

	BALCONIES
	CANOPIES
	EASEMENT
	FOUNDATION
	LIGHTS
	ORNAMENTAL TRELLIS
	PROPERTY LINE/ ROW

- NOTE:
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 2. ALL REFUSE WILL BE STORED AND MAINTAINED ON PRIVATE PROPERTY.

DEVELOPER:

CASTO
 250 CIVIC CENTER DRIVE
 SUITE 500
 COLUMBUS, OHIO 43215
 CONTACT: JOHN RIAT
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ARCHITECT:

MOODY NOLAN
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 CONTACT: YANITZA BRONGERS
 TELEPHONE: 614-461-4664
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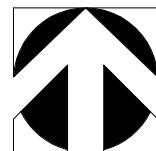
ENGINEER:

EMH&T
 5500 NEW ALBANY ROAD
 COLUMBUS, OHIO 43054
 CONTACT: SCOTT SHAFFER
 TELEPHONE: 614-775-4382
 EMAIL: SSHAFFER@EMHT.COM

PROPERTY INFORMATION:

PROPERTY ADDRESS: BUILDING A1 - 401 WEST RICH STREET
 BUILDING B1 - 431 WEST RICH STREET
 PARCEL NUMBER: 010-003009-00
 DESCRIPTION OF IMPROVEMENT: CONSTRUCTION OF TWO (2) NEW RESIDENTIAL AND COMMERCIAL MIXED-USE BUILDINGS, ONE (1) PARKING GARAGE CONSISTING OF TWO LEVELS LOCATED ABOVE GRADE AND SIX (6) INDEPENDENT UNIT TOWNHOME BUILDINGS.

1 ENCROACHMENT SITE PLAN
 1" = 80'-0"



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EAST FRANKLINTON DEVELOPMENT MIXED-USE BUILDINGS A1 & B1
 CASTO
 WEST RICH STREET, COLUMBUS OHIO 43215

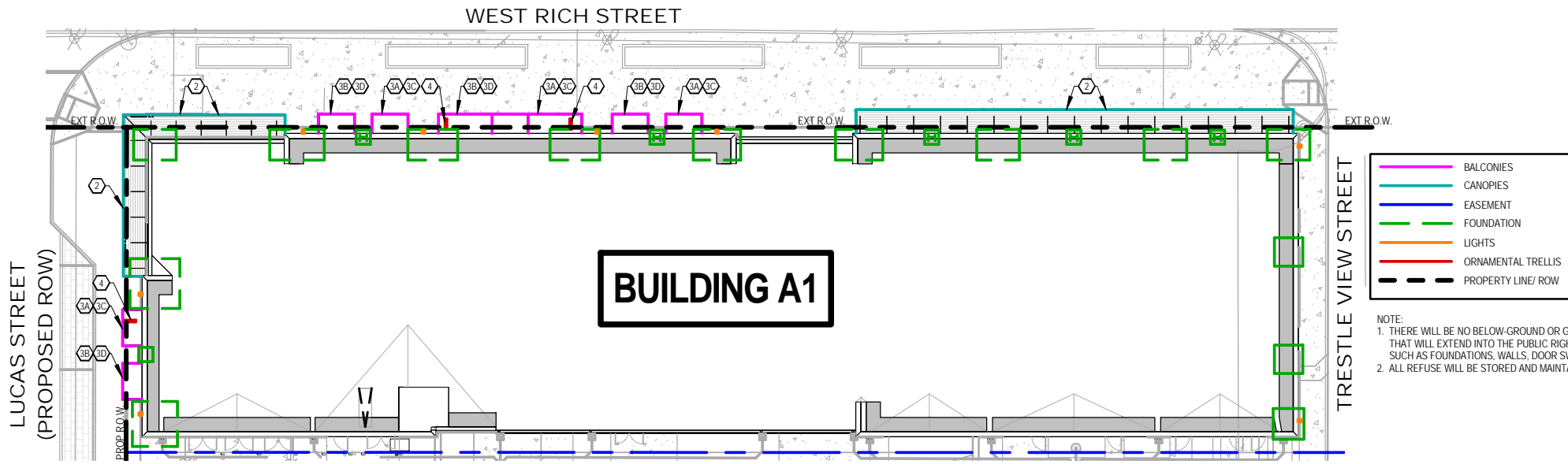
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ENCROACHMENT R.O.W. LEGEND - BUILDING A1

FINISH FLOOR AT LEVEL 100'-0" -
SEE CIVIL DRAWINGS FOR
ADDITIONAL GRADING INFORMATION

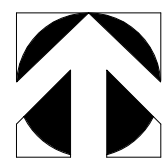
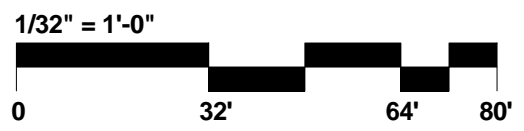
ID	DESCRIPTION OF ENCROACHMENT	TOTAL NO. OF ENCROACHMENTS	ENCROACHMENT DISTANCE	BOTTOM OF ENCROACHMENT	TOP OF ENCROACHMENT
1	WALL MOUNTED LIGHT (NORTH, WEST, EAST)	N/A	N/A	N/A	N/A
2	METAL CANOPY NORTH WEST	2	2'-8" / 3'-9" 8 1/2"	14'-7" / 13'-11" 14'-7"	15'-3" / 14'-7" 15'-3"
3A	METAL BALCONIES - 2ND FLOOR NORTH WEST	3	2'-10" 10"	15'-11" 15'-11"	20'-0" 20'-0"
3B	METAL BALCONIES - 3RD FLOOR NORTH WEST	3	2'-10" 10"	26'-5" 26'-5"	30'-6" 30'-6"
3C	METAL BALCONIES - 4TH FLOOR NORTH WEST	3	2'-10" 10"	36'-11" 36'-11"	40'-11" 40'-11"
3D	METAL BALCONIES - 5TH FLOOR NORTH WEST	3	2'-10" 10"	47'-5" 47'-5"	51'-5" 51'-5"
4	STEEL ORNAMENTAL TRELLIS NORTH WEST	2	1'-9" 3"	16'-5" / 26'-11" 16'-6"	36'-11" / 47'-5" 37'-0"
5	FOUNDATION (NORTH, WEST, EAST)	N/A	N/A	N/A	N/A



- BALCONIES
- CANOPIES
- EASEMENT
- FOUNDATION
- LIGHTS
- ORNAMENTAL TRELLIS
- PROPERTY LINE/ ROW

NOTE:
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2. ALL REFUSE WILL BE STORED AND MAINTAINED ON PRIVATE PROPERTY.

1 ENCROACHMENT PLAN - BUILDING A1
1/32" = 1'-0"



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EAST FRANKLINTON DEVELOPMENT MIXED-USE BUILDINGS A1 & B1
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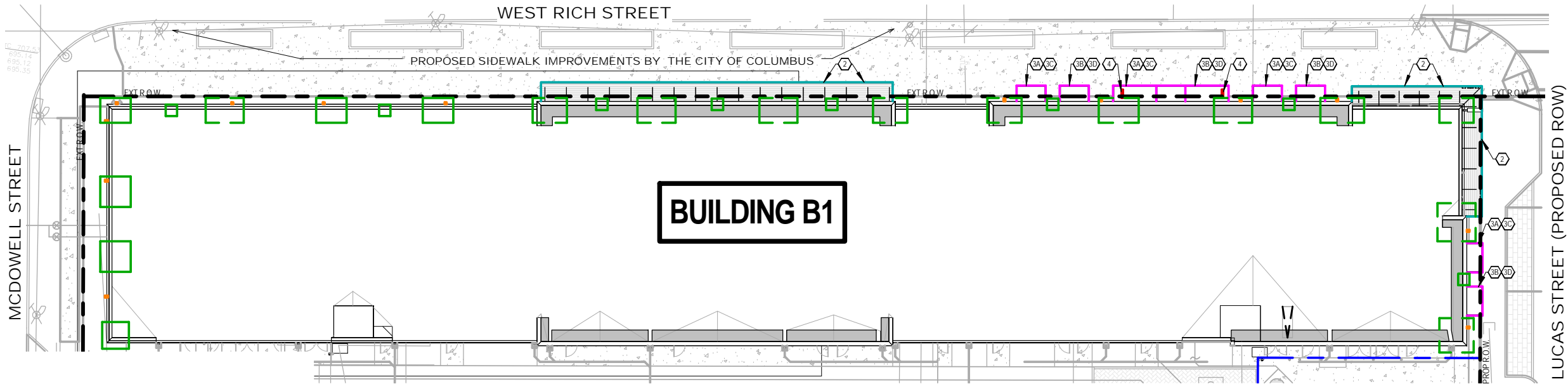
ENCROACHMENT R.O.W. LEGEND - BUILDING B1

FINISH FLOOR AT LEVEL 100'-0" - SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING INFORMATION

ID	DESCRIPTION OF ENCROACHMENT	TOTAL NO. OF ENCROACHMENT	ENCROACHMENT DISTANCE	BOTTOM OF ENCROACHMENT	TOP OF ENCROACHMENT
1	WALL MOUNTED LIGHT (NORTH, EAST, WEST)	N/A	N/A	N/A	N/A
2	METAL CANOPY NORTH EAST	2 1	2'-8" / 3'-9" 5"	14'-7" / 13'-11" 14'-7"	15'-3" / 14'-7" 15'-3"
3A	METAL BALCONIES - 2ND FLOOR NORTH EAST	3 1	2'-10" 8"	15'-11" 15'-11"	20'-0" 20'-0"
3B	METAL BALCONIES - 3RD FLOOR NORTH EAST	3 1	2'-10" 8"	26'-5" 26'-5"	30'-6" 30'-6"
3C	METAL BALCONIES - 4TH FLOOR NORTH EAST	3 1	2'-10" 8"	36'-11" 36'-11"	40'-11" 40'-11"
3D	METAL BALCONIES - 5TH FLOOR NORTH EAST	3 1	2'-10" 8"	47'-5" 47'-5"	51'-5" 51'-5"
4	STEEL ORNAMENTAL TRELLIS NORTH EAST	2 N/A	1'-10" N/A	16'-5" / 26'-11" N/A	36'-11" / 47'-5" N/A
5	FOUNDATION (NORTH, EAST, WEST)	N/A	N/A	N/A	N/A



NOTE:
 1. THERE WILL BE NO BELOW-GROUND OR GROUND-LEVEL ENCROACHMENTS THAT WILL EXTEND INTO THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ITEMS SUCH AS FOUNDATIONS, WALLS, DOOR SWINGS, STEPS, RAMPS, OR LIFTS, ETC.
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1 ENCROACHMENT PLAN - BUILDING B1
 1/32" = 1'-0"

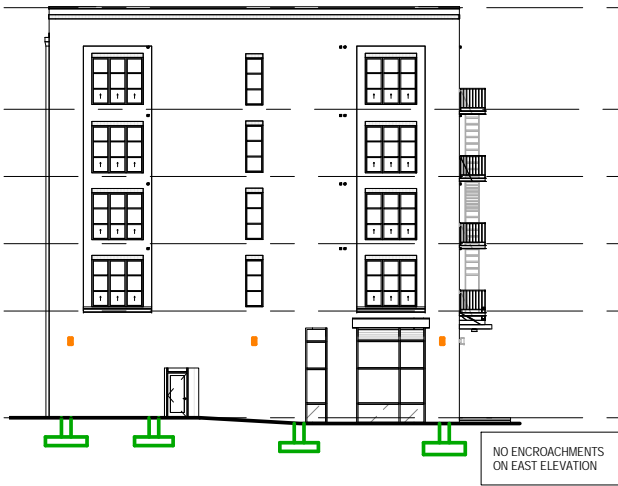


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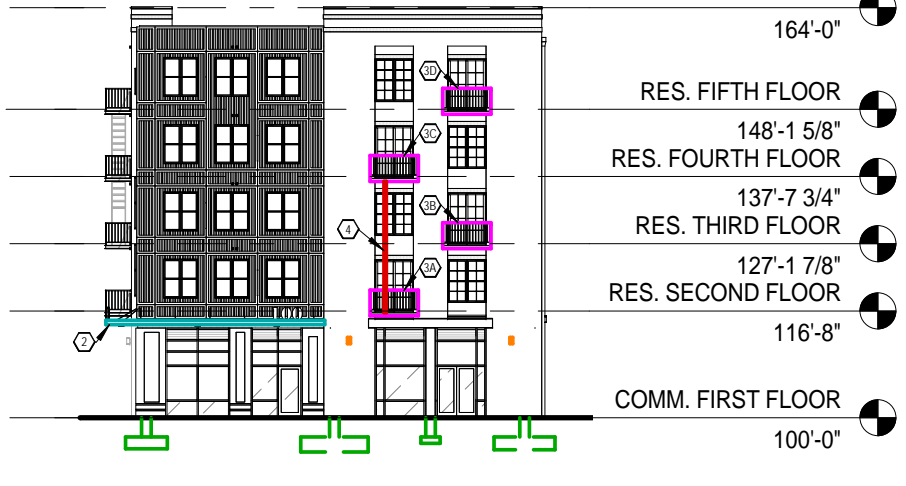
EAST FRANKLINTON DEVELOPMENT MIXED-USE BUILDINGS A1 & B1
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③ ELEVATION BUILDING A1 - EAST
1" = 30'-0"



② ELEVATION BUILDING A1 - WEST
1" = 30'-0"

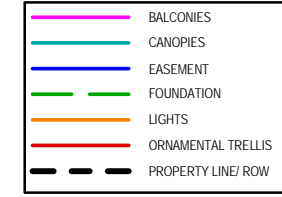


① ELEVATION BUILDING A1 - NORTH
1" = 30'-0"

ENCROACHMENT R.O.W. LEGEND - BUILDING A1

FINISH FLOOR AT LEVEL 100'-0" -
SEE CIVIL DRAWINGS FOR
ADDITIONAL GRADING INFORMATION

ID DESCRIPTION OF ENCROACHMENT	TOTAL NO. OF ENCROACHMENTS	ENCROACHMENT DISTANCE	BOTTOM OF ENCROACHMENT	TOP OF ENCROACHMENT
① WALL MOUNTED LIGHT (NORTH, WEST, EAST)	N/A	N/A	N/A	N/A
② METAL CANOPY NORTH WEST	2	2'-8" / 3'-9" / 8 1/2"	14'-7" / 13'-11" / 14'-7"	15'-3" / 14'-7" / 15'-3"
③A METAL BALCONIES - 2ND FLOOR NORTH WEST	3	2'-10" / 10"	15'-11" / 15'-11"	20'-0" / 20'-0"
③B METAL BALCONIES - 3RD FLOOR NORTH WEST	3	2'-10" / 10"	26'-5" / 26'-5"	30'-6" / 30'-6"
③C METAL BALCONIES - 4TH FLOOR NORTH WEST	3	2'-10" / 10"	36'-11" / 36'-11"	40'-11" / 40'-11"
③D METAL BALCONIES - 5TH FLOOR NORTH WEST	3	2'-10" / 10"	47'-5" / 47'-5"	51'-5" / 51'-5"
④ STEEL ORNAMENTAL TRELLIS NORTH WEST	2	1'-9" / 3"	16'-5" / 26'-11" / 16'-6"	36'-11" / 47'-5" / 37'-0"
⑤ FOUNDATION (NORTH, WEST, EAST)	N/A	N/A	N/A	N/A



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③ ELEVATION BUILDING B1 - EAST
1" = 30'-0"



② ELEVATION BUILDING B1 - WEST
1" = 30'-0"



① ELEVATION BUILDING B1 - NORTH
1" = 30'-0"

T.O. BRICK 164'-0"
RES. FIFTH FLOOR 148'-1 5/8"
RES. FOURTH FLOOR 137'-7 3/4"
RES. THIRD FLOOR 127'-1 7/8"
RES. SECOND FLOOR 116'-8"
COMM. FIRST FLOOR 100'-0"

ENCROACHMENT R.O.W. LEGEND - BUILDING B1 #

FINISH FLOOR AT LEVEL 100'-0" - SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING INFORMATION

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④	STEEL ORNAMENTAL TRELLIS NORTH EAST	2 N/A	1'-10" N/A	16'-5" / 26'-11" N/A	36'-11" / 47'-5" N/A
⑤	FOUNDATION (NORTH, EAST, WEST)	N/A	N/A	N/A	N/A

— BALCONIES
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