New Albany Architectural Review Board Meeting Agenda
Monday, February 10, 2025 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at https://newalbanyohio.org/answers/streaming-meetings/

I. Call to order

II. Roll call

III. Action on minutes: January 13, 2025

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

VI. Cases:

ARB-80-2024 Certificate of Appropriateness
Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street that includes siding, windows and garage door modifications (PID: 222-000027).
Applicant: Busch Real Estate LLC

ARB-97-2024 Certificate of Appropriateness
Certificate of Appropriateness to add Hybrid Courtyard and Tuck-Under Townhome building typologies to the Urban Center Code for a development site generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
Applicant: New Albany Towne Center LLC c/o Kareem Amr

ARB-98-2024 Certificate of Appropriateness
Certificate of Appropriateness to construct a mixed use development consisting of three buildings including 3,000 square feet of commercial use, 104 residential units, and associated parking generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
Applicant: New Albany Towne Center LLC c/o Kareem Amr

VII. Other business

VIII. Poll members for comment

IX. Adjourn

New Albany Architectural Review Board
Monday, January 13, 2025 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, January 13, 2025 in the New Albany Village Hall. Chair Hinson called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call

Those answering roll call:

Mr. Hinson	present
Mr. Iten	present
Mr. Brown	present
Mr. Davie	present
Mr. Maletz	present
Ms. Moore	present
Mr. Strahler	present
Council Member Brisk	present

Having all voting members present, the board had a quorum to transact business.

Staff members present: Planner Blackburn, Planner II Christian, Planning Manager Mayer, Planner Saumenig, Deputy Clerk Madriguera.

III. Action on minutes: December 9, 2024

Chair Hinson asked if there were any corrections to the minutes.

Board Member Iten stated that in paragraph seven of page five, there was a period after "rendering" and it seemed likely that the sentence should not end there but should read, "Board Member Maletz agreed and added that he was initially skeptical of the low pitch of the roof, but after seeing the rendering he concluded that less is more in this context and he was not sure that more can be done." Board Member Maletz agreed with Board Member Iten. Chair Hinson agreed as well.

Hearing no further corrections, Board Member Iten moved for approval of the December 9, 2024 minutes as corrected. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler abstained from the vote. Having six yes votes, the motion passed and the December 9, 2024 minutes were approved as corrected.

IV. Additions or corrections to the agenda

Chair Hinson asked if there were any additions or corrections to the agenda.

Planning Manager Mayer answered yes, staff recommends that the single item of other business, the presentation by NAPLS be heard prior to the case presentations. Chair Hinson agreed to the recommended change.

Thereafter Chair Hinson administered the oath to all present who would be addressing the board.

V. Hearing of visitors for items not on tonight's agenda

Chair Hinson asked whether there were any visitors who wished to address the board for an item not on the agenda.

Hearing none, Chair Hinson introduced the first and only item other business, the NAPLS presentation.

VI. Other business

NAPLS Presentation

Paul Miller, NCARB, CDT, AIA of Schorr Architects, Inc., delivered a slide presentation regarding the proposed school expansions and area improvements. The proposed master plan components include a new school 112,000 square foot school for grades 1-2, with 200 spaces of dedicated parking, a drop off queue, 18 space bus lane, playground, and multipurpose field. He explained that it builds from early grade design concepts around differentiated learning. Further there would be separate dedicated spaces for student dining, wellness, art, technology, and music classes. He explained the probable cost statement which included hard costs, soft costs, funds for changes during construction, and cost escalation. The master plan also includes the following components: improvements to Swickard Woods Boulevard; demolition of the annex and expansion of district administration; site improvements at the existing Primary School; construction of a maintenance storage facility to replace the annex; construction of an expanded MS/HS cafeteria and arts hub; construction of a high school science hub; repurposing of Building H for a new high school tech hub; construction of 1,200 square foot addition to the McCoy for storage (to make up for demolition of the annex); improvements to the middle school football stadium; improvements to the high school gym and locker room; improvements to the high school, middle school, and intermediate school wellness and athletic storage facilities; renovations to the middle school locker rooms; and relocation of the high school baseball and soccer fields.

Nathan Gammela, AIA, Project Architect at Schorr Architects, Inc., continued the slide presentation which included preliminary information about the construction of the new transportation facility and the fire substation planned for 7270 New Albany-Condit Road. He stated that none of the plans are final and that the team is seeking feedback and comments. He continued that the project priorities and considerations include: site adjacencies and relationships, intersection access, and jurisdictional and area requirements. The project is currently in the early design development phase. Pending the acquisition of all approvals, construction would begin in September 2025 and be completed in July 2026. The transportation and fire substation would be a single building divided in half by a firewall with the transportation portion comprising 9,350 square feet with a 2,750 square foot mezzanine, and the fire substation comprising 8,450 square feet with a 1,600 square foot mezzanine. He further explained the facility's proximity to the Columbia Gas/TransCanada easement. The easement accommodates two high-pressure gas mains that run the entire length of the site (and beyond). The easement has strict guidelines which include: no parking within 10' of the pipeline; no pavement within 5' of the pipeline except for crossings between 45 and 90 degrees; no parallel travel lanes within the right-of-way; and no turning within the right-of-way, crossing only.

Board Member Iten asked to see the rendering again and stated, presumably that someone had opined on the wisdom of placing the fire station close to something that could rupture. He further confirmed the location of the entry of the facility.

Board Member Davie stated that he understood the constraints of the gas line, and observed that access to the fire station seemed rather circuitous.

Mr. Gammela stated that he did not disagree.

Board Member Brown asked about the parking counts.

Board Member Moore asked whether the transom windows could be evenly spaced over the doors. She also asked about the logo.

Mr. Gammela said yes, the transom windows could be evenly spaced. He further said that the logo was the Plain Township logo.

Board Member Moore asked whether there was a reason whether the water table was not continued where the garage was located.

Board Member Iten was interested in how other city buildings handled this issue, remarking that they could inform how to address this building to some extent.

Chair Hinson asked what the mezzanine floor in the transportation facility would be used for.

Mr. Gammela answered that it would be used for equipment.

Chair Hinson and the board thanked Mr. Schorr and Mr. Gammela for the presentation and said they looked forward to further development plans and the formal application. Thereafter he introduced the first case and asked to hear from staff.

VII. Cases:

ARB-80-2024 Certificate of Appropriateness
Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street including siding, windows as well as window and garage door replacements (PID: 222-000027).
Applicant: Busch Real Estate LLC

Planner II Christian stated that the applicant had requested that the application be tabled until the next regularly scheduled meeting.

Board Member Iten made a motion to table ARB-80-2024 until the February 10th meeting. Chair Hinson seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Hinson yes, Mr. Brown yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes, Mr. Davie yes. Having seven yes votes, the motion passed unanimously and ARB-80-2024 was laid upon the table until the February 10, 2025 meeting.

Chair Hinson introduced the next case and asked to hear from staff.

Planner Saumenig stated that ARB-96-2024, ARB-97-2024, and ARB-98-2024 involved the same project, the Horus & Ra mixed use development, and for that reason she requested to discuss the applications in a single presentation. However, she specified that each application would need its own separate vote.

Chair Hinson agreed.

ARB-96-2024 Certificate of Appropriateness
Certificate of Appropriateness to allow for the demolition of one existing single-family residential home located at 28 N High Street (PID: 222-000085).
Applicant: New Albany Towne Center LLC c/o Kareem Amr

Planner Saumenig delivered the staff reports.

Board Member Iten asked Planner Saumenig to clarify the differences between the May 2023 renderings and what was included in their meeting packets.

Planner Saumenig stated that the current version had been changed in response to the City Architect's comments in 2023. Thereafter, she continued her staff presentation.

Chair Hinson asked the applicant if he had any remarks.

Attorney for the project, Aaron Underhill spoke in support of the applications. He explained that this project is the result of several years of work including the gridded street plan. He stated that about 40% of the site is being given to the city to that end. This project is a catalyst for what is to come. He invited Mr. Amr to the lectern to provide more details.

Applicant Kareem Amr of Mershad Development introduced his team. He thanked Planner Saumenig for her thorough presentation. He spoke in support of the applications and delivered a slide presentation. With the board's approval this project could break ground as soon as the third quarter of 2025. He introduced his team, Brad Parrish, Jonathon Grubb, and Clare Vestige. His team had worked on the Market and Main apartments, and were involved in development of the fieldhouse. He had no aspirations to build cheap and sell quick, this project would be retained by Mershad throughout construction and management. Importantly, Mershad intends to maintain their status as a good citizen and neighbor in New Albany. They took their design cues from structures that have already been successful in New Albany. This site is a catalyst for growth in the area. It will provide much needed housing for the Village Center. Mershad has contributed a substantial portion of land so that the City can construct this portion of the grid network. The grid network will consume up to 40% of the site. As a result they were left with unique pockets and design challenges which necessitated requests for variances and the typologies. The May 2023 design was on a flat plane, which is not the case now. Today's design includes grading in order to accommodate the design challenges while maintaining the aesthetic objectives of the project. Mr. Amr then explained subparcels A, B, and C. He stated that they have had some interest from retail and explained the parking for the project including the underground parking. He displayed renderings and stated that they are accommodating multiple frontages and are committed to four-sided architecture. Finally, he indicated the architectural cues that informed their design choices. He then opened the floor to design questions.

Board Member Iten suggested that the board consider the demolition application, ARB-96-2024, separately from ARB-97-2024, the typology application, and ARB-98-2024, the certificate of appropriateness application.

Chair Hinson agreed.

Board Member Brown agreed noting that they are separate items.

Thereafter, Chair Hinson moved for approval of ARB-96-2024. Board Member Strahler seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Strahler yes, Mr. Maletz yes, Ms. Moore yes, Mr. Iten yes, Mr. Davie yes, Mr. Brown yes. Having seven yes votes, the motion passed and the applicant's request to demolish the structure at 28 N. High Street was granted.

ARB-97-2024 Certificate of Appropriateness
Certificate of Appropriateness to add Hybrid Courtyard and Tuck-Under Townhome building typologies to the Urban Center Code for a development site generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
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Certificate of Appropriateness to construct a mixed use development consisting of three buildings including 3,000 square feet of commercial use, 104 residential units, and associated parking generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
Applicant: New Albany Towne Center LLC c/o Kareem Amr

Board Member Iten proposed to discuss the typologies serially then to move on the certificate of appropriateness.

Hybrid Courtyard typology
Board Member Iten confirmed that it only applied to this development in core residential. He then asked why the city would allow a height of 55-feet for a building that was actually only 46-feet.

Planner Saumenig responded that most of them were 45-feet and further that staff was okay with the 46-foot height because the exchange permits up to 56-feet.

Board Member Iten continued that on the other hand the other buildings are single story ranch. He remarked that he was not sure there is anything else in core residential that would allow four stories and that he mainly sees three stories. He was a bit skeptical of a typology of this height. He also observed that because of the proximity to Third and US 62, people would presume that vehicular access is via the alley.

Planning Manager Mayer agreed that the other buildings were single story but staff contemplates redevelopment.

Mr. Amr agreed and noted that the orientation of the buildings anticipated the proximity and orientation of future development.

Board Member Iten then noted that buffering and screening shall not be required and asked whether it only applied to commercial.

Planning Manager Mayer responded yes, the language was standard and the exemption applied to commercial structures.

Board Member Maletz asked what would not be permitted if the board denied these requests.

Planning Manager Mayer responded that the applicant would need to make height and grade changes and would need to change the general massing of subarea c since this is a multifamily building with partially underground parking.

Board Member Maletz asked whether these units all for lease or all for sale or whether they were a combination of lease and sale.

Mr. Amr replied that they would all be for lease.

Board Members Maletz and Iten discussed building massing.

Board Member Iten asked staff whether the building C should be viewed as more than three stories.

Planning Manager Mayer said he would view it as four stories.

Planner Saumenig responded yes, it is 3 ½ stories - 3 stories and the parking that is below grade is ½ a story.

Chair Hinson responded that the ½ was below grade.

Board Member Iten said he would let the board decide whether the applicant should be allowed to exceed the maximum height by 1 foot.

Board Member Maletz referenced c11 asked what the height of the finished ceilings would be, and what the clear height of the garage would be.

Applicant John Grubb answered that it was 10 feet floor to floor, the finished height was 10 feet.

Board Member Maletz explained that the rational for asking about the ceiling heights was to examine the question of the necessity and appropriateness of a 10-foot ceiling height in a studio apartment; in a smaller efficiency unit 9 feet seemed appropriate. He questioned the hardship and noted that this is a way to save the building height.

Tuck-under typology

Board Member Iten said that he had fewer issues with this typology. He stated that, as with the Hybrid-Courtyard typology increasing the maximum height to 55-feet seemed unnecessary considering the 45-foot height of the proposed structures. He referenced the tuck-under typology, and that vehicular access should be at the rear. He asked what other buildings allow tuck under, and whether the existing design guidelines and regulations require garage doors on tuck-under homes.

Planner Saumenig responded that she did not think so.

Board Member Maletz remarked that lack of a garage door is a feature of the tuck under home.

Planner Saumenig stated that they would be tuck under parking spaces.

Board Member Brown added that in this style of home the second and third floor is cantilevered over the garage, and it was basically a car port.

Board Member Iten asked whether a residence without a garage door was sufficiently New Albany. He noted that it was hidden but was still visible and as such was one of the four sides of the building.

Mr. Amr responded that the reason for tuck-under parking is to provide substantial parking for those townhomes. Provision of garage doors would sacrifice spaces and would spill on to the right of way [that they had dedicated].

Board Member Iten continued that he did not want to approve a typology that allows a 55-foot height. A bit more than 45 was all that was needed. He further questioned whether garage-less residences and carport like parking kept with the style of New Albany and sufficiently comported with the basic principles of the design guidelines and regulations. He further remarked that the building faced an alley, and questioned whether a blank façade was appropriate for this location noting that despite the fact this was an alley, the design guidelines and regulations require that every elevation comport with the regulations.

Board Member Maletz clarified the height to the top of the eve, B is 145’6 to the top of the eve.

Board Member Maletz agreed with Board Member Iten and stated that the board needed to see a rendering of each elevation. He further noted that the drive-aisle at b1 looked narrow and asked whether a turn analysis has been conducted.

Mr. Amr explained that turning radius analyses were forthcoming and that there were many constraints they needed to solve for – the narrowness of the site, the structure needed to support the tuck under.

Board Member Brown stated that he understood that the applicants were still working on this, and remarked that the tuck under structures appeared to have wooden posts.

Mr. Amr explained that they were cladding them with steel and there would be three bays. The townhome widths were 27 feet and were all aligned.

Board Member Iten stated that what he was hearing was that this application was not ready. He reiterated his concern regarding whether this proposal sufficiently met the DGR criteria and whether this proposal was sufficiently New Albany. He raised concerns about the elevation that faced the alley, and asserted that the board should be able to see the elevations fronting the courtyard.

Board Member Davie asked how often new typologies are proposed.

Planning Manager Mayer responded that the proposition of new typologies is fairly common. These typologies are site specific. Just because a typology is approved here does not mean it is approved for other sites. He further noted that tuck-under parking is allowed by right in other areas of the Village Center and these applicants are requesting it here.

Board Member Iten remarked that city staff may approve it administratively but whether it is approved when presented to the board is another question. He recalled that, although it was not in the meeting minutes, at the informal presentation in May 2023, he remarked that now B is big, building C was big. C is still big and it appears now that B got bigger.

Mr. Amr responded that this is a rebalancing. Suparcel A accommodates for scale and height, it is more recessed and has a smaller foot. He noted that the dedication of the right of way created a hardship of building. Existing typologies do not allow economically feasible construction.

Board Member Iten remarked that the board is charged with applying the DGR and those regulations do not include a consideration of hardship.

Planning Manager Mayer responded that, regarding massing, everything developed in village center has been in market square. It is vehicularly oriented, but a review of the older village center plans reveal that the original objective was that the village center would be walkable. The objective here was to balance current architecture with likely future development and also to maintain New Albany's historical vision of a pedestrian friendly Village Center.

Board Member Maletz remarked that as a board, they were unsure how they should react to current conditions vs. future conditions. He did not disagree that the surrounding areas were likely to follow suit, but that was speculation.

Board Member Iten queried the architects. He noted that the DGR charge the board with honoring Georgian, Federal, Colonial Revival core principles. He asked whether this application met those principles or whether it was simply good architecture paying homage to those core principles.

Board Member Maletz responded sort of; there is a lot of building happening in a small space. He thanked the applicants for a very thorough presentation.

Board Member Davie added that it is very hard to honor style as the scale increases. Style comes in smaller packages. Thus, this project presents challenges for demonstration of style. He further remarked that he saw huge improvement from the previous presentation to now.

Board Member Iten agreed and stated that he was persuadable. He further noted that there were no neighbors present.

Board Member Maletz summarized some of his comments. He noted the improvement but the massing for B still feels overscaled; the parapet heights in Subarea A and along B7 seemed disproportionately scaled to the rest of the building; 40 feet of building height did not feel appropriately scaled; he questioned the use of windows with simulated divided light and then adjacent without it [simulated divided light] on the adjacent windows. He further noted that the exposed porch felt unsuccessful as currently located, noting that it was on a most important corner. The amount of space between the parapet edge and the roof edge seemed out of proportion. The interior of B seemed dubious. He questioned with width of the columns, they seemed too thin. There is a lot of diversity with this project – there was a lot that was right. A little restraint across 2.8 acres would go a long way.

Board Member Iten stated that he was not hearing that the board was ready to grant a motion to approve the two typologies or a certificate of appropriateness. He would have liked to have ongoing input.

Mr. Amr agreed completely. He said their goal was not to appear with a finished product but was seeking feedback.

Board Member Moore remarked that instead of having Subparcel B's parking exposed, if Subparcel A's parking was repeated, B's parking would be hidden with the same amount of units.

Mr. Amr and the board discussed this proposal and said he would be happy to examine it and other options further. He noted that from a design perspective it would have been a lot easier to flip the building.

Planning Manager Mayer added that the proposed building orientation was at the suggestion of staff and took into consideration the street network and likely future development in this area.

Board Member Iten asked whether the board was okay with this amount of flat roof.

Chair Hinson noted existing buildings of flat rooves in the Village Center. He further noted that there were massing concerns, but he liked the buildings.

Board Member Maletz agreed that the applications were not ready yet. He would like to see his comments evaluated further.

Board Member Brown remarked that the board could approve typologies with conditions.

Chair Hinson stated that there is a lot to this submission. He remarked that he was not against the tuck-under parking, but the parking in Subarea B could be better. The massing of C although larger, was somewhat remote and was likely for development considering it is owned by the New Albany Company.

Board Member Strahler asked whether the application was within 1 foot on the height.

Board Member Iten noted that these waivers presented the best examples of necessity due to fairness that this board had considered. He suggested that the typologies be revised to provide for 46-foot height maximum. He further suggested that vehicular access to internal parking is at the rear of the building, along an alley, and that the tuck-under parking faced the courtyard. He did not like the tuck-under at all and questioned whether it should be used. Further, he would prefer to give only what is needed on the typologies and to make them very specific.

Board Member Strahler asked whether the board wished to ask for a gate to screen the tuck under parking.

Mr. Amr agreed. He stated that they were willing and continued that the team will look at turning radius and further that they would examine adding gating to the first floor with nice architectural treatment in order to screen the tuck-under.

Council Member Brisk recalled that there were security problems with Market and Main. Mandatory leasing of garages helped that issue. She further noted that Windsor has very narrow alleys and as a result people park on the street and then the USPS will not deliver the mail. She highly suggested that if the developer is going to do this, to make it something the people are going to use.

Board Member Maletz enumerated a list of considerations for the next review including: cornices, frieze boards, articulation and fenestration patterns, the scale and height and interior elevations on b6. The window spacing is not objectionable. He added that he was not sure how important the walk outs were on the center French door on level 2. He left it to the applicant to determine whether that was preferable.

Board Member Iten asked if there were any other broad comments from the board.

Board Member Moore commented that she would love to see a rendered elevation of the backside of Subparcel A. She acknowledged that there was a drawing.

Planning Manager Mayer and the board discussed the parking and explained that this application met parking requirements and the city would retain the authority to impose hourly restrictions on the on-street parking.

Mr. Amr then recounted a list of items to address. In Sub parcel A - evaluate the corner, the parapet and Board Member Maletz' comments. In Subparcel B – mitigate the visual impact of the courtyard by continuation of brick treatment and making sure that typology did not have 55-feet and perhaps having the height consistent from building to building.

Board Member Iten remarked that the only other question is the light. He was a bit uncomfortable with the places that do not have the divided light.

Board Member Davie asked the board whether there are things that they are holding back on.

Board Member Maletz agreed that there was a layer of scrutiny that was missing, but he did not think those items were show-stoppers.

Board Member Iten remarked that the board could pass the applications with conditions at the next meeting.

Chair Hinson agreed and stated that this application is closer than not.

Board Member Davie agreed and stated that this is setting big standard for New Albany.

Board Member Iten agreed and stated that, next to the Hamlet, this is about as big of a thing as the board has seen.

Mr. Amr responded with gratitude and understanding and responded that the team will regroup and has good guidance going into a future meeting.
Board Member Strahler confirmed that there are rooftop decks on B.

Mr. Amr explained that they are accessible via a fancy glass hatch.

Thereafter Board Member Iten moved to table ARB-97-2024. Board Member Maletz seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Maletz yes, Ms. Moore yes, Mr. Strahler yes, Mr. Hinson yes, Mr. Brown yes, Mr. Davie yes. Having seven yes votes, the motion passed and ARB-97-2024 was laid upon the table.

Chair Hinson asked whether there was any other business before the board.

VIII. Poll members for comment

Board Member Iten remarked on the transition to digital project. He stated that he is very interested to see how staff proposes to help the board members see a project like the project considered at this meeting on a screen. He votes that the board only proceeds to electronic if they are provided the tools to review it. Currently there is no way to do it on his computer right now. He urged staff to keep accessibility of the drawings in mind.

Council Member Brisk added that she has a city-owned ipad and downloading and accessing meeting materials is a lengthy and sometimes unsuccessful process.

Planner II Christian thanked him and responded that staff will be sure you are able to access the meeting materials.

IX. Adjourn

Having no further business Chair Hinson moved to adjourn the January 13, 2025 meeting of the New Albany Architectural Review Board. Board Member Davie seconded the motion.

Upon roll call: Mr. Hinson yes, Mr. Davie yes, Mr. Iten yes, Mr. Brown yes, Ms. Moore yes, Mr. Maletz yes, Mr. Strahler yes. Having seven yes votes the motion passed and the meeting was adjourned at 9:33 p.m.

Submitted by Deputy Clerk Madriguera, Esq.

Appendix

ARB-80-2024
- **Staff Report**
- **Record of Action**

ARB-96-2024
- **Staff Report**
- **Record of Action**

ARB-97-2024
- **Staff Report**
- **Record of Action**

ARB-98-2024
- **Staff Report**
- **Record of Action**

Architectural Review Board Staff Report
January 13, 2025 Meeting

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20 S HIGH STREET EXTERIOR IMPROVEMENTS
CERTIFICATE OF APPROPRIATENESS

LOCATION:	20 S High Street (PID: 222-000027)
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code; Historic Center Sub-District
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-80-2024
APPLICANT:	Busch Real Estate LLC

Staff report completed by Chris Christian, Planner II

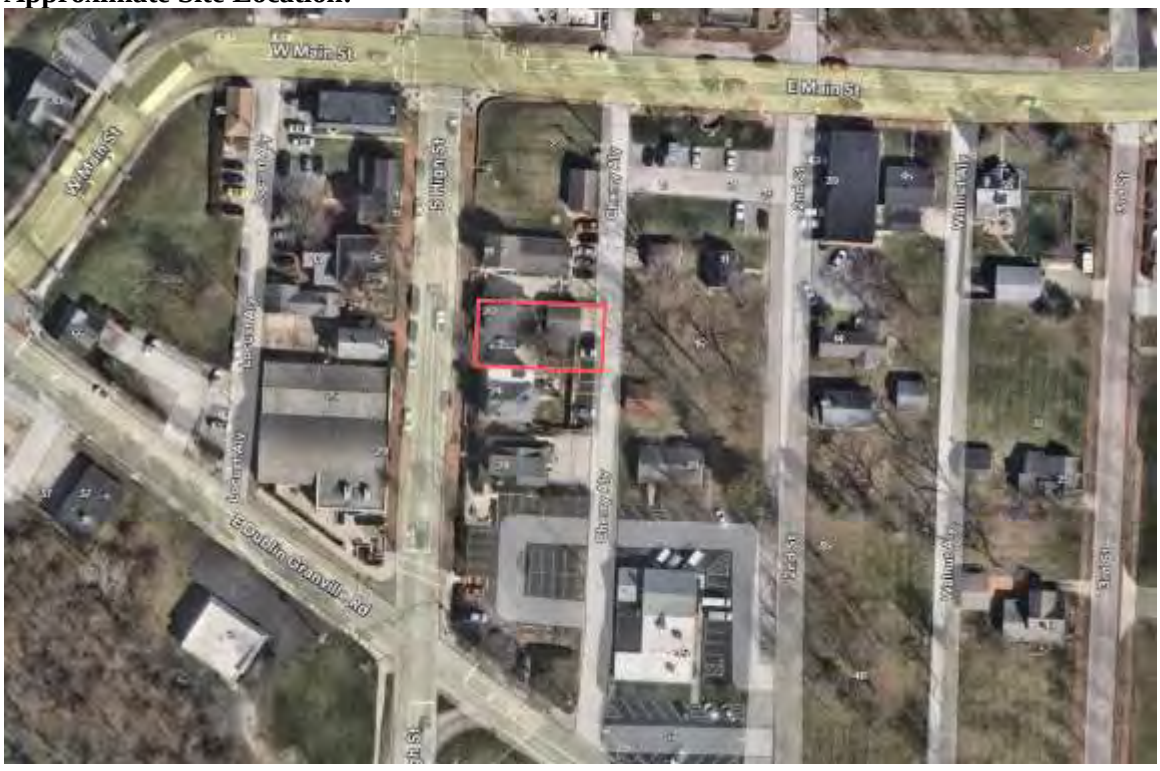
I. REQUEST

The applicant requests that this application be tabled to the February 10, 2025, Architectural Review Board meeting.

II. ACTION

Move to table certificate of appropriateness application ARB-80-2024 to the February 10, 2025, Architectural Review Board meeting.

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear Busch Real Estate LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Monday, January 27, 2025

The New Albany Architectural Review Board took the following action on 01/13/2025.

Certificate of Appropriateness

Location: 20 S HIGH ST
Applicant: Busch Real Estate LLC,

Application: PLARB20240080
Request: Certificate of Appropriateness to allow multiple exterior changes at 20 S High Street including siding, windows as well as window and garage door replacements (PID: 222-000027).
Motion: Move to table

Commission Vote: Motion Tabled, 7-0

Result: Certificate of Appropriateness, PLARB20240080 was Tabled, by a vote of 7-0.

Recorded in the Official Journal this January 27, 2025

Condition(s) of Approval: None.

Staff Certification:

Chris Christian

Chris Christian
Planner II

Architectural Review Board Staff Report
January 13, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
BUILDING DEMOLITION

LOCATION:	28 North High Street (PID: 222-000085)
APPLICANT:	New Albany Towne Center LLC c/o Kareem Amr
REQUEST:	Certificate of Appropriateness for Building Demolition
ZONING:	Urban Center District within the Historic Center sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-96-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the demolition of a vacant single-family residential structure located at 28 North High Street. The structure was previously used as a residence and, according to the Franklin County Auditor, it was built in 1910. The demolition of this building is necessary for a new proposed mixed use development.

Per C.O. 1157.07 alterations that change, modify, reconstruct, remove, or demolish any exterior features of an existing structure that are not considered to be minor modifications are categorized as major environmental changes. Per C.O. 1157.08(b)(1) any major environmental change to a property located within the Village Center area requires a certificate of appropriateness from the Architectural Review Board.

I. SITE DESCRIPTION & USE

The property is located on the east side of North High Street and north of East Main Street. There is vacant land to the north and east of the property that will be a part of the proposed mixed use development. To the south is Forward Financial Group and to the west is Le Rêve Château Salon & Spa.

II. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a certificate of appropriateness has been properly applied for and issued by staff or the Board. Per **C.O. 1157.09 Demolition**, at least one of the following criteria must be met in order to approve the demolition.

1. *The structure contains no features of architectural and historic significance to the character of the individual precinct within which it is located. (1157.09a)*
    - According to the Franklin County Auditor the building was constructed in 1910 and underwent no remodels. It is approximately 1,380 square feet and does not appear to contribute to any

historical architectural significance for the Village Center. The home is constructed with vinyl siding and is in severe disrepair.

2. *There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition. (1157.09b)*
    - The demolition of this structure will make way for a new mixed-use development, offering amenities and economic benefits to the city. There does not appear to be any economic use for the structure as it stands today.

3. Deterioration has progressed to the point where it is not economically feasible to restore the structure. (1157.09c)

- The applicant states that the façade and structure damage of the property have become unsurmountable for repair and the costs associated with repairing the existing structure would not result in rentable of sellable property as the repair costs would exceed market yield for any single-family home in the area.
- The structure's exterior appears to be in poor condition and the Franklin County Auditor website categorizes the condition of the building as "unsound."

III. SUMMARY

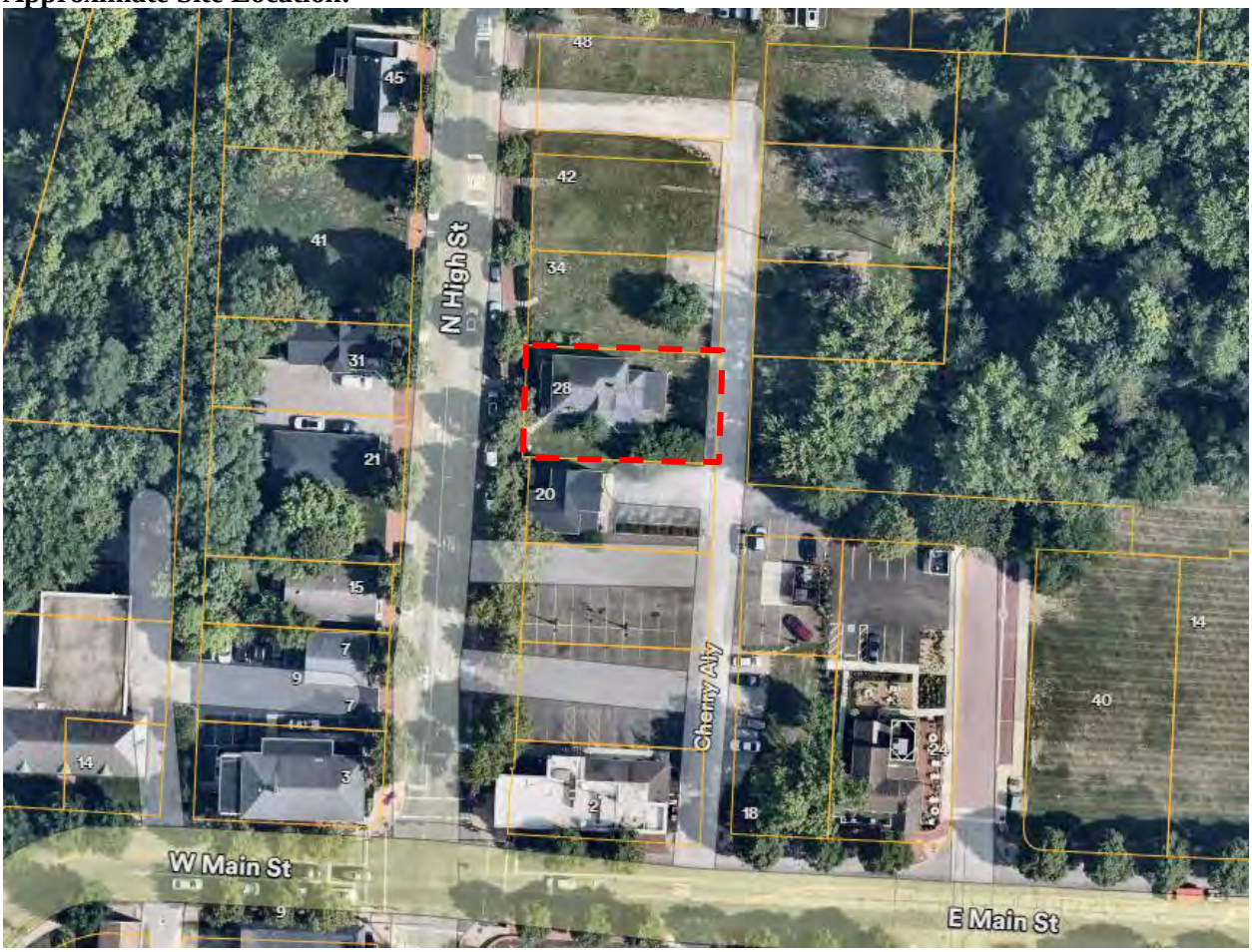
The demolition of the single-family home does not seem to result in the loss of any architectural or historical significance in the area. The structure is visibly in severe disrepair and uninhabitable. Given its current condition, restoring the home appears economically unviable. The demolition of the building is necessary for a proposed mixed-use development which will provide amenities and economic benefits for the city. Additionally, the proposed development will integrate a street network that is a recommendation within the Engage New Albany strategic plan.

IV. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added).

Move to approve application ARB-96-2024.

Approximate Site Location:



Source: NearMap

NEW ALBANY

Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear New Albany Towne Center LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Wednesday, January 22, 2025

The New Albany took the following action on .

Certificate of Appropriateness

Location: 28 N HIGH ST
Applicant: New Albany Towne Center LLC,

Application: PLARB20240096
Request: Certificate of Appropriateness to allow for the demolition of a single-family home at 28 North High Street
Motion: To Approve

Commission Vote: Motion Approved

Result: Certificate of Appropriateness, PLARB20240096 was Approved, by a vote of 7-0

Recorded in the Official Journal this

Condition(s) of Approval:

Staff Certification:

Sierra Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
January 13, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
REQUEST FOR ADDITIONAL BUILDING TYPOLOGIES
"TUCK-UNDER TOWNHOMES" AND "HYBRID COURTYARD RESIDENTIAL"

LOCATION:	Generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
APPLICANT:	New Albany Towne Center LLC c/o Kareem Amr
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center District within the Core Residential and Historic Center sub-districts
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-97-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application requests to add the "Hybrid Courtyard Residential" and "Tuck-Under Townhomes" building typologies to the Urban Center Code for a site generally located at the northeast corner of Main Street and High Street. These two building typologies are not currently contemplated in the Urban Center Code, therefore new development standards are proposed with this application. The two proposed typologies are included with a mixed-use development that includes commercial and residential components along High Street.

The Urban Center Code (UCC) section 2.2, states additional building typologies that are not represented in the code can be considered by the ARB as a certificate of appropriateness application as outlined in C.O. 1140.03. UCC section 2.2.2 and 2.2.3 state that for new typology to be considered, the applicant must prepare graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies are project specific and shall not be used for other development applications.

There is a related certificate of appropriateness application on the January 13, 2025, meeting agenda for the development of the proposed mixed-use development. This application is evaluated under a separate staff report (ARB-98-2024).

II. SITE DESCRIPTION & USE

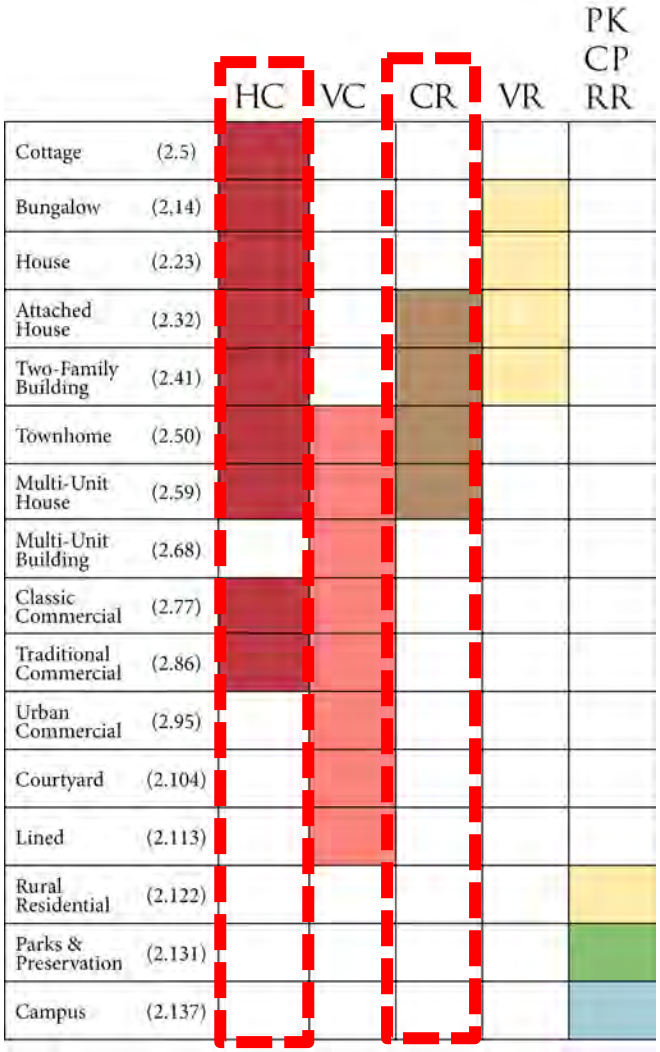
The development site is generally located northeast of Eagles Pizza and north of E Main Street.
The development site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, south, and east and residential uses to the north.

III. EVALUATION

Per C.O. 1140.03(b) In considering the request for an additional building typology, the ARB shall only grant the request if the applicant demonstrates that the proposed typology:

Tuck-Under Townhomes (Sub Parcel B)

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*
   - This proposed building typology is located in both Core Residential and Historic Center subareas which permits the following building typologies to be constructed.



- As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below.

Standard	**Minimum**	**Maximum**
Lot Area	no min	no max
Lot Width	100’	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	2’	no max
Side Yard	2’	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	1	3
Building Height	no min	55’

Service & Utility Standards

1. Above ground utility structures should be located in the alley, side, and rear yard and fully screened from the street.
2. Above ground mechanical devices shall be located in the rear or side yard, behind all portions of the principal façade, and shall be fully screened from the street.
3. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access Standards

1. Vehicular access to the parking court shall be located at the rear of the building, preferably along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24’.

Parking Standards

1. Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
2. Available on-street parking within 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirements.
3. Bicycle parking required. Required minimums based on Section 5.30 of the Urban Center Code.

Building Frontage & Landscape Standards

1. At least one functioning entrance to the townhome shall be provided from every street.
2. Townhouses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the second side facing the street.
3. No minimum building entrance height as described in the DGR’s.
4. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
5. Buffering and screening per Section 1171.05(c) shall not be required,

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. Since this site sits within two sub-districts, each with different lot and building standards, the applicant proposes a new typology to ensure there is a consistent development pattern.

- While tuck-under parking is allowed, explicit standards for this under the existing townhome typology are not provided in the UCC.
- The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany's Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city's boards and commissions. The proposed Tuck-Under Townhome building typology aligns well with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project. It maintains a cohesive architectural style with the other buildings in the development. The careful arrangement fosters a harmonious streetscape that supports a walkable, community-focused character central to the Village Center's identity.

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*
   - The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with a building that front sidewalks creating an engaging streetscape Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers. The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the Urban Center Code.
   - Requirements for service and utility standards, lot access and parking standards, and building frontage and landscape standards—except for buffering and screening, which are specific to the Tuck-Under Townhome typology and follow C.O. 1171.05(c)—are identical to those of the existing Townhome building typology.
   - The tuck-under parking component of this building typology meets the standards found within the Urban Center code including:
     - Located from the alley
     - Accessed from the rear
     - Yard requirements met
     - Contained within the footprint of the building typology
   - The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
     - The city is installing these streetscape treatments per the development agreement with the applicant.
   - The city architect reviewed the proposal and states that the overall proposed form is appropriate as it follows the urban function of the building while still drawing upon its surroundings to ensure a comfortable fit within the existing neighborhood fabric.
   - All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.

3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
   - The Tuck-Under Townhome building typology meets the development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.
   - The site is located within the Village Center future land use district and Village Center Focus Area identified in the Engage New Albany strategic plan. Similar to the Hybrid Courtyard, there are several recommendations that the proposed typology fits within including:

- Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
    - The proposed Tuck-Under Townhome typology provides a thoughtful design that caters to all stages of life.
- Increase the number of people living and working in the Village Center through new residential and commercial development.
    - As a whole, the proposed development is mixed-use which helps achieves this goal overall. For this housing typology, it includes 14 additional homes which increases the number of residents living in Village Center.
- Promote mixed-use and retail infill development to create a continuous and activated street frontage throughout Village Center.
    - The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages. This design fosters vibrancy and activity along these corridors, contributing to a lively and engaging streetscape that connects with other established areas of the Village Center.

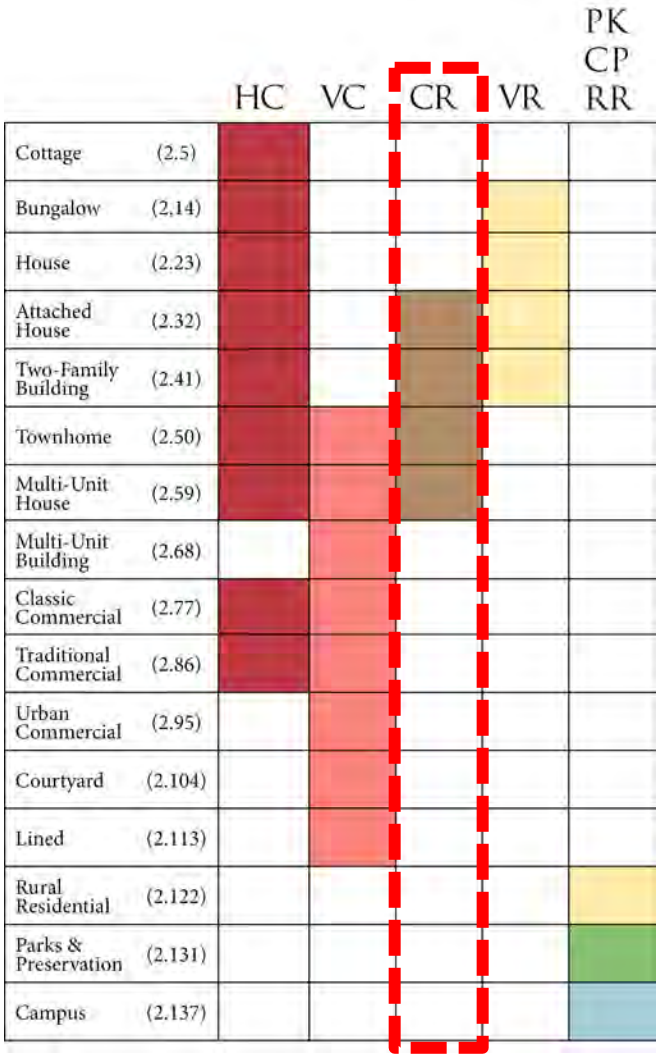
- The proposed standards, renderings and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed architecture is complimentary to existing structures in the Village Center.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*
    - Section 1 of the New Albany Design Guidelines and Requirements provide the following guiding principles for design:
        - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important of design, materials, patterns of windows, doors and details.
        - Design of new buildings in New Albany will be based on the precedent of American architectural styles.
        - Development in New Albany will be pedestrian friendly.
        - New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
        - Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
        - New Albany development will utilize authentic and high-quality building materials.
    - The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
    - The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
    - The proposed tuck-under parking will be located along the alley which will minimize its visual impact.

Hybrid Courtyard Residential (Sub Parcel C)

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*

- The UCC includes both use standards and building typology standards. The UCC permits the use of multi-family with two or more dwelling units in the Core Residential subarea.
- The location of this proposed building typology is within the Core Residential subarea which permits the following building typologies to be constructed.



- As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below.

Standard	**Minimum**	**Maximum**
Lot Area	.50 acres	no max
Lot Width	125’	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	no min	no max
Side Yard	no min	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	3	4
Building Height	no min	55’

Service & Utility Standards

1. Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties.
2. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access & Parking Standards

1. Vehicular access to the internal parking shall be located at the rear of the building, preferably along an alley.
2. Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
3. Available on-street parking with 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirements.
4. Bicycle parking is required. Required minimums based on Section 5.30 of Urban Center Code.

Building Frontage & Landscape Standards

1. The building front must have a clear main entrance from the public right-of-way.
2. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
3. Stairways to upper stories must be enclosed.
4. No minimum building entrance height as described in the DGR’s
5. Balconies are required to provide vertical elevation breaks along street facades.
6. Buffering and screening per Section 1171.05(c) shall not be required.

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. The purpose of this proposed typology is that this type of building is not a one size fits all.
- The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany’s Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city’s boards and commissions. The proposed Hybrid Courtyard typology aligns with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project.

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*

- The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with buildings that front sidewalks creating an engaging streetscape. Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers.
- The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the Urban Center Code.
- The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
    - The city will install these streetscape treatments per the development agreement with the applicant.
- The city architect reviewed the proposal and states that the overall proposed form is appropriate as it follows the urban function of the building while still drawing upon its surroundings to ensure a comfortable fit within the existing neighborhood fabric.
- All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.

3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
    - The site is located within the Village Center future land use district and Village Center Focus Area identified in the Engage New Albany strategic plan. There are several recommendations that the proposed typology fits within including:
        - Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
            - The proposed Hybrid Courtyard typology provides a thoughtful design and includes units that cater to all stages of life.
        - Village Center is the appropriate place to add density and the missing, but desired housing types.
            - By allowing the Hybrid Courtyard typology, this achieves increased density and contributes to more multi-family housing.
    - The proposed standards, renderings and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed architecture is complementary to existing structures in the Village Center.
    - The Hybrid Courtyard Residential building typology meets the multi-family development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*
    - Section 1 of the New Albany Design Guidelines and Requirements provide the following guiding principles for design:
        - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important of design, materials, patterns of windows, doors and details.
        - Design of new buildings in New Albany will be based on the precedent of American architectural styles.

    - Development in New Albany will be pedestrian friendly.
    - New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
    - Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
    - New Albany development will utilize authentic and high-quality building materials.
- The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
- The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
- The proposed parking garage is underground which eliminates the visual impact of parking.

IV. SUMMARY

The proposed building typologies are consistent with the goals of New Albany strategic planning documents and policies as well as the Design Guidelines and Requirements. The two proposed building's design, massing and development standards are consistent with those permitted with existing building typologies allowed in the Historic Center and Core Residential subdistricts. The proposed structures will utilize high quality building materials that are used on all four sides of the building, accomplishing important goals of the New Albany DGRs.

Both proposed building typologies align with New Albany's strategic goals by promoting diverse housing options, increased density, and walkable urban forms within the Village Center. The "Hybrid Courtyard Residential" provides multi-family housing with a thoughtful layout including underground parking. The "Tuck-Under Townhomes" incorporate alley-accessed parking and street-facing entrances. Both typologies meet UCC standards, fit the Village Center's architectural context, and enhance pedestrian connectivity and streetscape vibrancy.

V. ACTION

Should the ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-97-2024 (conditions of approval may be added)

Approximate Site Location:
Red dashed line – Entire development
Green area: Sub parcel B (Tuck-Under Townhomes)
Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap

NEW ALBANY

Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear New Albany Towne Center LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Wednesday, January 22, 2025

The New Albany Architectural Review Board took the following action on 01/13/2025 .

Certificate of Appropriateness

Location: 48 N HIGH ST
Applicant: New Albany Towne Center LLC,

Application: PLARB20240097
Request: COA to add Hybrid Courtyard and Tuck-Under Townhomes Building Typologies
Motion: To Approve

Commission Vote: Motion Tabled, 7-0

Result: Certificate of Appropriateness, PLARB20240097 was Tables by a vote of 7-0

Recorded in the Official Journal this

Condition(s) of Approval:

Staff Certification:

Sierra Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
January 13, 2025

THIRD STREET MIXED-USE DEVELOPMENT
CERTIFICATE OF APPROPRIATENESS & WAIVERS

LOCATION:	Generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
APPLICANT:	New Albany Towne Center LLC c/o Kareem Amr
REQUEST:	Certificate of Appropriateness & Waivers
ZONING:	Urban Center District within the Core Residential and Historic Center sub-districts
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-98-2024

Review based on: Application materials received on December 13, 2024

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed mixed use development generally located north and west of E Main Street and east of 605 in the Village Center. The development consists of three sub parcels as described below. The development site is located within the Urban Center Code (UCC) zoning district therefore those requirements, the New Albany Design Guidelines and Requirements and city code regulations apply. On May 8, 2023, the applicant gave an informal presentation of the proposed development to the ARB.

SUBPARCEL	PROPOSED DEVELOPMENT	ZONING
A	Mixed use commercial and residential building (4,276 sq. ft. of ground floor commercial space with 17 residential units)	UCC; within the Historic Core subdistrict
B	14 townhomes	UCC; within the Historic Core and Core Residential subdistricts
C	Multi-family-unit building with 73 units	UCC; within the Core Residential subdistrict

The applicant requests the following waivers as part of the application:

(A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback along High Street.
(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. The proposed addition and new buildings qualify as such a change and thus requires review and approval by the board.

As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

There are related certificate of appropriateness applications including a demolition of a residential structure at 28 North High Street (ARB-96-2024) and for two new building typologies (ARB-97-2024) on the January 13, 2025, meeting agenda. These applications are evaluated under separate staff reports.

II. SITE DESCRIPTION & USE

The development site is generally located northeast of Eagles Pizza and north of E Main Street. The site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, south, and east as well as residential uses to the north.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

(A) Sub Parcel A (Traditional Commercial)

- The applicant proposes to construct a building consisting of 4,276 square feet of commercial space on the ground floor and 17 residential units on the first, second and third floors.
- Section 3(I.A.1) Design Guidelines & Requirements (DGRs) states that new buildings shall be constructed in a continuous plane at the inside edge of the sidewalk.
    - The proposed building fronts up against the public sidewalks and the commercial spaces have a uniform setback along North High Street, meeting this requirement.
- Section 3(1.A.3) of the DGRs states that rear setbacks should provide for parking, delivery truck access, trash pickup, and similar commercial services, in cases where buildings have public alleys running behind them.
    - The proposed building includes a parking lot in the rear setback along Cherry Alley. Additionally, commercial services including delivery and trash pickup are also in the rear setback, away from public roads therefore, this requirement is met.
- The applicant proposes to use brick, hardi-board siding, wood columns, shingle roofing, and stone around the chimneys.
- Section 3(II.A.2) of the DGRs states building designs shall not mix elements from different styles. The number, location, spacing, and shapes of windows and door

openings shall be the same as those used in tradition building design. Additionally, section 3(II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.

- The applicant proposes brick as the main architectural material with hardi-board siding in some areas on all of the proposed buildings (Sub parcel A, B, and C). See below an elevation of one of the buildings highlighting the use of the hardi-board. The city architect reviewed the proposed materials and states that the hardi-board paneling is a durable alternative to traditional wood and aims to maintain the historical appearance. Hardi-board has been successfully used throughout the Village Center. However, the city architect notes that the design details for the hardi-board are not provided. This is not a case of mixing elements, but rather using a modern material in a traditional manner to achieve a historic-looking result. Staff recommends a condition of approval that the use of hardi-board siding design details be subject to staff approval for all proposed buildings within the development (condition #1).



Example of how hardi-board is used throughout the development (shown in red)

- Section 3(II.A.3) of the DGRs states commercial storefront design shall follow traditional practice, including the use of bulkhead, display windows, and transom. All visible elevations of the building, shall receive similar treatment in style, materials, and design so not visible side is of lesser visual character than the other.
  - The proposed building façade meets this requirement, featuring large display windows with bulkheads below. Residential units are included above the ground floor, with exterior balconies that are seamlessly integrated into the storefront design. The south façade showcases large brick arches and unit balconies that harmonize well with the primary façade. The north façade includes large storefront windows and entrance doors into residential units.
- Section 2(IV.E.7) of the DGRs states that residential units should have vertically proportioned windows that are made of wood and may have either vinyl or aluminum cladding on the exterior.
  - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).

(B) Sub Parcel B (Proposed Tuck-Under Townhomes)

- The applicant proposes to construct a 19,445 square foot building consisting of 14 townhomes in this sub parcel.
- The applicant proposes to use brick, stone, shingle roofing, wood columns and railings for the balconies, and hardi-board.

- DGR Section 2 (III.F.1) states that the materials used for townhouse buildings shall be appropriate and typical of the architectural style in which the building is constructed. In general, the DGRs recommend wood siding and brick as preferred exterior materials but allows other materials to be used if approved by the ARB. Based on the provided application materials, it appears as though brick is the primary façade material. Additionally, section 2 (II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
    - Similar to the other proposed buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer to condition #1).
- DGR Section 2 (III.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
    - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).
- DGR Section 2 (III.C.3) states buildings shall be oriented towards the primary street on which the building is located.
    - The building fronts the proposed Founders Avenue and Second Street. It also fronts Cherry Alley and Hawthorne Alley. The proposed site layout has the townhomes up against the tree lawn and sidewalk oriented towards the primary streets. Each townhome has a front door oriented toward the street with entrance steps, meeting this requirement.
- DGR Section 2 (III.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
    - The applicant meets this requirement as they propose to locate the garages in the rear of the homes that are along a private, internal drive that is not visible from primary streets.
- Urban Center Code section 2.54.1 states above ground mechanical devices shall be located in the side or rear yard, behind all portion of the principal façade, and shall be fully screened from the street and neighboring properties. Section 2.54.2 states above ground utility structures should be located in the alley or side or rear yard and fully screened from the street.
    - The applicant proposes mechanical equipment on the roof of the townhome building but did not provide a rooftop screening plan to ensure the equipment cannot be seen from the streets. Staff recommends a condition of approval that all proposed mechanical equipment meet these requirements, subject to staff approval (condition #3).

(C) Sub Parcel C (Proposed Hybrid Courtyard)

- The applicant proposes to construct a 31,472 square foot multi-unit building consisting of 73 residential units.
- The applicant proposes to use brick, stone, shingle roofing, metal railings for the balconies, and hardi-board.
- DGR Section 2 (IV.B.2) states that building designs shall not mix elements from different styles. Designs must be accurate renderings of historical styles.

Additionally, section 2 (IV.F.3)) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
    - Similarly, to the other two buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer condition #1).
- There is a large grade difference from Hawthorne Alley to Founders Avenue that creates a need for brick foundation walls in this sub parcel. While sub parcel A and B have been designed as a step down approach so that the brick foundation walls are a typical height, sub parcel C must be constructed at one grade. To address this, the applicant is breaking up the walls by incorporating enhanced landscaping, bricked in window features that break up the blank walls, and small openings into the parking garage that are covered with metal railings. Both the landscape architect and city architect have reviewed the design and expressed their support for design and landscaping. Similar brick retaining walls are present in other areas of Village Center due to the varying grades.
- DGR Section II (IV.B.3) states apartment buildings that do not have individual entrances to residential units shall follow traditional practice by employing distinct central entrances that facilitate pedestrian access.
    - The multi-unit building does not have individual entrances however, it does have centrally located entrances into the building that facilitate pedestrian access. Due to the grade of the site, these entrances are accessed via staircases.
- DGR Section III (IV.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
    - The applicant meets this requirement as they propose an underground parking garage that is not visible from the public streets.
- DGR Section 2 (IV.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
    - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #2).
- While the DGR's do not specifically state above ground mechanical equipment shall be screened for apartment buildings, the applicant provided a roof plan indicating that the mechanical equipment on the roof is not seen from the public streets.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- **Sub parcel A**: Urban Center Code Section 2.901.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
    - The applicant is meeting this requirement by providing landscaping in all applicable areas on the private property.

- **Sub parcel B and C**: As these are two new building typologies, the applicant has created a set of standards for each which includes that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
    - The applicant is meeting this requirement for these two subareas in all applicable areas on the private property. This includes bushes and shrubs along the building's facades, flower pots, and trees.
- **Sub parcel C**: As previously noted, this sub-parcel features a significant grade difference between Hawthorne Alley and Founders Avenue, requiring the installation of brick walls. The applicant plans to enhance the area with taller landscaping, including up to 2 foot tall shrubs and bushes and 8-10 foot tall ornamental trees, to soften the taller brick walls.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #4). The City Landscape Architect's comments are:
    1. Update plant list to properly reflect proposed materials, typical all. Resubmit updated plan for review.
    2. Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
    3. Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
    4. Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
    5. Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
    6. Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.

Lighting

- A detailed lighting plan was not submitted for review. Therefore, the staff recommends a condition of approval requiring submission of such a plan to ensure the lighting uses cut-off fixtures and downcast designs (condition #5).

Vehicular and Pedestrian circulation:

- **Sub parcel A**: Urban Center Code section 2.89 requires a minimum of one off-street parking space per unit plus ½ space for each additional unit for residential. For commercial, it requires a minimum of two spaces and a maximum of one off-street space per 400 square feet of building space. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
    - The sub parcel includes 4,276 square feet of commercial which requires 11 minimum parking spaces. There is a total of 17 units including 16 one-bedroom flats and 1 two-bedroom flats and this requires a minimum of 18 parking spaces. The required number of off-street parking for the residential units and commercial area is a minimum of 29 spaces.
    - In addition to the off-street parking provided, the building fronts onto High Street where there is a total of 14 existing on-street parking spaces immediately adjacent to the building as well as a proposed 6 spaces on Founders Avenue. The entire site is a pedestrian-oriented mixed use

development with additional on-street parking spaces distributed along the public streets.
    - There are 19 off-street parking spaces. With the ½ space credit for on-street parking, the applicant meets the required number of parking spaces.
- **Sub parcel B**: The applicant's proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
    - The sub parcel includes 14 two-unit townhomes which requires a minimum of 21 parking spaces. In addition to the off-street parking provided, there are 4 on-street parking spaces on Founders Avenue and 4 on the west side of Second Street.
    - The applicant is providing 28 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- **Sub parcel C:** The applicant's proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
    - The sub parcel includes a total of 73 units which breakdowns to 13 studios, 54 one-bedroom units, and 6 two-bedroom units. The required number of off-street parking for the units is a minimum 76 spaces.
    - In addition to the off-street parking provided, there are 4 on-street spaces along Second Street and 8 spaces along Third Street
    - The applicant is providing 76 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
    - The applicant is providing bicycle parking for each sub parcel that meets this requirement.
- As mentioned above, the city will install 5-foot wide concrete sidewalks along all public streets.
- The overall site is well designed from a site layout and planning perspective. The proposed street network is lined with buildings and shared parking is consolidated behind them or hidden from the public streets. The buildings front onto public streets as well as provide a cohesive architectural presence.

Signage

- No signage was submitted for review. All new signage is subject to ARB review and approval at a later date.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - The majority of the site is vacant aside from one existing home that is dilapidated. There is a related certificate of appropriateness application for the demolition of this structure on the January 13, 2025 agenda. This application is evaluated under a separate staff report (ARB-96-2024). The city architect has reviewed and preliminarily approved the submittal.

4. *All buildings, structures and sites shall be recognized as products of their own time.*

- It appears that the applicant has designed the three new buildings in a way that is appropriate to the historic character of the area.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and complements existing buildings in the immediate area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not Applicable

B. Urban Center Code Compliance

Sub parcel A:
The site in question is located in the Historic Center subarea within the Urban Center District. The proposed building typology is Traditional Commercial. The proposal complies with most of typology standards listed in this section of the Urban Center Code.

1. Lot and Building Standards

Sub parcel A: Traditional Commercial (UCC Section 2.87)

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	30'-85'
Lot Width	No min	200'	173'
Lot Coverage	No min	100%	20'39%
Street Yard (a)	5'	20'	2.8' (High Street) **[waiver requested]** 2.5' (Founders Avenue) **[waiver requested]**
Side Yard (b)	0'	20'	6'10"
Rear yard (c)	15'	No max	2.6' **[waiver requested]**
Bldg Width	80%	100%	95%
Stories	2	3	3
Height (d)	No min	55'	39'

- Per 2.90, above ground mechanical devices, ground utility structures, and trash containers shall be screened from the street. The applicant meets this requirement by placing the dumpster at the rear of the building, screened from public view. Additionally, the mechanical equipment is located on the roof and is similarly screened from the street.

Sub parcel B: Tuck-Under Townhomes (*new typology*)

Standard	Minimum	Maximum	Proposed
Lot Area	no min	no max	0.48ac
Lot Width	100'	no max	107'
Lot Coverage	50%	100%	69.3%
Street Yard/Front Yard	2'	no max	2.83'
Side Yard	2'	no max	2.90'
Rear Yard	no min	no max	3'
Building Width	no min	100%	94.6%

Stories	1	3	3
Building Height	no min	55’	41’

Sub parcel C: Hybrid Courtyard (*new typology*)

Standard	Minimum	Maximum	Proposed
Lot Area	.50 acres	no max	0.85ac
Lot Width	125’	no max	191.1’
Lot Coverage	50%	100%	85%
Street Yard/Front Yard	no min	no max	312’
Side Yard	no min	no max	n/a
Rear Yard	no min	no max	2.5’
Building Width	no min	100%	94.2%
Stories	3	4	3.5
Building Height	no min	55’	46’

5.2 Street and Network Standards

- As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

A. Waiver Requests

The ARB’s review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
3. *Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant requests the following waivers as part of the application.

(A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.
(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue
(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

(A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.

(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

The following should be considered in the board's decision:

1. Urban Center Code Section 2.87(c) states that the required street yard setback for a traditional commercial building is a minimum of 5 feet. However, the applicant proposes portions of the building to have a setback of approximately 2.8 feet along High Street and approximately 2.5 feet along Founders Avenue, necessitating waivers.
2. For High Street, the waiver is necessary because the city requests that additional right-of-way be dedicated to the city. The developer's design team located the building 5 feet away from High Street, assuming the sidewalk and right-of-way limits matched. However, during the city engineer review of the proposed private development's site layout, the city staff discovered that the public, brick sidewalks are partially installed on private property.
3. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Due to the curvature of High Street, the setback line varies along the street yard lot line and only a portion of the building encroaches into this setback at the southwest corner and goes up to 5'-3" which does meet the setback requirement. Regarding Founders Avenue, the site is pedestrian oriented and therefore, it's appropriate for the buildings to be close to the right-of-way. This portion of the building along Founders Avenue transitions from commercial spaces to townhomes, aligning with sub parcel B to maintain continuity throughout the overall development.
4. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fits within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirement. The overall development provides a traditional urban form as desired in the UCC where a smaller setback is desirable. Even with the reduced setback, the city is providing all of the required streetscapes. Furthermore, the requested reduced setbacks apply only to specific sections of the building facades, not their entire lengths.
5. The request is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints since this is an existing lot with two street yards. This waiver request is just for portions of the development that front on High Street and Founders Avenue. Regarding High Street, the city is creating the need for this waiver in order to have public right-of-way match the location of the public sidewalk at the southwest corner of the building. Thus, right-of-way along High Street follows the curve of the existing sidewalk. The proposed building footprint does not follow the curve of the existing sidewalk, as it is intended to parallel High Street.
6. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

The following should be considered in the board's decision:

1. Urban Center Code Section 2.87(c) states that the required rear yard setback for a traditional commercial building is 15 feet. The applicant proposes a 2.6+/- foot setback along the rear property line (Cherry Alley), therefore a waiver is required. This setback is just for the building and not the parking area as there is no minimum parking setback from alleys.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. As townhomes from sub parcel B front on Cherry Alley, the smaller setback is appropriate to continue the pattern of a pedestrian-oriented street.
3. The plan meets the intent of the standard that the applicant is attempting to seek a waiver from. The design hides the off-street parking from view of the public streets. As the building is "L" shaped, allowing a smaller setback hides the parking lot from Founders Avenue. This form is desired by the DGRs and UCC and matches the development

pattern in the area. Additionally, it increased the building width along Founders Avenue which is desirable.

4. The request could be considered to be necessary for reasons of fairness due to unusual building, structure, or site-specific constraint. The UCC contemplates all traditional commercial buildings having off-street parking spaces in the rear yard. The lot's distinct feature is that it is bordered by two public streets and a public alley. Since the alley is designated as the rear yard, it causes the front yard (Founders Avenue) and the rear yard (Cherry Alley) to intersect. This results in an undesirable 15-foot setback from Cherry Alley, reducing the building's frontage on Founders Way. While Cherry Alley is an alley, it still is pedestrian-oriented with townhome entrances fronting it. Therefore, the smaller setback is appropriate as it conforms to an urban form.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Engage New Albany strategic plan, Urban Center Code, and Design Guidelines and Requirements. The development accomplishes several strategic plan recommendations including "promote mixed use and retail infill development to create continuous and activated street frontage throughout the Village Center" and "increase the number of people living and working in the Village Center through new residential and commercial development."

The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The designs for the three buildings are of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing area. The project encompasses three distinct sub-parcels, each tailored to meet site-specific needs while respecting the historical and architectural character of the Village Center. The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages.

The development emphasizes cohesive site layout and connectivity, blending building orientation with pedestrian-friendly streetscapes. It meets parking standards through a mix of off-street and on-street parking. The city architect indicates that the use of hardi-board siding depends on the careful execution of design details, but the approach supports the goal of preserving historic aesthetics while incorporating durable, modern materials that achieve a historic-looking result. With the recommended changes from the city architect and landscape architect, it does not appear that the original quality or character of the building or site will be destroyed or compromised as part of the construction of this development.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

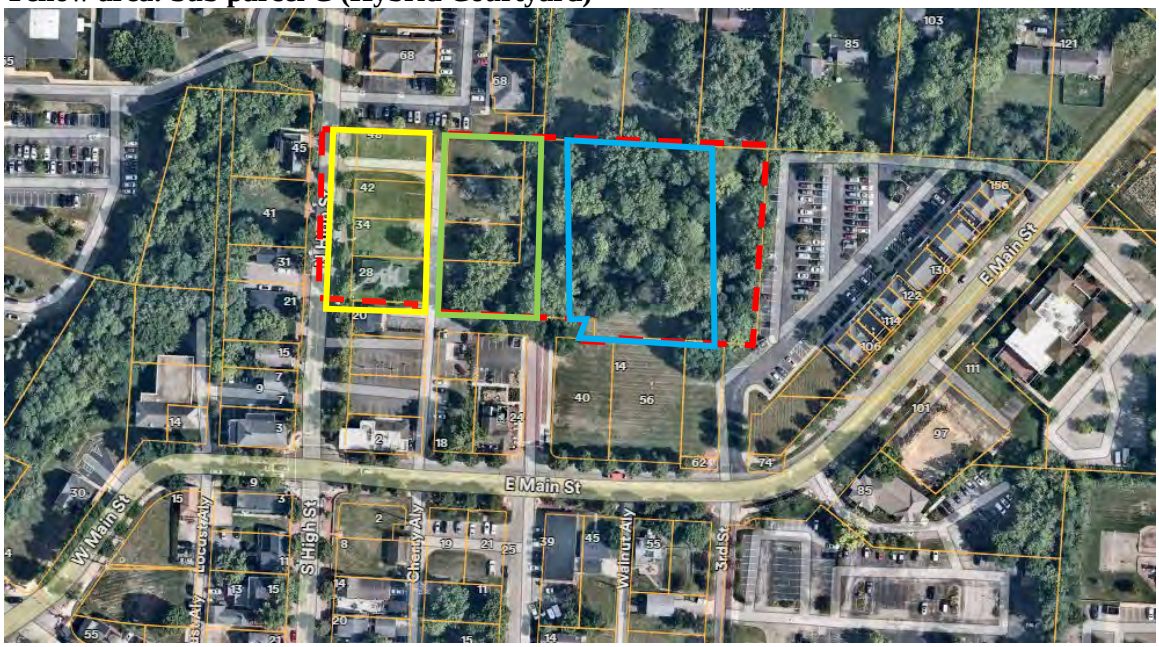
Suggested Motion for ARB-98-2024:

Move to approve Certificate of Appropriateness application ARB-98-2024 with the following conditions:

1. That the use of hardi-board siding design details be subject to staff approval for sub parcel A, B, and C.
2. That the proposed windows are made of wood and have vinyl or aluminum cladding on the exterior.
3. That that all proposed mechanical equipment be screened from the public street.

4. That the following landscaping comments be addressed:
    - Update plant list to properly reflect proposed materials, typical all. Resubmit updated plan for review.
    - Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
    - Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
    - Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
    - Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
    - Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.
5. That a plan to ensure the lighting uses cut-off fixtures and downcast designs, subject to staff approval.

Approximate Site Location:
Red dashed line – Entire development
Yellow area: Sub parcel C (Traditional Commercial)
Green area: Sub parcel B (Tuck-Under Townhomes)
Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap

MKSK

Development Review

project name	Mershad - New Albany Village Center Development
prepared for	City of New Albany
date	December 31, 2024
date received	January 06, 2025

COMMENTS

Plan

1. Update plant list to properly re oposed materials, typical all. Resubmit updated plan for review.
2. Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material t set from the sidewalk and removed in strategic loca o avoid the visual of a con hedgerow. See below.
3. Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade. See below.
4. Extend the use of plant materials t ate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with exis t material and overall aesthe ound within New Albany and the Historic Village Center. See below.
5. e the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street. See below.
6. Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp. See below.

**NOTES:*

The provided diagram is f a tent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.

NEW ALBANY

Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear New Albany Towne Center LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Wednesday, January 22, 2025

The New Albany took the following action on .

Certificate of Appropriateness

Location: 48 N HIGH ST
Applicant: New Albany Towne Center LLC,

Application: PLARB20240098
Request: Certificate of Appropriateness Mixed Use Development at 48 North High Street
Motion: To Approve

Commission Vote: Motion tabled, 7-0

Result: Certificate of Appropriateness, PLARB20240098 was Tabled, by a vote of 7-0

Recorded in the Official Journal this

Condition(s) of Approval:

Staff Certification:

Sierra Saumenig

Sierra Saumenig
Planner

Architectural Review Board Staff Report
February 10, 2025 Meeting

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20 S HIGH STREET EXTERIOR IMPROVEMENTS
CERTIFICATE OF APPROPRIATENESS

LOCATION:	20 S High Street (PID: 222-000027)
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code; Historic Center Sub-District
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-80-2024
APPLICANT:	Busch Real Estate LLC

Staff report completed by Chris Christian, Planning Manager

I. REQUEST AND BACKGROUND

The applicant requests review and approval of the following exterior modifications at 20 S High Street.

Main Structure Modifications

- New hardie board siding
- Window replacements

Garage Modifications

- New hardie board siding
- 3 new windows on the west elevation
- 1 new window and 1 new door on the west elevation.
- 1 new window on the north elevation
- Garage bay door replacements with frosted glass along the top section.

II. SITE DESCRIPTION & USE

The property is located in the Historic Village Center, zoned Urban Center Code, and the New Albany Design Guidelines and Requirements apply to the site. The existing structure was built in 1928. Busch Tax Company owns the building.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
    - There is an existing house and detached garage on the property and the applicant proposes the following exterior modifications:

Main Structure Modifications
- New hardie board siding
- Window replacements

Garage Modifications
- New hardie board siding
- 3 new windows on the west elevation
- 1 new window and 1 new door on the west elevation.
- 1 new window on the north elevation
- Garage bay door replacements with frosted glass along the top section.

- The existing building material on the main structure is stucco and horizontal vinyl lap siding is used on the garage.
- Section 2(II.F.3) of the Design Guidelines & Requirements states wood siding and brick are the most appropriate exterior building materials. Use of other façade materials requires approval of the Architectural Review Board. This section further states that the use of alternate materials such as vinyl, aluminum, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood.
    - The applicant proposes to use a horizontal hardie board siding for both the main structure and the garage building. The city architect has reviewed the proposal and states that this style of siding is generally consistent with the way traditional materials would have been used. City staff recommends a condition of approval that the final design details for the hardie board material must be included with the building permit application, match historical practice and execution, subject to the review and approval of the city architect (condition #1). Hardie board siding has been used successfully in other parts of the Village Center and it is important to ensure it is executed appropriately.
- DGR Section 2(II.F.7 and 8) states that the new windows must be made of wood and may have either vinyl or aluminum cladding on the exterior. Another appropriate option is to use true wood or clad, one over one windows. Additionally, the DGRs state that new windows must be double hung or be double hung in appearance.
    - The applicant submitted a specification sheet for the new windows which indicates that new windows will be true wood or clad with a double hung appearance, meeting the requirements of the DGRs.
- The proposed new doors on the garage appear to be appropriate and consistent with typical garage doors.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
    - There are no proposed site changes and all of the exterior improvements are within the existing building footprints.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - It does not appear that the original quality or character of the building or site will be destroyed or compromised with the proposed exterior building modifications.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
    - The proposed exterior modifications do not compromise the historic character and design of the buildings.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - With the condition of approval, this requirement will be met.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable.

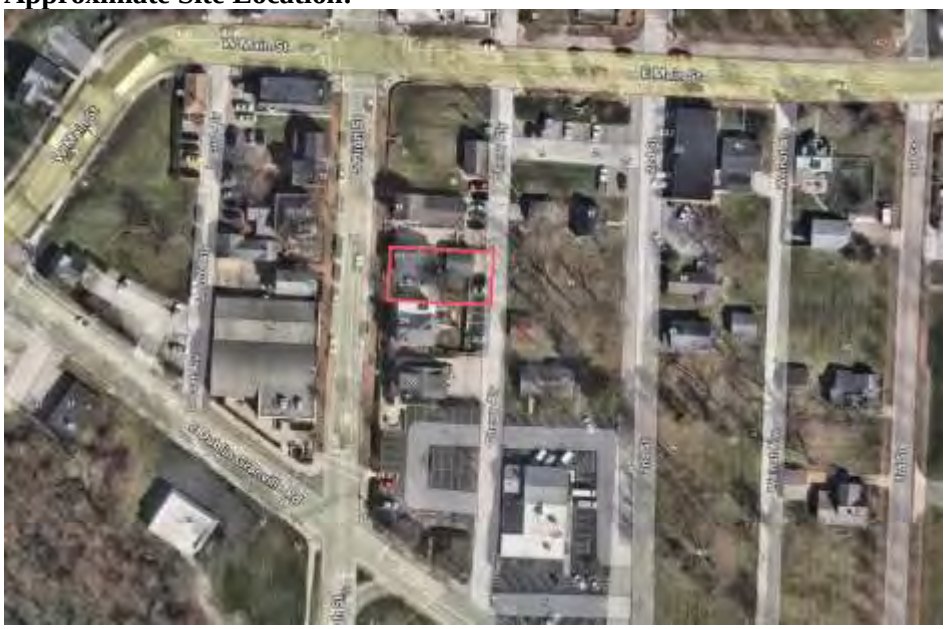
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - It does not appear that removal of the proposed exterior modifications would harm the form and integrity of the original structure.

IV. SUMMARY
The ARB should evaluate the overall proposal based on the requirements of the Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. With the condition of approval, the proposed exterior modifications meet this and other DGR requirements.

V. ACTION
Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-80-2024:
Move to approve Certificate of Appropriateness application ARB-80-2024 with the following condition (additional conditions of approval may be added):

1. The final design details for the hardie board material must be included with the building permit application, match historical practice and execution, subject to the review and approval of the city architect.

Approximate Site Location:

Source: NearMap

Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 20 S. High St New Albany, OH 43054

Parcel Numbers _____

Acres _____ # of lots created _____

Choose Application Type	Circle all Details that Apply			
☐ Appeal				
☐ Certificate of Appropriateness				
☐ Conditional Use				
☐ Development Plan	Preliminary	Final	Comprehensive	Amendment
☐ Plat	Preliminary	Final		
☐ Lot Changes	Combination	Split	Adjustment	
☐ Minor Commercial Subdivision				
☐ Vacation	Easement		Street	
☐ Variance				
☐ Extension Request				
☐ Zoning	Amendment (rezoning)		Text Modification	

Description of Request: Remove existing siding on garage and house and replace with wood siding. Plan to add black windows to Garage and house. Put in new modern Garage doors.

Contacts

Property Owner's Name: Busen real Estate
Address: 14 S High St
City, State, Zip: New Albany, OH 43054
Phone number: 614-551-4464 Fax: _____
Email: Junior@busentax.com

Applicant's Name: Nate Busen
Address: 14 S High St
City, State, Zip: New Albany, OH 43054
Phone number: 614-551-4464 Fax: _____
Email: Junior@busentax.com

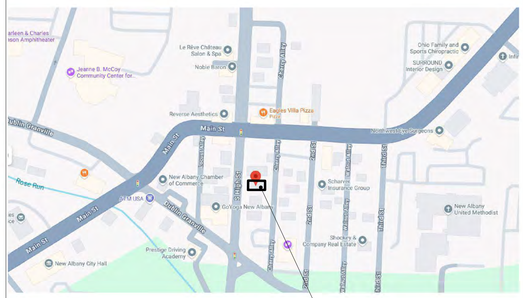
Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner _____ Date: 10/22/24
Signature of Applicant _____ Date: 10/22/24

RESIDENCE

20 S High St New Albany OH 43054



SCOPE OF WORK

ADDING NEW EXTERIOR WINDOWS AND DOOR TO THE GARAGE, AS WELL AS REPLACING THE SIDING AND EXISTING WINDOWS WITH NEW ONES WITH SAME OPENINGS IN THE HOUSE.CHIMNEY WILL HAVE BRICK EXPOSED AND ALL STUCCO REMOVED FROM THE ENTIRE HOUSE

CODE DATA

APPLICABLE CODES

BUILDING CODE:	2019 RESIDENTIAL CODE OF OHIO
ZONING CLASSIFICATION	UC

BUILDING CODE ANALYSIS

PRIMARY USE GROUP

R (RESIDENTIAL)

AREA:

TOTAL AREA:	**546 SF**
NUMBER OF STORIES:	1

CONSTRUCTION TYPE:

CONSTRUCTION TYPE:	**VB: NOT SPRINKLED**
SEISMIC CATEGORY	A
EXTERIOR WALL RATING	0 HOURS
ACTUAL HEIGHT	12 ' 6 3/4"

A. **GENERAL SCOPE OF WORK**

B. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT - EXCEPT AS NOTED OTHERWISE.

C. ANY DAMAGE TO PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION SHALL BE REPAIRED/REPLACED TO MATCH EXISTING AT NO ADDITIONAL COST TO OWNER.

D. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR IN ANY NEW ADDITION. MUD AND DEBRIS TRACKED ONTO OWNER PAVING OR CITY STREETS TO BE CLEANED IMMEDIATELY.

E. SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS - WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.

G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK, UNLESS SPECIFICALLY NOTED.

H. PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.

I. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT AND CONSULTANTS FOR VERIFICATIONS, RESPONSES, AND SUBMISSIONS.

J. PROVIDE SUBCONTRACTORS WITH A FULL-SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.

K. ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY - FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE - AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.

COORDINATION WITH SEPARATE CONTRACTORS

L. COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFCI), OR NOT-IN-CONTRACT (NIC). PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER FURNISHED PRODUCTS, AS APPLICABLE.

M. COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.

N. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.

O. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNER'S SATISFACTION.

COORDINATION WITH FIXTURES, FURNISHINGS & EQUIPMENT (FF&E)

P. REVIEW THE OWNER'S SEPARATE CASEWORK/FIXTURES, FURNISHINGS, EQUIPMENT, & SIGNAGE DRAWINGS FOR UNIT SIZES, WEIGHTS, SERVICE-CONNECTIONS AND CLEARANCES REQUIRED - WHETHER FURNISHED OR INSTALLED BY THE CONTRACTOR OR OTHERS. VERIFY THAT REQUIRED ROUGH-INS, CONNECTIONS AND CLEARANCES WILL BE PROVIDED.

Q. PROVIDE ALL HVAC, PLUMBING, GAS OR ELECTRIC SERVICE CONNECTIONS TO CASEWORK / FIXTURES, SIGNAGE, OR EQUIPMENT INDICATED (WHETHER UNITS ARE INSTALLED BY CONTRACTOR OR BY OTHERS).

GENERAL EXECUTION OF THE WORK

R. AT PROJECTIONS OF FINISHED SURFACES, INCLUDING PILASTERS OR THICKENED WALLS, RETURN ALL EXPOSED SURFACE FINISHES BACK TO THE PRIMARY SURFACE EVEN IF NOT SPECIFICALLY NOTED.

S. PERFORM ALL CUTTING, PATCHING AND FITTING TO ACCOMMODATE CONSTRUCTION WORK AND TO ACHIEVE THE INTENT OF THE CONSTRUCTION DOCUMENTS. CUT & PATCH PARTITIONS FOR INSTALLATION OF PLUMBING OR ELECTRICAL SERVICES AND FOR INSTALLATION OF WALL BLOCKING, IF NECESSARY. PROVIDE ESCUTCHEONS, GROMMETS AND SIMILAR SURFACE CLOSURE OR FINISHED TRIMS AT EXPOSED PENETRATIONS OF FINISHED SURFACES.

T. BRACE PARTITIONS, SUSPEND CEILINGS OR SOFFITS, AND BRACE PLATFORMS, SUSPENDED ITEMS OR SIMILAR CONSTRUCTION ONLY TO STRUCTURAL ELEMENTS ABOVE - EVEN IF NOT SPECIFICALLY NOTED. DO NOT ANCHOR TO ROOF DECK, PLUMBING / SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUIT OR SIMILAR ELEMENTS.

SITE VERIFICATION

U. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.

V. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS.

W. THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE BUILDING SHELL PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION.

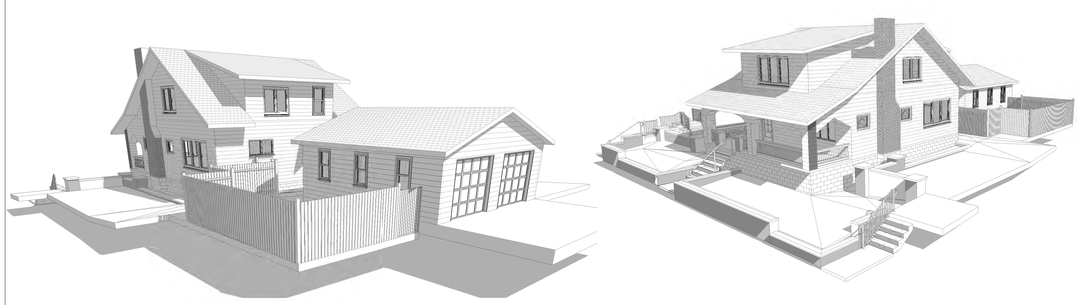
X. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING ANY MATERIALS.

SHEET INDEX

#	Sheet Name	REV	DATE
A0.0	COVER SHEET		
A0.1	GENERAL NOTES		
A1.0	SITE PLAN		
A3.0	DEMOLITION PLANS		
A4.0	PROPOSED PLANS		
A10.0	EXTERIOR ELEVATIONS (PROPOSED)		
A10.1	EXTERIOR ELEVATIONS (PROPOSED)		
A10.2	EXTERIOR ELEVATIONS (PROPOSED)		
A10.3	EXTERIOR ELEVATIONS (EXISTING)		
A10.4	EXTERIOR ELEVATIONS (EXISTING)		
A10.5	EXTERIOR ELEVATIONS (EXISTING)		
A11.0	DOOR & WINDOW SCHEDULE		

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FLR	FLOOR	REINF	REINFORCING
ALUM	ALUMINUM	FRR	FIRE RESISTANCE RATING	REQD	REQUIRED
APPROX	APPROXIMATE	FRT	FIRE RETARDANT TREATED	REV	REVERSE
ARCH	ARCHITECTURAL	GA	GAUGE	RI	RIGID INSULATION
BD	BOARD	GALV	GALVANIZED	RO	ROUGH OPENING
BLDG	BUILDING	GYP	GYPSUM	RWL	RAIN WATER LEADER
CFS	COLD FORMED STEEL	GL	GLASS	S	SINK
CPT	CARPET	GWB	GYPSUM WALL BOARD	SIM	SIMILAR
CJ	CONTROL JOINT	HM	HOLLOW METAL	SPEC	SPECIFICATIONS
CL	CLOSET	HT	HEIGHT	SS	STAINLESS STEEL
CLR	CLEAR	INSUL	INSULATION	STD	STANDARD
CLG	CEILING	L	LONG	STRUCT	STRUCTURAL
COL	COLUMN	MAX	MAXIMUM	TS	TUBE STEEL
CONC	CONCRETE	MC	MEDICINE CABINET	TD	TO DATUM
CONT	CONTINUOUS	MECH	MECHANICAL	T/O	TOP OF
CONST	CONSTRUCTION	MFR	MANUFACTURER	T&G	TONGUE & GROOVE
COORD	COORDINATE	MIN	MINIMUM	TYP	TYPICAL
CORR	CORRIDOR	MIR	MIRROR	U/S	UNDERSIDE
C/W	COMPLETE WITH	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
D	DEPTH/ DEEP	MTD	MOUNTED	VB	VAPOR BARRIER
DIA	DIAMETER	N/A	NOT APPLICABLE	VEST	VESTIBULE
DN	DOWN	NIC	NOT IN CONTRACT	W	WIDTH
D/W	DISHWASHER	NTS	NOT TO SCALE	W/	WITH
DWG	DRAWING	OC	ON CENTER		
EA	EACH	OD	OUTSIDE DIAMETER		
ELEC	ELECTRICAL	OH	OVERHEAD		
ELEV	ELEVATION	PL	PROPERTY LINE		
EQ	EQUAL	PLAM	PLASTIC LAMINATE		
EXP	EXPANSION	PTD	PAINTED		
EXT	EXTERIOR	PVC	POLYVINYL CHLORIDE		
F	FRIDGE	R	RADIUS OR RISER		
FD	FLOOR DRAIN	R/H	RANGE AND HOOD FAN		
FE	FIRE EXTINGUISHER	RD	ROOF DRAIN		
FG	FIBERGLASS	REF	REFER TO		



NAME: PAUL JOSEPH FATKINS
LICENSE #: ARC.2218774
EXPIRATION: 12/31/2025

STATE OF OHIO
PAUL JOSEPH FATKINS
2218774
REGISTERED ARCHITECT

DOCUMENT DISCLAIMER

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REVISION SCHEDULE

REV #	DESCRIPTION	DATE

RESIDENCE
20 S High St New Albany OH 43054

ARCFLUENCE

ARCFLUENCE.COM

RESIDENCE

20 S High St New Albany
OH 43054

COVER SHEET

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

A0.0

*NOTE: NOT ALL NOTES APPLY

GENERAL CONTRACTOR:

1. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO ENFORCE CODE COMPLIANCE AND ANY ORDINANCES GOVERNING THE WORK OF THIS BUILDING.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
3. ANY WRITTEN NOTES / DIMENSIONS TAKE PRECEDENCE OVER SCALE, GC TO VERIFY ALL DIMENSIONS, ANY DISCREPENCY DISCOVERED SHALL BE COMMUNICATED IMMEDIATLY TO THE ACRHITECT BEFORE TAKING ACTION.
4. MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF MATERIALS AND APPLIANCES SHALL BE FOLLOWED.
5. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF VARIOUS TRADES TO EXPEDITE THE CONSTRUCTION IN A CONTINUOUS MANNER UNTIL THE GOVERNING MUNICIPALITY ISSUES THE CERTIFICATE OF OCCUPANCY.

EXCAVATION:

1. FOOTINGS SHALL BE PLACED ON NATURAL UNDISTURBED SOIL EXCAVATED BELOW LOCAL FROST LINE.
2. TOP OF FOUNDATION SHALL BE A MINIMUM 8" ABOVE FINISHED GRADE.
3. DO NOT BACKFILL UNTIL FLOOR FRAMING IS ATTACHED TO SILL PLATE AND SHEATHING IS INSTALLED.
4. FINISHED GRADE SHALL PROVIDE DRAINAGE AWAY FROM FOUNDATION, GRADE SHALL FALL A MIN. 6" WITHIN THE FIRST 10' OF AREA AROUND FOUNDATION. FINAL LANDSCAPE SHALL NOT INTERFERE WITH MIN. SLOPE.

FOUNDATION:

1. FOUNDATION WALLS AND BASEMENT SLAB OR MONOLITHIC SLAB NOT EXPOSED TO THE WEATHER SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
2. ANY CONCRETE FOUNDATION WALLS AND OR SLABS INCLUDING GARAGE SLABS, PORCHES ETC... THAT ARE EXPOSED TO THE WEATHER SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3500 PSI.
3. REFER TO PROJECT STRUCTURAL ENGINEERING FOR FOOTING / PIER SCHEDULE.
4. A SOILS TEST AND REPORT IS RECOMMENDED TO BE COMPLETED PRIOR TO STRUCTURAL ENGINEERING.
5. STRUCTURAL ENGINEER TO COORDINATE WITH SOIL ENGINEERING TO PRODUCE A FOUNDATION DESIGN CAPABLE OF SUPPORTING STRUCTURE INCLUDING A FOOTING AND REBAR SCHEDULE. FOUNDATION PLAN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER.

FRAMING:

1. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING.
2. FOR 2 X 6 EXTERIOR WALLS, A 2 X 6 P.T. SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION. FOR 2 X 4 EXTERIOR WALLS, A 2 X 4 P.T. SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WALL.
3. RIM BOARD SHALL BE A MIN 1-1/8" THICK AND BEAR APA STAMP.
4. MANUFACTURED FLOOR JOISTS SHALL NOT EXCEED THE ALLOWED SPAN LISTED IN MANUFACTURERS DESIGN GUIDE.
5. LUMBER SUPPLIER TO FURNISH SHOP DRAWINGS TO GENERAL CONTRACTOR OF THE FLOOR JOIST AND ROOF SYSTEM BEARING A LICENSED ENGINEER'S STAMP AND SIGNATURE.
6. PREMIUM #2 OR BETTER DOUGLAS FIR STUDS TO BE FURNISHED TO JOB SITE UNLESS DIRECTED OTHERWISE BY GENERAL CONTRACTOR. BUILDING SUPPLIER TO VERIFY STUD QUALITY PRIOR TO DELIVERY OF MATERIALS.
7. BUILT UP BEAMS OF 2 X MEMBERS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 16D NAILS AT 16" O.C. ON ALL EDGES. BUILT UP COLUMNS OF 2 X MEMBERS SHALL BE NAILED TOGETHER WITH A MIN. TWO ROWS OF 16D NAILS AT 10" O.C. STAGGERED.
8. ALL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE. GAP ALL WAFERBOARD SHEATHING. INSTALL H CUPS ON ALL ROOF SHEATHING.
9. TRUSSES SHALL BE PRE-ENGINEERED AND SUPPLIED BY TRUSS MANUFACTURER BEARING LABELS TO MATCH ROOF SHOP DRAWING. SHOP DRAWING TO BEAR LOCAL STATE STRUCTURAL ENGINEER'S STAMP.
10. STANDARD STUD FRAMING AT EACH END OF EACH BEAM UNLESS OTHERWISE NOTED SHALL CONSIST OF (1) KING STUD AN (2) TRIMMER STUDS UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR FRAMING WALLS SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR BEARING WALLS FRAMING SHALL BE AT 16" O.C. U.N.O. ALL INTERIOR NON BEARING WALLS SHALL BE NO GREATER THAN 24" O.C
12. FRAMING TO INCLUDE ALL STAIRS, FUR-DOWNS, DECKS, PLANT SHELVES AND CEILING JOISTS.
13. (3) STUDS MIN. REQUIRED AT ALL CORNERS.
14. WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR U.S.P. METAL CONNECTORS HAVING APPROVAL FROM THE NATIONAL CODE COUNCIL. ALTERNATIVELY, REFER TO RCO TABLE **602.3(1)**. SOLID BLOCKING SHALL BE PROVIDED AT ENDS OR BEARING POINTS OF ALL WOOD JOISTS AND TRUSSES. INSTALL ALL METAL CONNECTERS PER MANUFACTURERS SPECIFICATIONS.
15. MULTIPLE PLATES OR LEDGERS SHALL BE NAILED TOGETHER WITH 16D NAILS AT 8" O.C. CONNECT P.T. SILL PLATES WITH "J" BOLTS. MULTIPLE MEMBERS SHALL BE ENGINEERED BY PROFESSIONAL ENGINEER.
16. BLOCK ALL HORIZONTAL EDGES OF WALL SHEATHING WITH 2" NOMINAL BLOCKING.
17. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN. DIAMETER OF THREE TIMES THE DIAMETER OF SPECIFIED BOLT. UNLESS SPECIFIED OTHERWISE BY STRUCTURAL ENGINEER.
18. MINIMUM NAILING SHALL COMPLY WITH RCO TABLE **602.3(1)**.
19. FLOOR SHEATHING SHALL BE GLUED AND NAILED TO FLOOR JOISTS WITH 10 D RING-SHANK NAILS.
20. PROVIDE HOLD DOWNS AT SHEAR WALLS PER ENGINEERING
21. WOOD BEAMS UP TO TWO PLY'S NAIL TOGETHER WITH TWO ROWS 16D NAILS AT 12" O.C. STAGGER ROWS. WOOD BEAMS OF THREE PLY'S NAIL TOGETHER WITH TWO STAGGERED ROWS EACH SIDE WITH 16D NAILS AT 12" O.C. WOOD BEAMS OF FOUR PLY'S BOLT TOGETHER PER STRUCTURAL ENGINEERING.
22. BALLOON FRAME ALL BEARING WALLS.
23. SPACE 2 X 4 WALL STUDS EXCEEDING 10' IN HEIGHT AT A MIN. 12" O.C. SPACE 2 X 6 WALLS EXCEEDING 14' IN HEIGHT AT A MIN. 12" O.C.
24. FIRE BLOCK ALL STUD WALLS OVER 10' IN HEIGHT PER SECTION RCO **602.8** and **302.11**
25. BEAMS, HEADERS, AND TRUSSES TO HAVE FULL WIDTH BEARING AT EACH END.

VENTILATION:

1. ALL CRAWL SPACES TO BE VENTILATED BY MEAN OF SCREENED VENTS (1 SQ. FT. OF VENT PER 150 SQ. FT. OF CRAWL SPACE AS REQUIRED BY 2019 RCO. PROVIDE A VENT WITHIN 3' OF EACH CORNER OF CRAWLSPACE.
2. FOR LIGHT AND VENTILATION, A ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN A MIN. 1/2 THE AREA OF COMMON WALL IS OPEN, UNOBSTRUCTED AND PROVIDES A MIN. OPENING OF 1/10TH THE FLOOR AREA OF THE ROOM OR 25 SQ. FT. (WHICH EVER IS GREATER). RCO **303.2**
3. ATTIC VENTILATION TO COMPLY WITH SECTION **806.2** OF THE 2019 RCO. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
4. VENTED SOFFIT SYSTEM TO WORK IN CONJUNCTION WITH STANDARD 12" SQUARE TURTLE VENTS TO BE THE STANDARD ATTIC VENTILATION SYSTEM UNLESS SPECIFIED OTHERWISE BY USE OF A RIDGE CAP VENT OR A MID- RIDGE VENTILATION SYSTEM.

WINDOWS / GLAZING:

1. BEDROOM WINDOWS TO HAVE A FINISHED SILL HEIGHT OF 44" MAX ABOVE FINISHED FLOOR (A.F.F.)
2. SUPPLY ALL HABITABLE ROOMS WITH NATURAL LIGHT USING AN OPERABLE EXTERIOR WINDOW WITH A MIN. AREA OF 8% OF THE FLOOR AREA PER EACH ROOM FOR LIGHT AND 4% OF THE FLOOR AREA PER EACH ROOM FOR NATURAL VENTILATION.
3. WINDOWS WITHIN 24" OR LESS ABOVE FINISHED FLOOR SHALL HAVE TEMPERED SAFETY GLASS.
4. TOP ALL WINDOWS PER PLAN
5. WINDOWS WITHIN 24" OF EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS.
6. ALL BEDROOM / SLEEPING ROOM WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQUARE FEET MINIMUM WITH A MIN. WIDTH OF 20" AND MIN. HEIGHT OF 24".
7. PROVIDE A MIN. 9" FLASHING AROUND ALL EXTERIOR WINDOWS WITH COUNTER-FLASHING AND APPROVED CAULKING. INSTALL ALL WINDOWS AND FLASHING PER MANUFACTURERS SPECIFICATIONS.

WINDOW WELLS:

1. 44" MAXIMUM DEPTH (LADDERS NOT REQUIRED). FOR WINDOW WELLS WITH A DEPTH GREATER THAN 44" PROVIDE STEPS OR LADDERS PER RCO **310.2.3.1.**
2. WELLS MUST MAINTAIN MINIMUM OF 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL MAINTAINING A MIN. 9 SQ. FT.
3. WELLS MUST MAINTAIN A MINIMUM OF 35• OF VERTICAL CLEARANCE FROM ANY BUILDING PROJECTION SUCH AS CANTILEVERS OR BAY WINDOWS.

EXTERIOR DOORS:

1. ALL EXTERIOR DOORS SHALL HAVE A FLOOR LANDING ON EACH SIDE OF THE DOOR.
2. FLOOR LANDINGS AT EXTERIOR DOORS SHALL NOT BE MORE THAN 1.5" LOWER THAN TOP OF THRESHOLD. IF DOOR IS NOT A REQUIRED EXIT DOOR, THE LANDING SHALL NOT EXCEED 8" FROM TOP OF THRESHOLD.
3. 3. ALL LANDINGS SHALL MAINTAIN A WIDTH OF 35• MIN. MEASURED IN THE DIRECTION OF TRAVEL.

BRICK VENEER:

1. EACH GALVANIZED BRICK TIE SHALL SUPPORT NO MORE THAN TWO SQUARE FEET.
2. ATTACH BRICK TIES TO WALL STUDS.
3. PLACE BRICK TIES AROUND OPENINGS NO MORE THAN 36 INCHES O.C. AND WITHIN 12 INCHES OF OPENING.
4. BRICK TIES SHALL BE MECHANICALLY ATTACHED TO HORIZONTAL JOINT REINFORCEMENT.
5. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FOUNDATION WALL AND OTHER POINTS OF SUPPORT.
6. PROVIDE WEEPHOLES IN THE OUTSIDE OF THE MASONRY WALLS AT 32 INCHES O.C. MAXIMUM SPACING AND SHALL BE A MIN. 3/16" DIAMETER LOCATED IMMEDIATELY ABOVE FLASHING.
7. FOLLOW ALL OTHER REQUIREMENTS FOUND IN RCO SECTION 703.7.1

STUCCO:

1. USE EXTERIOR PORTLAND CEMENT PLASTER SYSTEM /19200 OVER LABELED EXTERIOR WALLS.
2. APPLY STUCCO AFTER COMPLETION OF ROUGH FRAMING TO PREVENT CRACKING.
3. USE GALVANIZED 20 GAUGE WEEP SCREED, FASTENERS, CORNER AID, Z-FLASHING IN ALL TYPICAL AREAS.
4. APPLY APPROVED HOUSE WRAP OVER EXTERIOR WALL SHEATHING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
5. USE EZ SEAL (6") BUTANE AT ALL PENETRATIONS.
6. J METAL AT ALL WINDOWS AND DOORS WHERE APPLICABLE.
7. EPS FOAM TRIM WHERE SPECIFIED ON ELEVATIONS.

WEATHER PROTECTION:

1. INSTALL 1 OR 2 LAYERS OF GRADE D (15LB) FELT UNDER ASPHALT ROOF SHINGLES PER RCO 905.1.
2. INSTALL TYVEK OR APPROVED HOUSE WRAP BEHIND ALL EXTERIOR SIDING AND MASONRY
3. INSTALL SELF ADHERED POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF FASCIA TO A LINE 24" BEHIND THE EXTERIOR WALL LINE, AND ALL ROOF VALLEYS.
4. INSULATE AND WEATHER STRIP ALL ATTIC AND CRAWL SPACE ACCESS HATCHES W/ SAME 'R' VALUE AS THE FLOOR / CEILING ASSEMBLY.
5. PROVIDE METAL FLASHING OR 15 LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS AND STAIRS.
6. METAL FLASHING TO BE PROVIDED WHEREVER WATER FROM WEATHER BARRIER CAN ENTER DWELLING.

STAIRWAYS:

1. MAXIMUM RISER HEIGHT = 8 1/4" INCHES, TREADS TO BE A MIN. 9" WITH NO MORE THAN 3/8" VARIATION.
2. WHERE STAIRS ARE CURVED A MIN. RETURN OF 6" OF TREAD MUST BE MAINTAINED.
3. STAIRWAYS WITH SOLID RISERS MUST HAVE A NOSING NOT LESS THAN 3/4" INCHES AND NO MORE THAN 1 1/4" INCHES. FOR TREADS 11" INCHES OR DEEPER, NOSING IS NOT REQUIRED.
4. PROVIDE MINIMUM HEAD ROOM OF 6'-8" THRU-OUT STAIRWAY.
5. ALL STAIRS MUST HAVE A MINIMUM WIDTH OF 36"
6. STAIR LANDINGS SHALL BE A MINIMUM LENGTH OF 36" OR THE WIDTH OF THE STAIRCASE WHICHEVER IS GREATER.
7. A DOOR MAY BE LOCATED AT THE TOP THE STEPS SO LONG AS THE DOOR DOES NOT SWING OVER THE STAIRS AND PROVIDED THAT THE TOP STEP DOES NOT EXCEED 8" LOWER THAN TOP OF FLOOR.
8. ALL STEPS SHALL BE A EQUAL DISTANCE FROM TOP OF LANDING TO FINISHED FLOOR. (HEIGHT DIVIDED BY HOW MANY RISERS = EQUAL DISTANCE).

RAILING:

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING MORE THAN TWO RISERS.
2. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" INCHES AND NOT MORE THAN 38" INCHES HIGH.
3. GUARDRAILS (42" INCHES) ARE REQUIRED AT ALL LANDINGS, DECKS, OR FLOOR LEVELS MORE THAN 30" ABOVE FINISHED GRADE AND SHALL SUPPORT A MIN. 200 LBS.
4. BALUSTERS FOR HANDRAILS OR GUARDRAILS SHALL BE SPACED SO THAT A 4" INCH SPHERE CAN NOT PASS THROUGH.
5. RETURN ALL HANDRAILS INTO WALL NEWEL POST OR SAFETY TERMINAL.
6. HANDRAILS DEEPER THAN 2 5/8" INCHES SHALL HAVE FINGER GROOVES 3/4" INCH BY 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.

FIRE WARNING SYSTEM AND PROTECTION:

1. GARAGE WALLS NOT COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 1/2" GYP BOARD APPLIED TO THE GARAGE SIDE. GARAGE WALLS COMMON WITH HABITABLE SPACE SHALL BE SHEET ROCKED WITH 5/8" TYPE 'X' GYP BOARD APPLIED TO THE GARAGE SIDE. (TYPICAL AT WALLS AND CEILING WHEN APPLICABLE). WRAP ALL BEAMS WITH 5/8" TYPE 'X' GYP BOARD.
2. ENTRANCE DOORS FROM GARAGE SHALL BE A 20 MINUTE APPROVED FIRE RATED DOOR.
3. SHEET ROCK BELOW ALL STAIRS WITH 5/8" TYPE 'X' GYP BOARD.
4. FIREPLACE CHIMNEYS MUST EXTEND MIN. 24" INCHES ABOVE ANY ROOF WITHIN A TEN FEET RADIUS.
5. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS, SLEEPING AREAS, ALONG WITH ONE PER HABITABLE FLOOR LEVEL, INCLUDING BASEMENTS AND CRAWL SPACES.
6. ALARM UNITS SHALL BE INTERCONNECTED THROUGHOUT RESIDENCE.
7. ALL SMOKE DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACK-UP.

MECHANICAL:

1. TERMINATE MECHANICAL DUCTS WITHIN 4 FEET OF AN OPERABLE EXTERIOR DOOR OR WINDOW OR AIR INLET.
2. MAX LENGTH OF DRYER VENT IS 25 FEET. REDUCE LENGTH BY 2.5 FEET FOR EACH 45 DEGREE BEND OR 5 FEET FOR EACH 90 DEGREE BEND.
3. DRYER EXHAUST SYSTEMS SHALL CONVEY MOISTURE TO THE OUTSIDE OF THE BUILDING. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINAL. DUCTS SHALL HAVE A BACK DRAFT DAMPER.
4. A MIN. 90% MIN. EFFICIENCY FURNACE SHALL BE INSTALLED.
5. COMBUSTION AIR SHALL BE PROVIDED TO FURNACE AREA IN ACCORDANCE WITH LOCAL NATURAL GAS SPECIFICATIONS.
6. METAL OR FOIL TAPE MUST BE USED ON DUCTING. CLOTH TAPE IS PROHIBITED.
7. TERMINATE EXHAUST OUTLETS A MIN. 3 FEET ABOVE AN OPERABLE DOOR, WINDOW OR AIR VENT WITHIN 10 FEET OF EXHAUST TERMINAL.
8. INSTALL CEMENT, FIBER-CEMENT OR GLASS MATT GYPSUM BACKERS PER MANUFACTURERS RECOMMENDATIONS FOR ALL WALL TILE / PANELS IN TUB AND SHOWER AREAS.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. TAPE ALL DUCT JOINTS, CONNECTIONS AND SEAMS
11. GAS FIREPLACES MUST BE DIRECT VENT TERMINATING EXHAUST TO THE EXTERIOR. APPLIANCE SHALL BE EQUIPPED WITH AN EASY ACCESS GAS SHUT-OFF VALVE WITHIN 6 FEET OF APPLIANCE.
12. COMBUSTION AIR TO FURNACE MUST BE SUPPLIED BY TWO VERTICAL OPENINGS (ONE 12" ABOVE FLOOR AND ONE 12" BELOW CEILING) EACH WITH ONE SQUARE INCH PER 4,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE. COMBUSTION AIR TO BE BROUGHT IN FROM OUTSIDE. AS AN ALTERNATIVE, COMBUSTION AIR MAY BE SUPPLIED BY TWO HORIZONTAL OPENINGS EACH WITH ONE SQUARE INCH PER 2,000 BTU/H OF THE TOTAL INPUT RATING OF ALL APPLIANCES WITHIN THE SPACE.
13. INSULATE HEATING TRUNKS AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES ETC.

PLUMBING:

1. ANCHOR / STRAP WATER HEATERS TO RESIST HORIZONTAL MOVEMENT WITH THE UPPER STRAP IN THE TOP 1 /3 SECTION OF THE APPLIANCE AND THE BOTTOM STRAP A MIN. 4" ABOVE THE CONTROLS PER IRC P2801.7
2. ALL APPLIANCES WHICH REQUIRE PRESSURE RELIEF VALVES SHALL ALSO BE PROVIDED WITH A FULL SIZED DRAIN EXTENDING TO A FLOOR DRAIN. A FLOOR DRAIN SHALL BE PROVIDED AT ALL WATER HEATERS.
3. SHOWER PANS MUST HAVE AN APPROVED LINER ENDING 3" ABOVE THE FINISHED THRESHOLD, PROVIDE SOLID STUD BLOCKING BEHIND LINER EDGE.
4. TOILETS NOT TO EXCEED 1.6 GALLONS FLUSH, SHOWER HEADS NOT TO EXCEED 2.5 GALLONS PER MINUTE.
5. INSTALL APPROVED NON-FREEZE TYPE BACKFLOW PREVENTION HOSE BIBS PER MANUFACTURER'S RECOMMENDATIONS.
6. TERMINATE PLUMBING VENTS A MIN. TWO FEET ABOVE OR 10 FEET AWAY FROM ALL OUTSIDE AIR INTAKE OR EGRESS OPENINGS.
7. SHOWERS AND TUBS OF ANY KIND SHALL HAVE A TEMPERATURE SAFETY VALVE / MIXER SET AT A MAX. 120 DEG. FAHRENHEIT.
8. TUB AND SHOWER SURROUNDS MUST BE WATER RESISTANT MATERIALS WITH A MIN. HEIGHT OF 6'-0" A.F.F. PROVIDE CEMENT BACKING BEHIND ALL CERAMIC TILE.
9. DISHWASHER WASTE SHALL DISCHARGE INDIRECTLY THROUGH THE DISHWASHER TERMINAL OF A GARBAGE DISPOSAL.
10. WATER HAMMER ARRESTORS REQUIRED WITH QUICK-CLOSING VALVE(DISH CLOTHES WASHERS) PER IRC P2903.5
11. TRAP PRIMERS REQUIRED AT ALL FLOOR DRAINS.
12. PLUMBING FIXTURES LOCATED BELOW THE ELEVATION OF THE SERVICING SEWER MAN HOLE COVER SHALL BE EQUIPPED WITH A BACKWATER VALVE OR APPROVED BACKFLOW PREVENTION SYSTEM. THIS REQUIRES BASEMENT PLUMBING TO BE PLUMBED INDEPENDENTLY.
13. INSTALL INSTANT OR ELECTRIC HOT WATER HEATERS NOT CONTAINING A TRADITIONAL TANK PER MANUFACTURER'S INSTRUCTIONS, MUST COMPLY TO THE RCO CODE REQ.
14. SHOWER COMPARTMENTS SHALL HAVE AT LEAST 900 SQUARE INCHES OF FLOOR AREA AND SHALL BE OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 30 INCHES. HINGED SHOWER DOORS SHALL OPEN OUTWARD. THE WALL AREA ABOVE BUILT-IN TUBS HAVING INSTALLED SHOWER HEADS AND IN-SHOWER COMPARTMENTS SHALL BE CONSTRUCTED AS PER RCO SECTION 702.4. SUCH WALLS SHALL FORM A WATER TIGHT JOINT WITH EACH OTHER AND WITH EITHER THE TUB, RECEPTOR, OR SHOWER FLOOR.
15. BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH A WINDOW OF NOT LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE. IF NO WINDOWS ARE DESIRED BY HOME OWNER, A MECHANICAL VENTILATION SYSTEM SHALL BE REQUIRED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM FOR CONTINUOUS VENTILATION.
16. WATER CLOSETS TO BE A MINIMUM OF 30" WIDE WITH 24" X 30" OF UNOBSTRUCTED SPACE IN FRONT OF THE TOILET.
17. ALL ENCLOSED WATER CLOSETS TO BE EQUIPPED WITH A 60 CFM EXHAUST FAN WITH TERMINATION TO THE EXTERIOR
18. PROVIDE EXPANSION TANK FOR CULINARY WATER SYSTEM. LOCATE IN MECHANICAL ROOM PER IRC P2903.4
19. PROVIDE ACCESS TO MOTORS AND PUMPS ON ALL JETTED TUBS.
20. PLUMBING AND CONDUIT PENETRATIONS WITHIN A GARAGE SEPARATION WALL SHALL BE COPPER OF FERROUS
21. COOKING APPLIANCES SHALL BE LABELED AND APPROVED FOR HOUSEHOLD TYPE FOR DOMESTIC USE AND INSTALLED PER MANUFACTURERS INSTRUCTIONS PER RCO 2447
22. PLUMBER TO COMPLY WITH MANUFACTURER' HOLE CUTTING GUIDELINES AND RECOMMENDATIONS FOR ALL I-JOISTS AND BEAM PENETRATIONS. DO NOT HAMMER I-JOISTS FOR PLUMBING HOLES.

ELECTRICAL:

1. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS (COMPACT FLUORESCENT, T-8 OR SMALLER LINEAR FLUORESCENT. OR LAMPS WITH A MINIMUM EFFICACY OF: 60 LUMENS/WATT, FOR LAMPS OVER 15 WATTS TO 40 WATTS AND 40 LUMENS/WATT FOR LAMPS 15 WATTS OR LESS) FOR ENERGY CONSERVATION. SECTION N1104.1 & SECTION 404.1 IECC
2. SMALL APPLIANCE BRANCH CIRCUITS RATED AT 20 AMPS MUST BE PROVIDED TO SERVE ALL GENERAL WALL RECEPTACLES, COUNTERTOPS IN KITCHENS, DINING ROOM AND LAUNDRY AREA.
3. A MAXIMUM OF 4 RECEPTACLES MAY BE SERVED BY EACH CIRCUIT.
4. A DEDICATED CIRCUIT IS REQUIRED FOR THE LAUNDRY AREA AND BATHROOMS (ARTICLES 210.52(D) AND 210.11 (C), NEC AS AMENDED.)
5. BRANCH CIRCUITS SUPPLYING ALL ELECTRICAL OUTLETS (EXCEPT BATHROOMS, KITCHENS AND GARAGES MUST BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT. (ARTICLES 210.12 (A) AN 210.12 (B) NEC)
6. RECESSED FIXTURES INSTALLED IN AN INSULATED CAVITY OF THE THERMAL ENVELOPE MUST BE "IC-RATED" AND SEALED WITH A GASKET OR CAULK TO LIMIT AIR LEAKAGE (SECTION 402.4.5, IECC)
7. INSTALL CONCRETE ENCASED ELECTRODE (UFER GROUND) AS PART OF THE GROUNDING ELECTRODE SYSTEM. THIS GROUND CONSISTS OF A MINIMUM 20' LENGTH OF ELECTRICALLY CONDUCTIVE NO. 4 REINFORCING BAR ENCASED BY AT LEAST 2" OF CONCRETE AND LOCATED NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. (ARTICLE 250-52(A)(3)NEC.)
8. LIGHTING INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". LIGHTING INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR DAMP LOCATIONS".
9. REFER TO IRC SECTION E3902 FOR ALL AREAS REQUIRING AN ARC-FAULT OR GROUND-FAULT INTERRUPTER PROTECTION SUCH AS BATHROOMS, GARAGES, KITCHENS, LAUNDRY ROOMS, EXTERIOR OUTLETS UNFINISHED SPACES, ETC.
10. PROVIDE AT LEAST ONE OUTLET WITHIN 25FT OF HVAC EQUIPMENT
11. ALL GENERAL PURPOSE OUTLETS SHALL BE TAMPER RESISTANT.
12. A MIN. ONE SWITCHED LIGHT IS REQUIRED AT ALL ATTIC AND CRAWL SPACE ACCESSES, UTILITY ROOMS, BASEMENTS OR STORAGE AREAS.
13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING UNIT EQUIPPED WITH FUEL BURNING APPLIANCES. CARBON MONOXIDE ALARMS SHALL HAVE 110 VOLT PERMANENT POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITH THE SMOKE DETECTORS.
14. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE TWO HOUR LISTING.
15. SPACE OUTLETS SO THAT NO POINT MEASURED HORIZONTALLY ALONG FLOOR LINE IN ANY WALL SPACE IS GREATER THAN 6 FEET FROM A RECEPTACLE OUTLET IRC E3901.2.1
16. LIGHTING REQUIRED AT ALL INTERIOR AND EXTERIOR STAIRWAYS, SWITCHED AT EACH FLOOR LEVEL WITH ANY STAIR RUN IS 6 STEPS OR MORE IRC E3903.2-.3
17. CLOSET LIGHTING SHALL BE MINIMUM 18" FROM SHELVING OR OTHER COMBUSTIBLES MEASURED HORIZONTALLY.
18. PLACE ONE GFCI OUTLET PER GARAGE DOOR BAY INSIDE GARAGE
19. HALLWAYS LONGER THAN 10' SHALL HAVE A MIN. ONE OUTLET PROVIDED IRC SECTION E3901.10
20. THE ELECTRICAL PANEL SHALL HAVE A 30"WIDE X 36" DEEP UNOBSTRUCTED WORKING SPACE FOR EASY ACCESS WITH A MIN. 6'-6" HEAD ROOM. IRC E3405
21. ELECTRICIAN SHALL FOLLOW MANUFACTURERS GUIDE FOR DRILLING OR NOTCHING HOLES IN I-JOISTS AND BEAMS. DO NOT "HAMMER" HOLES INTO I-JOIST FOR PENETRATIONS.

INSULATION AND PRESCRIPTIVE ENERGY CODE REQUIREMENTS:

1. PROJECT DESIGNED WITH 2 X 4 EXTERIOR WALLS ARE NON-PRESCRIPTIVE AND REQUIRE A RES-CHECK REPORT TO BE FURNISHED TO THE BUILDING DEPARTMENT.
2. PROJECT DESIGNED WITH 2 X 6 EXTERIOR WALLS SHALL COMPLY WITH THE PRESCRIPTIVE ENERGY CODE REQUIREMENTS AS FOLLOWS:

(A.) CEILINGS TO BE INSULATED WITH R-49 INSULATION OR BETTER. (8.) EXTERIOR WALLS INSULATED WITH R-20 INSULATION (INCLUDING GARAGE SEPARATION WALLS.
(C.) BASEMENT WALLS INSULATED WITH R-10 (CONTINUOUS) OR R13 (CAVITY) INSULATION.
(D.) U-FACTORS SHALL EQUAL 0.30 FOR FENESTRATION (0.60 FOR SKYLIGHTS)
(E.) ALL WINDOWS MUST BE NFRC 100 COMPLIANT
(F.) A PERMANENT CERTIFICATE IS TO BE POSTED ON OR IN THE ELECTRICAL PANEL THAT LISTS THE PREDOMINANT "R" VALUES INSTALLED IN THE ROOF / CEILINGS, WALLS, FOUNDATIONS AND FLOORS AS WELL AS THE U-FACTORS FOR WINDOWS, DOORS AND SKYLIGHTS (CHAPTERS 4,5,6 OF THE IECC)

VARIOUS NOTES:

1. WHERE ROOF AND OR CEILING FRAMING EXCEEDS 16" ON CENTER SPACING, 5/8" TYPE X DRYWALL IS REQUIRED.
2. DRYWALL ORIENTATION IS TO BE PERPENDICULAR TO THE FRAMING MEMBERS (TABLE R702.3.5 OF THE 2018 IRC)
3. ATTIC ACCESS (LOCATION PER PLAN) SHALL BE A MIN. WIDTH OF 22 INCHES AND A MINIMUM LENGTH OF 30• WITH A SWITCHED LIGHT TO THE ATTIC SPACE.
4. CRAWL SPACE ACCESS TO BE A MINIMUM WIDTH OF 18" AND A MINIMUM LENGTH OF 24"
5. SPIRAL STAIRCASE NOTE: (IF PLAN CALLS FOR ONE): THE MIN. CLEAR WIDTH SHALL BE 26" WITH EACH TREAD HAVING A 7.5" MIN. TREAD DEPTH AT 12" FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NO MORE THAN 9 1/2". A MINIMUM HEADROOM OF 6'-6" IS REQUIRED. A CONTINUOUS GRASPABLE HANDRAIL IS REQ. ON THE OUTSIDE AT 34" TO 38" ABOVE THE NOSING AN PROVIDED WITH BALUSTERS SPACED SO THAT A 4" SPHERE CAN NOT PASS THROUGH. HANDRAILS ARE REQUIRED FOR STAIR RUNS HAVING 4 OR MORE RISERS.

CONSTRUCTION DOCUMENTS

A. THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.

B. BY EXECUTION OF THE CONSTRUCTION CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE (1) READ AND UNDERSTANDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, (2) VISITED THE PROJECT-SITE, (3) BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, (4) CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT THEY WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.

C. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION, IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.

D. CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT-SITE BEFORE STARTING CONSTRUCTION. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION AND INSTRUCTION. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THE SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS AND EXISTING DIMENSIONS. IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS. THE BEGINNING OF CONSTRUCTION BY THE GENERAL CONTRACTOR MEANS ACCEPTANCE OF THE EXISTING CONDITIONS.

E. IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE AGREED TO PROVIDE THE GREATER QUANTITY AND / OR BETTER QUALITY OF MATERIALS AND / OR WORK. OMISSIONS IN THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.

F. THE CONTRACTOR SHALL FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, INCLUDING OTHER PARTS OF THE PROPOSED CONTRACT DOCUMENTS, AND FULLY UNDERSTAND THE CONDITIONS, DIFFICULTIES AND RESTRICTIONS COMPLETELY, BEFORE EXECUTING THE WORK. IT IS UNDERSTOOD THAT OMISSIONS FROM THE BID, DUE TO FAILURE OF THE CONTRACTOR TO FULLY ACQUAINT THEMSELVES WITH THE CONSTRUCTION DOCUMENTS, WILL NOT ENTITLE THEM TO ADDITIONAL CONSIDERATION AND/OR COMPENSATION. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK.

G. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE G.C. SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL THE TRADES.

H. GC TO FOLLOW CONSTRUCTION DOCUMENTS AS DETAILED AND DIMENSIONED. DO NOT SCALE DRAWINGS.

I. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS KNOWLEDGE DOES NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR PERFORMING HIS/HER WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

J. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR OWNER'S CONSTRUCTION MANAGER.

K. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

L. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.

M. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY ARE INDICATED IN THE DRAWINGS.

N. NOTES APPEAR ON VARIOUS SHEET FOR VARIOUS SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO RELATED SYSTEMS AND MATERIALS DEPICTED ON OTHER DRAWINGS.

O. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON DRAWINGS. THE CONTRACTOR SHALL PROTECT THEM FROM DAMAGE

P. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION WHEN APPLICABLE.

Q. REPAIR, RE-ROUTE, AND EXTEND ALL SERVICES/UTILITIES, PIPING, AND CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION.

R. THE CONTRACTOR SHALL PROVIDE ALL ENGINEERED SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING AND THE HEALTH OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING COMPLETION OF THE SCOPE OF WORK DEFINED BY THIS ARCHITECTURAL DOCUMENTATION SET.

S. IT IS IMPERATIVE THAT THE ROOF FRAMING AND ROOFING SYSTEM BE KEPT INTACT TO ELIMINATE POTENTIAL WATER DAMAGE OR MOISTURE INFILTRATION. THE CONTRACTOR SHALL KEEP THE BUILDING WATERTIGHT AT ALL TIMES AND MAKE REPAIRS IMMEDIATELY SHOULD ANY DAMAGE OCCUR TO THE ROOFING SYSTEM.

T. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE, ADA-ADAAGS AND OTHER ADOPTED ACCESSIBILITY STANDARDS, OSHA, AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION. MODIFICATIONS REQUIRED BY THE ABOVE AND AUTHORITY SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

U. ALL EMERGENCY BUILDING EXITS REQUIRED BY CODE, SHALL BE OPERABLE AND UNOBSTRUCTED DURING CONSTRUCTION PERIOD.

V. DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE U.L. LISTED 2A:20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10BC CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 3000 SQ. FT. OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).

W. BOTH PLACEMENT AND QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED BY THE FIRE MARSHALL AND COMPLY WITH ALL N.F.P.A. REQUIREMENTS. G.C. TO COORDINATE INSTALLATION.

X. THE CONTRACTOR SHALL REVIEW THE LOCATIONS OF ALL FIRE LIFE SAFETY DEVICES WITH THE FIRE INSPECTOR AND THE OWNER REPRESENTATIVE FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.

Y. IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED THE GENERAL CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED SPRINKLER DRAWINGS FOR APPROVAL PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM. WORK TO BE DONE UNDER SEPARATE PERMIT. SPRINKLER CONTRACTOR TO BE RESPONSIBLE FOR ALL PERMITS, PLAN SUBMITTALS, AND FEES ASSOCIATED WITH THIS PROJECT AS REQUIRED BY LOCAL FIRE CODES. NEW BUILDING TO BE INSTALLED THROUGHOUT WITH AN IBC APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FURNISHED & INSTALLED BY A LICENSED SPRINKLER CONTRACTOR.

Z. PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED IN ACCORDANCE WITH LOCAL CODES AND AS NOTED WITHIN THE CONSTRUCTION DOCUMENTS.

AA. ALL ITEMS TO BE SUPPLIED AND INSTALLED (TO A FULLY FINISHED LEVEL) BY G.C. - G.C. TO PROVIDE POWER AS REQUIRED.

BB. BEFORE BEGINNING WORK AT THE SITE, THE CONTRACTOR MUST INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, CASEWORK, BUILT-IN FURNITURE, EQUIPMENT, AND OTHER ITEMS WHICH MUST BE REMOVED AND/OR REINSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT.

THE CONTRACTOR SHALL VERIFY THE EXISTING FINISH FLOOR ELEVATION AT ALL OPENINGS OF THE EXISTING BUILDING PRIOR TO ESTABLISHING THE FINISH FLOOR ELEVATION. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO THE CONSTRUCTION MANAGER AND THE ARCHITECT PRIOR TO MAKING ANY STRUCTURAL MODIFICATIONS OR ORDERING OF ANY MATERIALS.

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GENERAL NOTES

Scale:

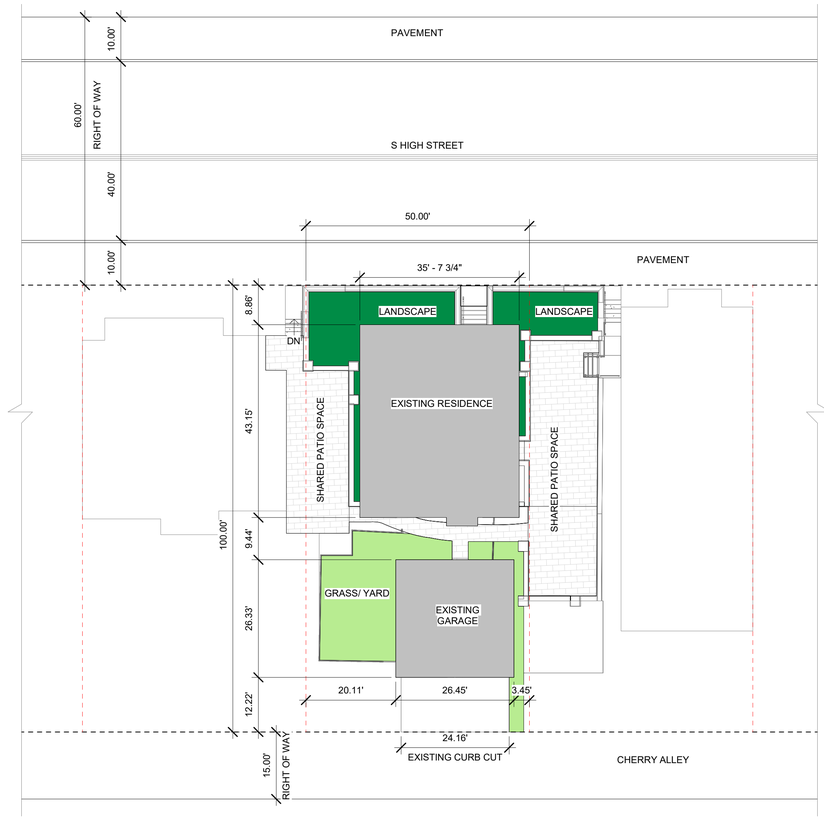
A0.1

SITE LEGEND

- PROPERTY LINE
- PUBLIC RIGHT OF WAY BOUNDRY
- NEW ADDITION
- EXISTING RESIDENCE
- LANDSCAPE
- SHARED PATIO

ZONING REPORT

ADDRESS	20 S HIGH ST NEW ALBANY OH
OWNER	BUSCH REAL ESTATE LLC
PARCEL NUMBER	222-000027-00
COUNTY	FRANKLIN
ZONING	R - RESIDENTIAL
ORDINANCE	-
LEGAL DESCRIPTION	HIGH ST LOT 28
DEEDED ACREAGE	0.12
ZONING CONTACT	-



1 Site plan
1/16" = 1'-0"

NOTE: ARCHITECTURAL SITE PLAN DOES NOT SUPERSEDE A PROFESSIONAL SURVEY CONDUCTED BY A LICENCED SURVEYOR. SITE INFORMATION HAS BEEN SOURCED FROM FRANKLIN COUNTRY AUDITOR WEBSITE.

NO PROPOSED SITE CHANGES, EXISTING CONDITIONS TO REMAIN

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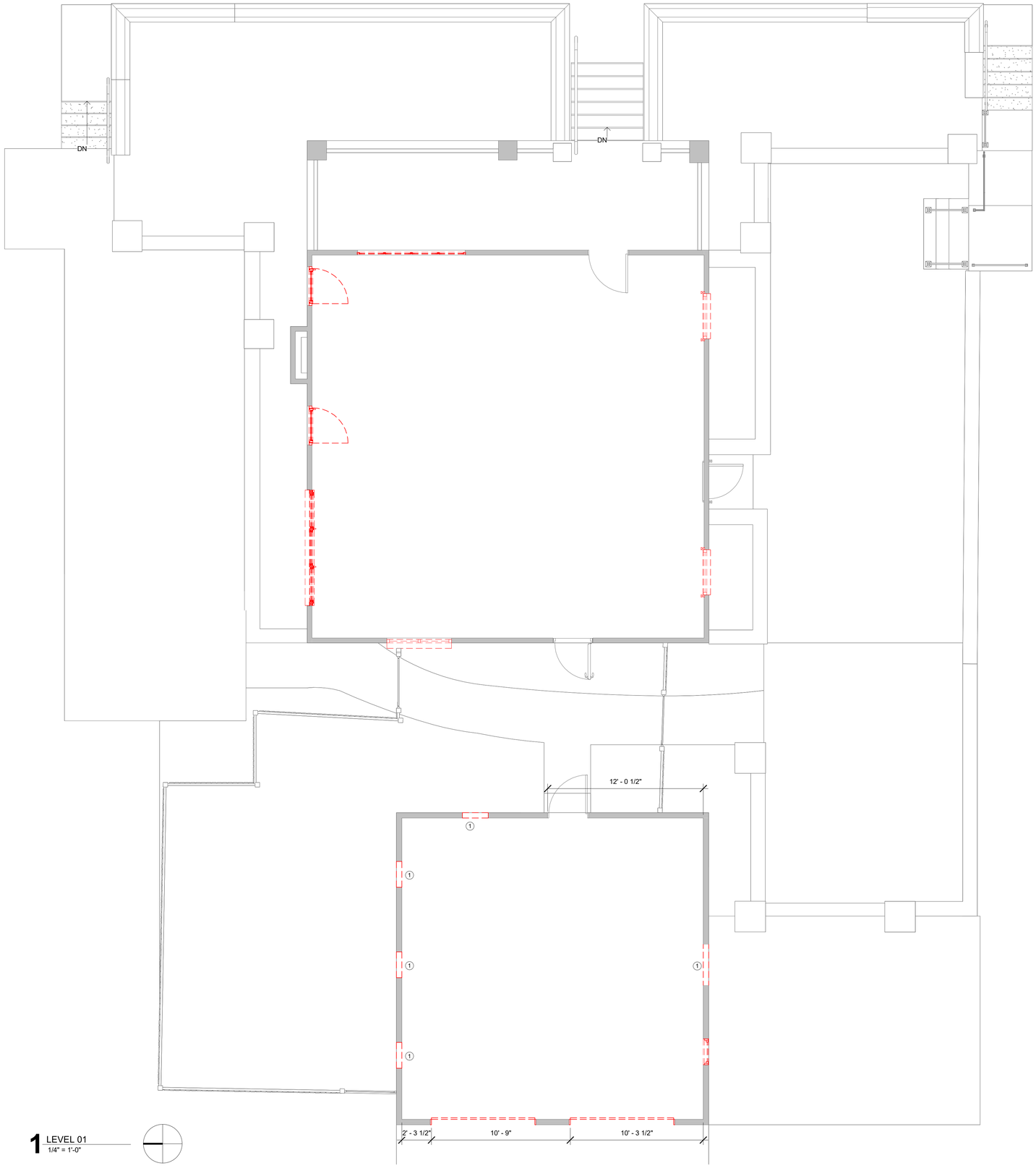
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SITE PLAN

Scale: As indicated

A1.0



1 LEVEL 01
1/4" = 1'-0"

DEMOLITION KEYNOTES

1 DEMO PORTION OF EXISTING WALL TO ALLOW INSTALLATION OF NEW OPENING. REFER TO PROPOSED PLANS FOR MORE INFO

GENERAL NOTES:

1: WALLS ARE GYPSUM BOARD OR PLASTER ON WOOD STUDS UNLESS NOTED OTHERWISE OTHERWIZE. WALL TO BE REMOVED ENTIRE HEIGHT FROM FINISH FLOOR TO UNDERSIDE OF DECK.

2: FILL AND LEVEL ALL HOLES IN FLOORS AND WALLS AFTER REMOVAL OF PIPES, DUCTS, CONDUITS AND OTHER PENETRATING ITEMS.

3: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED.

4: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS.

5: ALL EXISTING FLOORS NOT DEMOLISHED TO BE PREPARED FOR INSTALLATION OF NEW FINISH.

6: ALL WALLS TO RECEIVE NEW GYPSUM BOARD, EXTERIOR WALLS TO ALSO RECEIVE NEW INSULATION, REFER TO WALL SECTIONS.

7: PROVIDE TEMPORARY BRACING FOR ALL EXISTING STRUCTURAL ELEMENTS TO BE REMOVED UNTIL NEW MEMBERS ARE PROPERLY INSTALLED.

8: DEMO ALL ITEMS DASHED.

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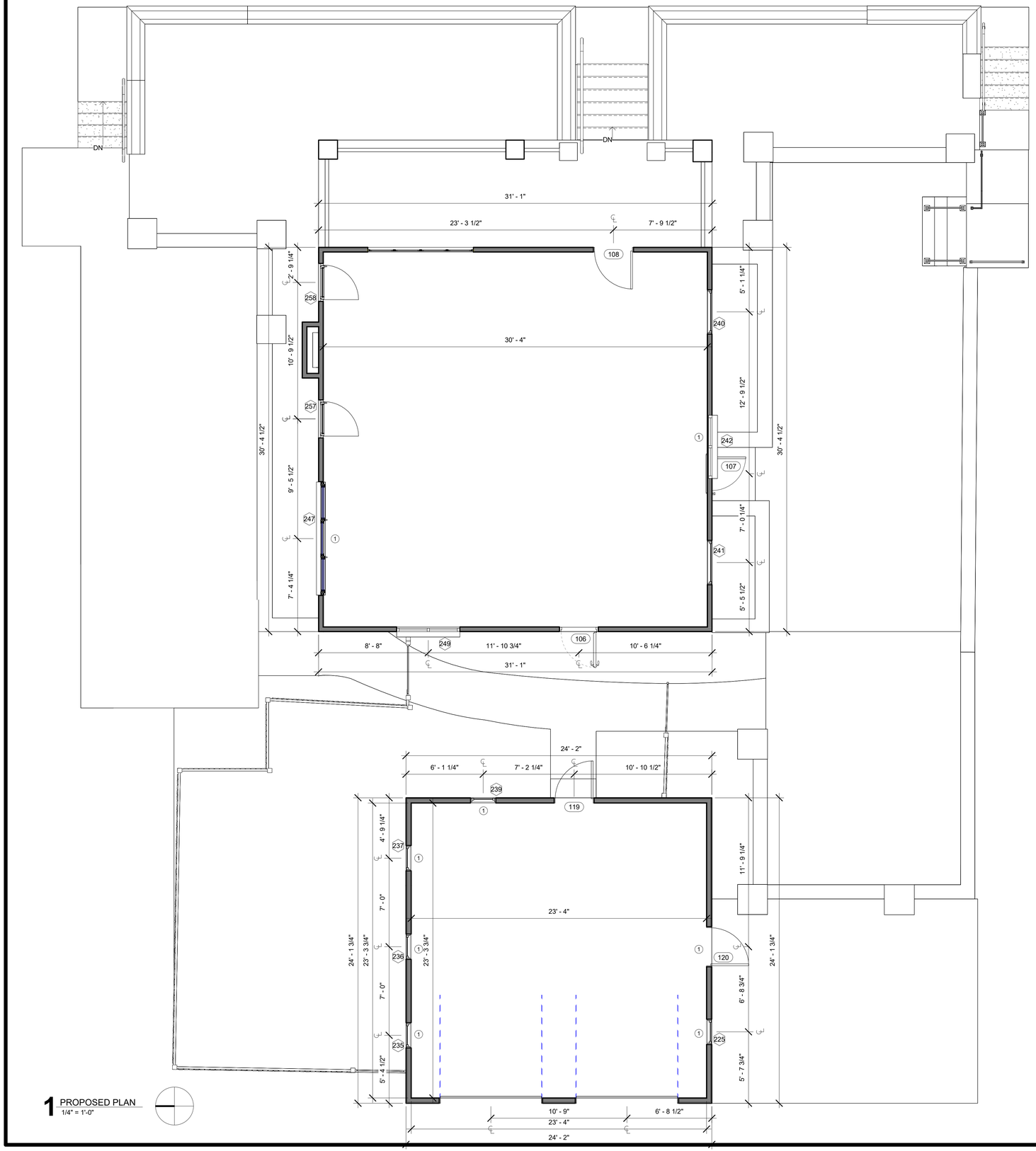
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DEMOLITION PLANS

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

A3.0



1 PROPOSED PLAN
1/4" = 1'-0"

KEY NOTES

1 NEW DOOR OR WINDOW. REFER TO SHEET A11.0 FOR MORE INFO.

GENERAL NOTES:

1: PROVIDE INTERNAL WOOD BLOCKING, ALL WALL MOUNTED ITEMS.

2: INSTALL MOISTURE RESISTANT GYPSUM BOARD AT BATHROOMS AND KITCHENS.

3: PATCH AND LEVEL EXISTING FLOOR AFTER DEMOLITION OF EXISTING WALLS BEFORE INSTALLATION OF NEW FLOOR FINISH.

4: DOORS TO BE INSTALLED 4" FROM GYP WALL BOARD UNLESS NOTED OTHERWISE. CLOSET/LAUNDRY DOORS TO BE INSTALLED CENTERED TO SPACE

5: ALL INT. WALL DIMENSIONS ARE TO FINISHED FACE OF GYP. BOARD

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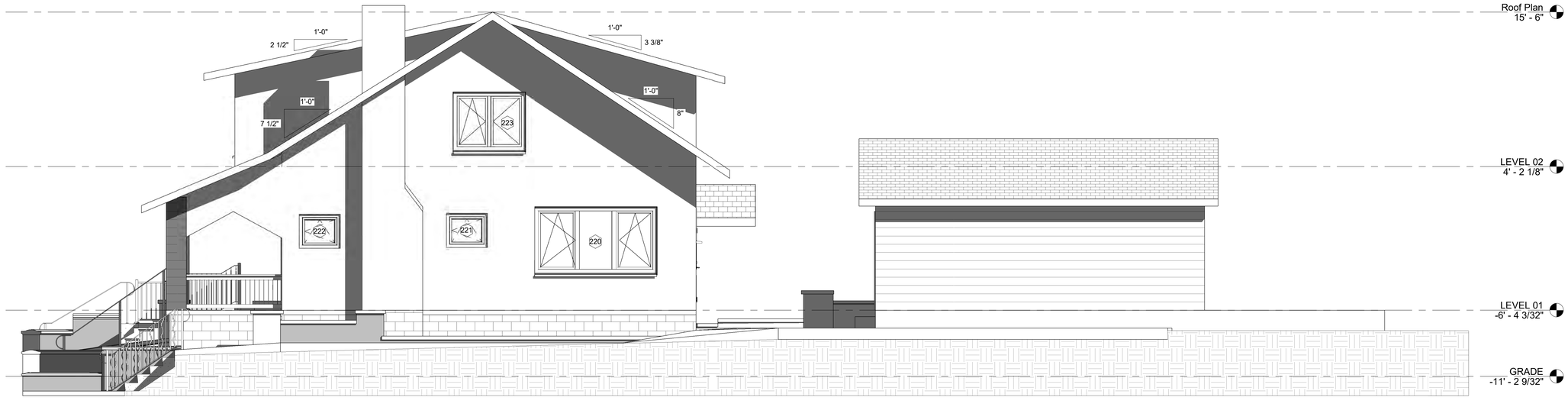
PROPOSED PLANS

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

A4.0



1 North EX.
1/4" = 1'-0"



2 West EX.
1/4" = 1'-0"

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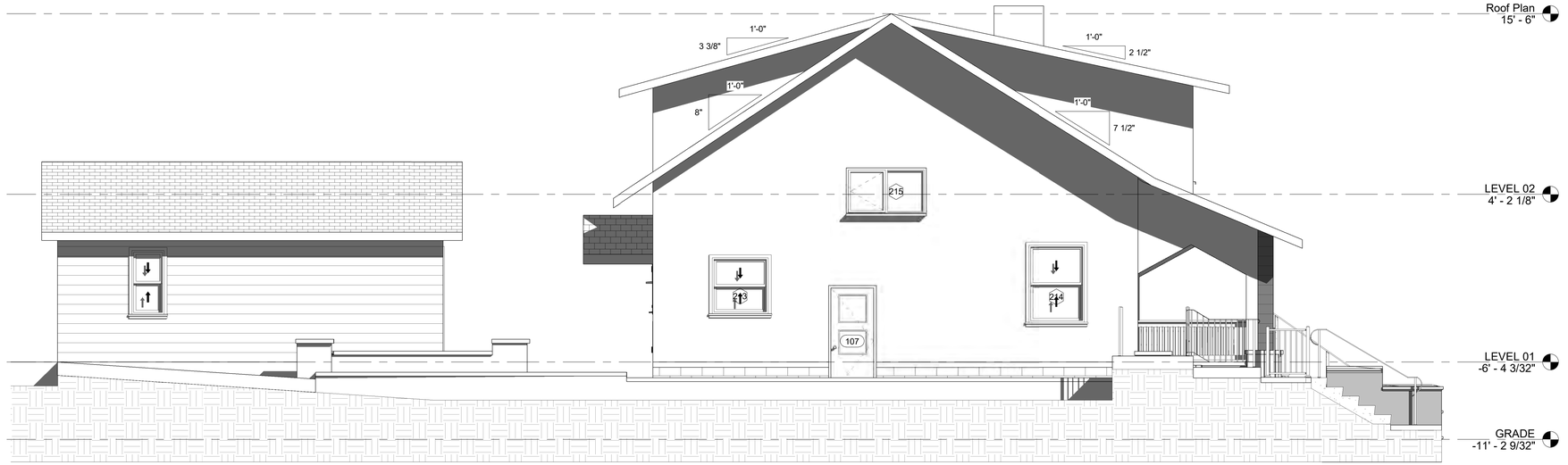
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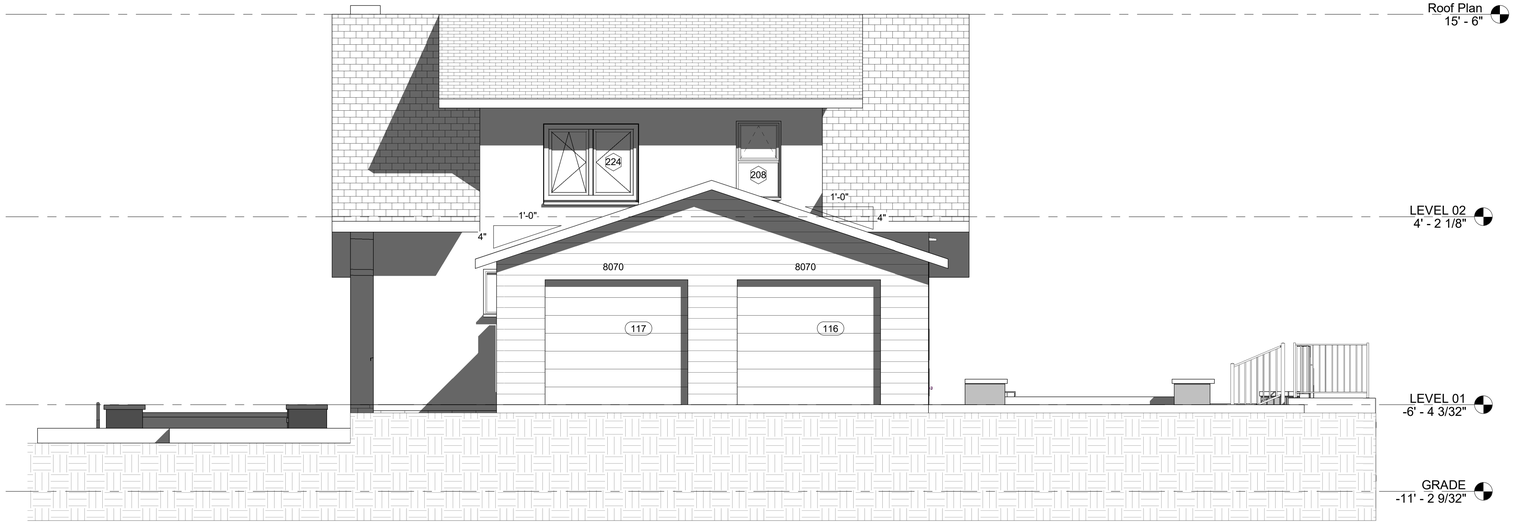
EXTERIOR ELEVATIONS (EXISTING)

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

A10.3



1 East EX.
1/4" = 1'-0"



2 South EX.
1/4" = 1'-0"

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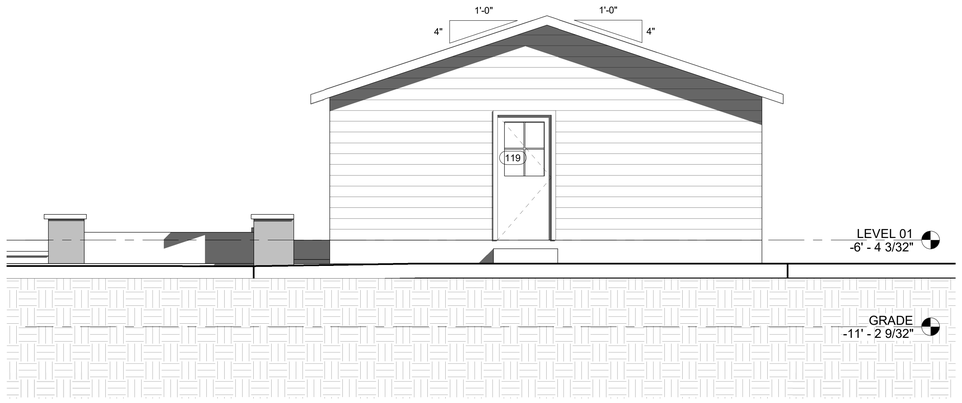
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EXTERIOR ELEVATIONS (EXISTING)

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

A10.4



1 North-a EX.
1/4" = 1'-0"

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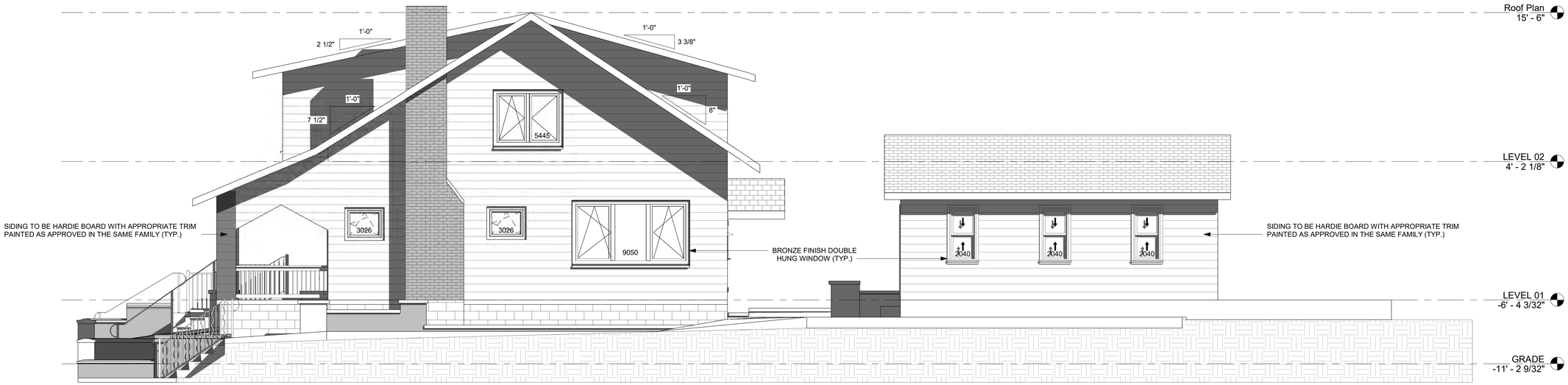
EXTERIOR ELEVATIONS (EXISTING)

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

A10.5



1 North
1/4" = 1'-0"



2 West
1/4" = 1'-0"

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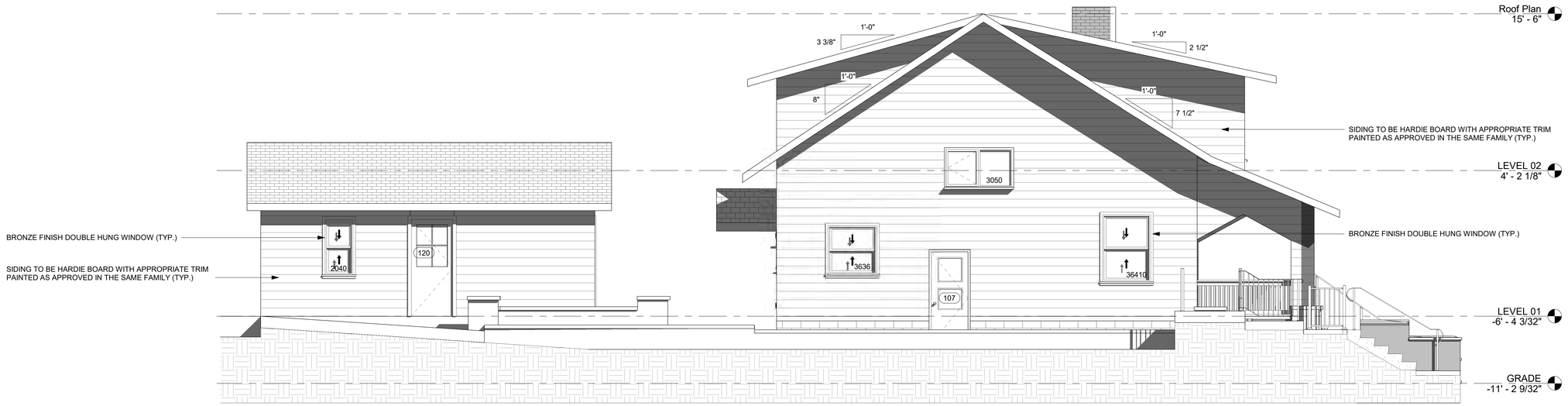
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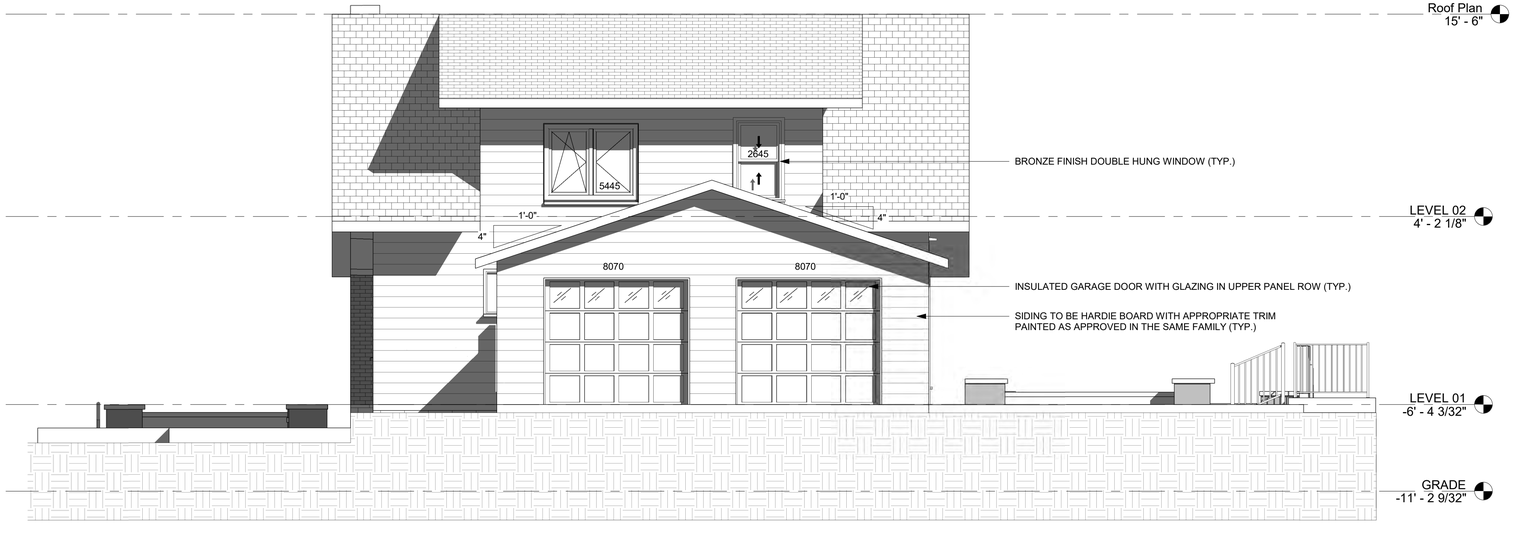
EXTERIOR ELEVATIONS (PROPOSED)

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

A10.0



1 East
1/4" = 1'-0"



2 South
1/4" = 1'-0"

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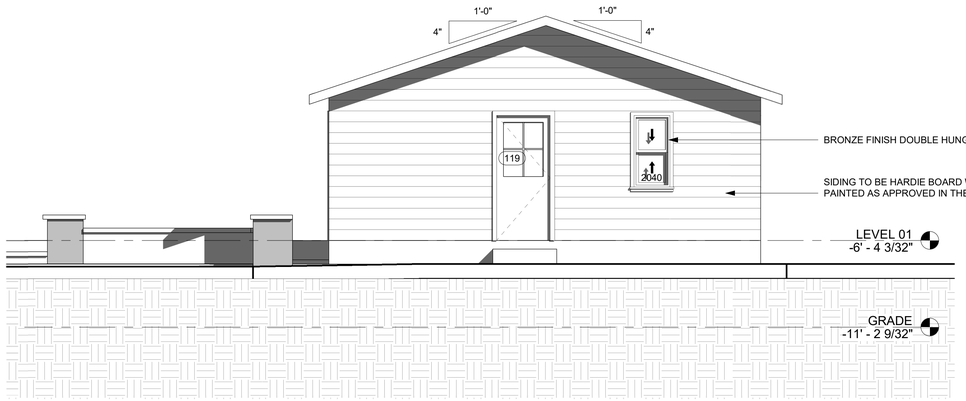
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EXTERIOR ELEVATIONS (PROPOSED)

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

A10.1



1 North-a
1/4" = 1'-0"

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

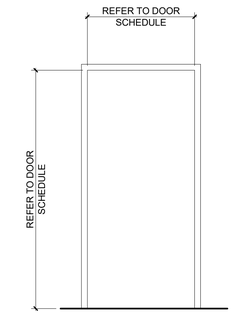
A10.2

DOOR SCHEDULE

#	TYPE	WIDTH	HEIGHT	FRAME TYPE	DOOR HEADER SIZE	REMARKS
106	SINGLE FLUSH DOOR	3' - 0"	6' - 8"	W-1	EXTG.	1
107	SINGLE FLUSH DOOR	3' - 0"	7' - 0"	W-1	EXTG.	1
108	SINGLE FLUSH FRONT DOOR	3' - 0"	7' - 6"	W-1	EXTG.	1
116	GARAGE DOOR	8' - 0"	7' - 0"	W-1	EXTG.	4
117	GARAGE DOOR	8' - 0"	7' - 0"	W-1	EXTG.	4
119	SINGLE FLUSH 4 PLANEL DOOR	3' - 0"	7' - 0"	W-1	EXTG.	1
120	SINGLE FLUSH 4 PLANEL DOOR	3' - 0"	7' - 0"	W-1	(2) 2 X 6 NEW	2
122	GARAGE DOOR	8' - 0"	7' - 0"	W-1	EXTG.	4
123	GARAGE DOOR	8' - 0"	7' - 0"	W-1	EXTG.	4

WINDOW SCHEDULE

#	LOCATION	SILL HEIGHT	HEIGHT	WIDTH	LEVEL	REMARKS	HEADER SIZE
225	EAST WINDOW	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
235	WEST WINDOW	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
236	WEST WINDOW	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
237	WEST WINDOW	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
238	SOUTH WINDOW	0' - 11 1/4"	4' - 5"	2' - 6"	LEVEL 02	2	EXTG.
239	NORTH WINDOW	3' - 0"	4' - 0"	2' - 0"	LEVEL 01	2	(2) 2 X 6 NEW
240	EAST WINDOW	2' - 6"	4' - 10"	3' - 6"	LEVEL 01	2	EXTG.
241	EAST WINDOW	3' - 0 1/2"	3' - 6"	3' - 6"	LEVEL 01	2	EXTG.
242	EAST WINDOW	9' - 2 5/32"	3' - 0"	5' - 0"	LEVEL 01	2	EXTG.
243	NORTH WINDOW	0' - 9"	5' - 0"	9' - 0"	LEVEL 02	2	EXTG.
244	WEST WINDOW	1' - 0 3/4"	4' - 5"	5' - 4"	LEVEL 02	2	EXTG.
247	WEST WINDOW	2' - 7"	5' - 0"	9' - 0"	LEVEL 01	2	EXTG.
248	SOUTH WINDOW	0' - 9 1/2"	4' - 5"	5' - 4"	LEVEL 02	2	EXTG.
249	SOUTH WINDOW	4' - 11"	2' - 8"	5' - 0"	LEVEL 01	2	EXTG.
257	WEST WINDOW	4' - 7 3/16"	2' - 6"	3' - 0"	LEVEL 01	2	EXTG.
258	WEST WINDOW	4' - 6 7/16"	2' - 6"	3' - 0"	LEVEL 01	2	EXTG.
260	NORTH WINDOW	2' - 4"	5' - 0"	8' - 4"	LEVEL 01	2	EXTG.



W-1

WOOD FRAME

1 FRAME TYPES
1/2" = 1'-0"

DOOR REMARKS

1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR.
2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER.
3. NEW HEADER AT FIRST FLOOR TO BE (2) 2x8 WOOD, SECOND FLOOR (2) 2x6 PER 2019 RCO PER TABLES 602.7(1) AND 602.7(2)
4. 8X7 FULL VIEW MODERN GARAGE DOOR WITH MATTE BLACK FINISH WITH FROSTED GLASS

WINDOW REMARKS

1. PROVIDE TEMPERED GLASS PER ANSI Z97.1
2. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER.
3. ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2x8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO 2019 TABLE 602.7(1) UNLESS NOTED OTHERWISE

GENERAL NOTES:

1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR
2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER
3. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER
4. ALL WINDOW HEADERS AT FIRST FLOOR TO BE (2) 2X8 WOOD AND (2) 2X6 AT SECOND FLOOR PER RCO 2019 TABLE 602.7(1)
5. GC TO VERIFY ALL DIMENSIONS SHOWN

NAME: PAUL JOSEPH FATKINS
LICENSE #: ARC.2218774
EXPIRATION: 12/31/2025

STATE OF OHIO
PAUL JOSEPH FATKINS
2218774
REGISTERED ARCHITECT

DOCUMENT DISCLAIMER
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REVISION SCHEDULE

REV #	DESCRIPTION	DATE

RESIDENCE
20 S High St New Albany OH 43054

ARCFLUENCE.COM

RESIDENCE
20 S High St New Albany OH 43054

DOOR & WINDOW SCHEDULE

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

A11.0

Pella® Reserve™
Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**
  Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.[1] The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.[2] Available on select windows.
- **Historical Details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[3]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty[4]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[4]

Available in these window and patio door styles:



Special shape windows also available.

[1,2,3,4] See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max.Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OXXO)	116-1/8"	74"	236-1/8"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25[3]	0.30 – 0.36	0.15 – 0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25[3]	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

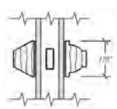
Grilles

Integral Light Technology®

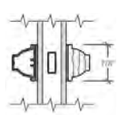
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior[6] 7/8", 1-1/4" or 2"



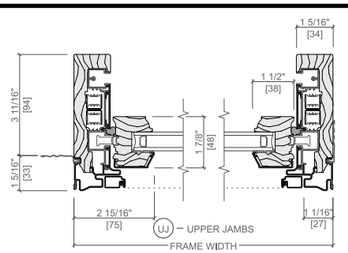
Putty Glaze Exterior with Ogee Interior[6] 7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior[6] 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

[3,4] See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:

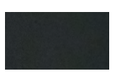


Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle[5,6]

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle[5,6]

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

[5,6] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine


Douglas Fir


Mahogany


White Oak

Red Oak


Cherry

Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

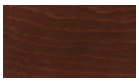

Natural Stain


Golden Oak Stain


Early American Stain


Provincial Stain


Dark Mahogany Stain


Red Mahogany Stain


Espresso Stain


Charcoal Stain


Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]


Black

White


Brown


Fossil



Custom colors are also available.


Iron Ore


Portobello


Putty

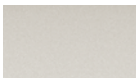
Almond

Classic White


Brick Red


Hartford Green

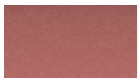

Pearl Gray


Soft Linen


Satin Steel


Matte Gray


Wolf Gray


Spice Red


Sage


Frost Blue


Blue Ash

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[8] For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
[3] Ratings are contingent on product configurations.
[4] Color-matched to your product's interior and exterior color.
[5] Flush multi-slide handle is a Pella exclusive design.
[6] Flush multi-slide handle is not available in Champagne.
[7] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[8] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

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NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
February 10, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
REQUEST FOR ADDITIONAL BUILDING TYPOLOGIES
"TUCK-UNDER TOWNHOMES" AND "HYBRID COURTYARD RESIDENTIAL"

LOCATION:	Generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
APPLICANT:	New Albany Towne Center LLC c/o Kareem Amr
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center District within the Core Residential and Historic Center sub-districts
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-97-2024

Review based on: Application materials received on January 27, 2025

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application requests to add the "Hybrid Courtyard Residential" and "Tuck-Under Townhomes" building typologies to the Urban Center Code for a site generally located at the northeast corner of Main Street and High Street. These two building typologies are not currently contemplated in the Urban Center Code, therefore new development standards are proposed with this application. The two proposed typologies are included with a mixed-use development that includes commercial and residential components along High Street.

The Urban Center Code (UCC) section 2.2, states additional building typologies that are not represented in the code can be considered by the ARB as a certificate of appropriateness application as outlined in C.O. 1140.03. UCC section 2.2.2 and 2.2.3 state that for new typology to be considered, the applicant must prepare graphic exhibits and lot standards that correspond to the desired placement in the sub-district. Additionally, approval for new building typologies are project specific and shall not be used for other development applications.

There is a related certificate of appropriateness application on the February 10, 2025 meeting agenda for the development of the proposed mixed-use development. This application is evaluated under a separate staff report (ARB-98-2024).

Update:
The application was previously tabled at the January 13, 2025 ARB meeting. The applicant has revised the application including:

1. Modifying/decreasing the height for Tuck-Under Townhomes and Hybrid Courtyard Residential.

2. Revised the text for alley related items to state "located along alley" in lieu of "preferably along an alley."

II. SITE DESCRIPTION & USE

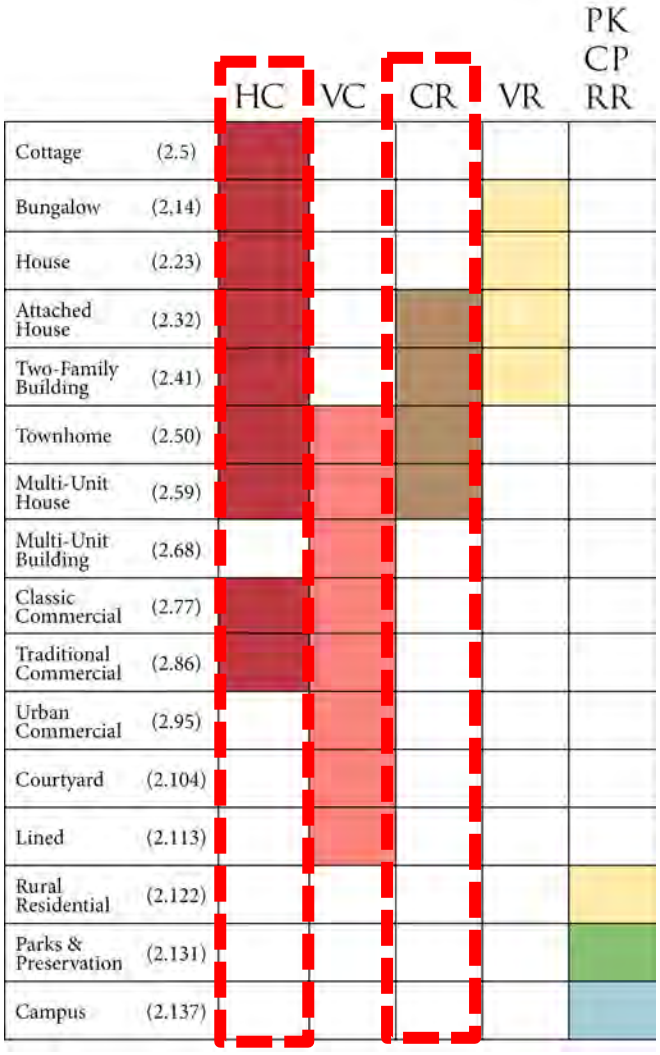
The development site is generally located northeast of Eagles Pizza and north of E Main Street.
The development site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024) and vacant land. Surrounding uses include commercial businesses to the west, south, and east and residential uses to the north.

III. EVALUATION

Per C.O. 1140.03(b) In considering the request for an additional building typology, the ARB shall only grant the request if the applicant demonstrates that the proposed typology:

Tuck-Under Townhomes (Sub Parcel B)

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*
   - This proposed building typology is located in both Core Residential and Historic Center subareas which permits the following building typologies to be constructed.



- As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below.

Standard	**Minimum**	**Maximum**
Lot Area	no min	no max
Lot Width	100’	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	2’	no max
Side Yard	2’	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	1	3
Building Height	no min	45’

Service & Utility Standards

1. Above ground utility structures should be located in the alley, side, and rear yard and fully screened from the street.
2. Above ground mechanical devices shall be located in the rear or side yard, behind all portions of the principal façade, and shall be fully screened from the street.
3. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access Standards

1. Vehicular access to the parking court shall be located at the rear of the building, along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24’.

Parking Standards

1. Vehicular access to the parking court shall be located at the rear of the building, along an alley.
2. Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
3. Available on-street parking within 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirements.
4. Bicycle parking required. Required minimums based on Section 5.30 of the Urban Center Code.

Building Frontage & Landscape Standards

1. At least one functioning entrance to the townhome shall be provided from every street.
2. Townhouses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the second side facing the street.
3. No minimum building entrance height as described in the DGR’s.
4. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
5. Buffering and screening per Section 1171.05(c) shall not be required.

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. Since this site sits within two sub-districts, each with different lot and building standards, the applicant proposes a new typology to ensure there is a consistent development pattern.

- While tuck-under parking is allowed, explicit standards for this under the existing townhome typology are not provided in the UCC.
- The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany's Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city's boards and commissions. The proposed Tuck-Under Townhome building typology aligns well with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project. It maintains a cohesive architectural style with the other buildings in the development. The careful arrangement fosters a harmonious streetscape that supports a walkable, community-focused character central to the Village Center's identity.

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*
   - The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with a building that front sidewalks creating an engaging streetscape Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers. The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the Urban Center Code.
   - Requirements for service and utility standards, lot access and parking standards, and building frontage and landscape standards—except for buffering and screening, which are specific to the Tuck-Under Townhome typology and follow C.O. 1171.05(c)—are identical to those of the existing Townhome building typology.
   - The tuck-under parking component of this building typology meets the standards found within the Urban Center code including:
     - Located from the alley
     - Accessed from the rear
     - Yard requirements met
     - Contained within the footprint of the building typology
   - The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
     - The city is installing these streetscape treatments per the development agreement with the applicant.
   - The city architect reviewed the proposal and states that the overall proposed form is appropriate as it follows the urban function of the building while still drawing upon its surroundings to ensure a comfortable fit within the existing neighborhood fabric.
   - All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.

3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
   - The Tuck-Under Townhome building typology meets the development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.
   - The site is located within the Village Center future land use district and Village Center Focus Area identified in the Engage New Albany strategic plan. Similar to the Hybrid Courtyard, there are several recommendations that the proposed typology fits within including:

- Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
    - The proposed Tuck-Under Townhome typology provides a thoughtful design that caters to all stages of life.
- Increase the number of people living and working in the Village Center through new residential and commercial development.
    - As a whole, the proposed development is mixed-use which helps achieves this goal overall. For this housing typology, it includes 14 additional homes which increases the number of residents living in Village Center.
- Promote mixed-use and retail infill development to create a continuous and activated street frontage throughout Village Center.
    - The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages. This design fosters vibrancy and activity along these corridors, contributing to a lively and engaging streetscape that connects with other established areas of the Village Center.

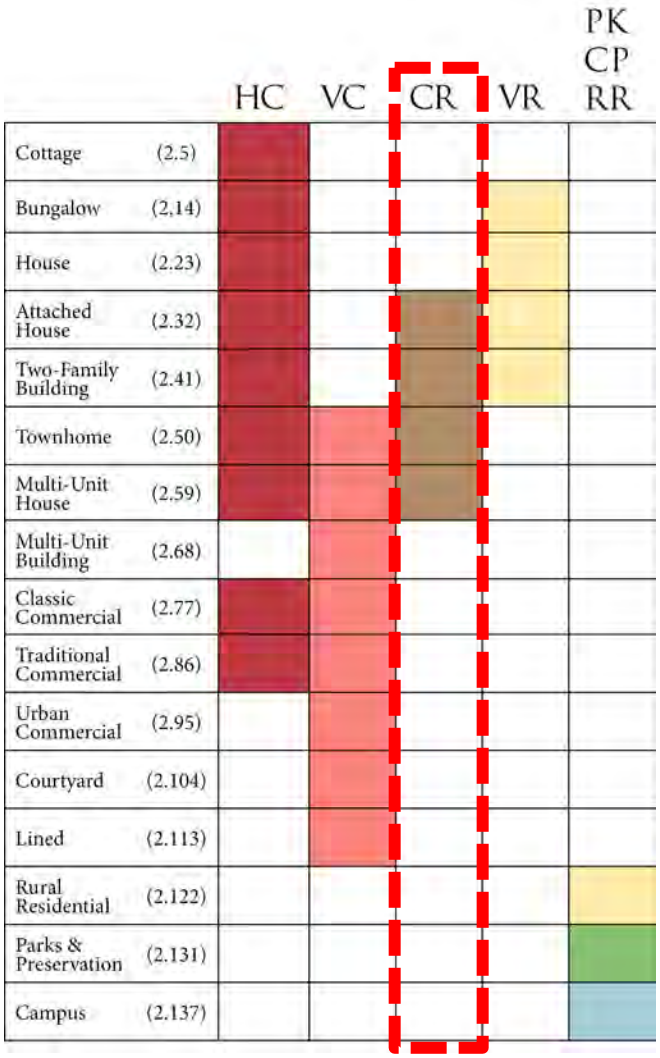
- The proposed standards, renderings and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed architecture is complimentary to existing structures in the Village Center.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*
    - Section 1 of the New Albany Design Guidelines and Requirements provide the following guiding principles for design:
        - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important of design, materials, patterns of windows, doors and details.
        - Design of new buildings in New Albany will be based on the precedent of American architectural styles.
        - Development in New Albany will be pedestrian friendly.
        - New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
        - Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
        - New Albany development will utilize authentic and high-quality building materials.
    - The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
    - The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
    - The proposed tuck-under parking will be located along the alley which will minimize its visual impact.

Hybrid Courtyard Residential (Sub Parcel C)

1. *Provides a design, building massing and scale appropriate to and compatible with the building typologies allowed in the subarea;*

- The UCC includes both use standards and building typology standards. The UCC permits the use of multi-family with two or more dwelling units in the Core Residential subarea.
- The location of this proposed building typology is within the Core Residential subarea which permits the following building typologies to be constructed.



- As part of the submission, the applicant included graphic exhibits and lot standards for the new building form. The development standards are included below.

Standard	**Minimum**	**Maximum**
Lot Area	.50 acres	no max
Lot Width	125’	no max
Lot Coverage	50%	100%
Street Yard/Front Yard	no min	no max
Side Yard	no min	no max
Rear Yard	no min	no max
Building Width	no min	100%
Stories	3	4
Building Height	no min	50’

Service & Utility Standards

1. Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties.
2. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access & Parking Standards

1. Vehicular access to the internal parking shall be located at the rear of the building, along an alley.
2. Residential Parking: Minimum one off-street space per unit plus ½ space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
3. Available on-street parking with 100’ of the property lines shall provide a ½ space credit towards the off-street parking requirements.
4. Bicycle parking is required. Required minimums based on Section 5.30 of Urban Center Code.

Building Frontage & Landscape Standards

1. The building front must have a clear main entrance from the public right-of-way.
2. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
3. Stairways to upper stories must be enclosed.
4. No minimum building entrance height as described in the DGR’s
5. Balconies are required to provide vertical elevation breaks along street facades.
6. Buffering and screening per Section 1171.05(c) shall not be required.

- The proposed design, building massing and scale are appropriate and compatible with other building typologies allowed within the Village Center. The purpose of this proposed typology is that this type of building is not a one size fits all.
- The graphic exhibits, character images and site plan included with the submission demonstrate a form that is appropriate for New Albany’s Village Center. The Urban Center code highlights the importance of building scale, massing, site arrangement, and their relationship to surrounding structures as key considerations for the city’s boards and commissions. The proposed Hybrid Courtyard typology aligns with the proposed mixed-use development, contributing to a cohesive and harmonious integration of buildings within the project.

2. *Provides an attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, etc. that achieves an Urban Center form;*

- The development standards, graphic exhibits and site plan included with the application demonstrate an attractive and desirable layout for the site that aligns with the goal of the UCC to create a mixed-use district that promotes integrated development. The layout emphasizes a pedestrian-oriented design with buildings that front sidewalks creating an engaging streetscape. Additionally, the incorporation of a street grid pattern extending Second and Third Street reflects a deliberate effort to enhance connectivity and accessibility, which are essential characteristics of urban centers.
- The proposed setbacks, as shown on the site plan, are generally consistent with the range of setbacks allowed for building typologies already permitted within the Urban Center Code.
- The proposed development standards provide streetscape treatments along the proposed roads that are consistent with what exists on surrounding streets.
    - The city will install these streetscape treatments per the development agreement with the applicant.
- The city architect reviewed the proposal and states that the overall proposed form is appropriate as it follows the urban function of the building while still drawing upon its surroundings to ensure a comfortable fit within the existing neighborhood fabric.
- All of these considerations contribute to providing an attractive and desirable exterior appearance for the building.

3. *Demonstrates its ability to fit within the goals of the New Albany Strategic Planning documents and policies; and*
    - The site is located within the Village Center future land use district and Village Center Focus Area identified in the Engage New Albany strategic plan. There are several recommendations that the proposed typology fits within including:
        - Making New Albany a city where residents can age in place, recognizing the need for housing types that appeal to empty nesters, active seniors, and young professionals:
            - The proposed Hybrid Courtyard typology provides a thoughtful design and includes units that cater to all stages of life.
        - Village Center is the appropriate place to add density and the missing, but desired housing types.
            - By allowing the Hybrid Courtyard typology, this achieves increased density and contributes to more multi-family housing.
    - The proposed standards, renderings and graphic exhibits submitted as part of the application illustrate building and lot standards that are consistent with other permissible building typologies in the immediate area. Additionally, the city architect states that the proposed architecture is complementary to existing structures in the Village Center.
    - The Hybrid Courtyard Residential building typology meets the multi-family development goals for the Village Center. This building typology provides a variety of housing types to the Village Center, and promotes a walkable community.

4. *Demonstrates its ability to fit within the goals of the New Albany Design Guidelines and Requirements*
    - Section 1 of the New Albany Design Guidelines and Requirements provide the following guiding principles for design:
        - Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important of design, materials, patterns of windows, doors and details.
        - Design of new buildings in New Albany will be based on the precedent of American architectural styles.

    - Development in New Albany will be pedestrian friendly.
    - New development will provide connectivity to existing developed areas through streets, sidewalks and leisure trails.
    - Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.
    - New Albany development will utilize authentic and high-quality building materials.
- The proposed building typology fits within the goals and guiding principles of the DGRs. As shown in the graphic exhibits and renderings, the structure utilizes four-sided architecture and high-quality building materials that are consistent with the architecture in the Village Center including the use of brick and a cohesive use of vertically-proportioned double-hung windows.
- The proposed site plan and street extensions creates a pedestrian friendly development that blends into the fabric of the Village Center.
- The proposed parking garage is underground which eliminates the visual impact of parking.

IV. SUMMARY

The proposed building typologies are consistent with the goals of New Albany strategic planning documents and policies as well as the Design Guidelines and Requirements. The two proposed building's design, massing and development standards are consistent with those permitted with existing building typologies allowed in the Historic Center and Core Residential subdistricts. The proposed structures will utilize high quality building materials that are used on all four sides of the building, accomplishing important goals of the New Albany DGRs.

Both proposed building typologies align with New Albany's strategic goals by promoting diverse housing options, increased density, and walkable urban forms within the Village Center. The "Hybrid Courtyard Residential" provides multi-family housing with a thoughtful layout including underground parking. The "Tuck-Under Townhomes" incorporate alley-accessed parking and street-facing entrances. Both typologies meet UCC standards, fit the Village Center's architectural context, and enhance pedestrian connectivity and streetscape vibrancy.

V. ACTION

Should the ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-97-2024 (conditions of approval may be added)

Approximate Site Location:
Red dashed line – Entire development
Green area: Sub parcel B (Tuck-Under Townhomes)
Yellow area: Sub parcel C (Hybrid Courtyard)



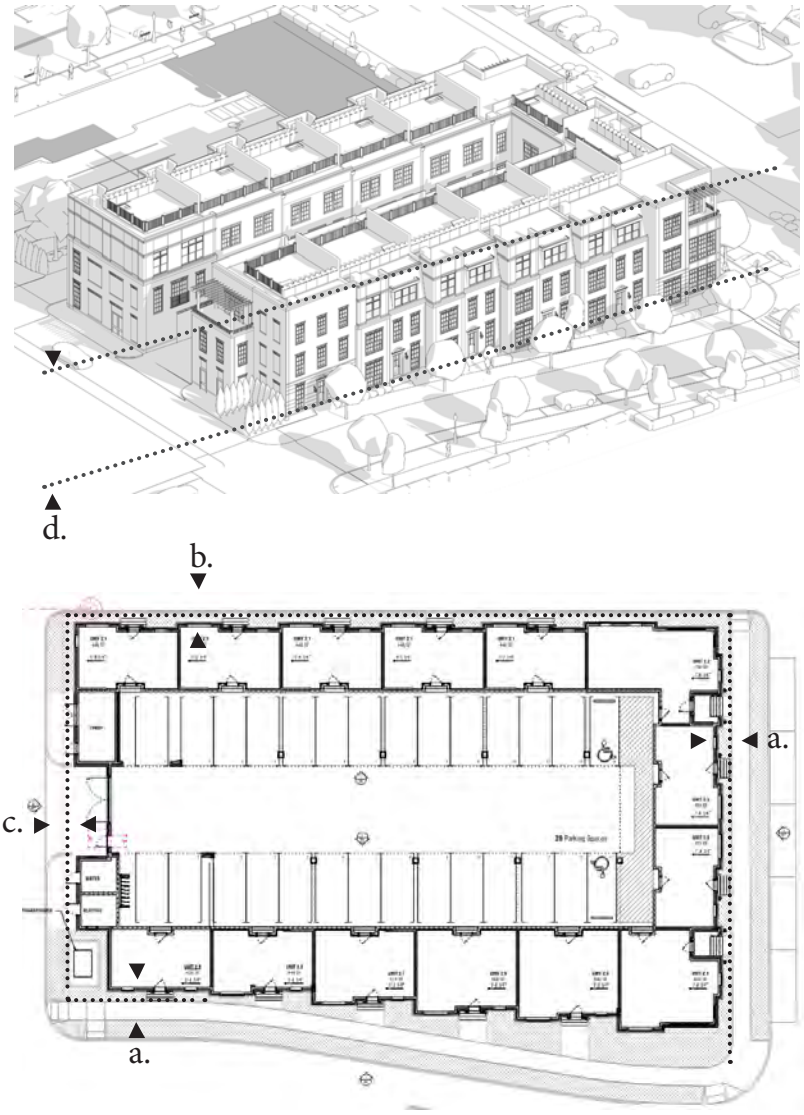
Source: NearMap

Tuck-Under Townhomes

Description

A building consisting of multiple townhome units sharing a common vehicular court with covered parking.

Typical Lot Configuration



Benchmark Examples







Lot and Building Standards
The following lot and building standards shall be utilized for the Tuck-Under Townhomes in the New Albany Town Center Development:

	Min.	Max.	Proposed
Lot Area:	no min	no max	0.48 ac
Lot Width:	100’	no max	107.0’
Lot Coverage:	50%	100%	69.3%
Street Yard (a):	2’	no max	2.83’
Side Yard (b):	2’	no max	2.90’
Rear Yard (c):	0’	no max	3’
Bldg. Width:	0%	100%	94.6%
Stories:	1	3	3
Height (d):	0’	45’	39’11”
Parking:	21	28	28
Bicycle Parking:	1*	no max	3*

* Quantity refers to bicycle hitches.

Lot Access Standards
1. Vehicular access to the parking court and services shall be located at the rear of the building, along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24’.

Parking Standards
1. Vehicular access to the parking court shall be located at the rear of the building, along an alley.
2. Residential: Minimum one off-street space per unit plus 1/2 space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
3. Available on-street parking within 100’ of the property lines shall provide a 1/2 space credit towards the off-street parking requirements.
4. Bicycle parking required. Refer to Table this page for bicycle parking standards. Required Minimums based on Section 5.30 of Urban Center Code.

Service and Utility Standards
1. Above ground utility structures should be located in the alley, side, and rear yard and fully screened from the street.
2. Above ground mechanical devices shall be located in the side or rear yard, behind all portions of the principal facade, and shall be fully screened from the street.
3. Trash containers shall be stored out of public view and be screened from adjacent properties.

Building Frontage & Landscape Standards
1. At least one functioning entrance to each townhome shall be provided from the street.
2. Townhouses on corner lots shall be designed to include windows and at least one vertical plane break in elevation on the second side facing the street.
3. No minimum building entrance height as described in the DGR’s.
4. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
5. Buffering and screening per Section 1171.05(c) shall not be required.



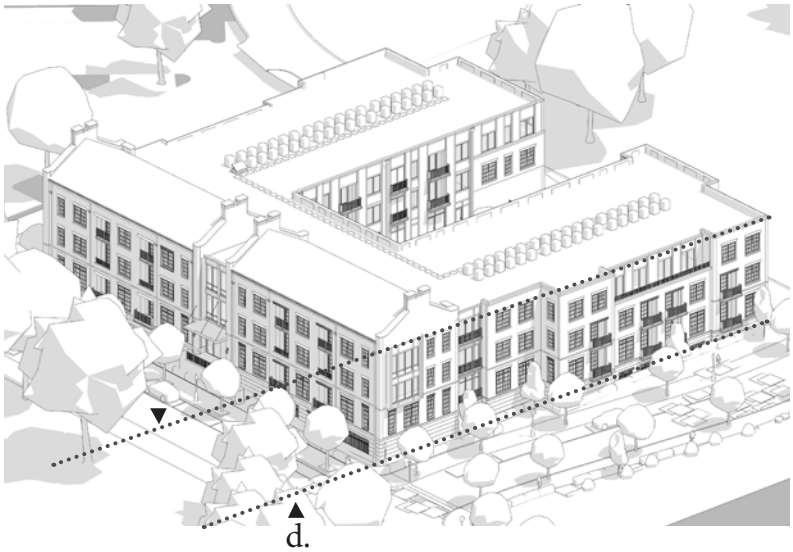
East Elevation

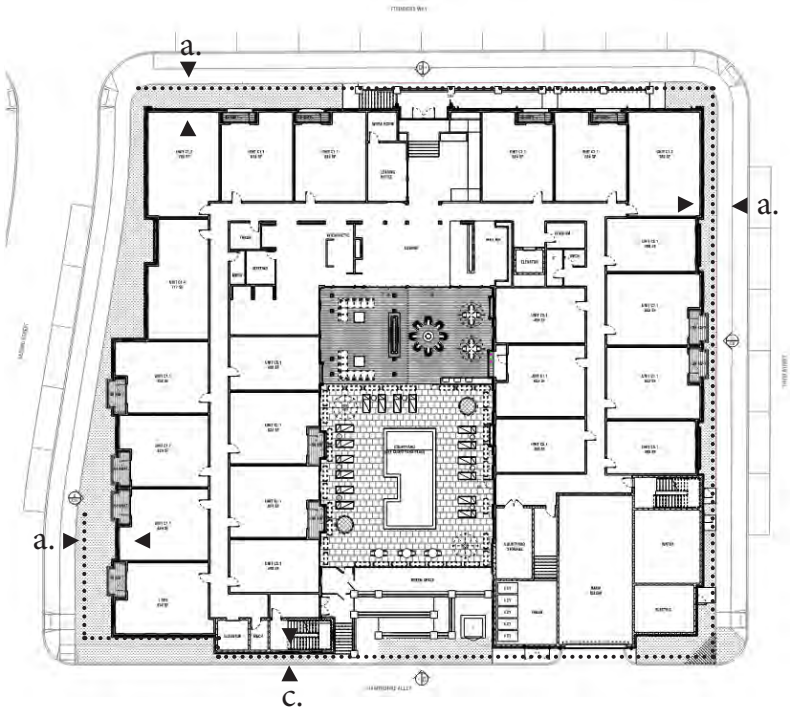
Hybrid Courtyard Residential

Description

A larger scale podium structure, multi-story corridor building with internal parking at the lowest level to provide residential levels situated around a common outdoor amenity courtyard above.

Typical Lot Configuration





Benchmark Examples







Lot and Building Standards
The following lot and building standards shall be utilized for the Hybrid Courtyard Residential in the New Albany Town Center Development:

	Min.	Max.	Proposed
Lot Area:	.50 ac	no max	0.85 ac
Lot Width:	125’	no max	191.1’
Lot Coverage:	50%	100%	85.0%
Street Yard (a):	0’	no max	3-12’
Side Yard (b):	0’	no max	N/A
Rear Yard (c):	0’	no max	2.5’
Bldg. Width:	0%	100%	94.2%
Stories:	3	4	3.5
Height* (d):	0’	50’	49’-7”
Parking:	76	79	76
Bicycle Parking:	2**	no max	18***

* Average height is taken from grade at each corner to top of parapet/ top of gable roof.

** Quantity refers to bicycle hitches.

*** Quantity refers to bicycle racks provided in internal bike storage.

Lot Access Standards
1. Vehicular access to the internal parking shall be located at the rear of the building, along an alley.
2. Driveways off of the street should be minimized in quantity and width. Drive to be no wider than 24’.

Parking Standards
1. Vehicular access to the parking court shall be located at the rear of the building, along an alley.
2. Residential: Minimum one off-street space per unit plus 1/2 space for each additional bedroom. Maximum one off-street space per unit plus one space for each additional bedroom.
3. Available on-street parking within 100’ of the property lines shall provide a 1/2 space credit towards the off-street parking requirements.
4. Bicycle parking required. Refer to Table this page for bicycle parking standards. Required Minimums based on Section 5.30 of Urban Center Code.

Service & Utility Standards
1. Ground and/or building-mounted mechanical equipment shall be fully screened from public rights-of-way and adjoining properties.
2. Trash containers shall be stored out of public view and be screened from adjacent properties.

Lot Access & Parking Standards
1. Vehicular access to the internal parking shall be located at the rear of the building, along an alley.
2. Parking shall be provided at a rate consistent with the required parking ratio outlined in the Codified Ordinances.
3. Bicycle parking to be provided and meet bicycle parking standards.

Building Frontage & Landscape Standards
1. The building front must have a clear main entrance from the public right of way.
2. All street and side yards, where present, shall be landscaped with trees, shrubs, grass, ground covers, or other plant materials or a combination of these materials.
3. Stairways to upper stories must be enclosed.
4. No minimum building entrance height as described in the DGR’s.
5. Balconies required to provide vertical elevation breaks along street facades.
6. Buffering and screening per Section 1171.05(c) shall not be required.



Northeast Corner

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
February 10, 2025

THIRD STREET MIXED-USE DEVELOPMENT
CERTIFICATE OF APPROPRIATENESS & WAIVERS

LOCATION:	Generally located north and west of E Main Street and east of 605. (PIDs: 222-000013, 222-000060, 222-000052, 222-000085, 222-000112, 222-000060, 222-000051, 222-000058, 222-000086).
APPLICANT:	New Albany Towne Center LLC c/o Kareem Amr
REQUEST:	Certificate of Appropriateness & Waivers
ZONING:	Urban Center District within the Core Residential and Historic Center sub-districts
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-98-2024

Review based on: Application materials received on January 27, 2025

Staff report prepared by Sierra Saumenig, Planner

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed mixed use development generally located north and west of E Main Street and east of 605 in the Village Center. The development consists of three sub parcels as described below. The development site is located within the Urban Center Code (UCC) zoning district therefore those requirements, the New Albany Design Guidelines and Requirements and city code regulations apply. On May 8, 2023, the applicant gave an informal presentation of the proposed development to the ARB.

SUBPARCEL	PROPOSED DEVELOPMENT	ZONING
A	Mixed use commercial and residential building (4,208 sq. ft. of ground floor commercial space with 17 residential units)	UCC; within the Historic Core subdistrict
B	14 townhomes	UCC; within the Historic Core and Core Residential subdistricts
C	Multi-family-unit building with 73 units	UCC; within the Core Residential subdistrict

The applicant requests the following waivers as part of the application:

(A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback along High Street.
(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. The proposed addition and new buildings qualify as such a change and thus requires review and approval by the board.

As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

There is a related certificate of appropriateness application for two new building typologies (ARB-97-2024) on the February 10, 2025, meeting agenda. This application is evaluated under separate staff reports.

Update:
The application was previously tabled at the January 13, 2025 ARB meeting. The applicant has updated the application based on redline comments from board member Maletz (see comments attached in application packet). The city's architect reviewed the changes, and any items that were not addressed are mentioned below. Additionally, the applicant revised the building height calculation for the buildings and those building heights have been updated in this staff report.

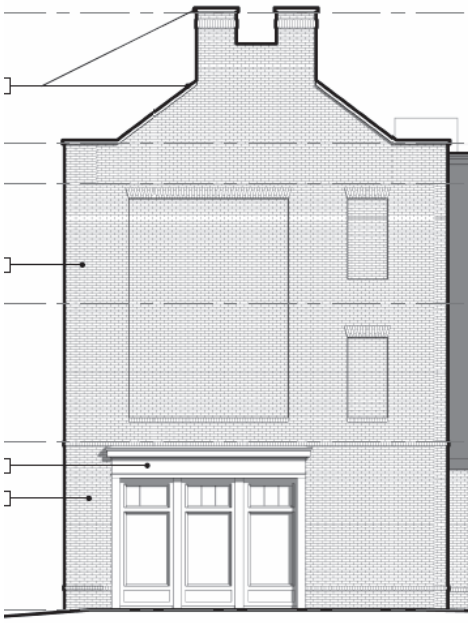
For a complete list of changes in response to the January 13, 2025 meeting, please see attachment "New Albany Town Center ARB v.20// Narrative" that includes a thorough list of items. Below are some important changes to note, though not an exhaustive list:

General
Please note these changes have been made in the staff report.

1. The applicant revised the building height calculations for the three buildings.
2. A slight decrease of commercial space in Sub Parcel A (4,276 sq. ft. to 4,208 sq. ft.)
3. Sub Parcel A is still proposed to have 17 units however the breakdown of bedrooms is now 14-one bedrooms and 3-two bedroom units.
4. Sub Parcel C is still proposed to have 73 units however the breakdown down of bedrooms is now 12 studios, 49-one bedroom units, and 12-two bedroom units.
5. Windows on all three buildings have been revised to provide Simulated Divided Lites (SDLs).

Sub Parcel A (Traditional Commercial)

- The covered at-grade patio for a future commercial tenant, previously facing the south property line, has been mirrored across the High Street façade and is now located at the Founder's Way and High Street intersection.
- The two-story balcony element that was previously featured above the commercial patio was converted into to an interior unit space.
    a. The city architect has evaluated the redesign and states that the end wall parapet elevation needs additional study since it is highly visible. Below is a possible solution. Staff recommends a condition of approval that the applicant enhance the south façade to adhere to a strict centerline, subject to staff approval (condition #1).



Proposed redesign



City Architect's possible solution

- The balconies located centrally on the High Street façade have been eliminated.
- The applicant did not revise the second floor windows to be more centered per Board member Maletz comments however, the city architect supports the current design, as the chosen ordering system results in a balanced elevation.

Sub Parcel B (Tuck-Under Townhomes)

- Residential entries have been redesigned, following proportional and historical analysis. These changes align with Sub Parcel A to create consistency across the site.
- The interior court facades for the tuck-under townhomes have been revised including consistent window placement, removing Juliette balconies, and increasing the scale of supporting columns.
- A brick wall with an operable vehicular gate and man door have been added to the open-end of the drive court.

Sub Parcel C (Hybrid Courtyard)

- The footprint has changed including increased usable square footage at the southeast corner which creates an architectural opportunity to address this portion of the building as a corner feature. The corner has been articulated to align with similar conditions at Building A and Building B, providing consistency and continuity across the overall site.
- Additional windows have been located on the south façade.

II. SITE DESCRIPTION & USE

The development site is generally located northeast of Eagles Pizza and north of E Main Street. The site is made up of 9 properties, containing a single-family home that is proposed to be demolished (ARB-96-2024 previously approved) and vacant land. Surrounding uses include commercial businesses to the west, south, and east as well as residential uses to the north.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

(A) Sub Parcel A (Traditional Commercial)

- The applicant proposes to construct a building consisting of 4,208 square feet of commercial space on the ground floor and 17 residential units on the first, second and third floors.
- Section 3(I.A.1) Design Guidelines & Requirements (DGRs) states that new buildings shall be constructed in a continuous plane at the inside edge of the sidewalk.
    - The proposed building fronts up against the public sidewalks and the commercial spaces have a uniform setback along North High Street, meeting this requirement.
- Section 3(1.A.3) of the DGRs states that rear setbacks should provide for parking, delivery truck access, trash pickup, and similar commercial services, in cases where buildings have public alleys running behind them.
    - The proposed building includes a parking lot in the rear setback along Cherry Alley. Additionally, commercial services including delivery and trash pickup are also in the rear setback, away from public roads therefore, this requirement is met.
- The applicant proposes to use brick, hardi-board siding, wood columns, shingle roofing, and stone around the chimneys.
- Section 3(II.A.2) of the DGRs states building designs shall not mix elements from different styles. The number, location, spacing, and shapes of windows and door openings shall be the same as those used in tradition building design. Additionally, section 3(II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
    - The applicant proposes brick as the main architectural material with hardi-board siding in some areas on all of the proposed buildings (Sub parcel A, B, and C). See below an elevation of one of the buildings highlighting the use of the hardi-board. The city architect reviewed the proposed materials and states that the hardi-board paneling is a durable alternative to traditional wood and aims to maintain the historical appearance. Hardi-board has been successfully used throughout the Village Center. However, the city architect notes that the design details for the hardi-board are not provided. This is not a case of mixing elements, but rather using a modern material in a traditional manner to achieve a historic-looking result. Staff recommends a condition of approval that the use of hardi-board siding design details be subject to staff approval for all proposed buildings within the development (condition #2).



Example of how hardi-board is used throughout the development (shown in red)

- Section 3(II.A.3) of the DGRs states commercial storefront design shall follow traditional practice, including the use of bulkhead, display windows, and transom. All

visible elevations of the building, shall receive similar treatment in style, materials, and design so not visible side is of lesser visual character than the other.

- The proposed building façade meets this requirement, featuring large display windows with bulkheads below. Residential units are included above the ground floor and do not include balconies. The south façade continues the use of storefront windows with brick accents above (please see condition #1). The north façade includes entrance doors into residential units, columns, and garage doors for a commercial tenant.

- Section 2(IV.E.7) of the DGRs states that residential units should have vertically proportioned windows that are made of wood and may have either vinyl or aluminum cladding on the exterior.
  - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #3).

(B) Sub Parcel B (Proposed Tuck-Under Townhomes)

- The applicant proposes to construct a 19,445 square foot building consisting of 14 townhomes in this sub parcel.
- The applicant proposes to use brick, stone, shingle roofing, wood columns and railings for the balconies, and hardi-board.
- DGR Section 2 (III.F.1) states that the materials used for townhouse buildings shall be appropriate and typical of the architectural style in which the building is constructed. In general, the DGRs recommend wood siding and brick as preferred exterior materials but allows other materials to be used if approved by the ARB. Based on the provided application materials, it appears as though brick is the primary façade material. Additionally, section 2 (II.D.1) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
  - Similar to the other proposed buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer to condition #2).
- DGR Section 2 (III.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
  - The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #3).
- DGR Section 2 (III.C.3) states buildings shall be oriented towards the primary street on which the building is located.
  - The building fronts the proposed Founders Avenue and Second Street. It also fronts Cherry Alley and Hawthorne Alley. The proposed site layout has the townhomes up against the tree lawn and sidewalk oriented towards the primary streets. Each townhome has a front door oriented toward the street with entrance steps, meeting this requirement.
- Urban Center Code section 3.32 states that tuck-under parking shall be accessed from an alley, if present, and must be accessed from the rear.

- The applicant meets this requirement by proposing tuck-under parking on a private drive located at the rear of the townhomes, secured behind a gate.

- Urban Center Code section 2.54.1 states above ground mechanical devices shall be located in the side or rear yard, behind all portion of the principal façade, and shall be fully screened from the street and neighboring properties. Section 2.54.2 states above ground utility structures should be located in the alley or side or rear yard and fully screened from the street.
    - The applicant proposes mechanical equipment on the roof of the townhome building that cannot be seen from the street.

(C) Sub Parcel C (Proposed Hybrid Courtyard)

- The applicant proposes to construct a 31,472 square foot multi-unit building consisting of 73 residential units.
- The applicant proposes to use brick, stone, shingle roofing, metal railings for the balconies, and hardi-board.
- DGR Section 2 (IV.B.2) states that building designs shall not mix elements from different styles. Designs must be accurate renderings of historical styles. Additionally, section 2 (IV.F.3)) states that true wood exterior materials are most appropriate and the use of alternative materials such as hardi-plank, vinyl and other modern materials may be appropriate when they are used in the same way traditional materials would have been used.
    - Similarly, to the other two buildings, the applicant proposes brick as the main architectural material with hardi-board siding in some areas on the top of the proposed building. Staff recommends a condition of approval that the use of hardi-board siding's design details be subject to staff approval (refer condition #2).
- There is a large grade difference from Hawthorne Alley to Founders Avenue that creates a need for brick foundation walls in this sub parcel. While sub parcel A and B have been designed as a step down approach so that the brick foundation walls are a typical height, sub parcel C must be constructed at one grade. To address this, the applicant is breaking up the walls by incorporating enhanced landscaping, bricked in window features that break up the blank walls, and small openings into the parking garage that are covered with metal railings. Both the landscape architect and city architect have reviewed the design and expressed their support for design and landscaping. Similar brick retaining walls are present in other areas of Village Center due to the varying grades.
- DGR Section II (IV.B.3) states apartment buildings that do not have individual entrances to residential units shall follow traditional practice by employing distinct central entrances that facilitate pedestrian access.
    - The multi-unit building does not have individual entrances however, it does have centrally located entrances into the building that facilitate pedestrian access. Due to the grade of the site, these entrances are accessed via staircases.
- DGR Section III (IV.B.3) states that garages shall be clearly secondary in nature, by means of a simplified design compatible with the primary structure and no garage doors are permitted to be visible from the primary streets.
    - The applicant meets this requirement as they propose an underground parking garage that is not visible from the public streets.
- DGR Section 2 (IV.F.7) states the only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.

- The proposed windows are vertically proportioned however, it is unclear if they are made of wood and have vinyl or aluminum cladding on the exterior. Staff recommends a condition that the proposed windows be either vinyl or aluminum clad (condition #3).

- While the DGR's do not specifically state above ground mechanical equipment shall be screened for apartment buildings, the applicant provided a roof plan indicating that the mechanical equipment on the roof is not seen from the public streets.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- **Sub parcel A**: Urban Center Code Section 2.901.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
  - The applicant is meeting this requirement by providing landscaping in all applicable areas on the private property.
- **Sub parcel B and C**: As these are two new building typologies, the applicant has created a set of standards for each which includes that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
  - The applicant is meeting this requirement for these two subareas in all applicable areas on the private property. This includes bushes and shrubs along the building's facades, flower pots, and trees.
- **Sub parcel C**: As previously noted, this sub-parcel features a significant grade difference between Hawthorne Alley and Founders Avenue, requiring the installation of brick walls. The applicant plans to enhance the area with taller landscaping, including up to 2 foot tall shrubs and bushes and 8-10 foot tall ornamental trees, to soften the taller brick walls.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #4). The City Landscape Architect's comments are:
  1. Update plant list to properly reflect proposed materials, typical all. Resubmit updated plan for review.
  2. Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
  3. Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
  4. Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
  5. Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
  6. Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.

Lighting

- A detailed lighting plan was not submitted for review. Therefore, the staff recommends a condition of approval requiring submission of such a plan to ensure the lighting uses cut-off fixtures and downcast designs (condition #5).

Vehicular and Pedestrian circulation:

- **Sub parcel A**: Urban Center Code section 2.89 requires a minimum of one off-street parking space per unit plus ½ space for each additional unit for residential. For commercial, it requires a minimum of two spaces and a maximum of one off-street space per 400 square feet of building space. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
    - The sub parcel includes 4,208 square feet of commercial which requires 11 minimum parking spaces. There is a total of 17 units including 14 one-bedroom flats and 3 two-bedroom flats and this requires a minimum of 19 parking spaces. The required number of off-street parking for the residential units and commercial area is a minimum of 30 spaces.
    - In addition to the off-street parking provided, the building fronts onto High Street where there is a total of 14 existing on-street parking spaces immediately adjacent to the building as well as a proposed 6 spaces on Founders Avenue. The entire site is a pedestrian-oriented mixed use development with additional on-street parking spaces distributed along the public streets.
    - There are 20 off-street parking spaces. With the ½ space credit for on-street parking, the applicant meets the required number of parking spaces.
- **Sub parcel B**: The applicant's proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
    - The sub parcel includes 14 two-unit townhomes which requires a minimum of 21 parking spaces. In addition to the off-street parking provided, there are 4 on-street parking spaces on Founders Avenue and 4 on the west side of Second Street.
    - The applicant is providing 28 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- **Sub parcel C:** The applicant's proposed building typology sets the parking standards which requires a minimum of one off-street parking space per unit plus ½ space for each additional bedroom and a maximum of one off-street space per unit plus one space for each additional bedroom. Additionally, available on-street parking within 100' of the property lines shall provide a ½ space credit towards the off-street parking requirement.
    - The sub parcel includes a total of 73 units which breakdowns to 12 studios, 49 one-bedroom units, and 12 two-bedroom units. The required number of off-street parking for the units is a minimum 79 spaces.
    - In addition to the off-street parking provided, there are 4 on-street spaces along Second Street and 8 spaces along Third Street
    - The applicant is providing 78 off-street parking spaces. With the additional on-street parking, the applicant exceeds the required minimum number of parking spaces.
- Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
    - The applicant is providing bicycle parking for each sub parcel that meets this requirement.

- As mentioned above, the city will install 5-foot wide concrete sidewalks along all public streets.
- The overall site is well designed from a site layout and planning perspective. The proposed street network is lined with buildings and shared parking is consolidated behind them or hidden from the public streets. The buildings front onto public streets as well as provide a cohesive architectural presence.

Signage

- No signage was submitted for review. All new signage is subject to ARB review and approval at a later date.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The majority of the site is vacant aside from one existing home that is dilapidated. The city architect has reviewed and preliminarily approved the submittal.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - It appears that the applicant has designed the three new buildings in a way that is appropriate to the historic character of the area.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and complements existing buildings in the immediate area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not Applicable

B. Urban Center Code Compliance

Sub Parcel A:

The site in question is located in the Historic Center subarea within the Urban Center District. The proposed building typology is Traditional Commercial. The proposal complies with most of typology standards listed in this section of the Urban Center Code.

1. Lot and Building Standards

Sub parcel A: Traditional Commercial (UCC Section 2.87)

Standard	Minimum	Maximum	Proposed
Lot Area	No min	No max	30’-85’
Lot Width	No min	200’	173’
Lot Coverage	No min	100%	39%
Street Yard (a)	5’	20’	2.8’ (High Street) **[waiver requested]** 2.5’ (Founders Avenue) **[waiver requested]**
Side Yard (b)	0’	20’	6’10”
Rear yard (c)	15’	No max	2.6’ **[waiver requested]**
Bldg Width	80%	100%	95%
Stories	2	3	3
Height (d)	No min	55’	42’-3”

- Per 2.90, above ground mechanical devices, ground utility structures, and trash containers shall be screened from the street. The applicant meets this requirement by placing the dumpster at the rear of the building, screened from public view. Additionally, the mechanical equipment is located on the roof and is similarly screened from the street.

Sub Parcel B: Tuck-Under Townhomes (*new typology*)

Standard	Minimum	Maximum	Proposed
Lot Area	no min	no max	0.48ac
Lot Width	100’	no max	107’
Lot Coverage	50%	100%	69.3%
Street Yard/Front Yard	2’	no max	2.83’
Side Yard	2’	no max	2.90’
Rear Yard	no min	no max	3’
Building Width	no min	100%	94.6%
Stories	1	3	3
Building Height	no min	45’	39’-11”

Sub Parcel C: Hybrid Courtyard (*new typology*)

Standard	Minimum	Maximum	Proposed
Lot Area	.50 acres	no max	0.85ac
Lot Width	125’	no max	191.1’
Lot Coverage	50%	100%	85%
Street Yard/Front Yard	no min	no max	312’
Side Yard	no min	no max	n/a
Rear Yard	no min	no max	2.5’
Building Width	no min	100%	94.2%
Stories	3	4	3
Building Height	no min	50’	49’-7”

5.2 Street and Network Standards

- As part of a development agreement approved by the city council (R-55-2024), the applicant is dedicating the right-of-way to the city for the construction and funding of improvements to Founders Avenue, Second Street, Third Street, Cherry Alley, and Hawthorne Alley. These improvements include landscaping such as street trees and sidewalks which will be installed by the city. The design and layout for these new roads and associated improvements are not subject to the review and approval of the ARB per C.O. 1157.07 since this is a public improvement project.

A. Waiver Requests

The ARB’s review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*

3. *Be necessary for reasons of fairness due to unusual building, structure, or site-specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant requests the following waivers as part of the application.

(A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.
(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue
(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

(A) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.8+/- feet where code requires a minimum 5-foot setback.
(B) Waiver to UCC section 2.87(a) to allow the street yard setback to be 2.5+/- feet where code requires a minimum 5-foot setback along Founders Avenue

The following should be considered in the board's decision:

1. Urban Center Code Section 2.87(c) states that the required street yard setback for a traditional commercial building is a minimum of 5 feet. However, the applicant proposes portions of the building to have a setback of approximately 2.8 feet along High Street and approximately 2.5 feet along Founders Avenue, necessitating waivers.
2. For High Street, the waiver is necessary because the city requests that additional right-of-way be dedicated to the city. The developer's design team located the building 5 feet away from High Street, assuming the sidewalk and right-of-way limits matched. However, during the city engineer review of the proposed private development's site layout, the city staff discovered that the public, brick sidewalks are partially installed on private property.
3. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Due to the curvature of High Street, the setback line varies along the street yard lot line and only a portion of the building encroaches into this setback at the southwest corner and goes up to 5'-3" which does meet the setback requirement. Regarding Founders Avenue, the site is pedestrian oriented and therefore, it's appropriate for the buildings to be close to the right-of-way. This portion of the building along Founders Avenue transitions from commercial spaces to townhomes, aligning with sub parcel B to maintain continuity throughout the overall development.
4. The application substantially meets the intent of the standard that the applicant is attempting to seek a waiver from, and fits within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirement. The overall development provides a traditional urban form as desired in the UCC where a smaller setback is desirable. Even with the reduced setback, the city is providing all of the required streetscapes. Furthermore, the requested reduced setbacks apply only to specific sections of the building facades, not their entire lengths.
5. The request is necessary for reasons of fairness due to unusual building, structure, or site-specific constraints since this is an existing lot with two street yards. This waiver request is just for portions of the development that front on High Street and Founders Avenue. Regarding High Street, the city is creating the need for this waiver in order to have public right-of-way match the location of the public sidewalk at the southwest corner of the building. Thus, right-of-way along High Street follows the curve of the existing sidewalk. The proposed building footprint does not follow the curve of the existing sidewalk, as it is intended to parallel High Street.
6. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(C) Waiver to UCC section 2.87(c) to allow the rear yard setback to be 2.6+/- feet where code requires a minimum 15-foot setback.

The following should be considered in the board's decision:

1. Urban Center Code Section 2.87(c) states that the required rear yard setback for a traditional commercial building is 15 feet. The applicant proposes a 2.6+/- foot setback along the rear property line (Cherry Alley), therefore a waiver is required. This setback is just for the building and not the parking area as there is no minimum parking setback from alleys.
2. The application provides an appropriate design and pattern of development considering the context in which the development is proposed and the purpose of the particular standard. As townhomes from sub parcel B front on Cherry Alley, the smaller setback is appropriate to continue the pattern of a pedestrian-oriented street.
3. The plan meets the intent of the standard that the applicant is attempting to seek a waiver from. The design hides the off-street parking from view of the public streets. As the building is "L" shaped, allowing a smaller setback hides the parking lot from Founders Avenue. This form is desired by the DGRs and UCC and matches the development pattern in the area. Additionally, it increased the building width along Founders Avenue which is desirable.
4. The request could be considered to be necessary for reasons of fairness due to unusual building, structure, or site-specific constraint. The UCC contemplates all traditional commercial buildings having off-street parking spaces in the rear yard. The lot's distinct feature is that it is bordered by two public streets and a public alley. Since the alley is designated as the rear yard, it causes the front yard (Founders Avenue) and the rear yard (Cherry Alley) to intersect. This results in an undesirable 15-foot setback from Cherry Alley, reducing the building's frontage on Founders Way. While Cherry Alley is an alley, it still is pedestrian-oriented with townhome entrances fronting it. Therefore, the smaller setback is appropriate as it conforms to an urban form.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Engage New Albany strategic plan, Urban Center Code, and Design Guidelines and Requirements. The development accomplishes several strategic plan recommendations including "promote mixed use and retail infill development to create continuous and activated street frontage throughout the Village Center" and "increase the number of people living and working in the Village Center through new residential and commercial development."

The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new buildings are created in the community and the selection of architectural style shall be appropriate to the context, location, and function of the buildings. The designs for the three buildings are of high quality and the site strategy, building massings, and exterior elevations seamlessly blend with the existing area. The project encompasses three distinct sub-parcels, each tailored to meet site-specific needs while respecting the historical and architectural character of the Village Center. The development integrates a mix of uses including retail, townhomes, and multi-family housing, to create a dynamic urban environment. The extensions of Third Street and Second Street establish a cohesive grid pattern, while the placement of units fronting the streets ensures continuous and activated street frontages.

The development emphasizes cohesive site layout and connectivity, blending building orientation with pedestrian-friendly streetscapes. It meets parking standards through a mix of off-street and on-street parking. The city architect indicates that the use of hardi-board siding depends on the careful execution of design details, but the approach supports the goal of preserving historic aesthetics while incorporating durable, modern materials that achieve a historic-looking result. With the recommended changes from the city architect and landscape architect, it does not appear that the

original quality or character of the building or site will be destroyed or compromised as part of the construction of this development.

V. ACTION

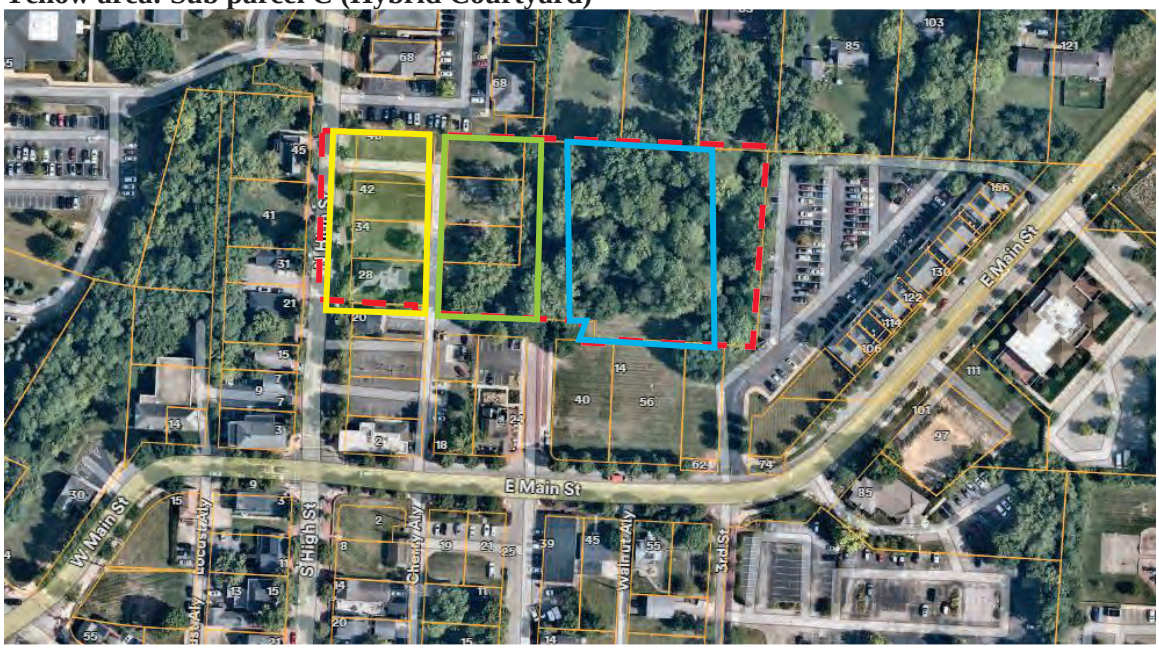
Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-98-2024:

Move to approve Certificate of Appropriateness application ARB-98-2024 with the following conditions:

1. That the applicant enhances the south façade to adhere to a strict centerline, subject to staff approval.
2. That the use of hardi-board siding design details be subject to staff approval for sub parcel A, B, and C.
3. That the proposed windows are made of wood and have vinyl or aluminum cladding on the exterior.
4. That the following landscaping comments be addressed:
    - Update plant list to properly reflect proposed materials, typical all.
    - Revise the proposed placement of Elegans Box Honeysuckle around the exterior of Building C, allowing for the material to be offset from the sidewalk and removed in strategic locations to avoid the visual of a continuous hedgerow.
    - Revise the proposed landscape treatment around the exterior of Building C to include an increased use of evergreen plant material at strategic focal points along the facade.
    - Extend the use of plant materials to mitigate stretches of exposed facades along Building C. Proposed treatments are to remain consistent with existing plant material and overall aesthetics found within New Albany and the Historic Village Center.
    - Utilize the proposed Big Blue Lily Turf to replace the use of Elegans Box Honeysuckle located along the facade of Building C at Third Street.
    - Revise the proposed evergreen plant material along the south facade of Building C to provide increased screening of the exposed facade and ramp.
5. That a plan to ensure the lighting uses cut-off fixtures and downcast designs is submitted, subject to staff approval.

Approximate Site Location:
Red dashed line – Entire development
Yellow area: Sub parcel C (Traditional Commercial)
Green area: Sub parcel B (Tuck-Under Townhomes)
Yellow area: Sub parcel C (Hybrid Courtyard)



Source: NearMap

archall
architects

New Albany Town Center

ARB v2.0 // NARRATIVE

DATE January 30, 2025

TO: City of New Albany Staff + Architectural Review Board

Following-up our presentation at the New Albany ARB meeting, January 13, 2025, the development team has compiled a thorough response that we believe meets the goals and intentions laid forth by both the City of New Albany Staff and the Architectural Review Board. Our response is predicated on our active listening of the Board's discussion and direction, analysis and execution of the design red-lines provided, further collaboration and coordination with Staff, and continued design development and refinement of the overall project.

Outlined below are specific items that were called out for further study and our response. Underlying themes throughout this submission, which adhere to the comments we heard at the previous meeting are:

- **Restraint.**
- **Order.**
- **Consistency.**
- **Site Continuity.**
- **Scale / Proportion.**

Overall Site Updates:

- Landscape Architect has updated Landscape Plan and Planting Materials List per City / MKSK comments regarding plant species and locations.
- Civil Engineer has updated the Site Plans per building footprint changes that resulted from architectural comments from ARB.
- Development Team continued bi-weekly Site and Engineering Coordination meetings with City Staff between ARB meetings.

(continued…)

Building A:

- The covered at-grade patio for future commercial tenant, previously facing the south property line, has been mirrored across the High Street facade and is now located at the main corner (Founder's Way and High Street intersection).
    - This was in response to ARB's concern of the previous location and its appropriateness.
    - As we studied the High Street plan and streetscape further, the development team determined that locating the patio felt more natural and allowed the development to celebrate this new, important intersection.
- The two-story balcony element (previously featured above the commercial patio), which also mirrored to the opposite corner, was converted to interior unit space.
    - This allows the design to formally respond to the site corner condition.
    - This aligns with the principle theme of restraint, as we have removed the two-story balcony concept, as it was only present here at Building A.
    - Further articulation and refinement of this corner aligns with similar conditions on Buildings B and C, providing continuity and consistency across the entire site.
- With the patio space mirroring to the main corner, the High Street façade and end-wall articulation shifted south, resulting in the architecture being true to its siting.
    - IE. End wall articulation is now truly an end wall and fire separation from the abutting property to the south.
- The egress stair at the south end of the building has been shifted into the main footprint, eliminating a bump in the footprint.
    - This was in response to ARB's red-lines.
    - As a result, this move simplifies the massing and footprint, gaining an additional off-street parking space.
- The central two-story balcony element, which connected either side of the High Street façade, has been converted to interior unit space.
    - Like the new corner element, this aligns with the principle theme of restraint, as we have removed the two-story balcony concept, as it was only present here at Building A.
    - In conjunction with the new corner, these elements act as hyphens, linking the High Street and Founder's Way facades.
    - Further articulation and refinement of this element aligns with similar conditions on Buildings B and C, providing continuity and consistency across the entire site.
- The slope of the gable roofs and end walls have been adjusted to a steeper slope, per the comments.
    - The slope is now 9:12, and further proportional study of the end wall has resulted in bring the parapet cap down in elevation, creating a better relationship to its neighboring massing and/or roof condition.

- Cornice and trim detailing have been refined across the entire building.
    - This move aligns with the principle themes, as we simplified the trim packages into three categories, which are now consistent across all three buildings:
        - Brick Condition.
        - Fibre-Cement (Light).
        - Fibre-Cement (Dark).
- Residential entries have been redesigned, following proportional and historical analysis.
    - These changes have been reflected across Building A and Building B to create continuity and consistency across the overall site.
- Balcony railings, at the third floor terraces, have been redesigned to a traditional balustrade application.
    - These changes have been reflected across Buildings B and Building C as well, to create continuity and consistency across the overall site.
- Half-round arches have been replaced with Segmented arches.
    - These changes have been reflected across Building A and Building B to create continuity and consistency across the overall site.
- All windows have been updated to provide Simulated Divided Lites (SDLs).
    - These changes have been reflected across Buildings B and Building C as well, to create continuity and consistency across the overall site.
    - This aligns with the principle theme of restraint as well.

(continued…)

Building B:

- The rusticated brick base, which was originally proposed, has been evaluated and applied consistency across all four sides of the building.
    - This was in response to ARB's red-lines.
- Parapet heights at all facades have been studied and reduced, where structure allows it, to provide better proportioning at the top of the massing.
- Cornice and trim detailing have been refined across the entire building.
    - This move aligns with the principle themes, as we simplified the trim packages into three categories, which are now consistent across all three buildings:
        - Brick Condition.
        - Fibre-Cement (Light).
        - Fibre-Cement (Dark).
- Residential entries have been redesigned, following proportional and historical analysis.
    - These changes align with Building A to create continuity and consistency across the overall site.
- Balcony railings, at the third floor terraces, have been redesigned to a traditional balustrade application.
    - These changes align with Building A and Building C, to create continuity and consistency across the overall site.
- Half-round arches have been replaced with Segmented arches.
    - These changes align with Building A to create continuity and consistency across the overall site.
- Trellis structures at third floor roof terraces have been removed.
    - This move follows the principle theme of restraint.
- The interior drive-court facades have been further developed to better meet the standard of design, as expressed by the Board during the previous meeting.
    - The redesign was in response to ARB's red-lines.
        - Window placement and rhythm has been changed to provide a more balanced façade for each townhome unit.
        - Bolt-on, Juliette balconies have been removed.
        - Increased cornice and trim proportions.
        - Increased scale of supporting columns.
    - In lieu of downspouts, further articulation and emphasis of the demising walls provides clarity and separation between adjoining units. In conjunction with the adjustments made above, these moves allow each townhome façade reads balanced and individually.

- A brick wall, with an operable vehicular gate and man door have been added to the open-end of the drive court.
    - This move was in response to ARB's red-lines and concerns about visibility of parking from the alley right-of-way.
    - The proposed solution eliminates undesired sight-lines into the drive court, and furthermore, provides a level of security for residents.
    - The vehicular gate is sized for a single lane of traffic, which allows for a single man door for better day-to-day operation.
        - We believe this solution provides a better scale and proportion at this alley condition.
- Dormer styling and quantities have been reduced to a single application.
    - This move aligns with the principle theme of restraint, as well as consistency, as in the previous version, we had multiple applications of dormers within the same footprint and style of articulation.
    - In converting to all single dormers, this is a more traditional look, in-line with New Albany architectural context.
    - The single dormers also reduce the weight and height of the façade, which is more compatible with the rest of the architecture.
- All windows have been updated to provide Simulated Divided Lites (SDLs).
    - These changes have been reflected across Buildings A and Building C as well, to create continuity and consistency across the overall site.
    - This aligns with the principle theme of restraint as well

(continued…)

Building C:

- The footprint has changed, specifically at the southeast corner, which increased usable square footage.
    - The transformer, which was previously located here, has been relocated towards the center of the site, in front of the open amenity courtyard.
        - This reduces undesirable sight lines of utility components from streets.
    - With increased frontage and massing at this corner, this creates an architectural opportunity to address this portion of the building as a corner feature.
        - This addresses the Board's concerns about the south façade not reading as a primary façade, given its current visibility to Main Street / US-62.
        - The corner has been articulated to align with similar conditions at Building A and Building B, providing consistency and continuity across the overall site.
        - This corner of Building B now becomes a prominent feature and introduction to the Village Center.
- Additional windows have been located at the reminder of the south façade, to further enhance and establish this alley-facing façade as a prominent elevation.
- Parapet heights at all facades have been studied and reduced, where structure allows it, to provide better proportioning at the top of the massing.
- Cornice and trim detailing have been refined across the entire building.
    - This move aligns with the principle themes, as we simplified the trim packages into three categories, which are now consistent across all three buildings:
        - Brick Condition.
        - Fibre-Cement (Light).
        - Fibre-Cement (Dark).
- Balcony railings, at the third floor terraces, have been redesigned to a traditional balustrade application.
    - These changes align with Building A and Building B, to create continuity and consistency across the overall site.
- All windows have been updated to provide Simulated Divided Lites (SDLs).
    - These changes have been reflected across Buildings A and Building C as well, to create continuity and consistency across the overall site.
    - This aligns with the principle theme of restraint as well.

(continued…)

In summary, all of these moves, both in direct response to ARB's guidance and as a result of further development and refinement, have elevated the architectural quality of the proposed development, establishing continuity across all three buildings while highlighting specific moments and sight-lines. As a result, the proposed plans and architecture seamlessly connect to the greater New Albany community, while simultaneously is a catalyst for future development of the Village Center as a vibrant, walkable mixed-use neighborhood.

We are excited to continue this discussion with City Staff and the Board, as we are firm believers that through a collaborative design process with passionate, mission-driven stakeholders, the best solutions will arise and be implemented to positively impact the greater good.

Thank you,



Jonathan Grubb
Design Director | Architect



MERSHAD
DEVELOPMENT

New Albany Town Center
Design Intent Package

FEBRUARY 10, 2025

archall



New Albany Town Center

PROPOSED MIXED-USE DEVELOPMENT

NEW ALBANY ARCHITECTURAL REVIEW BOARD

JANUARY 27, 2025 | SUBMISSION - COMMENTS
FEBRUARY 10, 2025 | ARB MEETING

Request for Certificate of Appropriateness:
- Proposed Mixed-Use Development
- New Building Typology - Tuck-Under Townhomes
- New Building Typology - Hybrid Courtyard Residential

MERSHAD DEVELOPMENT
DEVELOPER

archall
ARCHITECT

Ruscilli
CONTRACTOR

KORDA
CIVIL

JAMES BURKART ASSOCIATES, INC.
LANDSCAPE

PROJECT BRIEF

The proposed project is a mixed-use development located within the Urban Center of New Albany. The town-center inspired development proposes a total of 104 market-rate apartments, ranging from studio flats to 2 bedroom townhomes, as well as 4,208 SF commercial retail space. Currently contained within seven individual parcels, the future development would spread across three "subparcels", categorized from A to C going West to East. The site currently sits within the Historic Center and Core Residential zoning district of the Urban Center Code. Trisecting the site, in between as well as around each subparcel, is a proposed street grid network that has been designed by EP Ferris Consultants, proposed by New Albany Planning Staff, and incorporated by the developer. This well-studied grid network facilitates a comprehensive, walkable, and urban-center oriented development while also relieving traffic pressure on the Urban Center District. The development, as proposed, would provide private parking at a ratio of 1.79 parking spaces per 1 unit, while also providing parking for commercial uses at a ratio higher than the prescribed parking requirement by the Urban Center Code.

Proposed within the town center development are various building typologies such as a traditional commercial building, townhomes, and a multi-unit building. By incorporating elements of the Urban Center Code, Village Center Strategic Plan, New Albany Design Guidelines, as well as the surrounding context of the area, the development adds to and expands upon the current fabric of the Urban Center while also promoting walkability, connectivity, and desirable living options. The project has been designed to incorporate engaging sight lines, various moments of public engagement, and an inviting commercial presence for the community and surrounding residents in a manner congruent with the current Urban Center. The development is being proposed by Mershad Development, designed by Archall Architects, and engineered by McMullen Engineering, with landscaping design by James Burkart Associates.

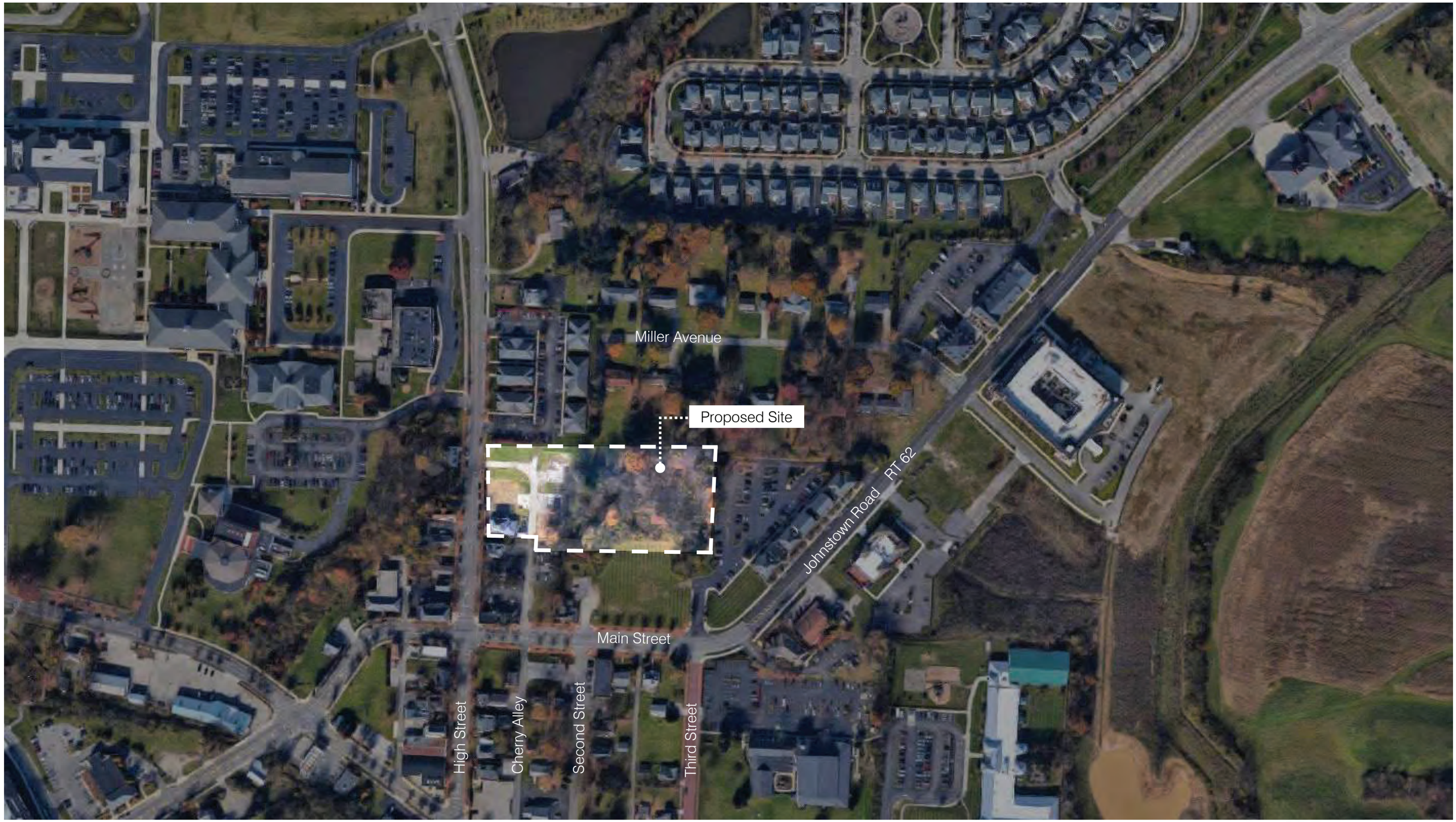
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Site Context

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OVERALL SITE

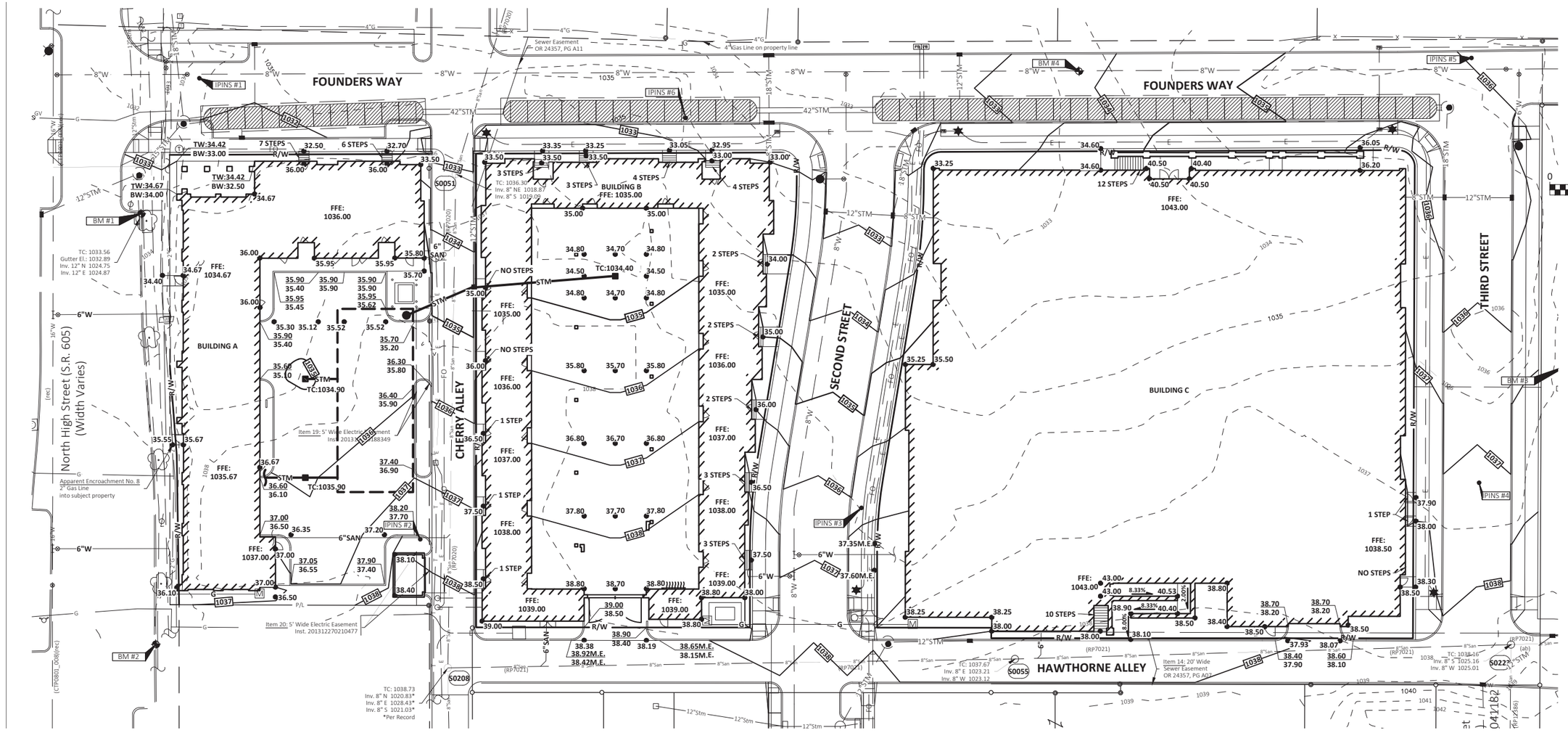
1 SITE PLAN

SCALE 1" = 40'-0"

TOTAL ACREAGE (PRE STREET GRID)
2.96 AC
PRIVATE ACREAGE (AFTER PUBLIC ROW)
1.72 AC (58.1%)
DEVELOPABLE ACREAGE (AFTER SETBACKS)
1.67 AC (56.4%)

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NOT FOR CONSTRUCTION	KORDA
○ CONCEPTUAL DESIGN	KORDA NEMETH ENGINEERING
○ SCHEMATICS	1650 WATERMARK DRIVE SUITE 200 COLUMBUS, OHIO 43215
● DESIGN DEVELOPMENT	DRAWN BY: KEVIN G. WIRFEL
○ WORKING DRAWINGS FOR REVIEW	DESIGNED BY: KEVIN G. WIRFEL
	CHECKED BY: ERIC J. WALSH
	PROJECT NUMBER:

GRADING LEGEND

EXISTING

REFER TO SHEET TS1

PROPOSED

- 800 — INDEX CONTOUR
- 799 — INTERMEDIATE CONTOUR
- BUILDING/WALL
- E — UG ELECTRIC LINE (BY OTHERS)
- FO — UG FIBER OPTIC LINE (BY OTHERS)
- W — WATER LINE (BY OTHERS)
- STM — STORM SEWER (BY OTHERS)
- E — UNDERGROUND ELECTRIC LINE
- W — WATER LINE
- F — FIRE PROTECTION SERVICE LINE
- G — GAS LINE
- STM — STORM SEWER
- UD — UNDERDRAIN
- SAN — SANITARY SEWER
- CATCH BASIN PER COC STD. DWG. AA-S133A
- MANHOLE PER COC STD. DWG. AA-S102
- DS — DOWNSPOUT ADAPTER PER DETAIL D/C2.3
- W — FIRE HYDRANT
- GATE VALVE & CURB BOX
- FIRE DEPARTMENT CONNECTION
- CO — CLEAN OUT
- X XXX — STRUCTURE NUMBER
- 708.53 — SPOT ELEVATION
- TC — TOP OF CASTING
- 700.00 / 699.50 — TOP OF CURB ELEVATION / GUTTER ELEVATION AT FACE OF CURB
- FLOW DIRECTION ARROW
- X — HIGH (CROWN) POINT
- EMERGENCY OVERFLOW
- M.E. — MATCH EXISTING ELEVATION

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Design v1.0

ARB: May 08, 2023

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Design v2.0

ARB: May 13, 2024

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Design v3.0

ARB: January 13, 2025

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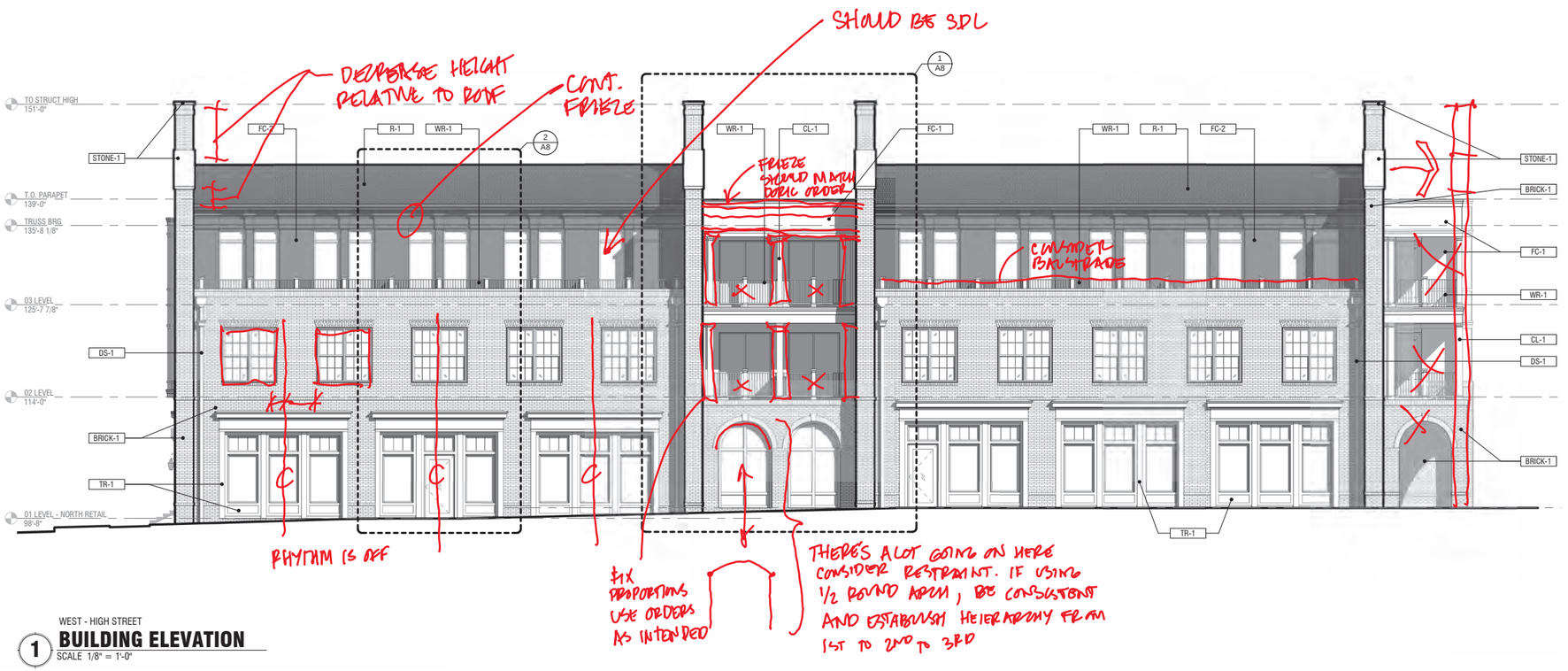


Proposed Design

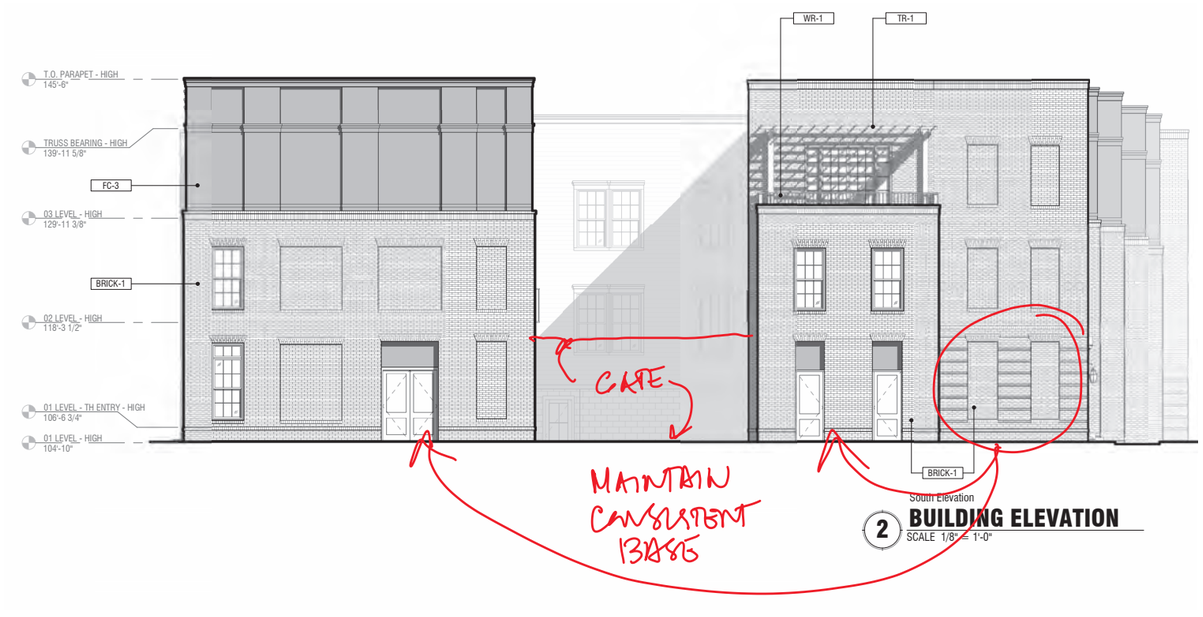
ARB: February 10, 2025

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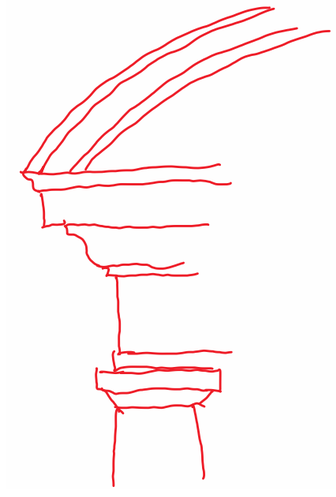
MERSHAD DEVELOPMENT archall



WEST - HIGH STREET
1 BUILDING ELEVATION
SCALE 1/8" = 1'-0"



South Elevation
2 BUILDING ELEVATION
SCALE 1/8" = 1'-0"



2022
- **01.28.22** *DEVELOPMENT TEAM* — INITIAL SITE CAPACITY STUDIES; DESIGN DEVELOPMENT
- **06.24.22** *NEW ALBANY* — NEW CITY STREET GRID PLAN

2023
- **03.01.23** *DEVELOPMENT TEAM* — INITIAL DESIGN SUBMISSION TO CITY
- **03.21.23** *NEW ALBANY* — COMMENTS FROM CITY ARCHITECT
- **04.20.23** *NEW ALBANY* — PRE-ARB MEETING WITH CITY
- **05.08.23** *NEW ALBANY* — INFORMAL ARB MEETING

2024
- **02.06.24** *DEVELOPMENT TEAM* — INFORMAL ARB SUBMISSION
- **02.12.24** *NEW ALBANY* — INFORMAL ARB MEETING; COMMENTS FROM CITY ARCHITECT
- **05.04.24** *DEVELOPMENT TEAM* — INFORMAL ARB SUBMISSION
- **05.13.24** *NEW ALBANY* — INFORMAL ARB MEETING
- **07.26.24** *NEW ALBANY* — ROADWAY 75% SUBMISSION
- **11.01.24** *NEW ALBANY* — COMMENTS FROM CITY ARCHITECT
- **11.12.24** *NEW ALBANY* — COMMENTS FROM CITY; UPDATED GRADING PLAN - EP FERRIS
- **12.03.24** *NEW ALBANY* — REVISED GRADING PLAN - EP FERRIS
- **12.10.24** *NEW ALBANY* — COMMENTS FROM MKSK
- **12.12.24** *NEW ALBANY* — PARKING COMMENTS FROM EP FERRIS
- **12.13.24** *DEVELOPMENT TEAM* — FORMAL ARB SUBMISSION
- **12.20.24** *NEW ALBANY* — COMMENTS FROM CITY ARCHITECT AND MKSK
- **12.20.24** *NEW ALBANY* — COMMENTS FROM MKSK
- **12.27.24** *DEVELOPMENT TEAM* — ARB PACKAGE UPDATED PER COMMENTS

2025
- **01.13.25** *NEW ALBANY* — FORMAL ARB MEETING
- **01.17.25** *NEW ALBANY* — COMMENTS FROM ARB
- **02.10.25** *NEW ALBANY* — FORMAL ARB MEETING

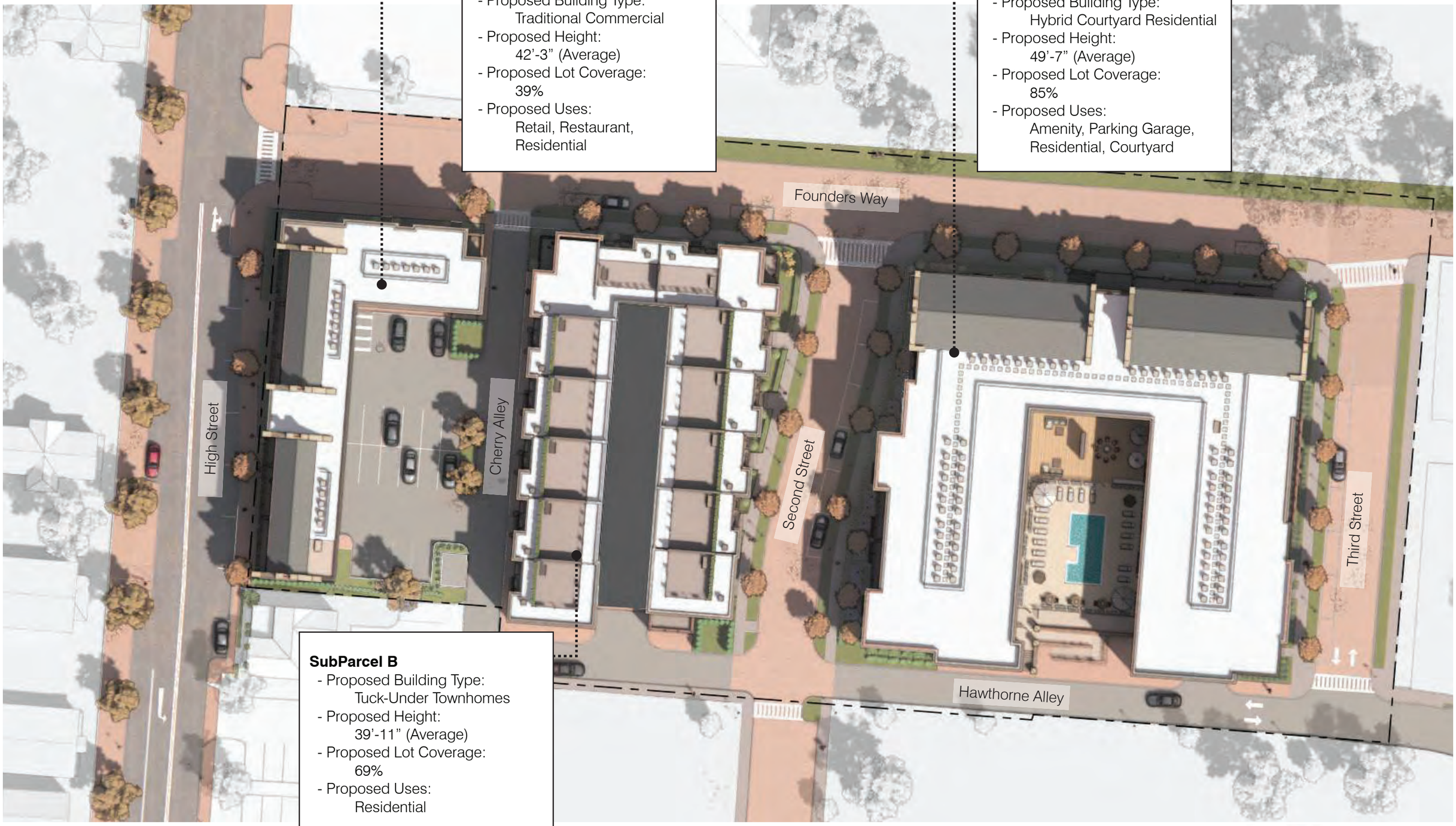
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Proposed Development

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SubParcel A
- Proposed Building Type:
  Traditional Commercial
- Proposed Height:
  42'-3" (Average)
- Proposed Lot Coverage:
  39%
- Proposed Uses:
  Retail, Restaurant, Residential

SubParcel B
- Proposed Building Type:
  Tuck-Under Townhomes
- Proposed Height:
  39'-11" (Average)
- Proposed Lot Coverage:
  69%
- Proposed Uses:
  Residential

SubParcel C
- Proposed Building Type:
  Hybrid Courtyard Residential
- Proposed Height:
  49'-7" (Average)
- Proposed Lot Coverage:
  85%
- Proposed Uses:
  Amenity, Parking Garage, Residential, Courtyard

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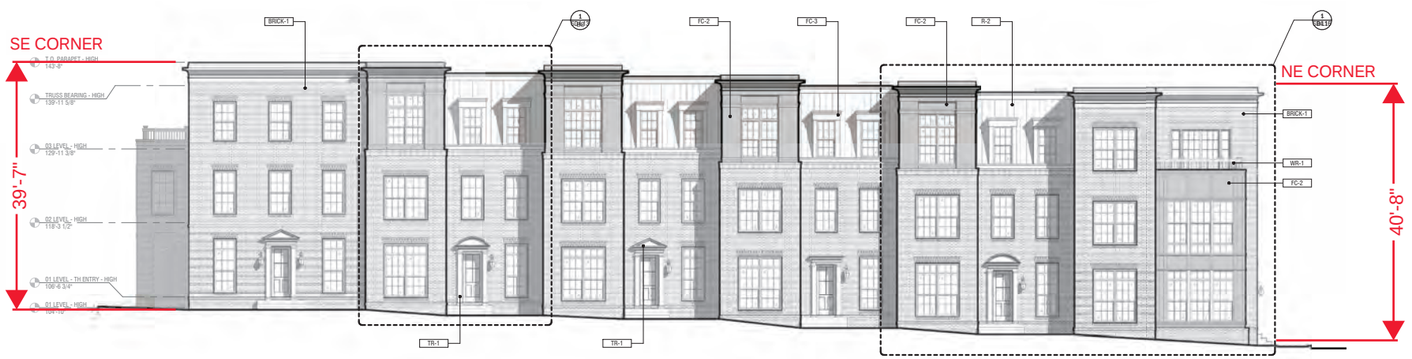
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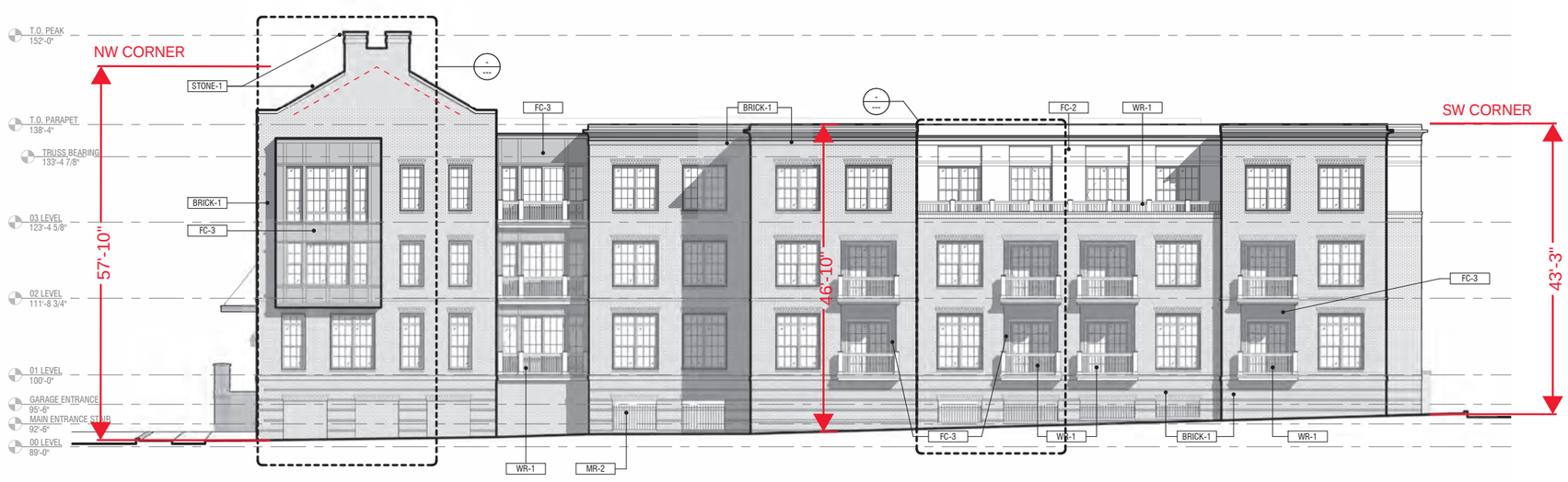
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BUILDING A HIGH STREET ELEVATION



BUILDING B 2ND STREET ELEVATION



BUILDING C 2ND STREET ELEVATION

Building A Height

Northwest	//	46’-7”
Northeast	//	41’-1”
Southeast1	//	39’-9”
Southeast2	//	39’-0”
Southwest	//	44’-8”
Average	//	42’-3”

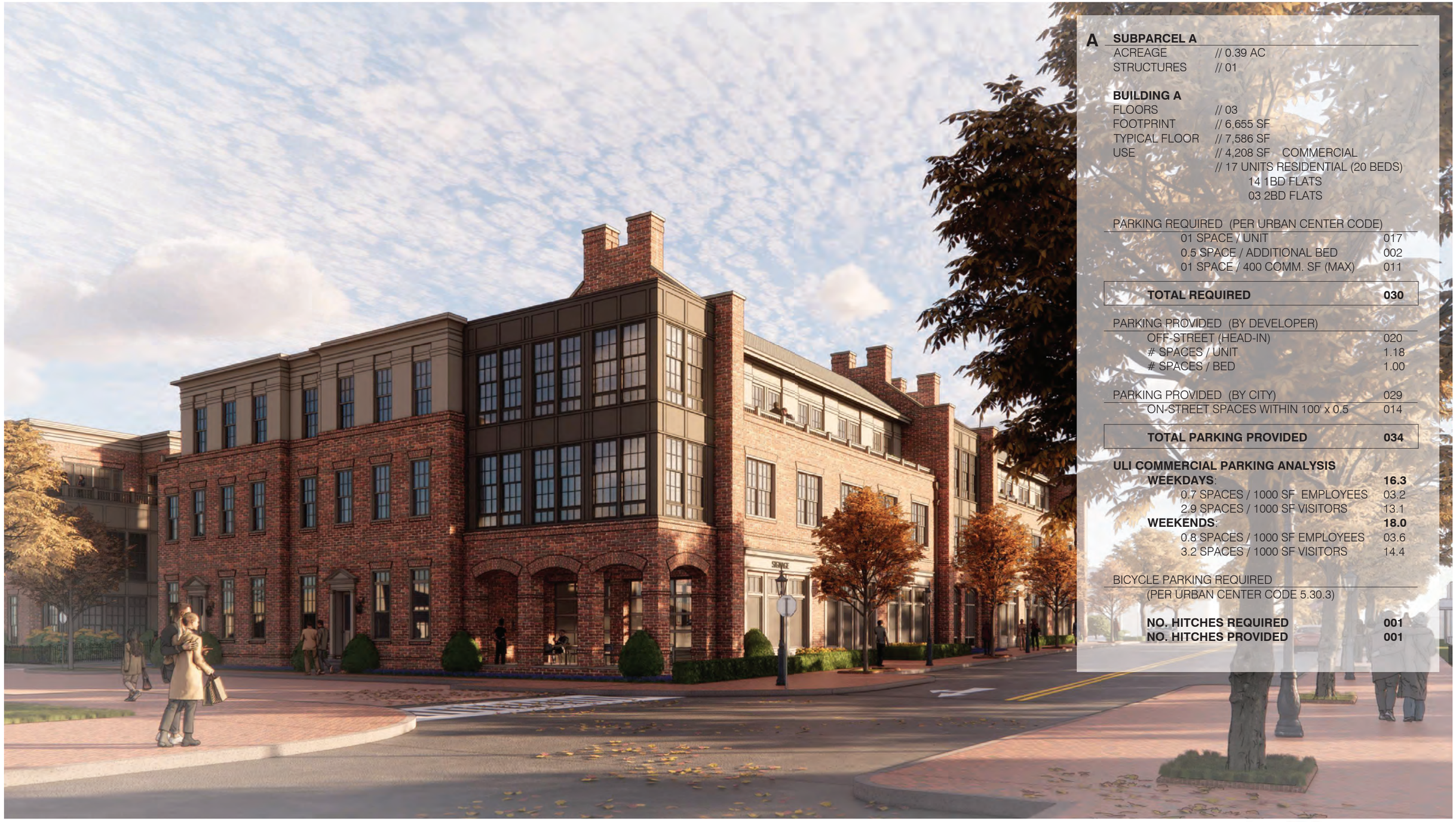
Building B Height

Northwest	//	40’-8”
Northeast	//	40’-8”
Southeast	//	39’-7”
Southwest	//	38’-7”
Average	//	39’-11”

Building C Height

Northwest	//	57’-10”
Northeast	//	55’-4”
Southeast	//	42’-1”
Southwest	//	43’-3”
Average	//	49’-7”

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A **SUBPARCEL A**

ACREAGE	// 0.39 AC
STRUCTURES	// 01

BUILDING A

FLOORS	// 03
FOOTPRINT	// 6,655 SF
TYPICAL FLOOR	// 7,586 SF
USE	// 4,208 SF COMMERCIAL
	// 17 UNITS RESIDENTIAL (20 BEDS)
	14 1BD FLATS
	03 2BD FLATS

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	017
0.5 SPACE / ADDITIONAL BED	002
01 SPACE / 400 COMM. SF (MAX)	011
TOTAL REQUIRED	**030**

PARKING PROVIDED (BY DEVELOPER)

OFF-STREET (HEAD-IN)	020
# SPACES / UNIT	1.18
# SPACES / BED	1.00
PARKING PROVIDED (BY CITY)	029
ON-STREET SPACES WITHIN 100' x 0.5	014
TOTAL PARKING PROVIDED	**034**

ULI COMMERCIAL PARKING ANALYSIS

WEEKDAYS:	**16.3**
0.7 SPACES / 1000 SF EMPLOYEES	03.2
2.9 SPACES / 1000 SF VISITORS	13.1
WEEKENDS:	**18.0**
0.8 SPACES / 1000 SF EMPLOYEES	03.6
3.2 SPACES / 1000 SF VISITORS	14.4

BICYCLE PARKING REQUIRED
(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED	**001**
NO. HITCHES PROVIDED	**001**

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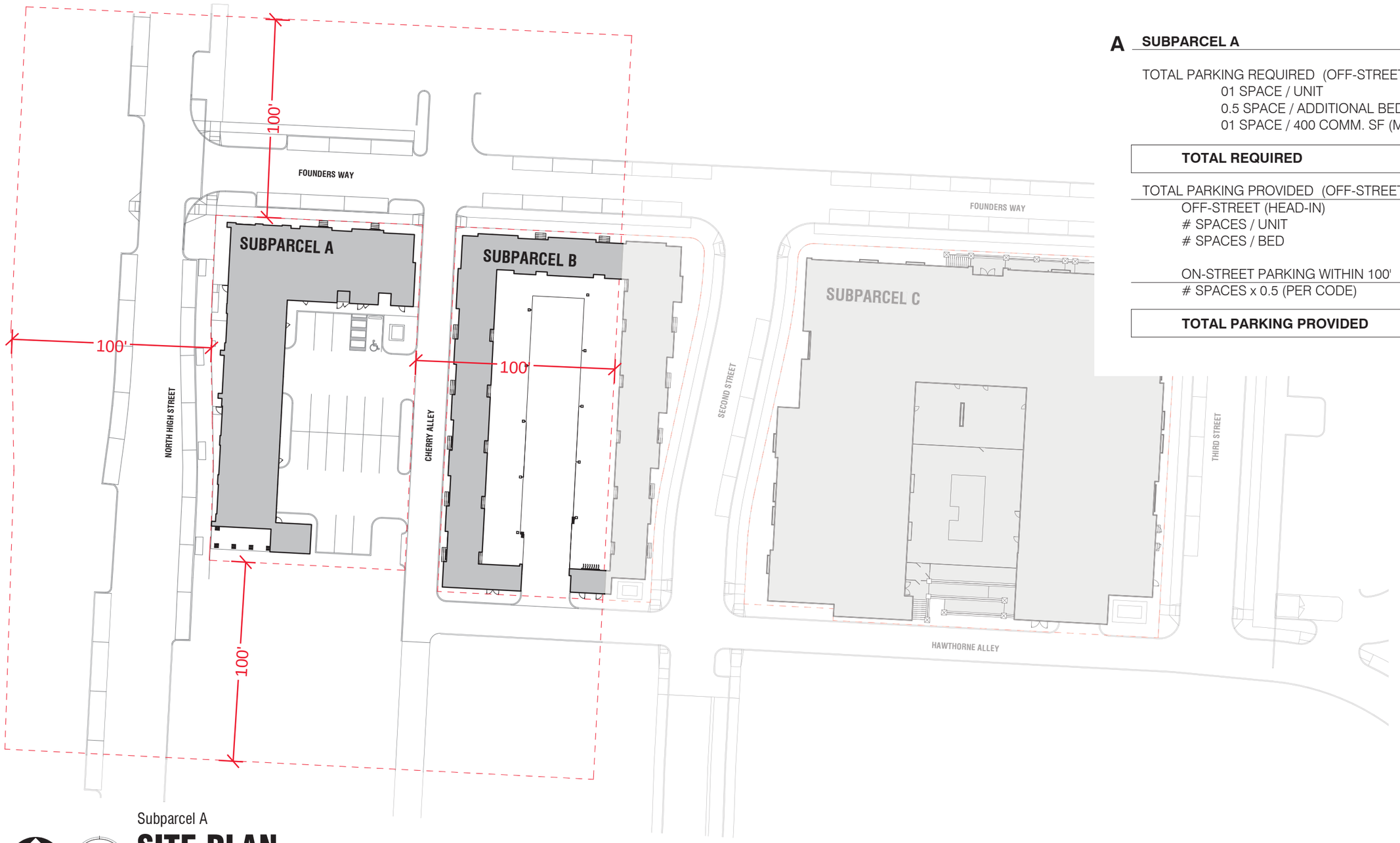




CASE STUDY - THE LOX BAGEL SHOP - N HIGH STREET, COLUMBUS

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A SUBPARCEL A

TOTAL PARKING REQUIRED (OFF-STREET)	
01 SPACE / UNIT	017
0.5 SPACE / ADDITIONAL BED	002
01 SPACE / 400 COMM. SF (MAX)	011
TOTAL REQUIRED	**030**
TOTAL PARKING PROVIDED (OFF-STREET)	
OFF-STREET (HEAD-IN)	020
# SPACES / UNIT	1.18
# SPACES / BED	1.00
ON-STREET PARKING WITHIN 100'	029
# SPACES x 0.5 (PER CODE)	014
TOTAL PARKING PROVIDED	**034**

Subparcel A

1 SITE PLAN

SCALE 1" = 50'-0"

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B **SUBPARCEL B**

ACREAGE	// 0.48 AC
STRUCTURES	// 01

BUILDING B

FLOORS	// 03
FOOTPRINT	// 19,445 SF
USE	// 14 TOWNHOMES (28 BEDS) (FROM 1,840 SF TO 3,026 SF)

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	014
0.5 SPACE / ADDITIONAL BED	007

TOTAL REQUIRED	**021**
PARKING PROVIDED	**028**
# SPACES / UNIT	2.00
# SPACES / BED	1.06

BICYCLE PARKING REQUIRED
(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED	**001**
NO. HITCHES PROVIDED	**003**

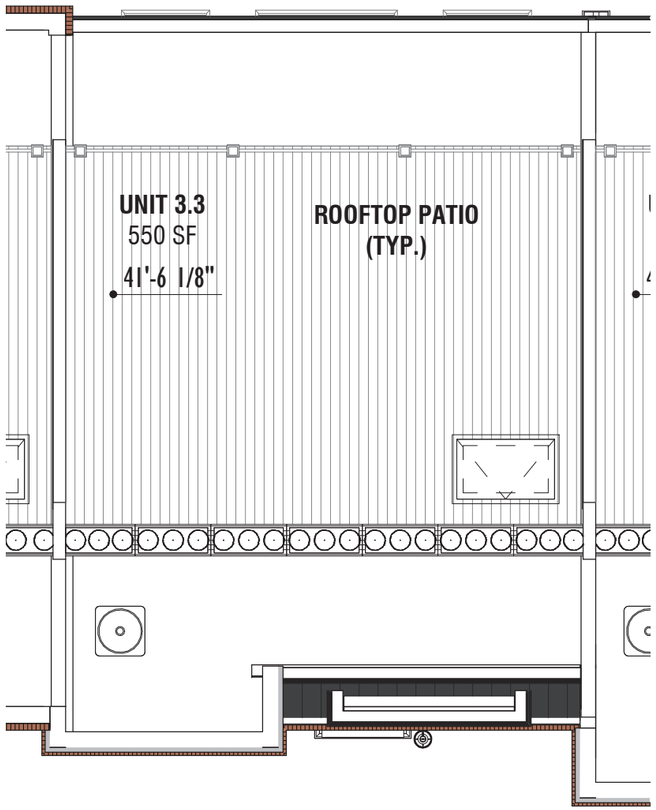
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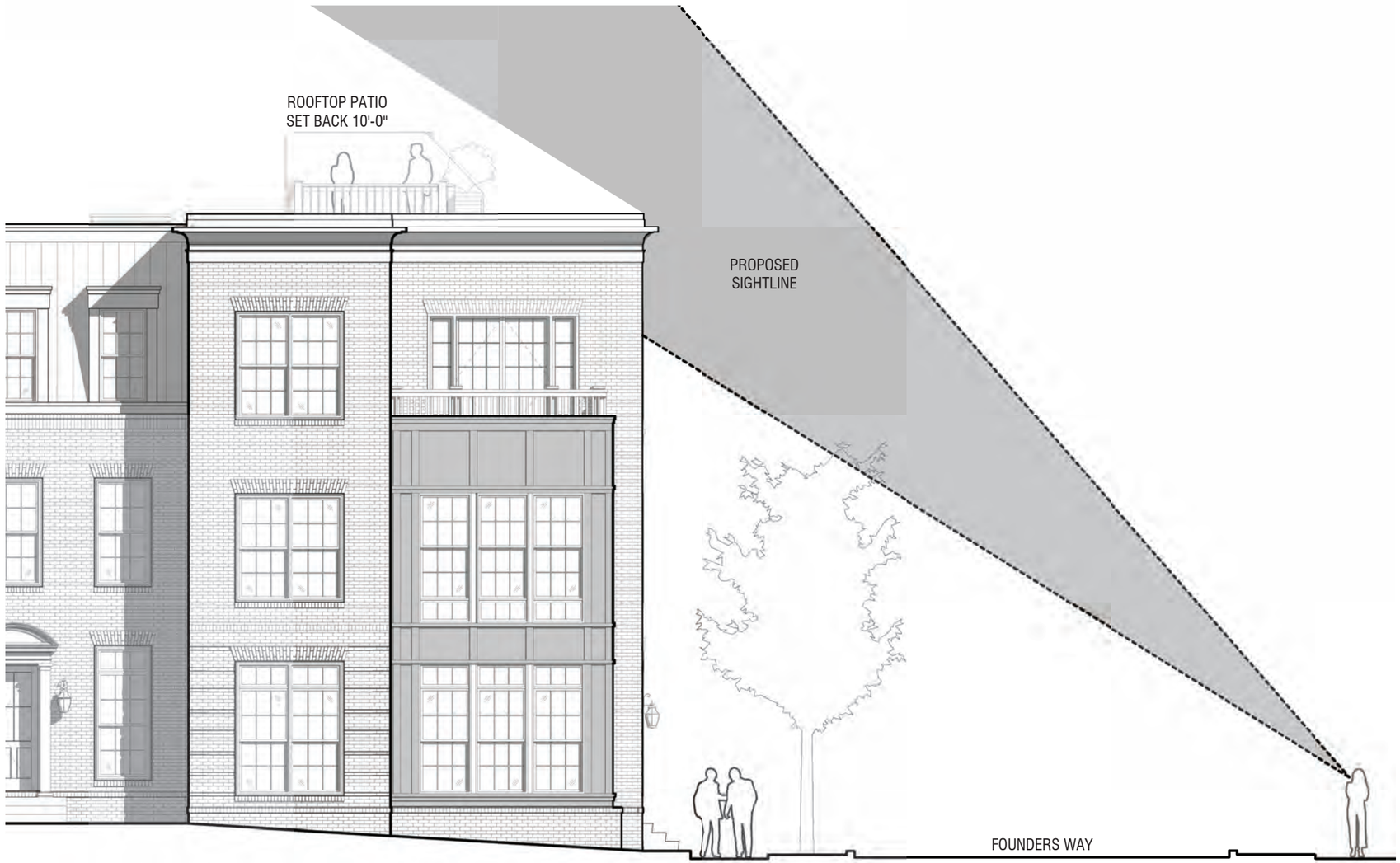
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ROOFTOP PLAN
SCALE: 1/8” = 1’- 0”



ELEVATION SIGHTLINE STUDY
SCALE: 1/8” = 1’- 0”

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C SUBPARCEL C

ACREAGE	// 0.85 AC
STRUCTURES	// 01

BUILDING C

FLOORS	// 03 (+01 FLOOR BELOW GRADE)	
FOOTPRINT	// 31,472 SF	
TYPICAL FLOOR	// 25,000 SF	
USE	// 73 UNITS	RESIDENTIAL (79 BEDS)
	12	STUDIO
	49	1BD UNITS
	12	2BD UNITS

PARKING REQUIRED (PER URBAN CENTER CODE)	
01 SPACE / UNIT	073
0.5 SPACE / ADDITIONAL BED	006
TOTAL REQUIRED	**079**

PARKING PROVIDED (BY DEVELOPER)	
STRUCTURED PARKING	078
# SPACES / UNIT	1.07
# SPACES / BED	0.92
PARKING PROVIDED (BY CITY)	030
ON-STREET SPACES WITHIN 100' x 0.5	015
TOTAL PARKING PROVIDED	**093**

BICYCLE PARKING REQUIRED
(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED	**002**
NO. HITCHES PROVIDED	**000**
NO. BICYCLE RACKS PROVIDED	**018***

*SECURED, LOCATED IN PARKING STRUCTURE

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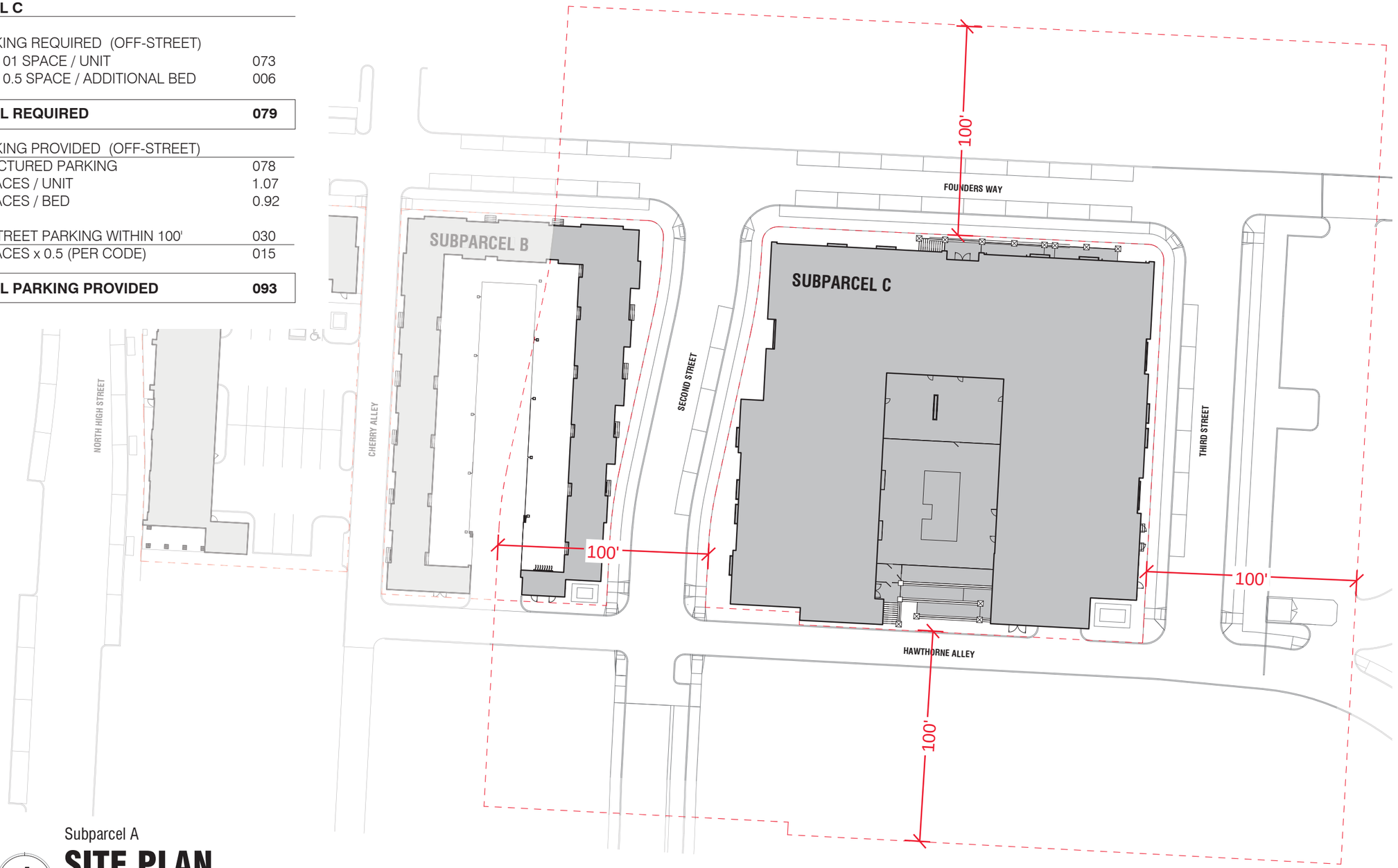
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C SUBPARCEL C

TOTAL PARKING REQUIRED (OFF-STREET)	
01 SPACE / UNIT	073
0.5 SPACE / ADDITIONAL BED	006
TOTAL REQUIRED	**079**
TOTAL PARKING PROVIDED (OFF-STREET)	
STRUCTURED PARKING	078
# SPACES / UNIT	1.07
# SPACES / BED	0.92
ON-STREET PARKING WITHIN 100'	030
# SPACES x 0.5 (PER CODE)	015
TOTAL PARKING PROVIDED	**093**



Subparcel A

1 SITE PLAN

SCALE 1" = 50'-0"

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SITE // IN NUMBERS

MASTERPLAN // NEW ALBANY TOWN CENTER
SITE COMPONENTS:

JURISDICTION	// NEW ALBANY	
ZONING	// URBAN CENTER DISTRICT	
ACREAGE	// 2.96 AC	
DEVELOPABLE	// 1.72 AC	58.1%
DEDICATED PUBLIC R.O.W.	// 1.24 AC	41.9%

SITE TOTALS

TOTAL COMMERCIAL	**4,208 SF**	
TOTAL UNITS	**104 UNITS (133 BEDS)**	
	12 STUDIO FLATS	11.5%
	63 1BD FLATS	60.6%
	15 2BD FLATS	14.4%
	14 TOWNHOMES	13.5%

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	104
00.5 SPACE / ADDITIONAL BED	015
01 SPACE / 400 COMM. SF (MAX)	011
TOTAL REQUIRED	**130**

PARKING PROVIDED (BY DEVELOPER)

OFF-STREET (HEAD-IN)	048
STRUCTURED PARKING	078
TOTAL PROVIDED	**126**
# SPACES / UNIT	1.21
# SPACES / BED	0.95

PARKING PROVIDED (BY DEVELOPER + CITY)

TOTAL OFF-STREET PROVIDED	126
PROPOSED ON-STREET (PUBLIC R.O.W)	043
EXISTING HIGH STREET (PUBLIC R.O.W.)	017
TOTAL PROVIDED	**186**
# SPACES / UNIT	1.79
# SPACES / BED	1.40

ULI RESIDENTIAL PARKING ANALYSIS	**133**
1.18 SPACES / UNIT	123
0.01 SPACES / GUEST	010

A SUBPARCEL A

ACREAGE	// 0.39 AC
STRUCTURES	// 01

BUILDING A

FLOORS	// 03
FOOTPRINT	// 6,655 SF
TYPICAL FLOOR	// 7,586 SF
USE	// 4,208 SF COMMERCIAL
	// 17 UNITS RESIDENTIAL (20 BEDS)
	14 1BD FLATS
	03 2BD FLATS

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	017
0.5 SPACE / ADDITIONAL BED	002
01 SPACE / 400 COMM. SF (MAX)	011
TOTAL REQUIRED	**030**

PARKING PROVIDED (BY DEVELOPER)

OFF-STREET (HEAD-IN)	020
# SPACES / UNIT	1.18
# SPACES / BED	1.00

PARKING PROVIDED (BY CITY) 029

ON-STREET SPACES WITHIN 100' x 0.5	014
TOTAL PARKING PROVIDED	**034**

ULI COMMERCIAL PARKING ANALYSIS

WEEKDAYS:	**16.3**
0.7 SPACES / 1000 SF EMPLOYEES	03.2
2.9 SPACES / 1000 SF VISITORS	13.1
WEEKENDS:	**18.0**
0.8 SPACES / 1000 SF EMPLOYEES	03.6
3.2 SPACES / 1000 SF VISITORS	14.4

BICYCLE PARKING REQUIRED
(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED	**001**
NO. HITCHES PROVIDED	**001**

B SUBPARCEL B

ACREAGE	// 0.48 AC
STRUCTURES	// 01

BUILDING B

FLOORS	// 03
FOOTPRINT	// 19,445 SF
USE	// 14 TOWNHOMES (28 BEDS)
	(FROM 1,840 SF TO 3,026 SF)

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	014
0.5 SPACE / ADDITIONAL BED	007
TOTAL REQUIRED	**021**
PARKING PROVIDED	**028**
# SPACES / UNIT	2.00
# SPACES / BED	1.06

BICYCLE PARKING REQUIRED
(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED	**001**
NO. HITCHES PROVIDED	**003**

C SUBPARCEL C

ACREAGE	// 0.85 AC
STRUCTURES	// 01

BUILDING C

FLOORS	// 03 (+01 FLOOR BELOW GRADE)
FOOTPRINT	// 31,472 SF
TYPICAL FLOOR	// 25,000 SF
USE	// 73 UNITS RESIDENTIAL (79 BEDS)
	12 STUDIO
	49 1BD UNITS
	12 2BD UNITS

PARKING REQUIRED (PER URBAN CENTER CODE)

01 SPACE / UNIT	073
0.5 SPACE / ADDITIONAL BED	006
TOTAL REQUIRED	**079**

PARKING PROVIDED (BY DEVELOPER)

STRUCTURED PARKING	078
# SPACES / UNIT	1.07
# SPACES / BED	0.92

PARKING PROVIDED (BY CITY) 030

ON-STREET SPACES WITHIN 100' x 0.5	015
TOTAL PARKING PROVIDED	**093**

BICYCLE PARKING REQUIRED
(PER URBAN CENTER CODE 5.30.3)

NO. HITCHES REQUIRED	**002**
NO. HITCHES PROVIDED	**000**
NO. BICYCLE RACKS PROVIDED	**018***

*SECURED, LOCATED IN PARKING STRUCTURE

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Architectural Inspiration

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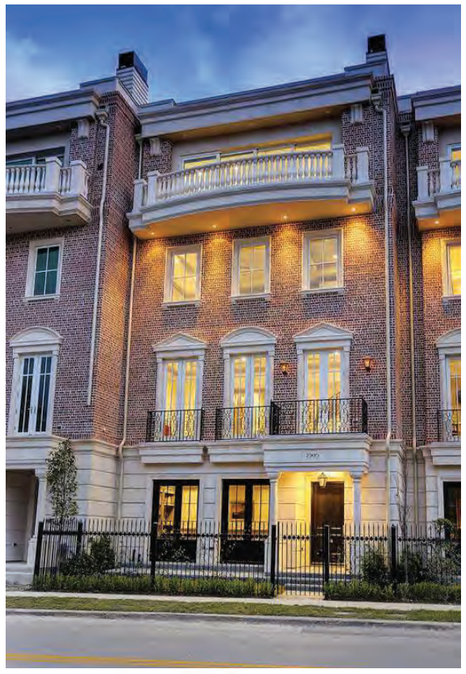
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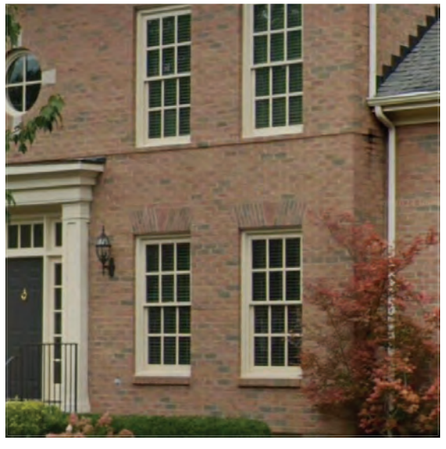
Building Materials

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4 5 6C7 0l

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: 88.- : 0 954.2,
c9.9,: H8PA11- B.- 15
0 9,82,: A,69: M2619./2 H2A2,2
R3C- ST 8\6,2C- 7/1- 0 - 8A95



Ne Alb%ny (n) t%l%ion)
LU) 6 O- 1l 23 #5
4%Y) H45b,99k HF42,-



8 (9 N: 0l

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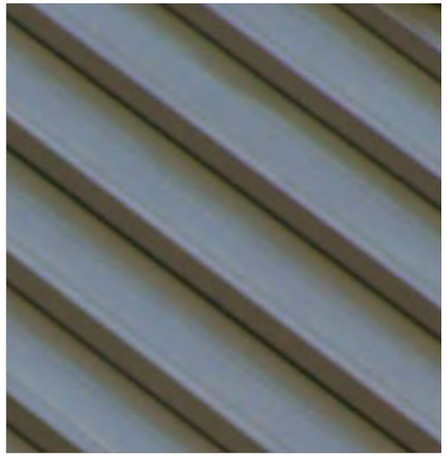
C. / 0l

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c9.9,: B8B4ff



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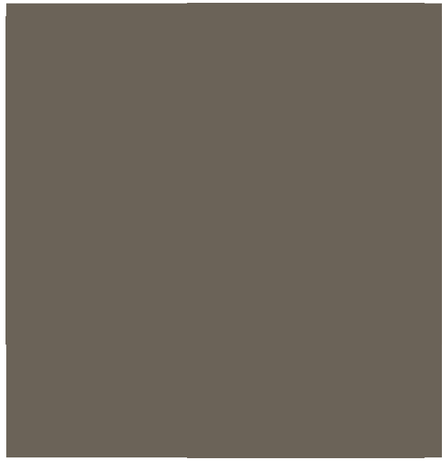
2C01

0 28- ,/2.: f/b- , c- 0 - 18C21- . : /5/16
0 214f2c84,- ,: D20 - : E2,5/- 9, - F4/72.- 18
: 88.- : E2,5/- C21- . 215 5- c9,287- 8,/0
c9.9,: HA- ,I /1JK /../20 : L) 3UA- : 8A- 8/c
K A/8
198- : 89 b- C2/18- 5 /1 f/- .5NO,3 #- 6.- 8
8,/0



2C03

0 28- ,/2.: f/b- , c- 0 - 18C21- . : /5/16
0 214f2c84,- ,: D20 - : E2,5/- 9, - F4/72.- 18
: 88.- : E2,5/- C21- . 215 5- c9,287- 8,/0
8- G84,- : : 0 998A
c9.9,: HA- ,I /1JK /../20 :)) 3L M9,,/:
#990 M,- 3
198- : 89 b- C2/18- 5 /1 f/- .5NO,3 #- 6.- 8
8,/0



2C08

0 28- ,/2.: f/b- , c- 0 - 18C21- . : /5/16
0 214f2c84,- ,: D20 - : E2,5/- 9, - F4/72.- 18
: 88.- : E2,5/- C21- . 215 5- c9,287- 8,/0
8- G84,- : : 0 998A
c9.9,: HA- ,I /1JK /../20 : L) 4L +9,C9/: -
198- : 89 b- C2/18- 5 /1 f/- .5NO,3 #- 6.- 8
8,/0



2C04

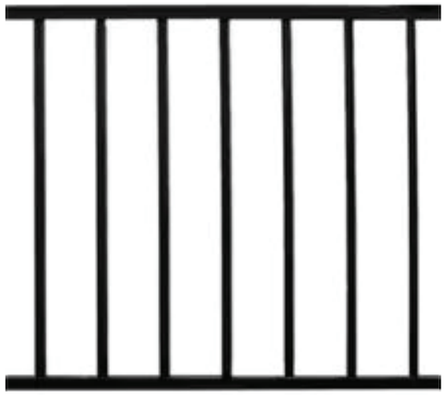
0 28- ,/2.: f/b- , c- 0 - 18.2C : /5/16
0 214f2c84,- ,: D20 - : E2,5/- 9, - F4/72.- 18
: 88.- : E2,5/- C21- . .2C : /5/16 215
5- c9,287- 8,/0
8- G84,- : : 0 998A
c9.9,: C2/18- 5 89 0 28cA O J(
198- : 89 b- C2/18- 5 /1 f/- .5NO,3 #- 6.- 88,/0

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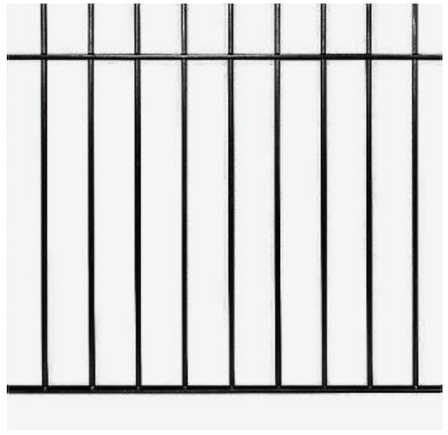
5 . /0

0 28- ,/2.:	C995 ,2/./16
0 214b2k84,- ,:	M2.c9.- N48599,: 9, - OP
: 83.- :	A20 - : 89C1 #2/./16
k9.9,:	c2/18-5 A B(FA B3 89 0 28kO
	C2.. c- , .9k2891



2 . /0

0 28- ,/2.:	0 - 82. ,2/./16
0 214b2k84,- ,:	8-5
: 83.- :	/,91 ,2/./16 : 3:8-0 C/8O89c ,2/.
k9.9,:	f .2kI



2 . /1

0 28- ,/2.:	0 - 82. : k,- - 1/16
0 214b2k84,- ,:	8-5
: 83.- :	/,91 ,2/./16 : 3:8-0
k9.9,:	f .2kI
198- :	c2,I /16 62,26- 9c- 1/16:



(. /0

0 28- ,/2.:	8,0 215 c- 5/0 - 18
0 214b2k84,- ,:	8-5
k9.9,:	c2/18-5 89 0 28kOA B(



(. /1

0 28- ,/2.:	c9.34,- 8O21- k,9C1 0 94.5/16 8,0
0 214b2k84,- ,:	A3c91
: 83.- :	MDDEF3GMDDH%(GMDDH) %C/8O A B(c21- .:
k9.9,:	c2/18-5 89 0 28kOA B(



5 IN3 O5 4

0 28- ,/2.:	bf - ,6.2: : C/159C:
0 214b2k84,- ,:	M2,7/1
: 83.- :	E.- 728-
k9.9,:	c- f f .- 6,23Gf ,91L-
198- :	: /0 4.28-5 5/7/5- 5 ./8- :





C6/0

0 28- ,/2.:	C995 : O42,- k9.40 1: /1: 82..- 5 97- , c9: 8
0 214b2k84,- ,:	8-5
: 83.- :	D9,/k : O24,-
k9.9,:	c2/18-5 89 0 28kOA B(



34/0

0 28- ,/2.:	59C1: c948- 215 648B- ,:
0 214b2k84,- ,:	DMJ
: 83.- :	D312 .25 KB83.- 648B- , 215 ,9415 59C1: c948
k9.9,:	k.2: : /k f ,91L-



67B9t : 7Bt4,es

0 28- ,/2.:	- .- k8,/k .218- ,1
0 214b2k84,- ,:	B- 79.9 9, - OP
: 83.- :	D91591 S8,- - 8 (ETO- /6O8
k9.9,:	f ,91L-



4ec4,7ty A%te

0 28- ,/2.:	C995 215 /,91
0 214b2k84,- ,:	U4890 28-5 V28- : 215 EO4/c0 - 189, - OP
: 83.- :	k4: 890 C995 628- (ETO- /6O8
k9.9,:	1284,2. C995 : 82/1
198- :	89C1O90 - 7- O,k.- 2kk- : :

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.)) /t) 0 1 2, een3n4

0 28 ,/2.: c9,,4628 5 0 - 82.
0 214b2c84,- ,: 8k5
: 83.- : f 9,/C9182.
c9.9,: 0 28cf A B3
198 : #CD : c,- - 1/16



.)) /t) 0 5 %226

0 28 ,/2.: 6.2: : 215 2.40 /140
0 214b2c84,- ,: E4,- : F21 9, - G4/72.- 18
: 83.- : H- ,9 Hcc- : :
c9.9,: k.2cl
198 : 89J 1f 90 - ,99b89F f 28cf



7 8e,6e%9 : %%4e 3)) ,

0 28 ,/2.: 2.40 /140 f /6f B F- - 5 97- ,f - 25 599,
0 214b2c84,- ,: #38 c
: 83.- : EF/,2. f /6f BF- ,b9,0 21c- ,/6/5 ,9../16 599,
c9.9,: B,91C
198 : : F2,I /16 62,26- - 183 599, KB4/.5/16 L



7 8e,6e%9 : I%44 3)) ,

0 28 ,/2.: 6.2: : 215 2.40 /140
0 214b2c84,- ,: MNO7- ,f - 25 D99,:
: 83.- : A4..BP/- J H.40 /140
c9.9,: A f /8
198 : : F289 97- ,f - 25 599,: B4/.5/16 H

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VERTICAL JOINT TREATMENT

Treat vertical joints in HardiePanel® vertical siding by using one of the following four methods:

1. Install the panels in moderate contact.
2. Leave an appropriate gap between panels (1/8 in. is the most common), and caulk using a high-quality paintable caulk, that meets ASTM C-834 or C-920 requirements. (Not recommended for ColorPlus)

Panels may be installed first with caulk applied in the joints after installation; or as an option, after the first panel is installed, apply a bead of caulk along the panel edge. When the next panel is installed against the first, the edge embeds in the applied caulk creating a thorough seal between the edges of the panels.

WARNING

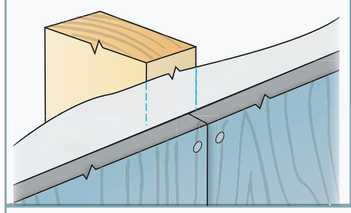
The caulk joint method is not recommended for the ColorPlus® products

3. Vertical joints may be covered with wood or fiber-cement batten strips. If James Hardie® siding or trim products are ripped and used as batten strips, paint or prime the cut edges. Batten strips should span the vertical joint by at least ¾ in. on each side.
4. Metal or PVC “H” moldings can be used to join two sections of HardiePanel siding.

TIP: Stainless steel fasteners are recommended when installing James Hardie products.

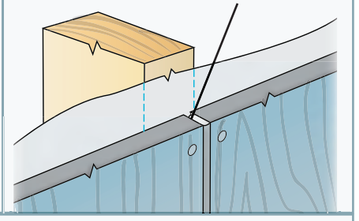
12.3 **1 Moderate contact joint**

Panels are butted together lightly.



12.4 **2 Caulked joint**

1/8 in. gap left between panels is filled with caulk. (not applicable with ColorPlus)

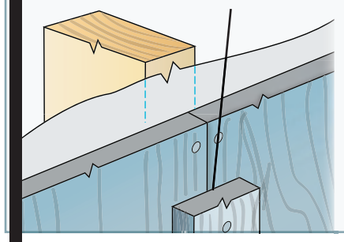


Note: The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for every application:

- Exposed fasteners or battens is the recommended application for ColorPlus products
- Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended
- For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover joints when appropriate.

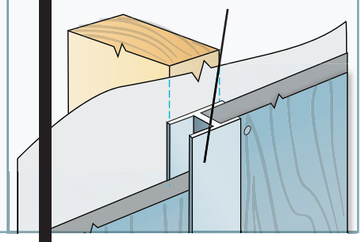
12.5 **3 Battened joint**

HardieTrim® batten board covers the joint between panels.



12.6 **4 H-Channel joint**

A manufactured H-channel captures the vertical edges of the panels.



HARDIEPANEL SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load

Fastening Substrate		Approved Fastener
wood studs	16 in o.c.	1 2 5 9
	24 in o.c.	1 2 9
steel studs	16 in o.c or 24 in o.c.	7 13

Fastening Types

1 — .113 in x .267 in x 1.5 in — *4d common*

2 — .113 in x .267 in x 2 in — *6d common*

5 — .091 in. x .225 in x 1.5 in — *ring shank siding nail*

9 — No. 11ga 1.25 in long — *roofing nail*

7 — Ribbed Bugle-Head No. 8 (.323 in x 1 in) — *screw*

13 — [AKN100-0150NA] .100 in x .25 in x 1.5 in — *ET&F*









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MARVIN®

CATALOG



ELEVATE

MARVIN ELEVATE® COLLECTION

DOUBLE HUNG



Double Hung windows in Designer Black with Matte Black hardware



Double Hung window in White with White hardware

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



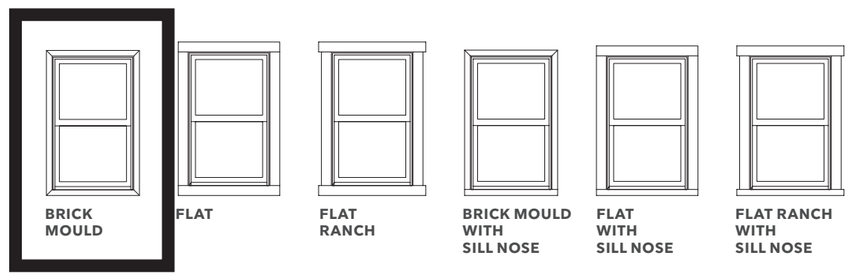
DOUBLE HUNG INSERT

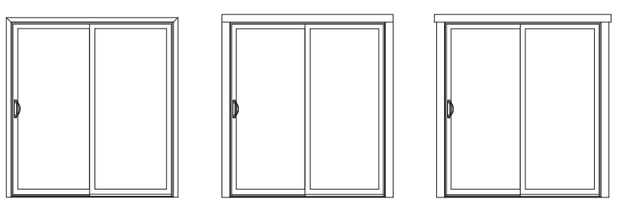
Available with IZ3
(Excludes Insert option)

TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate collection exterior colors.

*windows located in walls finished with Hardie fiber cement panels/lap siding will receive Hardie trim to match.





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DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PAINTED WHITE
Factory painted

PAINTED DESIGNER BLACK
Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

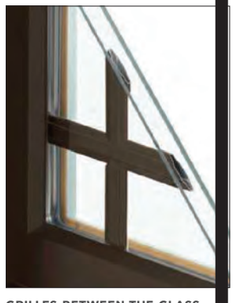
BRONZE

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

1. NAILING FIN
Pre-attached folding nailing fin and drip cap for easier installation.

2. THROUGH JAMB
Available through jamb and installation bracket options.

3. FACTORY-APPLIED JAMB EXTENSIONS
Factory-applied jamb extensions save time and labor. We supply 4 9⁄16", 6 9⁄16", and 6 13⁄16" jamb depth in bare wood, white, designer black, or clear interior finish.

4. FACTORY-INSTALLED SCREENS
Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.

5. FACTORY MULLED ASSEMBLIES
Available standard factory mulling, reinforced factory mulling, or field mulling kits. The reinforced mull meets AAMA 450 specifications and performs up to PG50 on standard products and up to PG55 on IZ3 rated products.

6. CORNER KEYS
Integral corner keys keeps window and door units square and corners sealed.

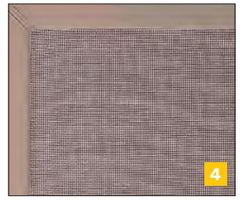
7. CUSTOM SIZES
Custom sizes are available on windows and doors in 1⁄64" increments for the perfect fit every time.

8. PAINTABLE ULTREX EXTERIOR
The Ultrex® fiberglass exterior is paintable, and it holds dark colors better than vinyl or vinyl/wood composites.

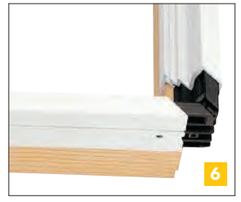
















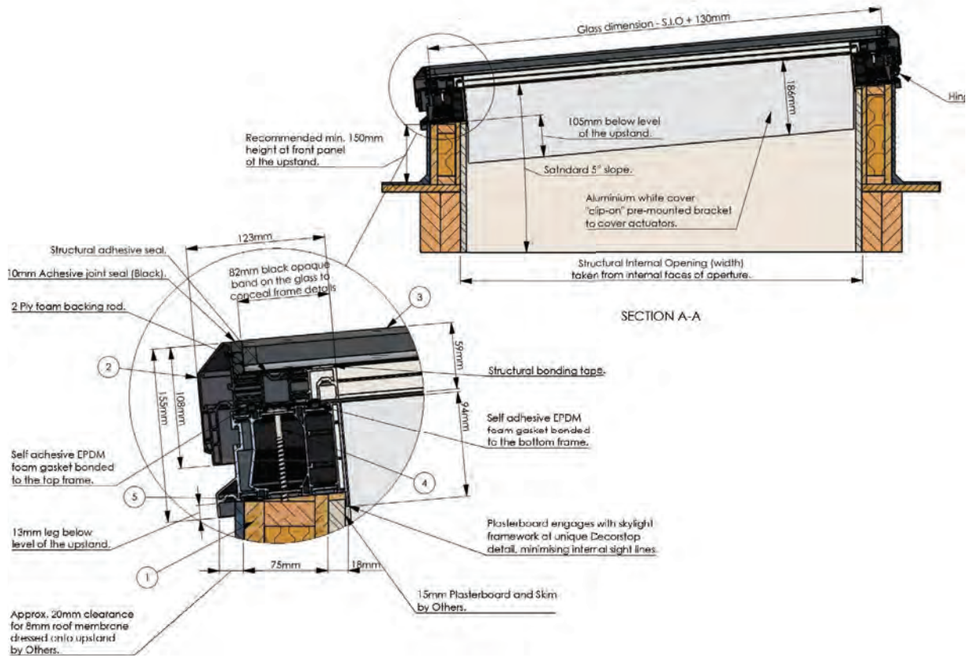
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Aero-Access Rooflight

The Aero Access is a traditional skylight with a difference, it provides the advantage of opening fully and so has a dual function as an extra point of access to your roof space.

Product Drawings



U value as low as 1.18 W/m2K* (or 0.92 W/m2K with our optional upstand)

Non-fragile glass

Laminated inner pane

Double thermal break



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Shown with optional vision slats

SPIRAL®

High Security, High Speed and Architectural Style - All in One Door

The Spiral® rigid rolling door offers high-speed operation for high-traffic situations and rigid aluminum slat construction that provides durability and security. The exclusive, patented Spiral design guards against wear and tear on the aluminum panel, resulting in minimal maintenance, preserved aesthetics and longer life. Crisp lines give the Spiral door a stylish look that seamlessly integrates into any architectural design.

The Spiral door is ideal for securing parking, commercial, automotive retail, government, institutional and industrial applications. Because its anodized aluminum slats will not corrode, you can count on its look to last for many years even under the worst weather conditions.

Spiral high performance is guaranteed with a **5-year limited warranty**.




Shown with optional vision slat

Solid Security
- Minimum 1 3/16-inch thick double-walled aluminum slats
- Integral rubber weatherseal
- Continuous heavy-duty hinge system

High Speed
- Opening speed of up to 60 inches per second improves traffic flow in fast-paced environments

Ultra Quiet
- Spiral track design features no metal-to-metal contact for remarkably quiet operation

Unparalleled Performance
- Variable speed AC drive system - with soft acceleration and deceleration - smooths out routine stops and starts

Energy Efficient and Tight Seal
- Aluminum slats and durable rubber membrane provide a 100% seal against dust, drafts and inclement weather

QUALITY. PERFORMANCE. RELIABILITY. RYTECDOORS.COM

SPIRAL®

HIGH-PERFORMANCE RIGID ROLLING DOOR

Automotive Dealership · Government & Municipalities · Parking · Security · Transit

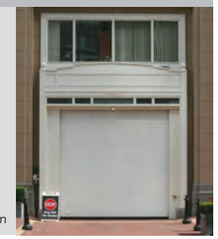
Size/Dimensions
- Maximum width up to 26'3"
- Maximum height up to 22'11"

Travel Speed
- Opening speed up to 60 inches per second

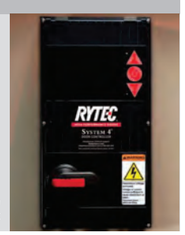
Spiral Technology
- Unique, patented design creates no metal-to-metal contact, resulting in less wear and tear on the panel
- Ultra quiet and low maintenance operation
- Utilizes AC drive motor with variable speeds to allow for soft acceleration and deceleration


AC drive motor

Architectural Styling
- Sleek, double-walled, clear anodized aluminum slats are 6 inches high with an integral weatherseal between each panel
- Durable 'Rytec silver' powder coated finish* is UV-stable and resists rust, corrosion and fingerprints


Six-inch high slats shown

Electrical Controls
- System 4® controller housed in a NEMA 4X rated enclosure with factory set parameters
- Intelligent processor monitors and controls power consumption during operation
- Advanced self-diagnostics for troubleshooting



System 4 shown with optional rotary disconnect

Panel Design
- Integral rubber weatherseal between the slats provides a tight weatherseal across the entire panel
- Patented hinge design allows for removal and replacement of individual slats without disassembling the door panel


Integral rubber weatherseal

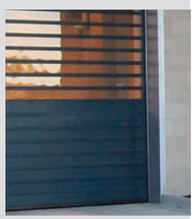
Safety is Standard
- **SmartSurround® Advanced Detection and Alert System** Intuitive light curtain system + LED safety lights for traffic recognition, detection and alerting
- Advanced³ Light Curtain Safety System continuously monitors doorway opening
- Mechanical brake release lever allows door opening in the event of power failure



SmartSurround® light curtains and LED light strips provide 4-corner perimeter guard

Warranty
- Five-year limited warranty on motor/mechanical components and materials
- Two-year limited warranty on electrical components

Options
- Pre-wired premium package
- Insulated, ventilated or vision slats
- Hood and motor covers
- Compact BTA4 remote door controller
- Electric reversing edge with Ry-Wi® Wireless System
- Powder coated finish also available in RAL classic colors or custom match
- Multiple door activation options available; contact factory for details


Optional vision slats shown

Standard maximum sizes shown; larger sizes may be available upon request.

*Side columns and head console; excludes some US/R models.

American Owned, American Made

Watch All Rytec Testimonials

Specifications subject to change
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RytecDoors.com
888-GO-RYTEC
info@rytecdoors.com
P: 262.677.9046
W223N16601 Cedar Parkway
Jackson, WI 53037-0403

RYTEC a NUCOR company

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KEY FEATURES



INSULATION
Optional insulated section rails are available providing additional thermal protection for your garage space.



BULB SEAL
Integrated bulb seal eliminates air and water infiltration keeping your interiors protected from the unwanted elements.



SECTION CONSTRUCTION
Rail and stile sections are assembled with through bolts for added strength and longevity.



POWDER COATING
Choose from 188 color options that provide a maintenance free, durable finish.

Enjoy the view but keep the noise out!
C.H.I Full-View Aluminum doors have been tested and certified for an STC (sound transmission class) Rating of 27.

PERSONALIZING OPTIONS

Choose from a variety of personalizing options to complement your home's design and create immediate curb appeal.

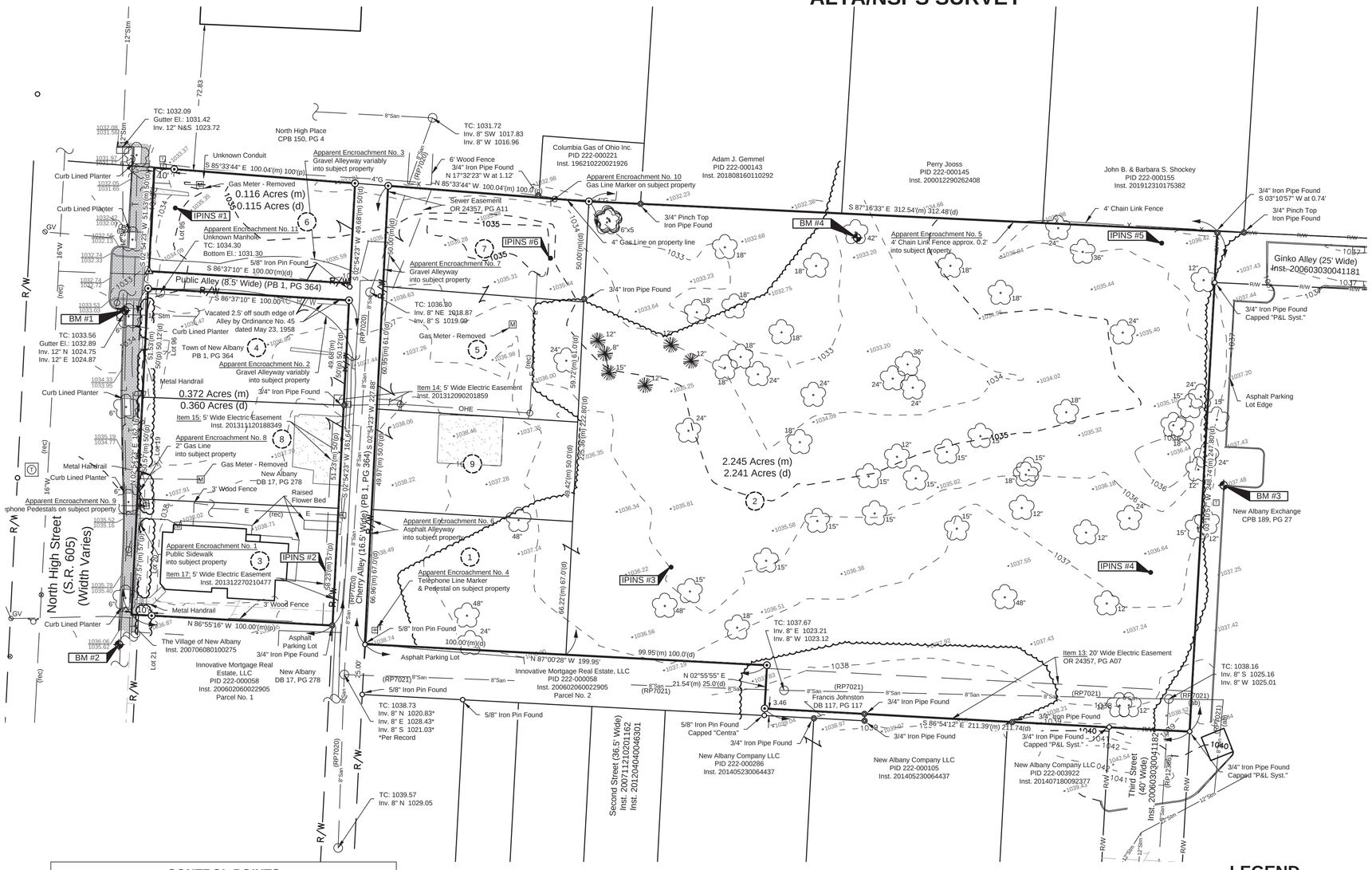


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Thank you!

ALTA/NSPS SURVEY



NOTES:

1. All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. OUPS Ticket # B201001424-00B.

2. The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.

3. Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.

4. Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.

5. Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.

6. Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole casting at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.

7. The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39049C0208K dated 06/17/2008. The property is located in Zone X and are therefore not in a flood hazard area.

8. Trees shown do not indicate dripline or root area.

9. See sheet TS2 for ALTA legal details.

0 30 60 90

GRAPHIC SCALE
SCALE IN FEET

To Stewart Title Guaranty Company and Boss Lifestyle LLC, their successors and/or assigns. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 8, 10, 11(a)(b), 16-18, & 20 if applicable.

The field work was completed March 3, 2022.
Date of Plat or Map: March 4, 2022.
Rev. June 15, 2022

Nicholas J. Del Valle, P.S. 8822
Korda-Nemeth Engineering, Inc.

STATE OF OHIO
NICHOLAS J. DEL VALLE
S-8822
REGISTERED PROFESSIONAL SURVEYOR

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
1	759156.673	1882164.924	1034.59	5/8"x30" Iron Pin Set
2	758975.050	1882240.782	1038.30	5/8"x30" Iron Pin Set
3	758978.352	1882411.173	1036.02	5/8"x30" Iron Pin Set
4	758975.762	1882649.360	1036.76	5/8"x30" Iron Pin Set
5	759139.245	1882654.847	1036.41	5/8"x30" Iron Pin Set
6	759131.762	1882351.290	1035.13	5/8"x30" Iron Pin Set

*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment.

BENCHMARKS

No.	Elevation	Description
1	1033.52	Chiseled 'X' on the northeasterly corner of the curb inlet located on the east side of North High Street, approximately 350' north of Main Street (SR 161).
2	1036.17	Chiseled Square on the top of curb along the east side of North High Street, approximately 200' north of Main Street (SR 161).
3	1037.49	Chiseled Square on the top of curb along the westerly edge of the New Albany Exchange condominium parking lot, approximately 100' south of Ginko Alley.
4	1034.36	Cotton Gin Spike set in the south side of a 42" Oak tree located along the northerly edge of the subject property, approximately 175' west of the terminus of Ginko Alley.

*Elevations are based on NAVD 1988.

PROPERTY OWNERS

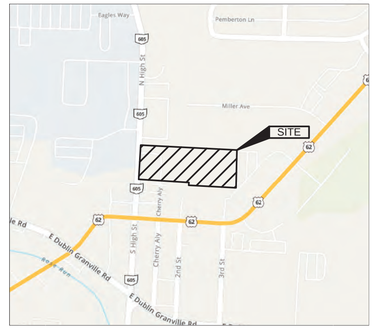
1. Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000086 Inst. 201409300128483 Property 1 - Parcel 1
2. Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000086 Inst. 201409300128483 Property 1 - Parcel 2
3. Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000085 Inst. 201707260101939 Property 2
4. Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000060 Inst. 201407020083906 Property 3 - Tract 1 - Parcel 1
5. Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000060 Inst. 201407020083906 Property 3 - Tract 1 - Parcel 2
6. Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000013 Inst. 201407020083906 Property 3 - Tract 2 ***Current Deed in Error *Does Not Describe Graphically Recognized Parcel**
7. Khaled Amr, Trustee of the Khaled Amr Dynasty Revocable Living Trust PID 222-000112 Inst. 201407020083906 Property 3 - Tract 3
8. Khaled Amr Dynasty Revocable Living Trust PID 222-000052 Inst. 201510060141731 Property 5
9. Khaled Amr Dynasty Revocable Living Trust PID 222-000051 Inst. 201510060141731 Property 5

LEGEND

- Building/Wall
- Curb
- Curb and Gutter
- Pavement/Walk
- 780 — Index Contour
- 781 — Intermediate Contour
- W — Water line
- G — Gas Line
- San — Sanitary Sewer
- Stm — Storm Sewer
- Manhole
- Open Grate Manhole or Curb Inlet
- Valve
- E — Underground Electric line
- T — Underground Telephone
- FO — Underground Fiber Optic
- Power Pole
- Light Pole
- X — Fence
- R/W — Right of Way Line
- ESMT — Easement Line
- P/L — Property Line
- Original Subdivision Lot Lines
- Further route of utility unknown
- Tree Line/Shrub Line
- Bushes
- Trees
- Electric Pull Box
- Telephone Pull Box/Pedestal
- Air Conditioning Unit
- Fire Hydrant
- Telephone Line Marker
- Gas Line Marker
- TC 708.50 — Top of Casting Elevation
- (rec) — Information Obtained From Record Plan
- (Ab) — Abandoned Utility
- 193.56 — Spot Elevation
- 708.53 / 708.23 — Top of Curb Elevation / Bottom of Curb Elevation
- Control Point
- Sign
- Concrete Pavement, Walk, Slab
- Brick Walk
- 5/8"x30" Iron Pin Set

Location Map

NTS

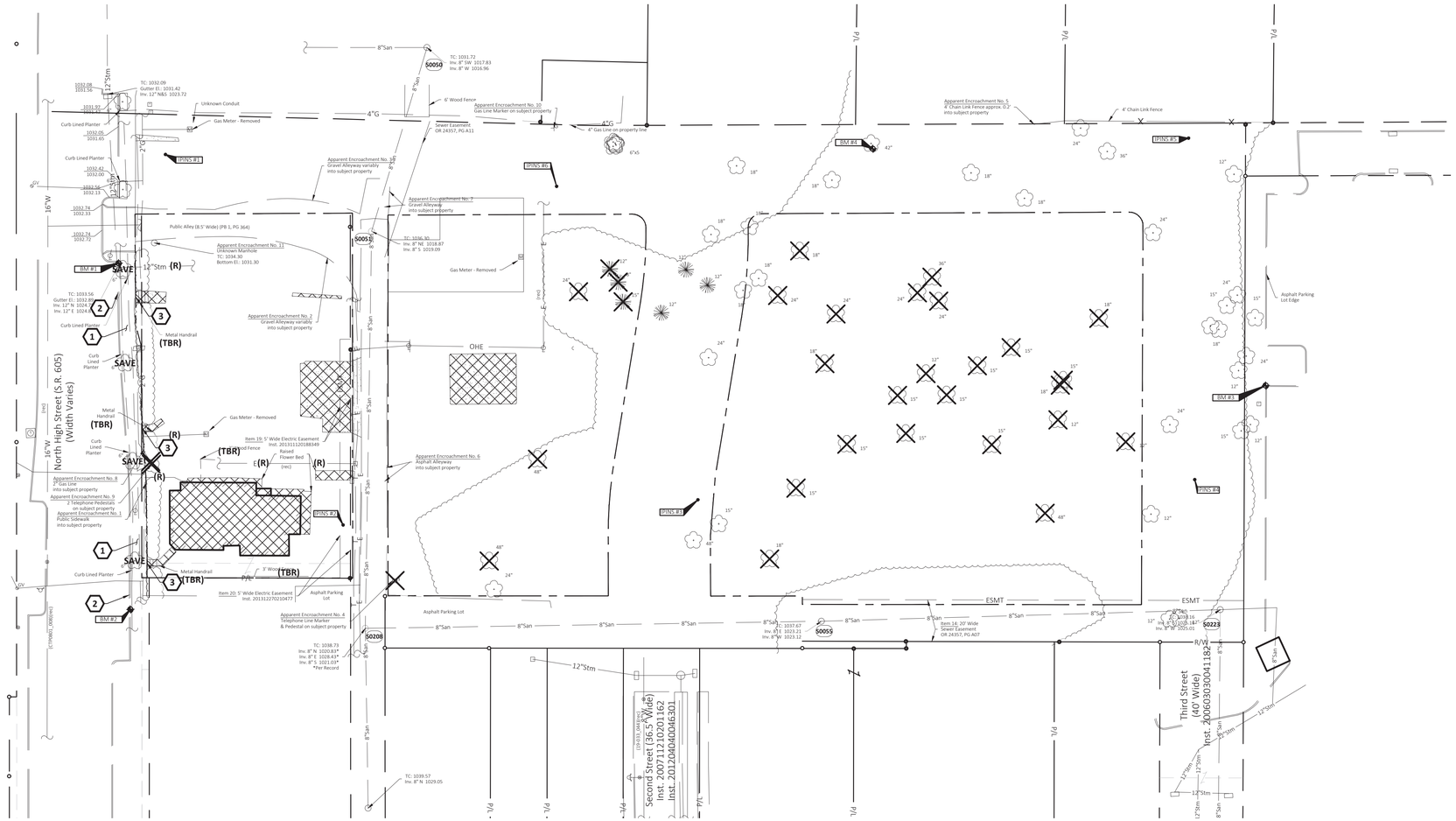


KORDA
Korda/Nemeth Engineering, Inc – Consulting Engineers
1650 Watermark Drive, Suite 200 – Columbus, Ohio 43215–7010
TEL 614-487-1650 FAX 614-487-8981 WEB www.korda.com

Lots 19 & 20 and Part of Lot 21 Village of New Albany and Part of Lot 39, Township 2, Range 17 United States Military Lands New Albany, Franklin County, Ohio

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
JLL	NJD	TWM	2021-7461	3/4/22 Rev. 6/15/22	1" = 30'	TS1

FILE: H:\PROJECTS\2021_2021 SURVEYING\2021-7461 HIGH STREET DEVELOPMENT NEW ALBANY\SURVEY\SURVEY BASEDWG\2021-7461 TS.DWG SAVED DATE:15-Jun-2022 1:53 PM PLOT DATE:6/15/2022 1:55 PM SAVED BY: NDELVALLE



DEMOLITION LEGEND

EXISTING

REFER TO SHEET TS1

PROPOSED

- REMOVE EXISTING ASPHALT, GRAVEL, AND CONCRETE PAVEMENT, CONCRETE SIDEWALK, BUILDING FOUNDATION, AND PAVEMENT BASE MATERIALS
- REMOVE EXISTING TREE
- SAVE — PROTECT EXISTING TREE TO REMAIN
- LIMITS OF DISTURBANCE

GENERAL NOTES:

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

CODED NOTES:

1. PROTECT EXISTING PAVEMENT/SIDEWALK TO REMAIN.
2. PROTECT EXISTING CONCRETE CURB OR CURB AND GUTTER TO REMAIN.
3. SAWCUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.
4. PROTECT EXISTING UTILITY STRUCTURE TO REMAIN. ADJUST TO FINAL GRADE.

CLIENT

CONTRACTOR

STRUCTURE

PME

HORUS & RA - NEW
ALBANY

49 EAST THIRD AVENUE
COLUMBUS OHIO 43201
ADDRESS 2 CITY, STATE, ZIP

DRAWING SET

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REVISIONS

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NOT FOR CONSTRUCTION

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7702 e doubletree ranch rd #352 | scottsdale, az | 85266
614.469.7500
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archall architects

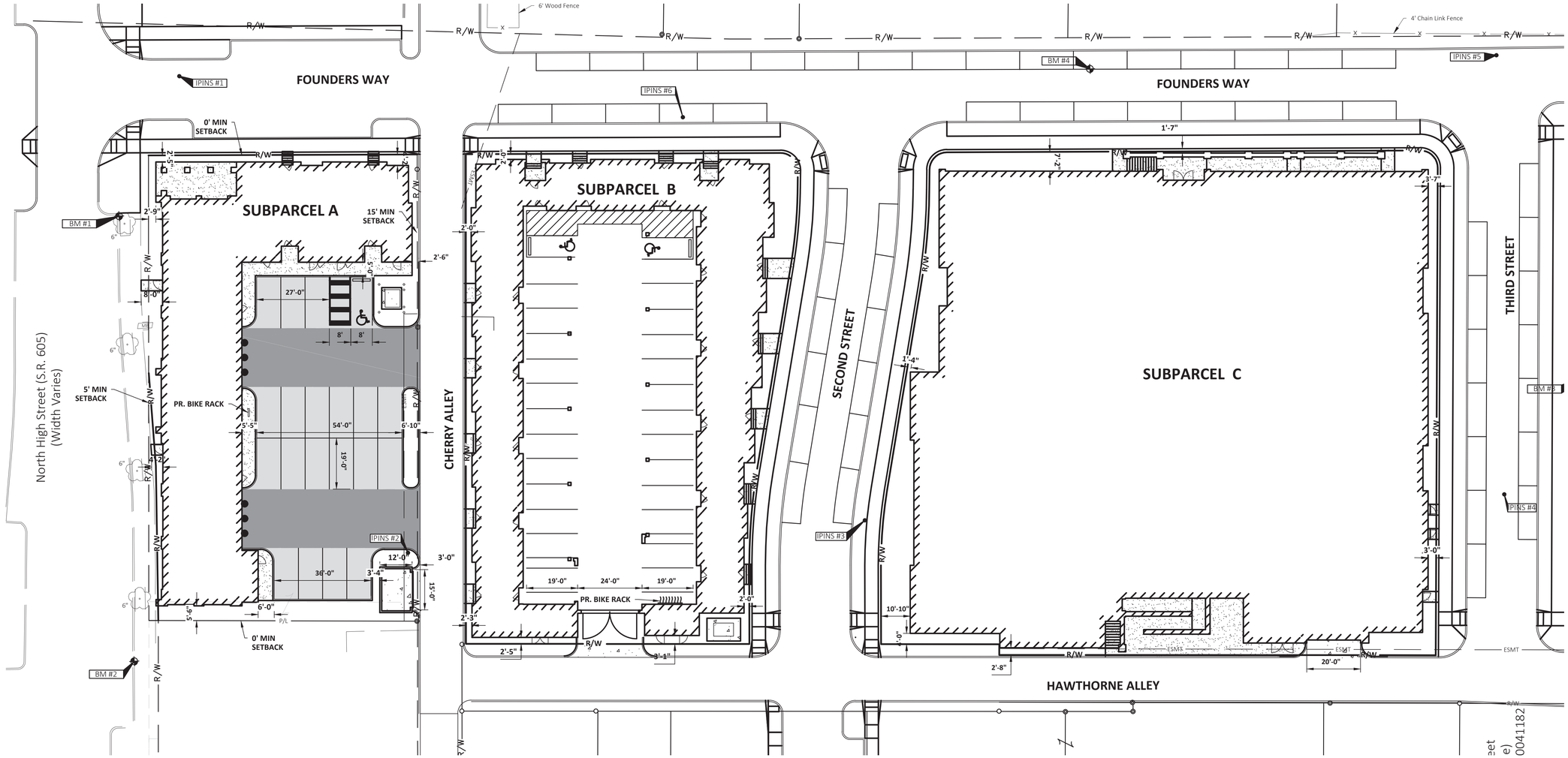
PROJECT NUMBER
024XXX

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
C0.1

NOT FOR CONSTRUCTION	KORDA
○ CONCEPTUAL DESIGN	KORDA/NEMETH ENGINEERING
○ SCHEMATICS	1650 WATERMARK DRIVE SUITE 200 COLUMBUS, OHIO 43215
● DESIGN DEVELOPMENT	DRAWN BY: KEVIN G. WIRFEL
○ WORKING DRAWINGS FOR REVIEW	DESIGNED BY: KEVIN G. WIRFEL
	CHECKED BY: ERIC J. WALSH
	PROJECT NUMBER:

PRINT DATE: XX/XX/2024 00:00:00 AM



0 20 40 60
GRAPHIC SCALE
SCALE IN FEET

GENERAL NOTES:

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

(X) CODED NOTES:

1. SAW-CUT EXISTING PAVEMENT WITH NEAT, STRAIGHT LINES. MATCH EXISTING PAVEMENT GRADE AT THIS POINT.

STAKING LEGEND

EXISTING

REFER TO SHEET TS1

PROPOSED

- R/W — RIGHT-OF-WAY
- ESMT — EASEMENT
- BUILDING/WALL
- STRAIGHT CURB PER DETAIL D/C1.2
- PAVEMENT
- WALK
- BOLLARD PER DETAIL H/C1.2
- PAINTED WHEELCHAIR SYMBOL
- SIGN PER DETAIL J/C1.2
- HC — HANDICAPPED PARKING SIGN PER DETAIL J/C1.2
- BUMPER BLOCK PER DETAIL J/C1.2
- HEAVY DUTY ASPHALT PER DETAIL B/C1.2
- LIGHT DUTY ASPHALT PER DETAIL A/C1.2
- CONCRETE PAVEMENT OR SIDEWALK PER DETAIL E/C1.2
- HEAVY DUTY CONCRETE PAVEMENT PER DETAIL C/C1.2

PRINT DATE: XX/XX/2024 00:00:00 AM

NOT FOR CONSTRUCTION	KORDA / NEMETH ENGINEERING
○ CONCEPTUAL DESIGN	1650 WATERMARK DRIVE
○ SCHEMATICS	SUITE 200
● DESIGN DEVELOPMENT	COLUMBUS, OHIO 43215
○ WORKING DRAWINGS FOR REVIEW	DRAWN BY: KEVIN G. WIRFEL
	DESIGNED BY: KEVIN G. WIRFEL
	CHECKED BY: ERIC J. WALSH
	PROJECT NUMBER:

CLIENT

CONTRACTOR

STRUCTURE

PME

HORUS & RA - NEW ALBANY

49 EAST THIRD AVENUE
COLUMBUS OHIO 43201
ADDRESS 2 CITY, STATE, ZIP

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construction

REVISIONS

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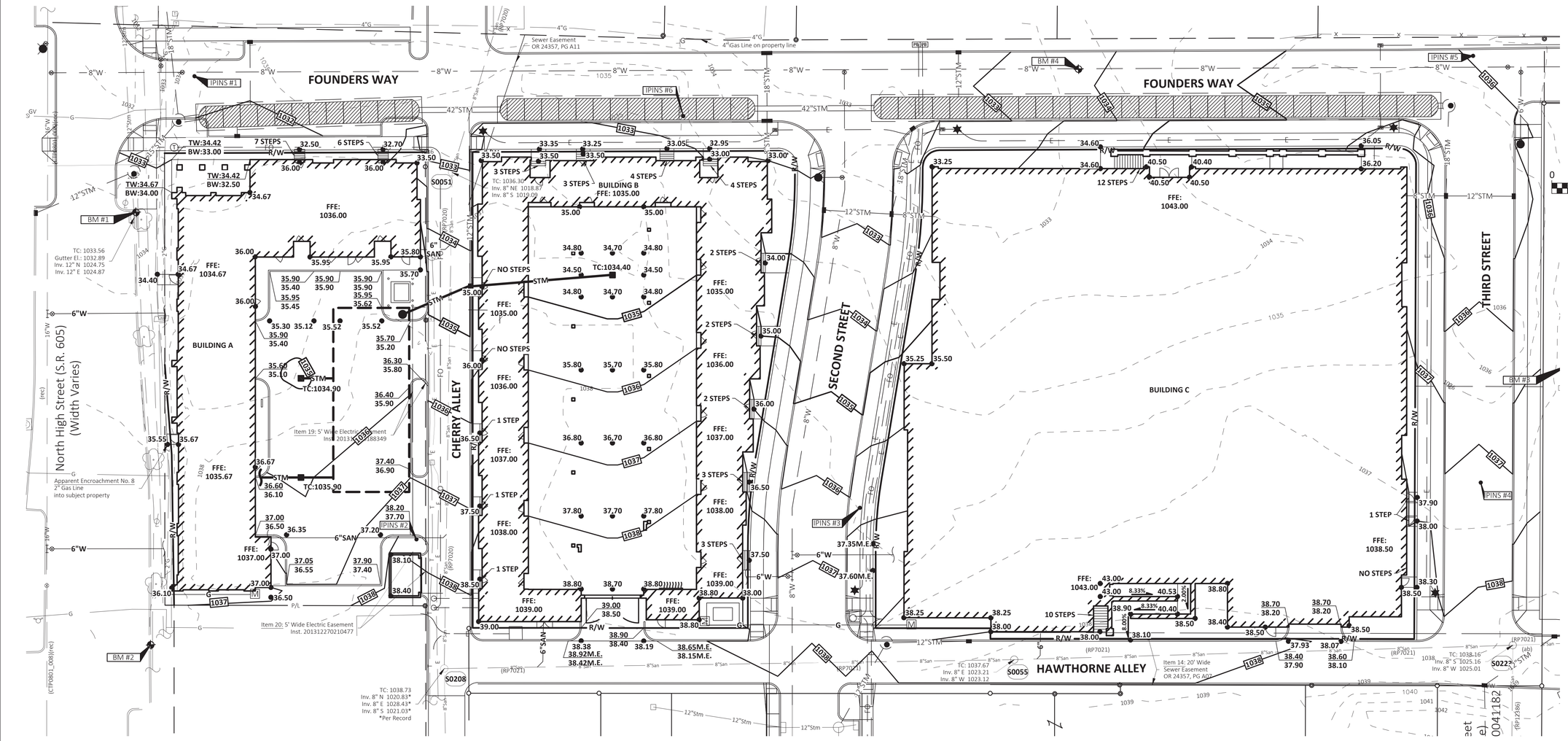
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archall architects

PROJECT NUMBER
024XXX

SHEET TITLE
STAKING PLAN

SHEET NUMBER
C1.1



GENERAL NOTES:

1. PROVIDE 10' UNDERDRAINS IN FOUR DIRECTIONS AT CATCH BASINS IN PAVEMENT. REFER TO DETAIL A/C2.3.
2. PAVEMENT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATION AT FACE OF CURB UNLESS OTHERWISE NOTED.
3. ADD 1000 TO SPOT ELEVATIONS TO OBTAIN U.S.G.S. ELEVATIONS.
4. CONSTRUCTION WORK WILL NOT BE PERMITTED WITHOUT APPROVED PLANS AND INSPECTION.
5. PERFORM WORK IN ACCORDANCE WITH CITY OF NEW ALBANY MATERIAL SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS. IN CASE OF A DISCREPANCY BETWEEN CITY OF NEW ALBANY REQUIREMENTS AND PROJECT SPECIFICATIONS, CITY OF NEW ALBANY STANDARDS SHALL GOVERN.
6. SOIL EROSION AND SEDIMENTATION BMP MEASURES, PER SHEET C2.6-C2.7, SHALL BE INSTALLED PRIOR TO START OF ANY CONSTRUCTION AND SHALL BE MAINTAINED UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES IN PLACE. BMP MEASURES SHALL BE TO THE SATISFACTION OF THE CITY OF NEW ALBANY.
7. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING, AND (IF NECESSARY) MANUAL REMOVAL OF DIRT AND/OR MUD IN THE STREET GUTTERS.
8. REMOVE SEDIMENT FROM DETENTION AREAS, OUTLET STRUCTURES, AND UNDERDRAINS ONCE FINAL SEED HAS BEEN ESTABLISHED.
9. ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.
10. DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
11. EXTEND UTILITIES TO WITHIN 5'-0" OF FACE OF BUILDING UNLESS OTHERWISE NOTED. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR. FINAL CONNECTION BY PLUMBING CONTRACTOR.
12. MAXIMUM FINISH SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED.
13. COORDINATES AND ELEVATIONS BASED ON SURVEY PERFORMED BY KORDA NEMETH ENGINEERING, DATED 03/04/2022. REFER TO SHEET TS1.
14. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL THROUGHOUT THE SITE PRIOR TO EXCAVATION. UPON COMPLETION OF FINAL GRADING, PROVIDE 6 INCHES OF TOPSOIL AND SEED AREAS DISTURBED BY CONSTRUCTION, INCLUDING LAYDOWN AREAS AND TRAILER LOCATIONS IF LOCATED OUTSIDE THE GRADING/SEEDING LIMITS.
15. DISPOSE EXCESS EXCAVATED MATERIALS AND UNACCEPTABLE/UNSUITABLE SOILS OFF SITE IN ACCORDANCE WITH LOCAL CODES. NO PERMANENT STOCKPILES WILL REMAIN ON SITE.
16. EXISTING VALVES, MANHOLES, AND OTHER APPURTANCES TO REMAIN LOCATED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO FINISH GRADE.
17. OUTLET CURB UNDERDRAINS TO ADJACENT EXISTING UNDERDRAINS OR STORM SEWER SYSTEM.
18. EXPOSE UTILITIES NOTED THUS: **EXPOSE** PRIOR TO BEGINNING WORK ON THAT UTILITY TO DETERMINE EFFECTS ON THE PROPOSED ALIGNMENT AND PROFILE. REPORT ELEVATION AND LOCATION TO THE ENGINEER IN ORDER THAT ANY CORRECTIONS TO THE ELEVATION AND LOCATION CAN BE MADE.
19. CONCRETE ADJACENT TO BUILDING SHALL BE SLOPED AWAY FROM BUILDING AT 2.0% UNLESS OTHERWISE NOTED.
20. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

(X) CODED NOTES:

1. TAPER FROM FULL HEIGHT CURB TO FLUSH CURB IN _'-0".
2. PROVIDE AS-BUILT SURVEY OF STORMWATER CONTROL FACILITY. REFER TO "STORMWATER CONTROL FACILITY AS-BUILT" NOTE ON GENERAL NOTE SHEET X/X.

GRADING LEGEND

EXISTING

REFER TO SHEET TS1

PROPOSED

800	INDEX CONTOUR
799	INTERMEDIATE CONTOUR
	BUILDING/WALL
E	UG ELECTRIC LINE (BY OTHERS)
FO	UG FIBER OPTIC LINE (BY OTHERS)
W	WATER LINE (BY OTHERS)
STM	STORM SEWER (BY OTHERS)
E	UNDERGROUND ELECTRIC LINE
W	WATER LINE
F	FIRE PROTECTION SERVICE LINE
G	GAS LINE
STM	STORM SEWER
UD	UNDERDRAIN
SAN	SANITARY SEWER
	CATCH BASIN PER COC STD. DWG. AA-S133A
	MANHOLE PER COC STD. DWG. AA-S102
DS	DOWNSPOUT ADAPTER PER DETAIL D/C2.3

W	FIRE HYDRANT
	GATE VALVE & CURB BOX
	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
X XXX	STRUCTURE NUMBER
708.53	SPOT ELEVATION
TC	TOP OF CASTING
700.00 / 699.50	TOP OF CURB ELEVATION / GUTTER ELEVATION AT FACE OF CURB
	FLOW DIRECTION ARROW
X	HIGH (CROWN) POINT
	EMERGENCY OVERFLOW
M.E.	MATCH EXISTING ELEVATION

NOT FOR CONSTRUCTION	KORDA / NEMETH ENGINEERING
○ CONCEPTUAL DESIGN	1650 WATERMARK DRIVE
○ SCHEMATICS	SUITE 200
● DESIGN DEVELOPMENT	COLUMBUS, OHIO 43215
○ WORKING DRAWINGS FOR REVIEW	DRAWN BY: KEVIN G. WIRFEL
	DESIGNED BY: KEVIN G. WIRFEL
	CHECKED BY: ERIC J. WALSH
	PROJECT NUMBER:

PRINT DATE: XX/XX/2024 00:00:00 AM

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HORUS & RA - NEW ALBANY COMPANY

49 EAST THIRD AVENUE
COLUMBUS OHIO 43201
ADDRESS 2 CITY, STATE, ZIP

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REVISIONS
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- check set
- bid
- permit
- construction

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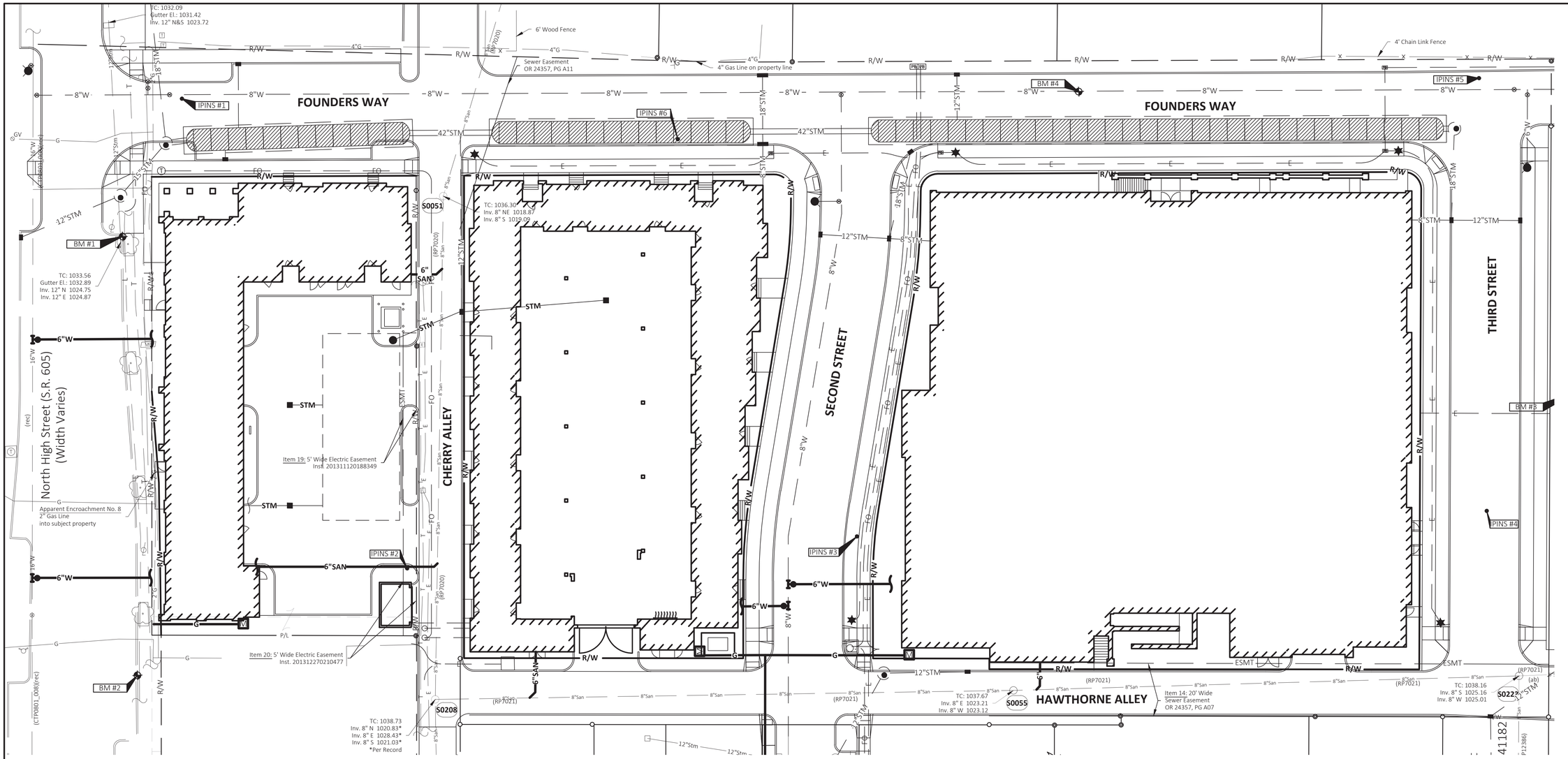
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PROJECT NUMBER
024XXX

SHEET TITLE
GRADING & STORM SEWER PLAN

SHEET NUMBER
C2.1



LEGEND

EXISTING

REFER TO ORIGINAL SURVEY, SHEET TS1

PROPOSED

W	WATER LINE
F	FIRE PROTECTION SERVICE LINE
SAN	SANITARY SEWER
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
L	UNDERGROUND LIGHTING CIRCUIT
STM	STORM SEWER
UD	UNDERDRAIN
E	UG ELECTRIC LINE (BY OTHERS)
FO	UG FIBER OPTIC LINE (BY OTHERS)
W	WATER LINE (BY OTHERS)
STM	STORM SEWER (BY OTHERS)

OHIO Utilities Protection SERVICE
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EASEMENT REFERENCE			
CITY NO.	COUNTY RECORDER VOL.	COUNTY RECORDER PAGE	GRANTOR

REVISIONS		
NO.	DESCRIPTION	APPROVAL/DATE

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

PE SIGNATURE: DATE:

CITY OF COLUMBUS DIVISION OF WATER APPROVAL

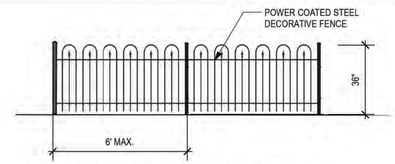
SIGNATURE BELOW SIGNIFIES CONCURRENCE WITH THE GENERAL PURPOSE AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS.

DATE:

NEW ALBANY VILLAGE CENTER

WSPXXXX

SHEET: 1 /3



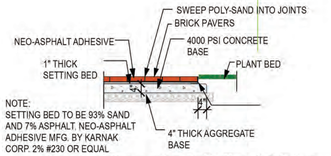
C SL-1 Elevation: 36" Ht. Metal Fence
SCALE: NONE



Plant Materials List

Quantity	Common Name	Botanical Name	Size	Root / Remarks
Deciduous Trees				
3	Lacebark Elm	Ulmus parvifolia	2.5" to 3.0" Cal.	B&B- 5' min. branch ht.
4	Columnar European Hornbeam	Carpinus betulus 'Fastigiata'	2.0" to 2.5" Cal.	B&B
Ornamental Trees				
3	Cumulus Serviceberry	Amelanchier laevis 'Cumulus'	8' to 10' Ht. Multi-stem	B&B / Multi-stemmed
2	Sweet Bay Magnolia	Magnolia virginiana	8'-10' Ht. Multi-stem	B&B
Deciduous Shrubs				
157	Elegans Box Honeysuckle	Lonicera nitida 'Elegans'	18" to 24"	Cont.
6	All Summer Beauty Hydrangea	Hydrangea macrophylla "All Summ	30"	Cont.
29	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	18" to 24"	Cont.
16	Select Dense Spreading Yew	Taxus x media 'Densiformis Selec	18" to 24"	Cont.
Evergreen Shrubs				
49	Upright Japanese Yew	Taxus cuspidata 'Fastigiate'	6' Ht.	Cont.
17	PJM Rhododendron	Rhododendron 'PJM'	18" to 24"	Cont.
Perennials				
63	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	1 Gal.	Cont.
86	Variegated Lilyturf	Liriope muscari 'Variegata'	1 Gal.	Cont.
262	Big Blue Lily Turf	Liriope muscari	1 Gal.	Cont.
Groundcovers				
1491	Green Carpet Japanese Spurge	Pachysandra terminalis 'Green C	2.25" PP.	Cont.

Notes: Plant material size refers to Height unless otherwise noted.
All plant material shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required
All hedges adjacent sidewalks are to have center of the plant set 30" from edge of sidewalk.



Detail: Paver Installation/Edging
SCALE: 3/4"=1'-0"

Landscape Plan
Scale: 1" = 20'-0"

DRAWN BY: J. BURKART
CHECKED BY: J. BURKART
DATE: 1.15.25

REVISIONS: 1.27.25

DRAWING PHASE:
- [ ] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [X] CONSTRUCTION DOCUMENT
- [ ] PERMIT SET
- [ ] BID SET

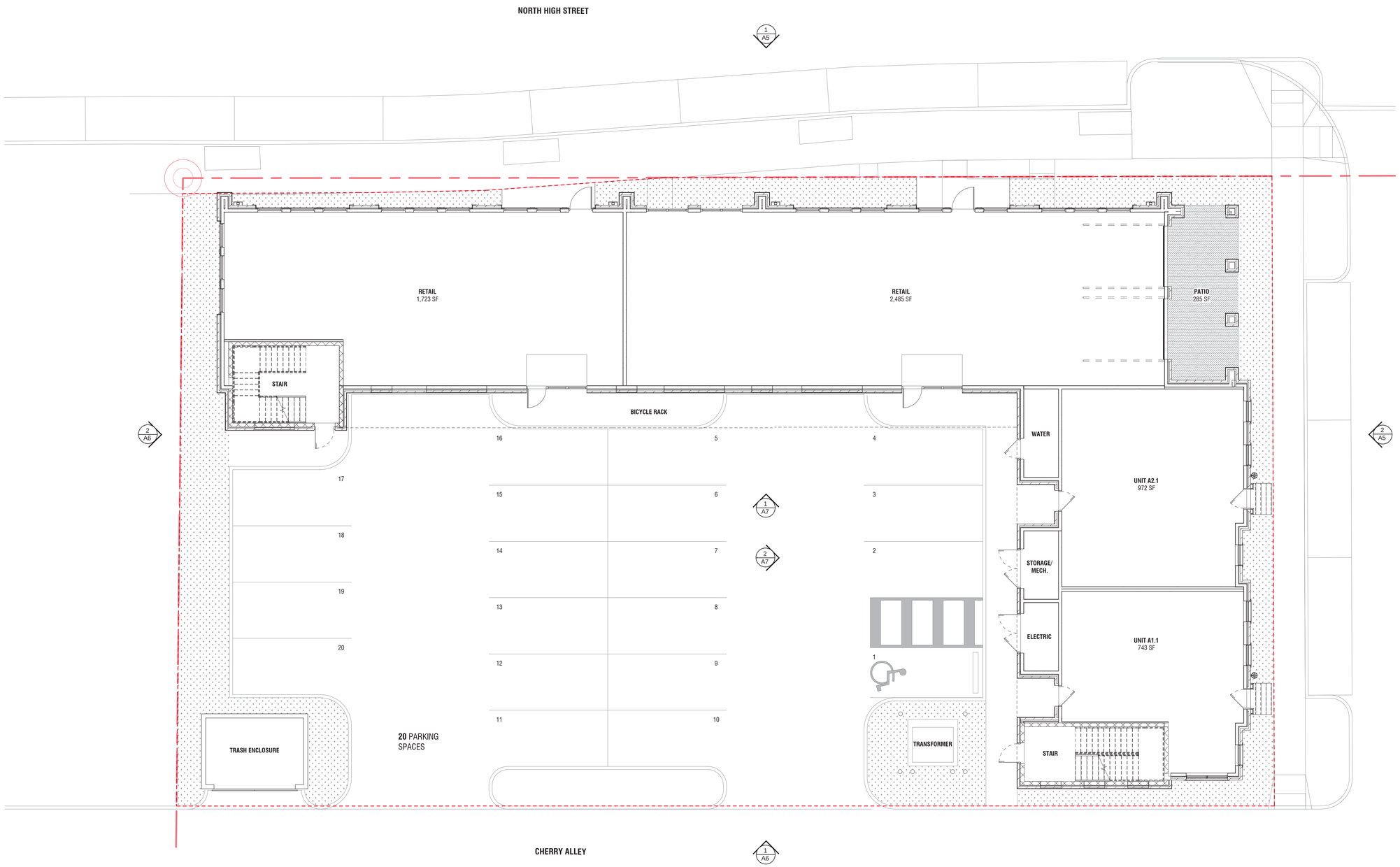
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PROJECT:
New Albany Square
New Albany, Ohio

BURKART
DISTINCTIVE LANDSCAPE ARCHITECTURE
JAMES BURKART ASSOCIATES, INC., PO BOX 14
ROCKBRIDGE, OH 43156, 614-805-5699
e-mail: jburkart@columbus.rr.com

JBA #:

SHEET: SP-1



01 LEVEL
1 FLOOR PLAN
SCALE 1/8" = 1'-0"

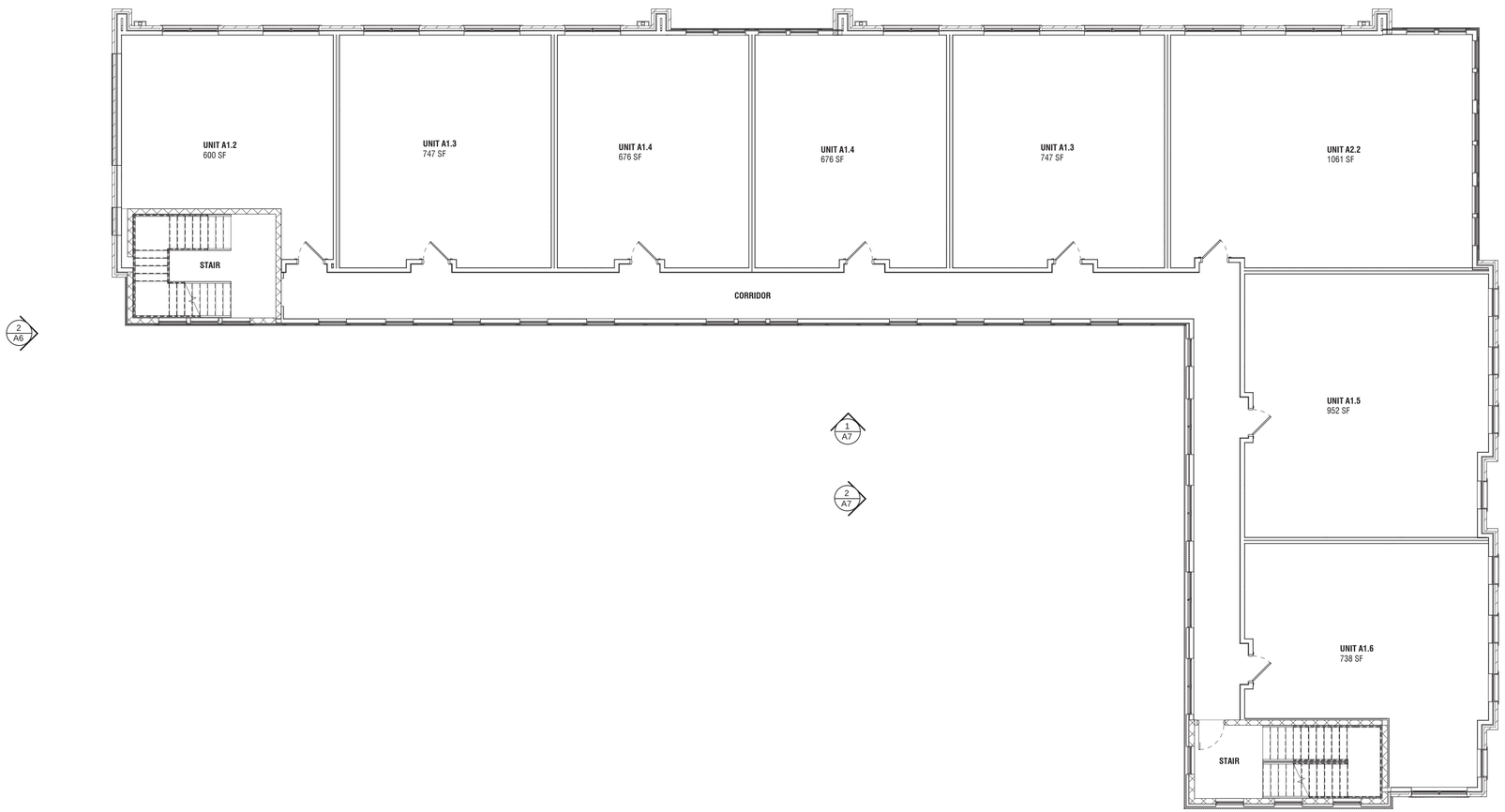
NEW ALBANY TOWN CENTER

01 LEVEL - OVERALL FLOOR PLAN | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

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02 LEVEL
1 FLOOR PLAN
SCALE 1/8" = 1'-0"

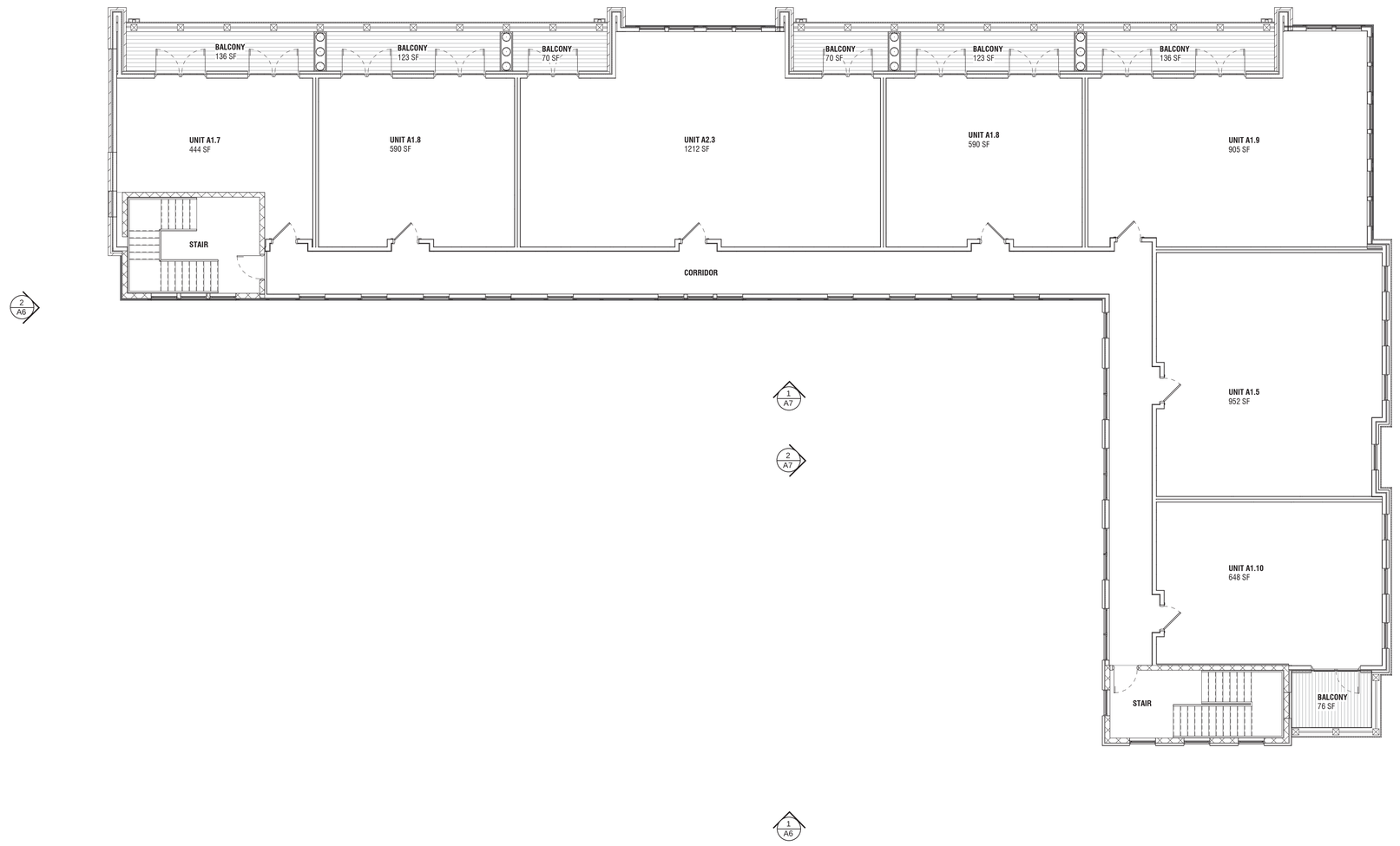
NEW ALBANY TOWN CENTER

02 LEVEL - OVERALL FLOOR PLAN | 01 | 27 | 2025

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03 LEVEL
1 FLOOR PLAN
SCALE 1/8" = 1'-0"

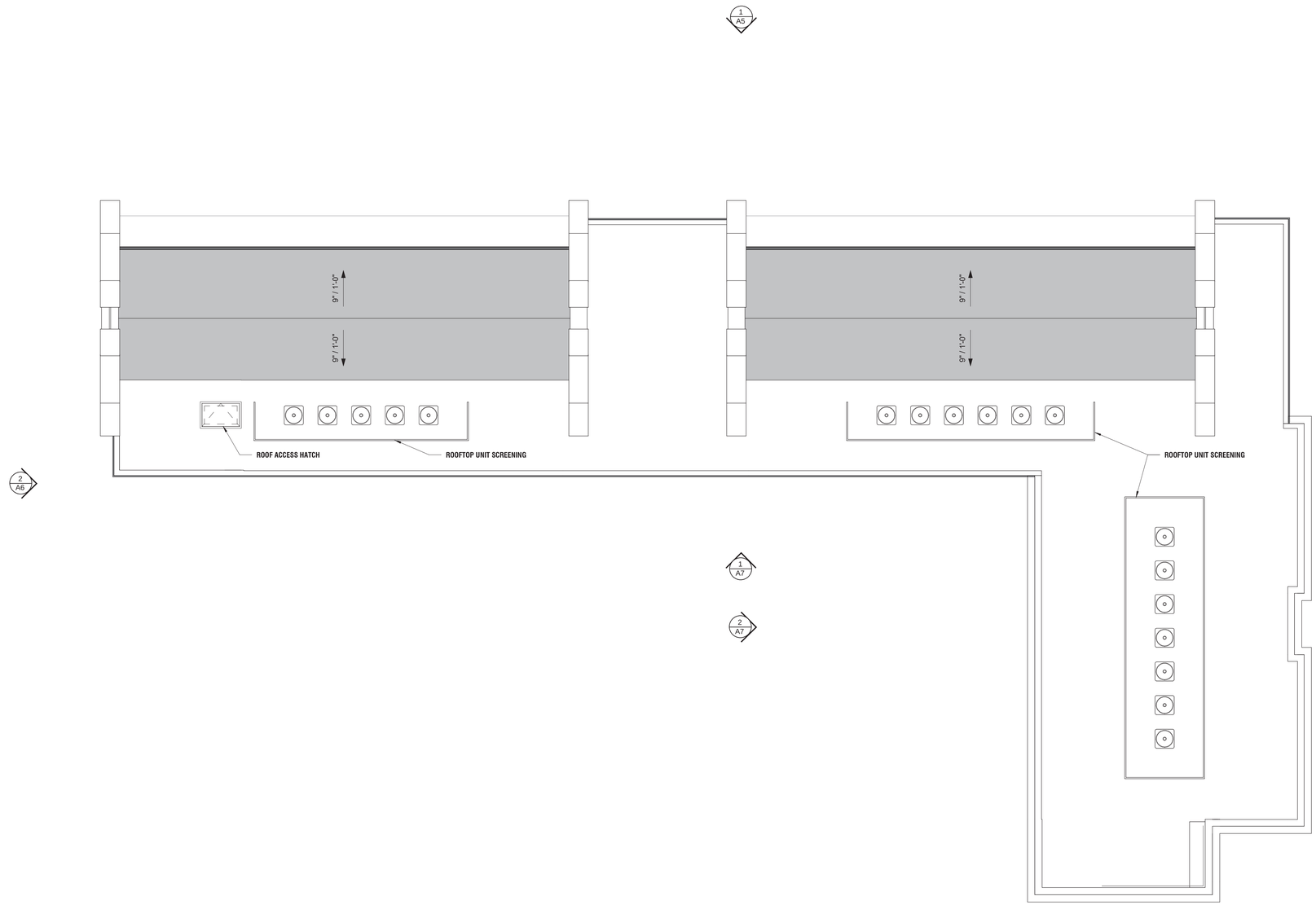
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03 LEVEL - OVERALL FLOOR PLAN | 01 | 27 | 2025

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ROOF

1 FLOOR PLAN

SCALE 1/8" = 1'-0"

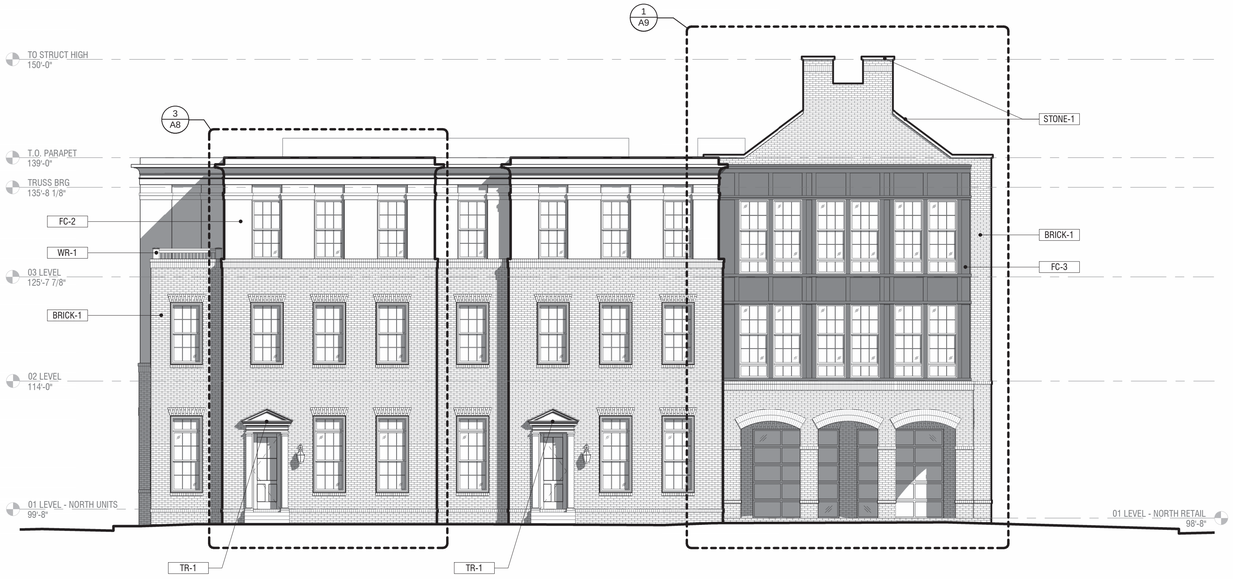
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ROOF PLAN - OVERALL FLOOR PLAN | 01 | 27 | 2025

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NORTH - THEISEN DRIVE

2 BUILDING ELEVATION

SCALE 1/8" = 1'-0"



WEST - HIGH STREET

1 BUILDING ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

STONE-1 **CAST STONE**

MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1 **SHINGLE ROOFING**

MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MANOR
COLOR: COLONIAL SLATE

FC-1 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

WR-1 **WOOD RAILING**

MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED TO MATCH FC-2/FC-3 TO MATCH WALL PER LOCATION

TR-1 **TRIM AND PEDIMENTS**

COLOR: PAINTED TO MATCH FC-2

CL-1 **COLUMNS**

WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: DORIC 10" SQUARE
COLOR: PAINTED TO MATCH FC-2

DS-1 **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

NEW ALBANY TOWN CENTER

EXTERIOR ELEVATIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

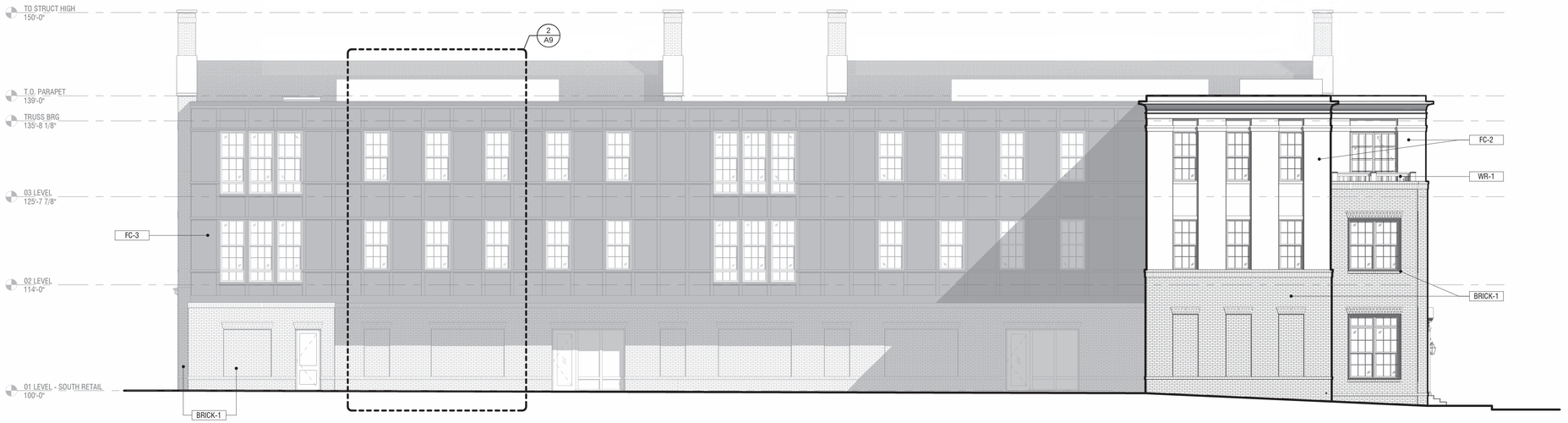
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SOUTH - PROPERTY LINE

2 BUILDING ELEVATION

SCALE 1/8" = 1'-0"



EAST - CHERRY ALLEY

1 BUILDING ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY

BRICK-1 — **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

STONE-1 — **CAST STONE**

MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1 — **SHINGLE ROOFING**

MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MANOR
COLOR: COLONIAL SLATE

FC-1 — **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD

FC-2 — **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 — **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

WR-1 — **WOOD RAILING**

MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED TO MATCH FC-2/FC-3 TO MATCH WALL PER LOCATION

TR-1 — **TRIM AND PEDIMENTS**

COLOR: PAINTED TO MATCH FC-2

CL-1 — **COLUMNS**

WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: DORIC 10" SQUARE
COLOR: PAINTED TO MATCH FC-2

DS-1 — **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

NEW ALBANY TOWN CENTER

EXTERIOR ELEVATIONS | 01 | 27 | 2025

BURKART DISTINCTIVE LANDSCAPE ARCHITECTURE — LANDSCAPE
KORDA — CIVIL
Ruscilli CONSTRUCTION — CONTRACTOR
MERSHAD DEVELOPMENT — CLIENT
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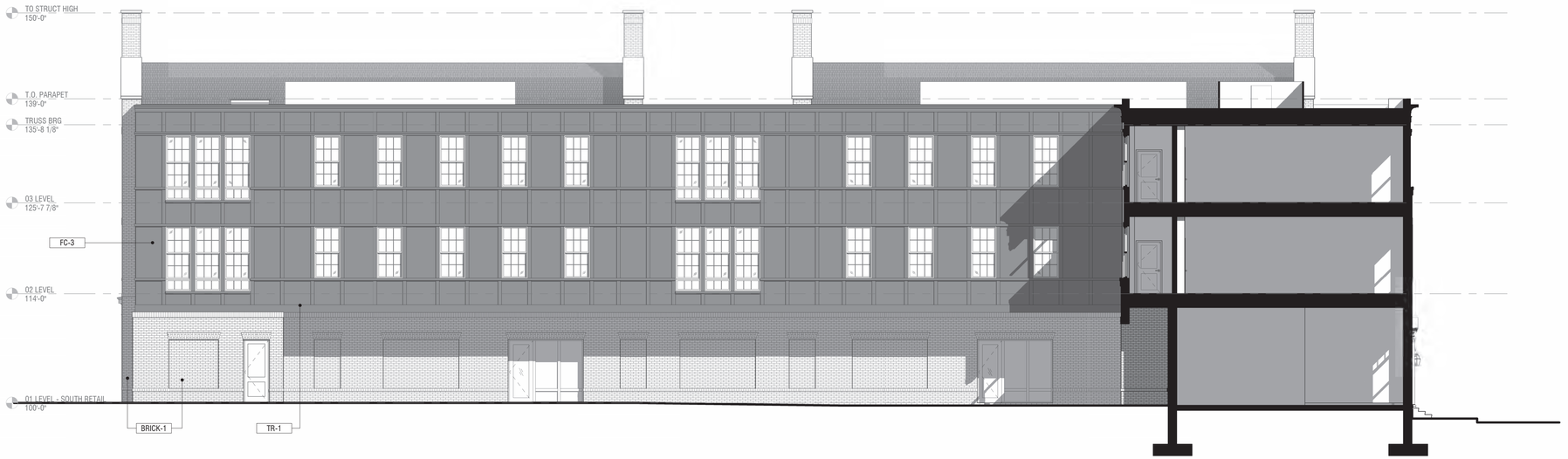
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SOUTH - PARKING LOT

2 BUILDING ELEVATION

SCALE 1/8" = 1'-0"



EAST - PARKING LOT

1 BUILDING ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

STONE-1 **CAST STONE**

MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1 **SHINGLE ROOFING**

MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MANOR
COLOR: COLONIAL SLATE

FC-1 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

WR-1 **WOOD RAILING**

MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED TO MATCH FC-2/FC-3 TO MATCH WALL PER LOCATION

TR-1 **TRIM AND PEDIMENTS**

COLOR: PAINTED TO MATCH FC-2

CL-1 **COLUMNS**

WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: DORIC 10" SQUARE
COLOR: PAINTED TO MATCH FC-2

DS-1 **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

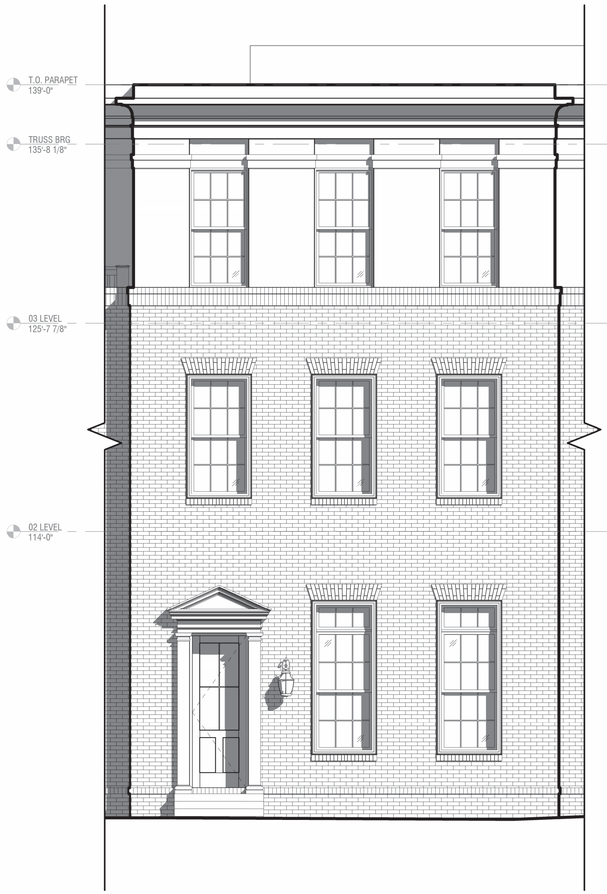
NEW ALBANY TOWN CENTER

EXTERIOR ELEVATIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

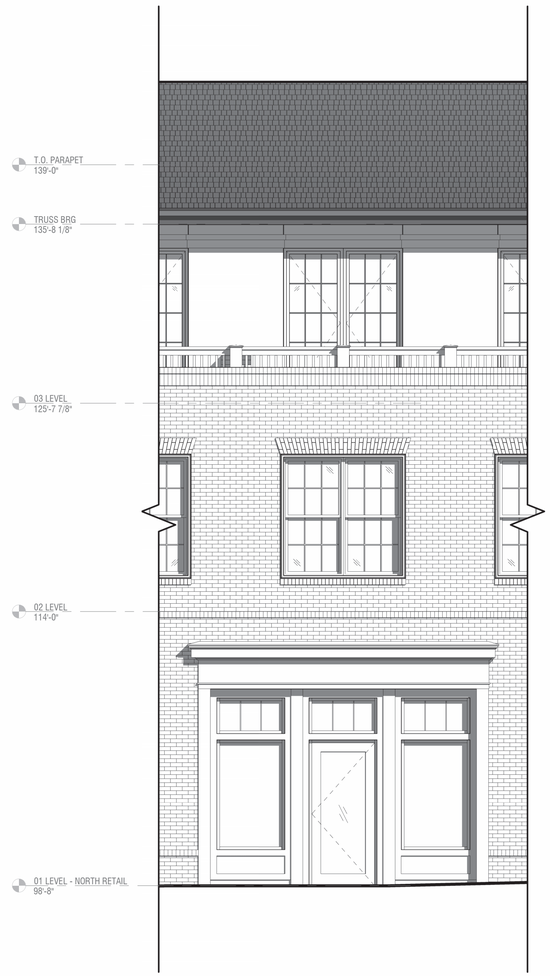
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NORTH - THEISEN DRIVE UNIT ENTRY

3 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"



WEST - HIGH STREET STOREFRONT

2 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"



WEST - HIGH STREET CENTRAL BAY

1 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"

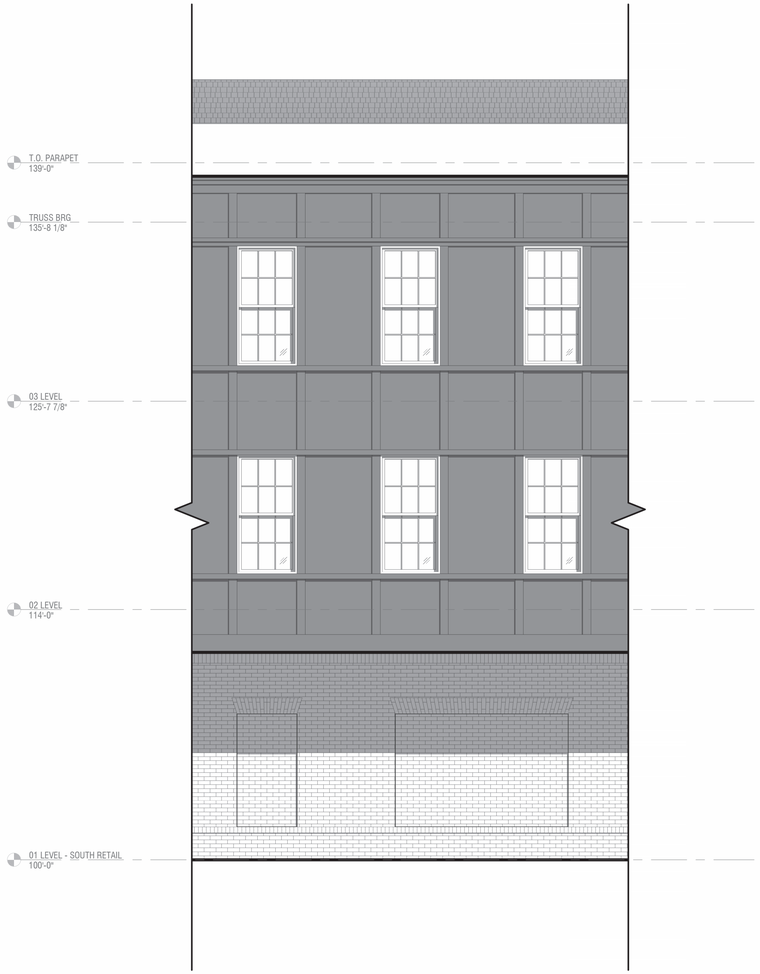
NEW ALBANY TOWN CENTER

ENLARGED EXTERIOR ELEVATIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

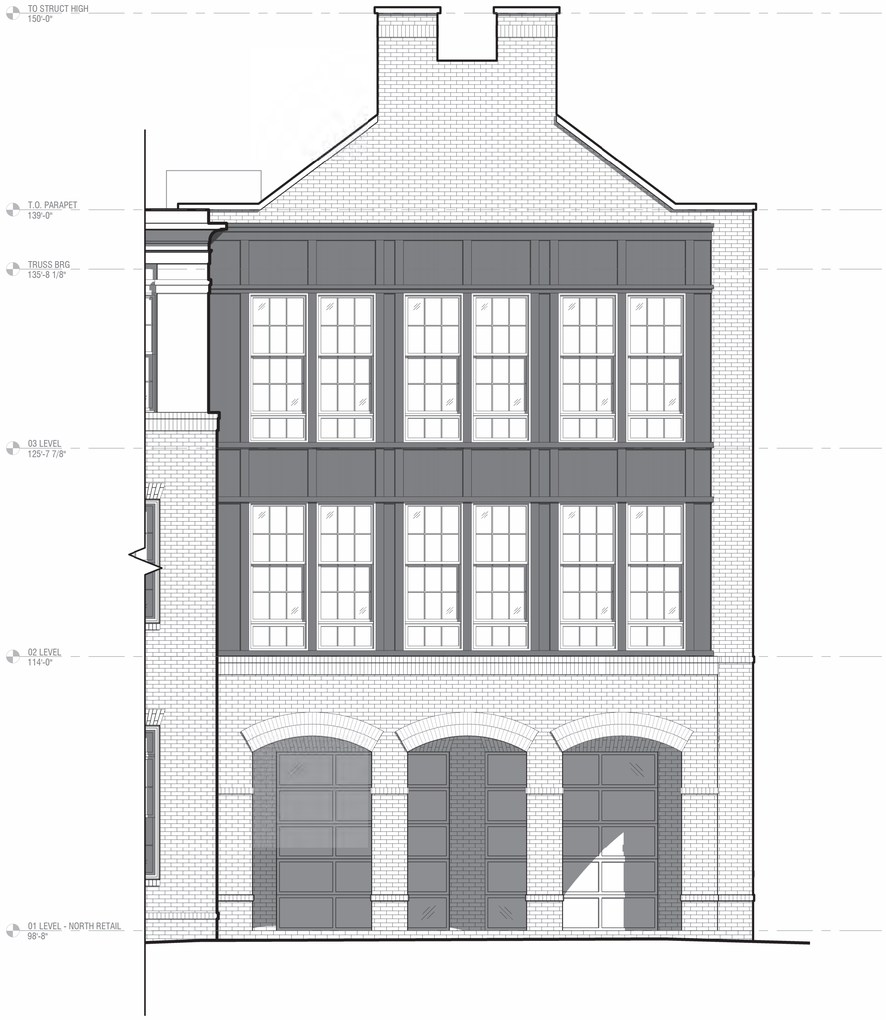
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EAST - PARKING LOT SERVICE ENTRY

2 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"



NORTH - THEISEN DRIVE END WALL

1 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"

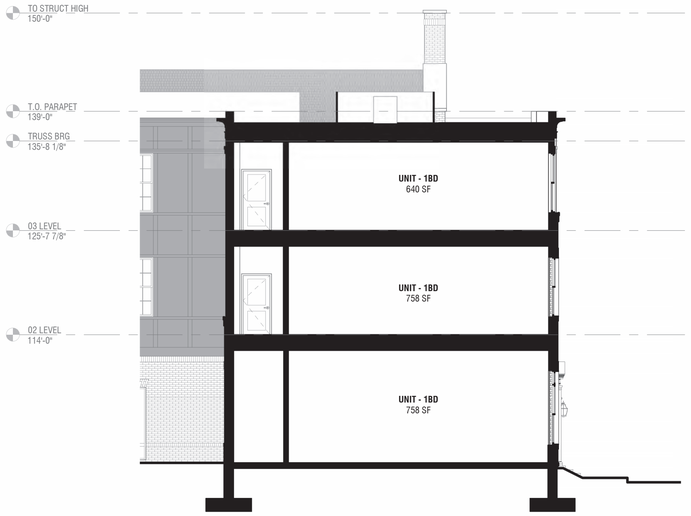
NEW ALBANY TOWN CENTER

ENLARGED EXTERIOR ELEVATIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

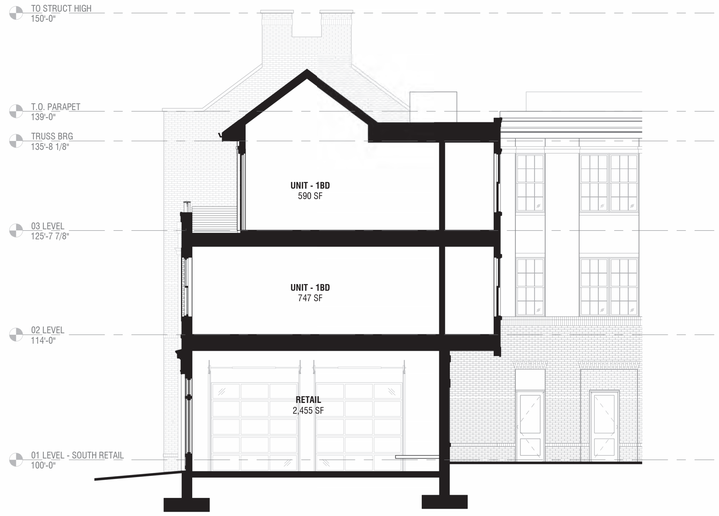
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SECTION E

4 BUILDING SECTION

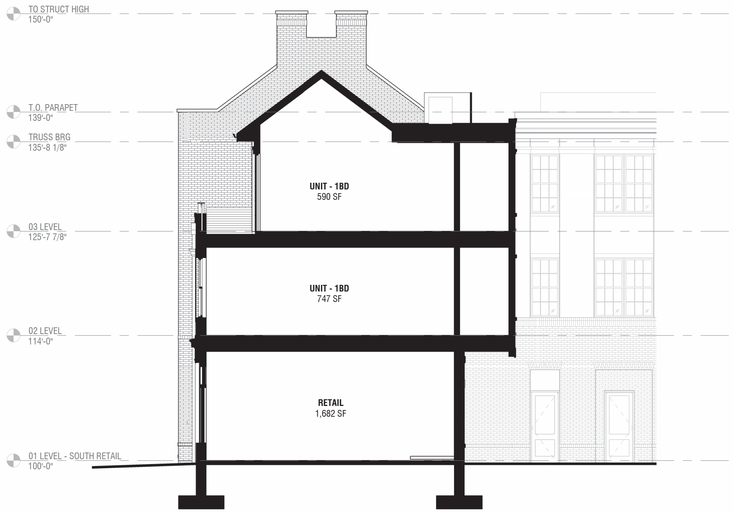
SCALE 1/8" = 1'-0"



SECTION D

3 BUILDING SECTION

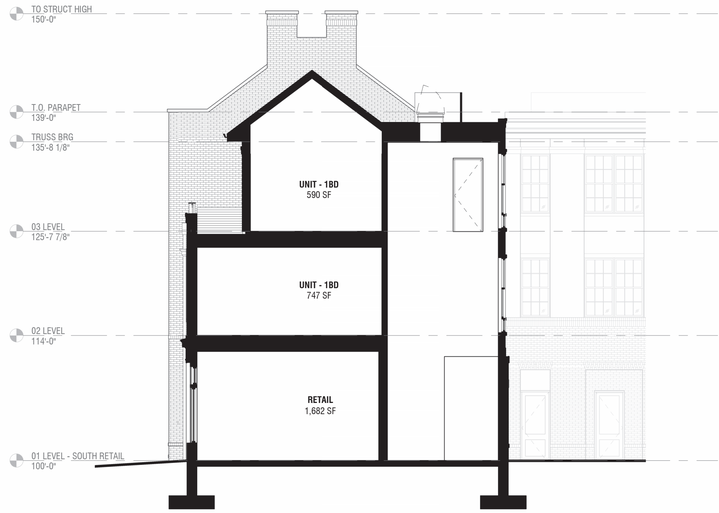
SCALE 1/8" = 1'-0"



SECTION C

2 BUILDING SECTION

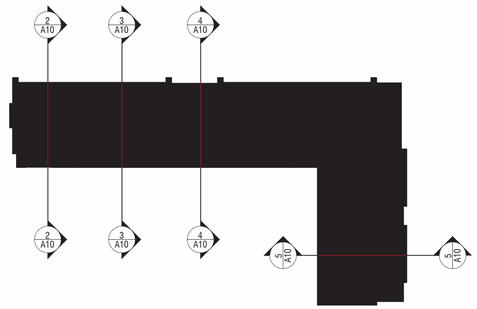
SCALE 1/8" = 1'-0"



SECTION B

1 BUILDING SECTION

SCALE 1/8" = 1'-0"



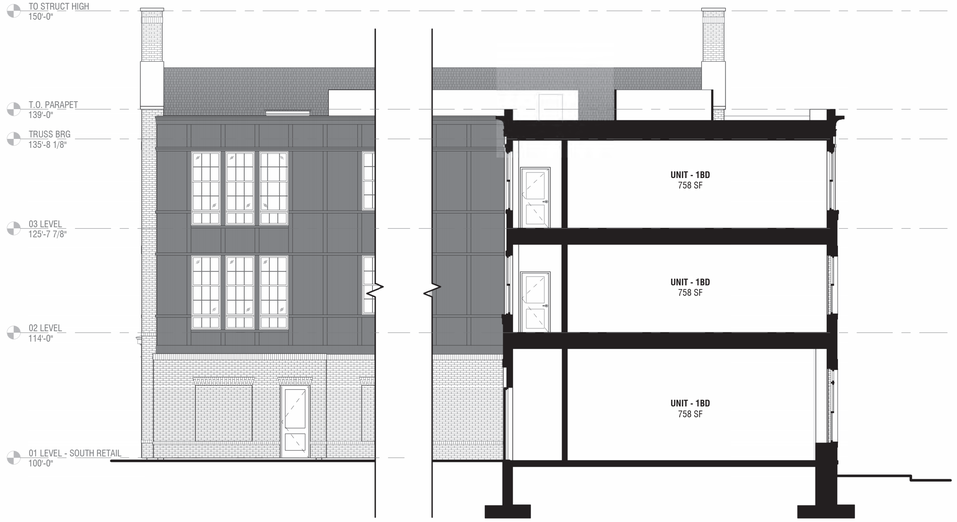
NEW ALBANY TOWN CENTER

OVERALL BUILDING SECTIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

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SECTION G

2 BUILDING SECTION

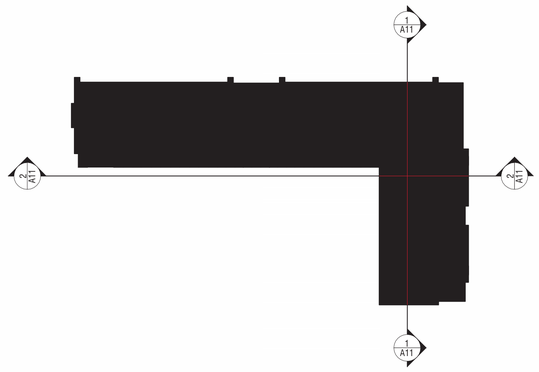
SCALE 1/8" = 1'-0"



SECTION F

1 BUILDING SECTION

SCALE 1/8" = 1'-0"



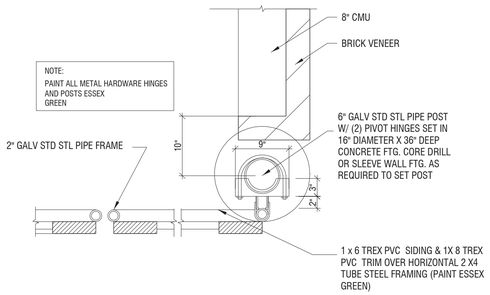
NEW ALBANY TOWN CENTER

OVERALL BUILDING SECTIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

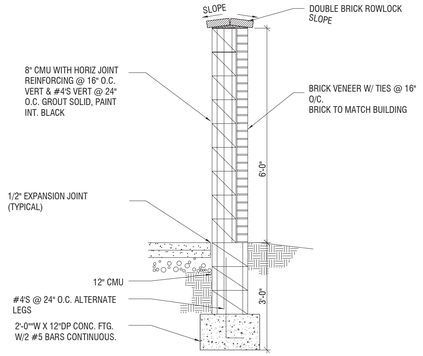
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DUMPSTER ENCLOSURE POST DETAIL

AA DETAIL

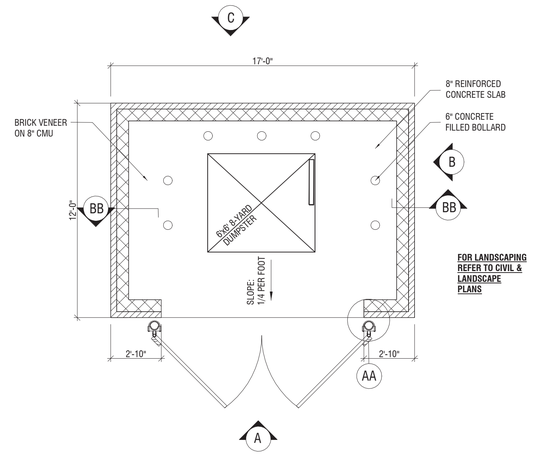
SCALE 1" = 1'-0"



DUMPSTER ENCLOSURE SECTION

BB DETAIL

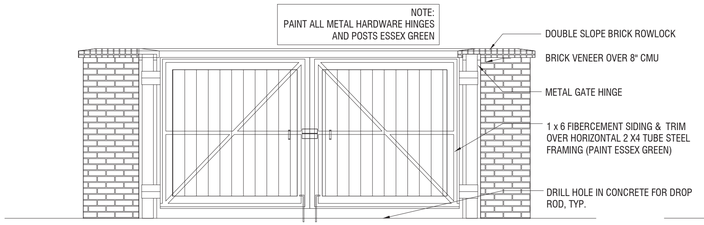
SCALE 1/2" = 1'-0"



DUMPSTER ENCLOSURE PLAN

1 DETAIL

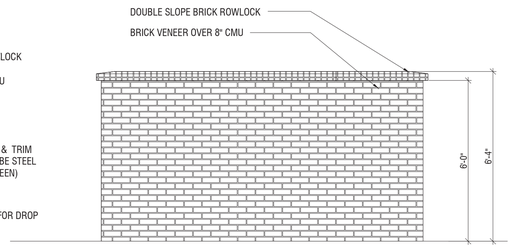
SCALE 1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - A

A DETAIL

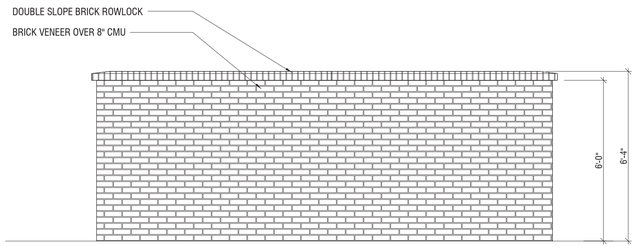
SCALE 3/8" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - B

B DETAIL

SCALE 3/8" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION - C

C DETAIL

SCALE 3/8" = 1'-0"

NEW ALBANY TOWN CENTER

ARCHITECTURAL SITE DETAILS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

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01 LEVEL
1 FLOOR PLAN
SCALE 1/8" = 1'-0"

CHERRY ALLEY

2/B5

UNIT 2.1
446 SF
6'-8 3/4"

UNIT 2.1
446 SF
6'-2 3/4"

UNIT 2.1
446 SF
5'-4 3/4"

UNIT 2.1
446 SF
4'-5 3/4"

UNIT 2.1
446 SF
3'-7 3/4"

UNIT 2.2
700 SF
1'-8 3/4"

TRASH

1/B6

2/B7

2/B6

28 Parking Spaces

UNIT 2.3
410 SF
1'-8 3/4"

UNIT 2.3
410 SF
1'-8 3/4"

1/B7

FOUNDERS WAY

WATER

ELECTRIC

TRANSFORMER

UNIT 2.9
430 SF
6'-6 3/4"

UNIT 2.8
446 SF
5'-8 3/4"

UNIT 2.7
518 SF
5'-2 3/4"

UNIT 2.6
600 SF
3'-8 3/4"

UNIT 2.5
646 SF
2'-8 3/4"

UNIT 2.4
654 SF
1'-8 3/4"

1/B5

SECOND STREET

New Albany Town Center

01 LEVEL - OVERALL FLOOR PLAN | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024086

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02 LEVEL
FLOOR PLAN
SCALE 1/8" = 1'-0"

CHERRY ALLEY



SECOND STREET

New Albany Town Center

02 LEVEL - OVERALL FLOOR PLAN | 01 | 27 | 2025

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03 LEVEL
3 FLOOR PLAN
SCALE 1/8" = 1'-0"

CHERRY ALLEY



SECOND STREET
New Albany Town Center
03 LEVEL - OVERALL FLOOR PLAN | 01 | 27 | 2025

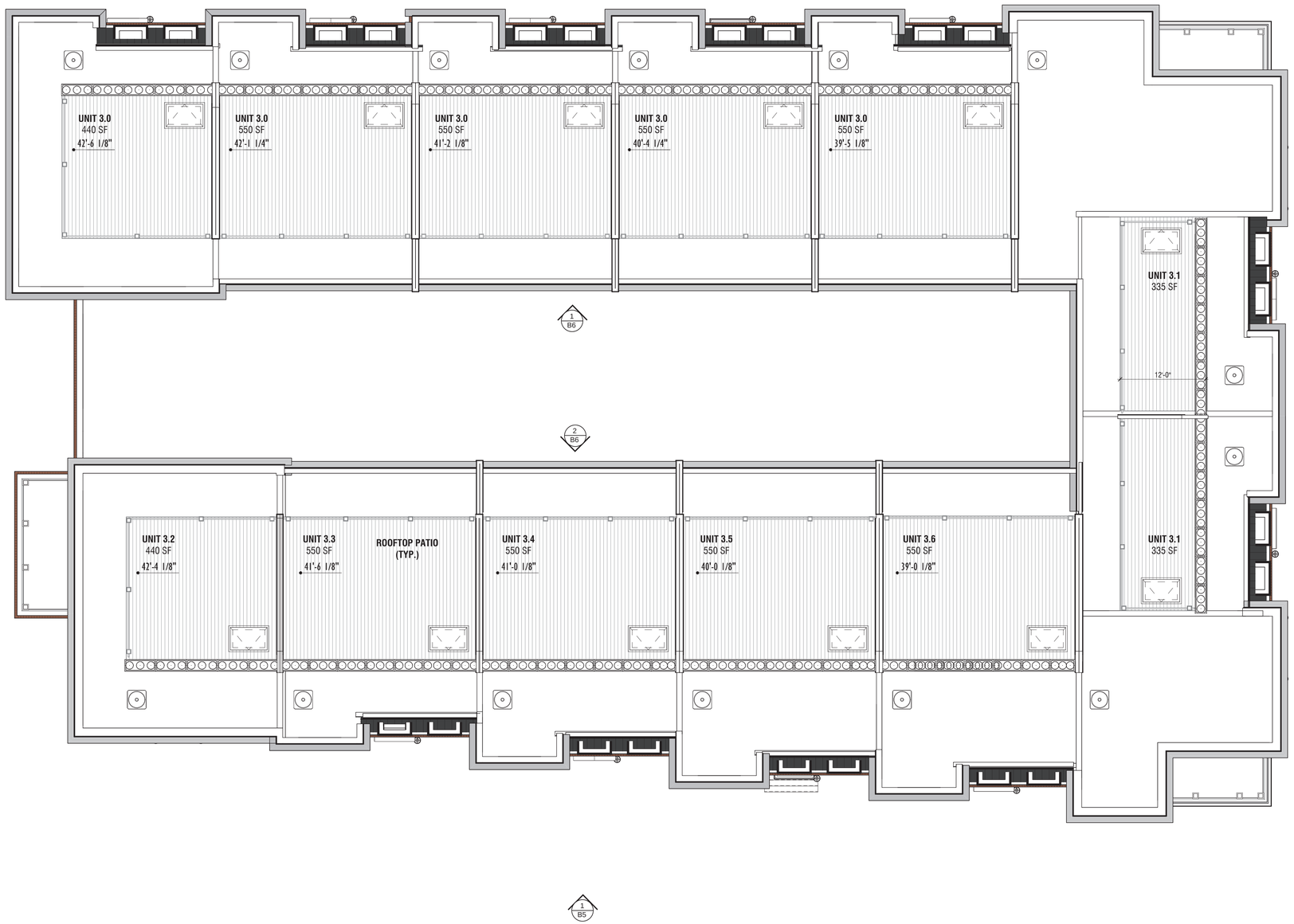
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T.O. PARAPET

1 ROOF PLAN

SCALE 1/8" = 1'-0"



New Albany Town Center

ROOF - OVERALL FLOOR PLAN + DETAILS | 01 | 27 | 2025

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East Elevation - Second Street

1 BUILDING ELEVATION

SCALE 1/8" = 1'-0"



West Elevation - Cherry Alley

2 BUILDING ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

CMU-1 **CONCRETE MASONRY UNITS**

MANUFACTURER: OBERFIELDS
STYLE: DESIGNBLOK SMOOTH FACE
COLOR: LT BUFF

R-2 **METAL ROOF**

MANUFACTURER: DMI
STYLE: INTER-LOCK STANDING SEAM
COLOR: CLASSIC BRONZE

FC-1 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

FC-4 **FIBER CEMENT LAP SIDING**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

WR-1 **WOOD RAILING**

COLOR: PAINTED TO MATCH FC-2

TR-1 **TRIM AND PEDIMENTS**

COLOR: PAINTED TO MATCH FC-2

CL-1 **COLUMNS**

WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: TUSCAN 10" SQUARE
COLOR: PAINTED TO MATCH FC-2

DS-1 **DOWNSPOUTS + GUTTERS**

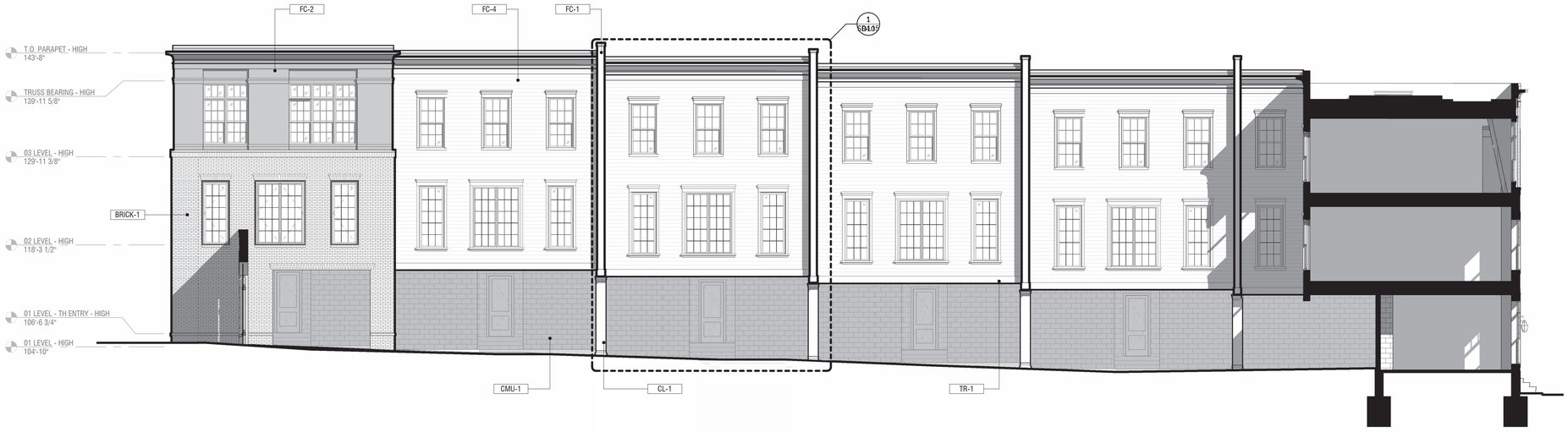
MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

New Albany Town Center

EXTERIOR ELEVATIONS | 01 | 27 | 2025

BURT DISTINCTIVE LANDSCAPE ARCHITECTURE — LANDSCAPE
KORDA — CIVIL
Ruscilli CONSTRUCTION — CONTRACTOR
MERSHAD DEVELOPMENT — CLIENT
archall — AA project no. 024086

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West Elevation - Garage

1 BUILDING ELEVATION

SCALE 1/8" = 1'-0"



East Elevation - Garage

2 BUILDING ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

CMU-1 **CONCRETE MASONRY UNITS**

MANUFACTURER: OBERFIELDS
STYLE: DESIGNBLOK SMOOTH FACE
COLOR: LT BUFF

R-2 **METAL ROOF**

MANUFACTURER: DMI
STYLE: INTER-LOCK STANDING SEAM
COLOR: CLASSIC BRONZE

FC-1 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

FC-4 **FIBER CEMENT LAP SIDING**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

WR-1 **WOOD RAILING**

COLOR: PAINTED TO MATCH FC-2

TR-1 **TRIM AND PEDIMENTS**

COLOR: PAINTED TO MATCH FC-2

CL-1 **COLUMNS**

WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: TUSCAN 10" SQUARE
COLOR: PAINTED TO MATCH FC-2

DS-1 **DOWNSPOUTS + GUTTERS**

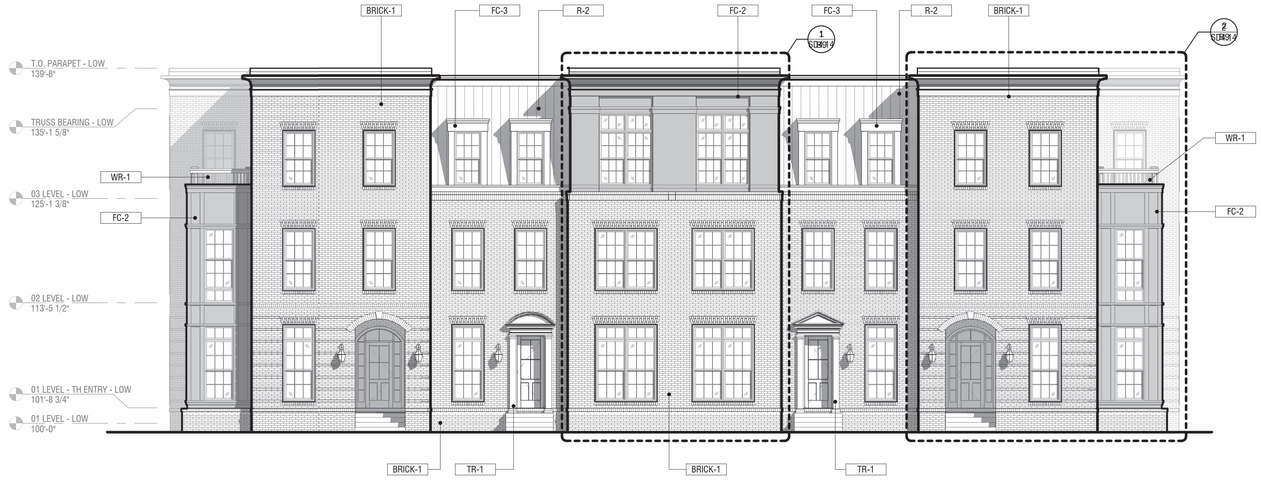
MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

New Albany Town Center

EXTERIOR ELEVATIONS | 01 | 27 | 2025

BURKART DISTINCTIVE LANDSCAPE ARCHITECTURE — LANDSCAPE
KORDA — CIVIL
Ruscilli CONSTRUCTION — CONTRACTOR
MERSHAD DEVELOPMENT — CLIENT
archall — AA project no. 024086

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North Elevation - High Street

1 BUILDING ELEVATION

SCALE 1/8" = 1'-0"



South Elevation

2 BUILDING ELEVATION

SCALE 1/8" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIALS KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

CMU-1 **CONCRETE MASONRY UNITS**

MANUFACTURER: OBERRFIELDS
STYLE: DESIGNBLOK SMOOTH FACE
COLOR: LT BUFF

R-2 **METAL ROOF**

MANUFACTURER: DMI
STYLE: INTER-LOCK STANDING SEAM
COLOR: CLASSIC BRONZE

FC-1 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7035 AESTHETIC WHITE
NOTE: TO BE PAINTED IN FIELD

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

FC-4 **FIBER CEMENT LAP SIDING**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE LAP SIDING AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

WR-1 **WOOD RAILING**

COLOR: PAINTED TO MATCH FC-2

TR-1 **TRIM AND PEDIMENTS**

COLOR: PAINTED TO MATCH FC-2

CL-1 **COLUMNS**

WOOD SQUARE COLUMN INSTALLED OVER POST
STYLE: TUSCAN 10" SQUARE
COLOR: PAINTED TO MATCH FC-2

DS-1 **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

New Albany Town Center

EXTERIOR ELEVATIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no. 024086

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Northwest Elevation

2 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"



Typical Townhouse

1 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"

New Albany Town Center

ENLARGED ELEVATIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

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Northeast Corner

2 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"



North Elevation

1 ENLARGED ELEVATION

SCALE 1/4" = 1'-0"

New Albany Town Center

ENLARGED ELEVATIONS | 01 | 27 | 2025

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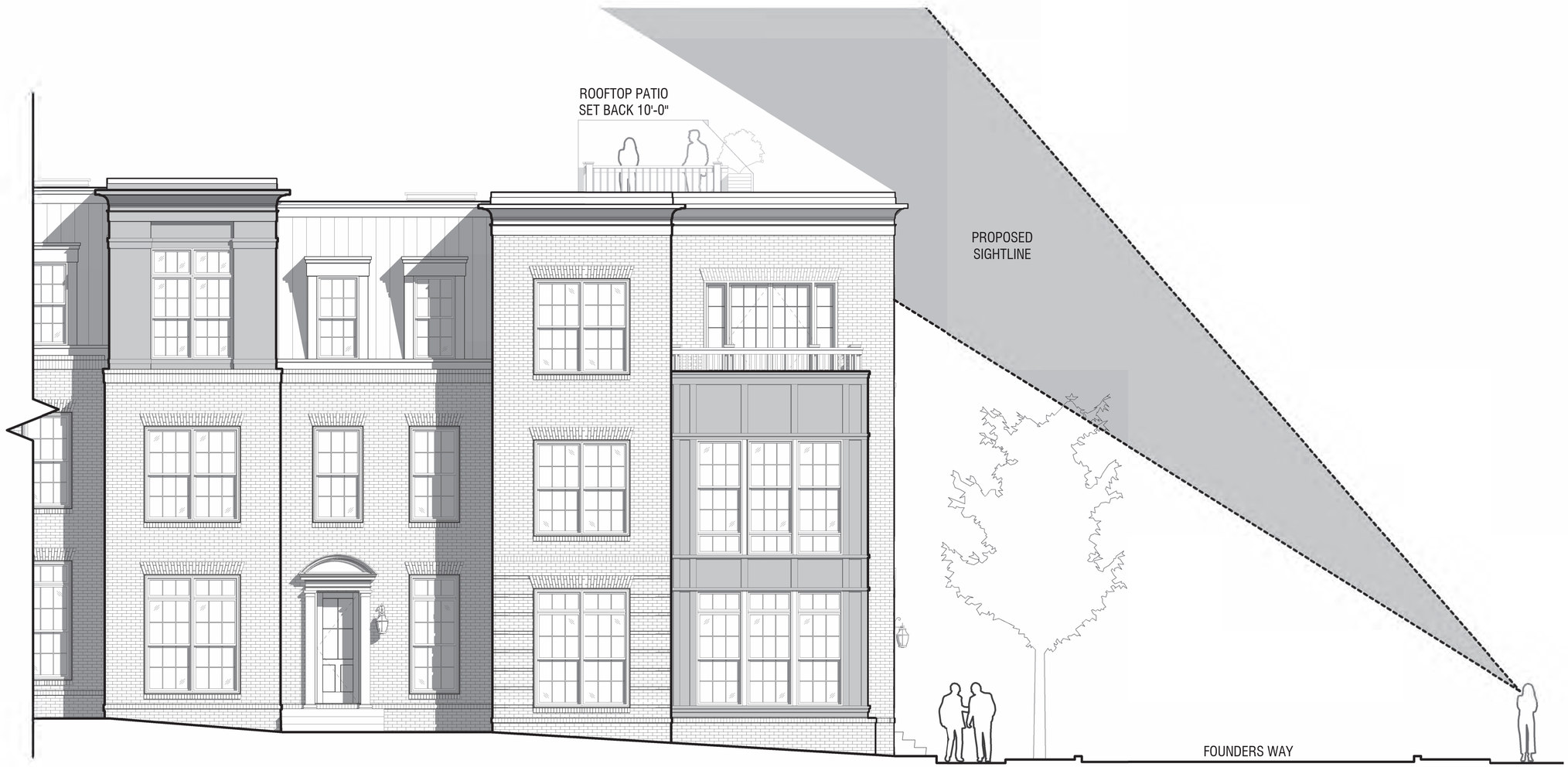


Back of Unit

1 **ENLARGED ELEVATION**

SCALE 1/4" = 1'-0"

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East Elevation_Visibility Study

1 BUILDING ELEVATION

SCALE 1/4" = 1'-0"

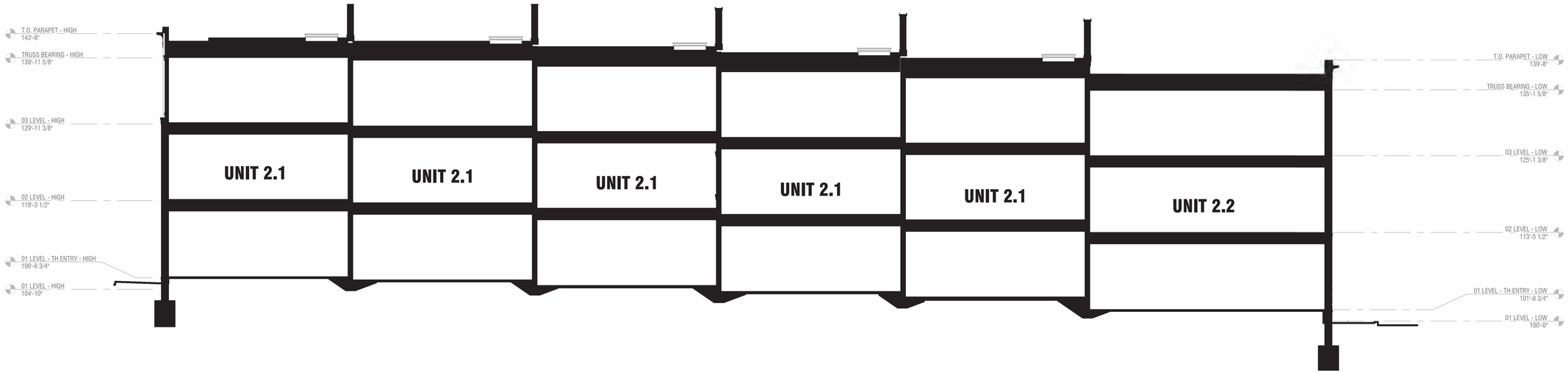
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ELEVATION - VISIBILITY STUDY | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024086

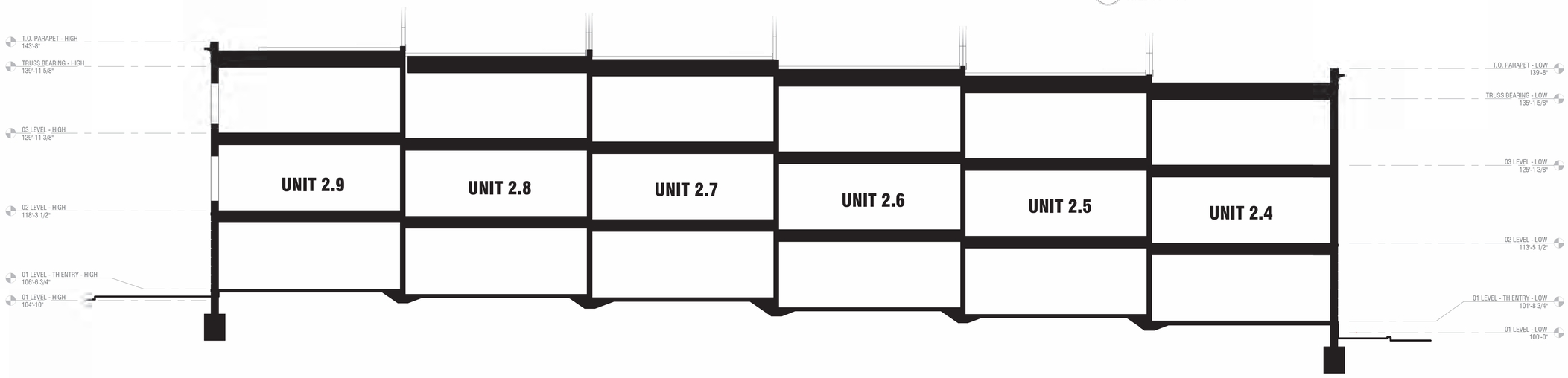
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N/S Section 1

1 BUILDING SECTION

SCALE 1/8" = 1'-0"



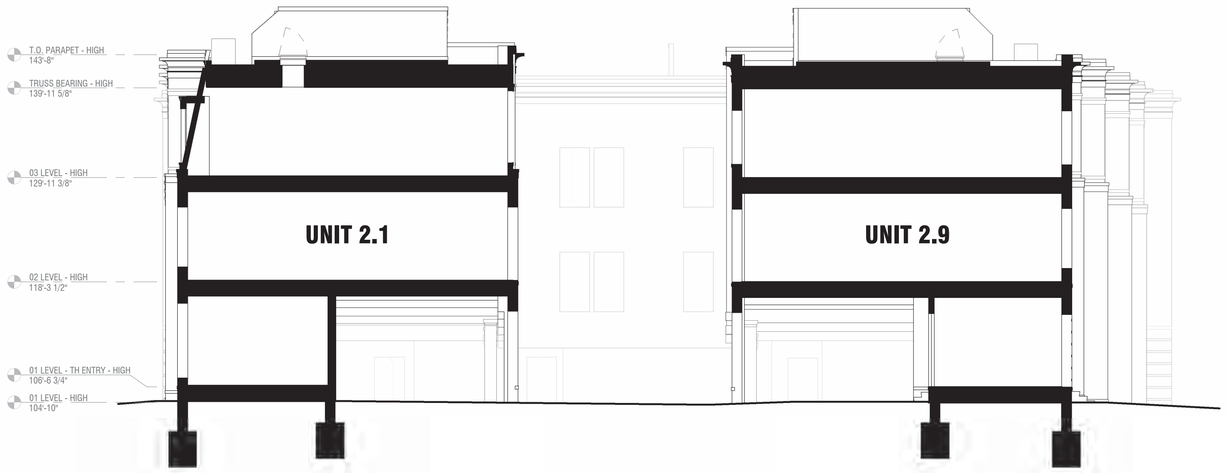
N/S Section 2

2 BUILDING SECTION

SCALE 1/8" = 1'-0"



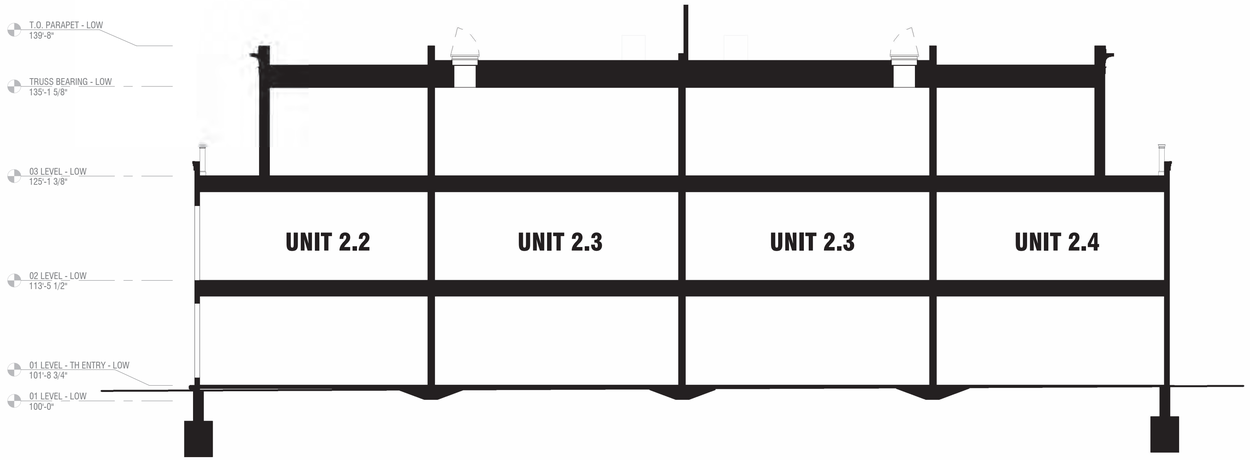
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E/W Section High

1 BUILDING SECTION

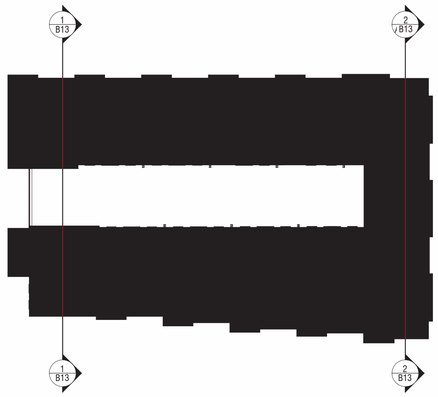
SCALE 1/8" = 1'-0"



E/W Section Low_Presentation

2 BUILDING SECTION

SCALE 1/8" = 1'-0"



New Albany Town Center

OVERALL BUILDING SECTIONS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

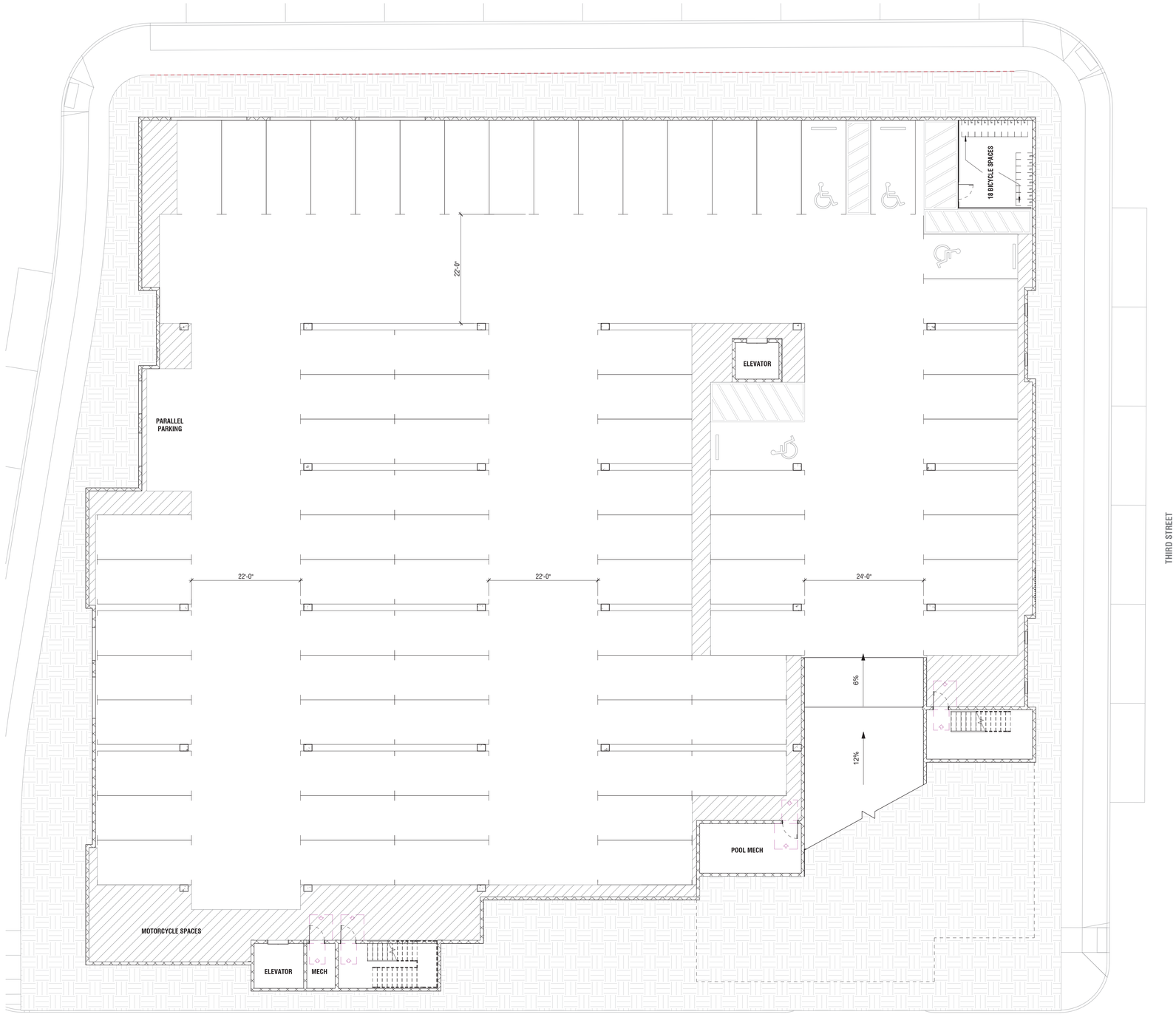
AA project no. 024086

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00 LEVEL - OVERALL FLOOR PLAN

1 FLOOR PLAN

SCALE 3/32" = 1'-0"



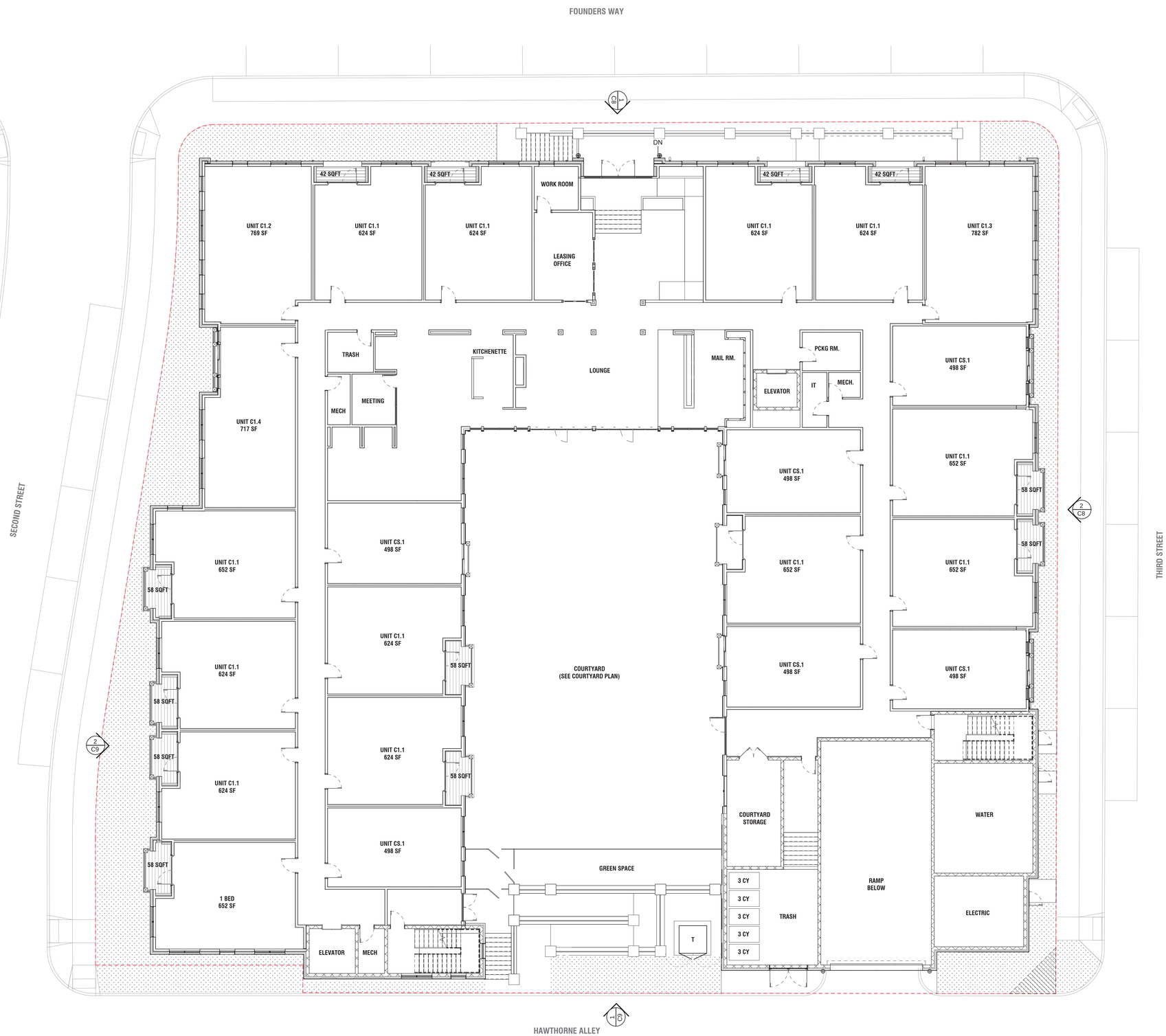
PARKING	//	74
ADA PARKING	//	4
TOTAL	//	78
BIKE PARKING	//	18
MOTORCYCLE PARKING	//	3

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01 LEVEL - OVERALL FLOOR PLAN

1 FLOOR PLAN

SCALE 3/32" = 1'-0"



UNIT MATRIX

FLOOR	STUDIO	1BD	2BD	TOTAL
1	6	16	0	22 UNITS
2	4	23	2	29 UNITS
3	2	10	10	22 UNITS
TOTAL	**12**	**49**	**12**	**73 UNITS**

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024087

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02 LEVEL - OVERALL FLOOR PLAN

1 FLOOR PLAN

SCALE 3/32" = 1'-0"



UNIT MATRIX

FLOOR	STUDIO	1BD	2BD	TOTAL
1	6	16	0	22 UNITS
2	4	23	2	29 UNITS
3	2	10	10	22 UNITS
TOTAL	**12**	**49**	**12**	**73 UNITS**

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03 LEVEL - OVERALL FLOOR PLAN

1 FLOOR PLAN

SCALE 3/32" = 1'-0"

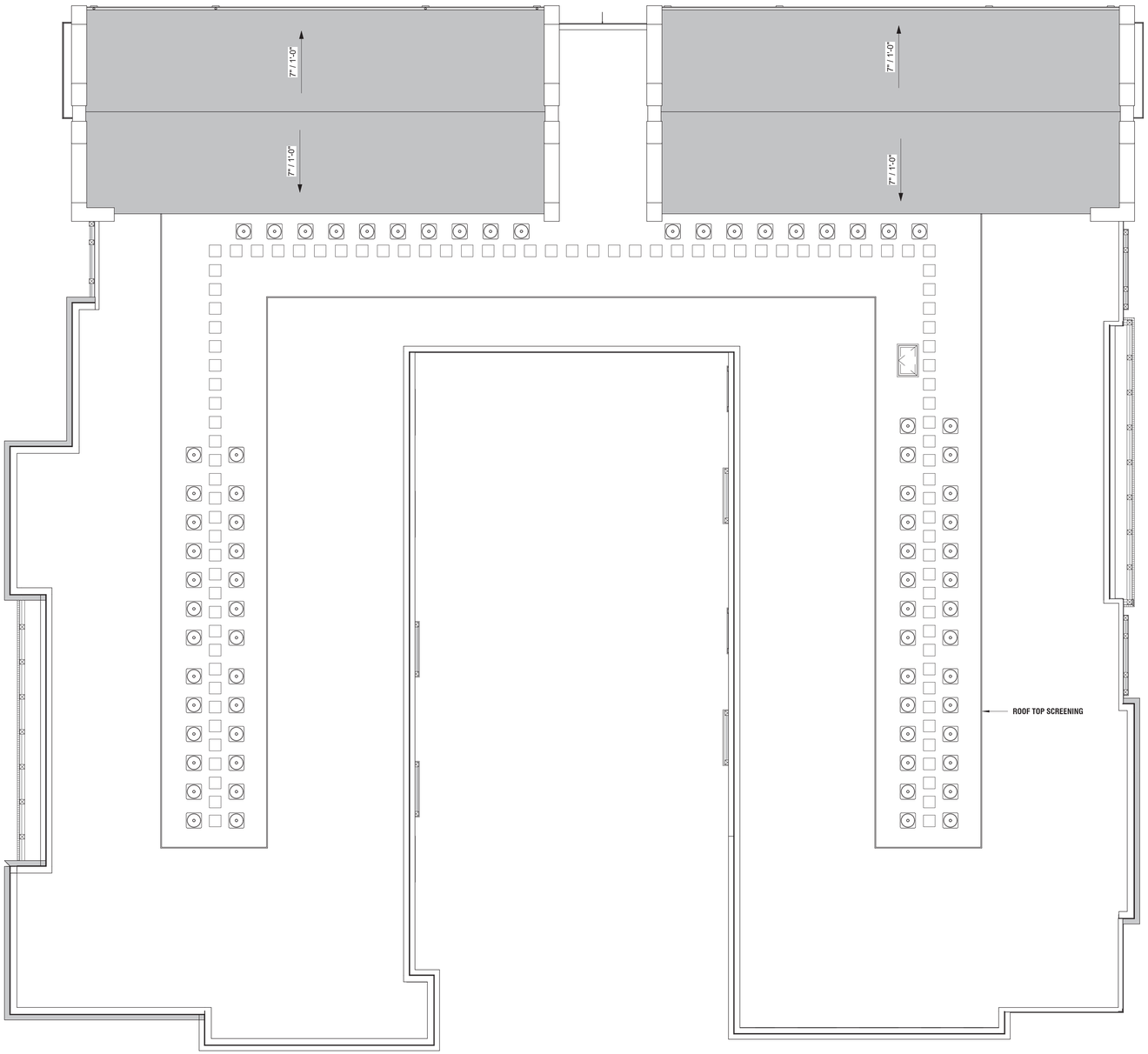
UNIT MATRIX

FLOOR	STUDIO	1BD	2BD	TOTAL
1	6	16	0	22 UNITS
2	4	23	2	29 UNITS
3	2	10	10	22 UNITS
TOTAL	**12**	**49**	**12**	**73 UNITS**



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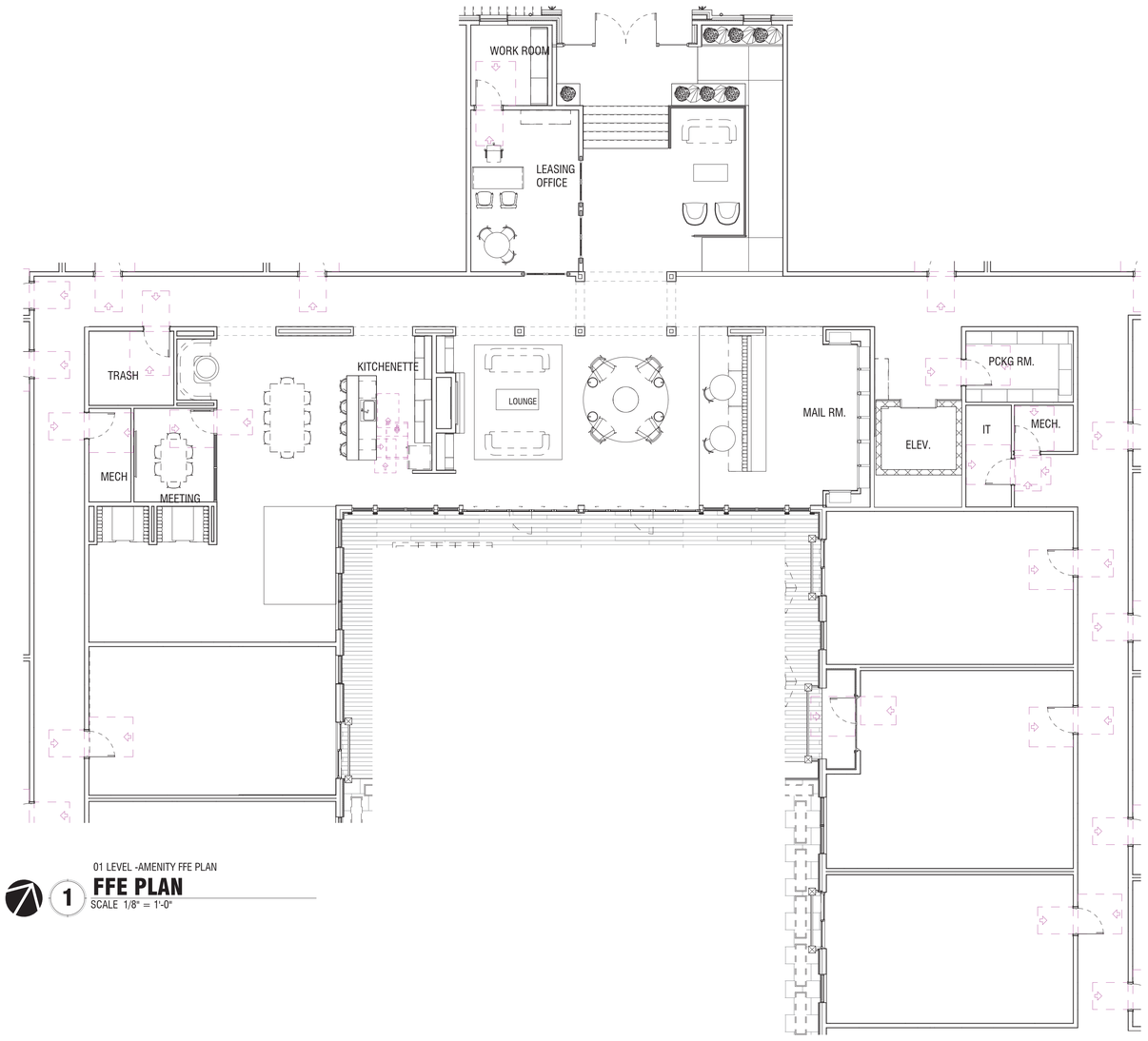
ROOF - PLAN
1 FLOOR PLAN
SCALE 3/32" = 1'-0"



New Albany Town Center
ROOF - OVERALL FLOOR PLAN + DETAILS | 01 | 27 | 2024

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

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01 LEVEL -AMENITY FFE PLAN

1 FFE PLAN

SCALE 1/8" = 1'-0"

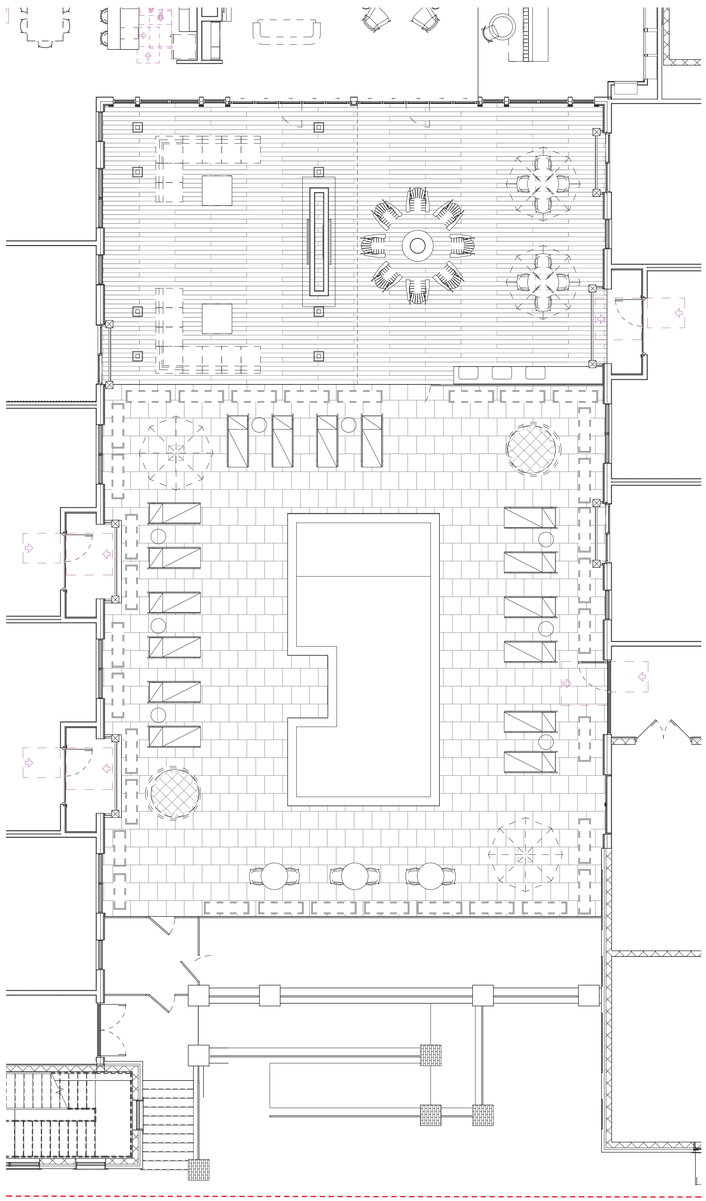
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01 LEVEL - OVERALL FFE PLAN | 01 | 27 | 2024

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

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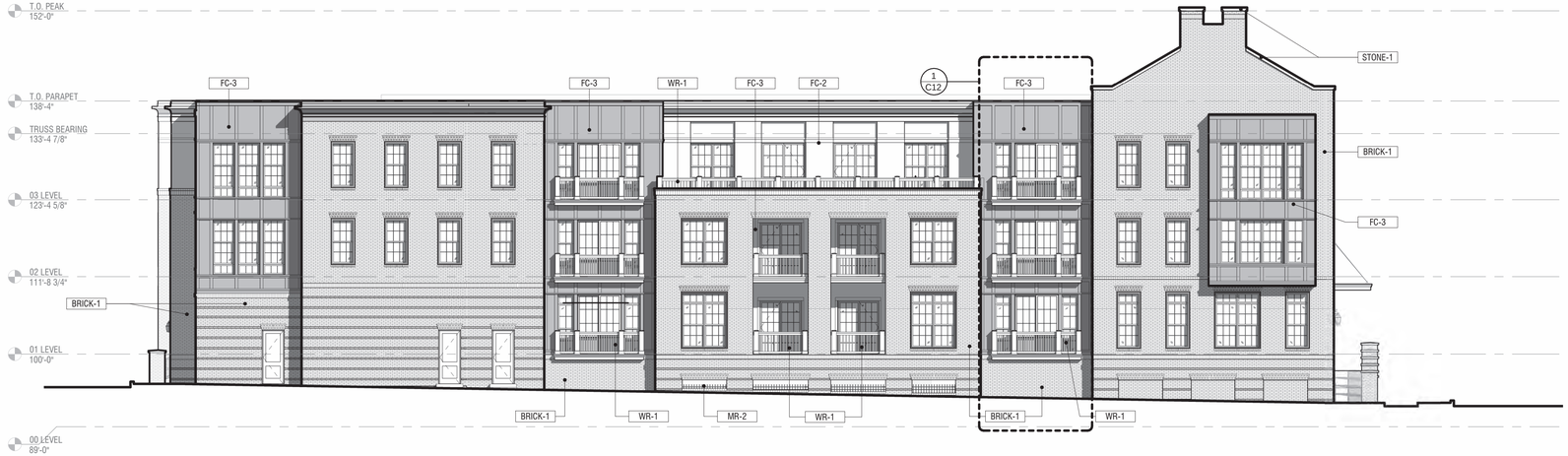


01 LEVEL -COURTYARD PLAN

1 FFE PLAN

SCALE 1/8" = 1'-0"

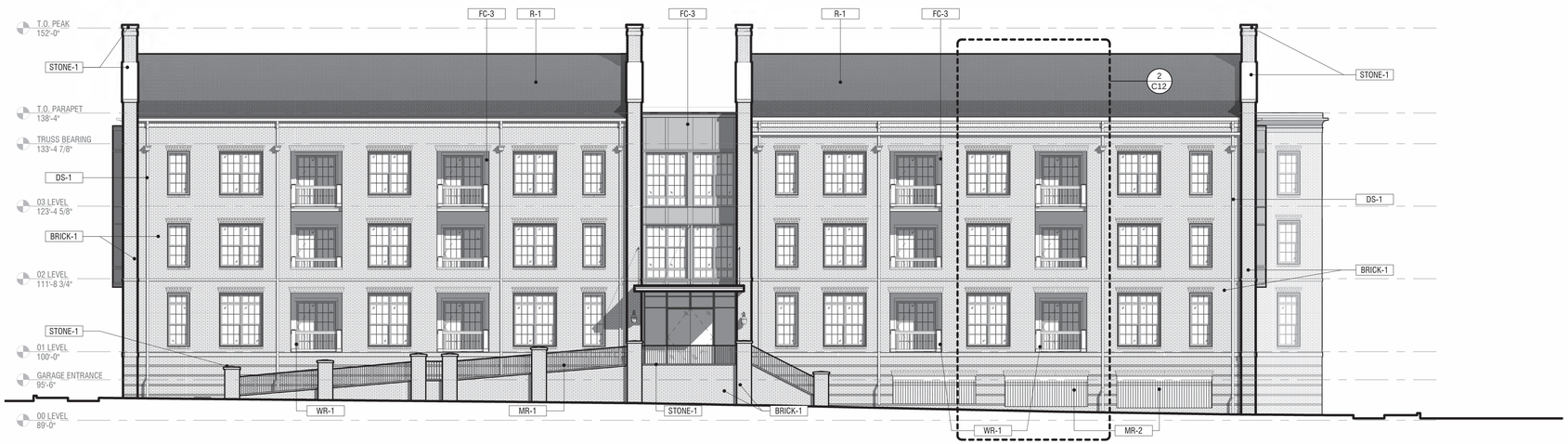
LANDSCAPE CIVIL CONTRACTOR CLIENT AA project no.:024087 ©2025 ARCHALL



ELEVATION - EAST

2 BUILDING ELEVATION

SCALE 3/32" = 1'-0"



ELEVATION - NORTH

1 BUILDING ELEVATION

SCALE 3/32" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIAL KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

STONE-1 **CAST STONE**

MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1 **SHINGLE ROOFING**

MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MANOR
COLOR: COLONIAL SLATE

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

MR-1 **METAL RAILING**

STYLE: IRON RAILING SYSTEM WITH TOP RAIL
COLOR: BLACK

MR-2 **METAL RAILING**

STYLE: IRON RAILING SYSTEM
COLOR: BLACK

DS-1 **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

WR-1 **WOOD RAILING**

MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER LOCATION

New Albany Town Center

EXTERIOR ELEVATIONS | 01 | 27 | 2024

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024087

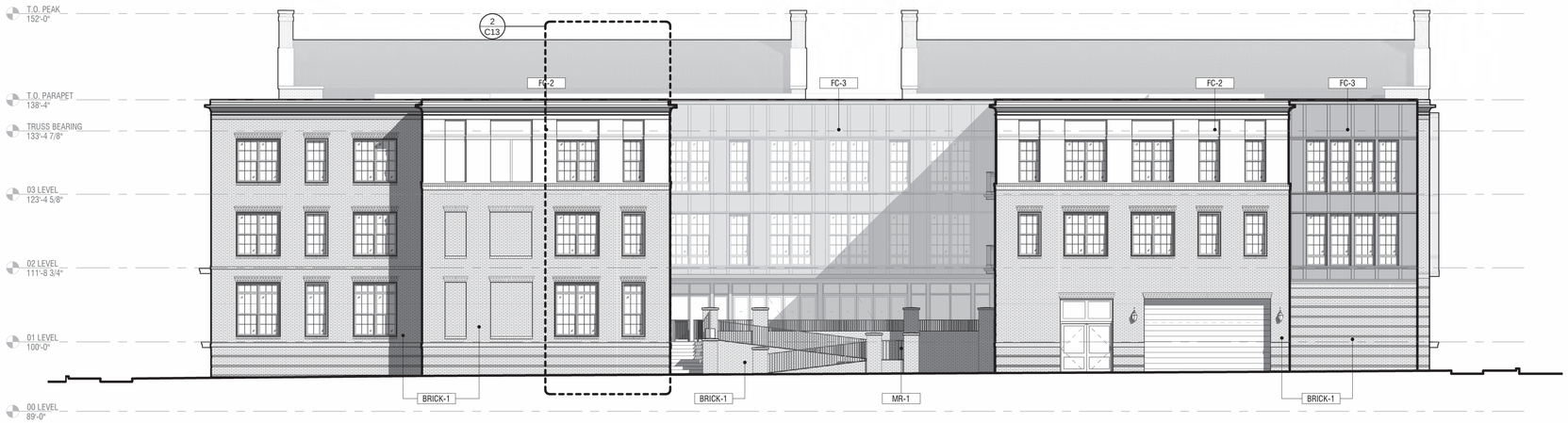
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ELEVATION - WEST

2 BUILDING ELEVATION

SCALE 3/32" = 1'-0"



ELEVATION - SOUTH

1 BUILDING ELEVATION

SCALE 3/32" = 1'-0"

MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIAL KEY

BRICK-1 — **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

STONE-1 — **CAST STONE**

MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1 — **SHINGLE ROOFING**

MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MANOR
COLOR: COLONIAL SLATE

FC-2 — **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 — **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

MR-1 — **METAL RAILING**

STYLE: IRON RAILING SYSTEM WITH TOP RAIL
COLOR: BLACK

MR-2 — **METAL RAILING**

STYLE: IRON RAILING SYSTEM
COLOR: BLACK

DS-1 — **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

WR-1 — **WOOD RAILING**

MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER LOCATION

New Albany Town Center

EXTERIOR ELEVATIONS | 01 | 27 | 2024

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024087

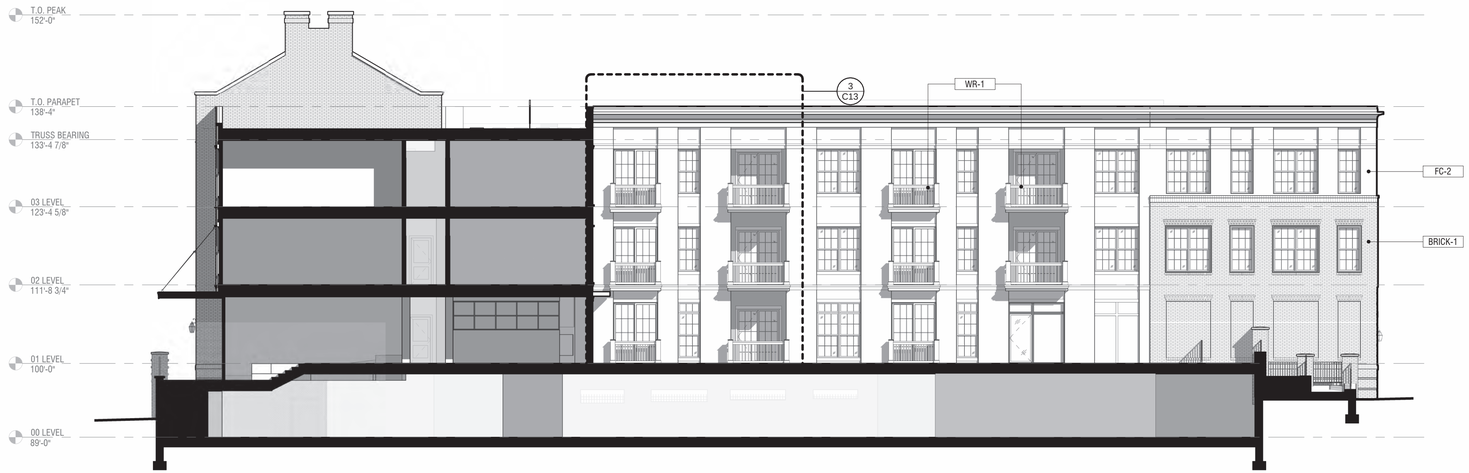
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WEST - COURTYARD ELEVATION

2 BUILDING ELEVATION

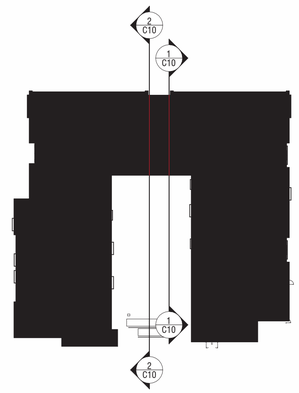
SCALE 3/32" = 1'-0"



EAST - COURTYARD ELEVATION

1 BUILDING ELEVATION

SCALE 3/32" = 1'-0"



MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIAL KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

STONE-1 **CAST STONE**

MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1 **SHINGLE ROOFING**

MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MANOR
COLOR: COLONIAL SLATE

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

MR-1 **METAL RAILING**

STYLE: IRON RAILING SYSTEM WITH TOP RAIL
COLOR: BLACK

MR-2 **METAL RAILING**

STYLE: IRON RAILING SYSTEM
COLOR: BLACK

DS-1 **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

WR-1 **WOOD RAILING**

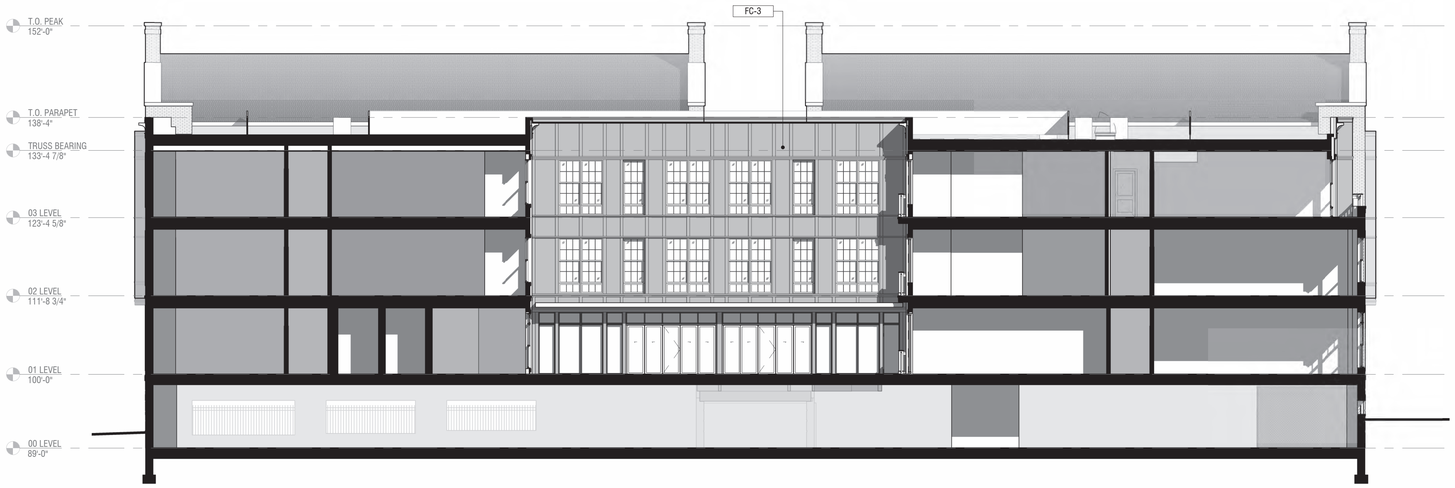
MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER LOCATION

New Albany Town Center

EXTERIOR COURTYARD ELEVATIONS & SECTIONS | 01 | 27 | 2024

BURKART DISTINCTIVE LANDSCAPE ARCHITECTURE — LANDSCAPE
KORDA — CIVIL
Ruscilli CONSTRUCTION — CONTRACTOR
MERSHAD DEVELOPMENT — CLIENT
archall — AA project no.:024087

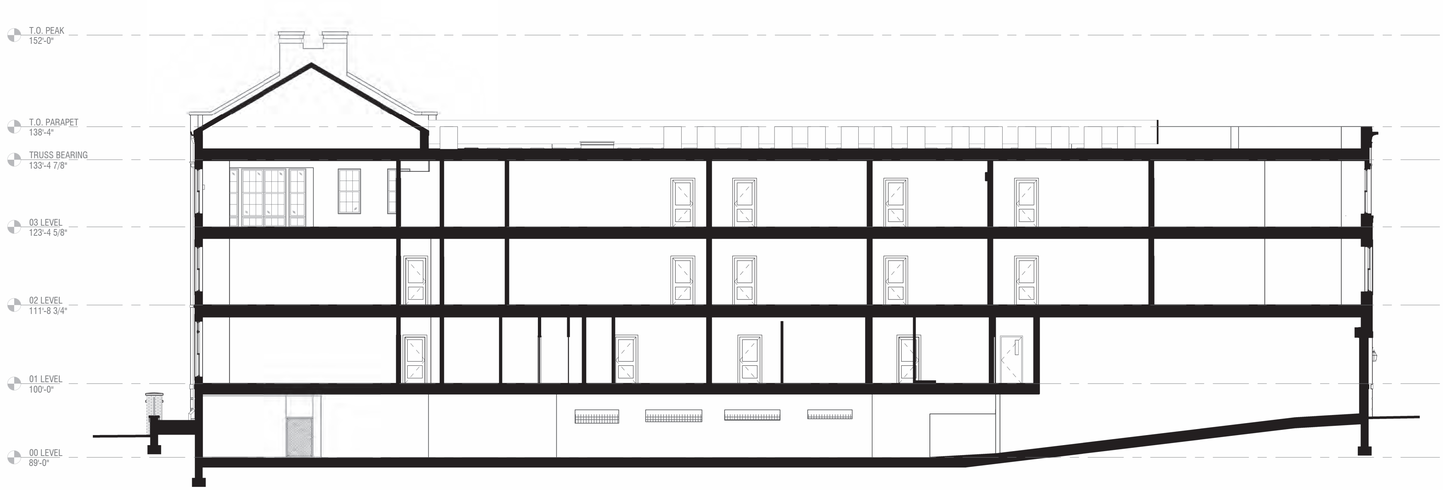
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NORTH - COURTYARD ELEVATION

2 BUILDING ELEVATION

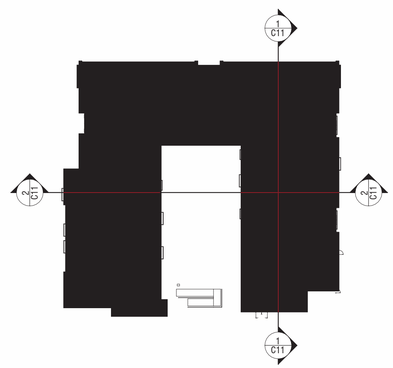
SCALE 3/32" = 1'-0"



GARAGE BUILDING SECTION

1 BUILDING SECTION

SCALE 3/32" = 1'-0"



MATERIAL LEGEND

BUILDING ELEVATIONS

- REFER TO EXTERIOR MATERIAL KEY

BRICK-1 **RED MASONRY BRICK**

MANUFACTURER: BELDEN
STYLE: MODULAR
COLOR: ST. ANNE BLEND
MORTAR: ARGOS MAGNOLIA SAHARA TYPE 'N'

STONE-1 **CAST STONE**

MANUFACTURER: READING ROCK
STYLE: ARCHITECTURAL CAST STONE
COLOR: CHARLOTTE TAN

R-1 **SHINGLE ROOFING**

MANUFACTURER: CERTAINTEED SAINT-GOBAIN
STYLE: GRAND MANOR
COLOR: COLONIAL SLATE

FC-2 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 0037 MORRIS ROOM GREY
NOTE: TO BE PAINTED IN FIELD

FC-3 **FIBER CEMENT PANEL (FRY REGLET TRIM)**

MANUFACTURER: JAMES HARDIE OR EQUAL
STYLE: HARDIE PANEL AND DECORATIVE TRIM
TEXTURE: SMOOTH
COLOR: SHERWIN-WILLIAMS 7047 PORPOISE
NOTE: TO BE PAINTED IN FIELD

MR-1 **METAL RAILING**

STYLE: IRON RAILING SYSTEM WITH TOP RAIL
COLOR: BLACK

MR-2 **METAL RAILING**

STYLE: IRON RAILING SYSTEM
COLOR: BLACK

DS-1 **DOWNSPOUTS + GUTTERS**

MANUFACTURER: DMI
STYLE: DYNACLAD K-STYLE GUTTER AND ROUND DOWNSPOUT
COLOR: CLASSIC BRONZE

WR-1 **WOOD RAILING**

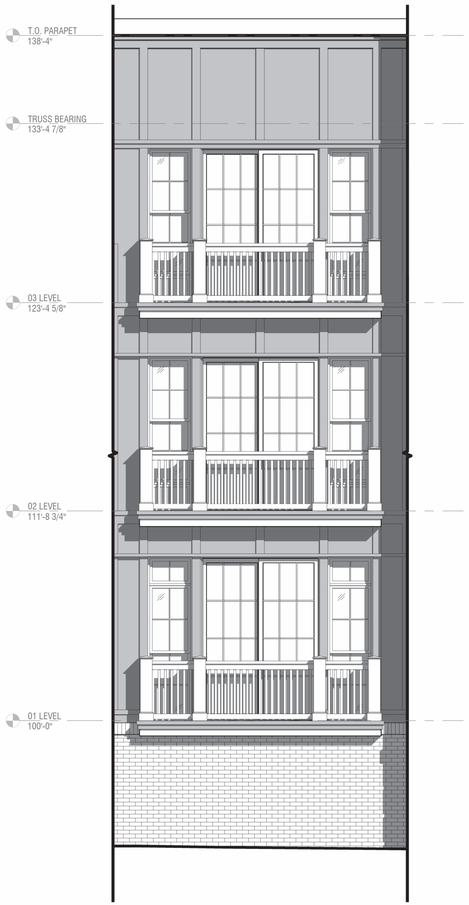
MANUFACTURER: WALPOLE OUTDOORS OR EQUAL
STYLE: JAMESTOWN RAILING
COLOR: PAINTED FC-2/FC-3 TO MATCH WALL PER LOCATION

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WEST JULIET BALCONIES ELEVATION

3 BUILDING ELEVATION

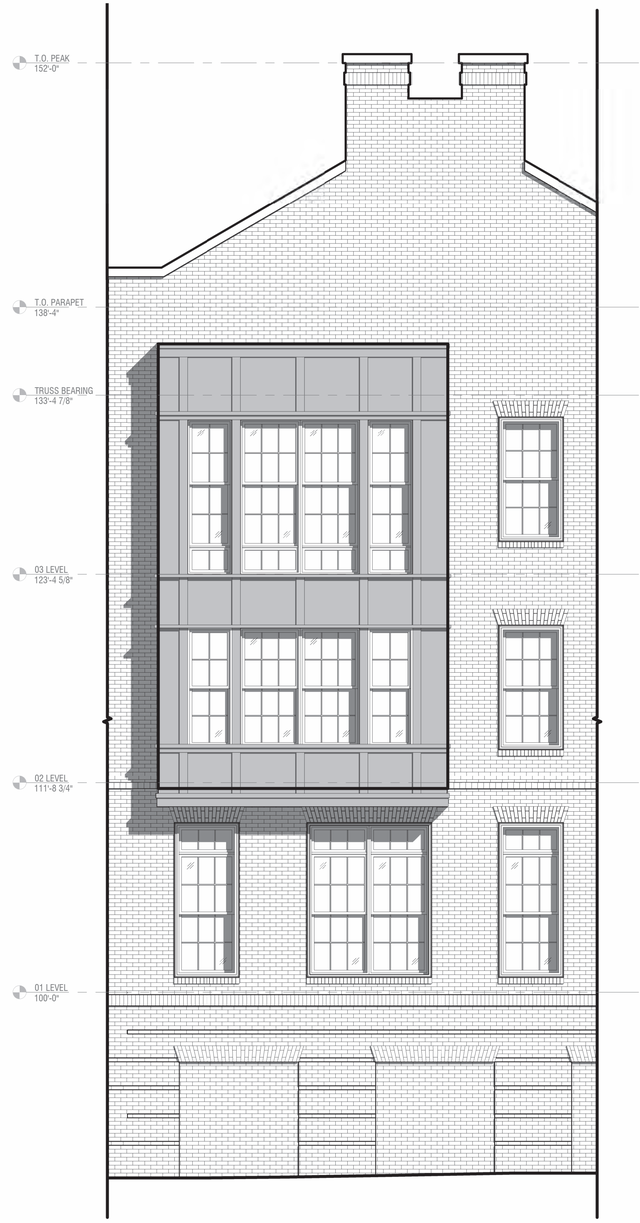
SCALE 1/4" = 1'-0"



NORTH BALCONY ELEVATION

2 BUILDING ELEVATION

SCALE 1/4" = 1'-0"



FIBER CEMENT POP OUT ELEVATION

1 BUILDING ELEVATION

SCALE 1/4" = 1'-0"

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ENLARGED EXTERIOR ELEVATIONS | 01 | 27 | 2024

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WEST BALCONY WITH TERRACE ELEVATION

3 BUILDING ELEVATION

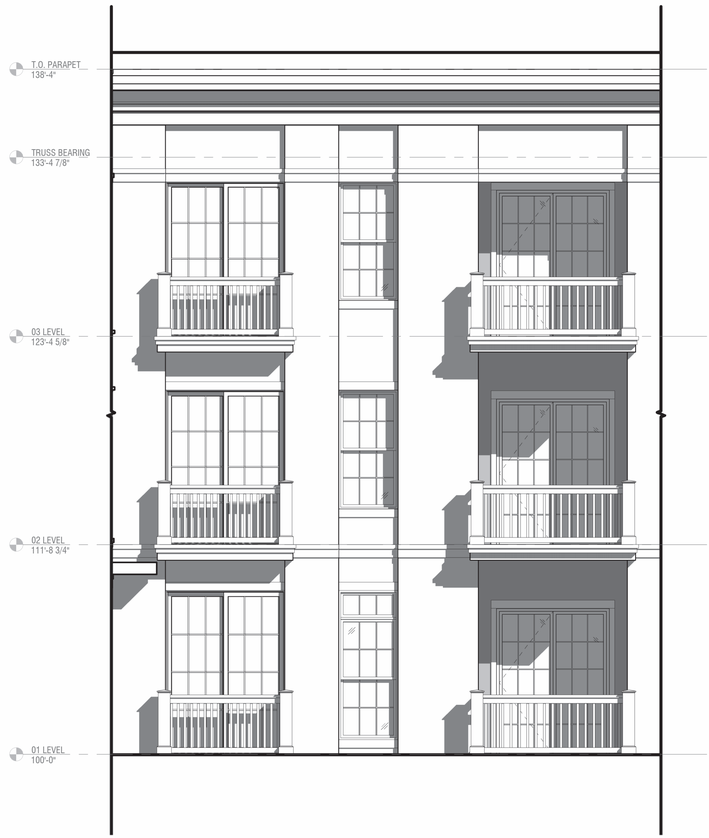
SCALE 1/4" = 1'-0"



SOUTH STAIR ELEVATION

2 BUILDING ELEVATION

SCALE 1/4" = 1'-0"



COURTYARD BALCONY/AMENITY ELEVATION

1 BUILDING ELEVATION

SCALE 1/4" = 1'-0"

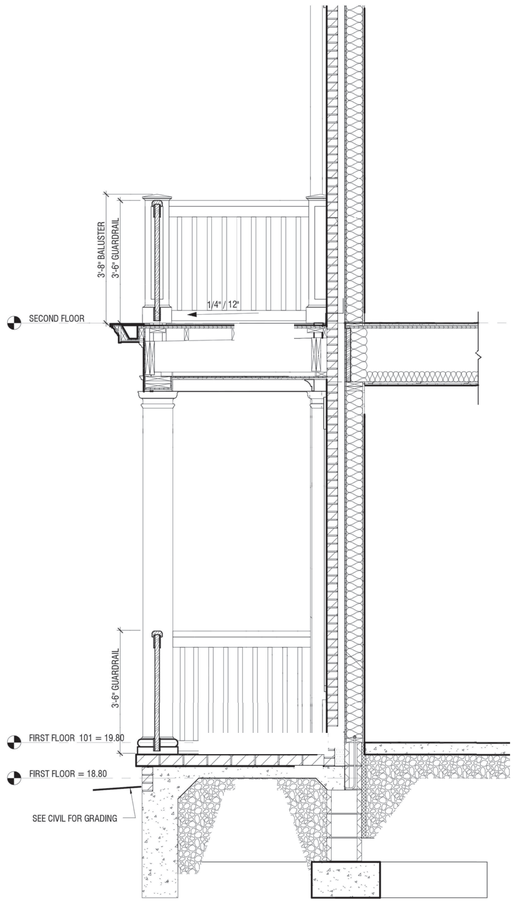
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ENLARGED EXTERIOR ELEVATIONS | 01 | 27 | 2024

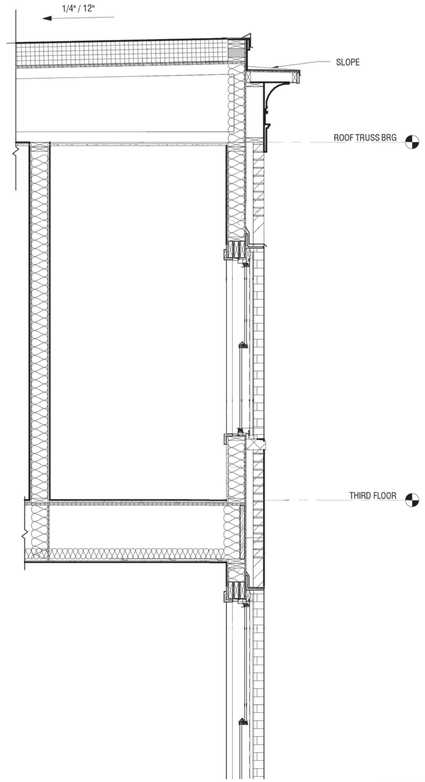
LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024087

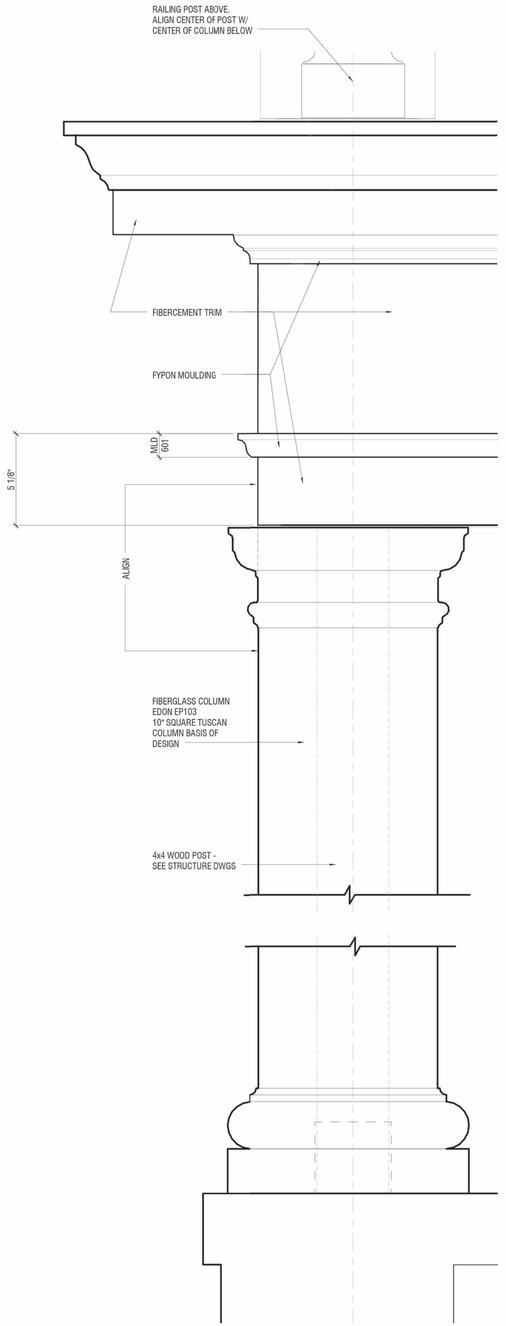
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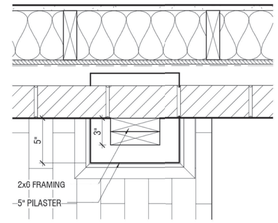
1 **WALL SECTION** AT HIGH ST. BALCONY
SCALE 1/2" = 1'-0"



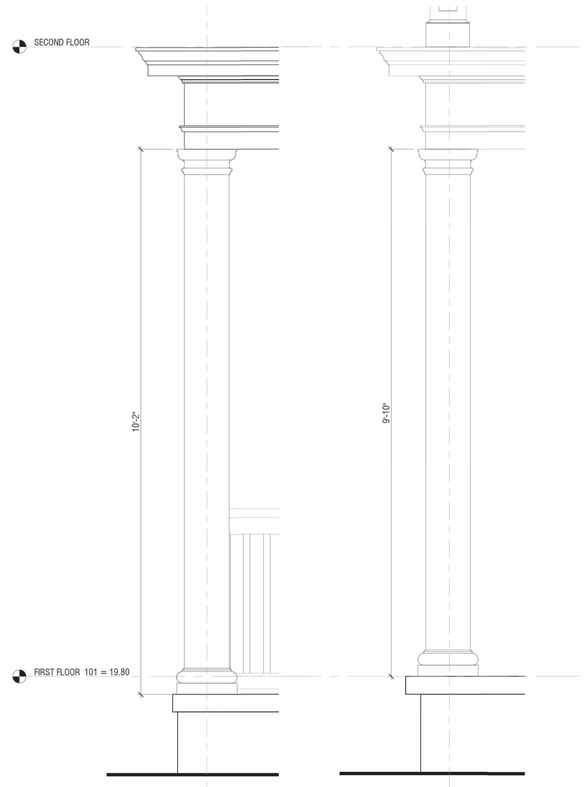
2 **WALL SECTION** AT CORNICE
SCALE 1/2" = 1'-0"



3 **TYPICAL COLUMN DETAIL**
SCALE 3" = 1'-0"



4 **TYPICAL PILASTER PLAN**
SCALE 1 1/2" = 1'-0"



B **COLUMN TYPE 'B'**
SCALE 3/4" = 1'-0"

A **COLUMN TYPE 'A'**
SCALE 3/4" = 1'-0"

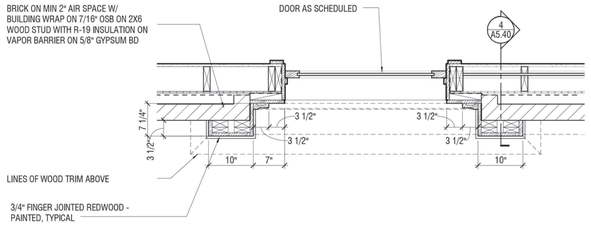
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SECTION AND DETAIL DRAWINGS | 01 | 27 | 2025

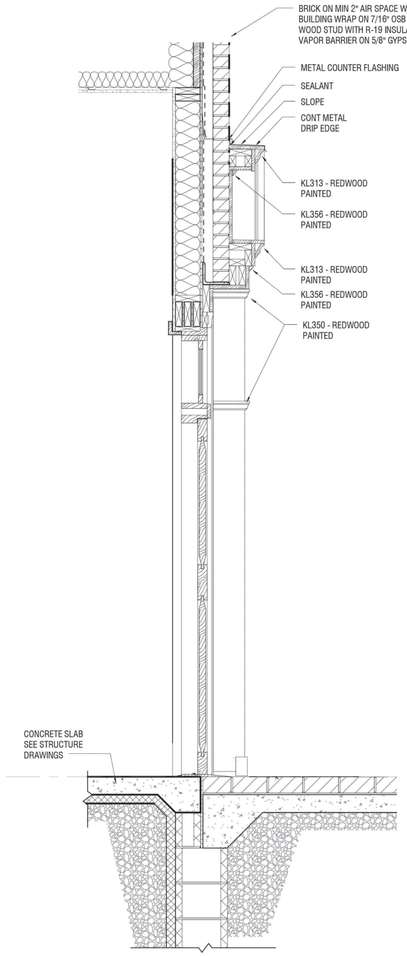
LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

AA project no.:024085

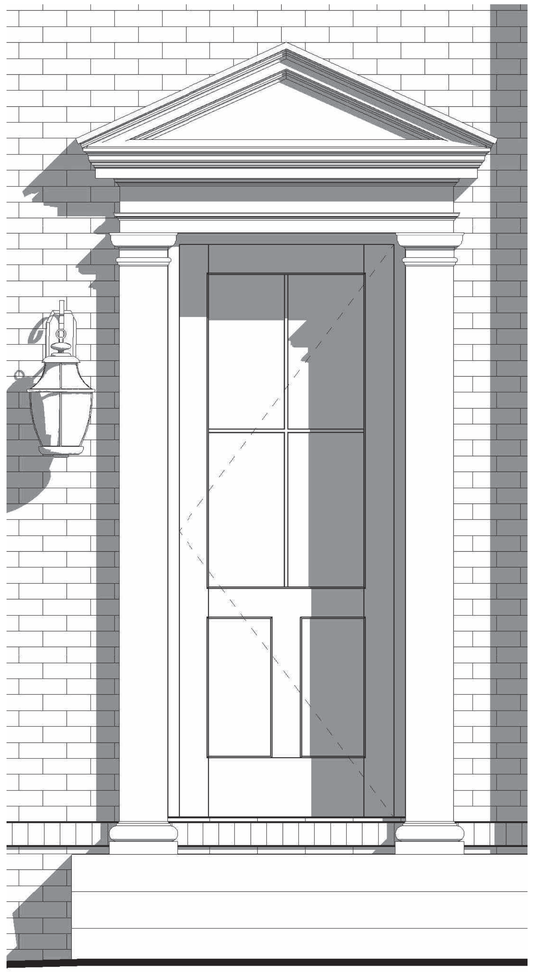
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2 UNIT EXTERIOR DOOR PLAN
SCALE 3/4" = 1'-0"



1 **SECTION THROUGH** UNIT EXTERIOR DOOR
SCALE 3/4" = 1'-0"



3 UNIT ENTRY DOOR TRIM AND PEDIMENTS
SCALE 1" = 1'-0"





New Albany Village Center
SECTION AND DETAIL DRAWINGS | 01 | 27 | 2025

LANDSCAPE | CIVIL | CONTRACTOR | CLIENT

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