

**PLANNING COMMISSION MEETING
TUESDAY, JANUARY 14, 2025 6:00 P.M.
COUNCIL CHAMBERS
40 W MAIN ST, NEWARK, OH 43055**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES FOR THE DECEMBER 10, 2024 PLANNING COMMISSION MEETING**

OLD BUSINESS

- 3. RECOMMENDATION FOR ZONING CHANGE FOR 278 S. 24th ST., NEWARK, OHIO**
Application Number: PC-24-50
Owner: Mathew Stimpert
Applicant: Mathew Stimpert
Current Zoning: Single-Family Residence, RH – High Density
Proposed Zoning: TFR- Two-Family Residence

NEW BUSINESS

- 4. Site Plan Review for PC-24-66 – Site Plan Review for the new commercial wood pallet storage building at Hope Timber, 141 Union Street**

Owner: Hope Timber Properties
141 Union Street
Newark, OH 43055
tharvey@hopetimber.com

Applicant: Thomas Harvey
5209 Whitehead Rd
Granville, OH 43023
tharvey@hopetimber.com

Contractor: Graber
12149 Gower Rd.
Glenford, OH 43739
ernie@grabersoakflooring.com

- 5. Site Plan Review for PC-24-67 – Site Plan Review for the Londondale Apartments, 1380-1390 Londondale Parkway**

Owner: PAG Properties IV, Ltd. – Andrew Guancia
1126 West Main Street
Newark, OH 43055
andrew.guancia@kingthompson.com

Applicant: Ryan Badger
PO Box 8656
Newark, OH 43058

badger@badgerlandconcepts.com

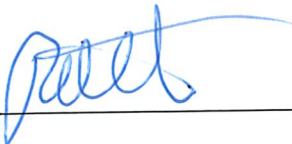
Architect: Luke Baus – Project Architecture Ltd.
149 East Main Street
Hebron, OH 43025
luke@projectconstructionco.com

MISCELLANEOUS – ADMINISTRATIVE APPROVALS

There are none this meeting.

THE NEXT SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, FEBRUARY 11, 2025, 6:00 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS TUESDAY, JANUARY 21, 2025 4:30 P.M.

BY:



ORDINANCE NO.

24-41

Barber

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY, GENERALLY DESCRIBED AS 278 SOUTH 24TH STREET, CITY OF NEWARK, LICKING COUNTY, OHIO, PARCEL TAX ID #054-223428-00.000 FROM THAT OF SINGLE-FAMILY RESIDENCE – RH-HIGH DENSITY ZONING DISTRICT TO TFR – TWO-FAMILY RESIDENCE DISTRICT, ZONING CODE OF THE CITY OF NEWARK, OHIO.

WHEREAS, an application for zoning classification has been filed with Council; and

WHEREAS, pursuant to Article 4.12 of the Charter of the City of Newark, Ohio, this ordinance shall be referred to the Planning Commission immediately after its first reading; and

WHEREAS, the Planning Commission shall hold a public hearing upon such application and the Clerk of Council shall cause notice of such hearing to be publicized one time at least seven (7) days prior to the date of such public hearing; and

WHEREAS, upon the return of the ordinance to Council by the Planning Commission, council shall cause a second reading to be made of this ordinance and shall take such action as is appropriate pursuant to Article 4.12 of the Charter of the City of Newark, Ohio.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NEWARK, COUNTY OF LICKING, AND STATE OF OHIO, THAT:

Section 1: The zoning map as established by Ordinance 08-33 (A) is hereby revised by changing the zoning classification for the following described property from SINGLE-FAMILY RESIDENCE – RH – HIGH DENSITY ZONING DISTRICT TO TFR – TWO-FAMILY RESIDENCE DISTRICT, Zoning Code of the City of Newark.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Section 2: Pursuant to Article 4.12(C) of the Charter of the City of Newark, Ohio, a vote of at least six (6) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least seven (7) Council members shall be necessary to adopt a zoning ordinance that the Planning Commission has recommended against approval.

Section 3: The Newark Planning Commission is hereby authorized and directed to make the change described herein on the aforementioned zoning map.

Section 4: This ordinance shall become effective at the earliest time permitted by Section 4.07 of the Charter of the City of Newark, Ohio.

Passed this _____ day of _____, 20__.

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

DATE FILED WITH MAYOR: _____

DATE APPROVED BY MAYOR: _____

MAYOR

FORM APPROVED: 
Director of Law

DESCRIPTION APPROVED: _____
Brian Morehead, Engineer

Prepared by the Office of the Director of Law

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

TRANSFERRED

Jul 10, 2024
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: AT 624.00

Approved By JM Jul 10, 2024

02121002504029034000 02121002504029035000

02121002504029036000

InstrID:202407100011604	7/10/2024
Pages:3	F: \$42.00
Bryan A. Long	T20240011463
Licking County Recorder	

File Number: 2354065

GENERAL WARRANTY DEED

Philip W. Hummel and Tina A. Hummel, husband and wife, (Grantors), of Licking County, Ohio, for valuable consideration paid, grant, with general warranty covenants, to **Mathew Stimpert, unmarried, (Grantee)**, whose tax mailing address is: JPMorgan Chase Bank, C/O Corelogic Tax Services, PO Box 9218, Coppell, TX 75019-9236, the following real property:

Situated in the State of Ohio, County of Licking, and in the City of Newark:

Situated in the State of Ohio, County of Licking, and in the City of Newark being part of Lots 157, 158 and 159 of the Revised Plat of Wells-Miller Park Addition, Plat Book 4, page 30, and being part of the property conveyed to Deborah L. Cole by Official Record 926, page 754 and Stephen J. Cole and Deborah L. Cole by Deed Volume 722, page 538, Deed Volume 747, page 727 and Official Record 260, page 699 of the Licking County Recorder's Office, and being more particularly described as follows:

Beginning at an iron pin set at the northwesterly corner of Lot 157, said iron pin being on the easterly right of way of South 24th Street (50' R/W) and the southerly right of way of Miller Avenue (50' R/W), thence along the northerly line of Lots 157, 158 and 159, South 89 degrees 57 minutes 35 seconds East, 135.00 feet to a 1/4-inch iron pipe found at the northeasterly corner of Lot 159;

Thence along the easterly line of Lot 159, South 00 degrees 00 minutes 00 seconds East, 60.00 feet to an iron pin set;

Thence crossing through Lots 157, 158 and 159, North 89 degrees 57 minutes 35 seconds West, 135.00 feet to an iron pin set in the westerly line of Lot 157;

Description
APPROVED *FOR ZONING PURPOSES*
By *[Signature]*
Div. of Engineering
City of Newark, Ohio

Thence along the westerly line of Lot 157, North 00 degrees 00 minutes 00 seconds West, 60.00 feet to the True Point of Beginning, containing 0.186 acres, 8,100 Square Feet, more or less. Subject to any and all easements, right of ways, conditions and restrictions of record. All iron pins set are 5/8-inch by 30-inch rebar with yellow identification caps labeled "Smart Surveying". Bearings shown herein are assumed and are intended to be used for angular purposes only and are based upon the easterly right of way of South 24th Street as being North 00 degrees 00 minutes 00 seconds West. This description was prepared by Smart Engineering and Surveying, Inc in March 2001 and is based upon actual field measurements.

Subject to any and all easements, rights of way, conditions and restrictions of record, all legal highways, zoning ordinances, rules and regulations.

More commonly known as: 278 S. 24th Street, Newark, Ohio 43055

Parcel No.: 054-223428-00.000

Prior Instrument Reference: Instrument No. 201611230026014, Licking County, Ohio.

Excepting from said general warranty covenants: (a) taxes and assessments which are not yet due and payable, (b) restrictions and easements, if any, contained of record for said premises, (c) dedicated streets and highways, (d) zoning ordinances, and (e) all coal, oil, gas and other mineral rights and interest previously transferred or reserved of record, subject to all of which this conveyance is made.



Planning Commission
 c/o Engineering Dept.
 40 West Main St, 2nd Floor
 Newark, Ohio 43055
 (740) 670-7727
 (740)349-5911 Fax

City of Newark
Planning Commission
Zoning District Change Application

Zoning File # _____
 PC Application # PC-24-50
 Date Received: 9-21-24
 Received by: P. Powell
 Amount Due: \$300.00
 Paid By: (circle one) Cash
 Check # _____
 Receipt # 162993

CITY OF NEWARK, OHIO | PLANNING COMMISSION

Rev 8/13

<input checked="" type="checkbox"/> District Change		<input type="checkbox"/> District Establishment (Newly Annexed)	
Owner			
Property Owner: <u>Matthew Stimpert</u>		Telephone: <u>740-630-1714</u>	
Address: <u>278 S 24th St</u>		E-mail: <u>Stimpert Matthew1@gmail.com</u>	
City: <u>Newark</u>	State: <u>OH</u>	Zip: <u>43055</u>	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Applicant/Representative			
Representative: _____		Same as above <input checked="" type="checkbox"/>	Telephone: _____
Address: _____		E-mail: _____	
City: _____	State: _____	Zip: _____	Fax: _____
<i>I would prefer to have agendas mailed rather than e-mailed</i> <input type="checkbox"/>			
Property Location			
Street Address: <u>278 S 24th St</u>			
Parcel Tax ID #: <u>054-223428-00.006</u>		Number of Acres: <u>0.19</u>	
Lot Number: (if applicable) <u>157, 158, 159</u>		Property Platted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District Classification (Zoning Code 08-33, see www.newarkohio.net)			
Present Zoning District:		Proposed Zoning District:	
<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input checked="" type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density <u>RH</u> -High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input type="checkbox"/> TFR Two-Family Residence		<input type="checkbox"/> AD Agricultural <input type="checkbox"/> CD Conservation <input type="checkbox"/> CSI Church School Institutional <input type="checkbox"/> DC Downtown <input type="checkbox"/> GB General Business <input type="checkbox"/> GC General Commercial <input type="checkbox"/> GI General Industrial <input type="checkbox"/> GO General Office <input type="checkbox"/> HB High Intensity Business <input type="checkbox"/> LB Limited Intensity Business <input type="checkbox"/> LC Limited Commercial <input type="checkbox"/> LI Limited Industrial <input type="checkbox"/> LO Limited Office <input type="checkbox"/> MB Medium Intensity Business <input type="checkbox"/> MFC Multi-Family Condo <input type="checkbox"/> MFH Multi-Family High Rise <input type="checkbox"/> MFR Multi-Family Residence <input type="checkbox"/> Overlay Historic <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> RMH Single-Family Residence Manufactured Home <input type="checkbox"/> Single-Family Residence (Circle one) RS-Suburban RL-Low Density RM-Medium Density RH-High Density <input type="checkbox"/> RZL Single-Family Residence Zero Lot Line <input type="checkbox"/> SFC Single-Family Condo <input checked="" type="checkbox"/> TFR Two-Family Residence	

Property Use

Present Use: Living in detached apartment and updating house.

Proposed Use: Live in detached apartment and rent out house. Eventually rent out both units.

Additional Comments

Reason For Request: It is currently zoned for single family. Previous owner finished detached building without rezoning. I purchased 7/10/24 with the intent to rent out the house and eventually the apartment. I was not aware of the zoning laws before the purchase and want to rent it out legally.

Required Documentation and Process Overview

- Complete Application Form - must include the notarized signature of the property owner. If a notarized signature is not present, attach an Authorization Letter from the property owner, giving the Representative permission to act on his/her behalf.
Obtain a Tax Map and Auditor's Parcel Numbers of the parcels to be re-zoned. Note: Tax Maps can be provided by the Engineering Department during the Engineering Review.
Obtain a Legal Description of parcels to be re-zoned. (typically a survey description or valid deed description) Note: Legal Description must be reviewed and stamped approved during the Engineering Review.
Obtain a Parcel Drawing or Map showing the location of all buildings on the parcels. Note: Aerial maps can be provided by the Engineering Department during the Engineering Review.
Call the Newark City Engineering Department to schedule an Engineering Review Newark City Engineering Department - 40 W. Main Street (2nd Floor). (740) 670-7727 Note: The Engineering/ Zoning Authorization Signature must be obtained prior to Application processing-See Office Use below.
Submit Application and required documentation Newark City Engineering Department - 40 W. Main Street (2nd Floor) Note: A \$300 Application Fee must accompany this Application. Make check payable to "City of Newark".
Attend the Planning Commission Meetings and Council Meetings Newark City Council Chambers, 40 W. Main Street (1st Floor). Note: be prepared to answer Planning Commission and Council Members' questions regarding your application

Owner Acknowledgement

I hereby certify that the information provided in this application is true and factual to the best of my knowledge

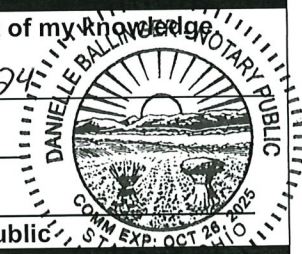
Property Owner Signature: Matthew Storz

Date: 9/27/24

Sworn and subscribed before me this 27 day of September, 2024

My Commission Expires: October 26, 2025

Danielle Balligan



Engineering/Zoning Authorization - Office Use Only

Approved [checked]

Denied []

Approved with Conditions []

Engineering Signature: Ben Michel

Date: 10/29/2024

Comments/Conditions: Description approved for zoning purposes.

Planning Commission Recommendation to Council - Office Use Only

Approved []

Denied []

Approved with Conditions []

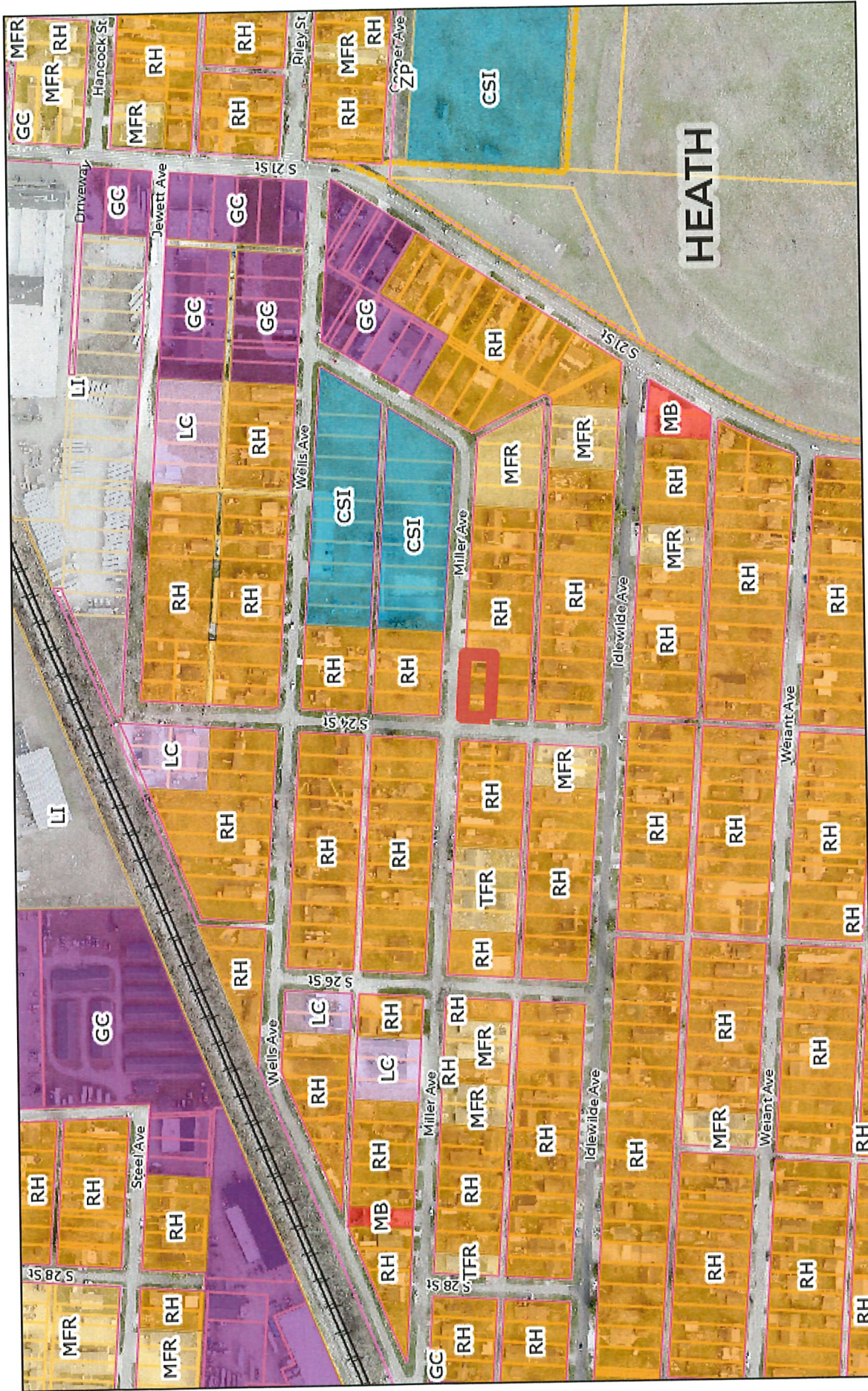
Planning Director Signature: _____ Date: _____

Conditions: _____

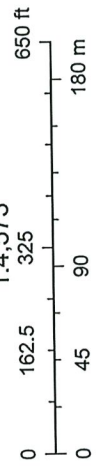
After Planning Commission Recommendation:

- Contact the Clerk of Council regarding Council Public Hearing and Final Vote dates. Clerk of Council's Office 40 W Main St (2nd Floor-Mayor's Office) (740) 670-7516.

Proposed Zoning Change - 278 South 24th St



1:4,573



10/29/2024, 8:54:41 AM

- Zoning Classification**
- RH - High Density Single Family Residence District
 - TFR - Two Family Residence District
 - MFR - Multi-Family Residence District
 - GC - General Commercial District
 - LC - Limited Commercial District
 - MB - Medium Intensity Business District
 - LI - Limited Industrial District
 - CSI - Church, School, Institutional District
 - ZP - Zoning Pending

Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- Map
- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
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- Values
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FIND YOUR PARCEL

Owner:

Trouble Searching?



054-223428-00.000
STIMP, MA & VIEW
278 S 24TH ST
NEWARK, OH 43055

Acres: 0.19
LOT 157 PT, 158 PT & 159
PT WELLS & MILLER PARK
ADD

Land: \$28,500
Improv: \$83,900
Total: \$112,400

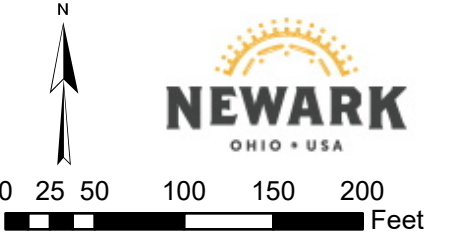
Transfer Date: 07/10/2024
Amount: \$208,000
Conveyance: 1779
Valid Sale: Yes

Homestead: No
Owner Occ: No

Foreclosure: No
On Contract: No
Bankruptcy: No
Tax Lien: No

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

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278 S 24TH ST
NOVEMBER 20, 2024

Legend

-  PROPOSED VARIANCE
-  PROPOSED VARIANCE WITHIN 300FT
-  BUILDINGS
-  PARCELS



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

JANUARY 14, 2025 PLANNING COMMISSION MEETING

Application:

1. ***PC FILE 24-66: SITE PLAN FOR NEW COMMERCIAL WOOD PALLET STORAGE BUILDING, HOPE TIMBER, 141 UNION STREET***

Staff Report & Recommendations:

Overview:

The applicant intends to build a 8.450 SF new wood pallet storage building at the above site.

The Site Plan Review Committee submitted comments on 1/9/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director	Adam Bernard, Utilities Engineer
Brandon Metzger, Fire Chief	Lindsey Brighton, Stormwater Utility
Aaron Holman, NFD	Nick Shultz, Street and Traffic Engineer
Erik McKee, Police Chief	Don Hiltner, Senior Engineer
Craig Riley, Deputy Police Chief	Brian Morehead, City Engineer
Brandon Fox, Water Administrator	George Carter, Zoning Inspector

A. Zoning District:

This site is zoned General Industrial District (GI); the proposed use is a permitted use.

Flood Zones: The building site is not located in a floodplain area.

B. Safety Division Review:

The Police and Fire Divisions have no comments with the proposed structure.

C. Height Restrictions:

The proposed structure meets the height restrictions in the GI District.

D. Lot Area & Setbacks:

Parcel is approximately 575,428 S.F. +/-, with 15% building coverage, which meets the area requirements of 25% maximum coverage.

The proposed building location appears to meet the setback requirements, but a better to-scale drawing is needed to confirm the setbacks and distance between buildings, for Zoning approval and inspection.

E. Off-Street Parking & Loading:

Code requires 4 parking spaces for the new building on this site, and no new spaces are specifically proposed.

For the proposed building, the majority of the site is impervious area, either concrete or gravel areas, with no delineated parking spaces. Given the amount of open lot area, we feel that there is adequate room for the parking needed by this or future businesses on this site.

F. Corner Lots:

There are no structures proposed in the corner lot areas.

G. Landscaping, Buffering & Greenspace:



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

The existing site is legal non-conforming with regard to the landscape requirements, as there is no landscaping on this site. Any green space at this location is near the public right-of-way of Union Street.

H. Public & Private Roadways – Access Management:
No new driveway approaches are planned with this structure.

I. Site Signage:
No additional signage has been submitted with the proposal.

J. Traffic Control / Street / Right-of-Way Issues:
No comments on these items.

K. Engineering / Utilities:
No specific Water or Sanitary Sewer services to the buildings have yet been proposed; Engineering will follow up for compliance on a construction plan submittal, if water and sewer are planned to be provided to the building, prior to zoning certificate.

There has been no stormwater management plan submitted, and this should be submitted and reviewed prior to zoning approval.

Additionally, this property was previously approved to receive Storm Water Utility billing credits. The needed reporting has not been submitted for 2025 credits to continue, so the credits being removed from the January billing. Contact Lindsey Brighton, Stormwater Coordinator, to resolve this issue going forward.

L. Other Standards/Regulations
No other comments at this time.

Recommendations:

Staff recommends approval of this basic site plan at this time, contingent upon the resolution of the issues listed:

1. Site plan drawn to scale with zoning dimensions shown and approved.
2. Compliance with City’s Stormwater Management requirements.
3. Resolution of Storm Water Utility billing credits based on infrastructure.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

- _____ Approved As Submitted
- _____ Approved As Noted, With Contingencies
- _____ Denied

Planning Director _____ Date _____



City of Newark – Division of Zoning Permit Application

40 W Main St
Newark, OH 43055
740-670-7727
www.newarkohio.gov

Project Information

Address 141 UNION ST.
Project Description ADDITIONAL STORAGE BUILDING
Zoning District GI
Lot # N/A
Auditor's Parcel # 054-217740-00.005
Flood Hazard Area X Flood Zone N/A

Owner Information

Name HOPE TIMBER PROPERTIES
Address 141 UNION ST.
City, State, Zip Code NEWARK OH 43055
Email tharvey@hope-timber.com
Telephone 740-344-1788

Applicant Information

Name THOMAS HARVEY
Address 5209 WHITEHEAD RD.
City, State, Zip Code GRANVILLE OH 43023
Email tharvey@hope-timber.com
Telephone 740-404-1189

Same as Owner

Board of Zoning Appeals

Has a Variance Been
Granted for this Project?

Application # & Date

Required Documents:
Accepted Payment Methods

Site Plan: 11x17 or 23x34
Cash, Check, Credit Card



City of Newark – Division of Zoning Permit Application

40 W Main St
Newark, OH 43055
740-670-7727
www.newarkohio.gov

Contractor Information

Name GRABER
Address 12149 Gower Rd
City, State, Zip Code QUENTON OH
Email ernie@grabers oak flooring . com
Telephone 740-659-1480 x2
 Same as Applicant

Fee Schedule: Zoning

Residential New Build	\$225
Residential Addition	\$50
Commercial New Build	\$500
Commercial Addition	\$150

Fee Schedule: Accessory Structure (Decks, Sheds, Fences, Pools, Detached Garages, Other)

Per Project	\$30
-------------	------

Fee Schedule: Signs

Sign Face Area = 1-40 Square Feet	\$145
Sign Face Area = 41-300 Square Feet	\$225

I understand that no excavation, construction, or structural alteration, electrical or mechanical installation or alteration of any building, structure, sign, or part thereof and no use of the above shall be undertaken or performed until the certificate applied for herein has been approved and issued by the City of Newark. Property pins must be present prior to inspection.

Signature of Applicant: Thomas J. Harvey Date: 11/27/24

Internal Use Only

Date Applied	<u>12/4/24</u>	Amount Paid	<u>500.00</u>
Date Paid	<u>12/4/24</u>	Check #	<u>Credit Card</u>

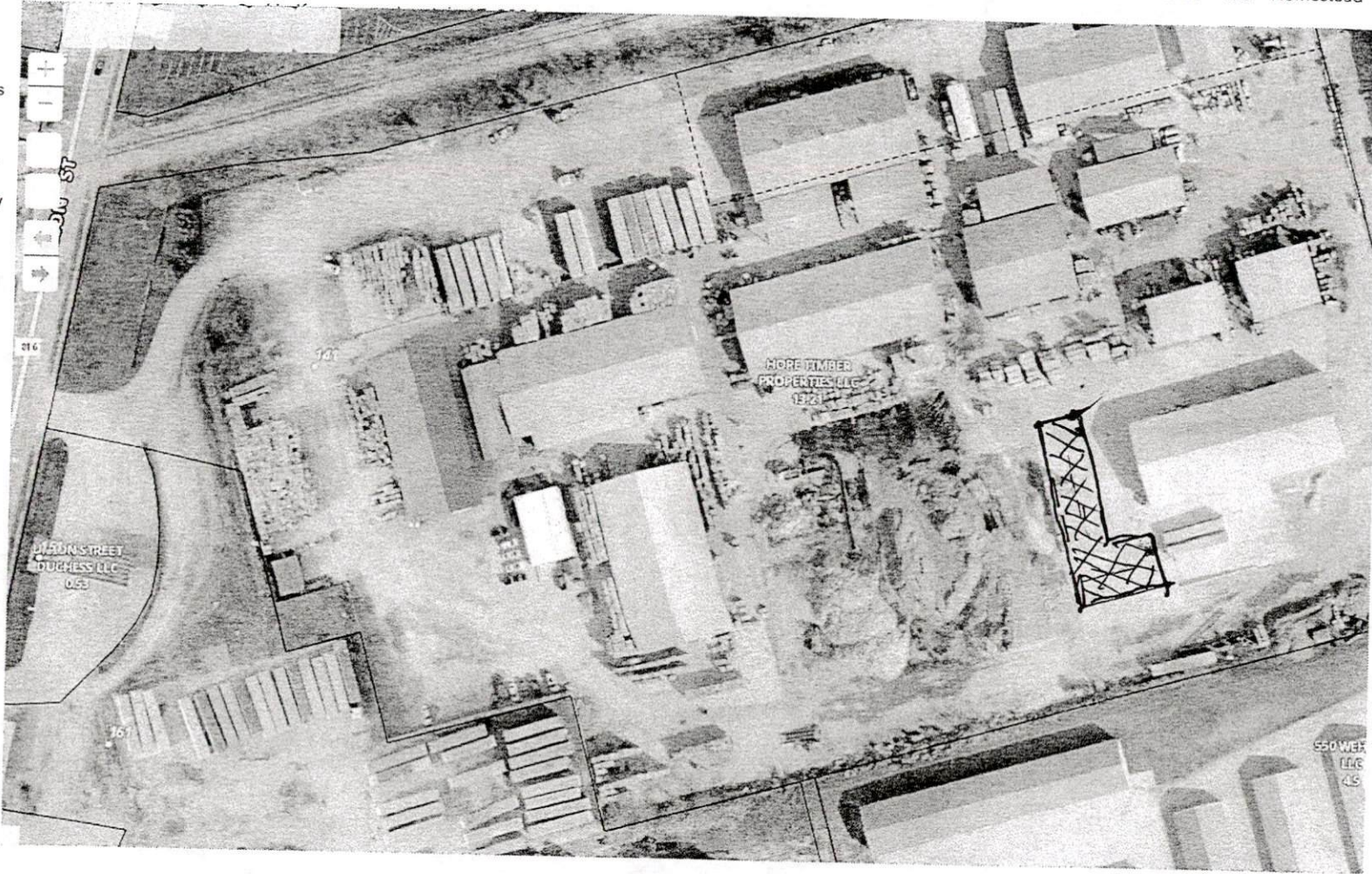
Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

Map

- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
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- Login



FIND YOUR PARCEL

Owner

Trouble Searching?
 054-186940-00.000
 LICKING COUNTY
 COMMISSIONERS
 1 COURTHOUSE SQ
 NEWARK, OH 43055

Acres: 0.90
 LICKING COUNTY
 COURTHOUSE
 Land: \$1,125,000
 Improv: \$4,969,800
 Total: \$6,094,800

Transfer Date:
 Amount:
 Conveyance:
 Valid Sale:

Homestead: No
 Owner Occ: No

Foreclosure: No
 On Contract: No
 Bankruptcy: No
 Tax Lien: No

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Post Frame Buildings

12149 Gower Road, Glenford, OH 43739

(740) 659-1480 (740) 659-1481 (Fax)

www.grabersoakflooring.com

Hardwood Flooring • Pole Building Packages • Building Materials • Generators and Power Equipment • Kitchen Cabinets • Countertops • Vinyl Siding • Custom Wood Trim • 40 Year, Standing Seam, G-Rib and Corrugated Metal

11/5/2024

★ 53' x 90' x 20' Pole Building Package Estimate

Details:

Ridge: Vented

1 ft overhang eaves, No Soffit

4 / 12 Pitch Roof

Truss Spacing: 4' O.C.

Footers not included

3 Ply 2x8 Nail Lam Posts

Post Spacing: Eave 8' O.C. - Gable 8' O.C.

1.5 x 9.5 LVL (Double Plated) Top Header

2 Rows 2x6 T&G Treated Splash Boards

#2 & Btr SPF 2' 6" O.C. Spruce 2x6 Side Boards

#2 & Btr SPF 2' O.C. Spruce 2x4 Roof Boards

G-Rib 40 Yr. 29 Ga Dripstop Metal Roofing and G-Rib 40 Yr. 29 Ga* Siding

Vapor Barrier under Metal Roof -

Architectural Drawings for S1 Commercial Building

A - Enclosed - Gable - 4/12 - 40'x92' - 20' Ceiling - 1' OH - Right of Main Building

3680 SF

Job Name: Kevin Harvey

Phone: 740-404-7910

Email: kharvey@hopetimber.com

Location: Newark OH (Licking County-S1 Commercial), OH

Materials: \$65,016.35 Tax not included.

Delivery Cost: {FreightPrice} if Semi Truck accessible!

Labor to Install: Approx price. \$32,500.00} Site unseen.

Grabers Oak Flooring is Not a Contractor.

Contractors: TBD.

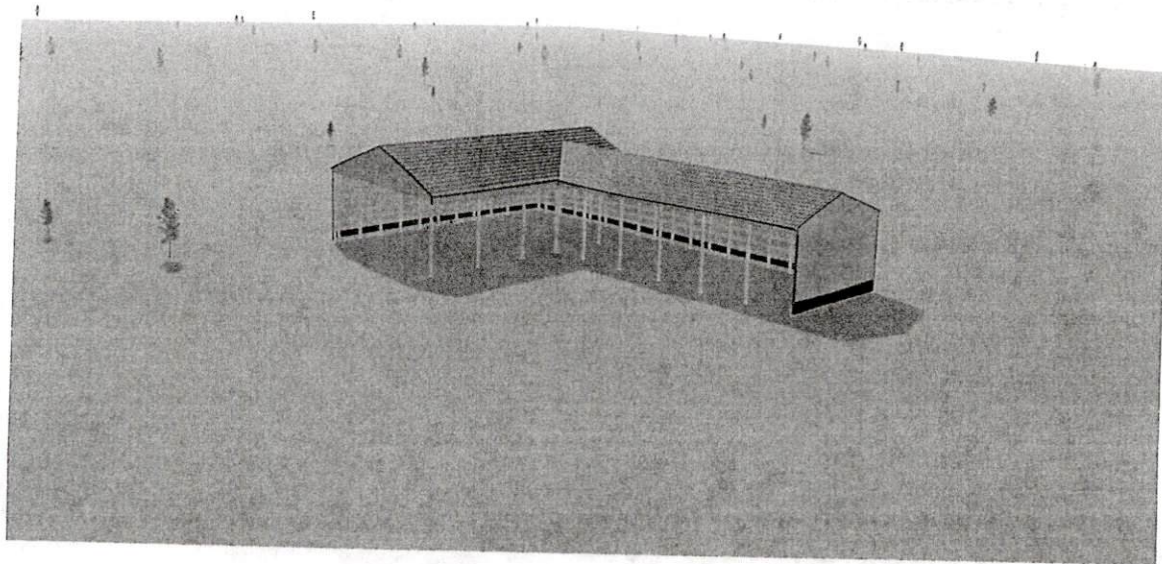
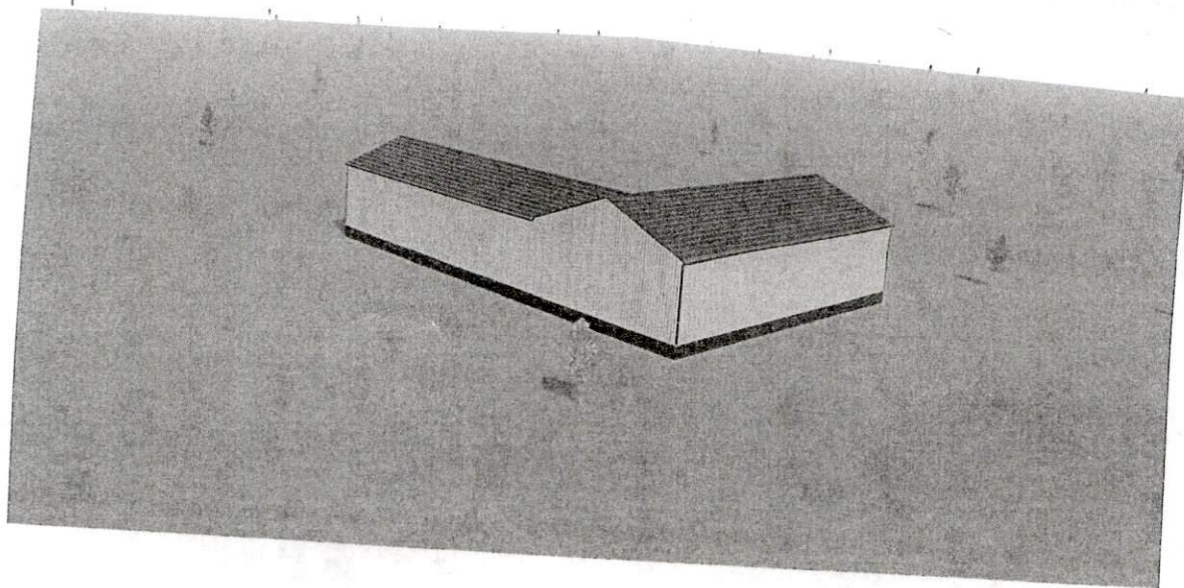
Customer is to Pay Contractors Directly on Completion.

Total Installed Building: \$97,516.35

Handwritten notes:
 - Move post to 20'
 - TAKE OUT POST. in middle of Bldg
 - 4770 SF
 - ~~20 SF~~

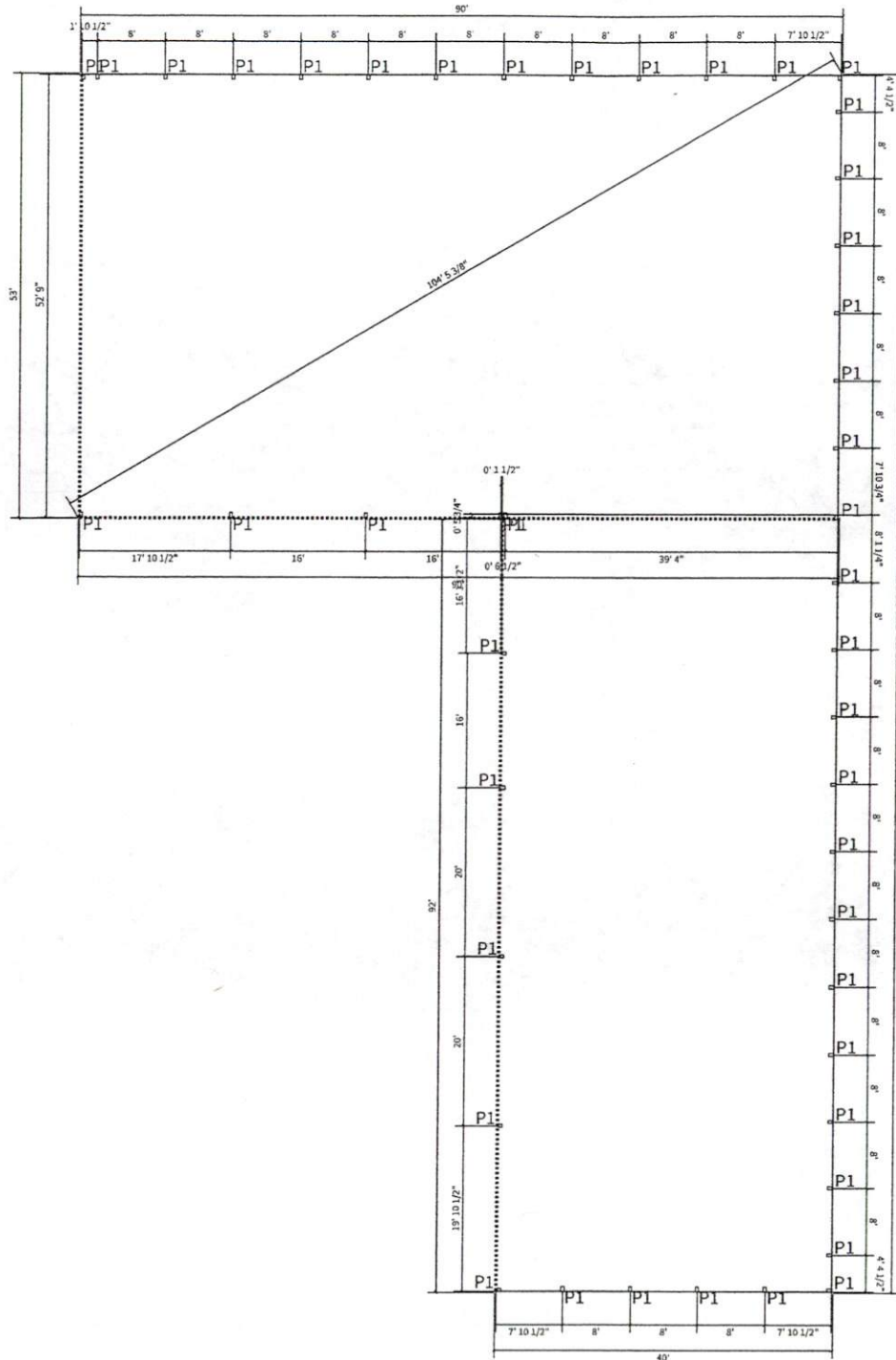
Handwritten notes:
 - TOTAL SF = 8450 SF
 - = \$1150/SF

Handwritten notes:
 - Need to add for Concrete.
 - add \$ for Concrete
 - = milia topcoat.



Post Layout

Job: Kevin Harvey
 Date: 11/26/2024
 Time: 9:52 AM



	3 Ply 2x8 Nail Lam
	15" Precast Concrete
	Cookie
P1	1' 4"x4' Hole Depth



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

JANUARY 14, 2025 PLANNING COMMISSION MEETING

Application:

1. **PC FILE 24-67: SITE PLAN FOR THE LONDONDALE APARTMENT DEVELOPMENT, 1380-1390 LONDONDALE PARKWAY**

Staff Report & Recommendations:

Overview:

The applicant intends to build a 6-unit multi-family apartment development north of the existing apartment development at this location.

The Site Plan Review Committee submitted comments on 1/9/2025 regarding this application. Reviewers included:

Mark Mauter, Development Director	Adam Bernard, Utilities Engineer
Brandon Metzger, Fire Chief	Lindsey Brighton, Stormwater Utility
Aaron Holman, NFD	Nick Shultz, Street and Traffic Engineer
Erik McKee, Police Chief	Don Hiltner, Senior Engineer
Craig Riley, Deputy Police Chief	Brian Morehead, City Engineer
Brandon Fox, Water Administrator	George Carter, Zoning Inspector

A. Zoning District:

This site is zoned Multi-Family Residential District (MFR); the proposed use is a permitted use.

Flood Zones: There are no flood zones located on this property.

B. Safety Division Review:

The Police Division has no issues with the proposed structure.

Fire Dept has commented that there will need to be a fire hydrant added at the west side of the dead – end, to provide the necessary fire protection.

C. Height Restrictions:

The proposed units are 1 story and meet the height restrictions in the MFR District.

D. Lot Area & Setbacks:

Parcel is approximately 25,700 S.F. +/-, and with 6 units, 21,780 SF are required, which meets the lot area requirements for the MFR District.

A BZA Variance (BZA-24-06) was granted in February 2024 to reduce the rear setback, and there are other conditions in the variance that need to be addressed.

E. Off-Street Parking & Loading:

Code requires 15 parking spaces for the development, and 15 spaces are specifically proposed.

F. Corner Lots:

There are no corner lot issues with this development.

G. Landscaping, Buffering & Greenspace:

The landscaping requirement consists of 6000 +/- SF of green space and 1500 SF of ground cover required by the Zoning Code. In addition, 7 trees are required on the site. No landscaping calculations have been submitted at this time, and need to be added to the plan. Buffering as required by the BZA variance is included on the plan.



CITY OF NEWARK PLANNING COMMISSION STAFF REPORT

- H. Public & Private Roadways – Access Management:
All of the proposed streets and driveways are privately owned and maintained by the development. The new private driveway approaches into the development from the existing apartments on Londondale Parkway.

- I. Site Signage:
No additional signage has been submitted with the proposal. Signage will need to be approved as a separate Zoning approval.

- J. Traffic Control / Street / Right-of-Way Issues:
No street or right-of-way issues are anticipated.

- K. Engineering / Utilities:
Engineering and Water staff will need to review the detailed water, sanitary and stormwater management plans; these have not been submitted for review as part of this package, however some comments were provided:
 1. The project will require a Permit To Install for water and sanitary services from Ohio EPA. This submittal will require the detailed plans mentioned above.
 2. The drainage from the new development crosses the adjacent property; is there an easement or agreement between the properties to permit this? Provide a copy of this for our files.

Engineering will follow up for compliance prior to construction.

- L. Other Standards/Regulations
No other comments at this time.

Recommendations:

This proposal meets all of the technical requirements. On that basis, staff recommends conditional approval of the Site Plan for this multi-family development, provided the following issues are addressed:

1. Resolution of Fire Dept comment for additional fire hydrant.
2. Landscaping calculations for green space and ground cover.
3. BZA conditions are addressed.
4. Resolution of the water, sanitary and stormwater design requirements and OEPA – PTI submittal.
5. Compliance with City’s Stormwater Management requirements, including post-construction.

If approved by Planning Commission, the zoning certificate will not be granted until the above conditions are resolved / met.

Planning Commission Action on Recommendation:

- _____ Approved As Submitted
- _____ Approved As Noted, With Contingencies
- _____ Denied

Planning Director Date

LONDONDALE APARTMENTS

SITE COMPLIANCE PLAN

100-900 Londondale Road,
Newark, OH 43055

JOB NO. 2021-021
December 9, 2024

PROJECT DATA

TOTAL AREA:	0.59 ACRES
PROJECT EARTH DISTURB AREA:	0.59 ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.00 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	N/A ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.31 ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	0.29 ACRES
RECEIVING WATERS:	UN-NAMED TRIBUTARY TO _____

SITE DATA:

SITE LOCATION: 100-900 LONDONDALE RD., NEWARK, OH 43055
 CURRENT OWNER: PAG PROPERTIES IV, LTD.
 OWNER ADDRESS: 1126 W. MAIN ST., NEWARK, OH 43055
 TOTAL TRACT AREA: 0.59 ACRES
 PIN NUMBER: 054-247050-00.001

DEVELOPER:

PAG PROPERTIES IV, LTD
 1126 W. MAIN ST., NEWARK, OH 43055

ZONING:

CURRENT ZONING: MFR - MULTI-FAMILY RESIDENTIAL
 MINIMUM BUILDING SETBACKS (B.S.):
 FRONT: 25 FT
 SIDE: 15 FT
 REAR: 30 FT (PER APPROVED VARIANCE)

OFF-STREET PARKING AREA:

PARKING REQUIRED: 15 SPACES (SECTION 1290.02, 2 BED = 2.5 SPACES/UNIT)
 PARKING PROVIDED: 15 SPACES

FLOOD HAZARD:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE.
 FLOODPLAIN - DFIRM MAP: 39089C0407H, 5/2/2007

WATER & SEWER:

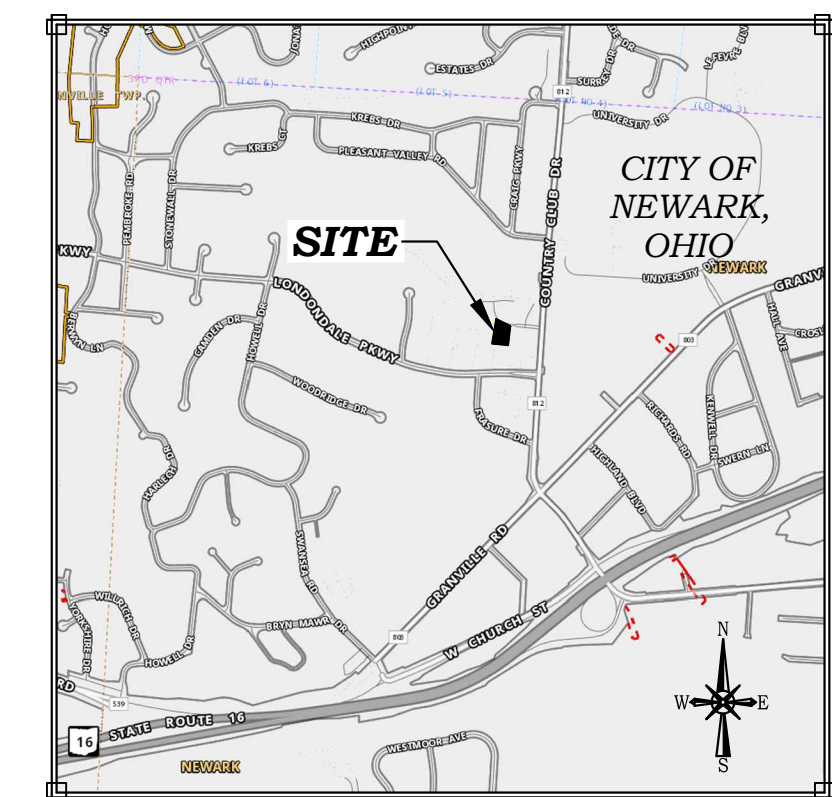
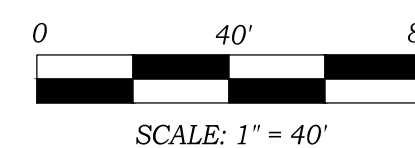
SERVICED BY THE CITY OF NEWARK WATER & SEWER DEPARTMENTS, VIA EXISTING SERVICES LOCATED WITHIN THE EXISTING DEVELOPMENT.

IMPERVIOUS AREAS:

EXISTING IMPERVIOUS AREA: 13,551.51 SF (0.311 AC)
 PROPOSED IMPERVIOUS AREA: 12,820.09 SF (0.294 AC)



SCHMATIC PLAN



VICINITY MAP
N.T.S.

INDEX OF SHEETS:

TITLE SHEET	1
SITE PLAN	2
GRADING/DRAINAGE PLAN	3

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

CITY ENGINEER, CITY OF NEWARK DATE

SERVICE DIRECTOR, CITY OF NEWARK DATE

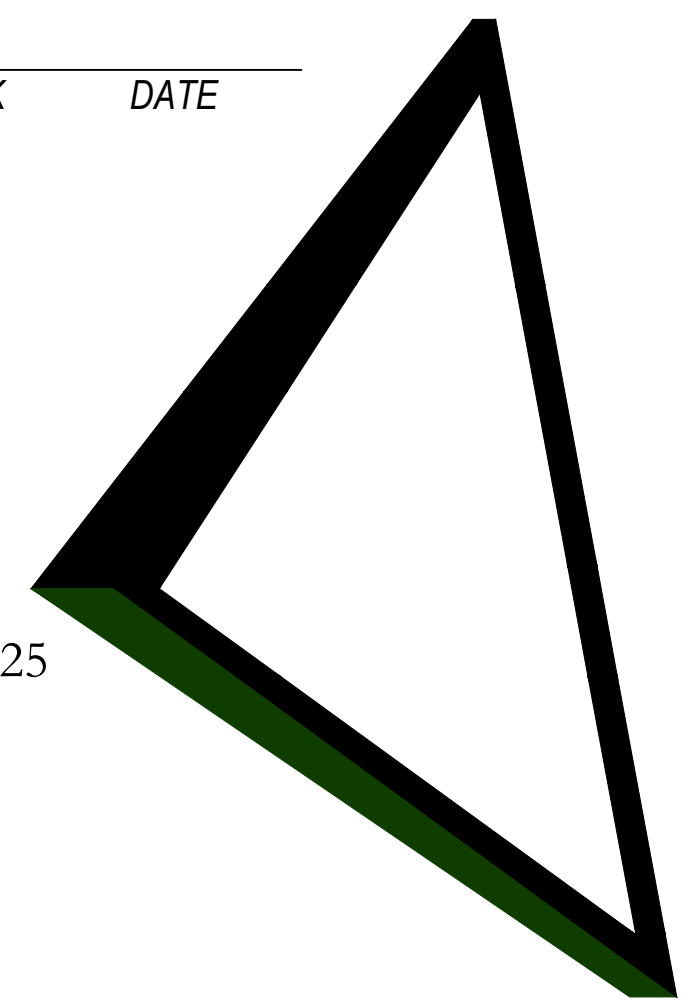
UTILITY SUPERINTENDENT, CITY OF NEWARK DATE

STORMWATER COORDINATOR, CITY OF NEWARK DATE

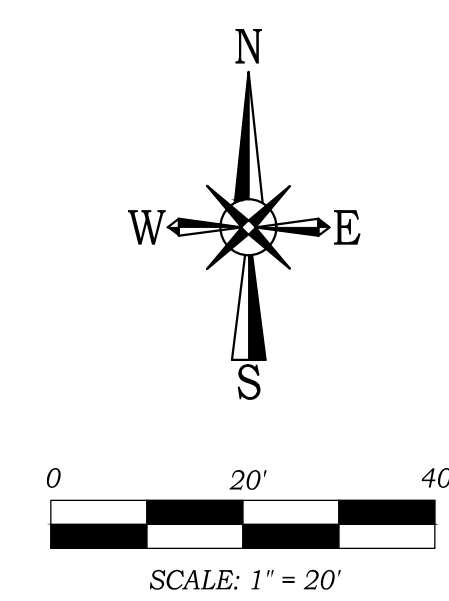


PROJECT ARCHITECTURE LTD.

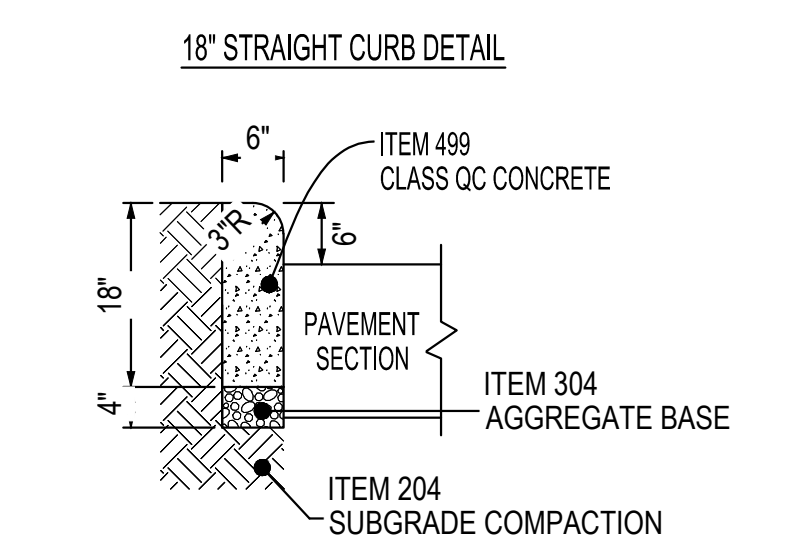
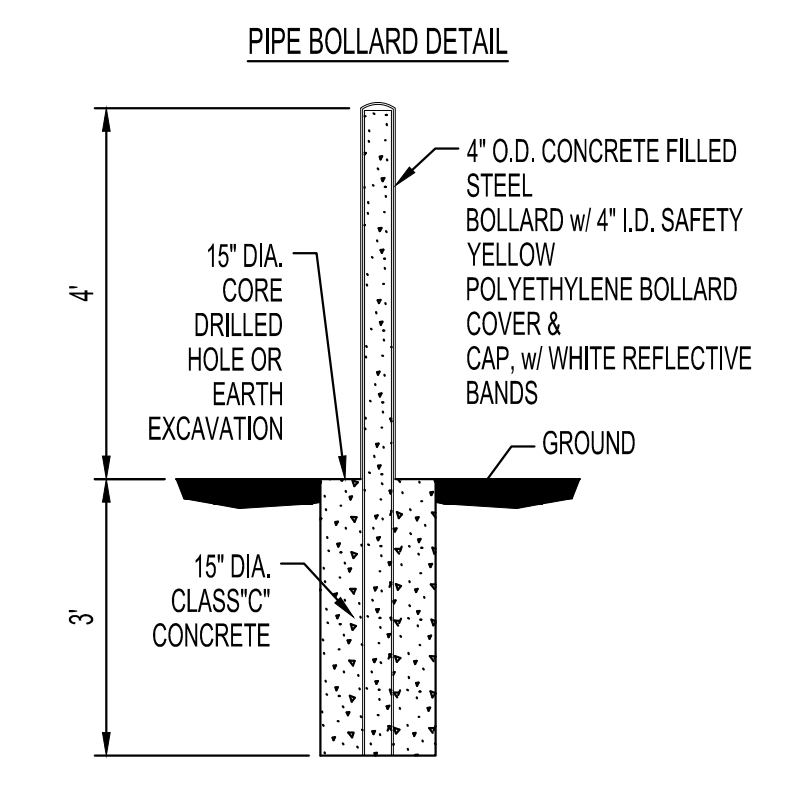
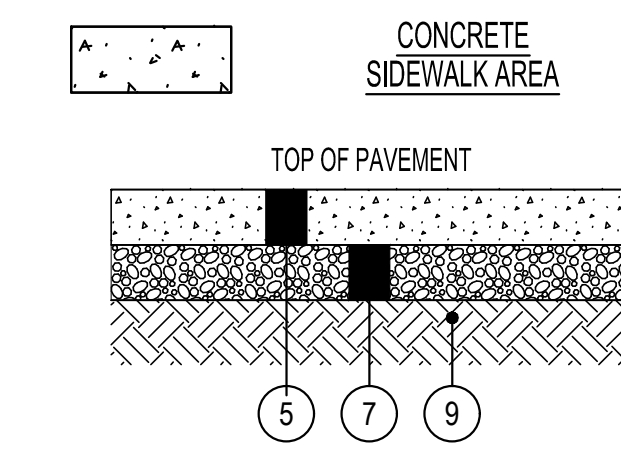
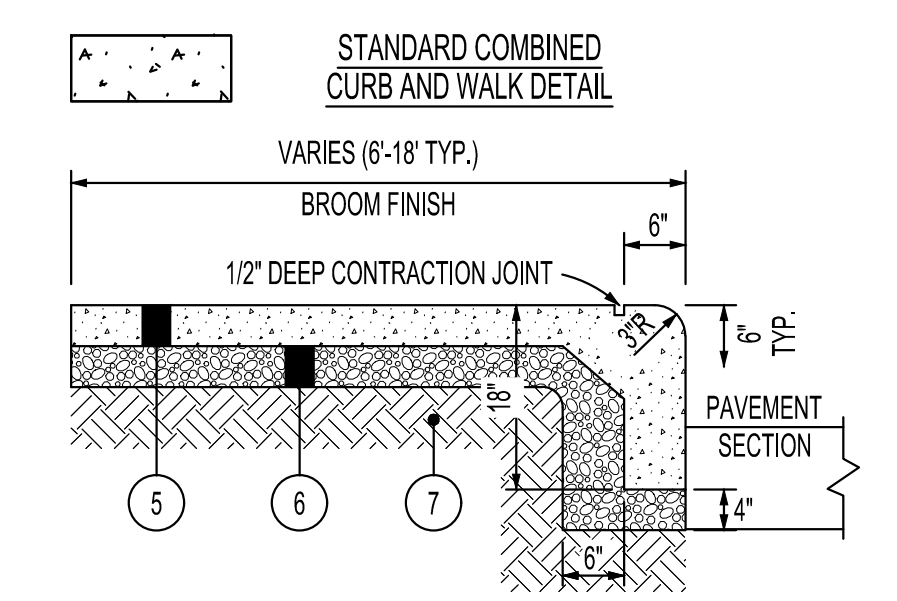
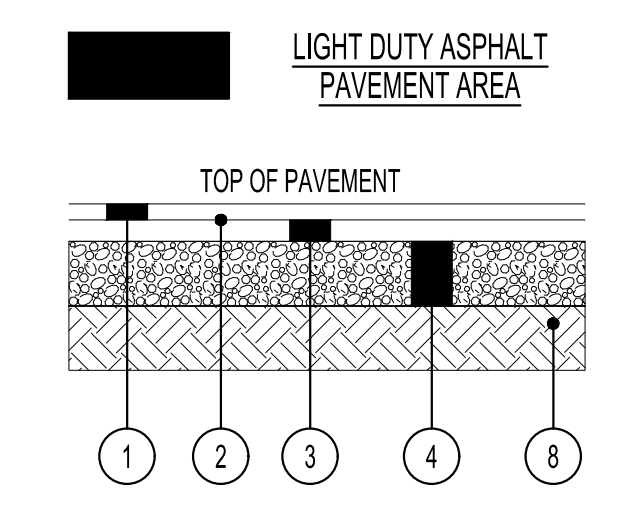
Luke Baus - Principal Architect 149 E. Main St. - P.O. Box 1034 - Hebron, OH 43025
 (740) 928-1105 (740) 928-1108 Fax



SITE PLAN



- PAVEMENT DETAIL LEGEND**
- 1 ITEM 441 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG64-22
 - 2 ITEM 407 TACK COAT (APPLIED AT 0.055 GAL/SY)
 - 3 ITEM 441 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG64-22
 - 4 ITEM 304 6" AGGREGATE BASE
 - 5 ITEM 608 4" CONCRETE WALK
 - 6 ITEM 304 4" AGGREGATE BASE
 - 7 ITEM 204 SUBGRADE COMPACTION



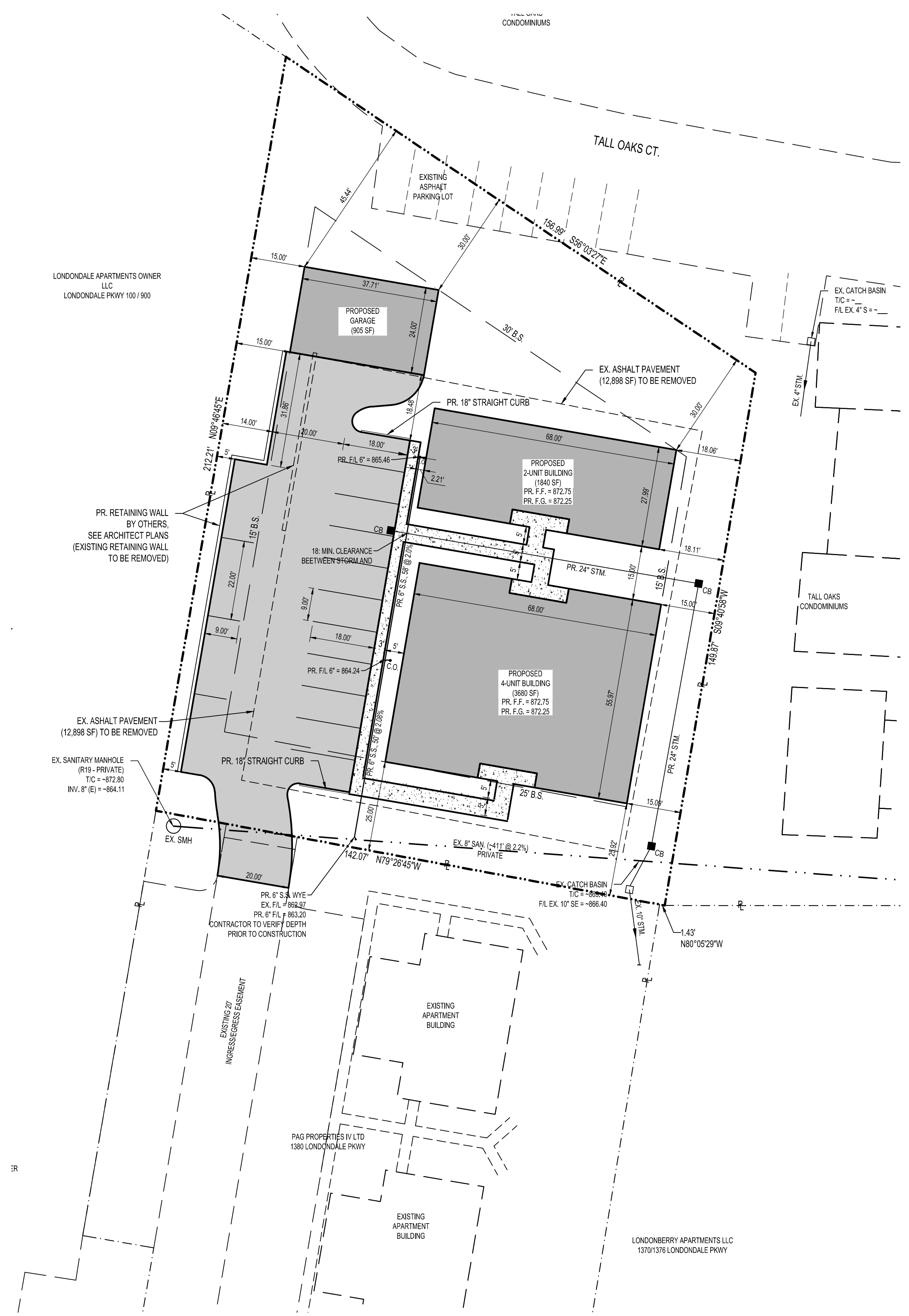
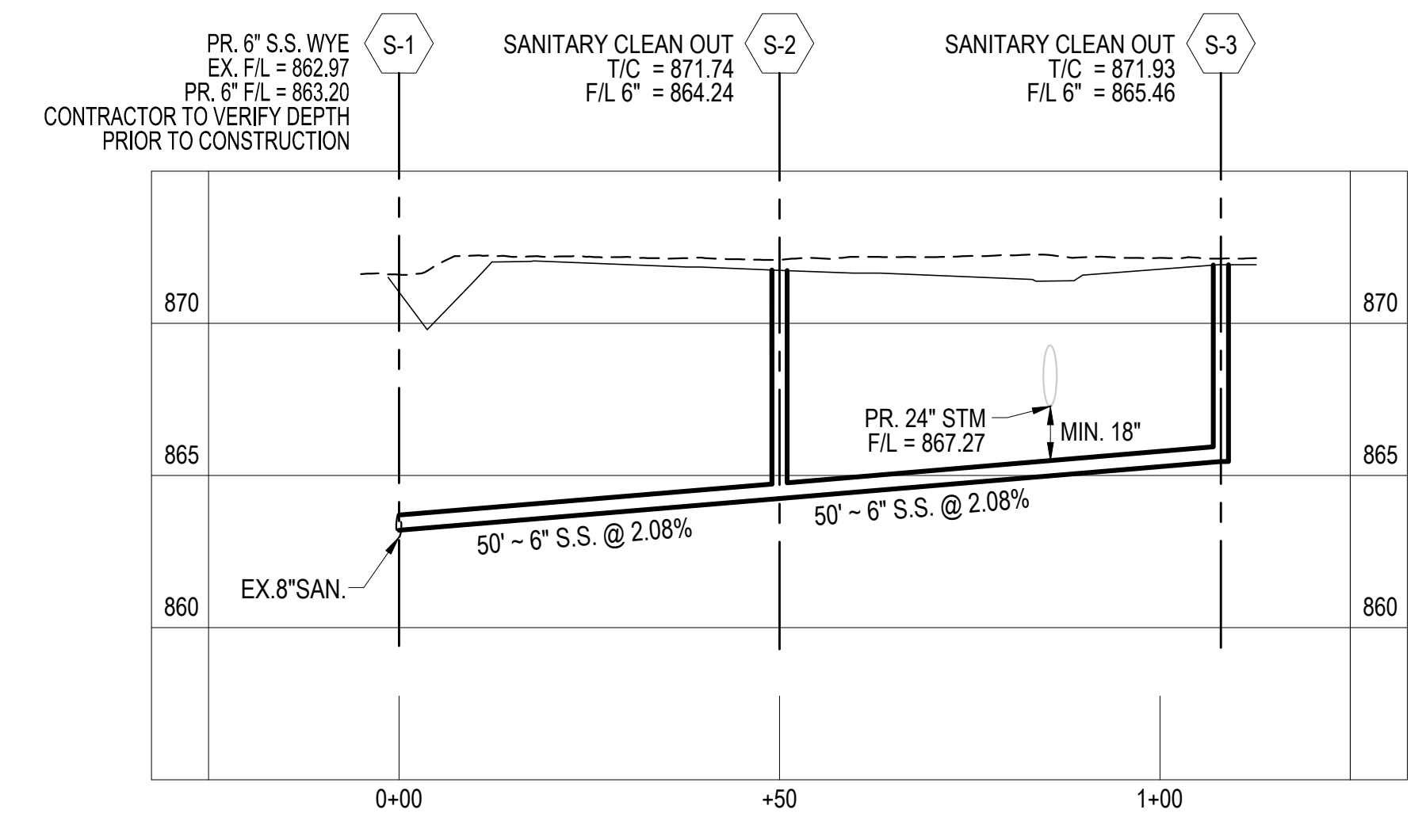
No.	REVISION DESCRIPTION	DATE	BY

NOTE: THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND SHALL INSTALL ALL SPECIFICATIONS AND PER STATE AND LOCAL CODES.

Project
ARCHITECTURE LTD.
Programming, Planning, Architectural Solutions

Londondale Apartments
100-900 LONDONDALE ROAD, NEWARK, OHIO 43055

SANITARY SERVICE PROFILE



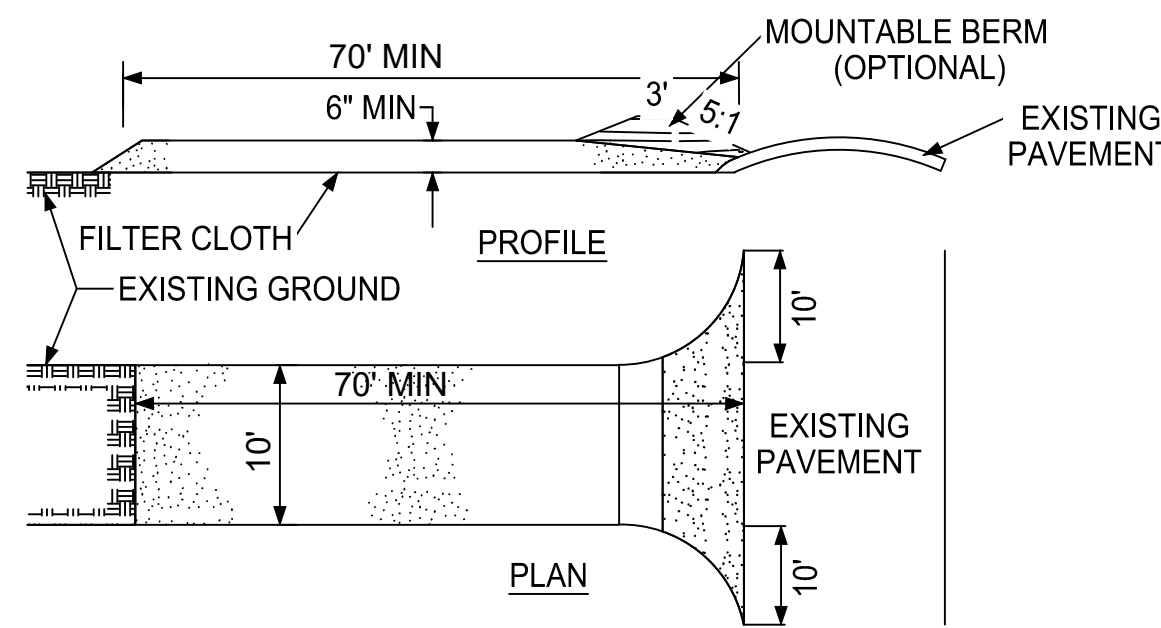
12/09/2024
PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN: RRB(BLC)
CHECKED: TB
DATE: 12/9/2024
SHEET: 2021-021
C2.00

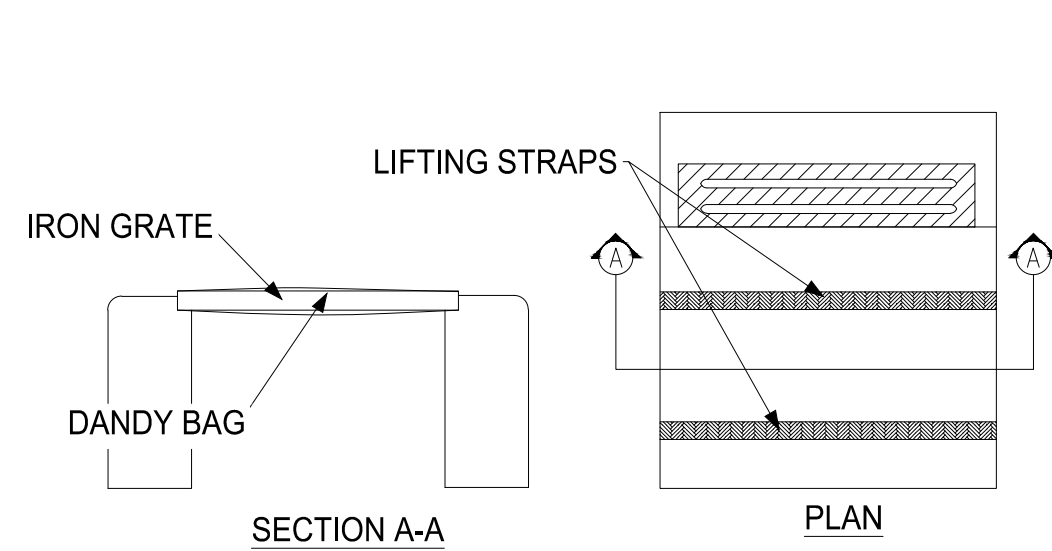
P.O. Box 8656
Newark, Ohio 43058-8656
614-332-3998
badger@badgerlandconcepts.com

GRADING PLAN

SCE STABILIZED CONSTRUCTION ENTRANCE



IP INLET PROTECTION



CONSTRUCTION SPECIFICATIONS

1. LOCATION- CONTRACTOR SHALL PLACE SCE AT THE BEST LOCATION TO PREVENT SEDIMENT FROM BEING TRACKED FROM SITE.
2. STONE SIZE- USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. LENGTH- AS REQUIRED (70' MIN.).
4. THICKNESS- NOT LESS THAN SIX (6) INCHES.
5. WIDTH- TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
6. FILTER CLOTH- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
7. SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
9. WASHING- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

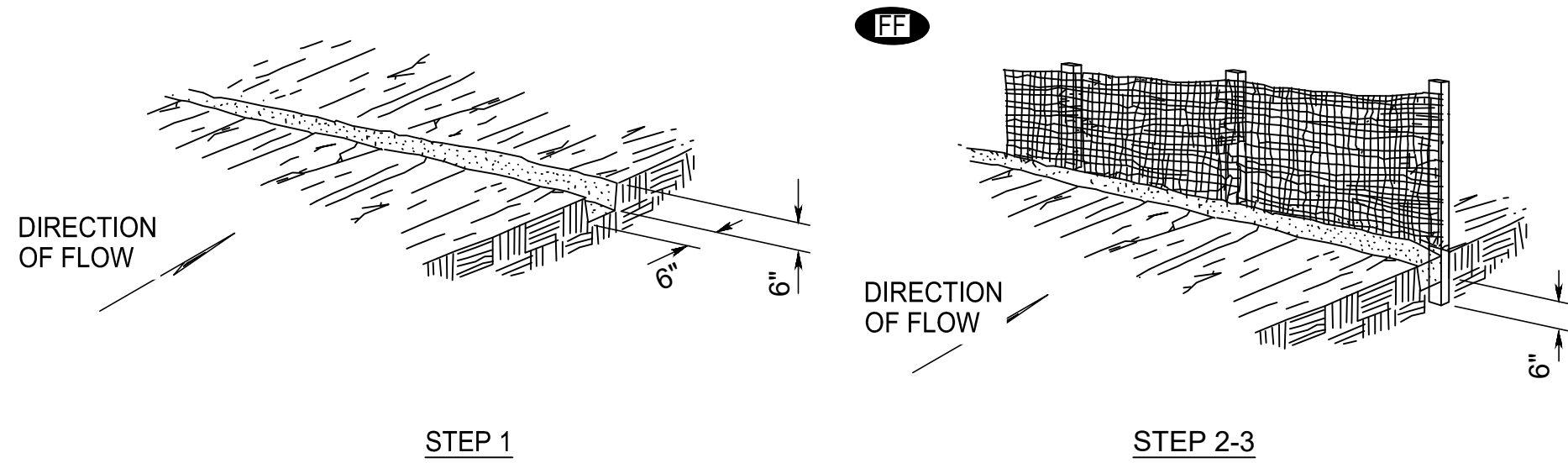
INSTALLATION: STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF DANDY BAG IS VISIBLE.

MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BROOM OR SQUARE POINT SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

SHEET LEGEND

- CW** CONCRETE WASHOUT
- IP** INLET PROTECTION
- SCE** STABILIZED CONSTRUCTION ENTRANCE
- FF** FILTER FENCE

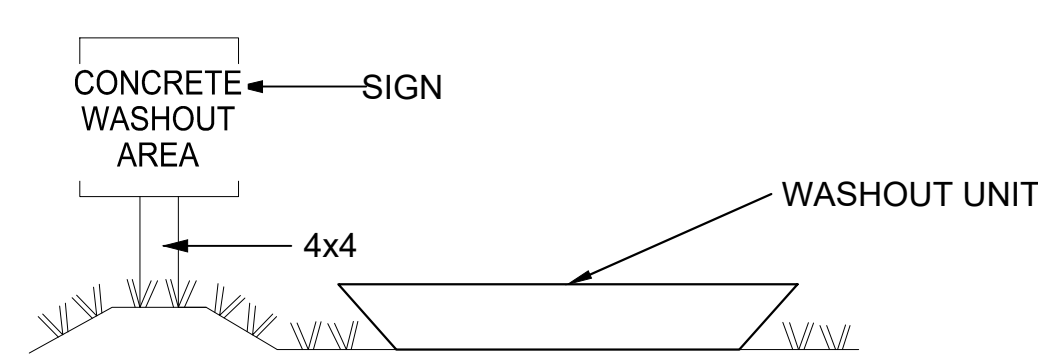
PERIMETER FILTER FABRIC FENCE



- EXCAVATE A 6"x6" TRENCH ALONG THE PROPOSED FENCE LINE.
- BACKFILL AND COMPACT THE EXCAVATED SOIL.
- PLACE FABRIC AND SUPPORT STAKES AND EXTEND FABRIC INTO THE TRENCH.

MATERIALS:
FURNISH 30" WIDE FILTER FABRIC WITH SOUND WOOD SUPPORTS WITH MAXIMUM ON-CENTER SPACING OF 10'.
USE FILTER FABRIC CONFORMING TO 712.09 TYPE C.

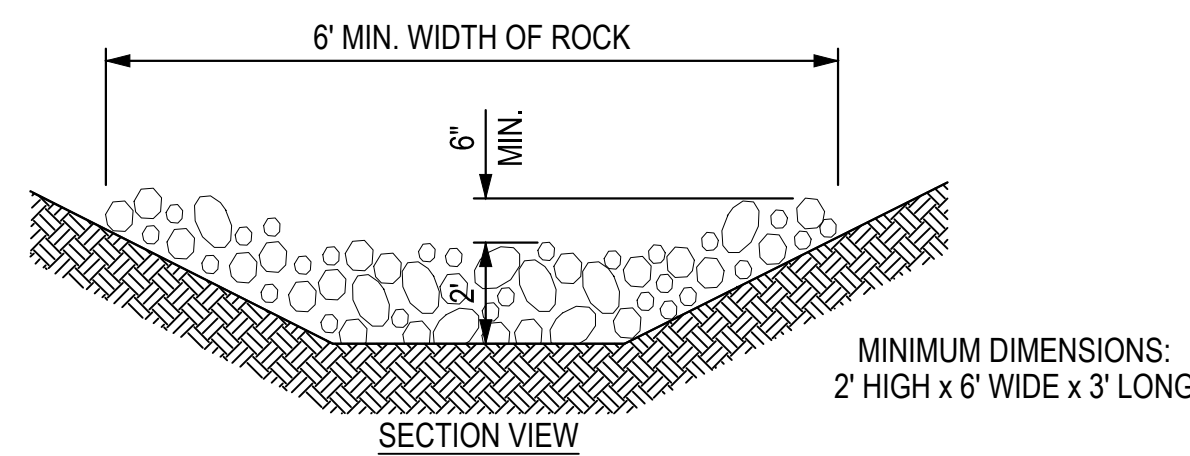
CW CONCRETE WASHOUT



CONSTRUCTION SPECIFICATIONS:
ALL CONCRETE WASHOUT CONTAINERS SHALL BE PLACED AT LEAST 100' FROM ANY STORM SEWER INLET POINT, OR ANY BODY OF WATER TO AVOID AN ACCIDENTAL RELEASE CAUSED BY A SPILL. ALL WASHOUT LOCATIONS SHALL BE DESIGNATED BY SIGN SEEN HERE ON THIS DETAIL.

CONCRETE WASHOUTS SHALL BE AT A MINIMUM A SELF CONTAINED UNIT THAT WILL NOT ALLOW CONCRETE WASH WATER TO ABSORB INTO THE GROUND. THE CONTAINER SHOULD HAVE SUFFICIENT CAPACITY SUCH THAT IT WILL NOT OVERFLOW AND CAUSE A SPILL. ALL WASTE SHALL BE TAKEN TO LANDFILL DESIGNATED FOR CONSTRUCTION DEBRIS, AS NEEDED, TO PREVENT OVERFLOWS AND SPILLS.

RC DITCH CHECK



CHANNEL FLOW APPLICATIONS: ROCK CHECK SHALL BE PLACED PERPENDICULAR TO THE CONTOUR.

MATERIALS: FURNISH MATERIAL CONFORMING TO ITEM 601 - ROCK CHANNEL PROTECTION, TYPE C OR D, WITHOUT FILTER.

CLOSE ATTENTION SHALL BE PAID TO THE UNDERCUTTING.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

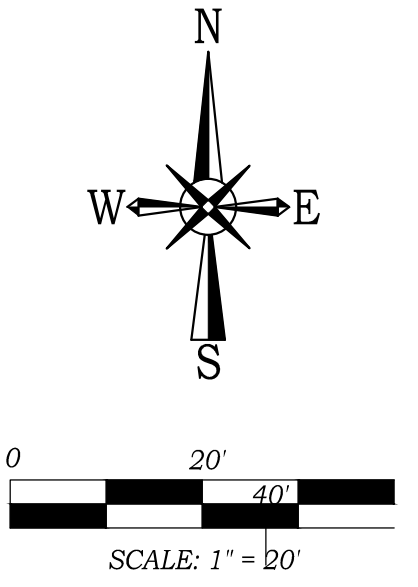
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE DITCH CHECK IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.

MAINTENANCE: ROCK CHECK SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CONTROL SHOWN SHALL MEET THE SPECIFICATIONS OF O.D.O.T. STD. DWG. DM-4.4.



--- EX. SURFACE FLOW DIRECTION
— PR. SURFACE FLOW DIRECTION



NO.	REVISION DESCRIPTION	DATE	BY

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PROJECT
ARCHITECTURE LTD.
Programming, Planning, Architectural Solutions

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P.O. Box 8656
Newark, Ohio 43058-8656
614-332-3998
badger@badgerlandconcepts.com

DRAWN: RRB(BLC)
CHECKED: TB
DATE: 12/9/2024
SHEET: 2021-021
C3.00



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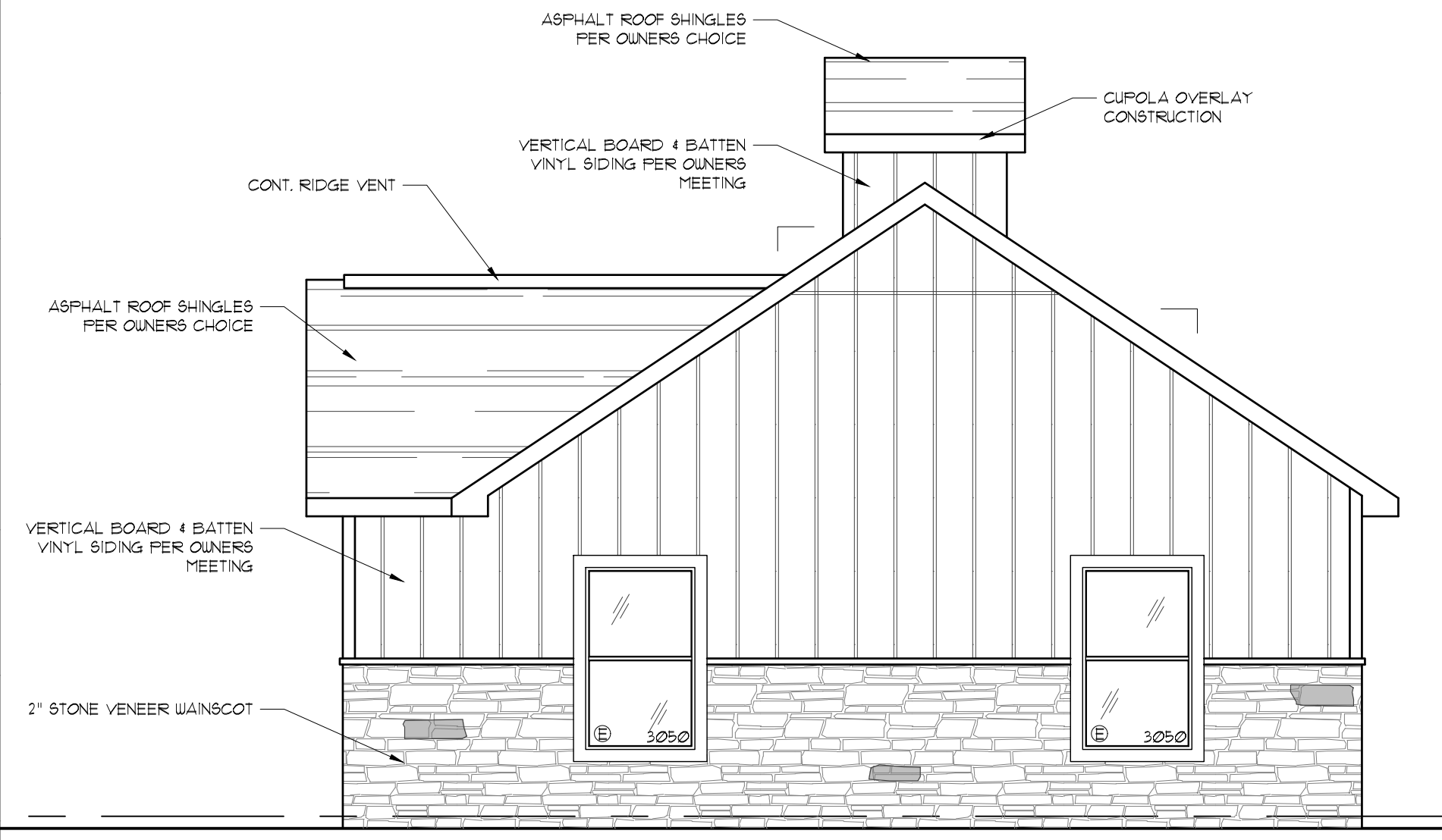
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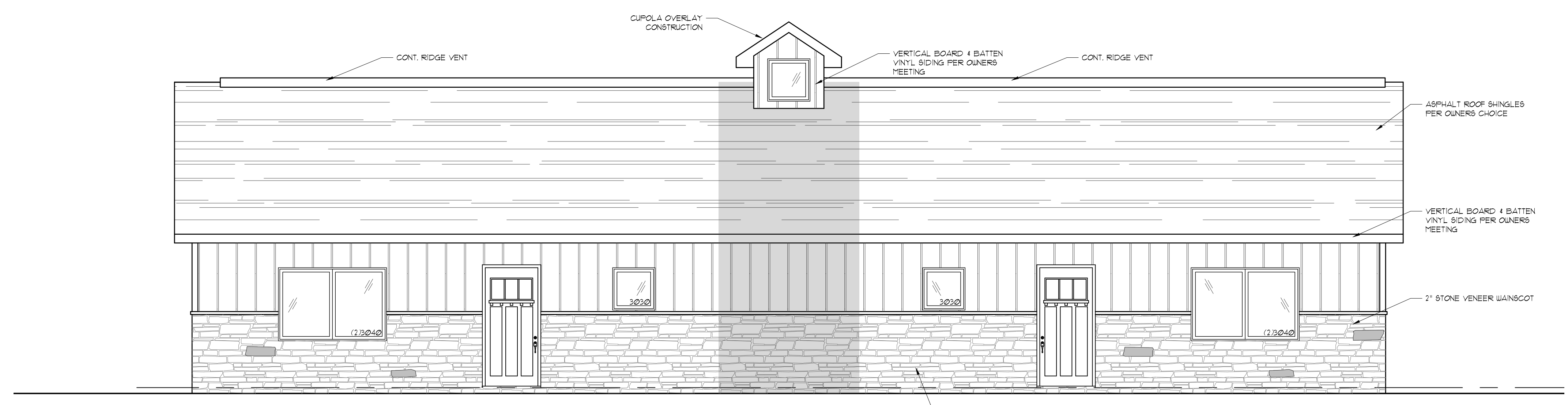
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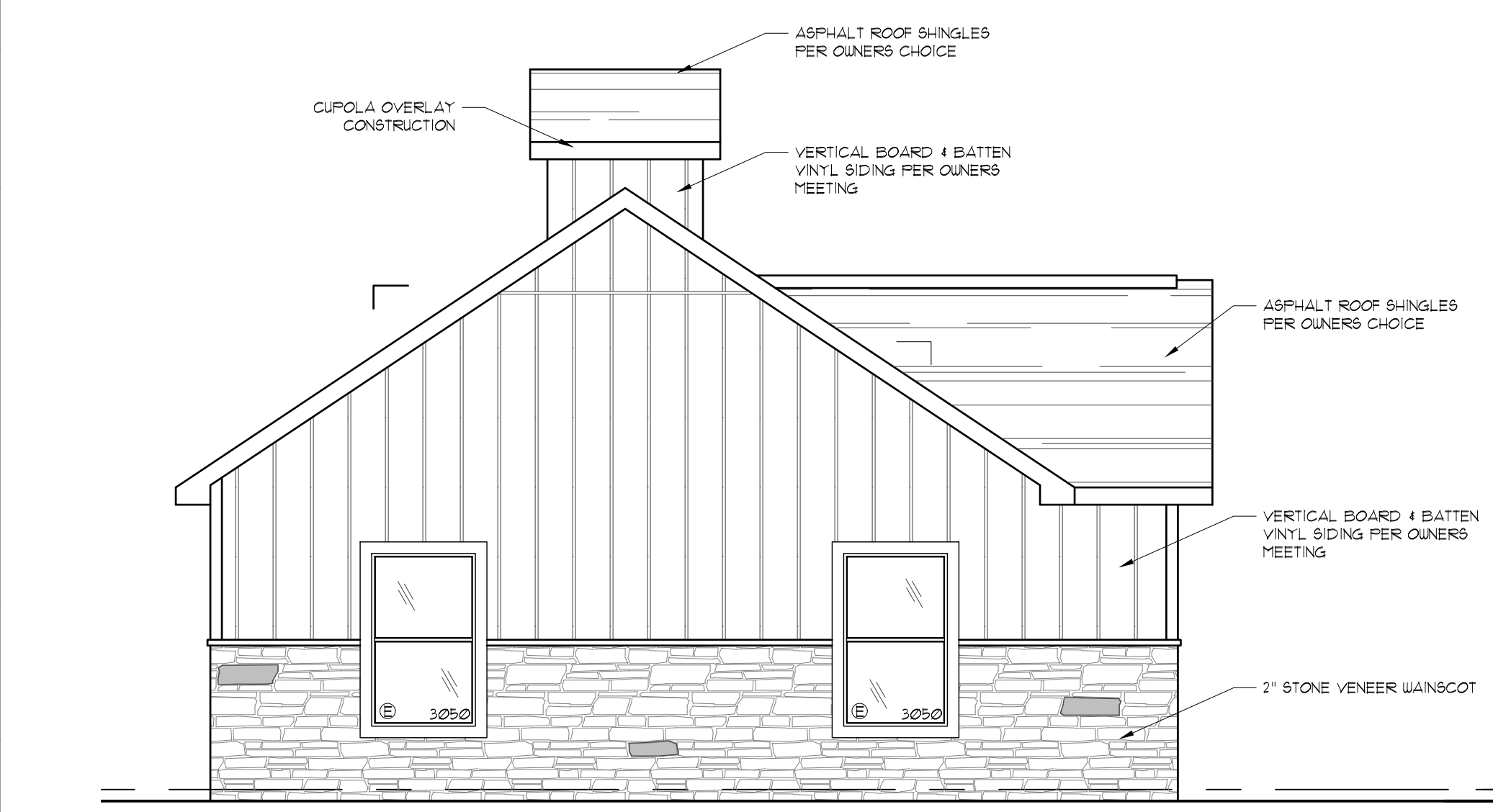
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CHECKED BY: LB
DATE: 9/5/24
REVISIONS:
JOB #: 2021-021
SHEET: A3.11



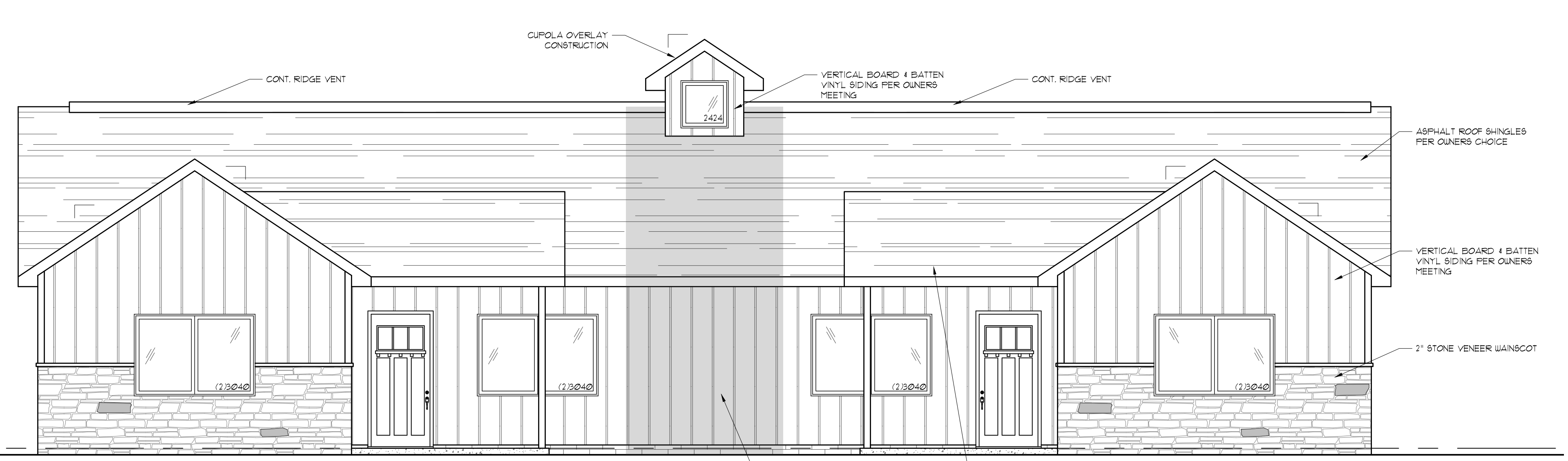
RIGHT SIDE ELEVATION



REAR ELEVATION

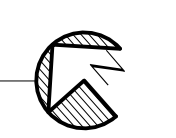


LEFT SIDE ELEVATION

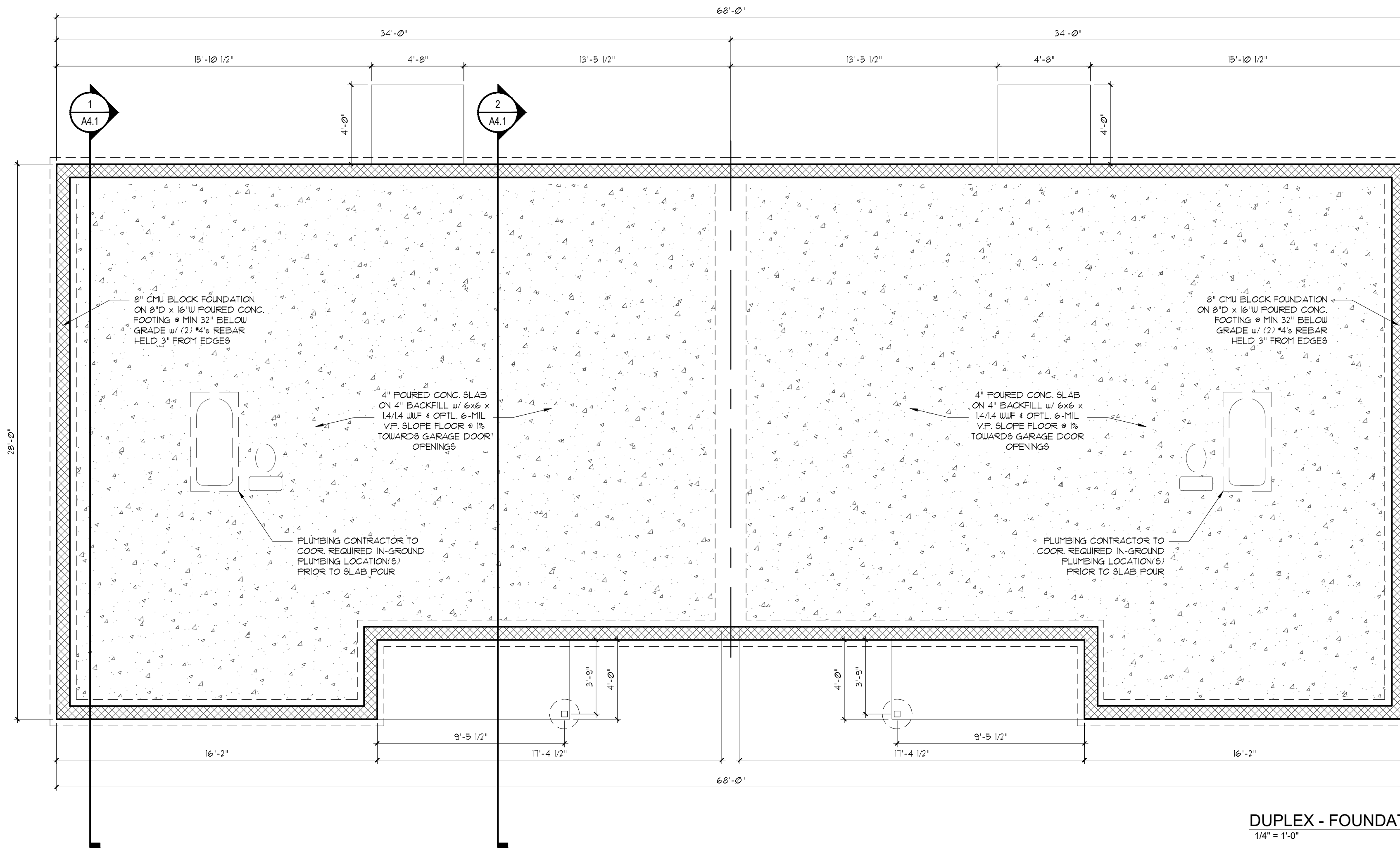


FRONT ELEVATION

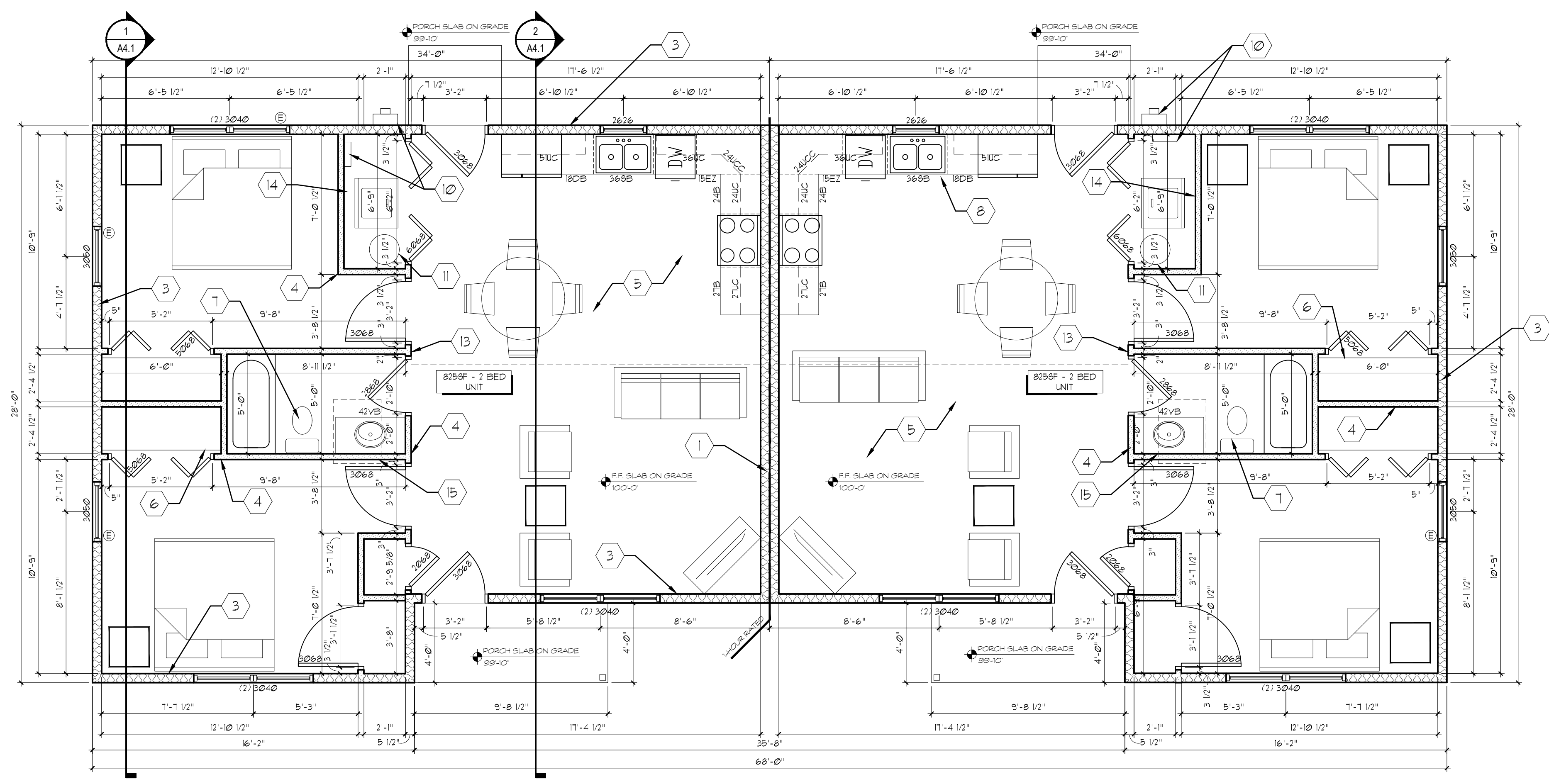
DUPLEX - ELEVATIONS
1/4" = 1'-0"



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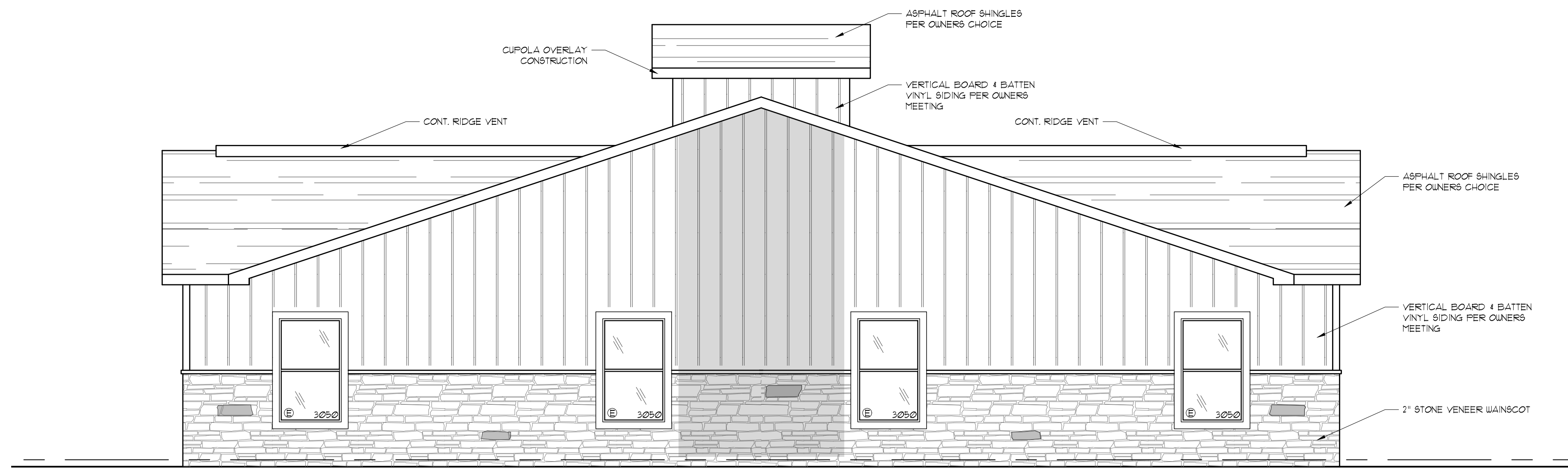


DUPLEX - FOUNDATION PLAN
1/4" = 1'-0"

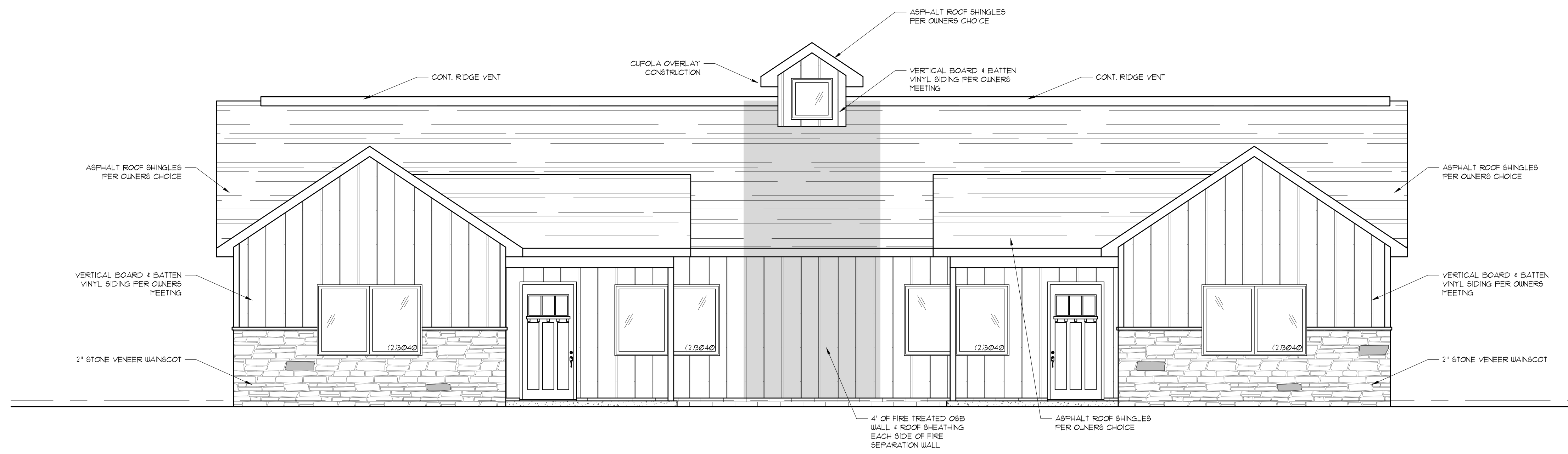
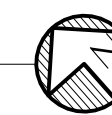


DUPLEX - FLOOR PLAN
1/4" = 1'-0"

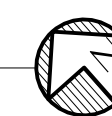
- CODED NOTES**
- 1-HOUR FIRE RATED SEPARATION WALL BASED ON PRESCRIPTIVE FIRE RESISTANCE RATINGS PER CBC 2024 REFER TO FIRE RATING DETAILS ON SECTION SHEETS
 - 2-HOUR FIRE RATED SEPARATION WALL PER UL N-341 DOUBLE WALL SYSTEM REFER TO FIRE RATING DETAILS ON SECTION SHEETS
 - 2x6 WOOD STUD WALLS @ 16" O.C. w/ R-21 BATT INSULATION, 7/16" OSB WALL, EXTERIOR SHEATHING w/ TYPICAL HOUSE WRAP OR EQ. 4" DRYWALL INTERIOR FINISH, TYP. FOR EXTERIOR WALLS THAT DO NOT SHARE WALL WITH ANOTHER TENANT.
 - 2x4 WOOD STUD WALL @ 16" O.C. w/ 1/2" DRYWALL E.S. TYP. FOR INTERIOR WALLS
 - LVT FLOORING PER OWNERS CHOICE. PROVIDE TRANSITION STRIPS @ DOORS AND/OR MATERIAL CHANGES.
 - PROVIDE STANDARD ROD & SHELVEYS FOR CLOSETS UNLESS OTHERWISE NOTED. COOR. w/ OWNER
 - PROVIDE 15 CFM RESTROOM FAN/LIGHT COMBO TYP. IN ALL RESTROOMS
 - CASEWORK & COUNTER TOP PER OWNERS CHOICE. SHOWING GENERIC LAYOUT(S)
 - EXTERIOR SLAB ON GRADE POURED CONC. PORCH PAD. REFER TO SECTION 2/4/11
 - (6) NEW 100A SEPARATELY METERED SERVICE(S) FOR EACH NEW UNIT ON SITE. COOR. SIZING, DISCONNECT, METER & PANEL LOCATIONS w/ OWNER & SUB-CONTRACTOR.
 - STANDARD 40 GALLON WATER HEATER MODEL & LOCATION PER OWNERS CHOICE
 - FURNACE SYSTEM TO BE INSTALLED IN ATTIC TRUSS SPACE. COOR. SIZE & PREFERRED LOCATION w/ SUB-CONTRACTOR
 - PROVIDE MIN. 24" x 36" ATTIC ACCESS IN TRUSS WALL
 - PROVIDE STANDARD HIC WATER HOOK UP & DRYER VENT TO EXTERIOR FOR STACKABLE WASHER & DRYER TYP. FOR EACH UNIT
 - PROVIDE ATTIC HVAC COOR. w/ SUBCONTRACTOR FOR UNIT SIZE



QUADDUPLEX - SIDE ELEVATIONS
1/4" = 1'-0"



QUADDUPLEX - FRONT & REAR ELEVATIONS
1/4" = 1'-0"

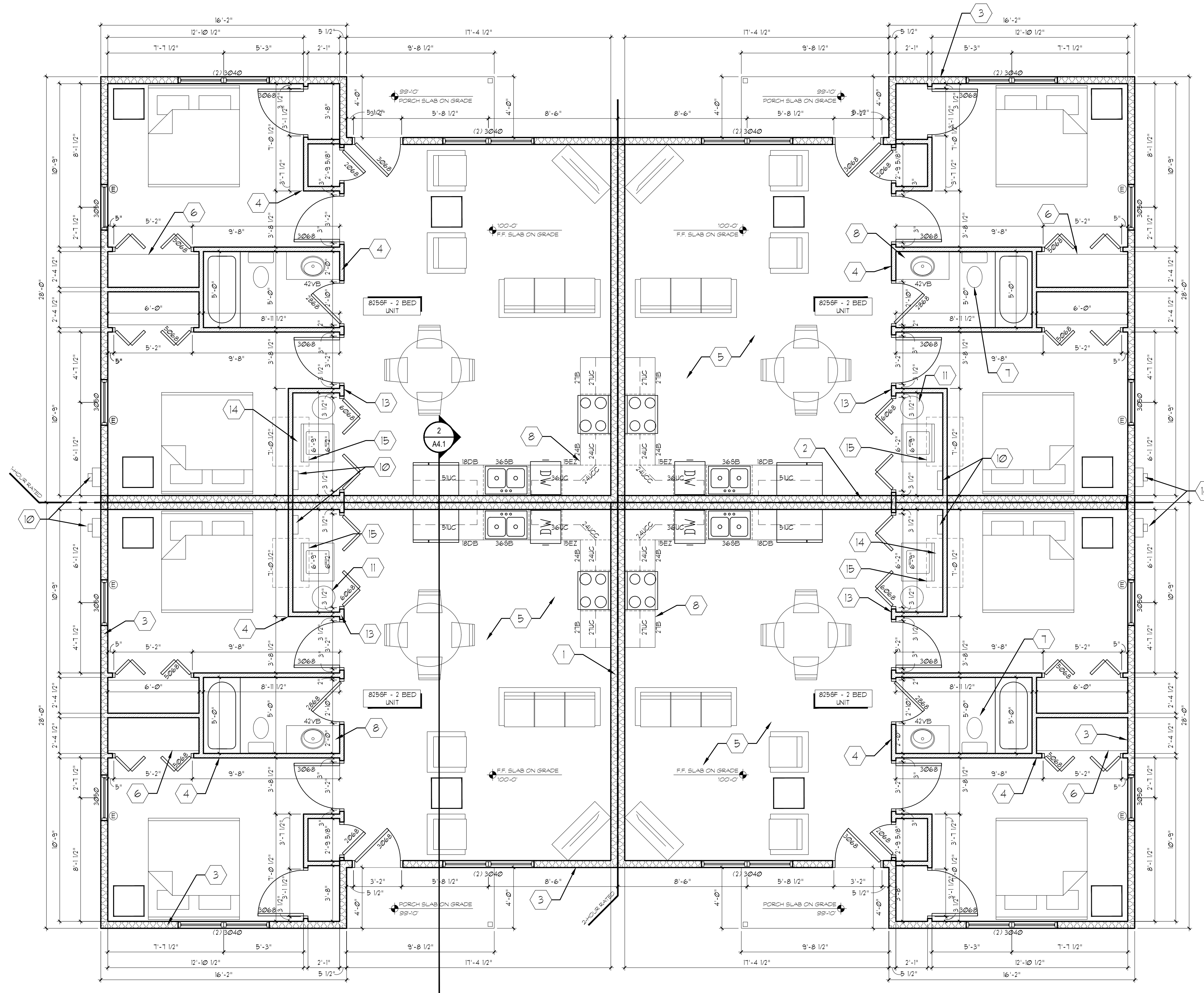


NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. ARCHITECT SHALL BE RESPONSIBLE FOR ANY CORRECTIONS, COSTS OF CORRECTION REQUIRED, AS A RESULT OF FAILURE TO NOTIFY ARCHITECT. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, AND PERMITS AND LOCAL CODES.

PROJECT
ARCHITECTURE LTD.
Programming, Planning, Architectural Solutions

PROJECT
ARCHITECTURE LTD.
Programming, Planning, Architectural Solutions

DRAWN BY: RAL
CHECKED BY: LB
DATE: 9/5/24
REVISIONS:
JOB #: 2021-021
SHEET: A3.21



- CODED NOTES**
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 - 4 2x4 WOOD STUD WALL @ 16" O.C. w/ 1/2" DRYWALL E.S. TYP. FOR INTERIOR WALLS
 - 5 LVT FLOORING PER OWNERS CHOICE. PROVIDE TRANSITION STRIPS @ DOORS AND/OR MATERIAL CHANGES.
 - 6 PROVIDE STANDARD ROD # 1 SHELVEING FOR CLOSETS UNLESS OTHERWISE NOTED. COOR. w/ OWNER
 - 7 PROVIDE 15 CFM RESTROOM FAN/LIGHT COMBO TYP. IN ALL RESTROOMS
 - 8 CASEWORK # COUNTER TOP PER OWNERS CHOICE. SHOWING GENERIC LAYOUT(S)
 - 9 EXTERIOR SLAB ON GRADE POURED CONC. PORCH PAD, REFER TO SECTION 2/1A/11
 - 10 (6) NEW 100A SEPARATELY METERED SERVICE(S) FOR EACH NEW UNIT ON SITE. COOR. SIZING, DISCONNECT, METER # PANEL LOCATIONS w/ OWNER # SUB-CONTRACTOR
 - 11 STANDARD 40 GALLON WATER HEATER, MODEL # LOCATION PER OWNERS CHOICE
 - 12 FURNACE SYSTEM TO BE INSTALLED IN ATTIC TRUSS SPACE. COOR. SIZE # PREFERRED LOCATION w/ SUB-CONTRACTOR
 - 13 PROVIDE MIN. 24" x 36" ATTIC ACCESS IN TRUSS WALL
 - 14 PROVIDE STANDARD H/C WATER HOOK UP # DRYER VENT TO EXTERIOR FOR STACKABLE WASHER # DRYER TYP. FOR EACH UNIT
 - 15 PROVIDE ATTIC HVAC COOR. w/ SUB-CONTRACTOR FOR UNIT SIZE

PROJECT
ARCHITECTURE LTD.
 Programming, Planning, Architectural Solutions

LONDONDALE APARTMENTS
 100-900 LONDONDALE ROAD, NEWARK, OHIO 43055

DRAWN BY: **RAL**
 CHECKED BY: **LB**
 DATE: **9/5/24**
 REVISIONS:
 JOB #: **2021-021**
 SHEET: **A2.21**

QUADPLEX FLOORPLAN
 1/4" = 1'-0"

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. CONTRIBUTION, COST OF CORRECTION REQUIRED AS A RESULT OF FAILURE TO NOTIFY ARCHITECT. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MANUFACTURER'S SPECIFICATIONS AND PERMITS AND LOCAL CODES.