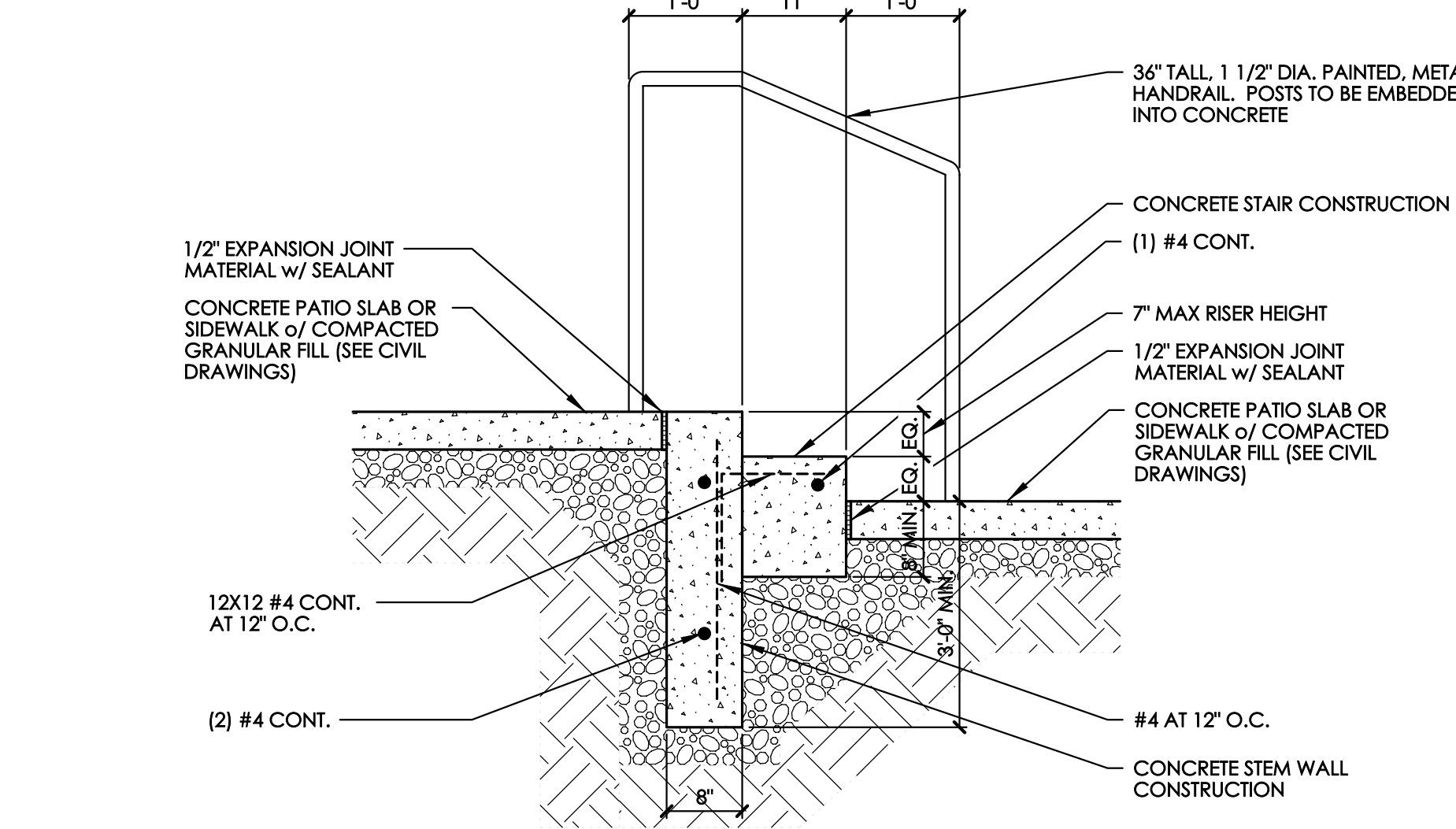
ARCHITECTURAL SITE PLAN

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

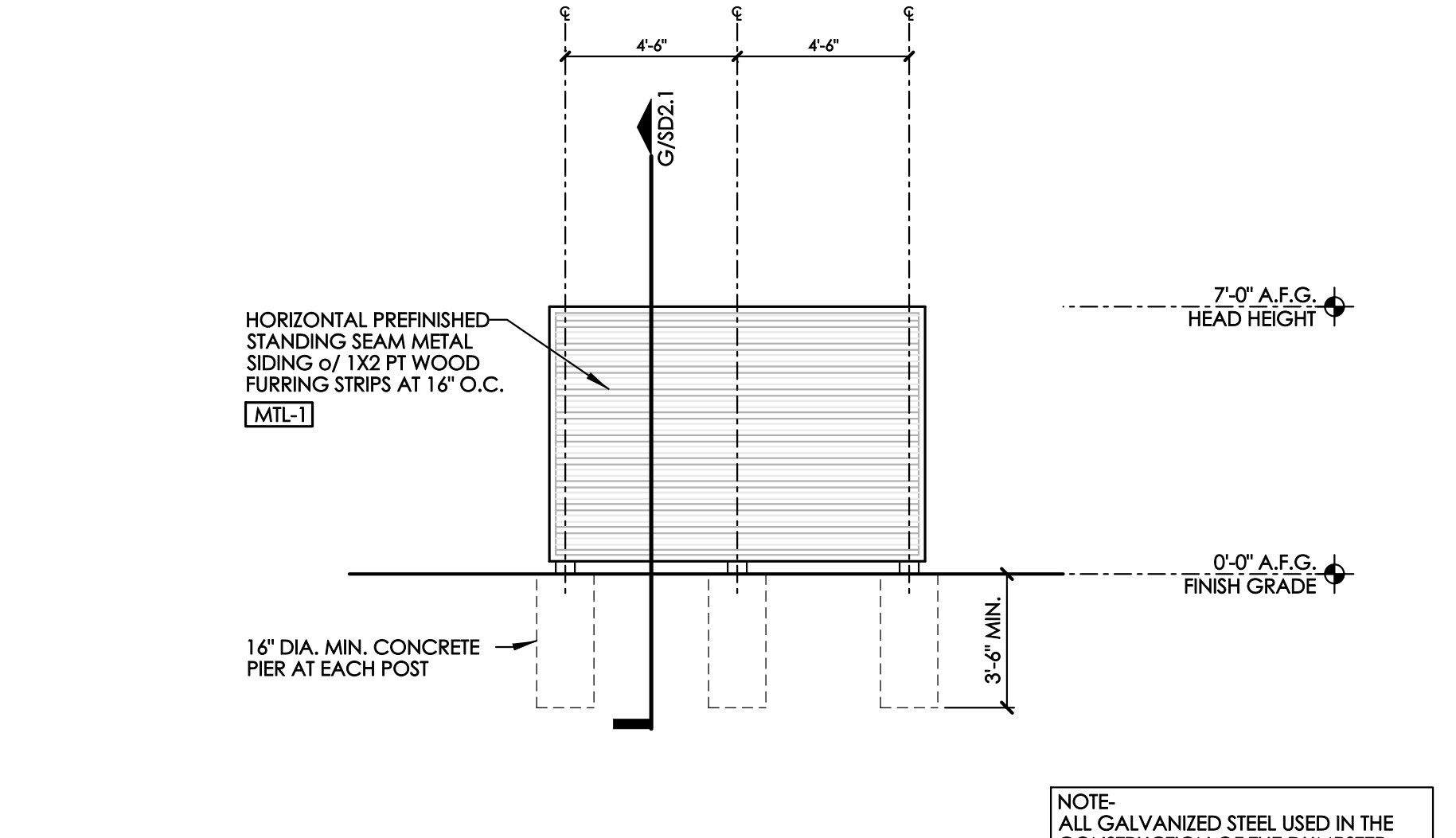




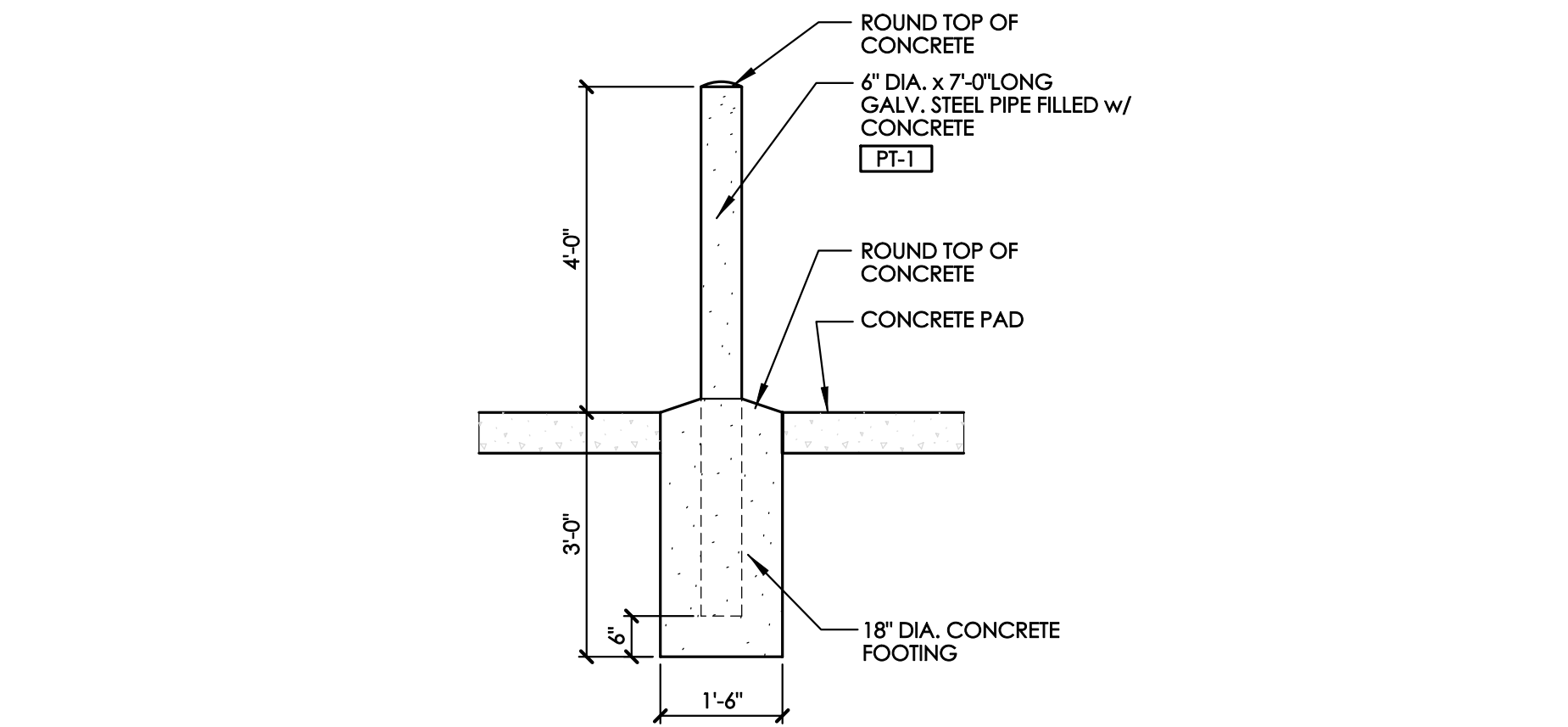
B DUMPSTER & UTILITY ENCLOSURE
SCALE: 1/4" = 1'-0"



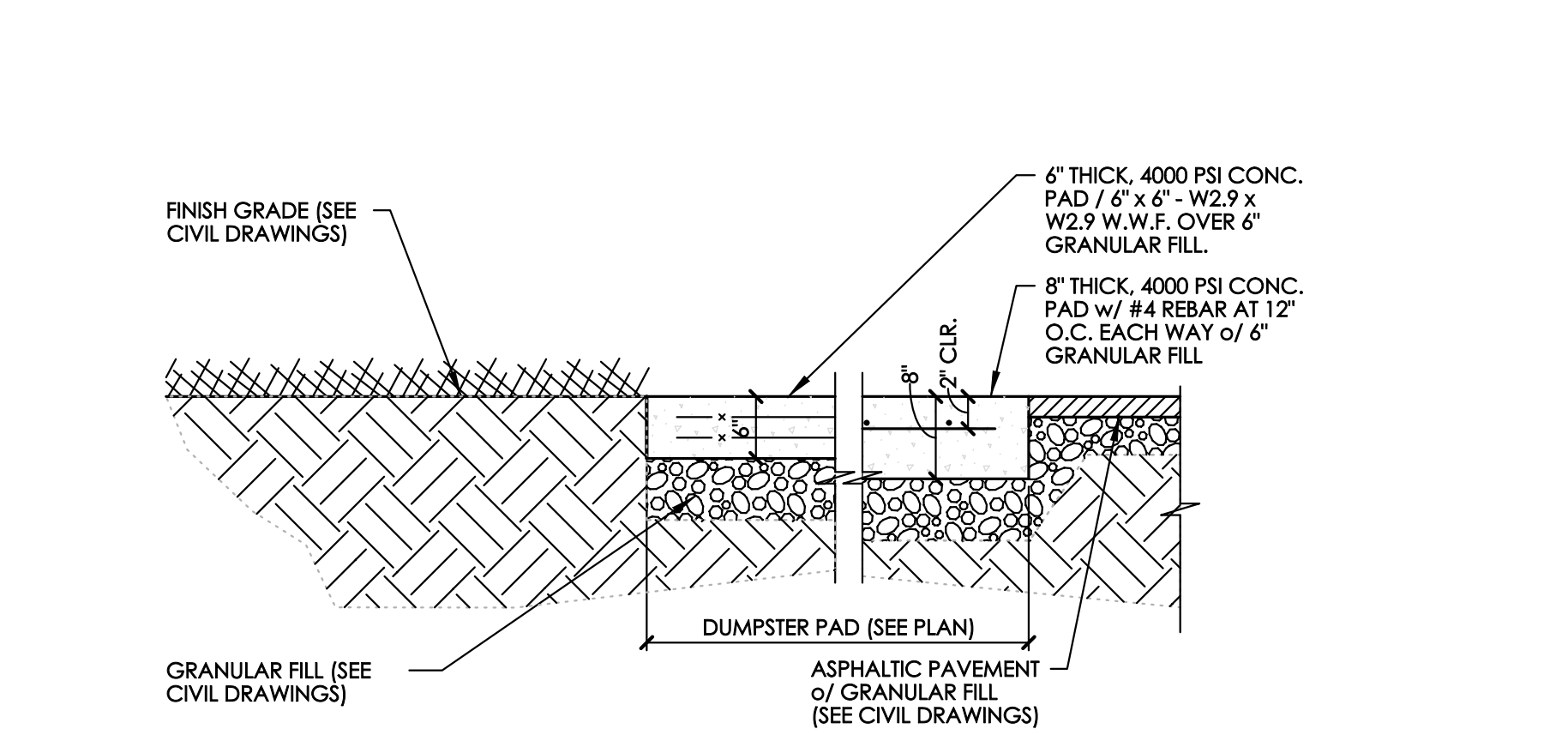
H EXTERIOR STAIR DETAIL
SCALE: 3/4" = 1'-0"



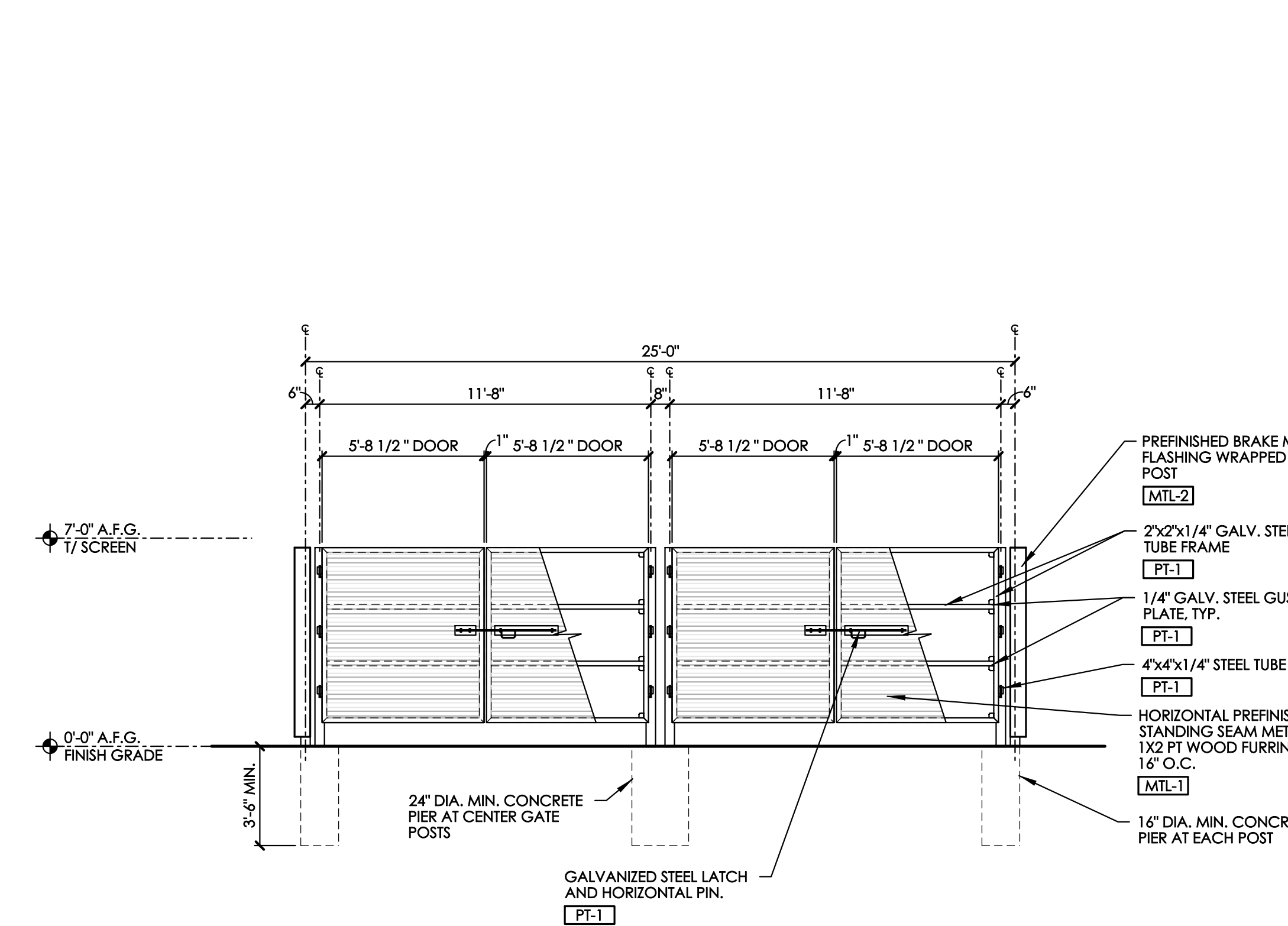
A TYPICAL FENCE ELEVATION
SCALE: 1/4" = 1'-0"



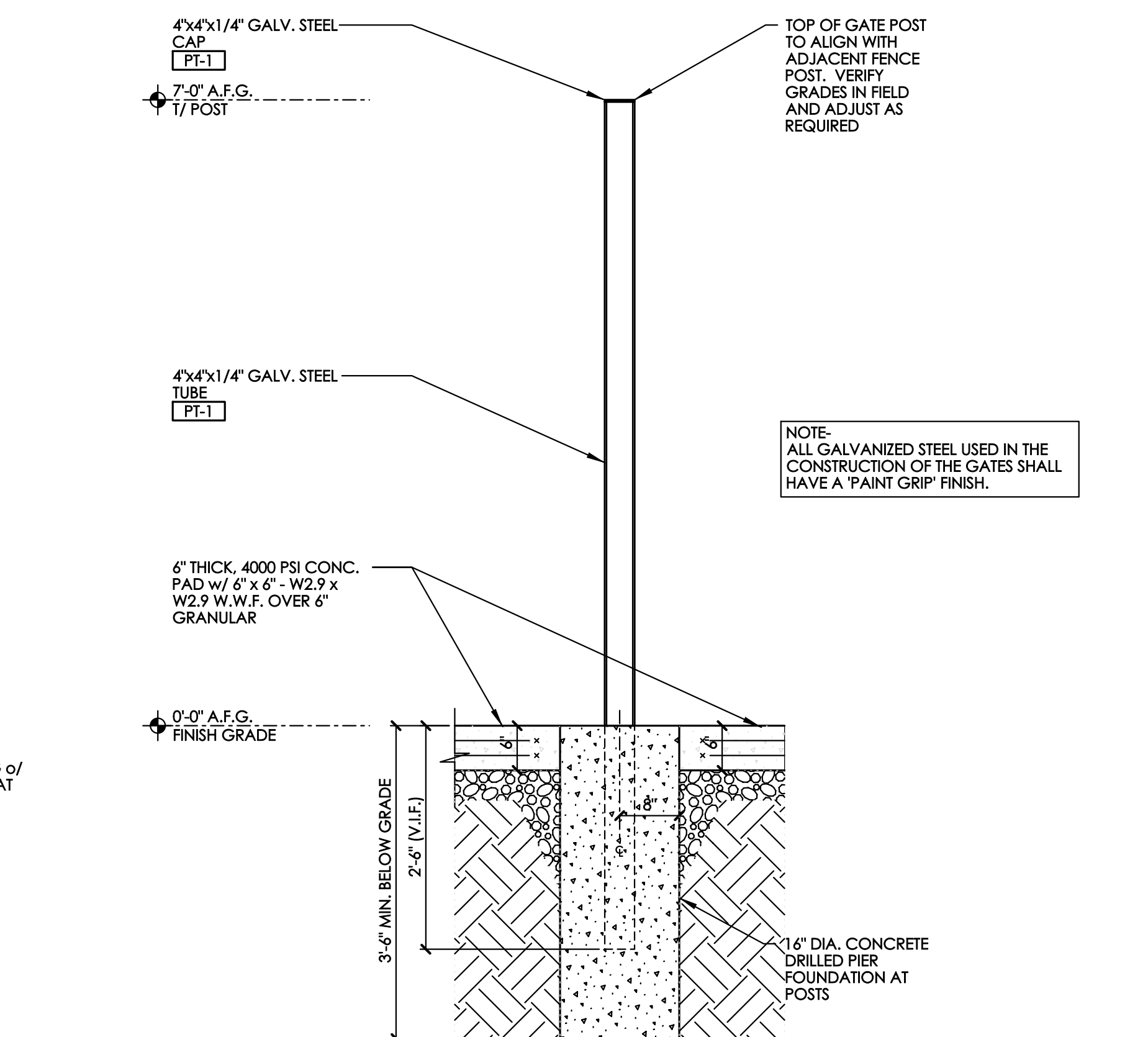
C BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



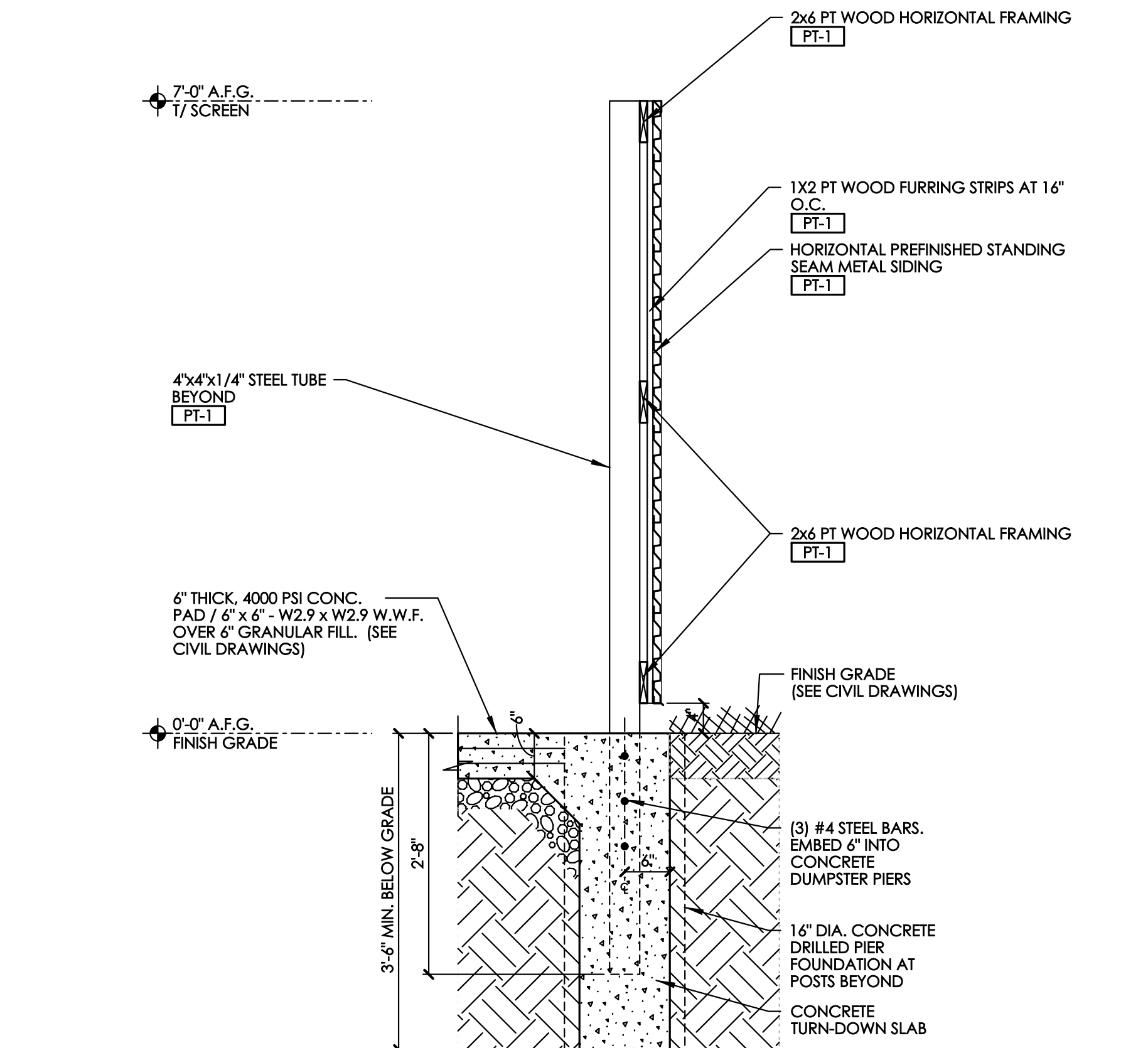
D PAVEMENT SECTION
SCALE: 3/4" = 1'-0"



E DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



F GATE POST SECTION
SCALE: 3/4" = 1'-0"



G ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"

BEAN

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STATE OF OHIO
REGISTERED ARCHITECT
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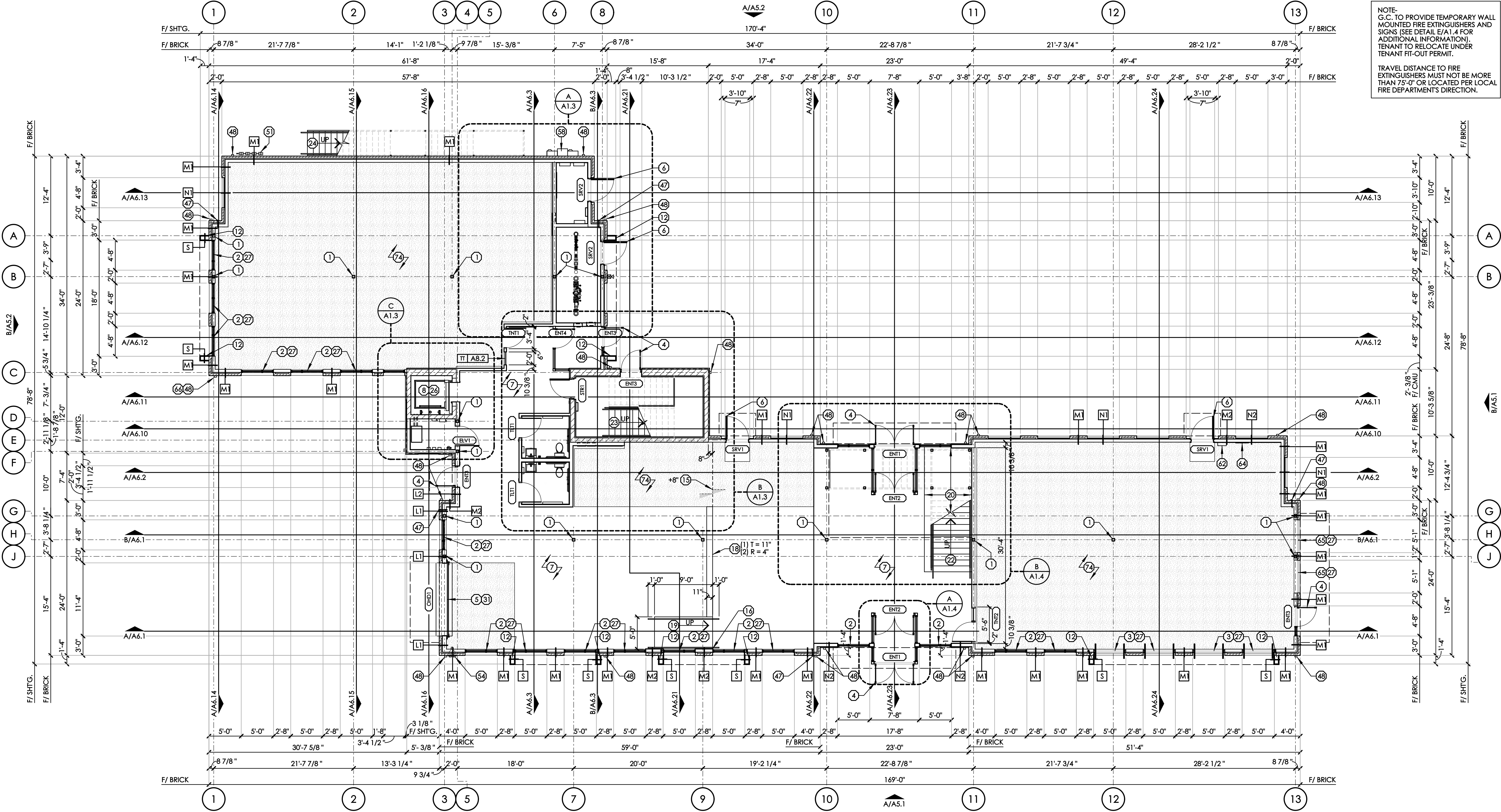
DRAWING STATUS	
STATUS	DATE
PERMIT / BID	JULY 7, 2023

DRAWING TITLE
DUMPSTER ENCLOSURE DETAILS

DRAWING NUMBER
SD2.1

BEAN #00000.00

PAGE 17 OF 51



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

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

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

BEAN

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STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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

DRAWING STATUS

STATUS	DATE
PERMIT / BID	JULY 7, 2023

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NUMBER

A1.1

BEAN #00000.00

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

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

Bea

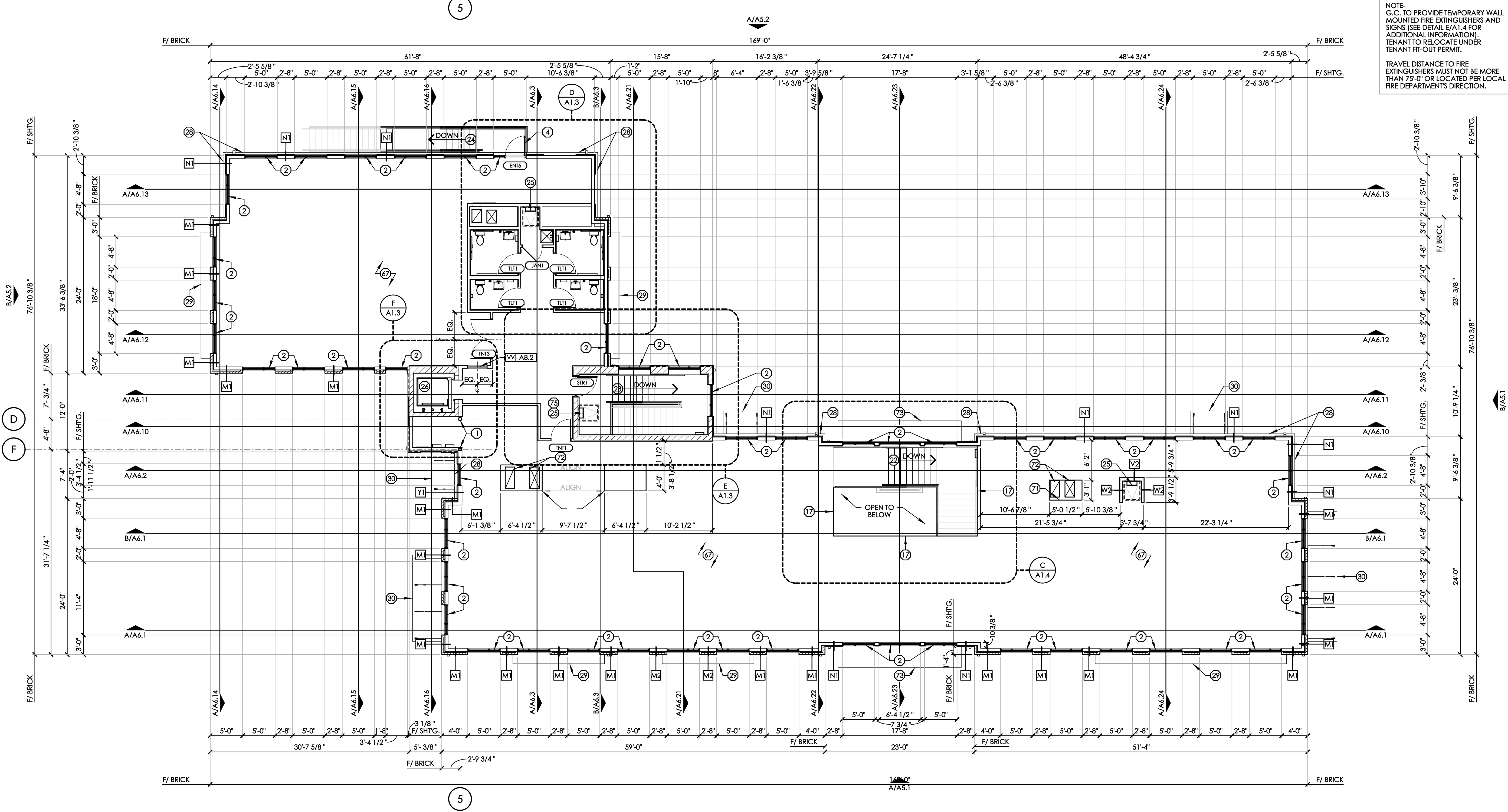
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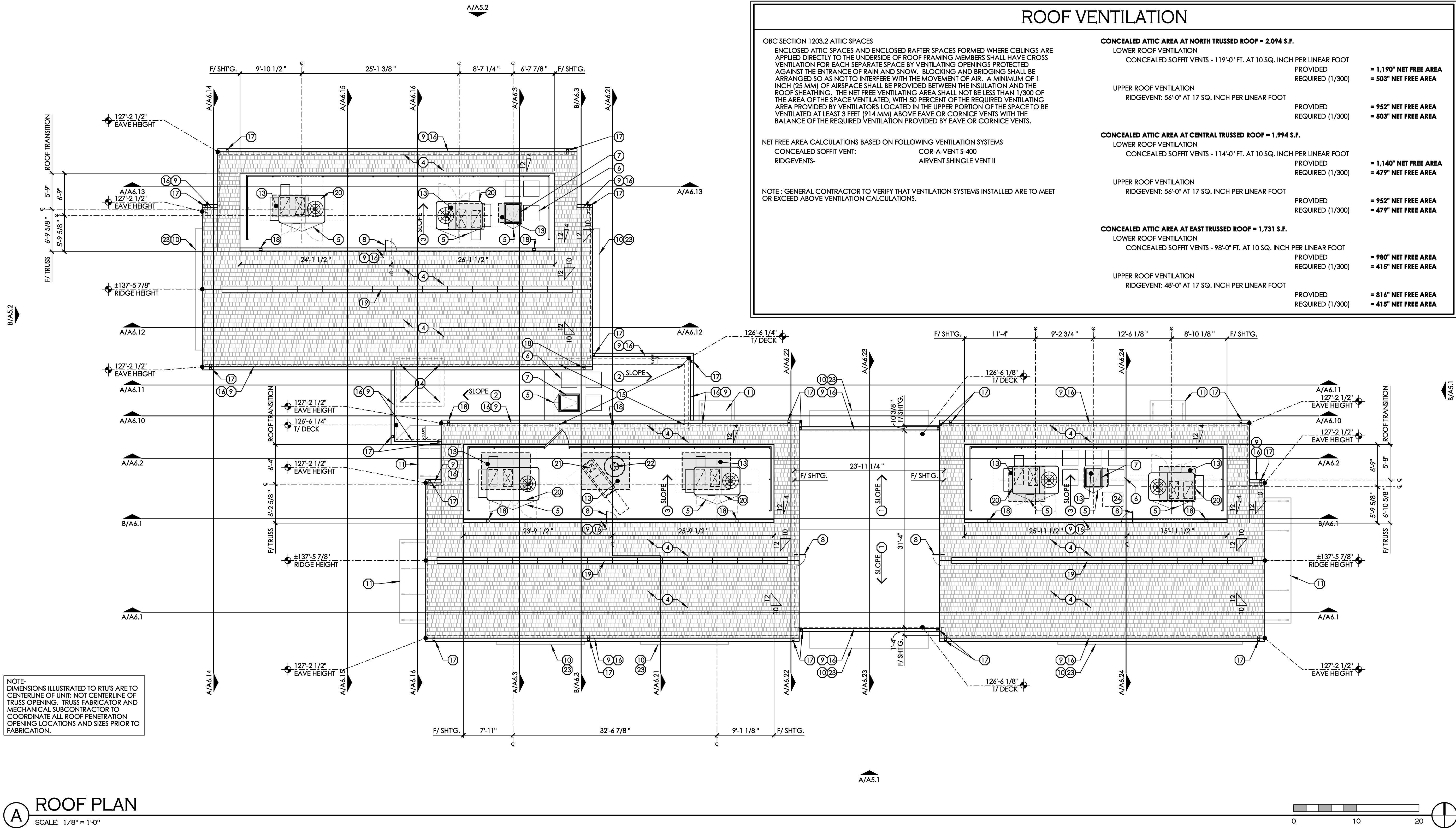
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

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



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210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A4.10. CHANGES WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS

STATUS	DATE
PERMIT / BID	JULY 7, 2023

DRAWING TITLE

ROOF PLAN

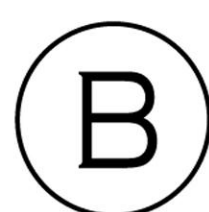
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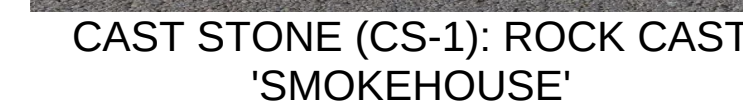
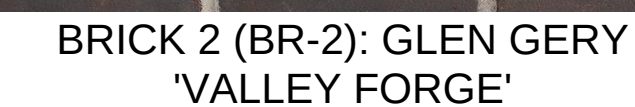
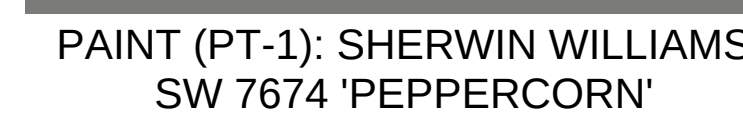
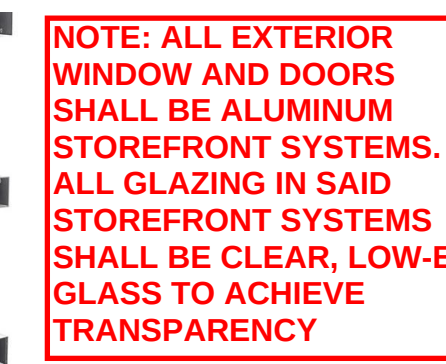
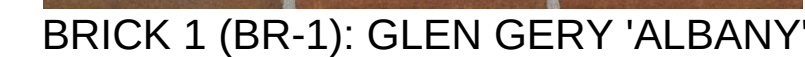
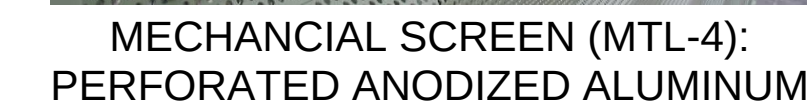
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SCALE: $1/16'' = 1'-0''$



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

BEAN# 00000.00

Page 22 of 50



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



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



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



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



MECHANCIAL SCREEN (MTL-4):
PERFORATED ANODIZED ALUMINUM



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

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



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



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

ELEVATION CODED NOTES	
1 PAINTED, GALV. STEEL POST WITH 1/4" GALV. STEEL CAP PLATE 2 PREFINISHED ALUMINUM STOREFRONT/WINDOW SYSTEM w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWINGS A8.1 - A8.3) (SF-1) 3 PREFINISHED OPERABLE WINDOW SYSTEM TO MATCH ADJACENT STOREFRONT w/ GLAZING AS SCHEDULED (SEE STOREFRONT ELEVATIONS ON DRAWING A8.1) (MATCH SF-1) 4 PREFINISHED ALUMINUM FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) (SF-1) 5 OVERHEAD DOOR SYSTEM (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) 6 INSULATED HOLLOW METAL DOOR AND FRAME (SEE DOOR & HARDWARE SCHEDULES ON DRAWING A7.1) 7 WALL OPENING FOR FUTURE TENANT WINDOW (N.I.C.). PROVIDE TEMPORARY STUDS/SHEATHING TO PROTECT THE INTERIOR AS REQUIRED 8 WATER TIGHT, EXTERIOR 24x24 NOMINAL VERTICAL ROOF ACCESS PANEL. PROVIDE ADDITIONAL BLOCKING AS REQUIRED. VERIFY ROUGH OPENING SIZE WITH TRUSS MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION. 9 CONCRETE RAMP AND HANDRAIL CONSTRUCTION 10 CONCRETE STAIR AND HANDRAIL CONSTRUCTION 11 PAINTED, EXTERIOR STEEL STAIR CONSTRUCTION, WITH STEEL GUARDRAILS AND HANDRAILS 12 EXTERIOR COUNTERTOP 13 CAST STONE OR LIMESTONE CAP 14 BRICK VENEER RETAINING WALL - RUNNING BOND (SEE DETAILS ON DRAWING SD2.2) 15 BRICK VENEER - RUNNING BOND 16 BRICK VENEER PANEL- RUNNING BOND (RECESSED 1/2") 17 BRICK VENEER - SLOPED ROWLOCK SILL ACCENT COURSE 18 PAINT EXPOSED C.M.U. BASE TO MATCH FIBER CEMENT 19 ASPHALT SHINGLES 20 45 MIL. REINFORCED FULLY ADHERED EPDM ROOFING SYSTEM 21 5/16" FIBER CEMENT BOARD PANEL SIDING (SMOOTH FINISH) 22 4/4 X 8 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) 23 4/4 X 10 FIBER CEMENT BOARD TRIM (SMOOTH FINISH) 24 EXTRUDED PREFINISHED ALUMINUM VERTICAL REVEAL (XTREME TRIM RV516) (THIN) 25 EXTRUDED PREFINISHED ALUMINUM VERTICAL REVEAL (XTREME TRIM RVB516) (THICK) 26 EXTRUDED PREFINISHED ALUMINUM HORIZONTAL REVEAL (XTREME TRIM BRH516) (THIN) 27 EXTRUDED PREFINISHED ALUMINUM HORIZONTAL REVEAL (XTREME TRIM RHB516) (THICK)	28 HORIZONTAL PREFINISHED STANDING SEAM METAL SIDING 29 PREFINISHED BRAKE METAL TRIM 30 PREFINISHED METAL DRIP EDGE FLASHING 31 PREFINISHED METAL LEDGE FLASHING 32 PRE-ENGINEERED / PRE-FABRICATED ALUMINUM CANOPY (MAPES, AWNEX OR EQUAL) 33 ROOF SCREEN (SEE DETAILS ON DRAWING A6.31) 34 6" PREFINISHED METAL (24 GA) GUTTER - OGEE 35 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. CONNECT TO STORM LINE. (SEE CIVIL AND PLUMBING DRAWINGS FOR CONTINUATION) 36 4" x 3" PREFINISHED METAL (24 GA) DOWNSPOUT w/ MOUNTING STRAPS AT 5'-0" O.C. MAX. HOLD TIGHT TO BUILDING CONSTRUCTION. DOWNSPOUT TO EVACUATE ONTO ROOF CONSTRUCTION BELOW. PROVIDE SPLASHBLOCK BELOW DOWNSPOUT DISCHARGE. 37 EXTEND PVC STORM LINE UP AS REQUIRED AT EXTERIOR CONCRETE RAMP 38 FROST-PROOF HOSE BIBB. ENSURE THAT ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE. COORDINATE LOCATION w/ TENANT DRAWINGS PRIOR TO INSTALLATION (SEE PLUMBING DRAWINGS) 39 GAS SERVICE AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE PLUMBING DRAWINGS) 40 FIRE DEPARTMENT SIAMESE CONNECTION (SEE PLUMBING, FIRE PROTECTION AND CIVIL DRAWINGS) 41 FIRE DEPARTMENT KNOX BOX AS SPECIFIED BY LOCAL FIRE DEPARTMENT 42 HORN / STROBE, & NOTIFICATION DEVICE (SEE ELECTRICAL DRAWINGS) 43 ELECTRICAL SERVICE / CT CABINETS AND METER SETS. PAINT TO MATCH ADJACENT EXTERIOR FINISH (SEE ELECTRICAL DRAWINGS). COORDINATE LAYOUT WITH EXTERIOR STAIR MANUFACTURER FOR ALL CLEARANCES AT STAIR POSTS / CONNECTIONS 44 DECORATIVE LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) 45 FESTOON LIGHT FIXTURES (SEE ELECTRICAL DRAWINGS) 46 EMERGENCY EGRESS LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS) 47 FUTURE INTERNALLY ILLUMINATED SIGN BY TENANT (N.I.C.) (SEE ELECTRICAL DRAWINGS FOR J-BOX). FUTURE SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. G.C. TO PROVIDE / COORDINATE BLOCKING WITH TENANT 48 FUTURE INTERNALLY ILLUMINATED BLADE SIGN BY TENANT (N.I.C.) (SEE ELECTRICAL DRAWINGS FOR J-BOX). FUTURE SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT. G.C. TO PROVIDE / COORDINATE BLOCKING WITH TENANT 49 SECURITY WALL PACK LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)

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

BEAN

J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
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OHIO • 43214
TEL 614.262.5111

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

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7324-7330 EAST MAIN STREET
REYNOLDSBURG, OHIO 43068

FOR
TRIVIM REYNOLDSBURG INVESTMENTS L.L.C.

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS DATE
PERMIT / BID JULY 7, 2023

DRAWING TITLE

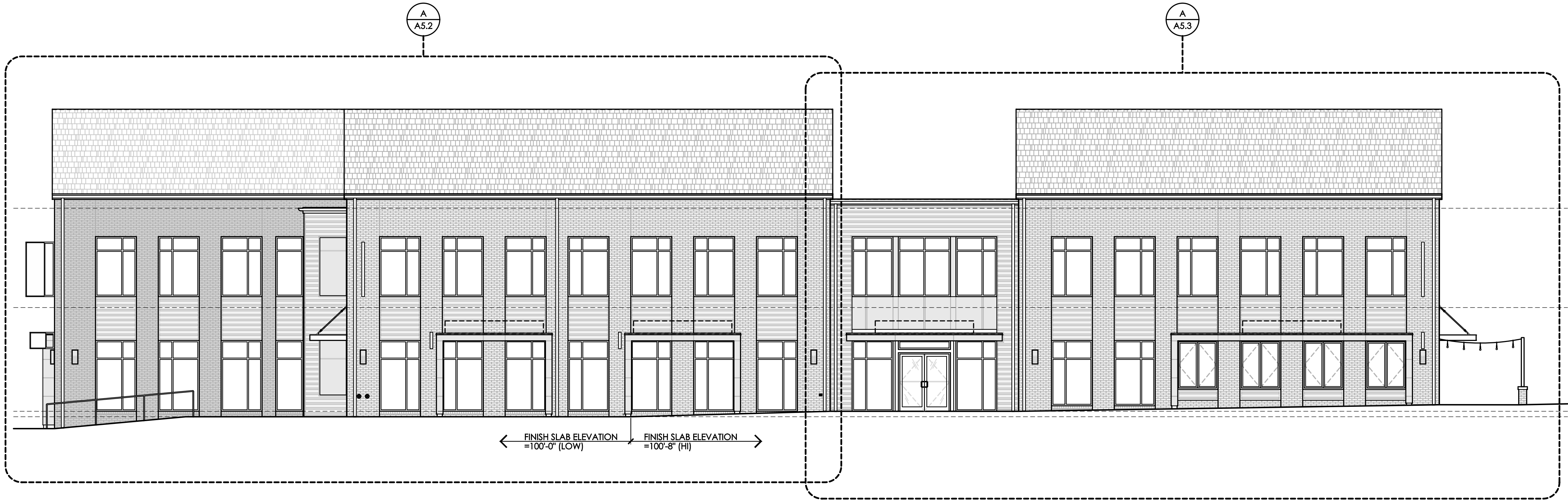
EXTERIOR
FINISH KEY
AND ELEVATION
CODED NOTES

DRAWING NUMBER

A5.0

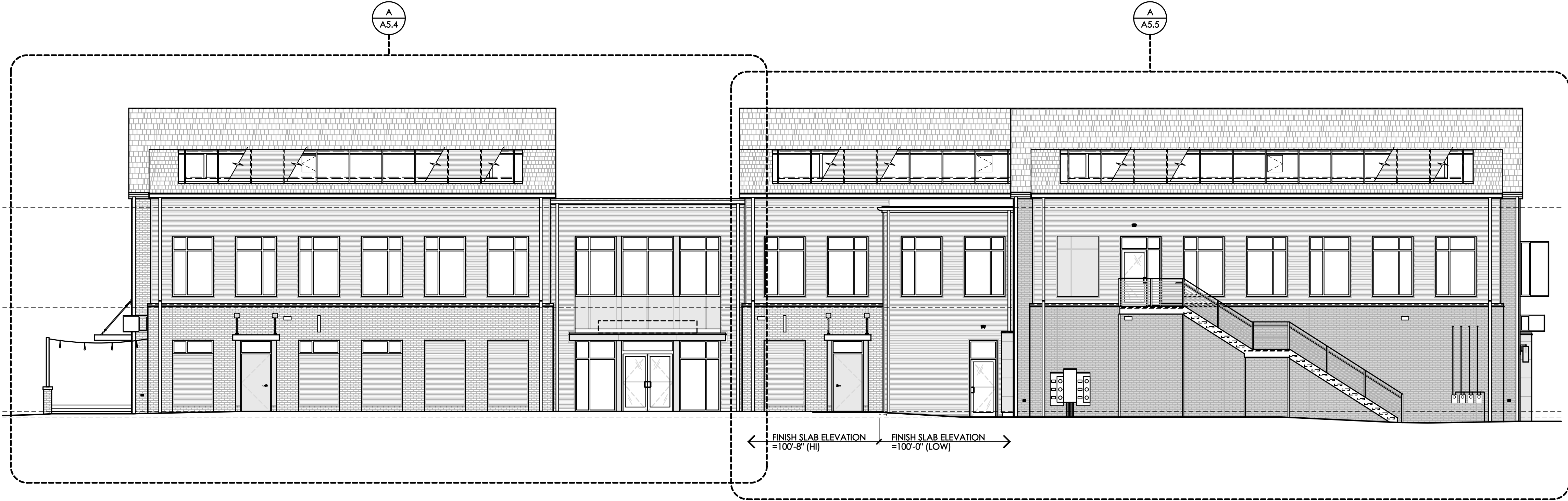
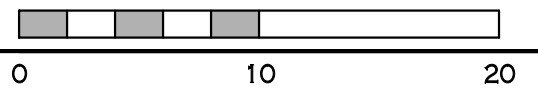
BEAN #00000.00

Page 24 of 31



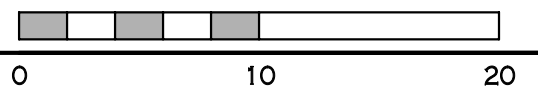
A OVERALL SOUTH BUILDING ELEVATION

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



B OVERALL NORTH BUILDING ELEVATION

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



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GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A0.1a. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS

STATUS

DATE

PERMIT / BID

JULY 7, 2023

DRAWING TITLE

EXTERIOR
BUILDING
ELEVATIONS

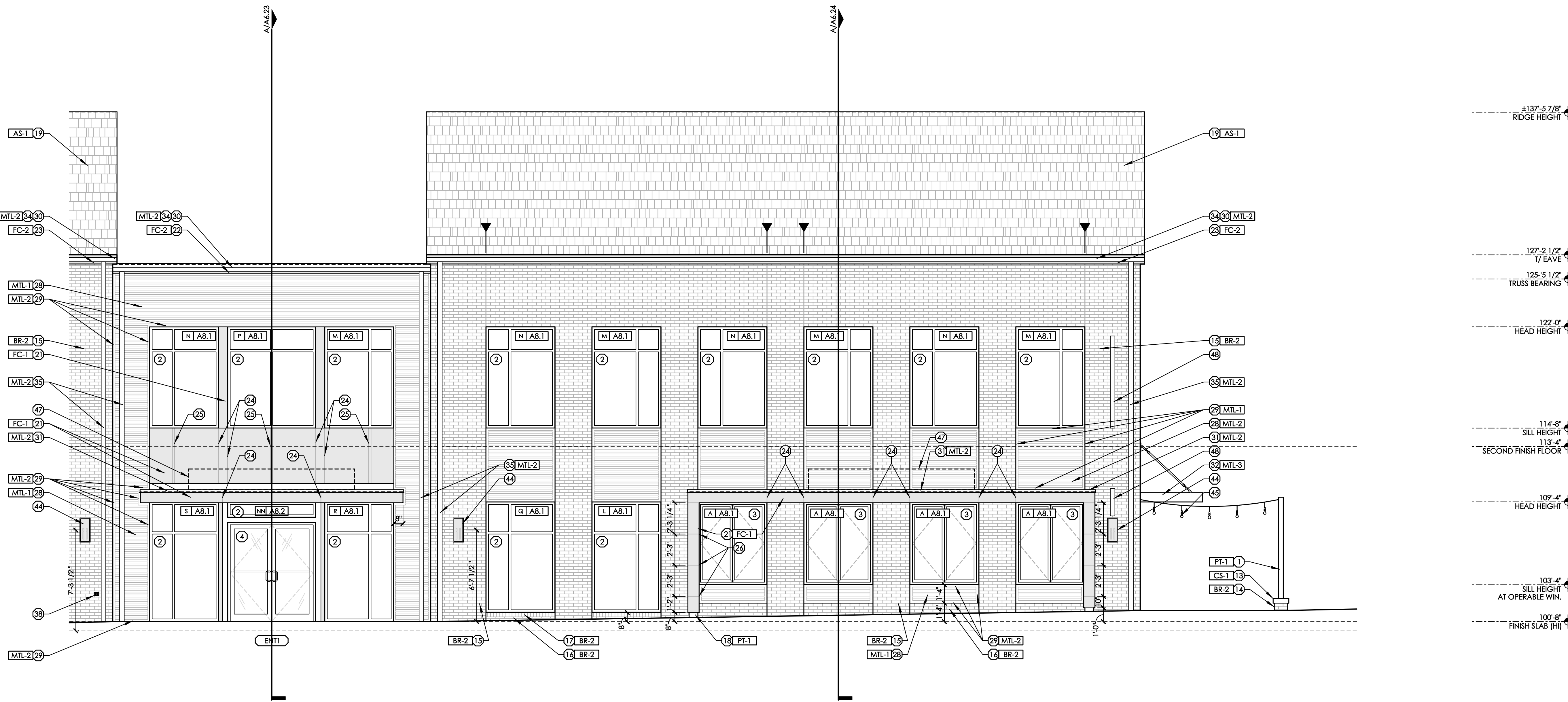
DRAWING NUMBER

A5.1

BEAN #00000.00

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GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING A5.16. OMISSIONS WILL NOT WARRANT A CHANGE ORDER		
DRAWING STATUS		
STATUS		DATE
PERMIT / BID		JULY 7, 2023
REVISION	1	
DRAWING TITLE		
PARTIAL EXTERIOR ELEVATION		
DRAWING NUMBER		
A5.3		
BEAN #000000.00		



±137'-5 7/8"
RIDGE HEIGHT

127'-2 1/2"
1/ EAVE

126'-6 1/8"
1/ DECK

125'-5 1/2"
TRUSS BEARING

122'-0"
HEAD HEIGHT

114'-8"
SILL HEIGHT

113'-4"
SECOND FINISH FLOOR

109'-4"
HEAD HEIGHT

100'-8"
FINISH SLAB (HI)

±137'-5 7/8"
RIDGE HEIGHT

127'-2 1/2"
1/ EAVE

125'-5 1/2"
TRUSS BEARING

122'-0"
HEAD HEIGHT

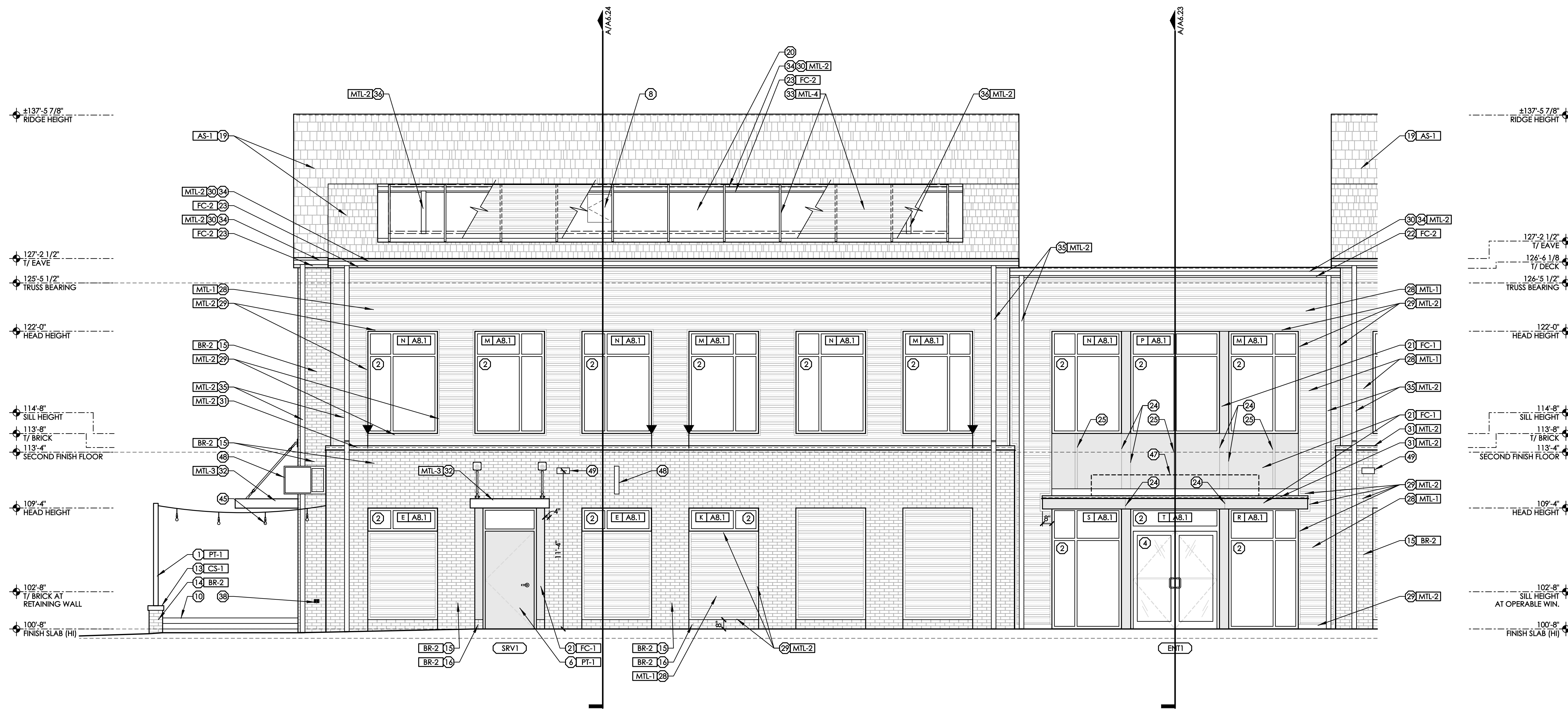
114'-8"
SILL HEIGHT

113'-4"
SECOND FINISH FLOOR

109'-4"
HEAD HEIGHT

103'-4"
SILL HEIGHT
AT OPERABLE WIN.

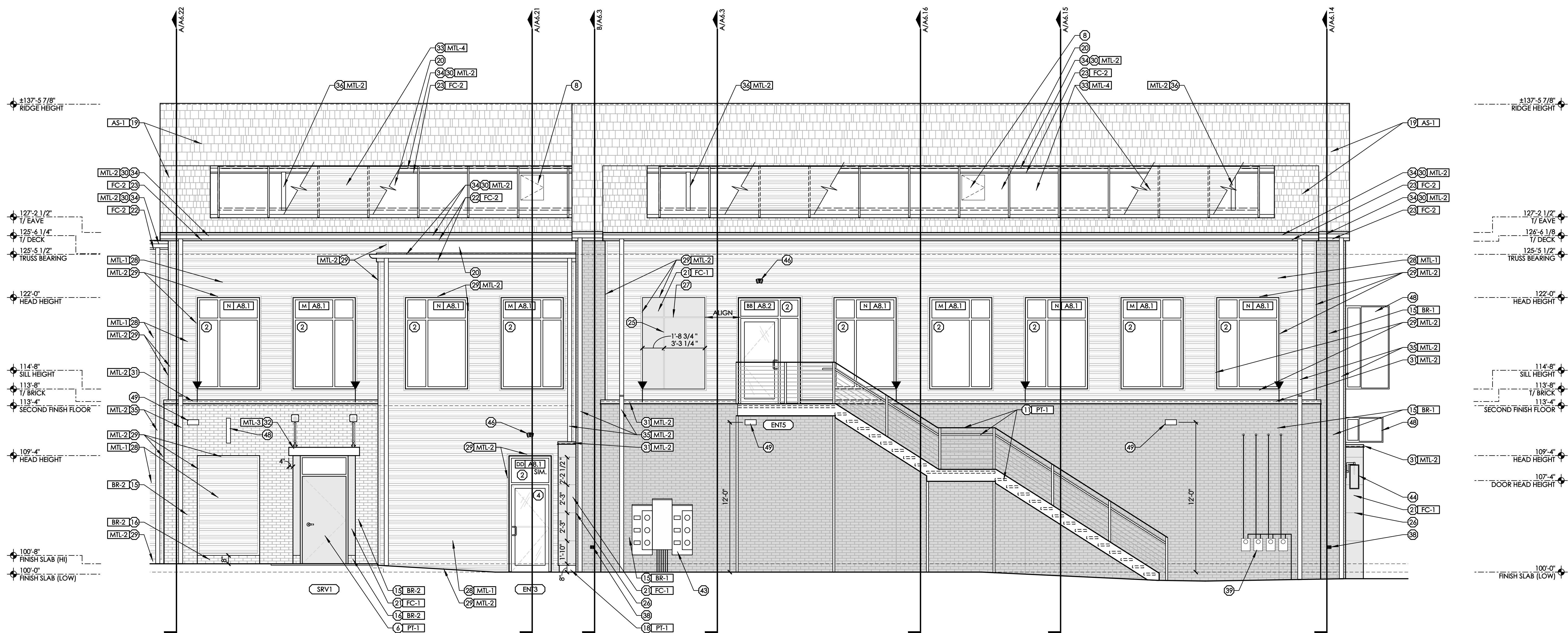
100'-8"
FINISH SLAB (HI)



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

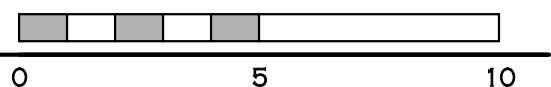
SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES

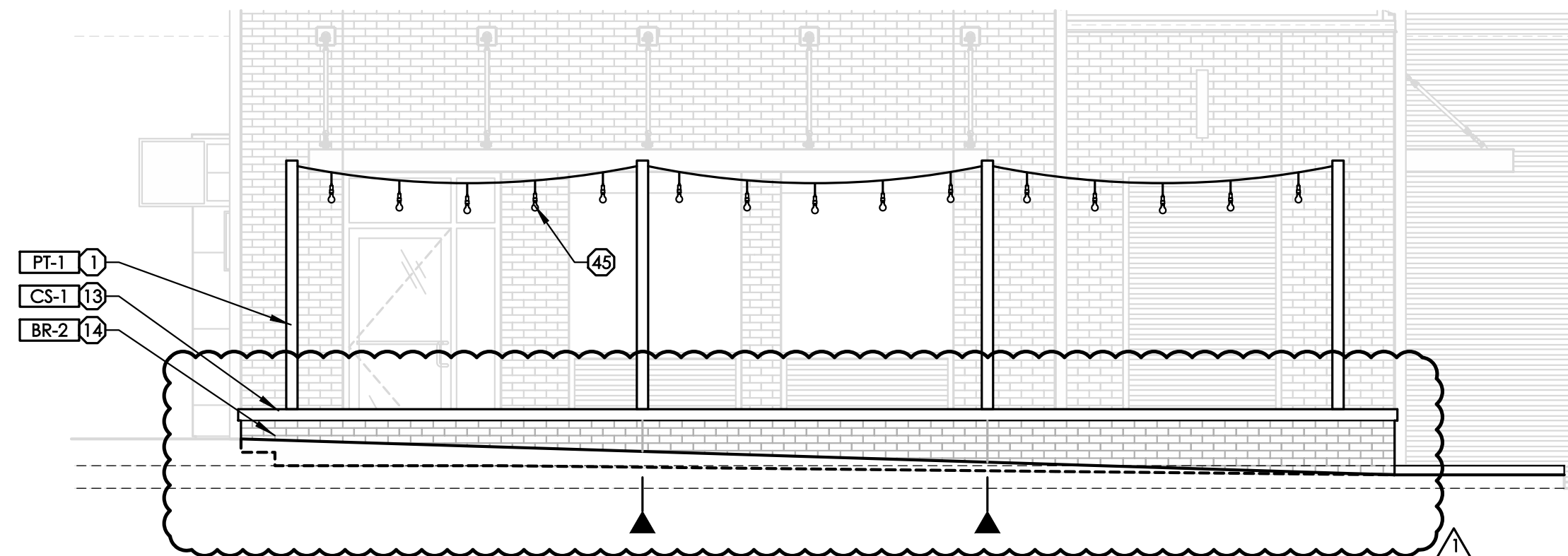
0 5 10



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

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

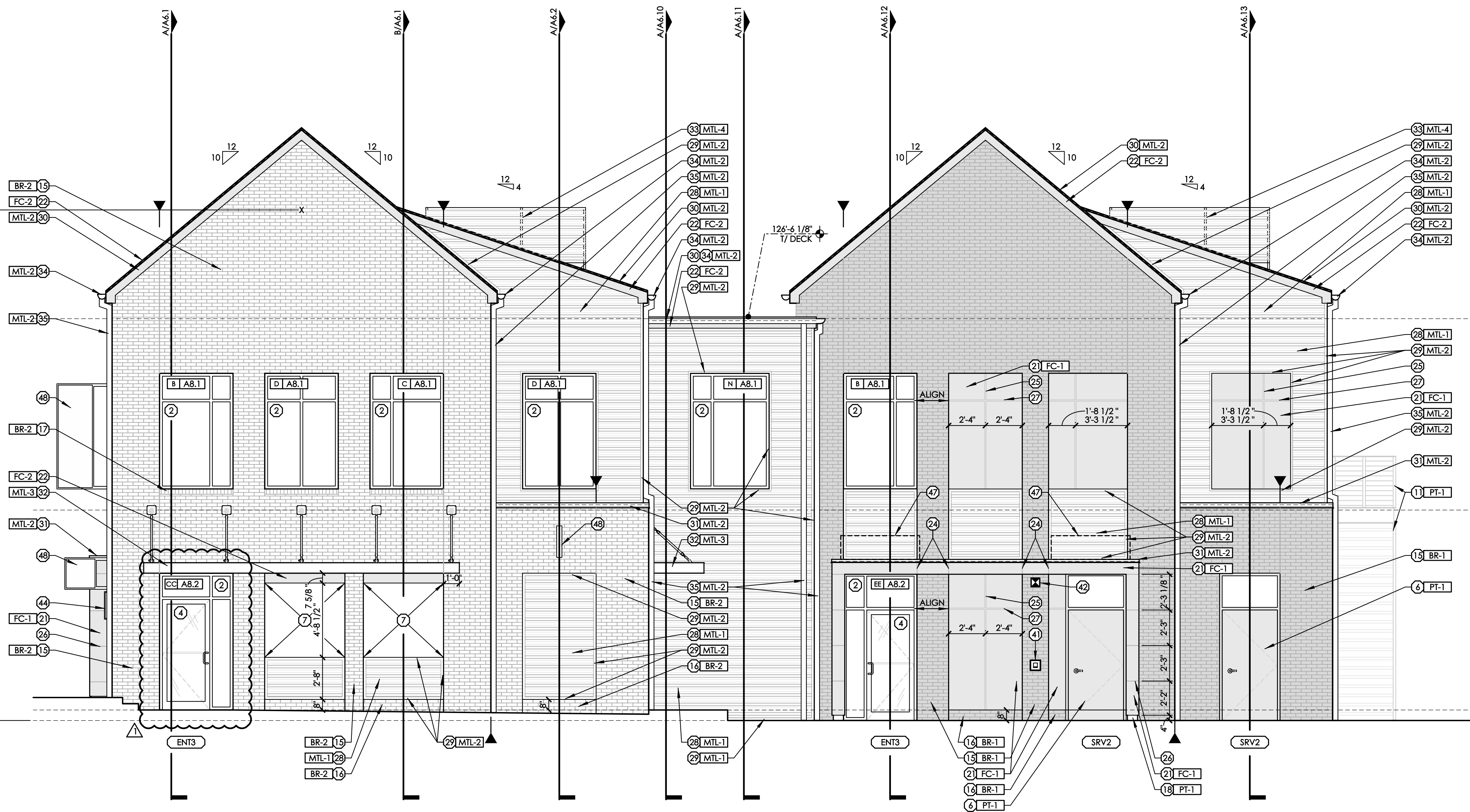




**SEE DRAWING A5.0 FOR EXTERIOR FINISH
KEY AND ELEVATION CODED NOTES**

EAST PATIO ELEVATION

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



----- ±137'-5 7/8"
RIDGE HEIGHT

----- 127'-2 1/2" T/ EAVE

----- 125'-5 1/2" TRUSS BEARING

122-0
HEAD HEIGHT

14'-8" SILL HEIGHT

---' | --- T/ BRICK
---' | 113'-4"

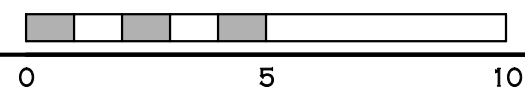
SECOND FINISH FLOOR 11

109'-4" HEAD HEIGHT

100'-8"

100'-0"
FINISH SLAB (LOW)

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



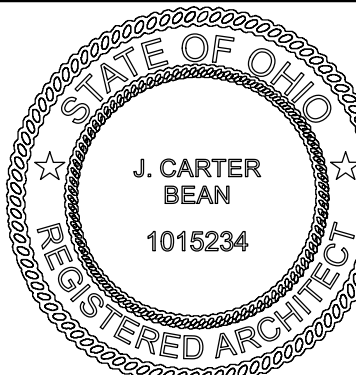
EAST BUILDING ELEVATION

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

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A0 1a. OMISSIONS WILL NOT WARRANT A CHANGE OR

STATUS		
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REVISION	1
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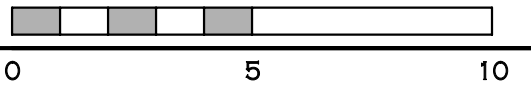
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EXTERIOR ELEVATIONS

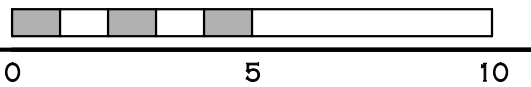
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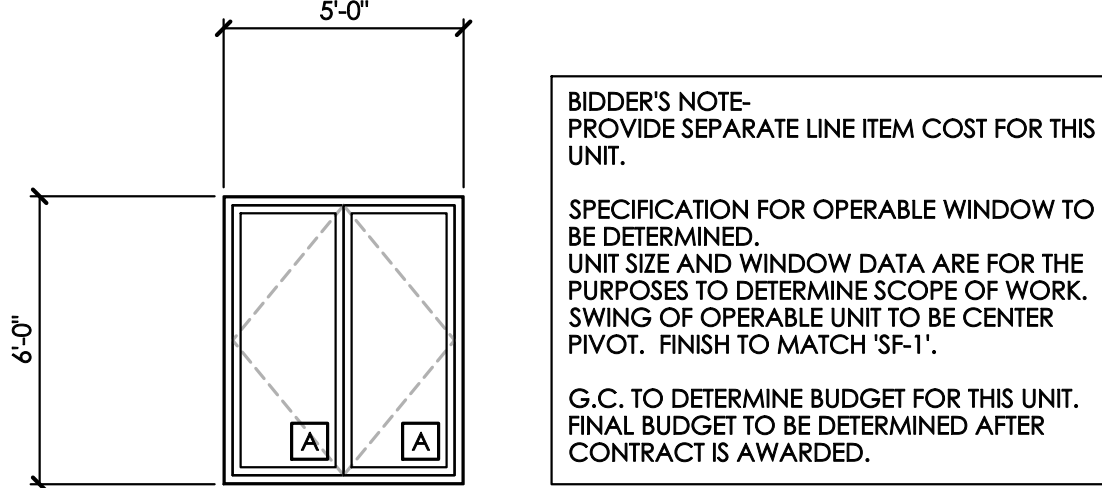
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SCALE: 1/4" = 1'-0"

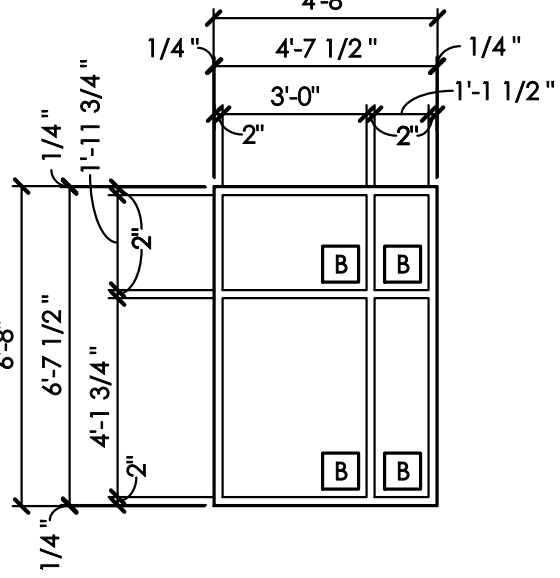


SCALE: 1/4" = 1'-0"



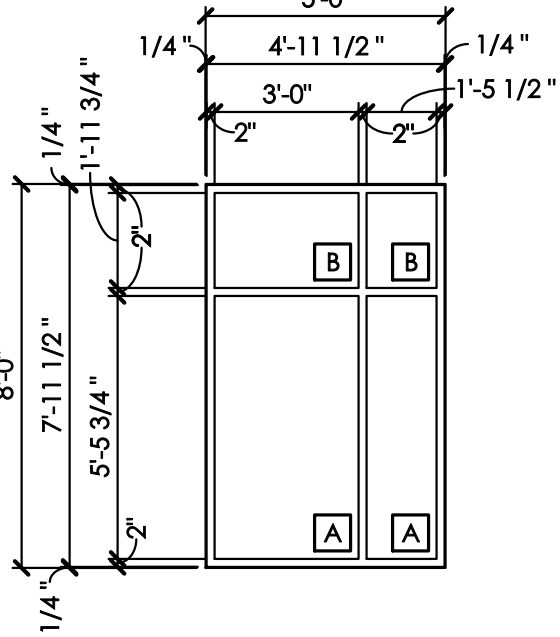
STOREFRONT DATA	
TOTAL PROJECTED AREA:	30.00 SF
TOTAL DAYLIGHT AREA:	21.00 SF
PERCENTAGE GLASS AREA:	70%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.49

A OPERABLE WINDOW ELEV. TYPICAL OF 4



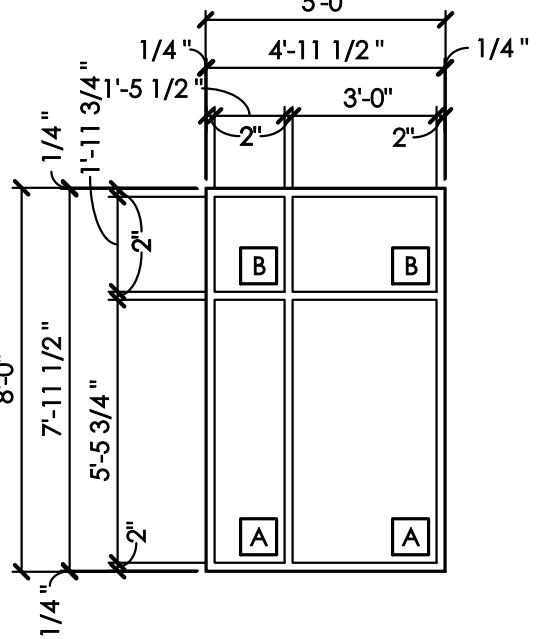
STOREFRONT DATA	
TOTAL PROJECTED AREA:	31.11 SF
TOTAL DAYLIGHT AREA:	21.27 SF
PERCENTAGE GLASS AREA:	81%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.56

F STOREFRONT ELEV. TYPICAL OF 1



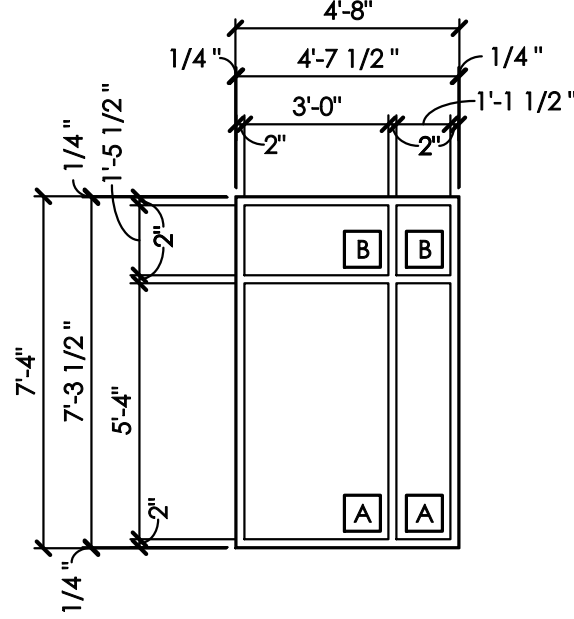
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.00 SF
TOTAL DAYLIGHT AREA:	33.26 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

L STOREFRONT ELEV. TYPICAL OF 1



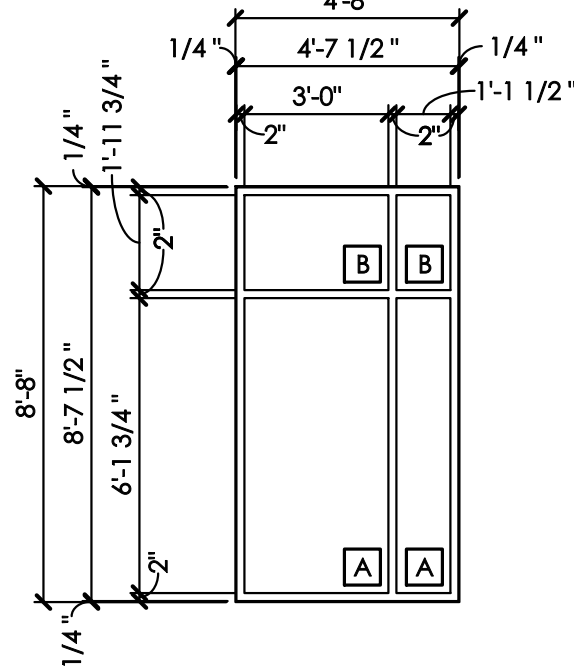
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.00 SF
TOTAL DAYLIGHT AREA:	33.26 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

Q STOREFRONT ELEV. TYPICAL OF 1



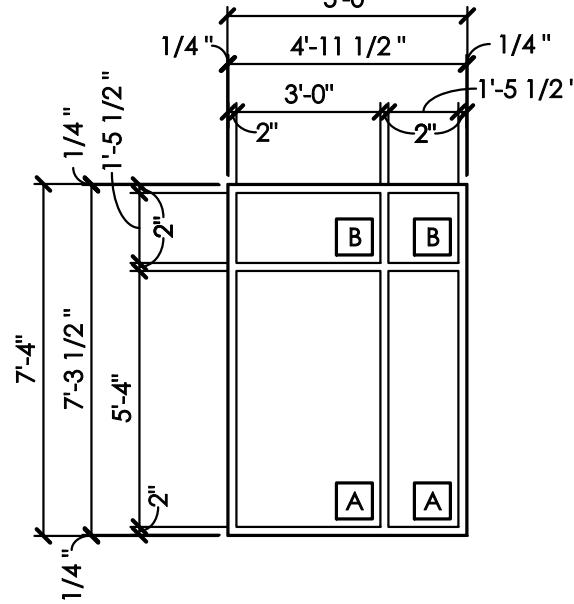
STOREFRONT DATA	
TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

B STOREFRONT ELEV. TYPICAL OF 4



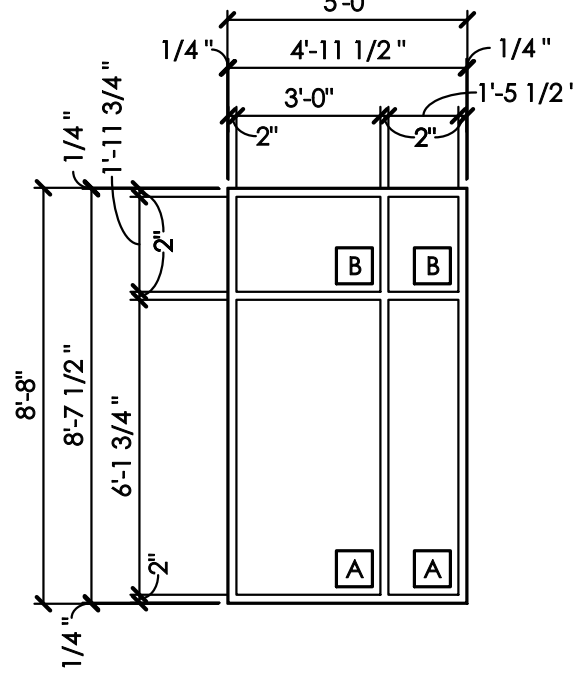
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

G STOREFRONT ELEV. TYPICAL OF 1



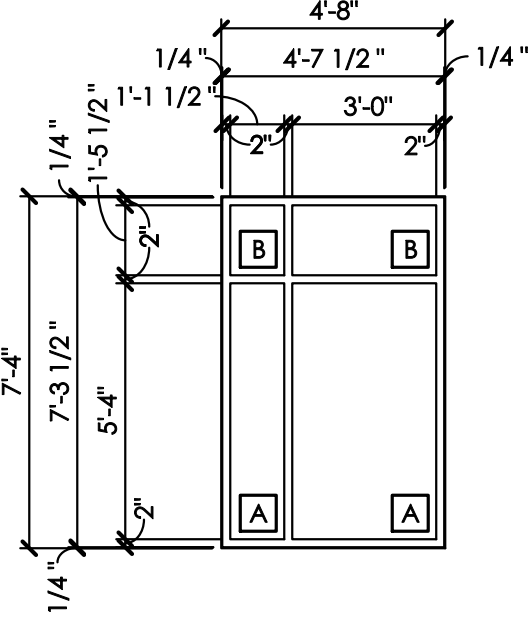
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

M STOREFRONT ELEV. TYPICAL OF 18



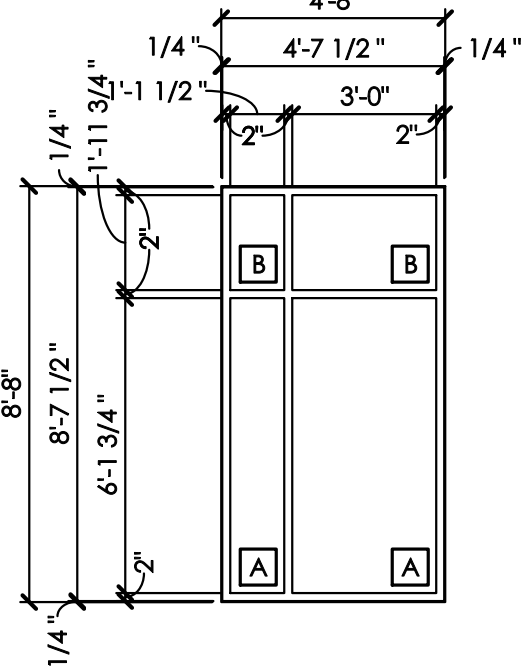
STOREFRONT DATA	
TOTAL PROJECTED AREA:	43.33 SF
TOTAL DAYLIGHT AREA:	36.36 SF
PERCENTAGE GLASS AREA:	84%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

R STOREFRONT ELEV. TYPICAL OF 8



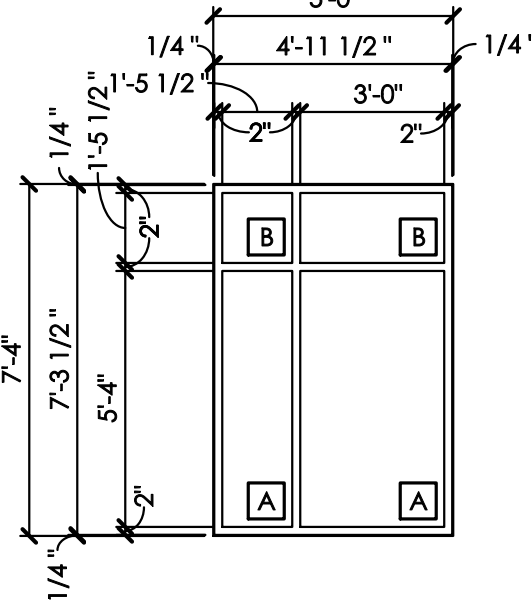
STOREFRONT DATA	
TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

C STOREFRONT ELEV. TYPICAL OF 4



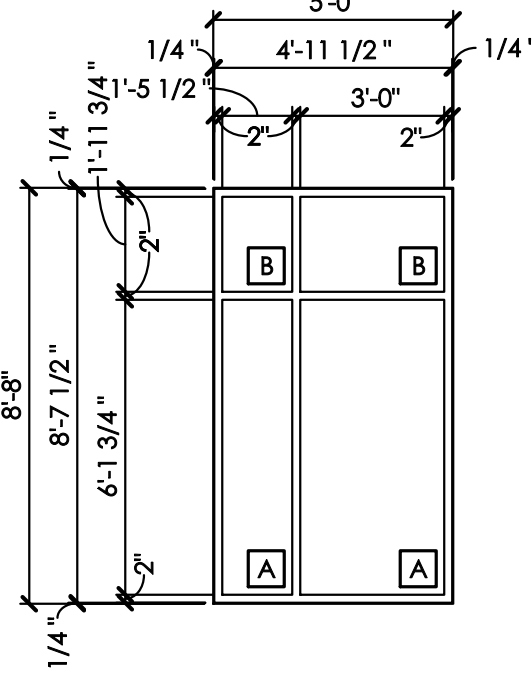
STOREFRONT DATA	
TOTAL PROJECTED AREA:	40.44 SF
TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

H STOREFRONT ELEV. TYPICAL OF 1



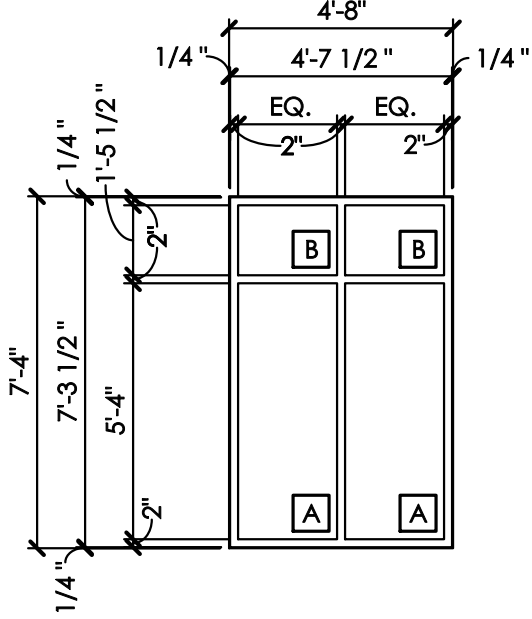
STOREFRONT DATA	
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TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

N STOREFRONT ELEV. TYPICAL OF 18



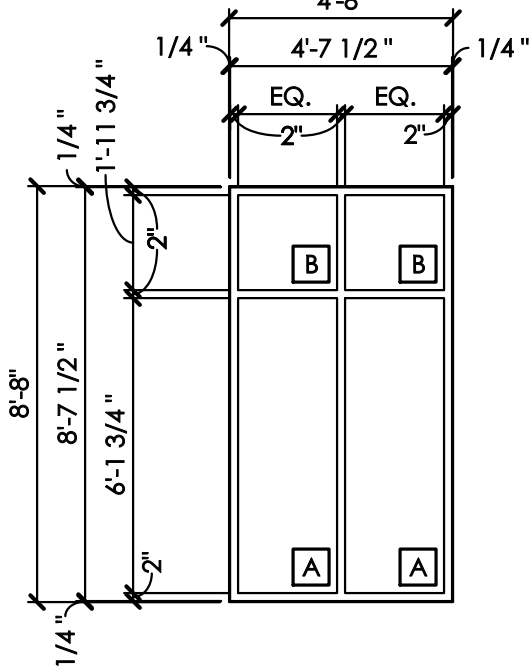
STOREFRONT DATA	
TOTAL PROJECTED AREA:	43.33 SF
TOTAL DAYLIGHT AREA:	36.36 SF
PERCENTAGE GLASS AREA:	84%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

S STOREFRONT ELEV. TYPICAL OF 6



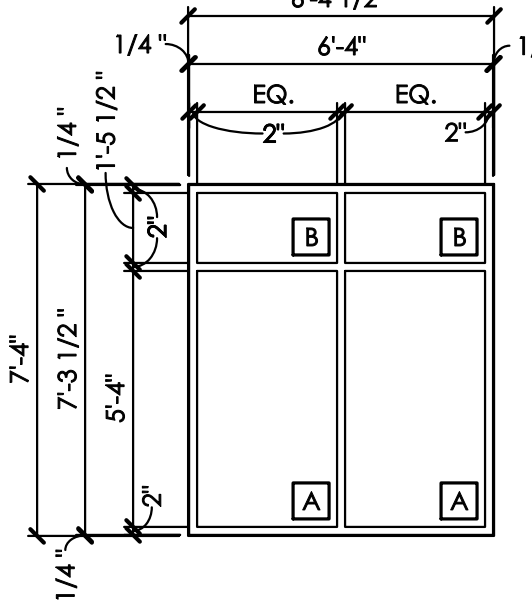
STOREFRONT DATA	
TOTAL PROJECTED AREA:	34.22 SF
TOTAL DAYLIGHT AREA:	28.02 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

D STOREFRONT ELEV. TYPICAL OF 4



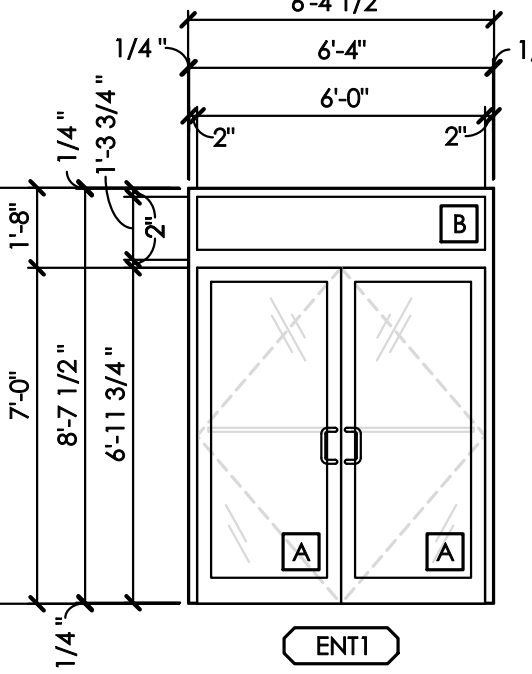
STOREFRONT DATA	
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TOTAL DAYLIGHT AREA:	33.52 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

J STOREFRONT ELEV. TYPICAL OF 1



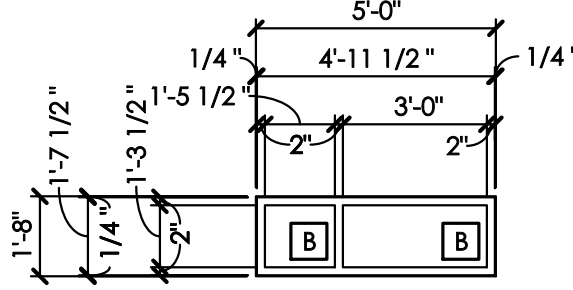
STOREFRONT DATA	
TOTAL PROJECTED AREA:	36.67 SF
TOTAL DAYLIGHT AREA:	30.29 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

P STOREFRONT ELEV. TYPICAL OF 2



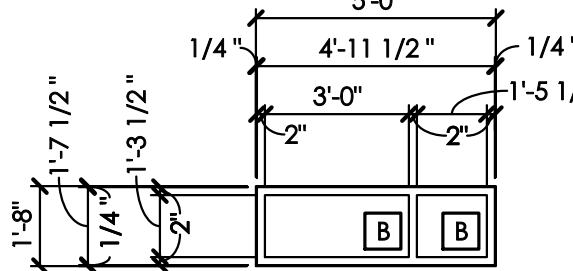
STOREFRONT DATA	
TOTAL PROJECTED AREA:	13.25 SF
TOTAL DAYLIGHT AREA:	6.13 SF
PERCENTAGE GLASS AREA:	46%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.80
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.34

T STR. FRT. VESTIBULE ELEV. TYPICAL OF 1



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

E STOREFRONT ELEV. TYPICAL OF 2



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

K STOREFRONT ELEV. TYPICAL OF 1

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

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

BEAN

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

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2023
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J. CARTER BEAN ARCHITECT
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WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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

DRAWING STATUS

STATUS DATE
PERMIT / BID JULY 7, 2023

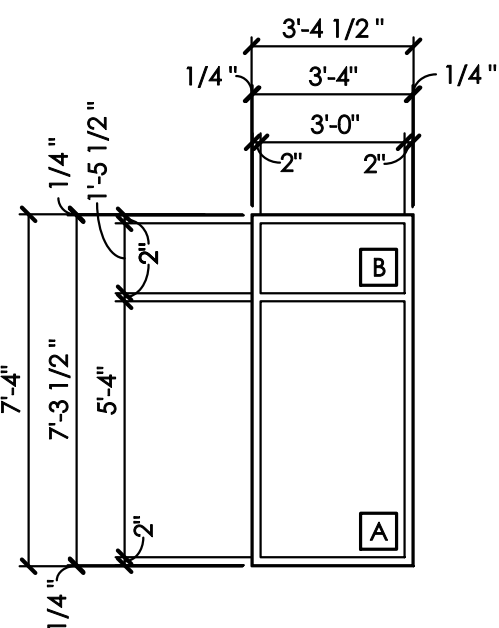
DRAWING TITLE

STOREFRONT ELEVATIONS AND NOTES

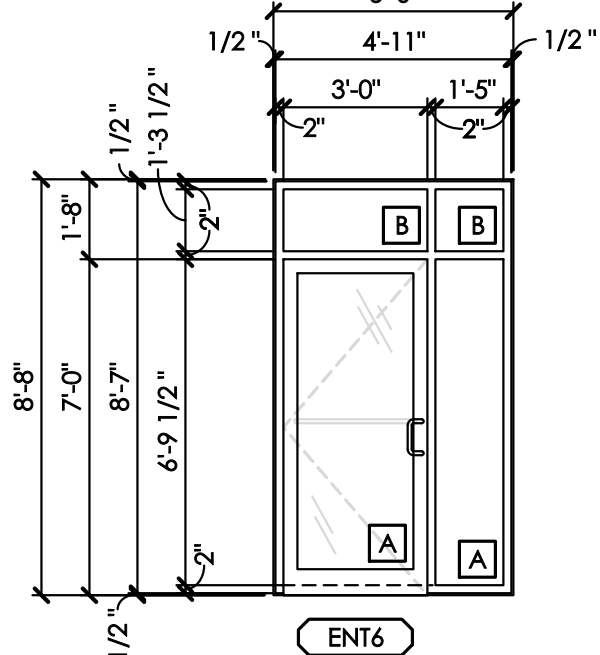
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A8.1

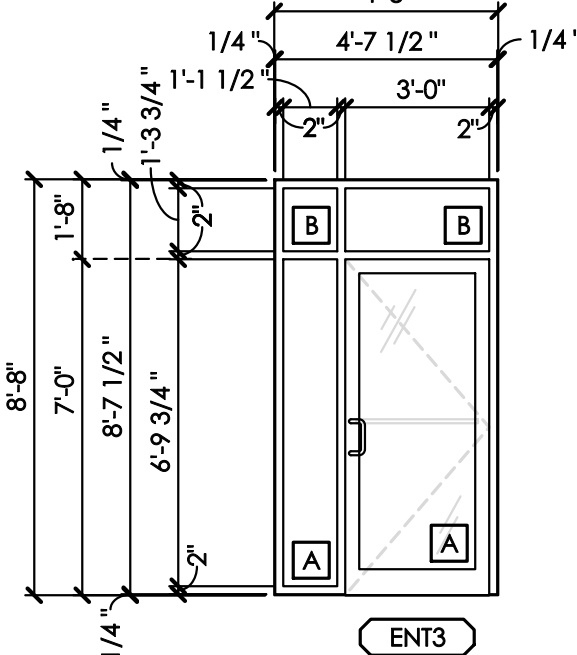
BEAN #00000.00



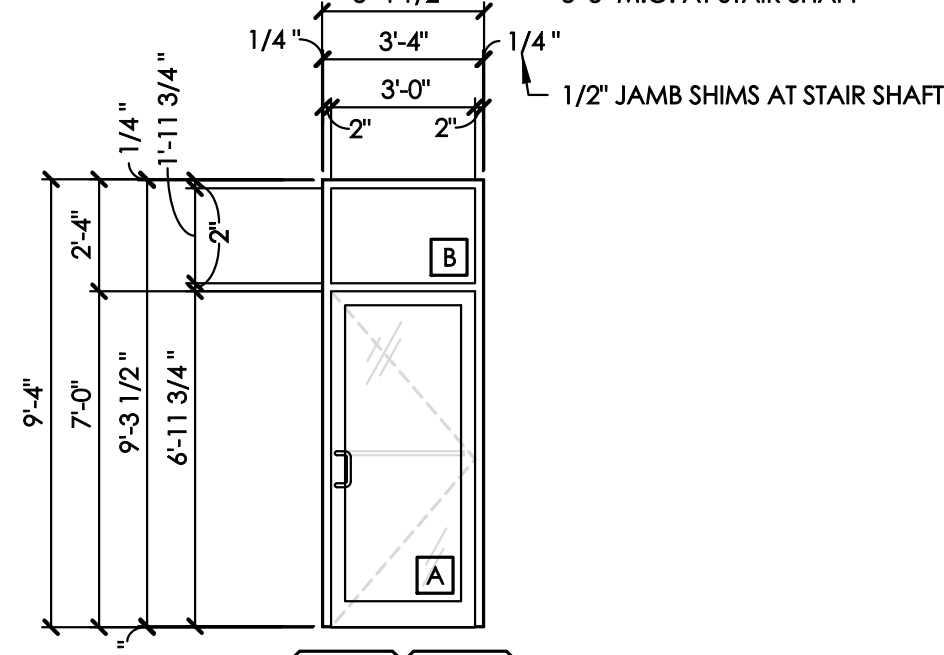
STOREFRONT DATA	
TOTAL PROJECTED AREA:	24.75 SF
TOTAL DAYLIGHT AREA:	20.38 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57



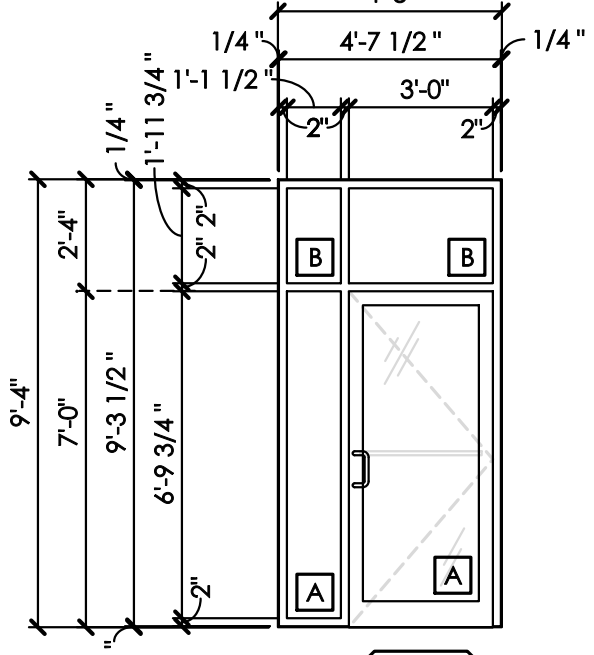
STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	22.33 SF	TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	15.32 SF	TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	69%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59	U-FACTOR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



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

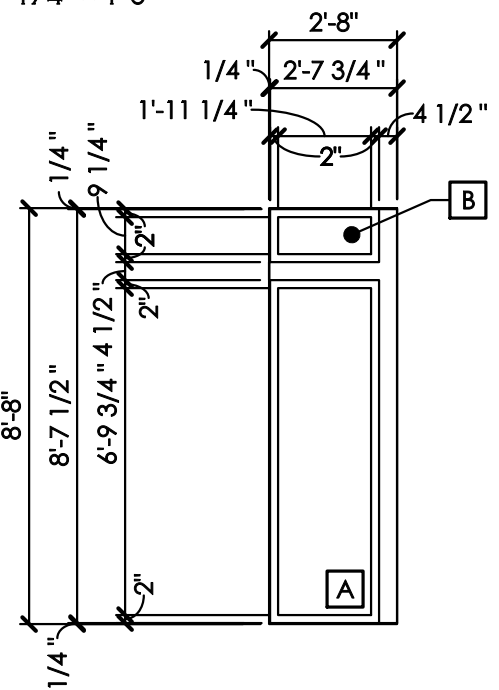


STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	10.50 SF	TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	5.94 SF	TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	56%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.71	U-FACTOR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



STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	22.56 SF	TOTAL PROJECTED AREA:	21.00 SF
TOTAL DAYLIGHT AREA:	15.82 SF	TOTAL DAYLIGHT AREA:	13.32 SF
PERCENTAGE GLASS AREA:	70%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.59	U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69	SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.49	SHGC SYSTEM:	0.40

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

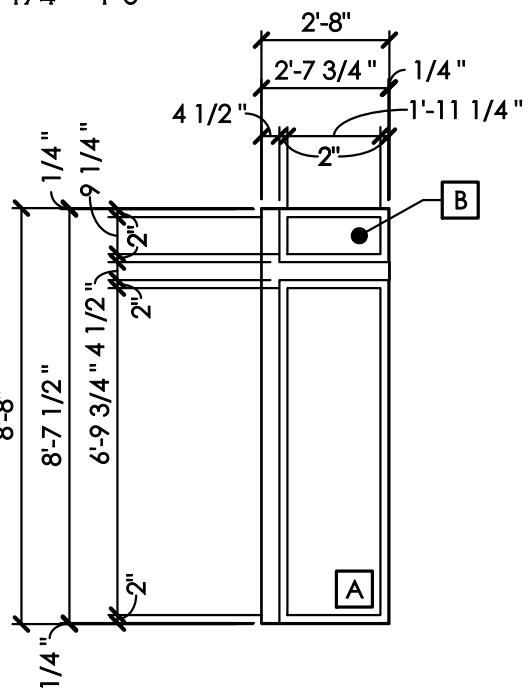


STOREFRONT DATA	
TOTAL PROJECTED AREA:	23.11 SF
TOTAL DAYLIGHT AREA:	14.69 SF
PERCENTAGE GLASS AREA:	64%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.64
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.45

BB **STOREFRONT ELEV.** SF-1

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

TYPICAL OF 1

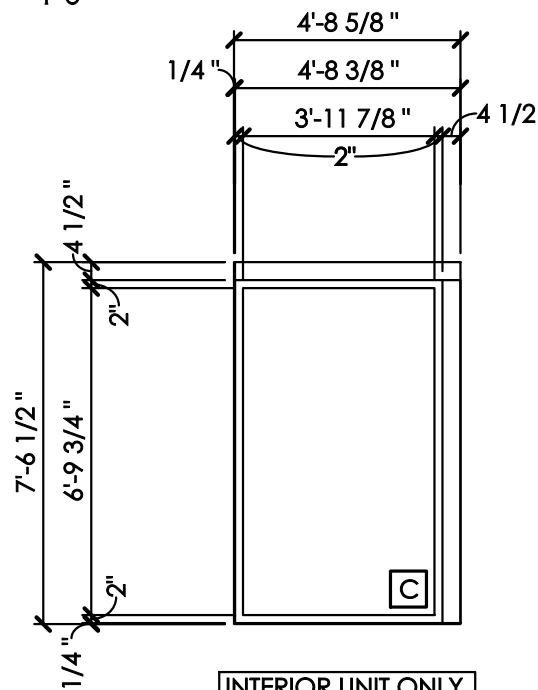


STOREFRONT DATA	
TOTAL PROJECTED AREA:	23.11 SF
TOTAL DAYLIGHT AREA:	14.69 SF
PERCENTAGE GLASS AREA:	64%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.64
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.45

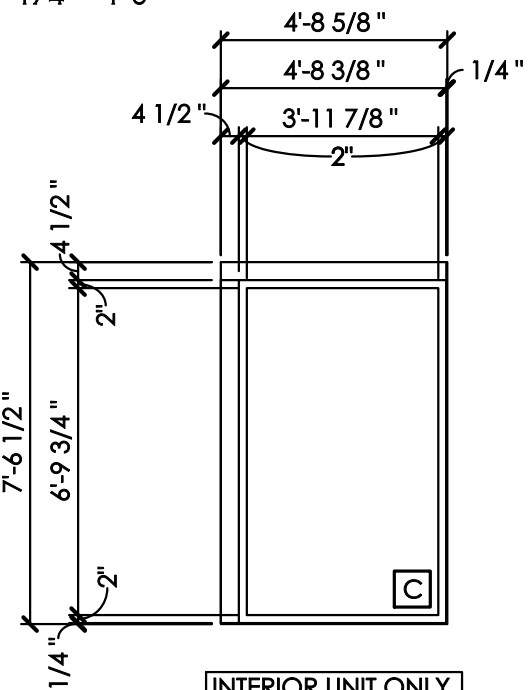
STOREFRONT ELEV.

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

TYPICAL OF 1



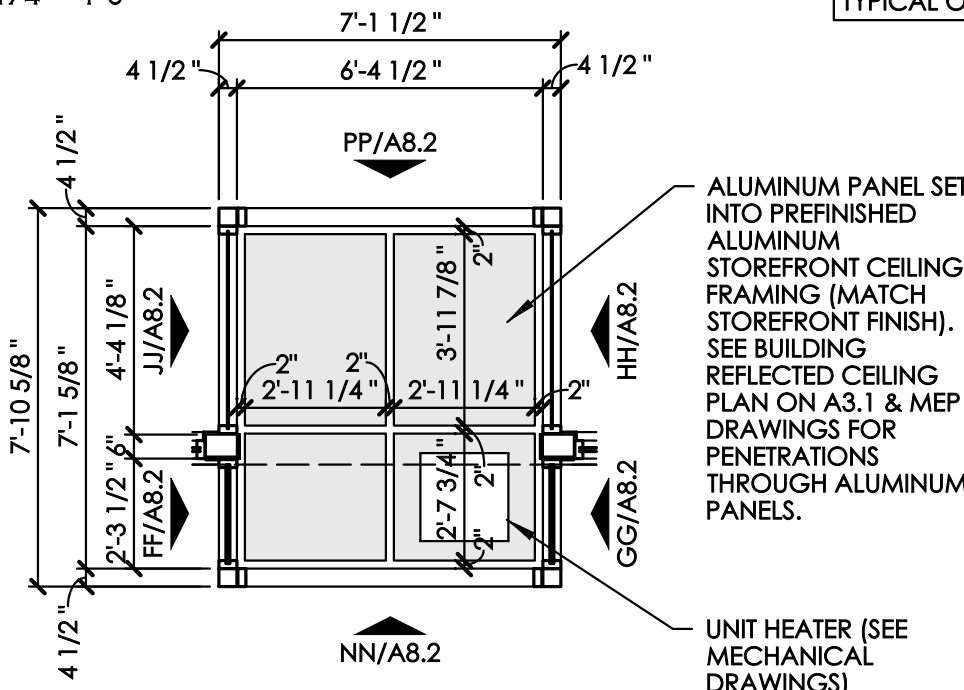
DD **STOREFRONT ELEV.** **SF-1**
SCALE: 1/4" = 1'-0" TYPICAL OF 1,



EE **STOREFRONT ELEV.** SF-1

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

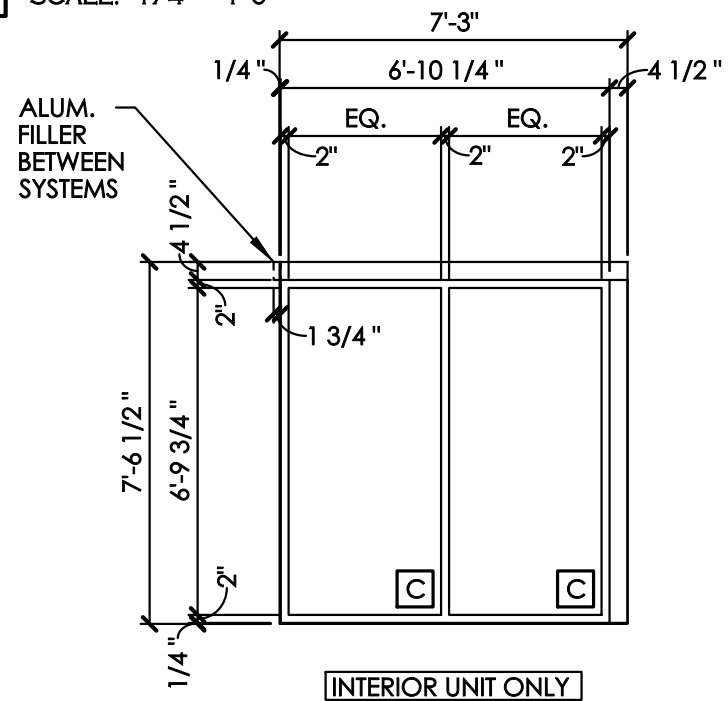
TYPICAL OF 1



STR. FRT. VESTIBULE ELEV. SF-1

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

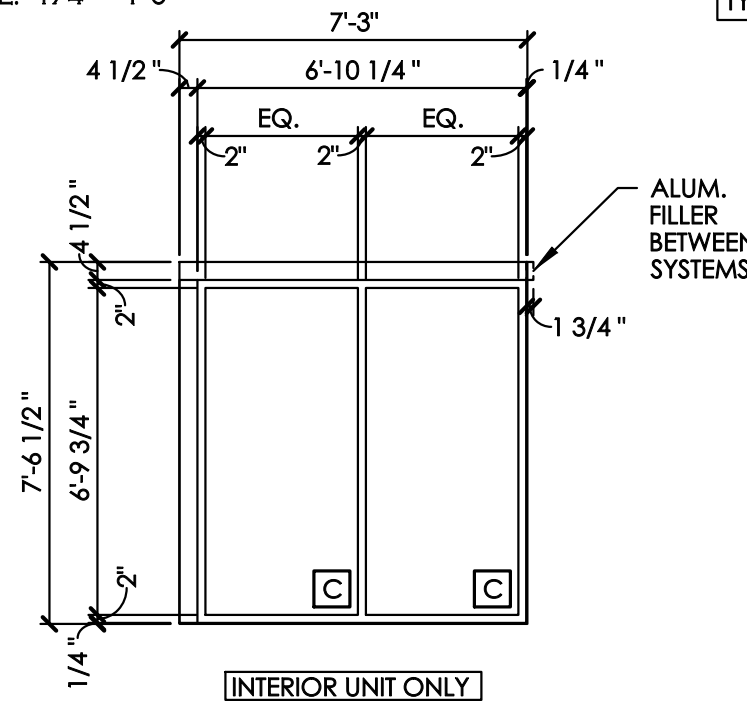
TYPICAL OF 1



STR. FRT. VESTIBULE ELEV. SF-1

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

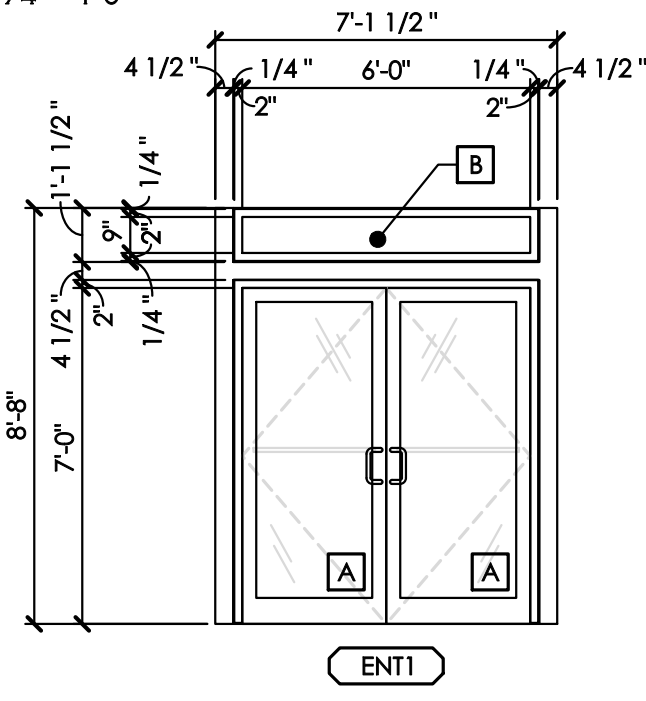
TYPICAL OF 1



STR. FRT. VESTIBULE ELEV SF-2

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

TYPICAL OF 1

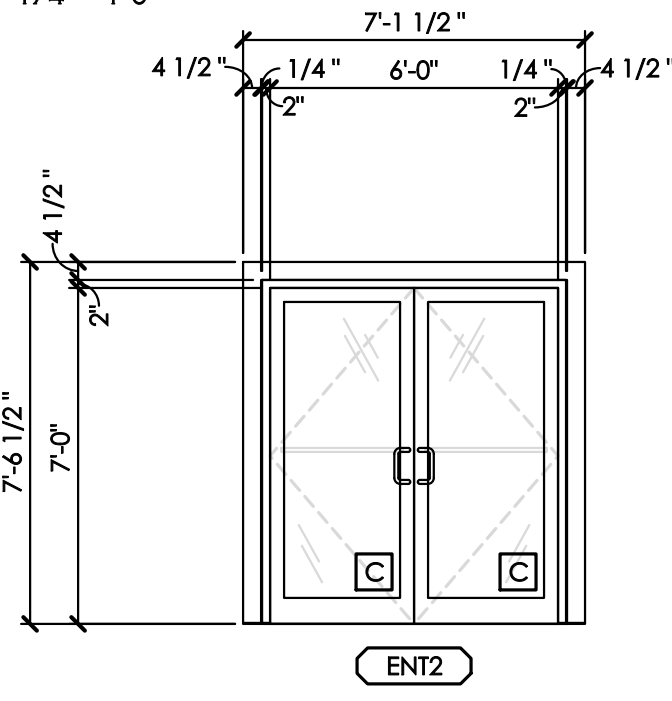


STOREFRONT DATA		ENTRY DOOR DATA	
TOTAL PROJECTED AREA:	19.75 SF	TOTAL PROJECTED AREA:	42.00 SF
TOTAL DAYLIGHT AREA:	4.5 SF	TOTAL DAYLIGHT AREA:	26.44 SF
PERCENTAGE GLASS AREA:	23%	PERCENTAGE GLASS AREA:	63%
U-FACTOR CENTER OF GLASS:	0.32	U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.80	U-FACTOR SYSTEM:	0.46
SHGC CENTER OF GLASS:	0.69	SHGC CENTER OF GLASS:	0.60
SHGC SYSTEM:	0.18	SHGC SYSTEM:	0.40

STR. FRT. VESTIBULE ELEV SF-2

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

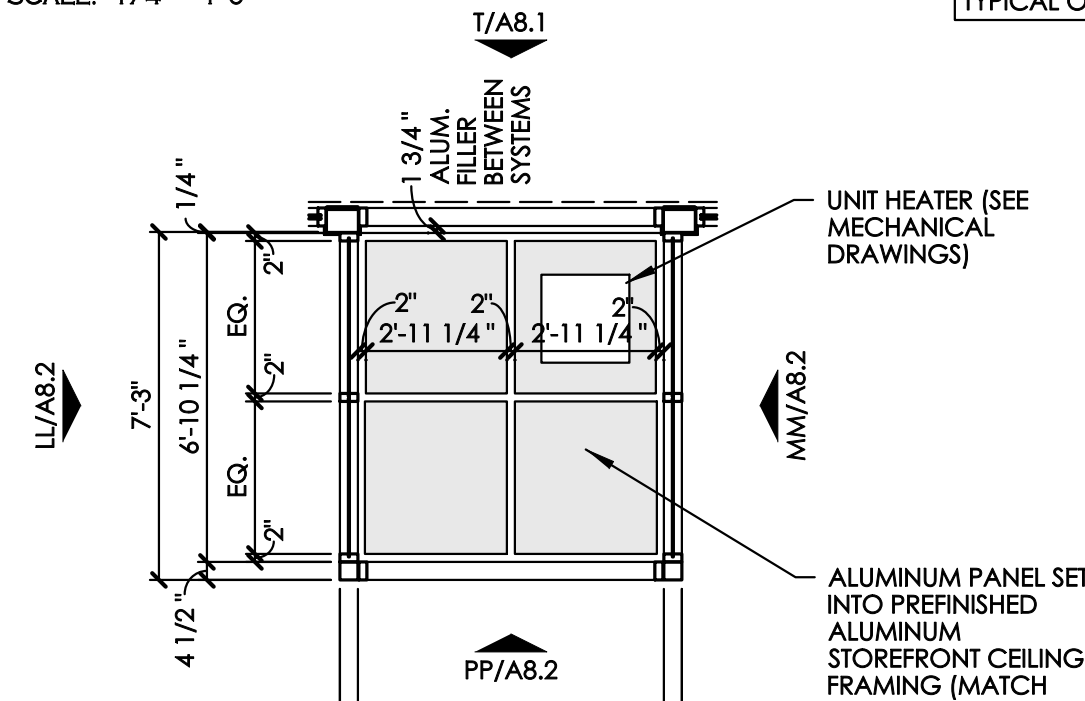
TYPICAL OF 1



KK STOREFRONT VESTIBULE R.C.P. SF-2

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

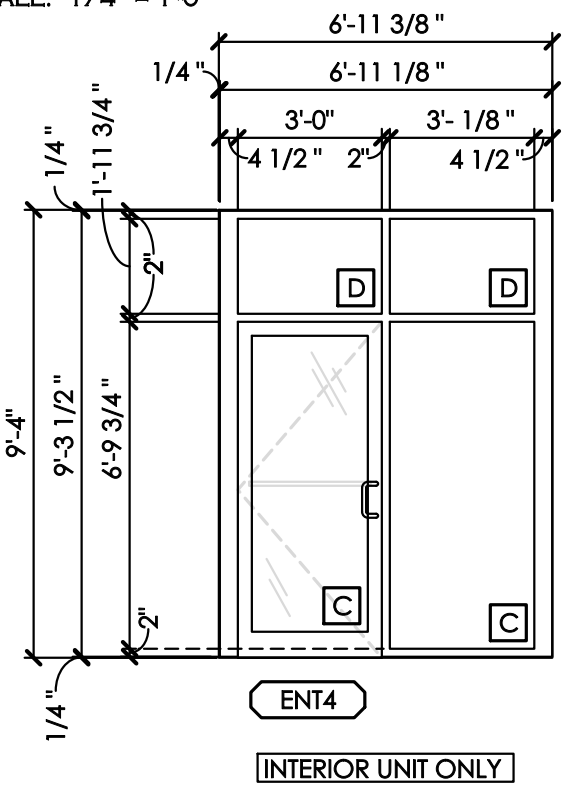
TYPICAL OF 1



STR. FRT. VESTIBULE ELEV SF-2

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

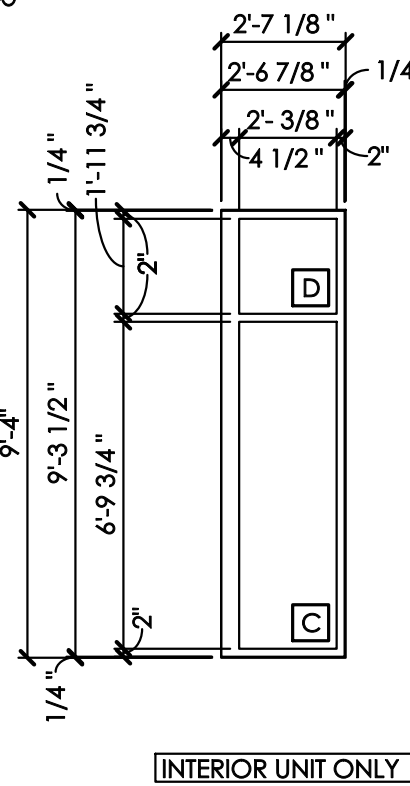
TYPICAL OF 1



STR. FRT. VESTIBULE ELEV. SF-2

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

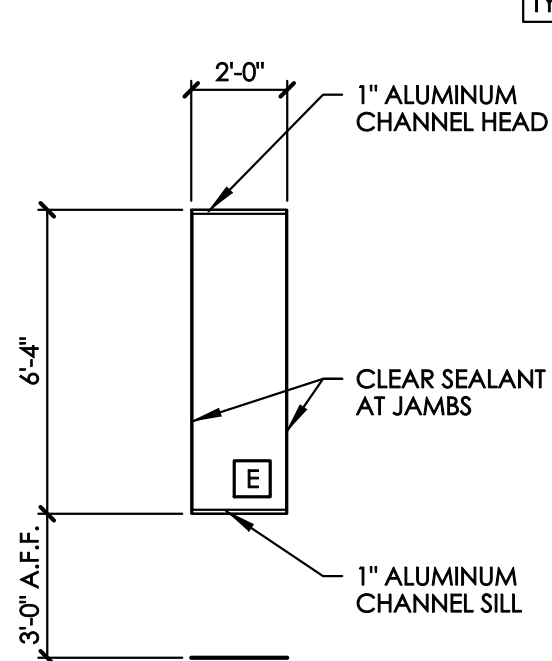
TYPICAL OF 1



STR. FRT. VESTIBULE ELEV. SF-1

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

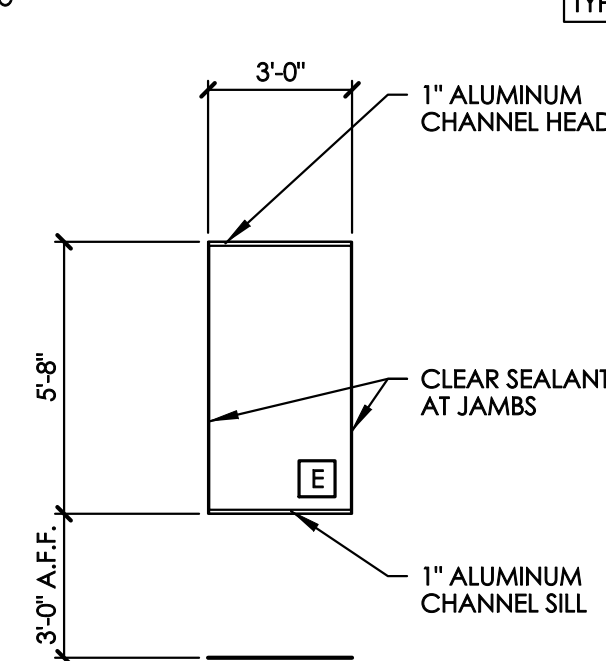
TYPICAL OF 1



STR. FRT. VESTIBULE ELEV. SF-2

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

TYPICAL OF 2




STOREFRONT VESTIBULE R.C.P.
SF-2

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

STR. FRT. VESTIBULE ELEV. SF-2

SCALE: 1/4" = 1'0"

TYPICAL OF 1

STR. FRT. VESTIBULE ELEV. SF-2

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

TYPICAL OF 1

DIRECT SET WINDOW

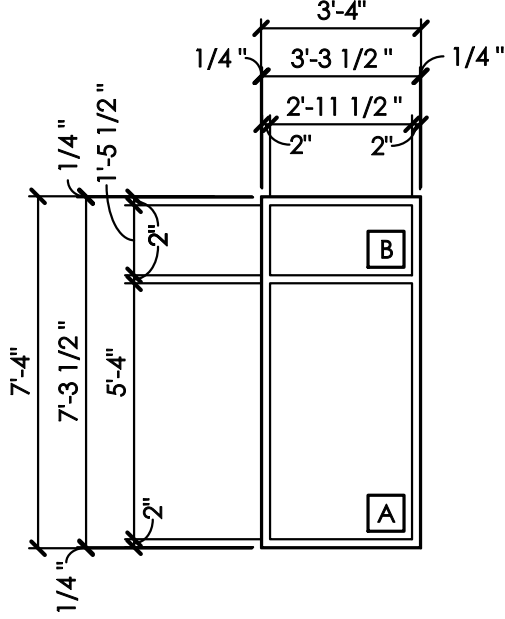
SCALE: 1/4" = 1'-0"

TYPICAL OF 1

DIRECT SET WINDOW

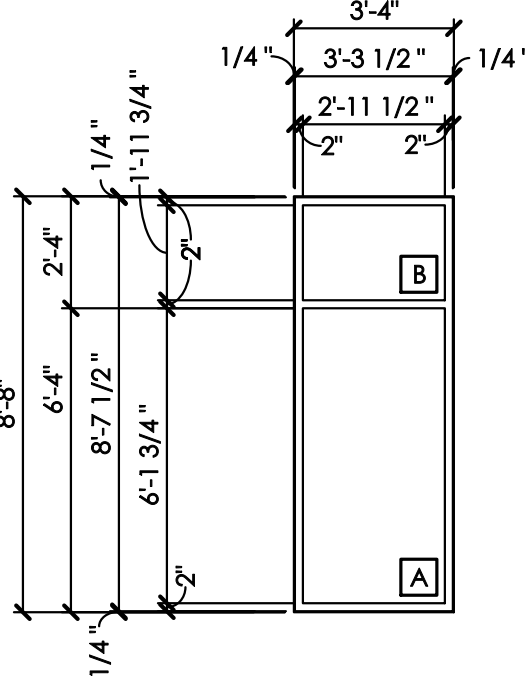
SCALE: 1/4" = 1'-0"

TYPICAL OF 1



STOREFRONT DATA	
TOTAL PROJECTED AREA:	24.44 SF
TOTAL DAYLIGHT AREA:	20.09 SF
PERCENTAGE GLASS AREA:	82%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.48
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.57

XX STOREFRONT ELEV.
SCALE: 1/4" = 1'-0"



STOREFRONT DATA	
TOTAL PROJECTED AREA:	28.89 SF
TOTAL DAYLIGHT AREA:	24.04 SF
PERCENTAGE GLASS AREA:	83%
U-FACTOR CENTER OF GLASS:	0.32
U-FACTOR SYSTEM:	0.47
SHGC CENTER OF GLASS:	0.69
SHGC SYSTEM:	0.58

YY STOREFRONT ELEV.
SCALE: 1/4" = 1'-0"

BEAN

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

STATE OF OHIO
J. CARTER
BEAN
1015234
REGISTERED ARCHITECT

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

GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
MUST COMPLY WITH ALL GENERAL NOTES ON DRAWING
A0-16. OMISSIONS WILL NOT WARRANT A CHANGE ORDER

DRAWING STATUS
STATUS DATE
PERMIT / BID JULY 7, 2023

DRAWING TITLE
STOREFRONT
ELEVATIONS

DRAWING NUMBER
A8.3
BEAN #00000.00



A Todd Law LLC
LEGAL COUNSEL

Adam R. Todd, Esq.
1201 Dublin Rd, Ste 157
Columbus, Ohio 43215

614.916.8040
614.804.8028
adam@atoddllaw.com

July 31, 2023

Chairman of Nuisance Abatement Board
City of Reynoldsburg
Building Division
7232 East Main Street
Reynoldsburg, OH 43068

**Re: The Oliver Reynoldsburg LLC
1122 Lancaster Ave, Reynoldsburg, OH
APPEAL OF CODE VIOLATION NOTICES AND INVOICES**

To Whom It May Concern:

I and my law firm represent The Oliver Reynoldsburg LLC.

My client is in receipt of three (3) Notices of Violation of the City of Reynoldsburg Property Maintenance Code/Zoning Code and three (3) invoices for mowing and trimming services. **The purpose of this letter is to formally appeal pursuant to Section 1701.06 of the Reynoldsburg Code.** My client hereby makes demand for an appeal to Council on the question of whether a public nuisance existed.

The first notice is dated July 5, 2023, citing a violation of Reynoldsburg Code Section 302.4 for Grass & Weeds. It further states, "Plant growth in excess of 6 inches on property." The notice provided zero days to remedy any code violation. The corrective action requested was unspecific and stated, "please cut and maintain entire property."

The property at issue is unimproved and not inhabited. The code therefore requires that weeds and plant growth be maintained at twelve inches (12"). Reynoldsburg City Code 302.4 states, "All premises and exterior property shall be maintained free from weeds or plant growth in excess of . . . twelve inches (12IN) in height for unimproved lots." The notice citing my client for growth in excess of 6 inches is not well-taken, failed to properly notify my client of any actual code violation or nuisance, and my client hereby appeals and contests it.

Similarly, my client received a second notice dated July 20, 2023. It again purports to cite my client for, "Plant growth in excess of 6 inches on property," and states as corrective action, "Cutting and trimming grass and maintaining at 6 inches or lower" and "Please cut and maintain entire property." Again, the Code requires 12" or lower, not 6 inches. This purported violation notice fails to state an actual violation of the Code. My client hereby contests it and appeals to the Council.

The third notice is dated July 20, 2023, citing Reynoldsburg Code Section 308.1 for "accumulation of rubbish." The notice states, as the corrective action required, "Please remove tree that has fallen to the ground." Section 308.1 of The 2018 International Property Maintenance Code, adopted by the City of Reynoldsburg, requires, "Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage." The code also clearly defines "Rubbish." That definition does not include a fallen tree. My client did not violate the code by having a tree fall during a windstorm. This violation is not warranted and my client hereby contests and appeals it.

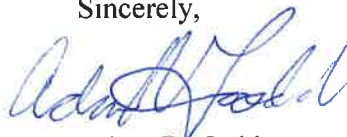
In addition to the above notices, my client also received invoices for mowing and trimming services, each dated July 19, 2023, for various dates of work performed. The first is for \$2,445.00, the second for \$1,162.00, and the third invoice is for \$1,132.25. These amounts are excessive for mowing and trimming. My client hereby contests them on the basis of reasonableness. Further, one of the invoices, for services dated July 10, 2023, notes that the height at the time of service was 12 inches. As set forth above, the Code does not prohibit grass and plant growth of 12 inches for unimproved property. There was no reason for the City to undertake work on that date.

My client also contests the dates and other data contained in the invoices. By adjusting the dates of service, the City has tried to make it appear that the duration between the three mowing and trimming services was longer. In actuality, it was mowed three times in only six weeks. Mowing that frequently, grass and plant growth definitely would not allow exceed the acceptable length.

Pursuant to Section 1701.06 of the Reynoldsburg Code, my client hereby appeals and makes demand for a determination, by Council, that no public nuisance existed, the violation notices were unwarranted, and no violation occurred. My client further demands that the invoices issued by the City be adjusted according to the reasonable cost of services rendered.

Please direct any questions to my attention.

Sincerely,



Adam R. Todd

cc: Michael Oliver, The Oliver Reynoldsburg LLC

CITY OF REYNOLDSBURG

BUILDING DIVISION

7232 East Main St. Reynoldsburg, Ohio 43068
(614) 322-6802

Property Maintenance

Code Violation Notice

Owner/Resident / Business / Manager _____

(Optional)

Your Property at 1197 LANCASTER AVE

☐ **VACANT PROPERTY** – City will cut if not cut today.

Was inspected on 7/20/23 and found to be in violation of Reynoldsburg City Code

Section(s) 308.1 ACCUMULATION OF RUBBISH

To Wit: _____ Section 302.4 - Plant growth in excess of 6 inches on property.
_____ Section 975.08 - Trash cans &/or recycle bins stored improperly.

Other Violation(s): _____

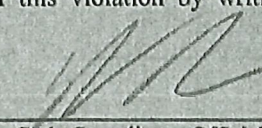
You are hereby notified that you have 7 days to correct the violation by:

_____ Cutting and trimming grass and maintaining at 6 inches or lower.
_____ Storing trash cans at the side or rear of the house or shielded from public view

Other Corrective Action(s) PLEASE REMOVE TREE THAT HAS FALLEN TO THE GROUND

NOTICE: Failure to comply or a subsequent offense may result in a citation being issued and/or re-inspection fees being levied. Any actions taken by the City of Reynoldsburg to correct the aforementioned violation(s) may be charged against the real estate and if not reimbursed may be a lien upon such real estate. Residents may appeal this violation by writing the City of Reynoldsburg Building Department on or before the expiration of the violation notice.

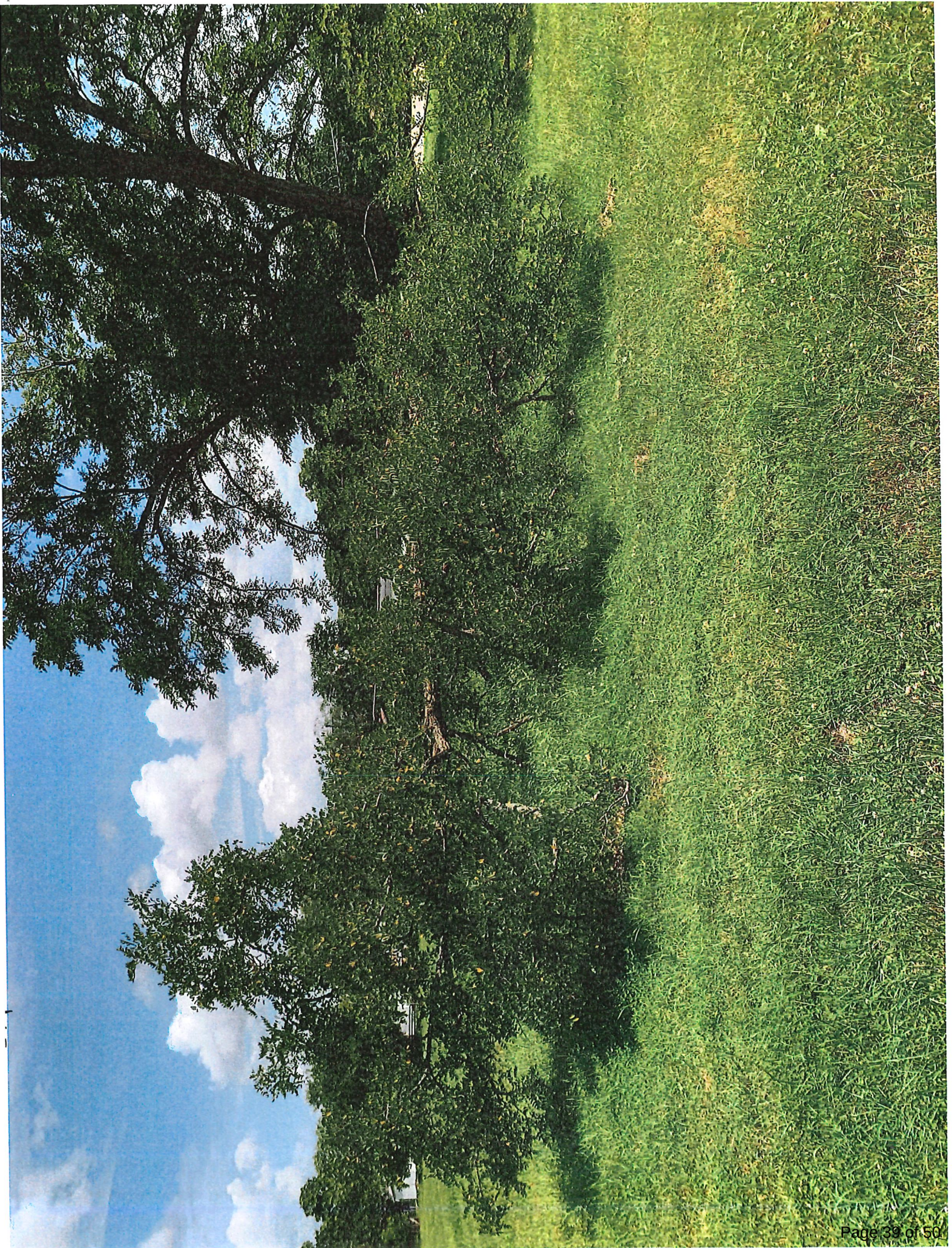
Thank you for your immediate attention and cooperation.

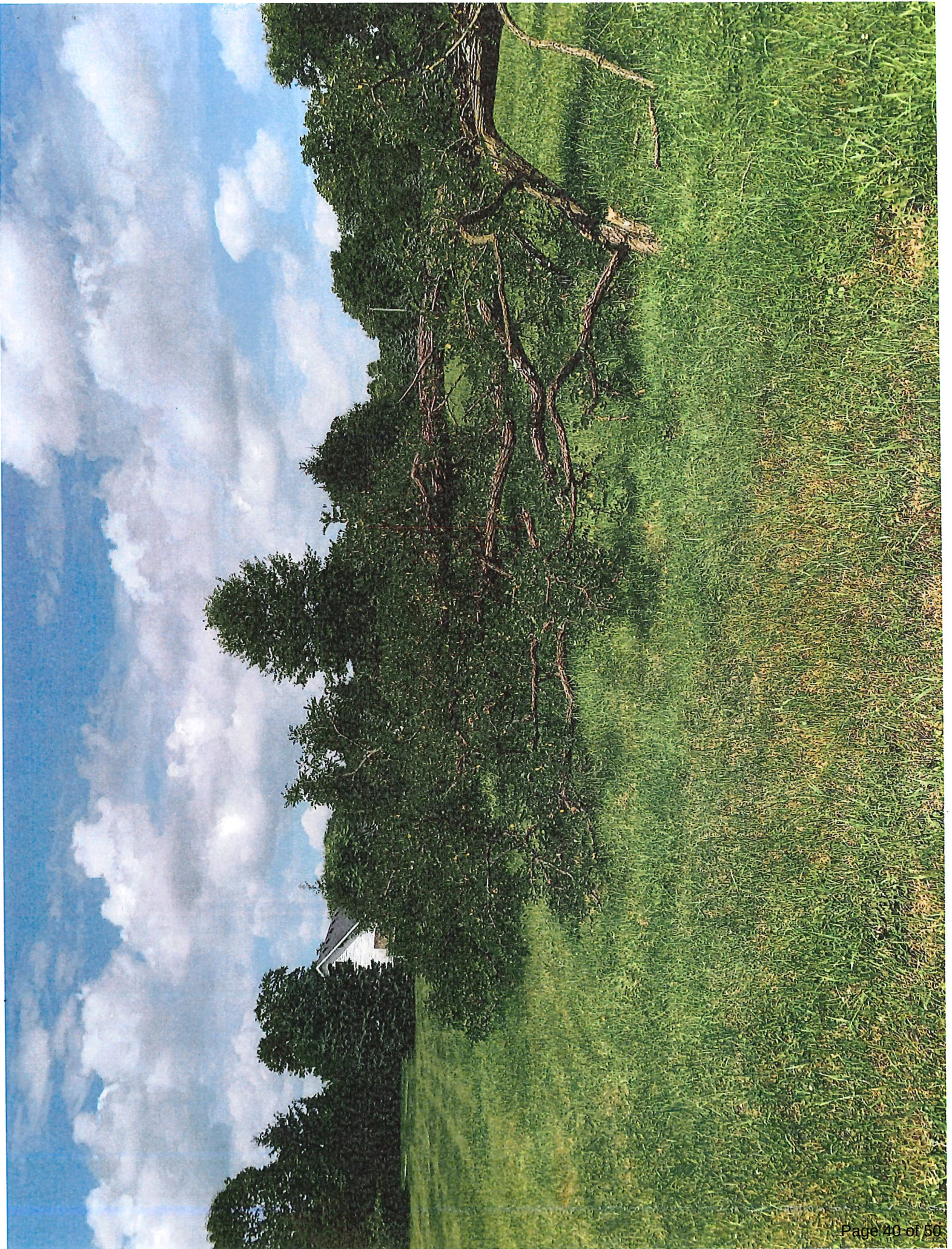

Code Compliance Official

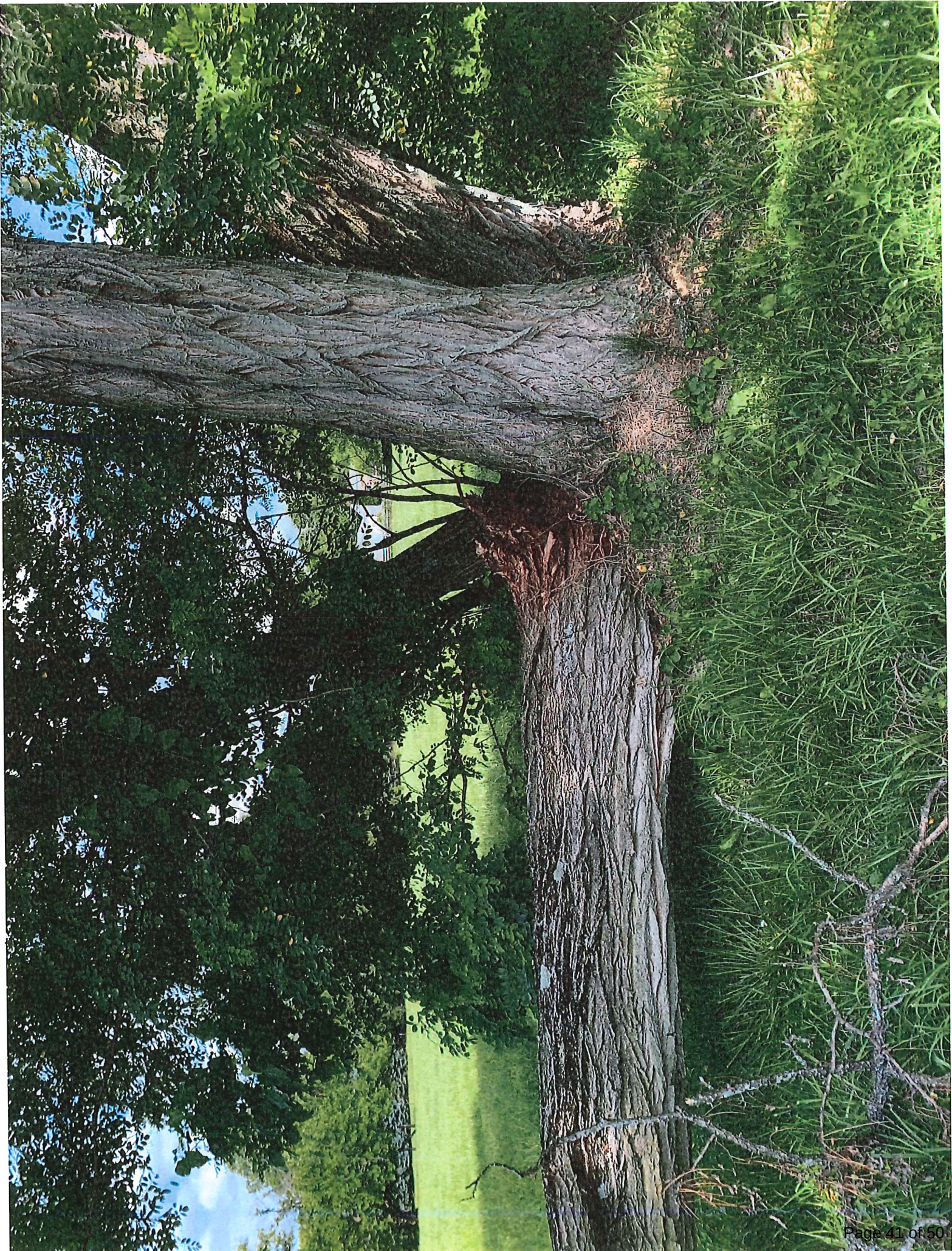
Office Use Only: Initialed: SL File # 2023- Entered 7/20/23 Photos Taken Y N

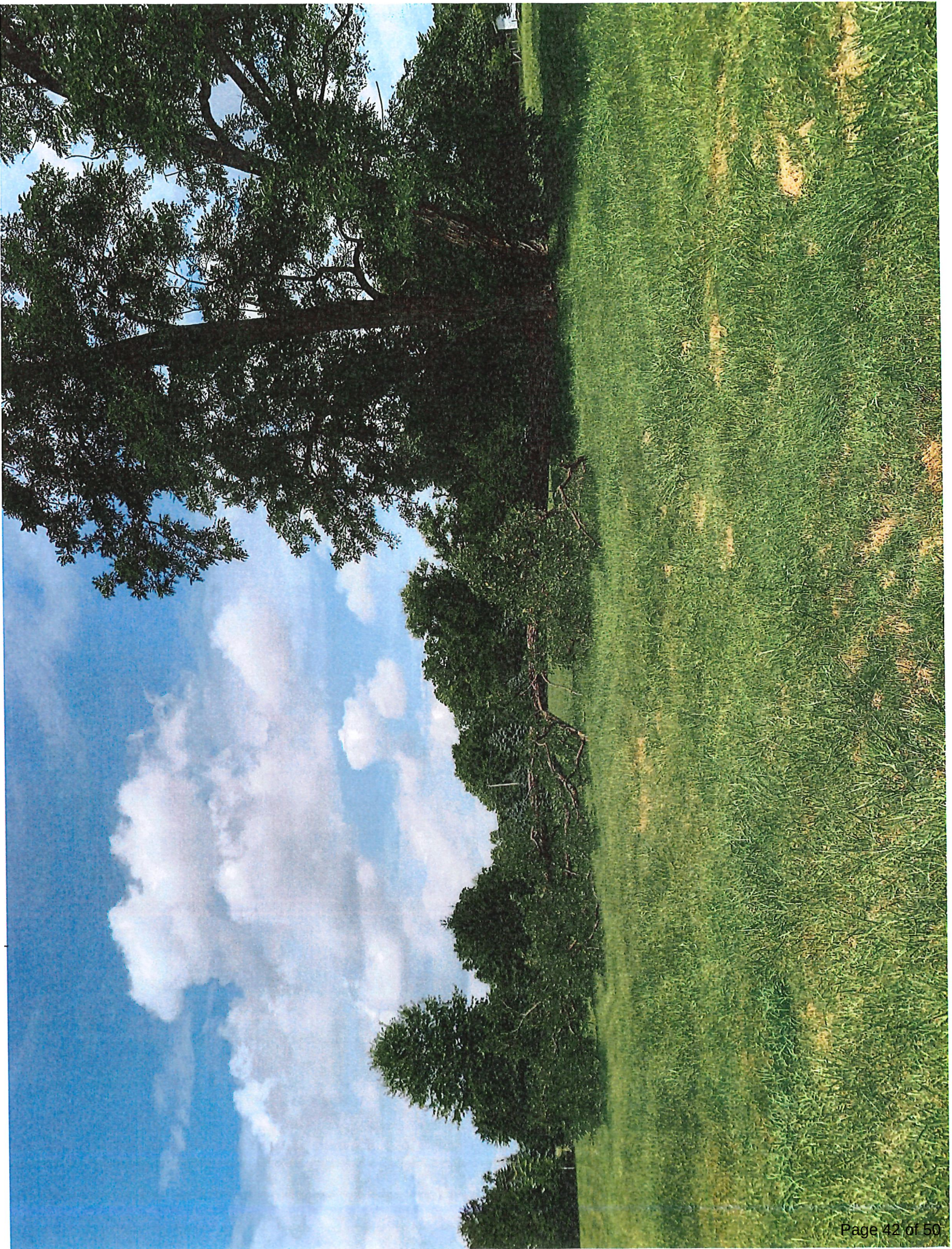
Re-Inspection Date 7/27/23 Additional Inspections 1 1 1 1 1



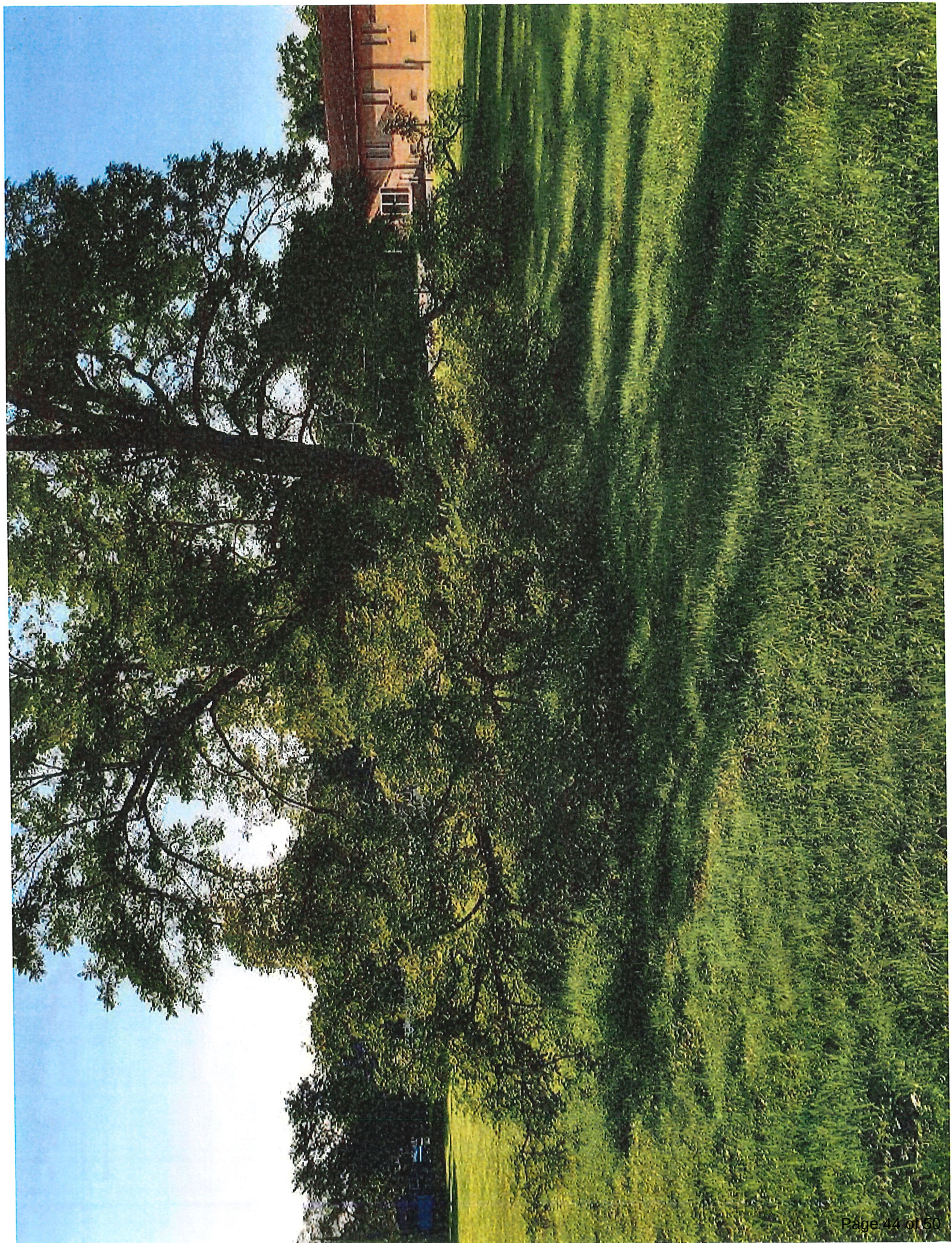


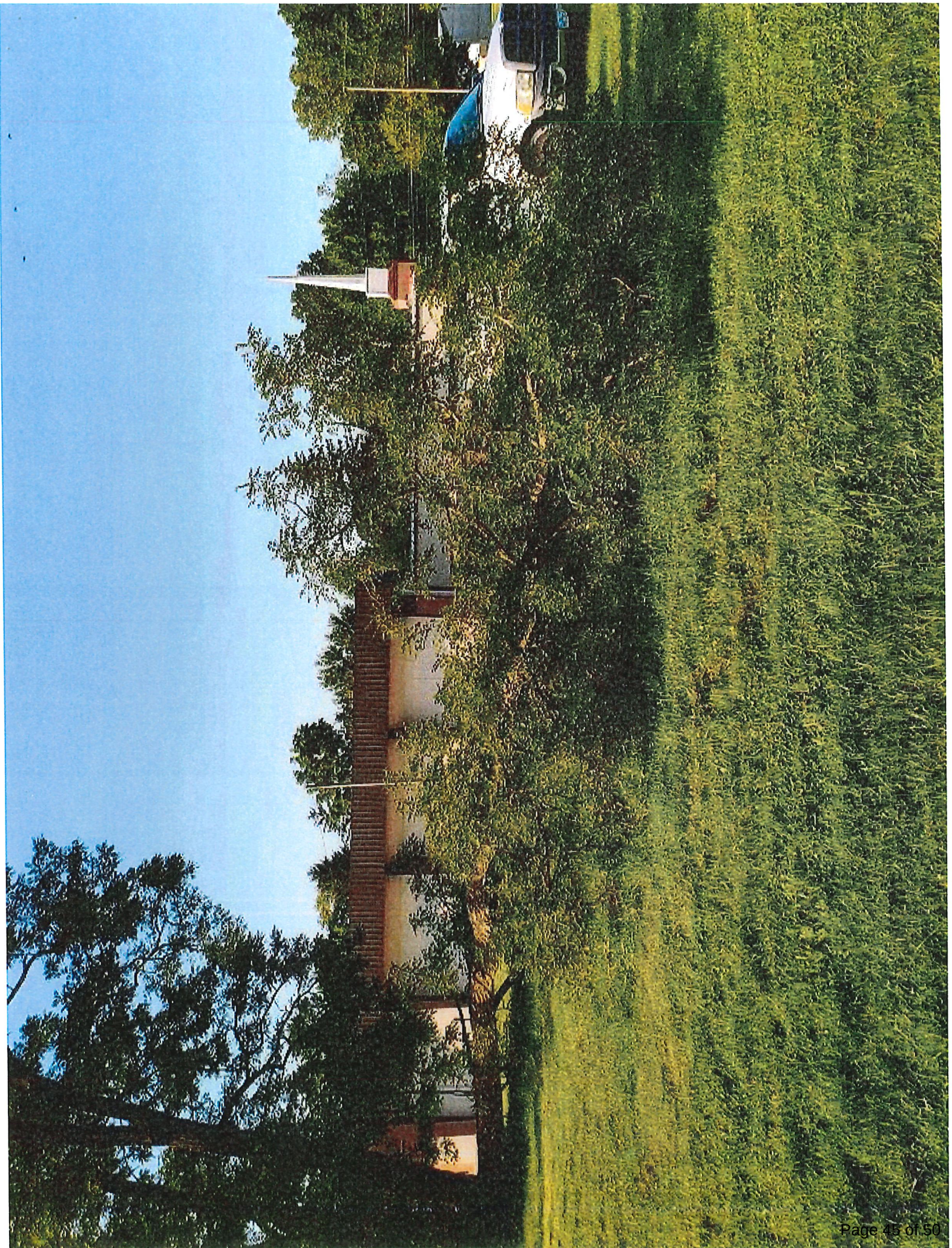


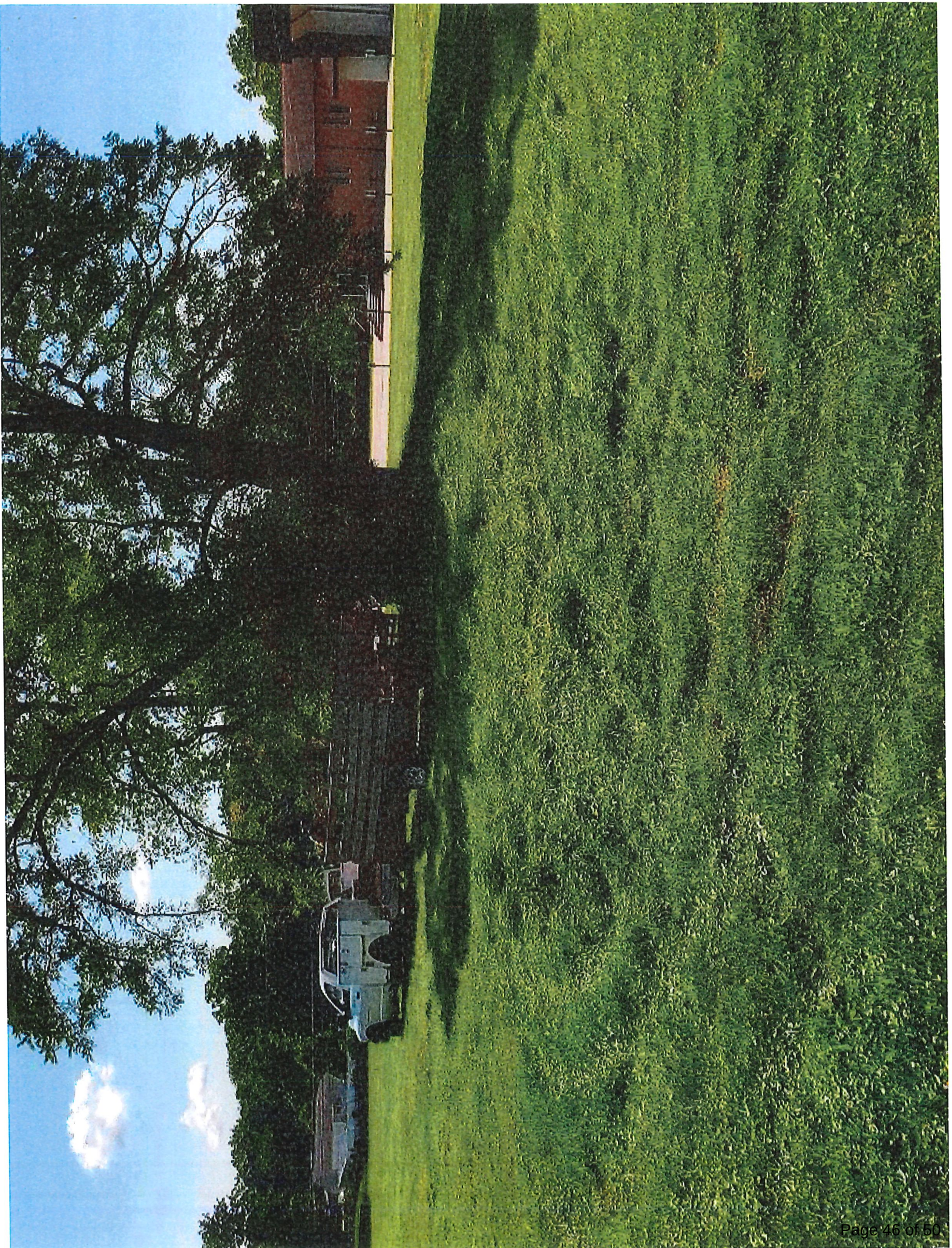












919.03 MAINTENANCE OF PUBLIC TREES AND SHRUBS.

(a) The City shall have the power to plant, prune, maintain and remove trees, plants and shrubs within established right-of-way lines of all public streets, highways, and alleys as may be necessary to insure public safety, enhance the symmetry and beauty of such public grounds, or remove such trees as may be injurious to sewers, electric power lines, gas lines, water lines or other public improvements.

(b) No person shall, as a normal practice, top any tree within the public right-of-way. "Topping" means the severe cutting back of limbs within the tree's crown to such a degree so as to remove the normal canopy or disfigure the tree.

(c) Tree limbs extending over a public sidewalk shall be trimmed to such an extent that no portion of the tree limbs shall be less than seven (7) feet above the sidewalk. Tree limbs extending over streets shall be trimmed so that no portion of the limb or foliage shall interfere with the normal flow of traffic.

(d) Trees within the limits of public parks shall be subject to the provisions of Chapter 971. Trees within the limits of public parks that have limbs extending over a public street, roadway, avenue or public sidewalk adjacent to a public street, roadway, avenue, shall be maintained in accordance with the standards of this chapter.

(e) The Director of Public Service, Director of Public Safety and Director of Parks and Recreation shall have the power to take any other action to properly maintain a public tree upon the advice of a horticulturalist or arborist.

(Ord. 21-16. Passed 3-28-16.)

919.04 DEFINITIONS.

(a) "Dangerous tree" means any tree on any lot or parcel of land situated within the City adjacent to any street, roadway, avenue, waterway, utility or public ground:

(1) Which is dead or diseased;

(2) Which obstructs the free passage of light from public street lights to the streets, roadways, alleys, sidewalks or public grounds;

(3) Which, due to its growth pattern or foliage, obstructs visibility relative to pedestrian or vehicular traffic; or

(4) Which, due to its fallen condition, blocks the normal flow in any creek or waterway.

(Ord. 21-16. Passed 3-28-16.)

919.05 TRIMMING/PRUNING OF PRIVATELY OWNED TREES.

(a) The owner, occupant or person having charge or management of any lot or parcel of land adjacent to any street, roadway, avenue or public grounds, shall trim or prune, or cause to be trimmed or pruned, any trees, shrub or hedge, or shall cause the removal of any dangerous tree upon notice by the Director. All such growth shall be trimmed or pruned so as to have a seven foot (7FT) clearance above the surface of sidewalks and a fourteen foot (14FT) clearance above the surface of any street, alley, avenue, roadway or public grounds.

(b) The branches of all trees, shrubs or hedges in front and along lots or lands near which public streetlights are placed shall be trimmed or pruned so as not to obstruct the free passage of light from the lights to the streets, roadways, alleys, sidewalks or public grounds.

(c) Notice shall be deemed served by placing said notice of the violation in question on a conspicuous location on the property notifying the owner or person having charge of the violation.

(d) If the owner, occupant or person having charge or management of any such lot or parcel of land fails or refuses to comply with the written notice to trim or prune, such notice to be made in the manner prescribed herein, the Director shall cause the same to be done at the expense of the owner of the lot or parcel of land, which expense shall be assessed against the property and certified and collected in the same manner as other assessment and taxes are certified and collected, as provided in Sections 919.07 and 919.08. If the Director determines after an inspection, that the lot or parcel of land is vacant or abandoned, the written notice required by divisions (a) and (c) of this section shall not be required, and the Director shall immediately cause the trees, shrubs, or hedges to be trimmed or pruned, or the dangerous trees to be removed, at the expense of the owner of the lot or parcel of land.

(Ord. 21-16. Passed 3-28-16.)

919.06 COSTS TO BE PAID.

Upon the performance of the labor under the provisions of Section 919.05, the Director shall report the cost thereof to the owner or person having charge or management of each lot or parcel of land, who shall have fourteen (14) days in which to pay the City for such labor plus the costs of investigation, handling of the complaint, service and notification. Cost assessments shall be based on the following: labor and material for trimming, removal or cutting; mailing fees; administrative duties of the Director and City staff, with costs being adjusted to current wages.

(Ord. 21-16. Passed 3-28-16.)

919.07 UNPAID COSTS REPORTED TO COUNCIL.

If the costs enumerated in Section 919.06 are not paid, the Director shall report to Council the cost thereof with respect to each lot or parcel of land, including the cost of investigation, handling of weed complaints and the costs of service and notification.

(Ord. 21-16. Passed 3-28-16.)

Department of Public Service
William Dorman, Director
Nuisance Property Code Compliance

INVOICE #24490-23TT-FR
DATE: AUGUST 29, 2023

7232 E. Main Street
Reynoldsburg, OH 43068
614-322-6810

TO: PROPERTY OWNER OF RECORD OR PERSON(S) HAVING
CHARGE OR MANAGEMENT OF THE PREMISES:
The Oliver Reynoldsburg
1201 Dublin RD STE 659
Columbus, OH 43215

SITE ADDRESS:

1122 Lancaster Avenue
REYNOLDSBURG, OH 43068
PARCEL #060-008442-00

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	NUISANCE ~ TREE REMOVAL AND/OR TREE TRIMMING SERVICES		\$590.00
	CODE VIOLATION/NOTIFICATION DATE: 07/27/2023		
	WORK PERFORMED DATE: 08/01/2023		
	NOTES: TREE(S) TRIMMED ABOVE SIDEWALK/ROADWAY 10 CUBIC YARD(S) OF TREE DEBRIS HAULED AWAY		
	REMIT PAYMENT & 1 COPY OF INVOICE TO:		
	CITY OF REYNOLDSBURG		
	ATTN: DEPT OF PUBLIC SERVICE NUISANCE PROPERTY		
	7232 E. MAIN STREET		
	REYNOLDSBURG, OH 43068		
		ADMINISTRATIVE FEE	\$180.00
***PAYMENT DUE 15 DAYS UPON RECEIPT OF INVOICE PER 919.06 OF THE CITY CODE			
***FORMS OF PAYMENT ACCEPTED: CHECK OR MONEY ORDER			
***INVOICE MUST BE PAID IN FULL~PARTIAL PAYMENTS ARE NOT ACCEPTED			
TOTAL			\$770.00

Make all checks or money orders payable to: **City of Reynoldsburg**

J & J Property Maintenance

8049 Taylor Rd. SW
Reynoldsburg, OH 43068

Invoice

Date	Invoice #
8/1/2023	24490

Bill To
City of Reynoldsburg 7232 E. Main St. Reynoldsburg, OH 43068

P.O. No.	Terms
7/27/23 Lawson	Net 30

Quantity	Description	Rate	Amount
1	1122 Lancaster Ave - N/C, grass already cut on arrival	0.00	0.00
1	Code violation remove fallen tree at 1122 Lancaster Ave on 7/31/2023. Fallen section of tree roughly 35' in length. Cut up/hailed away	590.00	590.00
1	code violation grass cut at 7236 Marian Ave on 7/31/2023	75.00	75.00
1	code violation grass cut at 956 Hillridge completed 7/31/2023	75.00	75.00
1	Code violation trash pick up from 6416 Firethorn completed 7/28/2023. Less than 1 CYD removed & disposed of. Pile of sandbags	50.00	50.00
Please Note: All invoices not paid within 30 days of posting are subject to a 15% late penalty.		Total	\$790.00

Nuisance Property Worksheet - Mowing, Trash Removal, Landscape Issue, Tree Trimming/Removal

DATE: 7.27.23

	Address	Written by	Vacant	File No.	Type of Service	Order Date	Completion Date	Grass Height	Cubic Yards	Serviced By	Closed
1	1122 LANCASTER AVE	LAWSON	Y	2023-992	GRASS	7.27.23	Already Cut	4"		J+J	
2	1123 LANCASTER AVE	LAWSON	Y	2023-993	RUBBISH	7.27.23	7/31/23		10+	J+J	
3	7236 MARLAN AVE	LAWSON	Y	2023-1006	GRASS	7.27.23	7/31/23	12"		J+J	
4	956 HILLRIDGE	LAWSON	Y/N	2023-994	GRASS	7.27.23	7/31/23	12"		J+J	
5	6416 FIRETHORN	LAWSON	N	2023-961	TRASH	7.27.23	7/28/23		>1	J+J	
6										J+J	
7										J+J	
8										J+J	
9										J+J	
10											
11											
12											
13											
14											
15											

Special Notes:

- 1)
- 2) FALLEN TREE LIMB NEEDS REMOVED IN FIELD.
- 3) MULTIPLE BAGS OF SAND.
- 4)
- 5)
- 6)
- 7)
- 8)