



**Monroe Council Agenda
Regular Meeting of Council
July 22, 2025 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of June 24, 2025

Visitors

Ceremonial swearing in of Firefighter / EMT's AJ Sackenheim, Daniel Sewak, Noah Rich and Jacob Wagner

Presentation in recognition of the retirement of James Fletcher from the Monroe Fire Department after 25 years of service to the Monroe community.

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

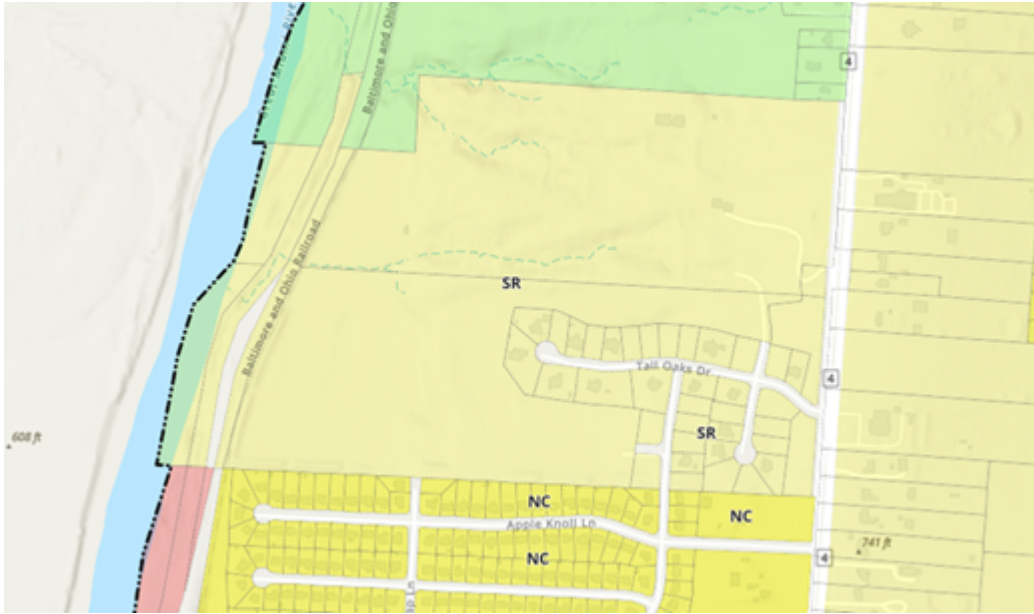
Ordinance No. 2025-22. An Ordinance authorizing the City Manager to enter into an amended Planned Unit Development agreement by and between the City of Monroe and CKN Development, LLC for 124 acres of the Tall Oaks subdivision consisting of 201 buildable lots in addition to those already platted and further described herein. (Second Reading)

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: The Tall Oaks Planned Unit Development (PUD) was approved in 2006 comprising 200 lots and specified Ryan Homes as the approved builder. The first phase, consisting of 15 homes, has been the only phase constructed with some of these homes having two lots. On April 15, 2025, the Planning Commission held a public hearing and reviewed an application submitted by CKN Development LLC proposing an amendment to the existing Tall Oaks PUD and preliminary plat. The applicant desires to complete 124 acres of the Tall Oaks subdivision consisting of 201 buildable lots in addition to those already platted (226 total lots). The site is currently zoned Suburban Residential

(SR) PUD. Following the public hearing, the Planning Commission moved to table the application instructing the applicant to meet the lot sizes from the existing PUD in certain phases.



On May 20, 2025, the Planning Commission conducted a second review of the application with the above-mentioned item being addressed. In a vote of 3-1, with one member of the commission excused, the Planning Commission moved to recommend approval of the amendment to the Tall Oaks PUD and preliminary plat.

Analysis

The purpose of the PUD is to offer a certain amount of flexibility within the code in order to encourage innovative design and to avoid monotony sometimes associated with larger developments. The applicant proposes a 201-lot single-unit detached development with similar housing types of those currently in the city.



Open Space Standards and Connectivity

Formal and informal open space is required. The required amount of open space required consists of 22.86 acres. The required amount of formal open space required is 9.5 acres. Because formal open space cannot come from unusable areas such as easements, rights-of-way, streams, flood areas, etc., formal open space is being proposed in the form of a shared-use pathway. The applicant proposes an 8 ft. asphalt shared-use pathway through the subdivision and around the detention pond in phase 4. The pathway widens to 10 ft. along State Route 4 to serve future connections external to the development. The pathway will also be a connecting point between the northern lots and the southern lots of the subdivision. Five-foot sidewalks are also shown on both sides of all internal streets. No other formal amenities, such as a playground or pavilion, are proposed.

Site Development Standards

1. 34 lots with a 90-FT lot width (Phase 2)

Floor area 12,600 SF and 15,000 SF

40'-50' front yard setback; 5' side yard setback; and 30' rear yard setback

2. 41 lots with a 70-FT lot width (Phases 2 and 3)

Floor area 9,100 SF

30' front yard setback; 5' side yard setback; and 25' rear yard setback

3. 112 lots with a 65-FT lot width (Phases 4 and 5)

Floor area 8,450 SF

30' front yard setback; 6' side yard setback; and a 25' rear yard setback

In addition, the Planning Commission has also determined that:



1. The proposed PUD plan is consistent with the intent and purposes of the Comprehensive Plan, specifically the Future Land Use Plan, in that it assists in meeting the general density proposed for Large Lot Residential development, which is 2 units per acre. Relative to the average lot size of similar subdivisions in Monroe, many of these units would not be considered “large lots” as they average smaller than many single-unit subdivisions currently under development. The proposed PUD plan also aids in the long-term vision of Monroe by establishing a variety of home types that appeal to multi-generation buyers.
2. The proposed PUD plan is in compliance with the standards of the City's code, including architecture, parking, and landscaping requirements. The proposed preliminary plan will meet the standards for the minimum dwelling size at 1,800 sq. ft. A Traffic Impact Study will be conducted to determine if additional access points are needed for the site.
3. All dwellings in Phases 1-3 maintain the current PUD requirements except the 3-gable requirement.
4. All dwellings in Phases 4 and 5 meet the minimum zoning code requirements already established by Council.
5. Undevelopable space has increased due to the expansion of utility easements bifurcating the development as well as new City requirements for water quality. In their submitted landscape plan, the applicant has shown areas where existing vegetation will not be cleared in order to maintain privacy. The applicant has identified the approximate dimensions of the buffer along the southern border shared with Apple Knoll residents.

New Business

Ordinance No. 2025-25. An Ordinance establishing a municipal snow emergency operations policy.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background:

Snow Emergency Operations Policy - Council Report

Ordinance Summary

Proposed Ordinance: Municipal Snow Emergency Operations Policy

Legal Authority: Home Rule powers under Ohio Constitution Article XVIII, Section 3; ORC Sections 723.01 and 4511.031

Purpose

This ordinance establishes a comprehensive snow emergency policy to enhance public safety during winter weather events by providing clear operational procedures and expanded authority for city response efforts.

Key Provisions

Emergency Classifications:

- **Type I:** Hazardous conditions with blowing/drifting snow and ice; cautious driving urged
- **Type II:** Accumulations exceeding one inch with very hazardous conditions; only necessary travel recommended
- **Type III:** Extreme conditions with roadways closed to non-emergency personnel; travel strongly discouraged

Authority Granted:

- City Manager authorized to declare all three emergency types
- Public Works Director designated to issue public notifications via city website, social media, and emergency systems
- City staff authorized to use portable signal preemption devices during Type II and Type III emergencies on city-owned maintenance vehicles

Enforcement Measures:

- Parking prohibited on designated snow routes during Type II and Type III emergencies per existing Monroe Code Section 452.14

Legal Compliance

The ordinance properly exercises municipal home rule authority and aligns with state law requirements. Traffic signal preemption authority specifically references ORC Section 4511.031, ensuring compliance with state regulations governing portable signal devices.

Recommendation



Staff recommends that this ordinance be approved to formalize snow emergency procedures, enhance operational efficiency, and improve public safety during winter weather events.

Resolution No. 38-2025. A Resolution authorizing the City Manager to enter into a development agreement for the Townes at Monroe Crossings Subdivision.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: On January 28, 2025, City Council approved a Planned Unit Development for the Townes at Monroe Crossings Subdivision. Because of the specialized nature of this project, a development agreement has been prepared that will identify the responsibilities of both the City and the developer throughout the development process. This development agreement references infrastructural public improvements such as right-of-way, intersection points, water, sanitary sewer, storm water, traffic management and access, sidewalks, and pedestrian connectivity. It outlines construction and maintenance obligations, and compliance with the terms of the approved Planned Unit Development.

Analysis

Connectivity. The developer has agreed to construct a ten-foot-wide shared-use asphalt pathway along the exterior of the subdivision fronting Roden Park Drive from Crossing Boulevard up to the terminus at Coldwater Drive. The shared-use path shall extend across Coldwater Creek on the north side of Roden Park Drive over an existing culvert.

Right-of-Way Dedication. Developer agrees to dedicate right-of-way at the intersection of Monroe Crossings Boulevard and Roden Park Drive for future improvements to the intersection for the future construction of a roundabout.

Access. Access to the subdivision will be through two access drives: 1) at Crossings Boulevard through Streamside Trail, and; 2) Roden Park Drive through Streamside Trail.

Open Space. The formal open space shall include a picnic pavilion, fire pit, fenced-in dog park, and green space with access from the Shared-Use Path fronting Roden Park Drive.

Phasing. The developer proposes the subdivision to be constructed in two phases:

Phase 1:

- Units 25-60; and 69-84 fronting Streamside Trail;
- All open space fronting Roden Park Drive including pavilion, fire pit, dog park, and shared-use path up to the pedestrian crossing at Coldwater Creek; and

Phase 2:

- Units 1-24; and 61-68 fronting Brookhaven Drive;



- Pedestrian crossing connection extending across Coldwater Creek on the north side of Roden Park Drive over an existing culvert.

Resolution No. 39-2025. A Resolution authorizing the City Manager to enter into a collective bargaining agreement by and between the City of Monroe and the Ohio Patrolmen's Benevolent Association for the Police Lieutenants.

Sponsor: Sarah Hunold

Strategic Priority: Good Governance

Background: Negotiations between the City of Monroe and the Ohio Patrolmen's Benevolent Association have been ongoing. As a result of said negotiations, the parties have reached an agreement.

Resolution No. 40-2025. A Resolution authorizing the City Manager to enter into a local public agency agreement by and between the City of Monroe and the Ohio Department of Transportation for the installation of supplemental signal heads and backplates at intersections along State Route 63.

Sponsor: Gary Morton

Strategic Priority:

Background: ODOT safety funds were awarded to the city for installing supplemental signal heads and backplates for the signal heads at the three (3) intersections along SR 63 (Lawton, Main & Britton). Both parties must sign an LPA agreement between the city and ODOT. This agreement states that ODOT has awarded the city 100% of the construction of these signal improvements. The award totals \$140,710. The city, however, is responsible for the design of these improvements, which have been previously approved by the council. The construction funds are planned to be awarded in the spring of 2026.

Consideration of Motion authorizing the expenditure of \$40,000 to Tech Kinect for AV equipment upgrades to Council Chambers.

Sponsor: Kacey Waggaman

Strategic Priority: Communication and Interpersonal Connections

Background: We are upgrading the audiovisual equipment in the council chambers as part of a broader initiative to transition from our current analog system to a modern digital platform. This upgrade will not only improve the overall quality and reliability of presentations and recordings, but it also lays the groundwork for future enhancements. Throughout this process, we are prioritizing ease of use to ensure that clerks, council members and staff can operate the new system confidently and



efficiently. This is part of previously planned upgrades to enable the use of multiple rooms on our platform for streaming concurrently with other meetings. The upgrades are consistent with what was installed in the Administrative Conference Room. This was approved in the 2025 budget.

Consideration of Motion to approve the contract with Jackson Construction, Inc. for the 2025 ADA Program in an amount not to exceed \$227,524.91 and authorize the City Manager to execute all necessary contract documents.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background:

CITY COUNCIL REPORT

TO: Monroe City Council

FROM: Public Works Department

DATE: [Date]

RE: Award of Contract for 2025 ADA Program - Project 2025-STR-002

EXECUTIVE SUMMARY

Staff recommends approval of a contract with Jackson Construction, Inc. in the amount of **\$206,840.83** for the 2025 ADA Program infrastructure improvements at various locations throughout the City.

PROJECT BACKGROUND

The 2025 ADA Program consists of accessibility improvements at 24 locations citywide, including:

- Installation of ADA-compliant concrete curb ramps with truncated domes
- Sidewalk and pavement repairs
- Traffic maintenance during construction
- Seeding, mulching, and grading restoration

Project Details:

- **Project Number:** 2025-STR-002



- **Contract Period:** July 22, 2025 - October 20, 2025 (90 days)
- **Engineer:** Goodhue Consulting, Dayton, OH

BIDDING PROCESS

Sealed bids were received on June 20, 2025, at 10:00 AM. The project was publicly advertised in accordance with Ohio Revised Code requirements.

Bidding Results:

- Jackson Construction, Inc. (Trenton, OH): **\$206,840.83**
- Husac Paving and Excavating withdrew their bid due to specification error

Bid Withdrawal: Husac Paving and Excavating formally withdrew their bid on July 1, 2025, citing a material error in reading specifications regarding ADA mat types (plastic vs. cast iron), which resulted in an underestimated bid amount.

CONTRACTOR QUALIFICATIONS

Jackson Construction, Inc. meets all qualification requirements:

- **Experience:** 21 years in heavy highway construction
- **Certifications:** Ohio Department of Transportation certified
- **Recent Projects:** West Chester curb/gutter replacement, Clermont County resurfacing, Indian Hill road resurfacing
- **Insurance:** All required coverage verified and current
- **Bonding:** Performance and payment bonds provided through Fair American Insurance (\$220,000 bond amount)

FUNDING & BUDGET

The project is fully funded within the approved 2025 capital improvement budget. The contract amount of \$206,840.83 includes a 10% contingency allowance of \$20,684.08 bringing the total project authorization to \$227,524.91.

COMPLIANCE

All bidding procedures followed Ohio Revised Code requirements for municipal contracting. The contractor has provided all required:



- Bid guarantee and performance bonds
- Insurance certificates
- Prevailing wage compliance affidavits
- Non-discrimination certifications
- Drug-free workplace certifications

RECOMMENDATION

Staff recommends City Council approve the contract award to Jackson Construction, Inc. in the amount of \$206,840.83 for the 2025 ADA Program improvements, with substantial completion required within 90 days of Notice to Proceed.

The recommended motion is: *"Move to approve the contract with Jackson Construction, Inc. for the 2025 ADA Program in the amount of \$206,840.83 and authorize the City Manager to execute all necessary contract documents."*

Administrative Reports

Executive session - To review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

Adjournment



**Monroe Council Minutes
Regular Meeting of Council
June 24, 2025 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Mayor Funk opened the regular meeting at 6:30 p.m., with the Pledge of Allegiance.

Roll Call

Council members present: Kelly Clark, Keith Funk, Michael Graves, Ben Wagner, Tom Hagedorn, and John Centers.

Mr. Wagner moved to excuse Mrs. McElfresh; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Approval of the Minutes

Mr. Wagner moved to approve the Council Minutes of June 10, 2025; seconded by Mr. Centers. Voice vote. Motion carried.

Visitors

Resident Lisa Silverglade expressed concern about specific Council members voting or abstaining in regard to the Tall Oaks amended Planned Unit Development. Resident Kelly Farrell shared concerns about property values being negatively impacted due to the Tall Oaks amended Planned Unit Development, also questioned the phases of development as previously presented. Resident Mike Watkins echoed previous remarks regarding the original Planned Unit Development and property values, and also shared concerns related to Planning Commission representation and voting policy. Resident Bill Curlis expressed gratitude to Council for listening to the residents' concerns regarding the Tall Oaks amended Planned Unit Development, and asked that Council take these concerns into consideration.

Committee Reports

None.

Old Business.

Ordinance No. 2025-22. An Ordinance authorizing the City Manager to enter into an amended Planned Unit Development Agreement by and between the City of Monroe and CKN Development, LLC for 124 acres of the Tall Oaks subdivision consisting of 201 buildable lots in addition to those already platted and further described herein.

The Clerk of Council read the title of Ordinance No. 2025-22 by title only.



Mayor Funk suggested that Council table the legislation until the next meeting when all Council members are present.

Mr. Wagner moved to table Ordinance No. 2025-22; seconded by Mr. Centers. Roll call vote: five ayes, Mr. Hagedorn abstained. Motion carried.

Ordinance No. 2025-24. An Ordinance amending and supplementing Chapter 1028 of the Codified Ordinances related to the Comprehensive Storm Water Management to align with current Ohio Environmental Protection Agency requirements and national best practices.

Mr. Wagner moved to amend Ordinance No. 2025-24 to include additional environmental protection and enforcement; seconded by Mr. Hagedorn. Voice vote. Motion carried.

The Clerk of Council read the title of Ordinance No. 2025-24 by title only.

Mr. Wagner moved to suspend the rule requiring the reading of Ordinance No. 2025-24 on two separate days and authorize its adoption on the second reading; seconded by Dr. Clark. Voice vote. Motion carried.

Mr. Wagner moved to adopt Ordinance No. 2025-24; seconded by Mr. Hagedorn. Roll call vote: six ayes. Motion carried.

New Business

Mayor Funk opened the 2026 Tax Budget Public Hearing with a statement on the procedure of the public hearing.

Having been sworn, Director of Finance, Jake Burton, submitted for the record the Proof of Publication for the public hearing. Thereafter, Mr. Burton explained the purpose of the 2026 Tax Budget.

Mr. Wagner moved to accept the publication of notice of public hearing for the record; seconded by Dr. Clark. Voice vote. Motion carried.

Mr. Wagner moved to close the public hearing; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Resolution No. 33-2025. A Resolution adopting the Tax Budget for the City of Monroe, Ohio, for the 2026 fiscal year.

The Clerk of Council read Resolution No. 33-2025 by title only.

Mr. Wagner moved to adopt Resolution No. 33-2025; seconded by Mr. Graves. Roll call vote: six ayes. Motion carried.

Resolution No. 34-2025. A Resolution authorizing the City Manager to enter into a professional services agreement between the City of Monroe and Burgess & Niple, Inc. for engineering services to conduct a feasibility analysis of a continuous flow intersection at State Route 63 and Main Street.



The Clerk of Council read the title of Resolution No. 34-2025 by title only.

Mr. Wagner moved to adopt Resolution No. 34-2025; seconded by Mr. Centers. Roll call vote: six ayes. Motion carried.

Mr. Centers posed a question about trending data related to incidents at the intersection of State Route 63 and Main Street. Police Captain Beacock offered to pull specific traffic statistics, however, was not able to confirm a sharp increase or decrease of incidents at that particular intersection.

Resolution No. 35-2025. A Resolution authorizing the City Manager to enter into a professional services agreement between the City of Monroe and Verdantas for engineering design services for signal safety improvements along State Route 63.

The Clerk of Council read the title of Resolution No. 35-2025 by title only.

Mr. Wagner asked to confirm that we are receiving a state grant. Engineering Consultant, Paul Goodhue, confirmed that we are receiving a grant for 100% funding for the construction project. This legislation, however, is for the design of the project, which will be funded by the City. The goal is to have the design completed by the end of year 2025, then begin construction by spring 2026.

Mr. Wagner moved to adopt Resolution No. 35-2025; seconded by Mr. Hagedorn. Roll call vote: six ayes. Motion carried.

Resolution No. 36-2025. A Resolution authorizing the City Manager to enter into an agreement with Birkley Consulting, in the amount of \$20,000, to provide mental health wellness visits for all first responders and dispatchers.

The Clerk of Council read the title of Resolution No. 36-2025 by title only.

Mr. Wagner moved to adopt Resolution No. 36-2025; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

Resolution No. 37-2025. A Resolution approving a Then-and-Now Certificate in the amount of \$7,598.80 to CivicPlus.

The Clerk of Council read the title of Resolution No. 37-2025 by title only.

Mr. Wagner moved to adopt Resolution No. 37-2025; seconded by Mr. Graves. Roll call vote: six ayes. Motion carried.

Consideration of Motion requesting a hearing for the issuance of a D-2 Liquor Permit to Lowcountry Bagels LLC.

No action taken.



Administrative Reports

Mr. Lester shared that planning for the 4th of July event is complete, the parade will begin at 10am. Registration for the parade is open on the City's Facebook page. Several new attractions are being added this year including an inflatable slide, bounce house, face painting, and balloon artists. Mr. Lester thanked the City's Event Planning Committee and The Lion's Club for their work on this celebration.

Executive Session

Mr. Wagner moved to adjourn into executive session to review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment and to review marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements related to economic development assistance; seconded by Mr. Graves. Roll call vote: six ayes. Motion carried.

Council adjourned into executive session at 7:01 p.m.

Mr. Wagner moved to reconvene into regular session; seconded by Mr. Graves. Voice vote. Motion carried.

Council reconvened into regular session at 8:21 p.m.

Adjournment

Mr. Wagner moved to adjourn the regular session of Council; seconded by Mr. Hagedorn. Voice vote. Motion carried.

The regular meeting of Council adjourned at 8:21 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council Pro-Tem

ORDINANCE NO. 2025-22

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED PLANNED UNIT DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONROE AND CKN DEVELOPMENT, LLC FOR 124 ACRES OF THE TALL OAKS SUBDIVISION CONSISTING OF 201 BUILDABLE LOTS IN ADDITION TO THOSE ALREADY PLATTED AND FURTHER DESCRIBED HEREIN.

WHEREAS, CKN Development, LLC has proposed an amendment to the existing Tall Oaks Planned Unit Development to the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on said proposal and thereafter recommended that Council approved and referred the proposal to the City Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The Planned Unit Development Agreement containing 124 acres of the Tall Oaks subdivision consisting of 201 buildable lots in addition to those already platted is hereby amended as set forth on Exhibit “A” attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

Exhibit "A" Ord No. 2025-22

TALL OAKS SUBDIVISION PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this ____ day of _____, 2025, by and between CKNCKN Development LLC ("CKN") and THE CITY OF MONROE, OHIO (the "City").

1. **Recitals.** This Agreement shall be considered an Amendment to the Planned Unit Development Agreement by and between Welsh Development Co., Inc. and the City of Monroe and recorded in the Butler County Recorder's office being Book 7710, Page 1185. CKN Development LLC, acting as agent for the property owners, proposes to develop 201 owner occupied single-family detached homes located within the original project original area.

CKN has further agreed to develop the Project according to the guidelines set forth in Monroe Zoning Ordinance Chapter 1206 "Planned Unit Developments." CKN has agreed to develop the area subject to this Planned Unit Development ("Project") according to the guidelines set forth in the Monroe Planning and Zoning Code ("Code"). The parties desire to enter into this Agreement to memorialize the substantive conditions attached to this Planned Unit Development.

2. **Scope of Application for this Agreement.** This Agreement shall serve as the Planned Unit Development Agreement for the entire Project area as specifically delineated in the Master Development Plan (MDP) approved by Monroe City Council. This Agreement shall provide guidelines that affect the overall Project area in addition to future phased developments and shall incorporate all approved plans, plats, and PUD documents submitted to the City by CKN. This Agreement is intended to supplement any other condition or requirement indicated on any approved plan. Any deviations from the provisions set forth in this Agreement shall require CKN to apply for and be granted an amendment to the this MDP and/or the PUD Agreement by the Monroe Planning Commission. This Agreement is applicable to any and all new development occurring upon the Project property as described on the Master Development Plan (MDP) approved by Monroe City Council. This Agreement shall also apply to any future reconstruction or expansion to existing structures located upon the Project property. This Agreement applies to the approved final development plans for all structures located on the Project property. The final development plans for each structure located on the Project property shall follow the site plan standards as set forth in Monroe Planning and Zoning Code and all other applicable chapters contained within the Code unless any such site plan standards or other applicable zoning code regulations have been modified by the City Council.

3. **Land Use and Infrastructure Improvements**

- A. CKN shall be financially responsible for construction of all off-site improvements as provided for on the approved plans including all required turn lanes on State Route 4 and

all improvements associated with the State Route 4 traffic warning lights and signage to facilitate safe ingress/egress into the Project as approved by the City Engineer. The specific scope of the partial traffic signal and warning light improvements will be determined during the Preliminary Plat, Traffic Impact Study (TIS), and Construction Drawing phases of the Project.

- B. CKN agrees to take the necessary measures to complete all off-site infrastructure improvements prior to any Certificate of Occupancy permit ("CO") being granted for any permanent structure located within the Project area.
- C. The maximum number of dwelling units constructed within the entire Project shall not exceed 216 single-family dwellings.
- D. All active and passive recreation/open space as described on the MDP associated with this PUD shall be owned and maintained by the Tall Oaks Homeowners Association. Any additional open space contained within the Project area shall be owned and maintained by the Tall Oaks Homeowners Association.

All landscaping and bufferyard plans shall conform to the MDP associated with this PUD, Preliminary Plat, and Construction Drawings. As required by the Planning Commission, CKN shall be required to maintain existing vegetation as outlined in the submitted MDP associated with this PUDting Plan.

4. Conformance to SR Suburban Residential Regulations

- A. Phase 1 lots and Phase 2 lots on the north side of Autumn Oak Drive, as depicted on the MDP associated with this PUD, shall conform to the following:
 - i. Lot Width- All lots shall have a minimum width of 90 feet.
 - ii. Lot Size- All lots shall have a minimum area of 15,000 square feet.
 - iii. Side Yard Setbacks- A minimum side yard setback of five feet with a total minimum separation distance of thirty feet between dwellings shall be required whenever two adjacent side yard areas contain a side entry garage design. In the event of two adjacent side yard areas contain no side entry garage design (i.e. side wall against side wall), then the minimum side yard setback shall be five feet with a total minimum separation distance of twenty feet between dwellings.
 - iv. The minimum front yard setback shall be forty feet and the minimum rear yard setback shall be thirty feet.
- B. Phase 2 lots on the south side of Autumn Oak Drive, as depicted on the MDP associated with this PUD, shall conform to the following:
 - i. Lot Width- All lots shall have a minimum width of 90 feet.
 - ii. Lot Size- All lots shall have a minimum area of 12,600 square feet.
 - iii. Side Yard Setbacks- All lots shall have a minimum side yard setback of five feet and fifteen feet between homes.
 - iv. The minimum front yard setback shall be thirty feet and the minimum rear yard setback shall be twenty five feet.
- C. All other Phase 2 lots and all Phase 3 lots, as depicted on the MDP associated with this PUD, shall conform to the following:
 - i. Lot Width- All lots shall have a minimum width of 70 feet.
 - ii. Lot Size- All lots shall have a minimum area of 9,100 square feet.

D. All Phase 4 and Phase 5 lots, as depicted on the MDP associated with this PUD, shall conform to the following:

- i. Lot Width- All lots shall have a minimum width of 65 feet.
- ii. Lot Size- All lots shall have a minimum area of 8,450 square feet.

5. Conformance to SR Suburban Residential Architectural/Building Regulations

A. All dwellings shall strictly conform to the currently adopted SR Suburban Residential regulations of the Monroe Planning and Zoning Code for floor area unless otherwise amended in this section.

B. Phase 1-3 homes, as depicted in the MDP associated with this PUD, shall conform to the more restrictive regulations below:

- i. The entire exterior of all wall areas (front, rear, sides), including gas fireplace insert cantilevers, gables, overhangs, kitchen and other bays, and other types of protrusions, of each dwelling shall be constructed of the following materials: brick, stone, cultured stone, cement siding, Hardy plank, wood, stucco and drive-it materials. Vinyl material shall be prohibited. At least 75% (excluding the garage door) of the front facade of each dwelling shall be required to be brick, stone or a combination of the two.
- ii. A minimum overhang length of twelve (12) inches shall be provided over all faces of the exterior walls of a dwelling.
- iii. All overhead garage doors shall be constructed using a raised panel door design.
- iv. No dwelling shall be constructed with aluminum windows or aluminum primary exterior doors.
- v. All homes will require a basement constructed with poured concrete walls.
- vi. All dwellings shall be constructed using a minimum of 6/12 pitched roof design and any front facing gables shall have a minimum of 8/12 pitched roof design. Porch roof may be constructed using a 4/12 pitched roof design.
- vii. All one-story dwellings shall be a minimum of 1,900 square feet of floor area. All one and a half and two-story dwellings shall be a minimum of 2,400 square feet of floor area.
- viii. All dwellings shall be required to have at least a two-car garage and any front facing garage shall be required to have brick or stone above the garage door to, at a minimum, the first-floor roofline.
- ix. All driveways shall be constructed of concrete.
- x. All dwellings are required to install landscaping along the entire front elevation of the home except in areas where concrete driveways or sidewalks are located. The installation of the landscaping shall take place prior to occupancy of the home unless a bond is provided with the City of Monroe or as determined by the Director.
- xi. All dwellings shall have a standard community mailbox.
- xii. No underground, bi-level, tri-level, or quad-level homes are permitted.

6. **Miscellaneous.** This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The parties agree that the specific conditions set forth in this

Agreement shall be wholly enforceable against all subsequent purchasers and/or users of the Project or any portion thereof. Compliance with the approved PUD final development plan shall be controlled by Monroe Zoning Ordinance Chapter 1272.17 "Compliance With Approved Plan" unless specified otherwise herein. Failure to comply with the Stage II Preliminary Development Plan or subsequently approved final development plan shall initiate the enforcement actions set forth in Monroe Zoning Ordinance Chapter 1272.18 "Permit Revocation."

If one or more of the provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unconstitutional, or unenforceable in any respect, that invalidity, illegality, unconstitutionality or unenforceability shall not affect any other provision. This Agreement shall be construed as if the invalid, illegal, unconstitutional, or unenforceable provision had never been contained herein.

This Agreement constitutes the sole and entire agreement between the parties, their successors, and assigns and no modification hereof shall be binding unless set forth in writing signed by the parties. This agreement shall be governed under the laws of the State of Ohio.

CKN Shall cause this PUD Agreement and any subsequent PUD Agreement amendments to be properly recorded at the Butler County Recorder's Office prior to any Certificate of Occupancy permits being granted for any permanent structure located in the respective development phase for which the PUD Agreement or amended PUD Agreement applies.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their names by their respective duly authorized representatives on the date first written above.

Signed in the presence of:

THE CITY OF MONROE, OHIO

By: _____
Larry Lester
City Manager

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May 21, 2025

Monroe City Council
233 South Main Street
Monroe, Ohio 45050

RE: Case No. 2025-4-3—Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development

Dear City Council,

This letter is to inform Council that on May 20, 2025, Planning Commission voted 3-1 to recommend approval of Case No. 2025-4-3—Consideration of a PUD Amendment to the Tall Oaks Planned Unit Development with the following conditions:

- Phase 1 homes will be built to match all original PUD requirements including but not limited to floor area, setbacks, lot size, lot width, and architectural standards except for the 3-gable requirement.
- Phase 2 lots that abut Phase 1 (north side of Autumn Oak) will match the original PUD lot size, width, and setbacks.
- All other Phase 2 lots on Autumn Oak (south side) will be 90-FT wide with modified setbacks and lot size.
- Lots in Phases 2 and 3 will meet original PUD floor area and architectural standards except for the 3-gable requirement.
- Lots in Phase 4 and 5 (65 FT wide) will meet architectural standards of the current zoning code.
- All other staff review comments be addressed.

Sincerely,

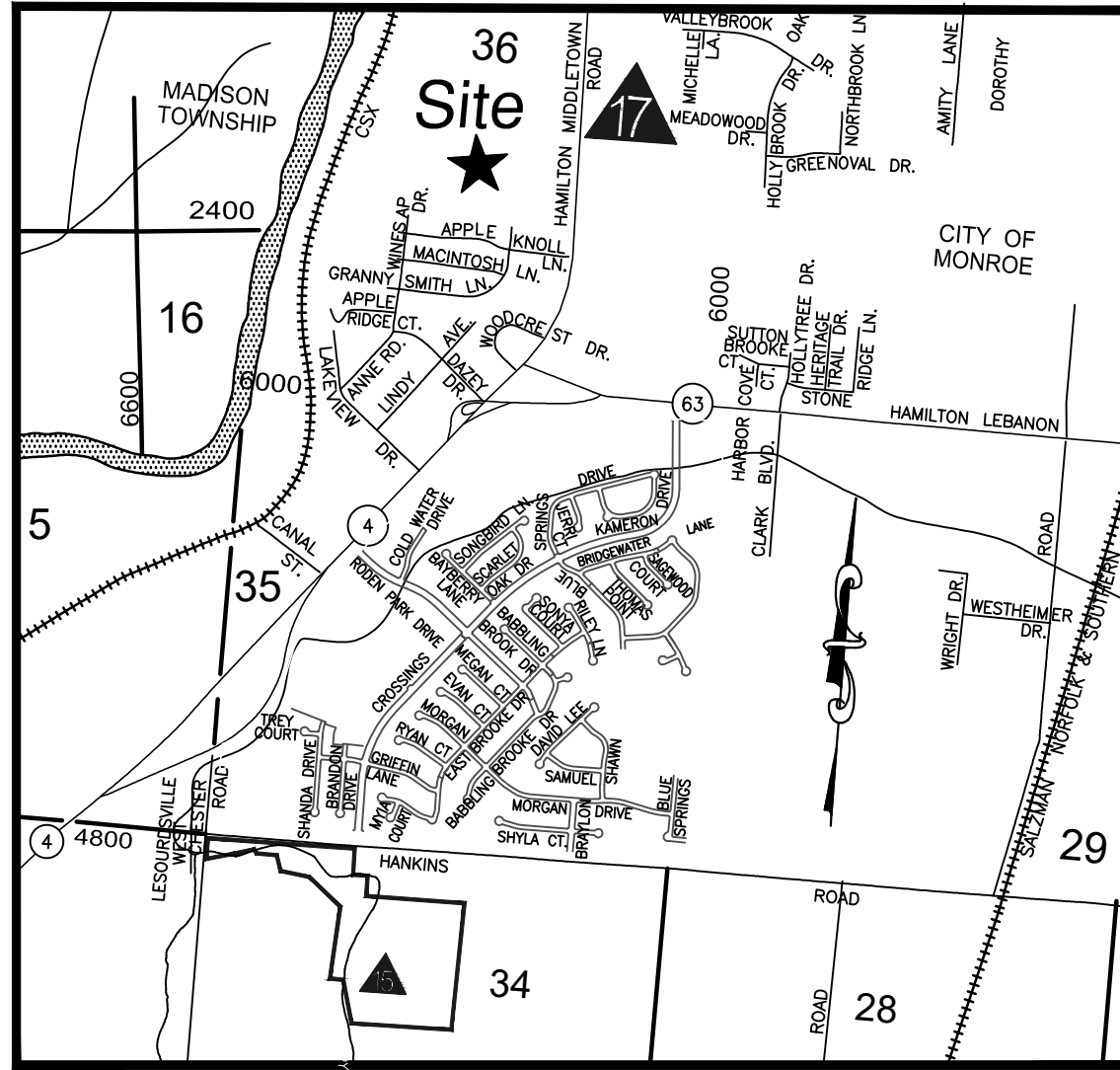


Robert Duckworth

Planning Commission Chair

PRELIMINARY PUD PLAN
TALL OAKS

SECTION 36, TOWN 3, RANGE 3
CITY OF MONROE, BUTLER COUNTY, OHIO
MARCH, 2025
REVISED APRIL 4, 2025
REVISED APRIL 29, 2025



VICINITY MAP
NOT TO SCALE

OWNER

Barbara Trimble, Tr. of the
William H. Trimble Revocable Trust
2003 Beechlen Court
Cincinnati, OH 45233

DEVELOPER

CKN Development, LLC
1768 Happy Valley Drive
Fairfield, OH 45014
(513) 846-9311

ENGINEER/SURVEYOR

Bayler Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

LEGEND

90' SINGLE FAMILY LOTS - 15,000 S.F. MIN.
90' SINGLE FAMILY LOTS - 12,600 S.F. MIN.
70' SINGLE FAMILY LOTS
65' SINGLE FAMILY LOTS
OPEN SPACE
WALKING TRAIL
FORMAL OPEN SPACE
APPROXIMATE CLEARING LIMITS



GENERAL NOTES

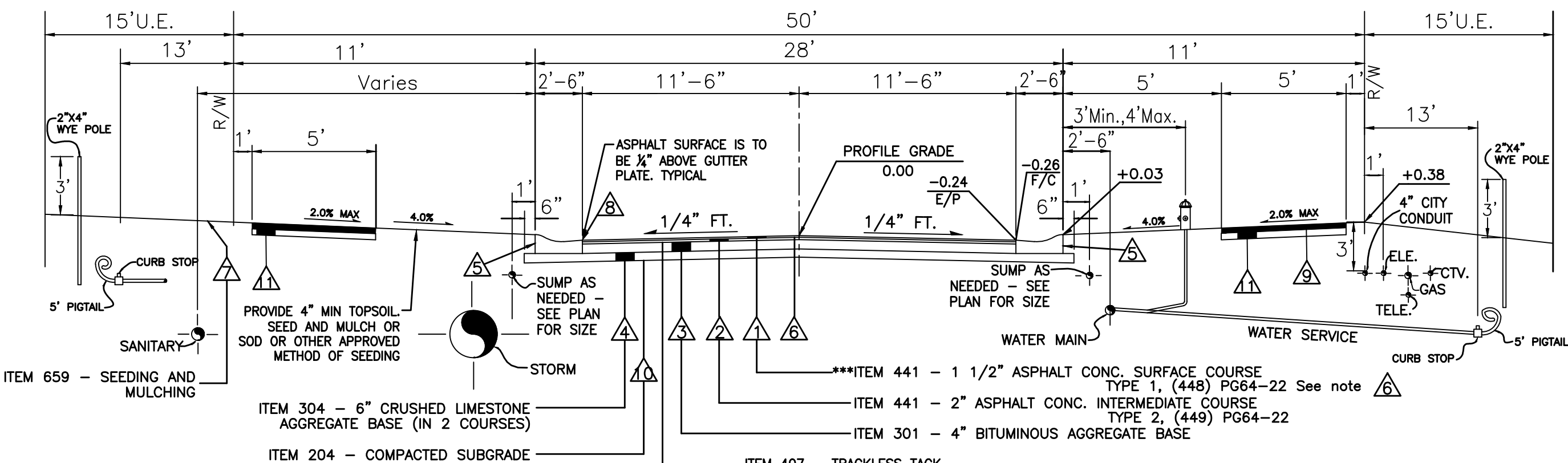
- Sanitary to be tied into Butler County System.
- Water to be installed and connected to Butler County System.
- Electric to be supplied by Duke Energy.
- All public streets to be constructed according to City of Monroe standards and specifications.
- Detention and Water Quality shall be provided for all currently undeveloped phases as per City of Monroe standards and specifications.
- Contours furnished from aerial photography based on U.S.G.S. datum.
- Existing structures and pavement on site shall be removed.
- 5' Concrete Walk to be installed on both sides of the street as per City of Monroe standards.
- The location of walking paths through the gas and electric easements are subject to approval of controlling utility companies.
- The location of walking paths through open space will be adjusted accordingly where necessary to avoid excessive removal of trees.
- Development to be constructed in 4 phases in 4 years.
- Existing Zoning: Planned Unit Development

PROJECT DATA

EXISTING PHASES 1 & 1A	PROPOSED PHASES	PROPOSED PHASES	PROPOSED PHASES	PROPOSED PHASES
LOT FRONTAGE (at Front Building Line)	90'	90'	90'	65'
MINIMUM LOT AREA (S.F.)	15,000	15,000	12,600	8,450
FRONT SETBACK	40'	40'	30'	30'
SIDE SETBACK (MIN)	5'	5'	5'	6'
SIDE SETBACK (TOTAL)	20'-30' Between Houses (depending on garage placement)	20'-30' Between Houses (depending on garage placement)	15' & 15' Between Houses	15' & 15' Between Houses
REAR SETBACK	30'	30'	25'	25'
# OF LOTS	41 Platted (35 Re-platted)	12	20	112

TOTAL # OF SINGLE FAMILY LOTS = 226
OPEN SPACE REQUIRED = 22.86 Acres (20.0%)
OPEN SPACE PROVIDED = 45.6± Acres (39.9%)
OPEN SPACE NOT ENCUMBERED BY EASEMENTS = 29.8± Acres (26.1%)
FORMAL OPEN SPACE = 9.5± Acres (20.8%)
TOTAL ACREAGE = 114.29± Acres
OVER-ALL DENSITY = 1.98 Units/Ac.
L.F. OF STREET = 8390

ROADWAY TYPICAL SECTION



ITEM	DEPTH TO TOP OF PIPE
Sanitary	24" - 30"
Gas	24" - 30"
Water	24" - 30"
Electric	24" - 30"
Telephone	24" - 30"
Cable TV	24" - 30"
4" City	40"
4" Sewer	40"

***SURFACE COURSE, ITEM 441, AND TACK COAT, ITEM 407 ARE TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE INTERMEDIATE COURSE, (ITEM 441), AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED (AS APPROVED BY THE CITY).

ITEM 609 - Standard Roll Type Curb and Gutter C-1 per Monroe Standard Detail 300-5

ITEM 407 - TACK COAT, to be applied at rate of 0.05 gal. per sq. yd.

ITEM 441 - 2" ASPHALT CONC. INTERMEDIATE COURSE, TYPE 2, (449) PG84-22

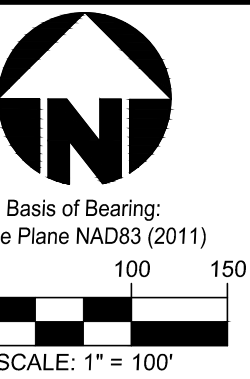
ITEM 301 - 4" BITUMINOUS AGGREGATE BASE

ITEM 204 - COMPACTED SUBGRADE

ITEM 407 - TRACKLESS TACK COAT, to be applied at rate of 0.05 gal. per sq. yd.

CONCRETE WALK - 4" thick concrete sidewalk, 5' wide, Item 608, Walk to be 1/2" higher than road.

BASE - 4" crushed & compacted aggregate stone base of type #57, #304 or #411



SCALE: 1" = 100'

ZONING NOTES
CHAPTER 1204 DEVELOPMENT & DESIGN STANDARDS

ARTICLE 4.02 OPEN SPACE STANDARDS
1204.03 GENERAL PROVISIONS

B) AMOUNT OF OPEN SPACE REQUIRED. DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE DICTATED BY THE ZONING DISTRICT IN CHAPTER 1202. ZONING DISTRICT ESTABLISHED, AND THE FOLLOWING:

1) MINIMUM OPEN SPACE SET ASIDE. DEVELOPMENT SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF OPEN SPACE IDENTIFIED IN TABLE 1204.03-1, OPEN SPACE SET-ASIDE.

* ANY RESIDENTIAL PLUD REQUIRES 20% TOTAL OPEN SPACE INCLUDING 5% FORMAL OPEN SPACE

ARTICLE 04.05 LANDSCAPING, SCREENING, & BUFFERING
1204.19 GENERAL PROVISIONS

D. LANDSCAPE MATERIAL STANDARDS.

3. PLANTS.

G) DECIDUOUS AND EVERGREEN CANOPY OR SHADE TREES SHALL HAVE A MINIMUM OF 2.5 INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK. EVERGREENS SHALL ALSO BE A MINIMUM OF SIX FEET IN HEIGHT ABOVE GROUND AT THE TIME OF PLANTING, WHILE DECIDUOUS TREES SHALL ALSO BE A MINIMUM OF EIGHT FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

H) UNDERSTORY, SMALL MATURING, OR ORNAMENTAL TREES SHALL HAVE A MINIMUM OF TWO INCHES DIAMETER AT BREAST HEIGHT (DBH) AT THE TIME OF PLANTING, AS DETERMINED IN THE AMERICAN STANDARD FOR NURSERY STOCK, AND SHALL BE A MINIMUM OF SIX FEET IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

I) ALL DECIDUOUS TREES SHALL BE STAKED OR OTHERWISE SUPPORTED AS APPROPRIATE TO GROW STRAIGHT.

J) ALL TREES SHALL BE MULCHED AROUND THE BASE OF THE TRUNK WITH A MINIMUM DIAMETER OF THREE FEET OF MULCH.

K) THE USE OF NATIVE, DROUGHT-TOLERANT VEGETATION IS ENCOURAGED TO REDUCE DEPENDENCY UPON IRRIGATION.

L) ONCE THE MINIMUM LANDSCAPE REQUIREMENTS HAVE BEEN MET, ANY SIZE PLANT MAY BE INSTALLED ON A LOT TO SUPPLEMENT THE MINIMUM REQUIREMENTS.

5) GRASS OR GROUND COVER. GRASS OF THE PESCUS (GRAMINEAE) OR BLUEGRASS (POACEAE) FAMILY SHALL BE PLANTED IN SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE APPLICABLE COUNTY.

6) MULCHED LANDSCAPED AREAS. REQUIRED LANDSCAPING SHALL BE LOCATED IN MULCHED LANDSCAPED BEDS WITH A MINIMUM WIDTH OF THREE FEET IN ALL DIRECTIONS.

7) SPECIES DIVERSITY.

B) WHEN 45 OR MORE TREES ARE REQUIRED ON A SITE, AT LEAST FOUR DIFFERENT SPECIES SHALL BE UTILIZED, IN ROUGHLY EQUAL PROPORTIONS

E. STREET TREES.

1) STREET TREES SHALL BE REQUIRED ON ALL PUBLIC AND PRIVATE FRONTS, EXCEPT INTERSTATE FRONTAGE AND ALLEYS, FOR ALL SUBDIVISIONS, NEW SITES OR DEVELOPMENT, AND EXPANSIONS OF SITES OR DEVELOPMENTS.

2) ALL NEW ROADS OR EXTENSIONS OF EXISTING ROADS, PUBLIC OR PRIVATE WHETHER INTERNAL OR EXTERNAL TO A SITE, ARE SUBJECT TO THE STREET TREE REQUIREMENTS.

3) STREET TREES SHALL BE REQUIRED ALONG BOTH SIDES OF ALL STREETS, PUBLIC OR PRIVATE, PLANTED 40 FEET ON CENTER IN THE TREE LAWN.

4) ALL DEVELOPMENTS SHALL INCLUDE STREET TREES THAT COMPLY WITH THE REQUIREMENTS FOR PLANTS IN 1204.19(D), LANDSCAPE MATERIAL STANDARDS, ABOVE.

5) SPECIFIC TREE TYPES OR SPECIES PROHIBITED OR PERMITTED TO BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ESTABLISHED IN A DOCUMENT MAINTAINED BY THE DEVELOPMENT DEPARTMENT.

6) STREET TREE PLACEMENT MAY BE SUBJECT TO SETBACK REQUIREMENTS FROM THE CURB, SIDEWALK, DRIVEWAY, AND OTHER UTILITIES. SUCH RESTRICTIONS SHALL BE ESTABLISHED IN A DOCUMENT MAINTAINED BY THE DEVELOPMENT DEPARTMENT.

7) AT THE TIME OF PLANTING, THE LOWEST LIMB OF ANY TREE SHALL NOT BE LESS THAN FIVE FEET ABOVE THE GROUND.

PROHIBITED STREET TREES:

- ANY NUT OR FRUIT BEARING TREE
- ASH - WHITE, GREEN, & EUROPEAN MOUNTAIN
- BIRCH
- BLACK LOCUST
- BLACK WALNUT
- BOX ELDER
- BUCKEYE
- BUCKTHORN
- CATALPA
- COTTONWOOD
- ELM - AMERICAN, CHINESE, RED, SIBERIAN

* ANY TREE DETERMINED TO BE INVASIVE BY THE OHIO DEPT OF AGRICULTURE OR OHIO DEPT OF NATURAL RESOURCES. *

PREFERRED STREET TREES:

- BLACKGUM - TURLEDO TOWER, WILDFIRE, GREEN GABLE, FIRESTARTER
- ELM - ALLEE LACEBARK, ATHENA LACEBARK, FRONTIER
- FREEMAN MAPLE - ARMSTRONG, MARINO, CELEBRATION
- GINGKO (MALE) - PRINCETON SENTRY, MAGYAR, PRESIDENTIAL GOLD, COLONNADE
- HONEY LOCUST - SUNBURST, SKYLINE, SHADEMASTER
- KENTUCKY COFFEE - ESPRESSO, TRUE NORTH
- LINDEN - BOULEVARD, GREENSPIRE, AMERICAN SENTRY

* SPECIFIC TREES NOT ON THIS LIST MAY BE SUBMITTED FOR CONSIDERATION. *

PLANTING REQUIREMENTS

- 15,981 LF / 40 LF = 375 STREET TREES REQUIRED
- <40 TREES ON SITE - MINIMUM OF 3 SPECIES REQUIRED
- NO MORE THAN 3-5 TREES OF SAME SPECIES MAY BE PLANTED IN A ROW

NOTE: ANY TREES THAT CANNOT BE PLACED WITHIN THE TREE LAWN DUE TO CONFLICTS WITH DRIVEWAYS, UTILITIES, STREET LIGHTS, ETC. SHALL BE PLANTED IN THE FRONT YARD OF THE IMPACTED LOT BETWEEN THE FRONT BUILDING SETBACK LINE AND THE UTILITY EASEMENT.

CONCEPT GRAPHICS SCHEDULE

- EXISTING VEGETATION
Takeoff: 1,014,435 sf
- STREET TREES
- 1 TREE / 40 LF
- TREES TO BE INSTALLED AT 2.5" DBH & 8' TALL (MIN.)
Takeoff: 14,991 sf

CONCEPT PLANT SCHEDULE

- TREE - SCREENING DECIDUOUS 5
- TREE - SCREENING EVERGREEN 6
- STREET TREE (SPECIES 1) 141
- STREET TREE (SPECIES 2) 119
- STREET TREE (SPECIES 3) 117

PRELIMINARY PLANTING PLAN
TALL OAKS

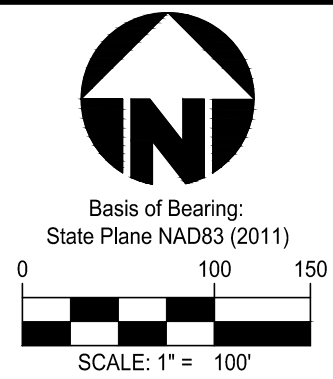
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MARCH, 2025
REVISED APRIL 29, 2025

DEVELOPER

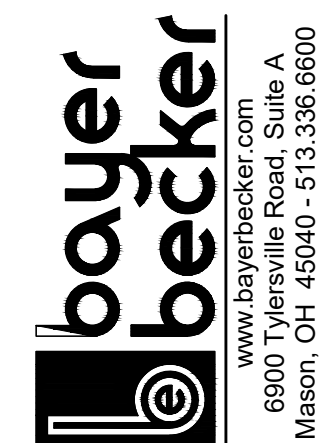
CKN Development, LLC.
1768 Happy Valley Drive
Fairfield, OH 45014
(513) 846-9311

ENGINEER/SURVEYOR

Bayer Becker
6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600



SCALE: 1" = 100'



6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

1/1

GREENWOOD



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

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1	CS-1B	COVERSHEET	59	A-9	BUILDING SECTION THRU FOYER	118	S-3	ROOF FRAMING PLAN				DR-1	SP-1
1.1	SS-1	Spec Sheet	60	A-9B	PARTIAL BUILDING SECTION THRU FOYER	119	S-3	ROOF FRAMING PLAN				DR-1B	SP-2
2	CS-1C	COVERSHEET	61	A-9	BUILDING SECTION THRU FOYER	120	S-3	ROOF FRAMING PLAN				DR-2	SP-3
3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
7	A-1	FRONT ELEVATION	66	A-10	BUILDING SECTION THRU GARAGE	125	S-3	ROOF FRAMING PLAN				ET-1D	WD-1
8	A-1	FRONT ELEVATION	67	A-10	BUILDING SECTION THRU GARAGE	126	S-3	ROOF FRAMING PLAN				ET-1F	WD-2
9	A-1	FRONT ELEVATION	68	A-10	BUILDING SECTION THRU GARAGE	127	S-3	ROOF FRAMING PLAN				ET-1H	WD-3
10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	646 SF
2ND FLOOR (BASE SF)	1043 SF
	2789 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	646 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1043 SF
BATHROOM #2 STANDARD TUB (ADD. SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1291 SF
BASEMENT BATHROOM OR BASEMENT BEDROOM (ADD. SF)	56 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT (BASE SF)	646 SF
UNFINISHED STORAGE	627 SF
FRONT ENTRY FULL PORCH EXTENSION "W" ELEV. "A" OR "C" (ADD. SF)	175 SF
FRONT ENTRY PORCH "W" ELEV. "B" OR "L" (ADD. SF)	114 SF
FRONT ENTRY PORCH "W" ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
UNFINISHED STORAGE "W" "BAC" OR "AEB" (DEDUCT SF)	56 SF
UNFINISHED BASEMENT ELEVATION "B" OR "L" (ADD. SF)	21 SF
UNFINISHED STORAGE ELEVATION "B" OR "L" (ADD. SF)	21 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	3084 SF

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	56'-6"
MAXIMUM:	
WIDTH:	52'-4"
DEPTH:	70'-2"

SET NO. - VERSION	SHEET NO.	PAGE NO.
GNW00 - 01	CS-1B	1
RELEASE NO. ----		

GREENWOOD



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

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1	CS-1B	COVERSHEET	59	A-9	BUILDING SECTION THRU FOYER	118	S-3	ROOF FRAMING PLAN				DR-1	SP-1
1.1	SS-1	Spec Sheet	60	A-9B	PARTIAL BUILDING SECTION THRU FOYER	119	S-3	ROOF FRAMING PLAN				DR-1B	SP-2
2	CS-1C	COVERSHEET	61	A-9	BUILDING SECTION THRU FOYER	120	S-3	ROOF FRAMING PLAN				DR-2	SP-3
3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
7	A-1	FRONT ELEVATION	66	A-10	BUILDING SECTION THRU GARAGE	125	S-3	ROOF FRAMING PLAN				ET-1D	WD-1
8	A-1	FRONT ELEVATION	67	A-10	BUILDING SECTION THRU GARAGE	126	S-3	ROOF FRAMING PLAN				ET-1F	WD-2
9	A-1	FRONT ELEVATION	68	A-10	BUILDING SECTION THRU GARAGE	127	S-3	ROOF FRAMING PLAN				ET-1H	WD-3
10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
2ND FLOOR (BASE SF)	1093 SF
	2794 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1093 SF
BATHROOM #2 STANDARD TUB (ADD. SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FRONT ENTRY FULL PORCH EXTENSION W/ ELEV. "A" OR "C" (ADD. SF)	175 SF
FRONT ENTRY PORCH W/ ELEV. "B" OR "L" (ADD. SF)	174 SF
FRONT ENTRY PORCH W/ ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	681 SF

FOOTPRINT	
BASE HOUSE:	
WIDTH:	40'-0"
DEPTH:	56'-6"
MAXIMUM:	
WIDTH:	52'-4"
DEPTH:	70'-2"

SET NO. - VERSION	SHEET NO.	PAGE NO.
GNW00 - 01	CS-1C	2
RELEASE NO. ---		

GREENWOOD



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET	59	A-9	BUILDING SECTION THRU FOYER	118	S-3	ROOF FRAMING PLAN				DR-1	SP-1
1.1	SS-1	Spec Sheet	60	A-9B	PARTIAL BUILDING SECTION THRU FOYER	119	S-3	ROOF FRAMING PLAN				DR-1B	SP-2
2	CS-1C	COVERSHEET	61	A-9	BUILDING SECTION THRU FOYER	120	S-3	ROOF FRAMING PLAN				DR-2	SP-3
3	CS-1S	COVERSHEET	62	A-9B	PARTIAL BUILDING SECTION THRU FOYER	121	S-3	ROOF FRAMING PLAN				DR-3	ST-1
4	N-1	GENERAL NOTES	63	A-10	BUILDING SECTION THRU GARAGE	122	S-3	ROOF FRAMING PLAN				ET-1	ST-2
5	N-2	SCHEDULES	64	A-10	BUILDING SECTION THRU GARAGE	123	S-3	ROOF FRAMING PLAN				ET-1B	WB-1
6	N-3	SCHEDULES	65	A-10	BUILDING SECTION THRU GARAGE	124	S-3	ROOF FRAMING PLAN				ET-1C	WB-2
7	A-1	FRONT ELEVATION	66	A-10	BUILDING SECTION THRU GARAGE	125	S-3	ROOF FRAMING PLAN				ET-1D	WD-1
8	A-1	FRONT ELEVATION	67	A-10	BUILDING SECTION THRU GARAGE	126	S-3	ROOF FRAMING PLAN				ET-1F	WD-2
9	A-1	FRONT ELEVATION	68	A-10	BUILDING SECTION THRU GARAGE	127	S-3	ROOF FRAMING PLAN				ET-1H	WD-3
10	A-1	FRONT ELEVATION	69	A-10B	BUILDING SECTION THRU GARAGE	128	S-3	ROOF FRAMING PLAN				ET-1J	WS-1
11	A-1	FRONT ELEVATION	70	A-11	STAIR PLAN	129	S-3	ROOF FRAMING PLAN				ET-2	WS-1C
12	A-1	FRONT ELEVATION	71	A-11	STAIR PLAN	130	S-3	ROOF FRAMING PLAN				ET-2B	
13	A-1	FRONT ELEVATION	72	A-11	STAIR PLAN	131	S-3	ROOF FRAMING PLAN				ET-3	
14	A-2	RIGHT SIDE ELEVATION	73	A-11	STAIR PLAN	132	S-3	ROOF FRAMING PLAN				ET-3B	
15	A-2B	LEFT SIDE ELEVATION	74	A-11	STAIR PLAN	133	S-3	ROOF FRAMING PLAN				ET-3C	
16	A-2C	REAR ELEVATION	75	A-11	STAIR PLAN	134	S-3	ROOF FRAMING PLAN				F-1	
17	A-3	FOUNDATION PLAN	76	A-12	KITCHEN PLAN	135	S-3	ROOF FRAMING PLAN				F-1D	
18	A-3B	PARTIAL FOUNDATION PLAN	77	A-12	KITCHEN PLAN	136	S-3	ROOF FRAMING PLAN				F-2	
19	A-3C	PARTIAL FOUNDATION PLAN	78	A-12	KITCHEN PLAN	137	S-3	ROOF FRAMING PLAN				F-3	
20	A-3D	PARTIAL FOUNDATION PLAN	79	A-13	BATH ELEVATION	138	S-3	ROOF FRAMING PLAN				FA-1B	
21	A-3	FOUNDATION PLAN	80	E-1	BASEMENT ELECTRICAL PLAN	139	S-3	ROOF FRAMING PLAN				FC-1	
22	A-3B	PARTIAL FOUNDATION PLAN	81	E-1	BASEMENT ELECTRICAL PLAN	140	S-3	ROOF FRAMING PLAN				FC-1B	
23	A-3C	PARTIAL FOUNDATION PLAN	82	E-2	FIRST FLOOR ELECTRICAL PLAN	141	S-3	ROOF FRAMING PLAN				FC-2	
24	A-3D	PARTIAL FOUNDATION PLAN	83	E-2	FIRST FLOOR ELECTRICAL PLAN	142	S-3B	ROOF FRAMING PLAN				FC-3	
25	A-3	FOUNDATION PLAN	84	E-2B	PARTIAL FIRST FLOOR ELECTRICAL PLAN	143	S-3B	ROOF FRAMING PLAN				FC-4	
26	A-3B	PARTIAL FOUNDATION PLAN	85	E-2C	PARTIAL FIRST FLOOR ELECTRICAL PLAN	144	S-3B	ROOF FRAMING PLAN				FC-5	
27	A-3C	PARTIAL FOUNDATION PLAN	86	E-2D	PARTIAL FIRST FLOOR ELECTRICAL PLAN	145	S-3B	ROOF FRAMING PLAN				FD-1	
28	A-3D	PARTIAL FOUNDATION PLAN	87	E-3	SECOND FLOOR ELECTRICAL PLAN	146	S-3B	ROOF FRAMING PLAN				FD-1B	
29	A-3	FOUNDATION PLAN	88	E-3	SECOND FLOOR ELECTRICAL PLAN	147	S-3C	ROOF FRAMING PLAN				FD-2	
30	A-3B	PARTIAL FOUNDATION PLAN	89	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	148	S-4	TRUSS BRACING				FD-2B	
31	A-3C	PARTIAL FOUNDATION PLAN	90	E-3	PARTIAL SECOND FLOOR ELECTRICAL PLAN	149	S-4	TRUSS BRACING				FD-2C	
32	A-3D	PARTIAL FOUNDATION PLAN	91	E-4	ATTIC STORAGE ELECTRICAL PLAN	150	S-4	TRUSS BRACING				FD-3	
33	A-3	FOUNDATION PLAN	92	S-1	FIRST FLOOR FRAMING PLAN	151	S-4	TRUSS BRACING				FD-4	
34	A-3B	PARTIAL FOUNDATION PLAN	93	S-1	FIRST FLOOR FRAMING PLAN	152	S-5	WALL BRACING DETAILS				FD-4B	
35	A-3C	PARTIAL FOUNDATION PLAN	94	S-2	SECOND FLOOR FRAMING PLAN	153	S-5	WALL BRACING DETAILS				FP-1	
36	A-3D	PARTIAL FOUNDATION PLAN	95	S-2	SECOND FLOOR FRAMING PLAN	154	S-5	WALL BRACING DETAILS				FP-1C	
37	A-3E	FOUNDATION PLAN	96	S-2	SECOND FLOOR FRAMING PLAN	155	S-5B	WALL BRACING DETAILS				FP-2	
38	A-3E	FOUNDATION PLAN	97	S-2	SECOND FLOOR FRAMING PLAN	156	S-5B	WALL BRACING DETAILS				GB-1	
39	A-3E	FOUNDATION PLAN	98	S-2B	SECOND FLOOR FRAMING PLAN	157	S-5B	WALL BRACING DETAILS				IT-1	
40	A-4	FOUNDATION HOLD DOWNS	99	S-2B	SECOND FLOOR FRAMING PLAN	158	S-5C	WALL BRACING DETAILS				IT-1B	
41	A-4	FOUNDATION HOLD DOWNS	100	S-2B	SECOND FLOOR FRAMING PLAN	159	S-5C	WALL BRACING DETAILS				IT-1C	
42	A-4	FOUNDATION HOLD DOWNS	101	S-2B	SECOND FLOOR FRAMING	160	S-5C	WALL BRACING DETAILS				IT-2	
43	A-4B	FOUNDATION HOLD DOWNS	102	S-3	ROOF FRAMING PLAN	161	S-6	WALL BRACING DETAILS				IT-3	
44	A-5	PLUMBING PLAN	103	S-3	ROOF FRAMING PLAN	162	S-6	WALL BRACING DETAILS				JT-1	
45	A-5	PLUMBING PLAN	104	S-3	ROOF FRAMING PLAN	163	S-6	WALL BRACING DETAILS				JT-1B	
46	A-5	PLUMBING PLAN	105	S-3	ROOF FRAMING PLAN	164	M-1	BASEMENT HVAC LAYOUT				JT-2	
47	A-6	BASEMENT FLOOR PLAN	106	S-3	ROOF FRAMING PLAN	165	M-1	BASEMENT HVAC LAYOUT				JT-3	
48	A-6	BASEMENT FLOOR PLAN	107	S-3	ROOF FRAMING PLAN	166	M-2	FIRST FLOOR HVAC LAYOUT				JT-3B	
49	A-7	FIRST FLOOR PLAN	108	S-3	ROOF FRAMING PLAN	167	M-2	FIRST FLOOR HVAC LAYOUT				KT-1	
50	A-7	FIRST FLOOR PLAN	109	S-3	ROOF FRAMING PLAN	168	M-3	SECOND FLOOR HVAC LAYOUT				KT-1B	
51	A-7B	PARTIAL FIRST FLOOR PLAN	110	S-3	ROOF FRAMING PLAN	169	M-3	SECOND FLOOR HVAC LAYOUT				RF-1	
52	A-7C	PARTIAL FIRST FLOOR PLAN	111	S-3	ROOF FRAMING PLAN	170	AD-1	HOUSE SPECIFIC DETAILS				RF-1B	
53	A-7D	PARTIAL FIRST FLOOR PLAN	112	S-3	ROOF FRAMING PLAN							RF-1C	
54	A-8	SECOND FLOOR PLAN	113	S-3	ROOF FRAMING PLAN							SEP-1	
55	A-8	SECOND FLOOR PLAN	114	S-3	ROOF FRAMING PLAN							SEP-2	
56	A-8B	PARTIAL SECOND FLOOR PLAN	115	S-3	ROOF FRAMING PLAN							SEP-3	
57	A-9	BUILDING SECTION THRU FOYER	116	S-3	ROOF FRAMING PLAN							SEP-4	
58	A-9B	PARTIAL BUILDING SECTION THRU FOYER	117	S-3	ROOF FRAMING PLAN							SO-1	

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
2ND FLOOR (BASE SF)	1093 SF
	2794 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	846 SF
1ST FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
SECOND FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
2ND FLOOR (BASE SF)	1093 SF
BATHROOM #2 STANDARD TUB (ADD. SF)	110 SF
2ND FLOOR ELEVATION "B" OR "L" (ADD. SF)	21 SF
2ND FLOOR ELEVATION "F" (ADD. SF)	11 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
THREE CAR FRONT ENTRY GARAGE	683 SF
TWO CAR GARAGE	443 SF
ONE CAR GARAGE	240 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FRONT ENTRY FULL PORCH EXTENSION W/ ELEV. "A" OR "C" (ADD. SF)	175 SF
FRONT ENTRY PORCH W/ ELEV. "B" OR "L" (ADD. SF)	174 SF
FRONT ENTRY PORCH W/ ELEV. "F" (ADD. SF)	164 SF
REAR COVERED PORCH (ADD. SF)	144 SF
FRONT ENTRY ELEV. "A" NO FULL PORCH (ADD. SF)	24 SF
	681 SF

FOOTPRINT	
BASE HOUSE:	40'-0"
WIDTH:	56'-6"
DEPTH:	
MAXIMUM:	52'-4"
WIDTH:	70'-2"
DEPTH:	

SET NO. - VERSION	SHEET NO.	PAGE NO.
GNW00 - 01	CS-1S	3

RELEASE NO. ---



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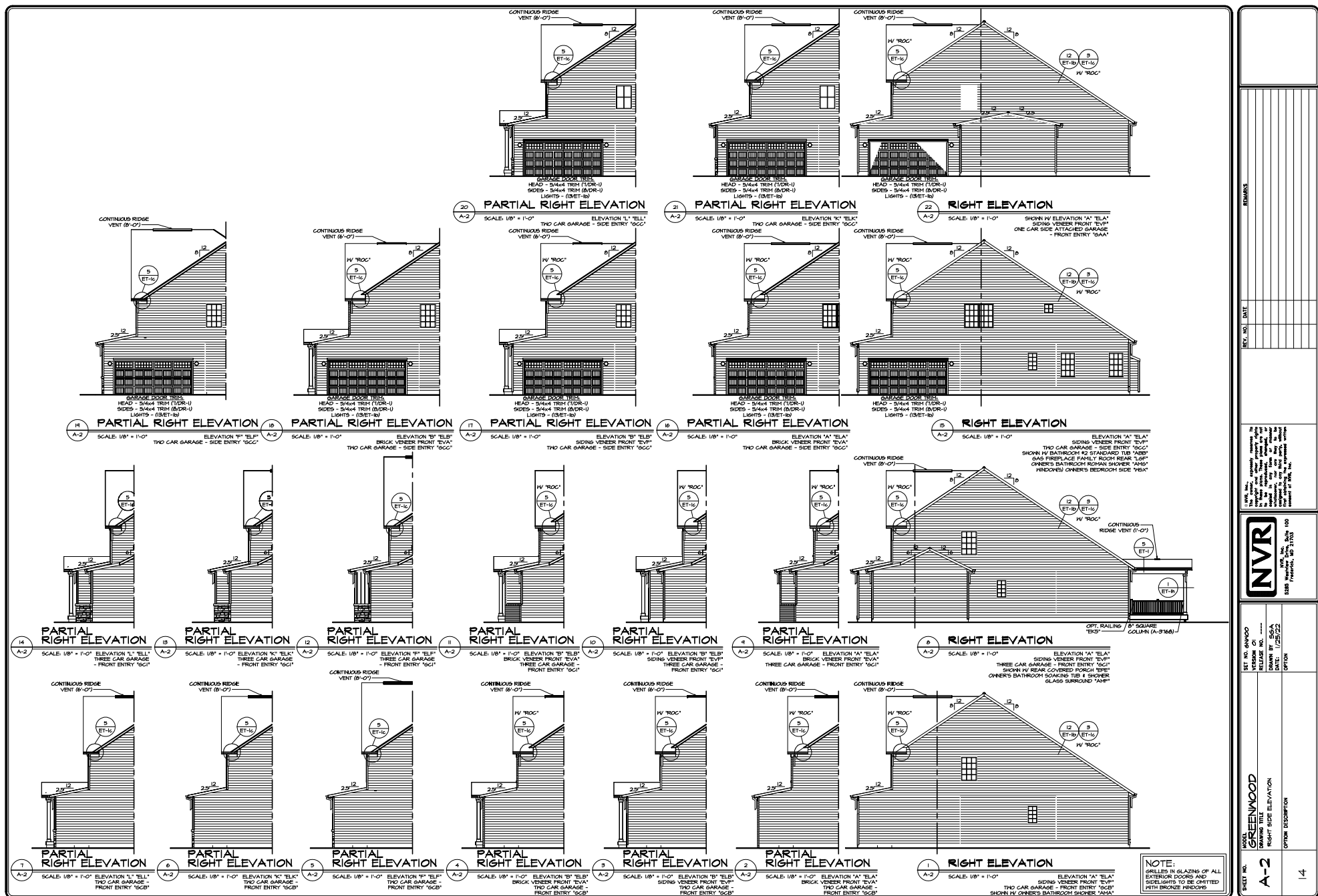


SHEET NO.	MODEL	SET NO.	INVO NO.	DATE	REV. NO.	REMARKS
A-1	GREENWOOD FRONT ELEVATION	WESBROOK CO. --- DRAWN BY SGA DATE: 1/25/22	NVR, Inc. 5385 Plymouth, UT 84302			
10	OPTION DESCRIPTION BRICK VENEER FRONT	OPTION BRICK VENEER EVA	NVR, Inc. 5385 Plymouth, UT 84302			

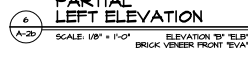
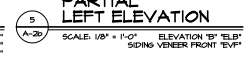
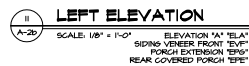


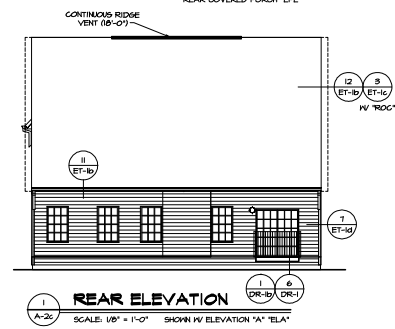
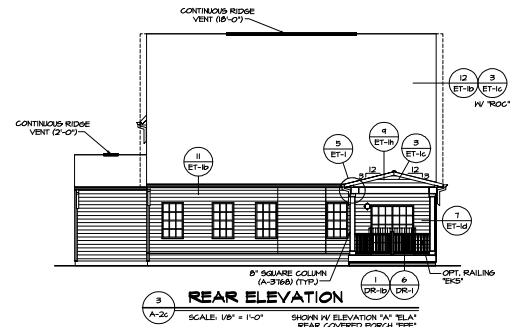
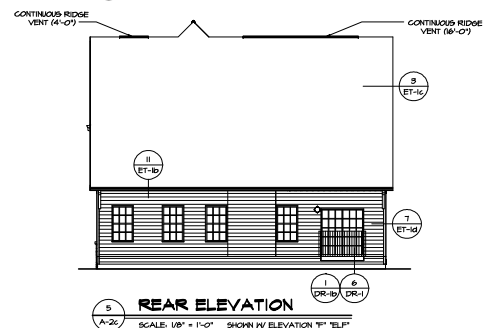
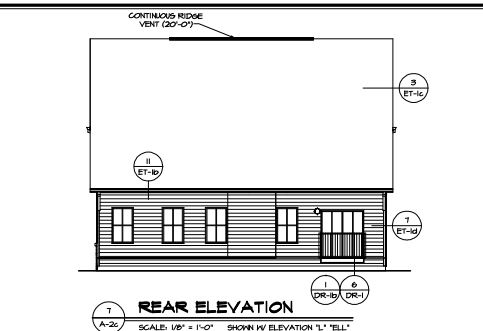
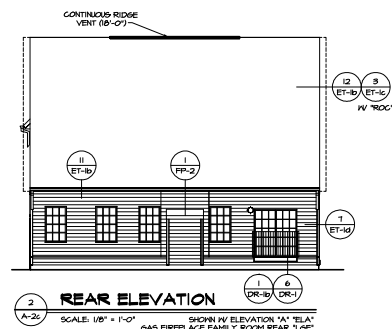
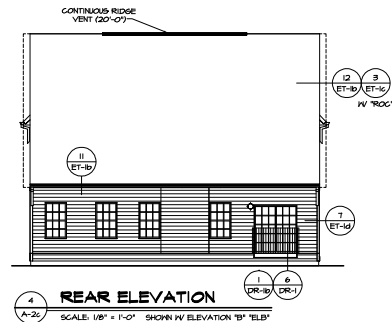
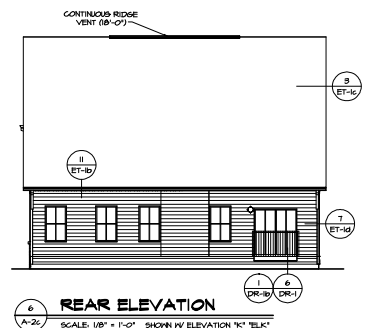
C:\NVR\Botwae\GREENWOOD_GN00_01_11353\Shield\Master Set\Eirvellers\A-1 ELF FRONT.dwg 04/30/25 - 8:08 am





SHEET NO.	MODE GREENWOOD TRANSITION	SET NO. 60000	VERSION C	REV. NO.	DATE	REMARKS
			A-2b	DATE: 1/25/22		
	OPTION DESCRIPTION		OPTION			
15						





NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

SHEET NO.	MODEL	SET NO.	VERSION OF	REV. NO.	DATE	REMARKS
	GREENWOOD					
A-2c	DESIGNED BY	DRAWN BY	SCALE			
		SAA	ELEVATION			
	DATE:	1/28/72				
	OPTION DESCRIPTION	OPTION				
16						

</



- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

LEGEND

-  BEARING WALL
-  NON BEARING WALL
-  MASONRY WALL
-  INDICATES BEARING FROM
POINT-LOAD ABOVE
JACKS
-  BEAM/HEADER
-  FOOTING/THICKENED SLAB
-  STEEL COLUMN
-  TRUSS TIE DOWN
-  PORTAL FRAME
-  JOIST/TRUSS
-  LVL
-  ENGINEERING PAGE NUMBER
-  WINDOW/DOOR TAG
-  PRELIST LANCEL TAG
-  -SEE FA DETAILS FOR FIRE
ASSEMBLIES
-  -SEE FA DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

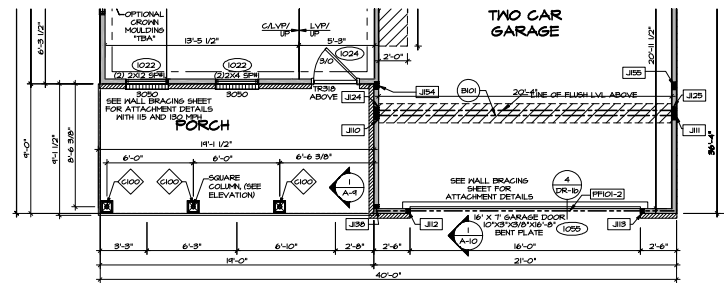
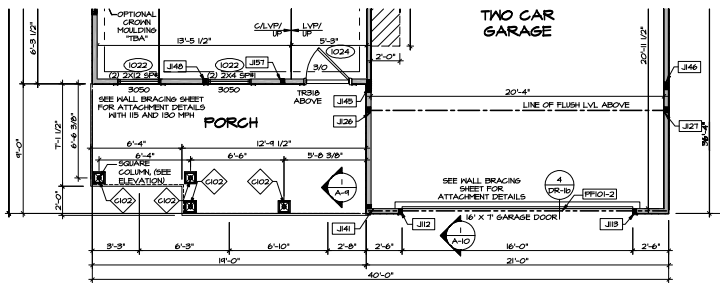
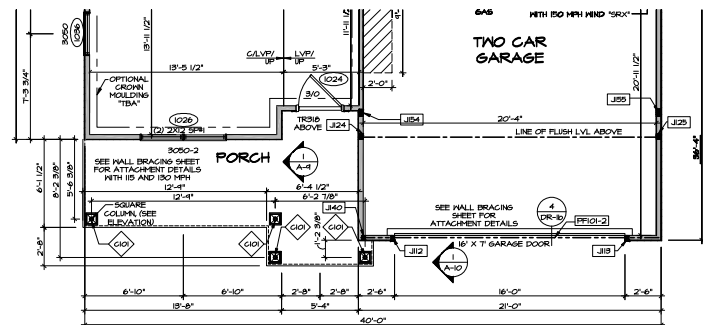
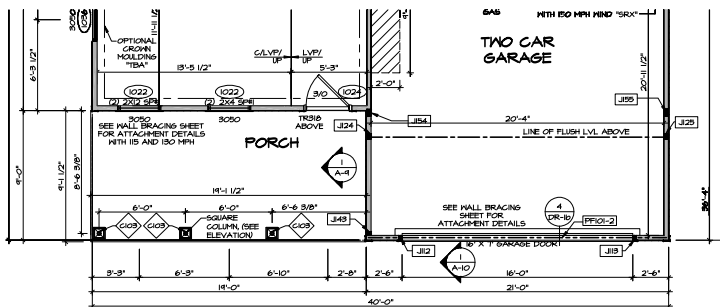
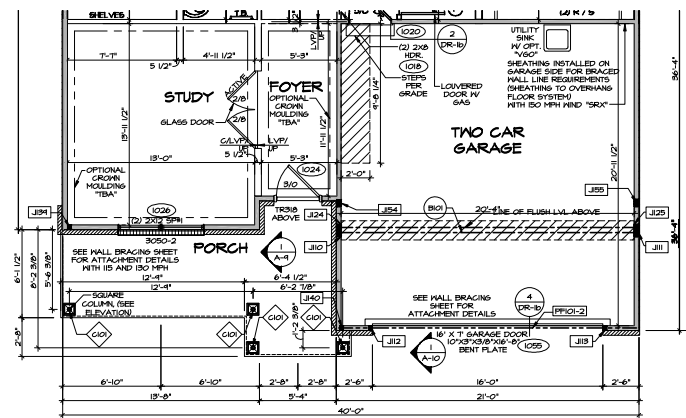
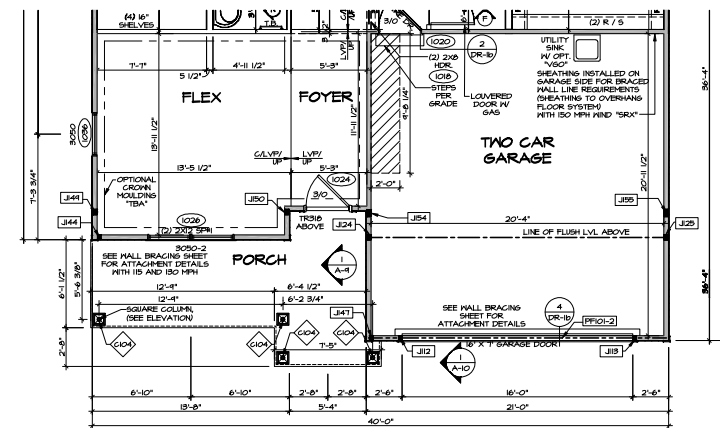
SHEET NO.	MODEL	SET NO.	DATE	REMARKS
	DRAWING TITLE	VERSION	DATE	
A-6	GREENWOOD DRAWING TITLE BASEMENT FLOOR PLAN	01	1/27/23	
	OPTION DESCRIPTION	OPTION		
	UNFINISHED BASEMENT	NEC		

NVR

NVR, Inc.
5385 Montross Ave. Suite 100
Frederick, MD 21703

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[illegible]



PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION "E" "ELE"
 TWO CAR GARAGE - FRONT ENTRY "SCB"

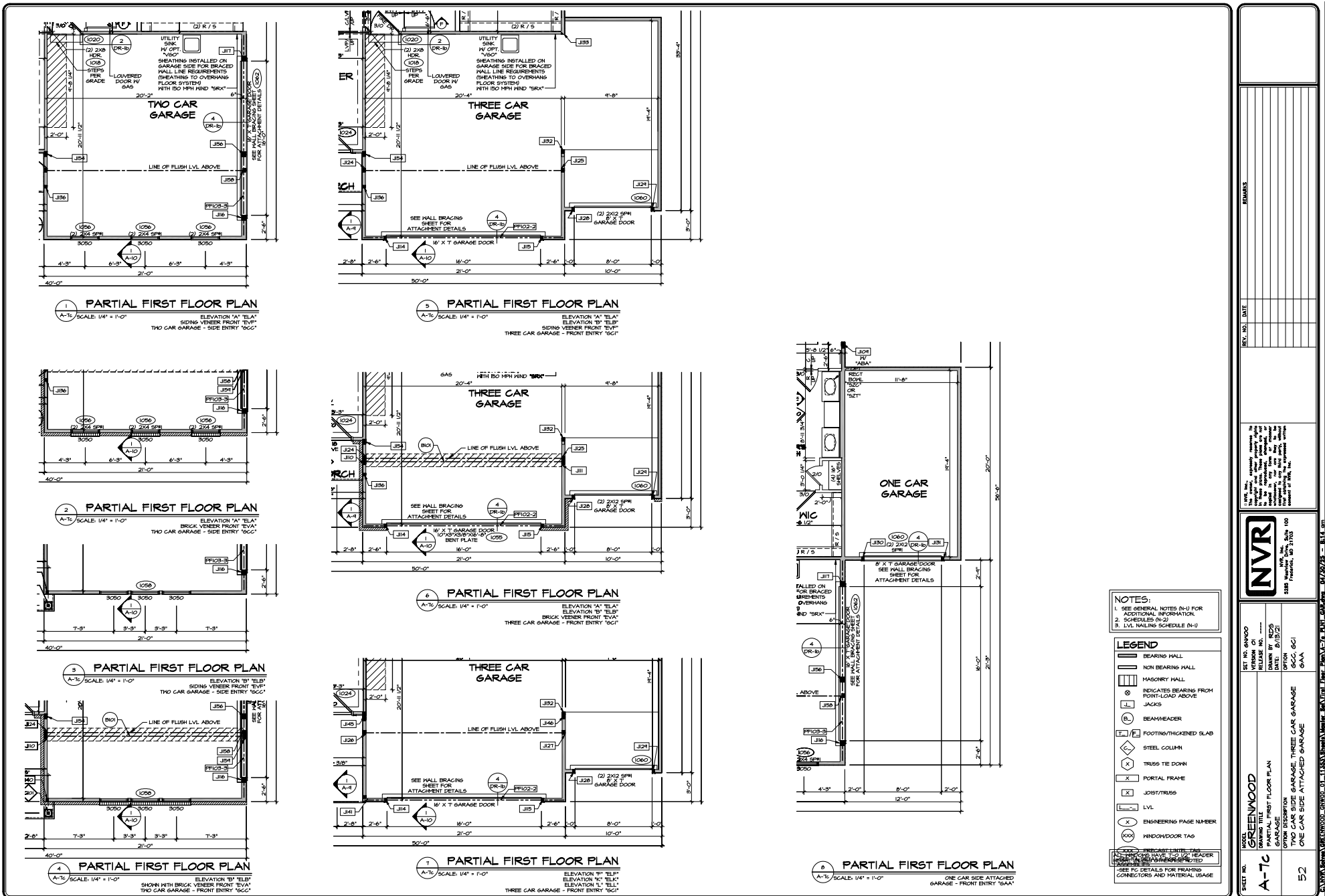
PARTIAL FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION "A" "ELA"
 TWO CAR GARAGE - FRONT ENTRY "SCB"

- NOTES:**
- SEE GENERAL NOTES (A-I) FOR ADDITIONAL INFORMATION.
 - SEE SCHEDULES (N-2).
 - SEE LVL. NAILING SCHEDULE (N-1).
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
- SEE PG. DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

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NVR
 NVR, INC.
 1000 N. W. 10th Ave.
 Fort Lauderdale, FL 33304

SHEET NO. 51
 PROJECT: GREENWOOD
 DRAWING TITLE: PARTIAL FIRST FLOOR PLAN
 DRAWN BY: RDS
 CHECKED BY: JVS
 DATE: 8/15/21
 REVISION: 1
 ELEVATION "A" BRICK VENEER FRONT
 ELEVATION "B" SIDING OR BRICK VENEER FRONT
 ELEVATION "C" "ELL"
 ELEVATION "D" "ELL"



-  BEARING WALL
 NON BEARING WALL
 MASONRY WALL
 INDICATES BEARING FROM FOOT-LOAD ABOVE
 JACKS
 BEAM/HEADER
 FOOTING/THICKENED SLAB
 STEEL COLUMN
 TRUSS THE DOWN
 PORTAL FRAME
 JOIST/TRUSS
 LVL
 ENGINEERING PAGE NUMBER
 WINDOW/DOOR TAG
 PRECAST - SITE TAG
 PRECAST - SLAB HEADER
 PRECAST - NOTED
 PRECAST - NOTED
 PRECAST - NOTED
 PRECAST - NOTED
 PRECAST - NOTED
 PRECAST - NOTED
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 PRECAST - NOTED
 PRECAST - NOTED
 PRECAST - NOTED
 PRECAST - NOTED
 PRECAST - NOTED





- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

LEGEND

- | | |
|--|--|
| | BEARING WALL |
| | NON BEARING WALL |
| | MASONRY WALL |
| | INDICATES BEARINGS FROM POINT-LOAD ABOVE JACKS |
| | B.E. |
| | BEAM-HEADER |
| | FOOTING/THICKENED SLAB |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |
| | WINDOW/DOOR TAG |

ALL JOINTS HAVE 7-0 1/2" READER
IDENTIFIED AND NON-SERIALIZED
ASSEMBLIES
-SEE FC DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

SHEET NO.	MODEL	SET NO.	ANVCO	 NVR, Inc. 1325 New York Ave. Suite 100 Fremont, MD 21053	In the use, complete answers to the questions and those asked for information. The answers to the questions are to be used in the contract and the contract is to be completed by the user and the contract is to be signed by the contractor of NVR, Inc.	REV.	NO.	DATE	REMARKS	
	A-8	DRAWING TITLE	DRAWING NO.							RELEASE NO.
		DRAWN BY	MD9							
		DATE	1/25/22							
		OPTION DESCRIPTION	ELA							
54	ELEVATION 'A'	E/F								
	SIDING VENEER FRONT	PSA								
	FULL BASEMENT FOUNDATION									



- | | |
|--|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | MASONRY WALL |
| | INDICATES BEARING FROM POINT LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | FOOTING/THICKENED SLAB |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |
| | WINDOW/DOOR TAG |
| | PRECAST-INTERT-LABEL TAG |
- ALL BEARING WALLS, BEAM/HEADERS AND FOOTINGS MUST BE PROTECTED AGAINST CORROSION BY PROVIDING CORROSION PROTECTORS AND ANODES FOR PROTECTING CONNECTORS AND MATERIAL USAGE

[illegible]

- NOTES:**
 1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-3)

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST Lintel TAG
- MAKING OVER HEADS/SHOULDER HEADERS
- REINFORCED CONCRETE NOTED
- SEE PC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REMARKS

REV. NO. DATE

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NVR
 NVR, Inc.
 8885 Frederick Road, Suite 100
 Hunt Valley, MD 21756

SET NO. 04000
 DRAWING NO. 04000
 DRAWN BY: RDS
 CHECKED BY: JDS
 DATE: 1/25/22
 ELEVATION "A" BRICK VENEER FRONT
 ELEVATION "B" "C" "D" "E" "F" "G" "H" "I" "J" "K" "L" "M" "N" "O" "P" "Q" "R" "S" "T" "U" "V" "W" "X" "Y" "Z" "AA" "AB" "AC" "AD" "AE" "AF" "AG" "AH" "AI" "AJ" "AK" "AL" "AM" "AN" "AO" "AP" "AQ" "AR" "AS" "AT" "AU" "AV" "AW" "AX" "AY" "AZ" "BA" "BB" "BC" "BD" "BE" "BF" "BG" "BH" "BI" "BJ" "BK" "BL" "BM" "BN" "BO" "BP" "BQ" "BR" "BS" "BT" "BU" "BV" "BW" "BX" "BY" "BZ" "CA" "CB" "CC" "CD" "CE" "CF" "CG" "CH" "CI" "CJ" "CK" "CL" "CM" "CN" "CO" "CP" "CQ" "CR" "CS" "CT" "CU" "CV" "CW" "CX" "CY" "CZ" "DA" "DB" "DC" "DD" "DE" "DF" "DG" "DH" "DI" "DJ" "DK" "DL" "DM" "DN" "DO" "DP" "DQ" "DR" "DS" "DT" "DU" "DV" "DW" "DX" "DY" "DZ" "EA" "EB" "EC" "ED" "EE" "EF" "EG" "EH" "EI" "EJ" "EK" "EL" "EM" "EN" "EO" "EP" "EQ" "ER" "ES" "ET" "EU" "EV" "EW" "EX" "EY" "EZ" "FA" "FB" "FC" "FD" "FE" "FF" "FG" "FH" "FI" "FJ" "FK" "FL" "FM" "FN" "FO" "FP" "FQ" "FR" "FS" "FT" "FU" "FV" "FW" "FX" "FY" "FZ" "GA" "GB" "GC" "GD" "GE" "GF" "GG" "GH" "GI" "GJ" "GK" "GL" "GM" "GN" "GO" "GP" "GQ" "GR" "GS" "GT" "GU" "GV" "GW" "GX" "GY" "GZ" "HA" "HB" "HC" "HD" "HE" "HF" "HG" "HH" "HI" "HJ" "HK" "HL" "HM" "HN" "HO" "HP" "HQ" "HR" "HS" "HT" "HU" "HV" "HW" "HX" "HY" "HZ" "IA" "IB" "IC" "ID" "IE" "IF" "IG" "IH" "II" "IJ" "IK" "IL" "IM" "IN" "IO" "IP" "IQ" "IR" "IS" "IT" "IU" "IV" "IW" "IX" "IY" "IZ" "JA" "JB" "JC" "JD" "JE" "JF" "JG" "JH" "JI" "JJ" "JK" "JL" "JM" "JN" "JO" "JP" "JQ" "JR" "JS" "JT" "JU" "JV" "JW" "JX" "JY" "JZ" "KA" "KB" "KC" "KD" "KE" "KF" "KG" "KH" "KI" "KJ" "KK" "KL" "KM" "KN" "KO" "KP" "KQ" "KR" "KS" "KT" "KU" "KV" "KW" "KX" "KY" "KZ" "LA" "LB" "LC" "LD" "LE" "LF" "LG" "LH" "LI" "LJ" "LK" "LL" "LM" "LN" "LO" "LP" "LQ" "LR" "LS" "LT" "LU" "LV" "LW" "LX" "LY" "LZ" "MA" "MB" "MC" "MD" "ME" "MF" "MG" "MH" "MI" "MJ" "MK" "ML" "MM" "MN" "MO" "MP" "MQ" "MR" "MS" "MT" "MU" "MV" "MW" "MX" "MY" "MZ" "NA" "NB" "NC" "ND" "NE" "NF" "NG" "NH" "NI" "NJ" "NK" "NL" "NM" "NN" "NO" "NP" "NQ" "NR" "NS" "NT" "NU" "NV" "NW" "NX" "NY" "NZ" "OA" "OB" "OC" "OD" "OE" "OF" "OG" "OH" "OI" "OJ" "OK" "OL" "OM" "ON" "OO" "OP" "OQ" "OR" "OS" "OT" "OU" "OV" "OW" "OX" "OY" "OZ" "PA" "PB" "PC" "PD" "PE" "PF" "PG" "PH" "PI" "PJ" "PK" "PL" "PM" "PN" "PO" "PP" "PQ" "PR" "PS" "PT" "PU" "PV" "PW" "PX" "PY" "PZ" "QA" "QB" "QC" "QD" "QE" "QF" "QG" "QH" "QI" "QJ" "QK" "QL" "QM" "QN" "QO" "QP" "QQ" "QR" "QS" "QT" "QU" "QV" "QW" "QX" "QY" "QZ" "RA" "RB" "RC" "RD" "RE" "RF" "RG" "RH" "RI" "RJ" "RK" "RL" "RM" "RN" "RO" "RP" "RQ" "RR" "RS" "RT" "RU" "RV" "RW" "RX" "RY" "RZ" "SA" "SB" "SC" "SD" "SE" "SF" "SG" "SH" "SI" "SJ" "SK" "SL" "SM" "SN" "SO" "SP" "SQ" "SR" "SS" "ST" "SU" "SV" "SW" "SX" "SY" "SZ" "TA" "TB" "TC" "TD" "TE" "TF" "TG" "TH" "TI" "TJ" "TK" "TL" "TM" "TN" "TO" "TP" "TQ" "TR" "TS" "TT" "TU" "TV" "TW" "TX" "TY" "TZ" "UA" "UB" "UC" "UD" "UE" "UF" "UG" "UH" "UI" "UJ" "UK" "UL" "UM" "UN" "UO" "UP" "UQ" "UR" "US" "UT" "UU" "UV" "UW" "UX" "UY" "UZ" "VA" "VB" "VC" "VD" "VE" "VF" "VG" "VH" "VI" "VJ" "VK" "VL" "VM" "VN" "VO" "VP" "VQ" "VR" "VS" "VT" "VU" "VV" "VW" "VX" "VY" "VZ" "WA" "WB" "WC" "WD" "WE" "WF" "WG" "WH" "WI" "WJ" "WK" "WL" "WM" "WN" "WO" "WP" "WQ" "WR" "WS" "WT" "WU" "WV" "WW" "WX" "WY" "WZ" "XA" "XB" "XC" "XD" "XE" "XF" "XG" "XH" "XI" "XJ" "XK" "XL" "XM" "XN" "XO" "XP" "XQ" "XR" "XS" "XT" "XU" "XV" "XW" "XX" "XY" "XZ" "YA" "YB" "YC" "YD" "YE" "YF" "YG" "YH" "YI" "YJ" "YK" "YL" "YM" "YN" "YO" "YP" "YQ" "YR" "YS" "YT" "YU" "YV" "YW" "YX" "YZ" "ZA" "ZB" "ZC" "ZD" "ZE" "ZF" "ZG" "ZH" "ZI" "ZJ" "ZK" "ZL" "ZM" "ZN" "ZO" "ZP" "ZQ" "ZR" "ZS" "ZT" "ZU" "ZV" "ZW" "ZX" "ZY" "ZZ"

PROJECT: GREENWOOD
 DRAWING TITLE: PARTIAL SECOND FLOOR PLAN
 ELEVATION "A" BRICK VENEER FRONT
 ELEVATION "B" "C" "D" "E" "F" "G" "H" "I" "J" "K" "L" "M" "N" "O" "P" "Q" "R" "S" "T" "U" "V" "W" "X" "Y" "Z" "AA" "AB" "AC" "AD" "AE" "AF" "AG" "AH" "AI" "AJ" "AK" "AL" "AM" "AN" "AO" "AP" "AQ" "AR" "AS" "AT" "AU" "AV" "AW" "AX" "AY" "AZ" "BA" "BB" "BC" "BD" "BE" "BF" "BG" "BH" "BI" "BJ" "BK" "BL" "BM" "BN" "BO" "BP" "BQ" "BR" "BS" "BT" "BU" "BV" "BW" "BX" "BY" "BZ" "CA" "CB" "CC" "CD" "CE" "CF" "CG" "CH" "CI" "CJ" "CK" "CL" "CM" "CN" "CO" "CP" "CQ" "CR" "CS" "CT" "CU" "CV" "CW" "CX" "CY" "CZ" "DA" "DB" "DC" "DD" "DE" "DF" "DG" "DH" "DI" "DJ" "DK" "DL" "DM" "DN" "DO" "DP" "DQ" "DR" "DS" "DT" "DU" "DV" "DW" "DX" "DY" "DZ" "EA" "EB" "EC" "ED" "EE" "EF" "EG" "EH" "EI" "EJ" "EK" "EL" "EM" "EN" "EO" "EP" "EQ" "ER" "ES" "ET" "EU" "EV" "EW" "EX" "EY" "EZ" "FA" "FB" "FC" "FD" "FE" "FF" "FG" "FH" "FI" "FJ" "FK" "FL" "FM" "FN" "FO" "FP" "FQ" "FR" "FS" "FT" "FU" "FV" "FW" "FX" "FY" "FZ" "GA" "GB" "GC" "GD" "GE" "GF" "GG" "GH" "GI" "GJ" "GK" "GL" "GM" "GN" "GO" "GP" "GQ" "GR" "GS" "GT" "GU" "GV" "GW" "GX" "GY" "GZ" "HA" "HB" "HC" "HD" "HE" "HF" "HG" "HH" "HI" "HJ" "HK" "HL" "HM" "HN" "HO" "HP" "HQ" "HR" "HS" "HT" "HU" "HV" "HW" "HX" "HY" "HZ" "IA" "IB" "IC" "ID" "IE" "IF" "IG" "IH" "II" "IJ" "IK" "IL" "IM" "IN" "IO" "IP" "IQ" "IR" "IS" "IT" "IU" "IV" "IW" "IX" "IY" "IZ" "JA" "JB" "JC" "JD" "JE" "JF" "JG" "JH" "JI" "JJ" "JK" "JL" "JM" "JN" "JO" "JP" "JQ" "JR" "JS" "JT" "JU" "JV" "JW" "JX" "JY" "JZ" "KA" "KB" "KC" "KD" "KE" "KF" "KG" "KH" "KI" "KJ" "KK" "KL" "KM" "KN" "KO" "KP" "KQ" "KR" "KS" "KT" "KU" "KV" "KW" "KX" "KY" "KZ" "LA" "LB" "LC" "LD" "LE" "LF" "LG" "LH" "LI" "LJ" "LK" "LM" "LN" "LO" "LP" "LQ" "LR" "LS" "LT" "LU" "LV" "LW" "LX" "LY" "LZ" "MA" "MB" "MC" "MD" "ME" "MF" "MG" "MH" "MI" "MJ" "MK" "ML" "MM" "MN" "MO" "MP" "MQ" "MR" "MS" "MT" "MU" "MV" "MW" "MX" "MY" "MZ" "NA" "NB" "NC" "ND" "NE" "NF" "NG" "NH" "NI" "NJ" "NK" "NL" "NM" "NN" "NO" "NP" "NQ" "NR" "NS" "NT" "NU" "NV" "NW" "NX" "NY" "NZ" "OA" "OB" "OC" "OD" "OE" "OF" "OG" "OH" "OI" "OJ" "OK" "OL" "OM" "ON" "OO" "OP" "OQ" "OR" "OS" "OT" "OU" "OV" "OW" "OX" "OY" "OZ" "PA" "PB" "PC" "PD" "PE" "PF" "PG" "PH" "PI" "PJ" "PK" "PL" "PM" "PN" "PO" "PP" "PQ" "PR" "PS" "PT" "PU" "PV" "PW" "PX" "PY" "PZ" "QA" "QB" "QC" "QD" "QE" "QF" "QG" "QH" "QI" "QJ" "QK" "QL" "QM" "QN" "QO" "QP" "QQ" "QR" "QS" "QT" "QU" "QV" "QW" "QX" "QY" "QZ" "RA" "RB" "RC" "RD" "RE" "RF" "RG" "RH" "RI" "RJ" "RK" "RL" "RM" "RN" "RO" "RP" "RQ" "RR" "RS" "RT" "RU" "RV" "RW" "RX" "RY" "RZ" "SA" "SB" "SC" "SD" "SE" "SF" "SG" "SH" "SI" "SJ" "SK" "SL" "SM" "SN" "SO" "SP" "SQ" "SR" "SS" "ST" "SU" "SV" "SW" "SX" "SY" "SZ" "TA" "TB" "TC" "TD" "TE" "TF" "TG" "TH" "TI" "TJ" "TK" "TL" "TM" "TN" "TO" "TP" "TQ" "TR" "TS" "TT" "TU" "TV" "TW" "TX" "TY" "TZ" "UA" "UB" "UC" "UD" "UE" "UF" "UG" "UH" "UI" "UJ" "UK" "UL" "UM" "UN" "UO" "UP" "UQ" "UR" "US" "UT" "UU" "UV" "UW" "UX" "UY" "UZ" "VA" "VB" "VC" "VD" "VE" "VF" "VG" "VH" "VI" "VJ" "VK" "VL" "VM" "VN" "VO" "VP" "VQ" "VR" "VS" "VT" "VU" "VV" "VW" "VX" "VY" "VZ" "WA" "WB" "WC" "WD" "WE" "WF" "WG" "WH" "WI" "WJ" "WK" "WL" "WM" "WN" "WO" "WP" "WQ" "WR" "WS" "WT" "WU" "WV" "WW" "WX" "WY" "WZ" "XA" "XB" "XC" "XD" "XE" "XF" "XG" "XH" "XI" "XJ" "XK" "XL" "XM" "XN" "XO" "XP" "XQ" "XR" "XS" "XT" "XU" "XV" "XW" "XX" "XY" "XZ" "YA" "YB" "YC" "YD" "YE" "YF" "YG" "YH" "YI" "YJ" "YK" "YL" "YM" "YN" "YO" "YP" "YQ" "YR" "YS" "YT" "YU" "YV" "YW" "YX" "YZ" "ZA" "ZB" "ZC" "ZD" "ZE" "ZF" "ZG" "ZH" "ZI" "ZJ" "ZK" "ZL" "ZM" "ZN" "ZO" "ZP" "ZQ" "ZR" "ZS" "ZT" "ZU" "ZV" "ZW" "ZX" "ZY" "ZZ"

SHEET NO. A-80
 PARTIAL SECOND FLOOR PLAN
 ELEVATION "A" BRICK VENEER FRONT
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OAK PARK



NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1B	COVERSHEET BASEMENT FOUNDATION	65	S-3	ROOF FRAMING				DR-1	WB-2
1.1	SS-1	Spec Sheet	66	S-3	ROOF FRAMING				DR-1B	WD-1
2	CS-1C	COVER SHEET CRAWL SPACE FOUNDATION	67	S-3	ROOF FRAMING				DR-2	WD-2
3	CS-1S	COVER SHEET SLAB FOUNDATION	68	S-3	ROOF FRAMING				DR-3	WD-3
4	N-1	GENERAL NOTES	69	S-4	TRUSS BRACING				ET-1	WS-1
5	N-2	SCHEDULES	70	S-4	TRUSS BRACING				ET-1B	WS-1C
6	N-3	SCHEDULES	71	S-4	TRUSS BRACING				ET-1C	
7	A-1	FRONT ELEVATION - ELEVATION A	72	S-4	TRUSS BRACING				ET-1D	
8	A-1	FRONT ELEVATION - ELEVATION B	73	S-5	WALL SHEATHING - FIRST FLOOR				ET-1F	
9	A-1	FRONT ELEVATION - ELEVATION C	74	S-5	WALL BRACING - FIRST FLOOR				ET-1H	
10	A-1	FRONT ELEVATION - ELEVATION K	75	S-5	WALL BRACING - SECOND FLOOR				ET-2	
11	A-1	FRONT ELEVATION - ELEVATION L	76	S-5	WALL BRACING				ET-2B	
12	A-2	RIGHT SIDE ELEVATION	77	M-1	HVAC PLAN				ET-3	
13	A-2B	LEFT SIDE ELEVATION	78	M-1	HVAC PLAN				ET-3C	
14	A-2C	REAR ELEVATION	79	M-2	HVAC PLAN				F-1	
15	A-3	FOUNDATION - FULL BASEMENT	80	M-2	HVAC PLAN				F-1B	
16	A-3B	FOUNDATION - FULL BASEMENT	81	M-3	HVAC PLAN				F-1C	
17	A-3	FOUNDATION - BLOCK CRAWL	82	M-3	HVAC PLAN				F-1D	
18	A-3B	FOUNDATION - BLOCK CRAWL	83	AD-1	HOUSE SPECIFIC DETAILS				F-2	
19	A-3	FOUNDATION - POURED CRAWL	84	AD-2	HOUSE SPECIFIC DETAILS				F-3	
20	A-3B	FOUNDATION - POURED CRAWL							F-3B	
21	A-3	FOUNDATION - SLAB STEM WALL							FA-1B	
22	A-3B	FOUNDATION - SLAB STEM WALL							FC-1	
23	A-3	FOUNDATION - SLAB MONOLITHIC							FC-1B	
24	A-3B	FOUNDATION - SLAB MONOLITHIC							FC-2	
25	A-3C	FOUNDATION - GARAGE GRADE BEAM							FC-3	
26	A-4	FOUNDATION HOLD DOWNS							FC-4	
27	A-4	FOUNDATION HOLD DOWN							FC-5	
28	A-5	PLUMBING - FULL BASEMENT							FD-1	
29	A-5	PLUMBING - CRAWL SPACE							FD-1B	
30	A-5	PLUMBING - SLAB							FD-2	
31	A-6	BASEMENT FLOOR PLAN - UNFINISHED							FD-2B	
32	A-6	BASEMENT FLOOR PLAN - FINISHED							FD-3	
33	A-7	FIRST FLOOR PLAN							FD-4	
34	A-7B	FIRST FLOOR PLAN							FD-6	
35	A-8	SECOND FLOOR PLAN							FD-7	
36	A-9	BUILDING SECTION - FOYER							FP-1	
37	A-10	BUILDING SECTION - GARAGE							FP-1C	
38	A-11	STAIR SECTION							FP-2	
39	A-11	STAIR SECTION							GB-1	
40	A-11	STAIR SECTION							IT-1	
41	A-11	STAIR SECTION							IT-1B	
42	A-11	STAIR SECTION AND PLAN							IT-2	
43	A-11	STAIR SECTION AND PLAN							IT-3	
44	A-12	KITCHEN PLAN AND ELEVATION							JT-1	
45	A-12	KITCHEN PLAN AND ELEVATION							JT-1B	
46	A-12	KITCHEN PLAN AND ELEVATION							JT-2	
47	A-12	LAUNDRY PLAN AND ELEVATION							JT-3	
48	A-13	BATH ELEVATION							JT-3B	
49	E-1	BASEMENT ELECTRICAL PLAN							KT-1	
50	E-1	BASEMENT ELECTRICAL PLAN							KT-1B	
51	E-2	FIRST FLOOR ELECTRICAL PLAN							RF-1	
52	E-2B	FIRST FLOOR ELECTRICAL PLAN							RF-1B	
53	E-3	SECOND FLOOR ELECTRICAL PLAN							RF-1C	
54	E-3B	SECOND FLOOR ELECTRICAL PLAN							SEP-1	
55	E-4	ATTIC STORAGE ELECTRICAL PLAN							SEP-2	
56	S-1	FIRST FLOOR FRAMING							SEP-3	
57	S-2	SECOND FLOOR FRAMING							SEP-4	
58	S-2B	SECOND FLOOR FRAMING							SO-1	
59	S-2	SECOND FLOOR FRAMING							SP-1	
60	S-2B	SECOND FLOOR FRAMING							SP-2	
61	S-3	ROOF FRAMING							SP-3	
62	S-3	ROOF FRAMING							ST-1	
63	S-3	ROOF FRAMING							ST-2	
64	S-3	ROOF FRAMING							WB-1	

FOOTPRINT	
BASE HOUSE:	
WIDTH:	48'-0"
DEPTH:	54'-0"
MAXIMUM:	
WIDTH:	44'-4"
DEPTH:	54'-4"

FIRST FLOOR SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
1ST FLOOR (BASE SF)	559 SF	
	559 SF	
SECOND FLOOR SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
2ND FLOOR (BASE SF)	1774 SF	
	1774 SF	
GARAGE SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
THREE CAR GARAGE	640 SF	
	640 SF	
BASEMENT SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
FINISHED BASEMENT	866 SF	
BASEMENT BEDROOM (ADD. SF)	350 SF	
BASEMENT BATH (ADD. SF)	141 SF	
	1357 SF	
UNFINISHED SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
UNFINISHED BASEMENT (BASE SF)	1541 SF	
UNFINISHED STORAGE	350 SF	
UNFINISHED STORAGE / MECH.	323 SF	
UNFINISHED STORAGE W/ BASEMENT BATH	211 SF	
	2445 SF	
BASE SQUARE FOOTAGE		
DESCRIPTION	TOTAL SQ. FT.	
1ST FLOOR (BASE SF)	559 SF	
2ND FLOOR (BASE SF)	1774 SF	
	3307 SF	
SET NO. - VERSION	SHEET NO.	PAGE NO.
OKP00 - 01	CS-1B	1
RELEASE NO. ----		

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FOUNDATION NOTES - CRAWL

1. SEE STANDARD DETAIL, CATEGORY "F" SHEETS).
2. SLAB UNDER GARAGE.
3. UNGRAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES).
4. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
5. ALL LEDE LOCATIONS VARY 1/4" GRADE BEAMS ORIENTATION SEE 68-4 FOR DETAILS.
6. THE DIRECTION OF THE ANKOR IS THE DIRECTION OF REBAR, AS REQUIRED.
7. SEE VENT DETAILS FOR FOOTER SLEEVE INFORMATION.
8. THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

CRAWL FOUNDATION NOT SEALED

CRAWL VENTILATION:

ALL VENTILATION LOCATIONS AND SPACINGS ARE CALCULATED WITH THE FOLLOWING FORMULAS AND ASSUMING A MINIMUM VENT AREA OF 42 SQ. FT.

AREA IN SQ. FT. / (800 + SQ. FT. OF VENTILATION REQUIRED) = REQUIRED NUMBER OF VENTS

NOTE: FOR SOME INFORMATION SEE SPEC SHEET.

ELEVATIONS "A"

TOTAL GRAVE AREA: 1380.76 SQ. FT.
TOTAL VENTILATION REQUIRED: 0.49 SQ. FT.
REQUIRED NUMBER OF VENTS: 2.23
ACTUAL NUMBER OF VENTS: 2.94 SQ. FT.

ELEVATION "A" W/ "EPA", ELEVATION "B", "C", "K", "L"

TOTAL GRAVE AREA: 1380.76 SQ. FT.
TOTAL VENTILATION REQUIRED: 0.49 SQ. FT.
REQUIRED NUMBER OF VENTS: 2.23
ACTUAL NUMBER OF VENTS: 2.94 SQ. FT.

FOUNDATION NOTES - BASEMENT

1. SEE STANDARD DETAIL, CATEGORY "F" SHEETS).
2. SLAB UNDER GARAGE.
3. UNGRAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES).
4. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
5. ALL LEDE LOCATIONS VARY 1/4" GRADE BEAMS ORIENTATION SEE 68-4 FOR DETAILS.
6. THE DIRECTION OF THE ANKOR IS THE DIRECTION OF REBAR, AS REQUIRED.
7. SEE VENT DETAILS FOR FOOTER SLEEVE INFORMATION.
8. THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

FOUNDATION NOTES - SLAB

1. SEE STANDARD DETAIL, CATEGORY "F" SHEETS).
2. SLAB UNDER GARAGE.
3. UNGRAVATED WITH CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES) OR STRUCTURAL CONCRETE SLAB OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES).
4. SEE FOUNDATION HOLD DOWN SHEET FOR CONNECTION INFORMATION.
5. ALL LEDE LOCATIONS VARY 1/4" GRADE BEAMS ORIENTATION SEE 68-4 FOR DETAILS.
6. THE DIRECTION OF THE ANKOR IS THE DIRECTION OF REBAR, AS REQUIRED.
7. SEE VENT DETAILS FOR FOOTER SLEEVE INFORMATION.
8. THICKENED SLAB DEPTHS MEASURE FROM TOP OF SLAB. PAD FOOTING DEPTHS MEASURE 4" BELOW TOP OF SLAB.

FLOOR PLAN NOTES:

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x4 WALLS UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (2) 2x4 OR 2x6 JACK AND KING STUD EACH END UNLESS OTHERWISE NOTED.
3. INTERMEDIATE BEARING UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS TO BE 8" OR 6" AND ALL INTERIOR WALLS TO BE 8" UNLESS OTHERWISE NOTED.
5. HATCHED AREAS INDICATE DROPPED CEILING. 8" DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
6. SEE ARCHITECTURAL DETAIL 1/11-B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
7. APPLICABLE HALL PANEL DETAIL FOR SPECIAL HALL FRAMING LOCATIONS AND HEADER SIZES IF NOT SHOWN ON TABLE.
8. SEE STANDARD DETAIL, CATEGORY "T" SHEETS FOR INTERIOR HALL DETAILS.
9. DETAIL SHEET "A" FOR HOUSE SPECIFIC INTERIOR HALL DETAILS.
10. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLY 2x6 OR 2x4 ATTACHED TO CRIPPLES ABOVE (UNLESS OTHERWISE NOTED).
11. OPTIONAL, TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
12. INTERIOR HEADERS HEIGHT FOR 6" CEILING SHALL BE 6'-0". 6" CEILING SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
13. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
14. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE 160-HSB BLOCKING INSTALLED.
15. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM HEADS AND SUPPORTS PER STANDARD DETAIL PA-16
FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

TRUSS BRACING NOTES:

1. IF TRUSS DOES NOT APPEAR ON THIS TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
2. 2x4 GPRC LATERAL BRACES SHALL BE NAILED TO MINIMUM (3) TRUSS MEMBERS WITH MINIMUM (2) 10D NAILS. PROVISIONS MUST BE MADE AT ENDS.
3. UNLESS OTHERWISE NOTED, BRACING IS REQUIRED AT SPECIFIED INTERVALS TO RESTRAIN OR ANCHOR LATERAL BRACING.
4. 3x6 "T" BRACE, DETAIL 1/11-B, IS REQUIRED WHERE LATERAL BRACING IS NOT DETAIL 1/11-B.
5. THREE (3) OR MORE TRUSSES AND MAY BE USED IN LIEU OF 2x4 LATERAL BRACING.
6. DIAGONAL BRACING REQUIRED WHEN LATERAL BRACING IS REQUIRED (RNP-U).
7. STUDDED GABLE BRACING DETAIL (RNP-U) TO BE UTILIZED FOR TRUSSES 6'-4" IN HEIGHT OR GREATER.
8. PARTIALLY SHEATHED GABLES, SEE (RNP-U) FOR 1" BRACING WHEN REQUIRED.
9. LATERAL BRACING CAN BE APPLIED TO EITHER SIDE OF THE WEB MEMBER IDENTIFIED IN THE DRAWING.
10. SHEATHING GOSB OR GYPSUM REPLACES LATERAL AND DIAGONAL TRUSS BRACING.

2X10 FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHOWN IN THE NEXT HALL LENGTH TO CUT FROM.
3. ALL RING MATH 14'-0" UNLESS OTHERWISE NOTED.
4. SHORT JOIST LENGTHS IN GARAGE ARE TO BE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
5. REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES. (JT-2/2)
6. PROVIDE SLOD 2X10 BLOCKS (AS SHOWN BELOW ALL JACKS AS REQ'D).
7. OPTIONAL CROSS BRIDGING AS REQ'D.
8. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
9. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS FOR TYPICAL HANGERS. (PC-4)
10. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RING JOIST ABOVE FOUNDATION VENTS AND ACCESS PANELS.
11. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS (SHEETS ARE TO BE GLED AND PLACED ONE AT A TIME. APPLY GLUE TO TONGUE AND GROOVE).
12. JOIST FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3 INCHES, AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE 10D NAIL.

ELECTRICAL NOTES:

1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR PROVIDING INFORMATION. IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
2. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN GARAGE.
3. PROVIDE DUPLEX RECEPTACLE FOR BARBQUE OUTSIDE IN GARAGE.
4. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
5. ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
6. PROVIDE ARC-FULT CIRCUIT INTERRUPTERS TO ALL DRYER, DISHWASHER, BATH AND EXTERIOR RECEPTACLES.
7. HANGER ON LEFT, DRYER ON RIGHT PER PLAN OR PANEL(S).
8. DRYER RECEPTACLE 110V 50/60 OR 220V 50/60 ELECTRIC.
9. DRYER ON RIGHT, DISHWASHER ON LEFT PER PLAN OR PANEL(S).
10. SEE BATH ELEVATION PAGE FOR CRITICAL DIMENSIONS.

ROOF FRAMING NOTES:

1. REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
- 1.1. TRUSS TIE-DOING (RNP-U)
- 1.2. HANGING TRUSS ATTACHMENT (RNP-U)
- 1.3. VALLEY GABLE TRUSS BRACING (RNP-U)
- 1.4. GABLE BRACING (RNP-U)
- 1.5. TURN GABLE BRACING (RNP-U)
- 1.6. TRUSS LATERAL BRACING (RNP-U)
- 1.7. LIFELINE ATTACHMENT (RNP-U)
- 1.8. TRUSS PROTECTOR (RNP-U)
2. IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING IS REQUIRED.
3. ALL FINISHED ROOF OVERHANGS ARE TO BE 12" FROM FRAMED WALL UNLESS OTHERWISE NOTED.

1-JOIST FLOOR SYSTEM

1. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
2. JOIST LENGTHS SHOWN IN THE NEXT HALL LENGTH TO CUT FROM.
3. ALL RINGBOARD TO BE 1/2" THICK UGL.
4. REFER TO STANDARD DETAIL 7/11-B FOR HOLE CUTTING GUIDELINES.
5. PROVIDE RINGBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
6. REFER TO DETAIL 7/11-B FOR HANGER DETAIL.
7. ALL JOISTS TO BE FRAMED PRIOR TO PROVIDING SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
8. RING SERIES ARE SHOWN AS SHOWN ON FRAMING PLAN.
9. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (PC-4) FOR TYPICAL HANGERS.
10. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RINGBOARD ABOVE FOUNDATION VENTS AND ACCESS PANELS.
11. ALL SOLID LVL BLOCKING CUT FROM MATERIAL DESIGNATED "BLOCKING".
12. ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS (SHEETS ARE TO BE GLED AND PLACED ONE AT A TIME. APPLY GLUE TO TONGUE AND GROOVE).
13. JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
14. ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.
15. JOIST FRAMING ARE ASSOCIATED WITH PLANT MODIFIED 1-JOISTS OR PLANT BUILT JOIST COMPONENTS.

ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- 3 WAY DIMMER SWITCH
- OCCUPANCY SENSOR
- 3 WAY OCCUPANCY SENSOR
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
- DUPLEX RECEPTACLE - FLOOR MOUNTED
- RECEPTACLE - 220V
- DUPLEX RECEPTACLE - USB
- DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE - USB WITH GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE - MICRODOVE WITH GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE - DISH WASHER WITH GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE - POP-UP
- JUNCTION BOX OR DUPLEX RECEPTICAL GROUND FAULT INTERRUPT
- SMOKE DETECTOR - WIRE IN SERIES
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN MOTOR
- DOOR CHIME
- LIGHT FIXTURE - HALL MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - CEILING MOUNTED LED
- LIGHT FIXTURE - HANGING
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - UNDER CABINET LIGHT
- 5" x 8" SKILL, 1" x 1" MEDIUM, 1" x 1" x LARGE
- LIGHT FIXTURE SCENE
- REELHORN LAMPHOLDER
- KEYLESS LAMPHOLDER
- FLOOD LIGHT
- JUNCTION BOX - CEILING MOUNTED
- ELECTRIC PETER
- ELECTRIC PANEL
- DISCONNECT
- LOW VOLTAGE PANEL
- CEILING FAN ROOM-IN

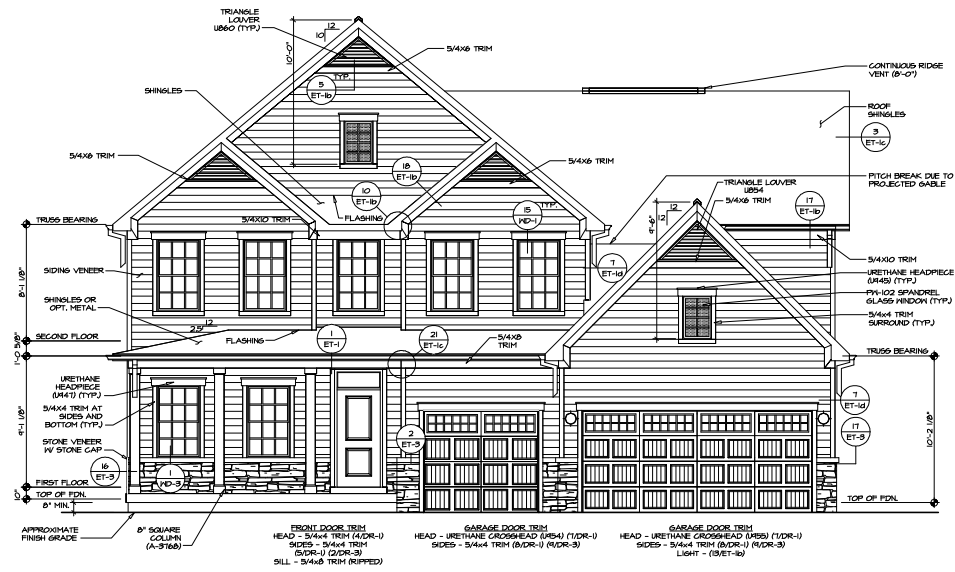
BRACING LEGEND

- BRACED HALL LINE 1D.
- BRACED HALL LINE
- HOUSE WALL
- BRACED HALL PANEL
- ENGINEERS PAGE NUMBER
- WOOD STRUCTURAL PANEL
- GYPSUM BOARD (1) SIDED OR (2) SIDED
- GYPSUM BOARD BLOCKED PANEL CONSTRUCTION (1) SIDED OR (2) SIDED (SEE STANDARD DETAIL 6 / H-2)
- LET-IN BRACING (SEE STANDARD DETAIL 6 / H-2)
- CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL
- CONTINUOUS SHEATHING - PORTAL FRAME, SEE FLOOR PLANS FOR PORTAL FRAME HEADER INFORMATION (SEE STANDARD DETAIL 6 / H-2)
- CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS
- ENGINEER DESIGN W/ WALL STRUCTURAL PANEL SHEATHING TYPE 'A' FASTENING REQUIREMENTS (NO HOLD DOWN REQUIRED UNLESS NOTED)
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NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

C:\NYS\Solowa\OAK PARK_OKPOO_01_109865\Sherin\Master for\Elections\A-1 ELA FRONT.dwg 03/18/25 - 2:00 pm



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A-1
FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

NOTE:
SKILLS IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OBTAINED
WITH BRONZE WINDOWS

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1. The owner, architect, engineer, contractor, and other parties to this contract shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The engineer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The other parties to this contract shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NVR
NVR, Inc.
1000 N. 10th St.
Ft. Worth, TX 76102

SET NO. 00000
DRAWING TITLE
FRONT ELEVATION - ELEVATION C
DESIGNED BY
DATE
CHECKED BY
DATE

OPTION DESCRIPTION
1

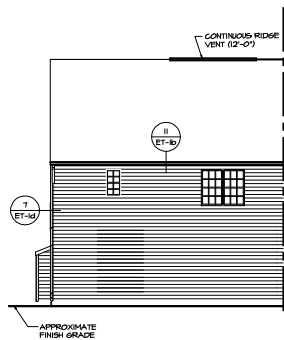
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FRONT ELEVATION - ELEVATION C
SCALE: 1/4" = 1'-0"

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A-1
FRONT ELEVATION - ELEVATION C
SCALE: 1/4" = 1'-0"

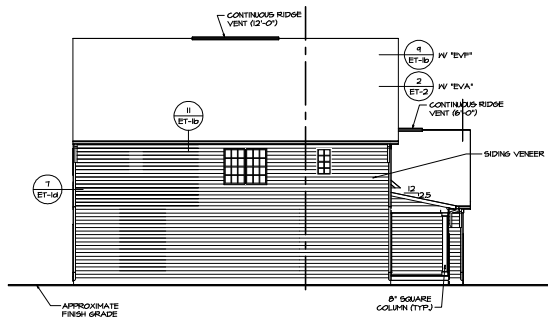


NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

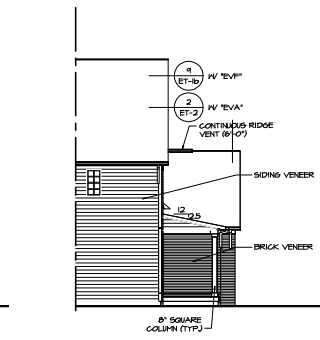
C:\NVA\Bathen\OAK PARK_OKP00_01_10985\Sheets\Master Set\Elevations\A-1 ELL FRONT.dwg 03/18/25 - 2:09 pm



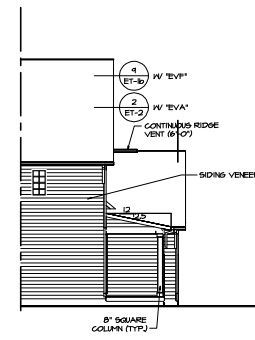
5 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 OWNER'S BATHROOM SHOWER "AMA"
 SHOWN IV FIREPLACE FAMILY ROOM REAR "LGP"



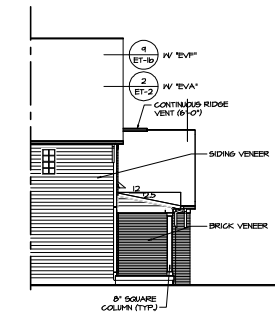
1 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV FOUR BEDROOM PILLOFT "BDP"



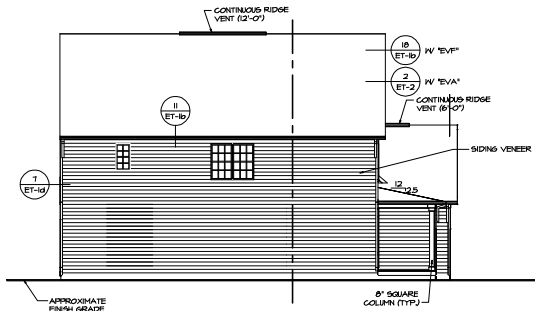
2 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV BRICK VENEER FRONT "EVA"



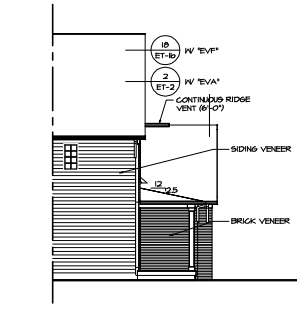
3 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV SIDING VENEER FRONT "EVA"
 AND FULL FRONT PORCH "EPA"



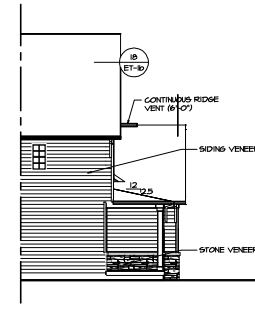
4 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "A" "ELA"
 SHOWN IV BRICK VENEER FRONT "EVA"
 AND FULL FRONT PORCH "EPA"



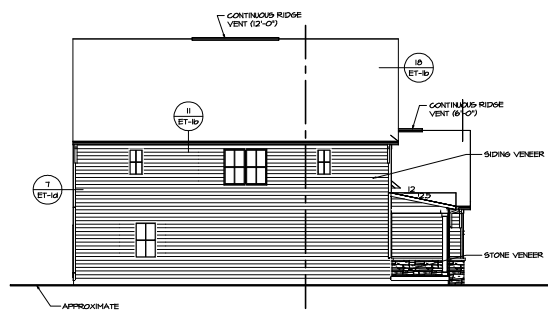
6 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 OWNER'S BATHROOM ROMAN SHOWER "AMA"
 FOUR BEDROOM WINGDIN ROOM "BDW"



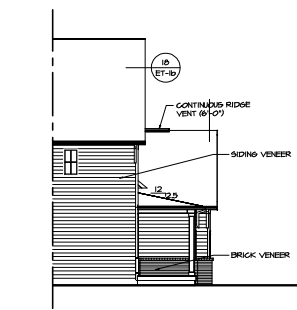
7 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "B" "ELB"
 SHOWN IV BRICK VENEER FRONT "EVA"



8 PARTIAL LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "C" "ELC"

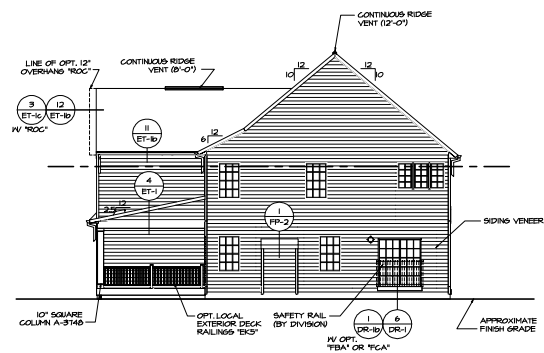


9 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "C" "ELC"
 SHOWN IV FOUR BEDROOM PILLOFT "BDP"
 OWNER'S BATHROOM ROMAN SHOWER "AMA"
 WINGDIN DINING AREA SIDE "VBN"

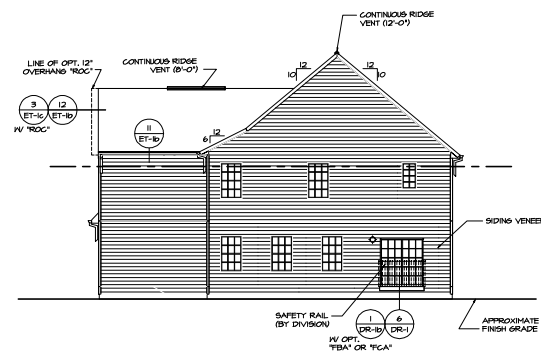


10 LEFT ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION "L" "ELL"
 SHOWN IV FOUR BEDROOM PILLOFT "BDP"
 OWNER'S BATHROOM ROMAN SHOWER "AMA"

SHEET NO.	DATE	REVISIONS
A-26	10/1/23	1. Initial Design
		2. Client Approval
		3. Final Construction Documents
		4. Project Completion
		5. Archival
		6. Review
		7. Update
		8. Revise
		9. Recheck
		10. Reconfirm
		11. Revalidate
		12. Reverify
		13. Reexamine
		14. Reinspect
		15. Reinvestigate
		16. Reanalyze
		17. Reassess
		18. Reaudit
		19. Revalidate
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		99. Revalidate
		100. Reverify



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN 1/4 REAR COVERED PORCH "EP"
OPT. FIREPLACE FAMILY ROOM REAR "LSP"
OPT. SLIDING GLASS DOOR DINING AREA "DSH"
OPT. OWNER'S BATHROOM SOAKING TUB
& SHOWER GLASS SURROUND "ASH"



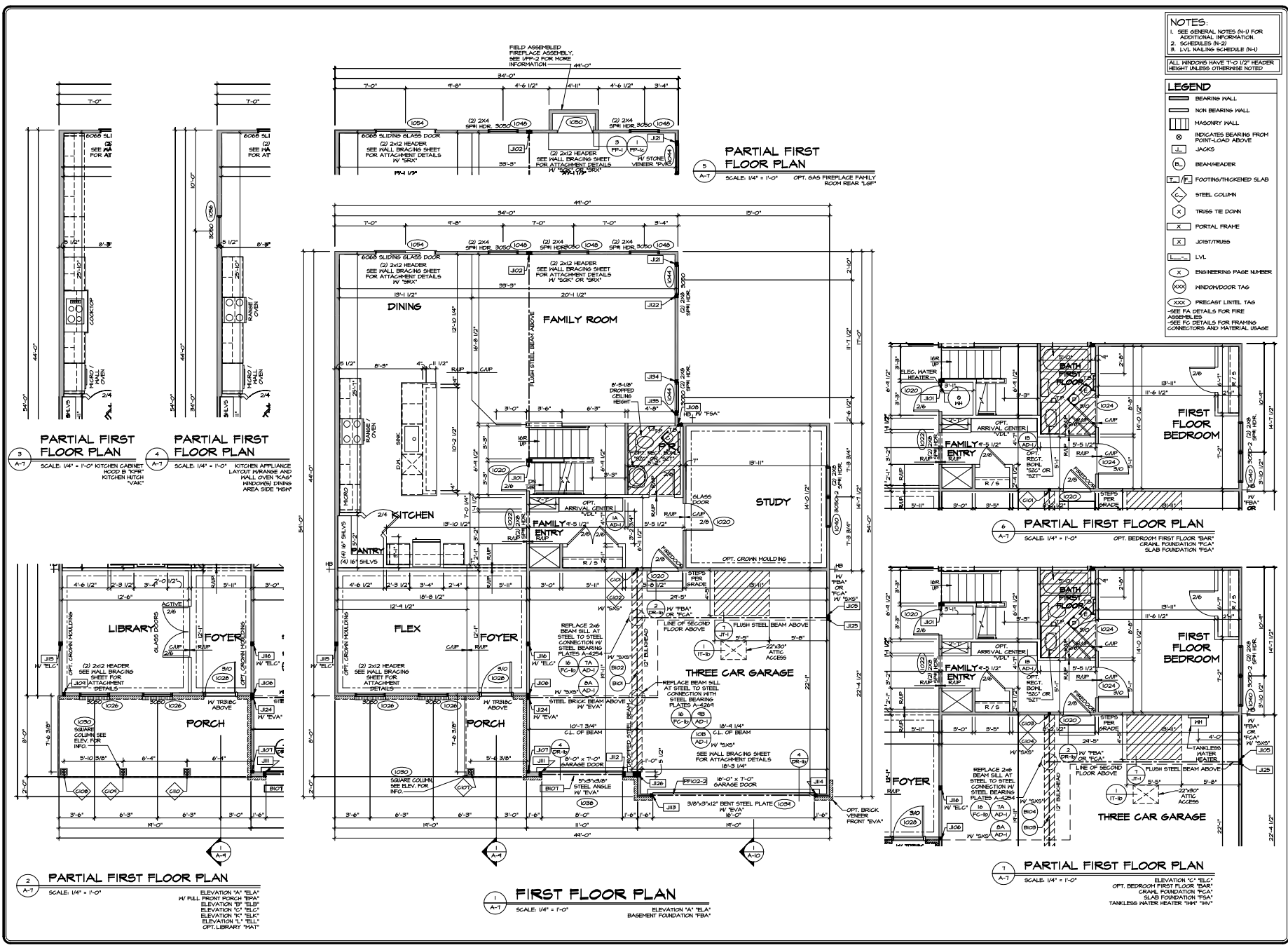
1 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. OWNER'S BATHROOM SHOWER "ASH"
OPT. OWNER'S BATHROOM ROMAN SHOWER "ASH"

SHEET NO. A-2c	PROJECT OAK PARK	DRAWING TITLE REAR ELEVATION	SET NO. 00000	DATE
			RELEASE NO. ---	
14		OPTION DESCRIPTION	DRAWN BY DATE	DATE
			07/2021	
1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0"				

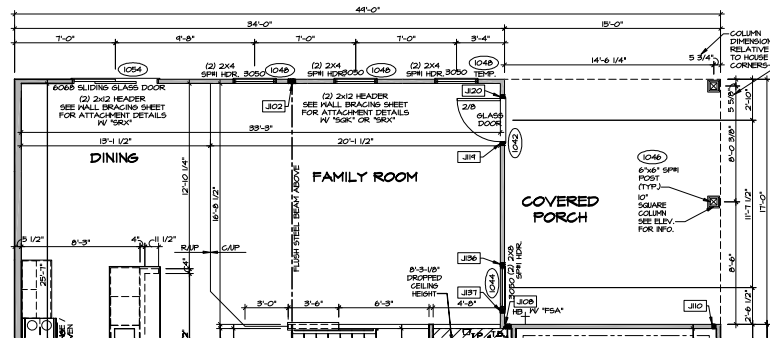


-  BEARING WALL
 -  NON BEARING WALL
 -  MASONRY WALL
 -  INDICATES BEARING FROM PORT-LOAD ABOVE
 -  JACKS
 -  BEAM/HEADER
 -  FOOTING/THICKENED SLAB
 -  STEEL COLUMN
 -  TRUSS TIE DOWN
 -  PORTAL FRAME
 -  JOIST/TRUSS
 -  LVL
 -  ENGINEERING PAGE NUMBER
 -  WINDOW/DOOR TAG
 -  PRECAST LINTEL TAG
- SEE PG DETAILS FOR FIRE ASSEMBLIES
- SEE PG DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

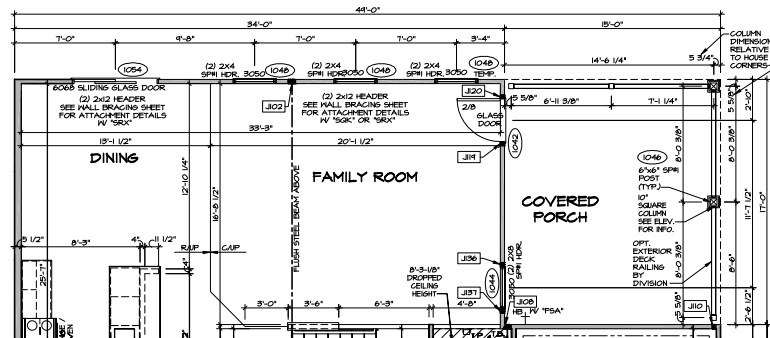
MODEL	OAK PARK
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	FINISHED BASEMENT
SHEET NO.	A-6
	32



SHEET NO. DRAWING TITLE A-7 FIRST FLOOR PLAN OPTION DESCRIPTION
--



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHOWN W/OPT. LOCAL EXTERIOR DECK RAILINGS 1\"/>

- NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-3)

ALL WINDOWS HAVE T-2 1/2\"/>

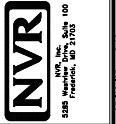
LEGEND

	BEARING WALL
	NON-BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM-HEADER
	FOOTINGS/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG

SEE PA DETAILS FOR FIRE ASSEMBLIES
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REV.	NO.	DATE	REMARKS

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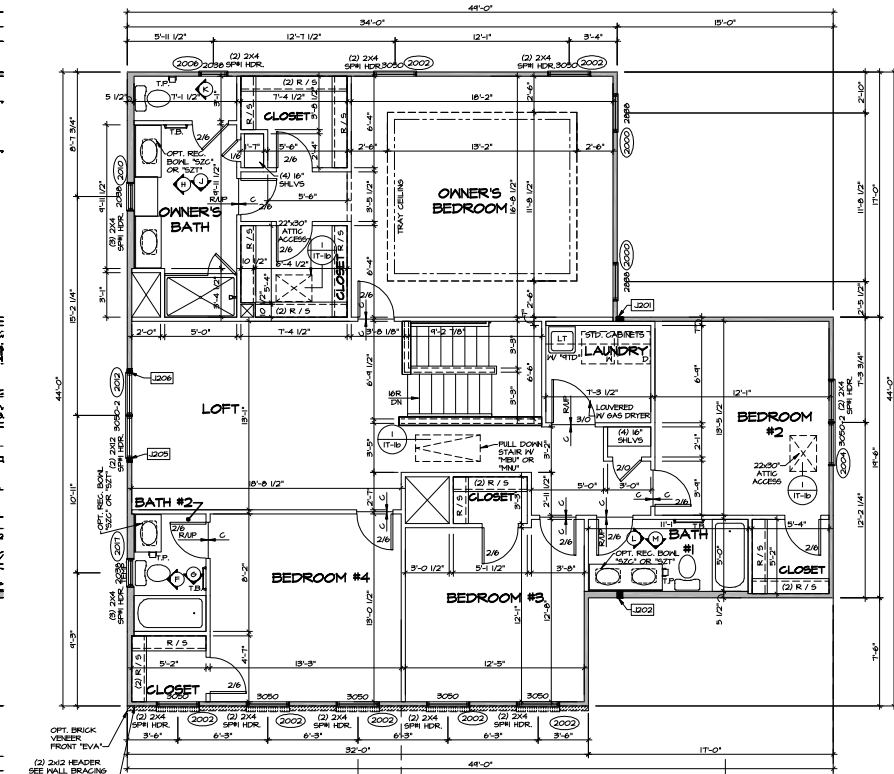
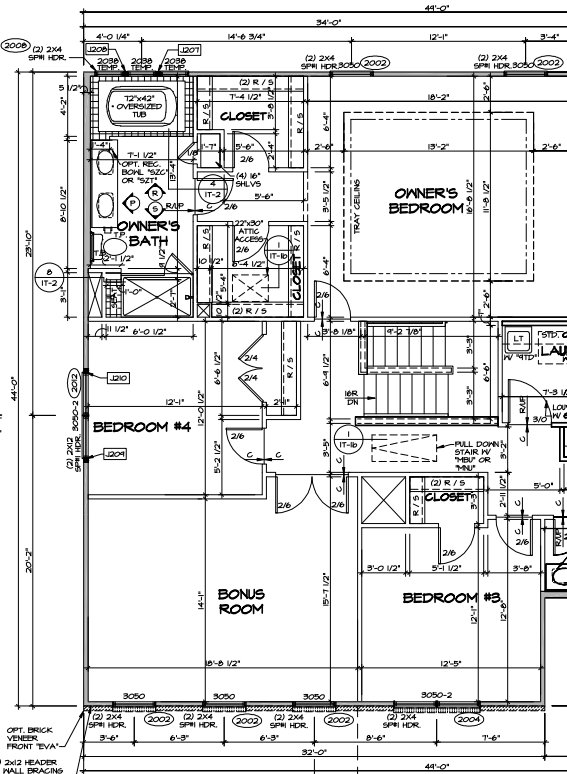
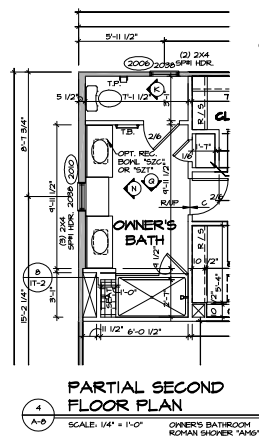


SET NO. 00000
RELEASE NO. 00000
DRAWN BY: DM
CHECKED BY: DM
DATE: 05/21/20
SCALE: 1/4\"/>

OPTION DESCRIPTION
COVERED PORCH

34

34



NOTES

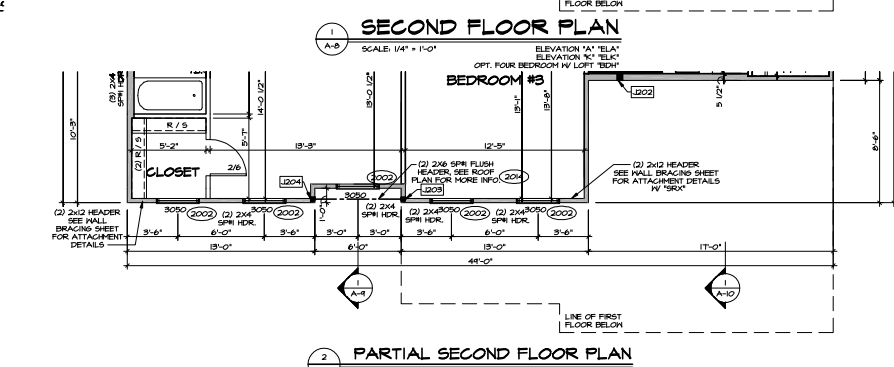
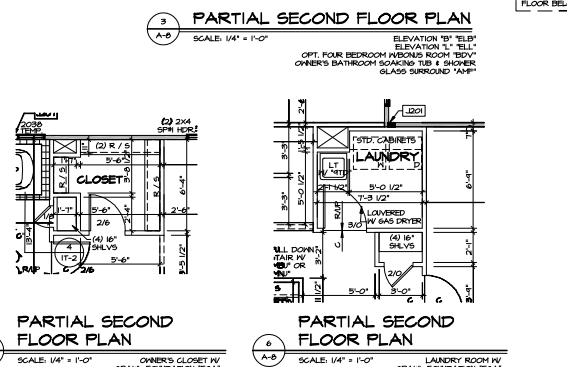
- SEE GENERAL NOTES (N-I) FOR ADDITIONAL INFORMATION.
- SCHEDULES (N-3).
- LVL NAILING SCHEDULE (N-I).

ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARINGS FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE F.A. DETAILS FOR FIRE ASSEMBLIES
SEE F.G. DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE



SHEET NO.	A-8
PROJECT	OAK PARK
DRAWING TITLE	SECOND FLOOR PLAN
DATE	05/25/20
DESIGNED BY	DM
CHECKED BY	DM
DATE	05/25/20
SCALE	AS SHOWN
REVISIONS	
1	REVISION
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100	REVISION

PALLADIO RANCH



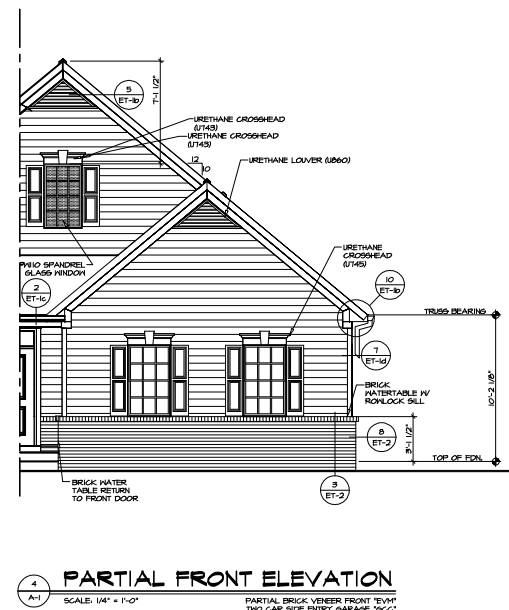
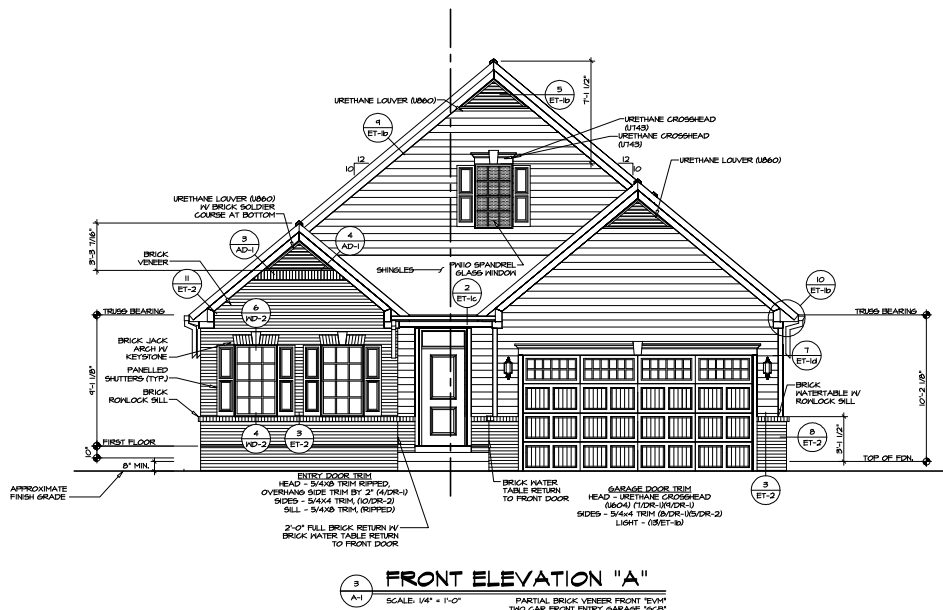
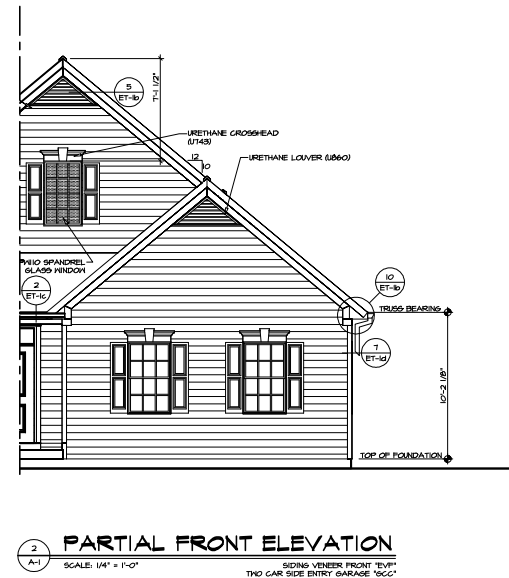
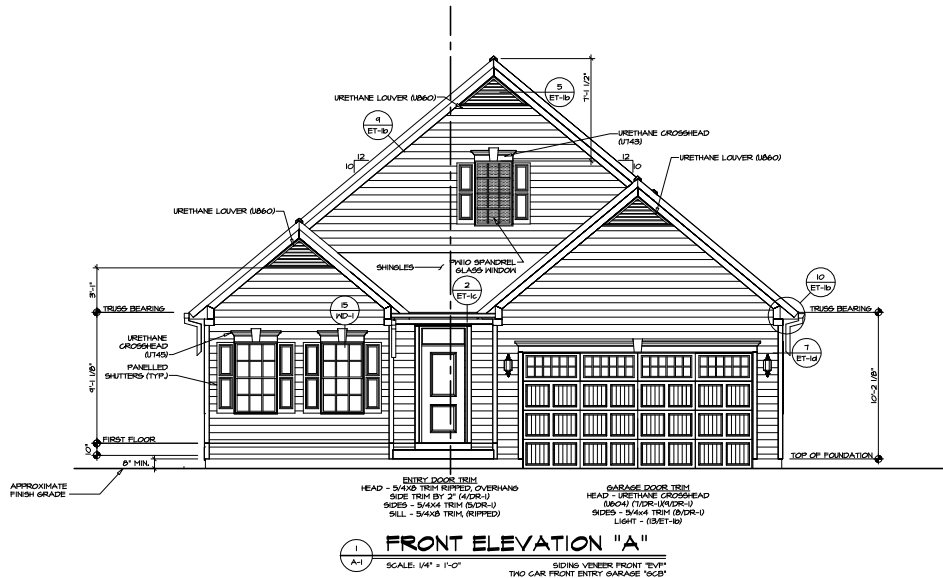
NVR, Inc.
5285 Westview Drive,
Suite 100
Frederick, MD 21703

Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Page	Sheet	Description	Details	Details
1	CS-1	COVER SHEET	59	M-1	BASEMENT HVAC							DR-1	WD-1
1.1	SS-1	Spec Sheet	60	M-2	FIRST FLOOR HVAC							DR-1B	WD-2
2	N-1	GENERAL NOTES	61	M-1	FIRST FLOOR HVAC							DR-2	WD-3
3	N-2	SCHEDULES	62	AD-1	STANDARD DETAILS - HOUSE SPECIFIC							DR-3	WS-1
4	A-1	FRONT ELEVATION										ET-1	
5	A-1	FRONT ELEVATION										ET-1B	
6	A-1	FRONT ELEVATION										ET-1C	
7	A-2	SIDE AND REAR ELEVATIONS										ET-1D	
8	A-3	FOUNDATION										ET-1E	
9	A-3B	FOUNDATION										ET-1F	
10	A-3	FOUNDATION										ET-1H	
11	A-3B	FOUNDATION										ET-2	
12	A-3	FOUNDATION										ET-3	
13	A-3B	FOUNDATION										ET-3B	
14	A-3	FOUNDATION										ET-3C	
15	A-3B	FOUNDATION										F-1	
16	A-3	FOUNDATION										F-1B	
17	A-3B	FOUNDATION										F-1C	
18	A-4	FOUNDATION HOLD DOWN										F-2	
19	A-4	FOUNDATION HOLD DOWN										F-3	
20	A-4	FOUNDATION HOLD DOWN										F-3B	
21	A-5	PLUMBING										FA-1B	
22	A-5	PLUMBING										FC-1	
23	A-5	PLUMBING										FC-1B	
24	A-6	BASEMENT FLOOR PLAN										FC-2	
25	A-6	BASEMENT FLOOR PLAN										FC-3	
26	A-7	FIRST FLOOR PLAN										FC-4	
27	A-7	FIRST FLOOR PLAN										FC-5	
28	A-7	FIRST FLOOR PLAN										FD-1	
29	A-7	FIRST FLOOR PLAN										FD-2	
30	A-7B	FIRST FLOOR PLAN										FD-2B	
31	A-9	BUILDING SECTION										FD-3	
32	A-10	BUILDING SECTION										FD-4	
33	A-11	BUILDING SECTION										FP-1	
34	A-12	STAIR SECTION										FP-1C	
35	A-13	KITCHEN										GB-1	
36	A-13	KITCHEN										IT-1	
37	A-13	KITCHEN										IT-1B	
38	A-14	BATH ELEVATIONS										IT-1C	
39	E-1	BASEMENT ELECTRICAL										IT-2	
40	E-1	BASEMENT ELECTRICAL										IT-3	
41	E-2	FIRST FLOOR ELECTRICAL										JT-1	
42	E-2	FIRST FLOOR ELECTRICAL										JT-2	
43	E-2	FIRST FLOOR PLAN										KT-1	
44	E-2	FIRST FLOOR PLAN										KT-1B	
45	E-2B	FIRST FLOOR ELECTRICAL										RF-1	
46	E-3	ATTIC STORAGE ELECTRICAL										RF-1B	
47	S-1	FIRST FLOOR FRAMING										RF-1C	
48	S-2	ROOF FRAMING										SEP-1	
49	S-2	ROOF FRAMING										SEP-2	
50	S-3	TRUSS BRACING										SEP-3	
51	S-3	TRUSS BRACING										SEP-4	
52	S-3	TRUSS BRACING										SP-1	
53	S-3	TRUSS BRACING										SP-2	
54	S-4	WALL BRACING										SP-3	
55	S-4	WALL BRACING										ST-1	
56	S-4	WALL BRACING										ST-2	
57	M-1	BASEMENT HVAC										WB-1	
58	M-2	FIRST FLOOR HVAC										WB-2	

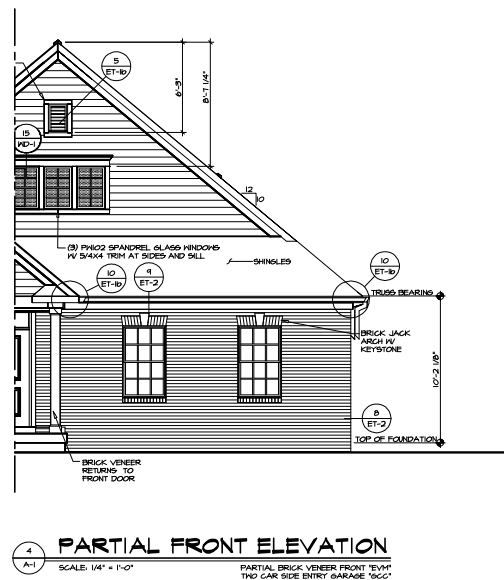
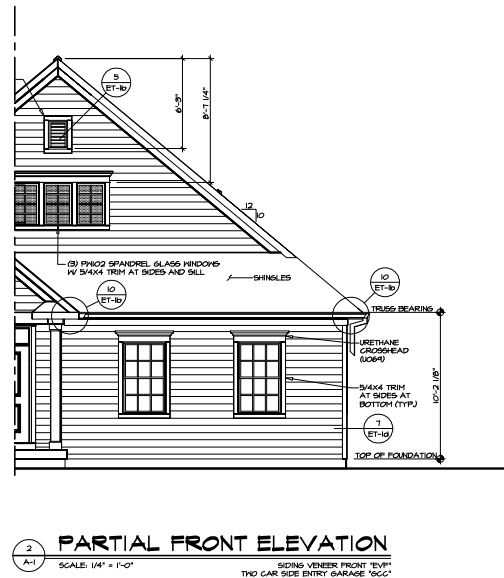
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AGE HOUSE:	40'-0"	40'-0"	
DEPTH:	66'-0"	66'-0"	
MAXIMUM:	WIDTH:	DEPTH:	
40'-0"	40'-0"	12'-0"	
DEPTH:	12'-0"		

BASE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1848 SF
	1848 SF
FIRST FLOOR SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
1ST FLOOR (BASE SF)	1848 SF
1ST FLOOR CRAWL / SLAB FOUNDATION (DEDUCT SF)	44 SF
GARAGE SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
TWO CAR GARAGE	481 SF
TWO CAR GARAGE CRAWL/SLAB FOUNDATION (ADD SF)	44 SF
BASEMENT SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
FINISHED BASEMENT	1151 SF
BASEMENT BATH (ADD. SF)	51 SF
UNFINISHED SQUARE FOOTAGE	
DESCRIPTION	TOTAL SQ. FT.
UNFINISHED BASEMENT	1851 SF
UNFINISHED BASEMENT STORAGE	743 SF
UNFINISHED BASEMENT STORAGE NO BASEMENT BATH (ADD. SF)	51 SF
SET NO. - VERSION	
PLDOA - 01	
SHEET NO.	
CS-1	
PAGE NO.	
1	
RELEASE NO. ---	

C:\NVR\Server\PALLADIO RANCH\PLDOA_01_11342\Sheet\Master Set\Cover Sheet\CS-1 COVER SHEET.dwg 04/17/25 = 4150 PIV



SHEET NO.		PROJECT NO.		DRAWING TITLE		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE		BY		CHK		APP		REV		DESCRIPTION		DATE	
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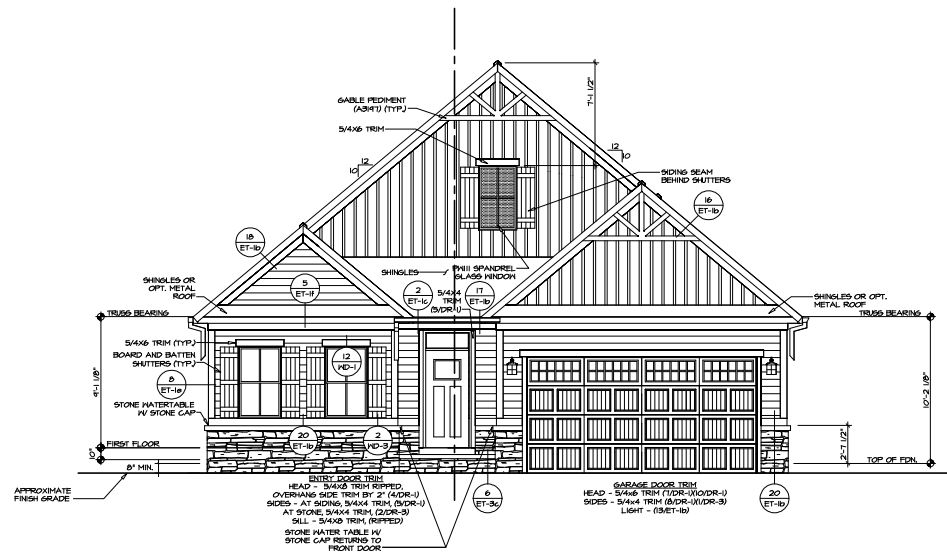


NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

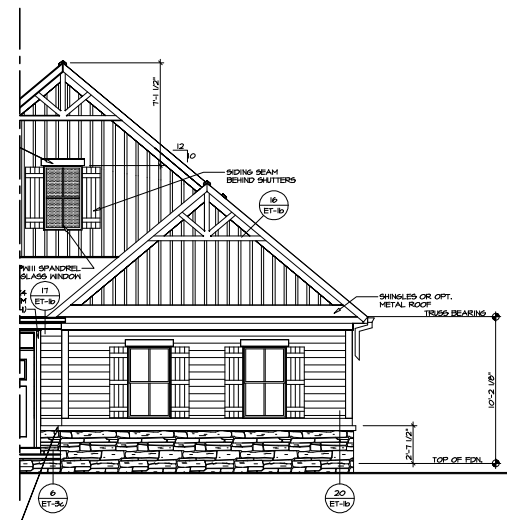
C:\NVR\Software\PALLADIO RANCH_PID00A.DT_112428_Sheets\Monitor Set\Elevations\A-1_ELB_FRONT.dwg 04/17/25 - 4:50 pm

NOTE:
GILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDE LIGHTS TO BE OMITTED
WITH BRONZE HINGES

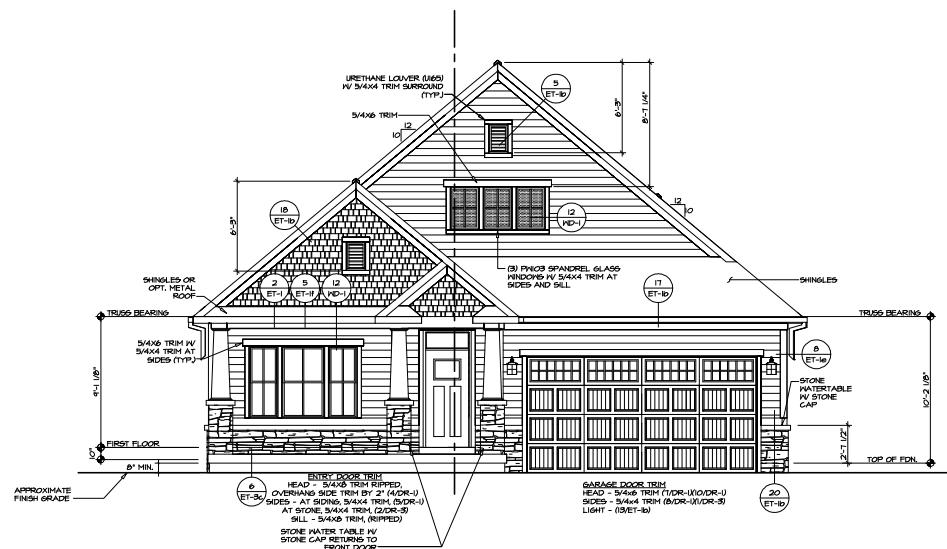
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



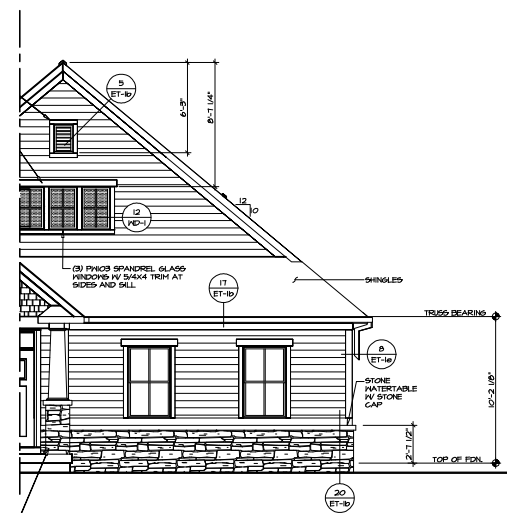
1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "6CB"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ELEVATION K "TEL"
TWO CAR SIDE ENTRY GARAGE "6CC"

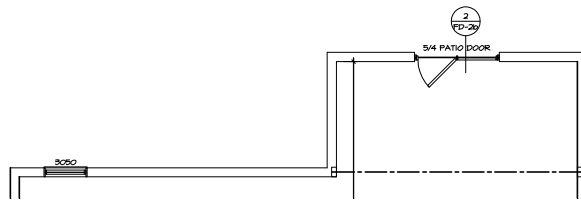


3 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "6CB"

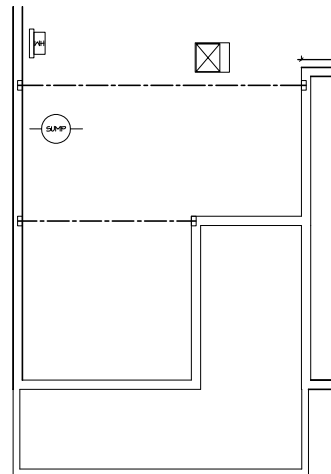


4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ELEVATION L "TEL"
TWO CAR SIDE ENTRY GARAGE "6CC"

SHEET NO.	PALLADIO RANCH										SET NO. PLDOA	REVISIONS										REV. NO.										DATE	REMARKS									
A-1	FRONT ELEVATION										DATE: 2/1/17	DRAWN BY: SPN										2										2/15/18	1. REVISED FRONT PORCH AND 1.									

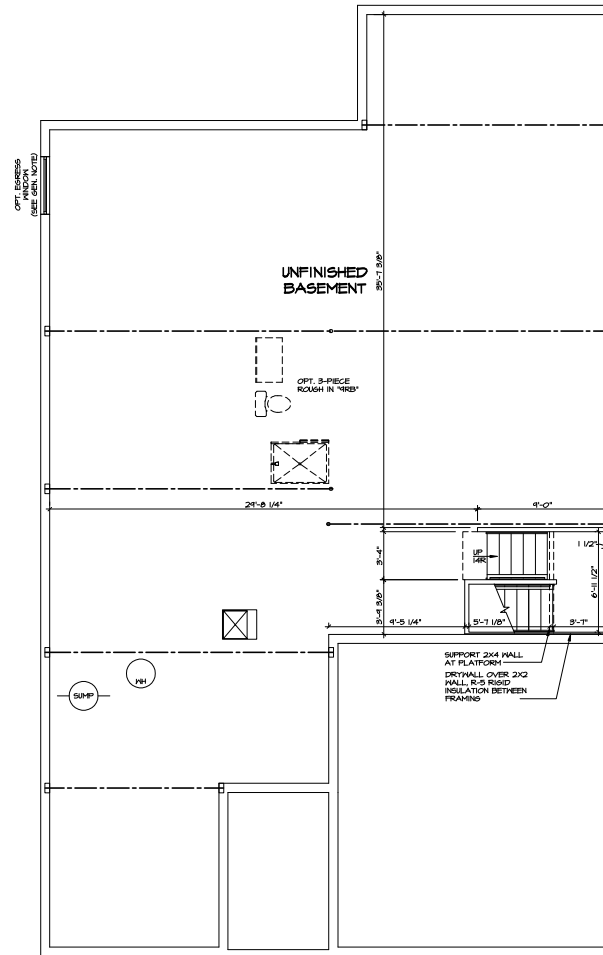


4 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT WINDOW REAR "HNC"
HV DOUBLE PATIO DOOR WALK OUT BASEMENT
"DPC"



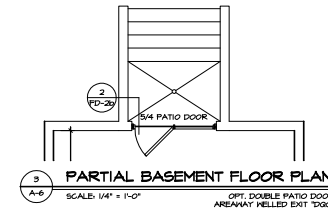
ELEVATION "B" AND "L"
"ELBY"ELL"

2 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
WATER HEATER PROPANE TANKLESS "HNC"
OR WATER HEATER NATURAL GAS TANKLESS
"HNC"



ELEVATION "A" AND "K"
"ELAY"ELK"

1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT EGRESS WINDOW "HNC"



3 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"
OPT. DOUBLE PATIO DOOR
AREAWAY BELLED EXT "DPC"

- NOTES:
1. GENERAL NOTES (N-I)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-I)
4. SEE GENERAL NOTES (N-I) FOR
ADDITIONAL INFORMATION.
- LEGEND
BEARING WALL
NON BEARING WALL
MASONRY WALL
INDICATES BEARING FROM
POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTING/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL
ENGINEERING PAGE NUMBER
WINDOW/DOOR TAG
PRECAST LINTEL TAG
-SEE FIA DETAILS FOR FIRE
ASSEMBLIES
-SEE FIC DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

REV.	NO.	DATE	REMARKS

1. The owner, architect, engineer, contractor, and other parties to this contract shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The engineer shall not be responsible for the design of any structure or system that is not shown on the drawings or for the design of any structure or system that is shown on the drawings but is not shown on the drawings.

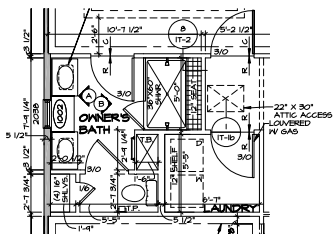
NVR
NVR Inc.
100
Frederick, MD 21703

SET NO. FLOOR
RELEASE NO.
DRAWN BY: DRH
DATE: 1/20/17
CHECKED BY: MEC

PROJECT: PALLADIO RANCH
DRAWING TITLE: BASEMENT FLOOR PLAN
SYSTEM DESCRIPTION: UNFINISHED BASEMENT

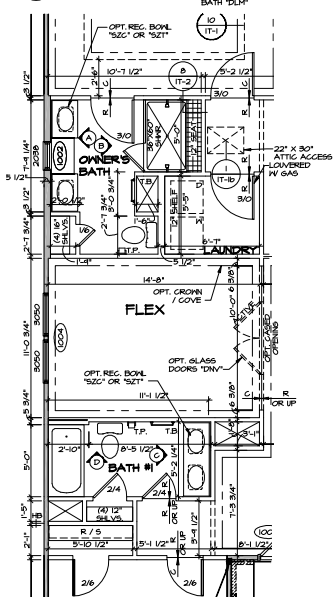
SHEET NO.: A-6
TOTAL SHEETS: 24

DATE: 02/17/25
BY: [Signature]



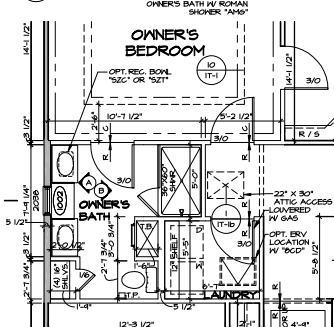
PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" INTERIOR DOOR OWNERS BATH SWING



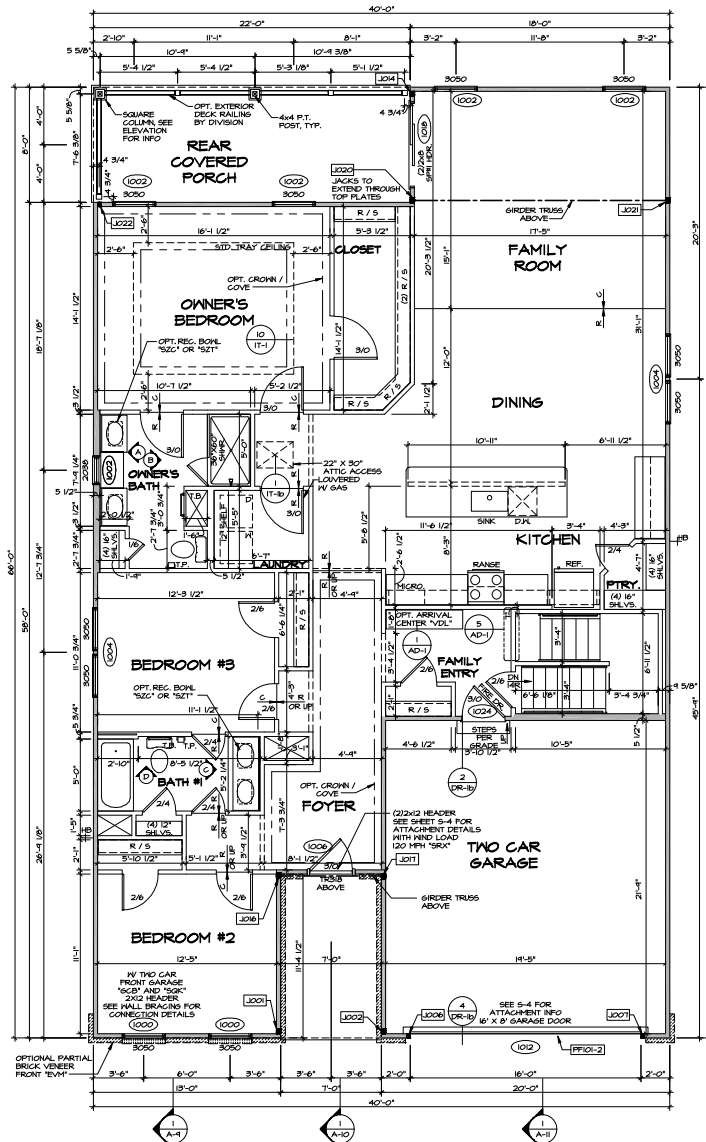
PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" FLEX ROOM 14'0" X 12'0" OWNERS BATH 14'0" X 12'0" SHOWER 7'0" X 5'0"



PARTIAL FIRST FLOOR PLAN

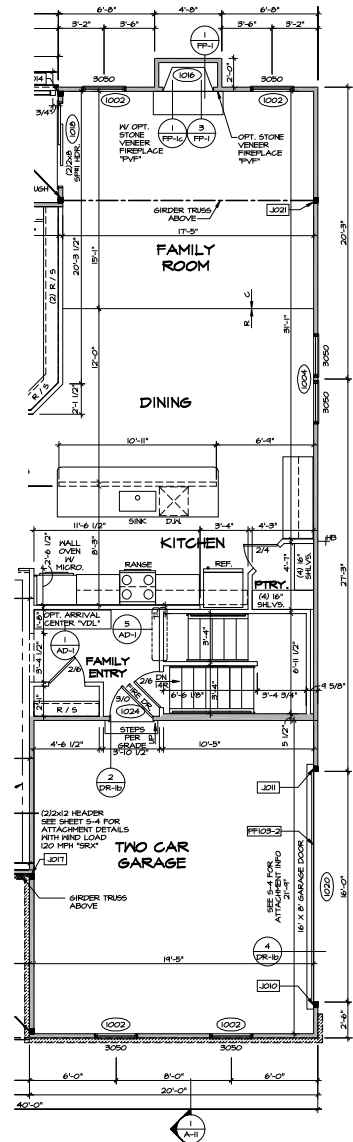
SCALE: 1/4" = 1'-0" ERY AIR SUPPLY 18'0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" ELEVATION A-T/A-1

TWO CAR GARAGE - FRONT ENTRY 16'0" X 20'0" KITCHEN LAYOUT 11'0" X 12'0" BEDROOM THREE 12'0" X 12'0" OWNERS BATH 14'0" X 12'0"



PARTIAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" KITCHEN LAYOUT 11'0" X 12'0"

GAS FIREPLACE FAMILY RM REAR 16'0" X 20'0" TWO CAR GARAGE - SIDE ENTRY 16'0" X 20'0"

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL HALLING SCHEDULE (N-3)
 - SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG
- SEE F.A. DETAILS FOR FIRE ASSEMBLIES
- SEE F.C. DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REV.	NO.	DATE	DESCRIPTION
1	0001	01/15/17	ISSUED FOR PERMITTING AND MARKETING REVIEW
2	0002	01/15/17	REVISED PER N-1, N-2, N-3, N-4, N-5, N-6, N-7, N-8, N-9, N-10, N-11, N-12, N-13, N-14, N-15, N-16, N-17, N-18, N-19, N-20, N-21, N-22, N-23, N-24, N-25, N-26, N-27, N-28, N-29, N-30, N-31, N-32, N-33, N-34, N-35, N-36, N-37, N-38, N-39, N-40, N-41, N-42, N-43, N-44, N-45, N-46, N-47, N-48, N-49, N-50, N-51, N-52, N-53, N-54, N-55, N-56, N-57, N-58, N-59, N-60, N-61, N-62, N-63, N-64, N-65, N-66, N-67, N-68, N-69, N-70, N-71, N-72, N-73, N-74, N-75, N-76, N-77, N-78, N-79, N-80, N-81, N-82, N-83, N-84, N-85, N-86, N-87, N-88, N-89, N-90, N-91, N-92, N-93, N-94, N-95, N-96, N-97, N-98, N-99, N-100
3	0003	01/15/17	REVISED PER N-1, N-2, N-3, N-4, N-5, N-6, N-7, N-8, N-9, N-10, N-11, N-12, N-13, N-14, N-15, N-16, N-17, N-18, N-19, N-20, N-21, N-22, N-23, N-24, N-25, N-26, N-27, N-28, N-29, N-30, N-31, N-32, N-33, N-34, N-35, N-36, N-37, N-38, N-39, N-40, N-41, N-42, N-43, N-44, N-45, N-46, N-47, N-48, N-49, N-50, N-51, N-52, N-53, N-54, N-55, N-56, N-57, N-58, N-59, N-60, N-61, N-62, N-63, N-64, N-65, N-66, N-67, N-68, N-69, N-70, N-71, N-72, N-73, N-74, N-75, N-76, N-77, N-78, N-79, N-80, N-81, N-82, N-83, N-84, N-85, N-86, N-87, N-88, N-89, N-90, N-91, N-92, N-93, N-94, N-95, N-96, N-97, N-98, N-99, N-100

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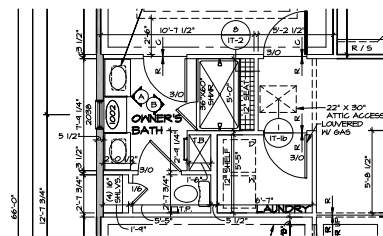
NVR
NVR, INC.
1100 N. 10th St., Suite 100
Farmingdale, NY 11735

SET NO. FLOOR
DRAWING TITLE
RELEASE NO.
DRAWN BY: DCH
CHECKED BY: JLB
DATE: 1/15/17
FIRM: NVR

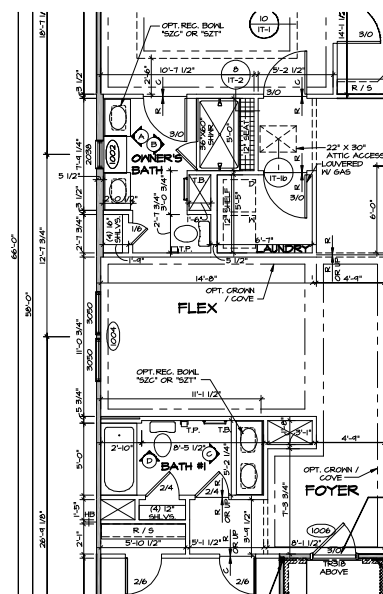
PROJECT: PALLADIO RANCH
DRAWING TITLE: FIRST FLOOR PLAN
OPTION: FULL BASEMENT FOUNDATION

SHEET NO. A-7

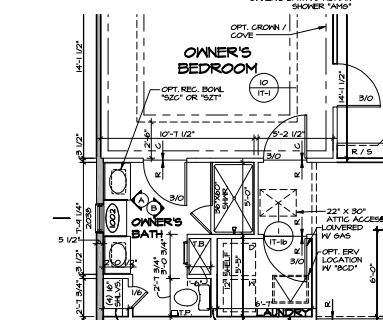
26



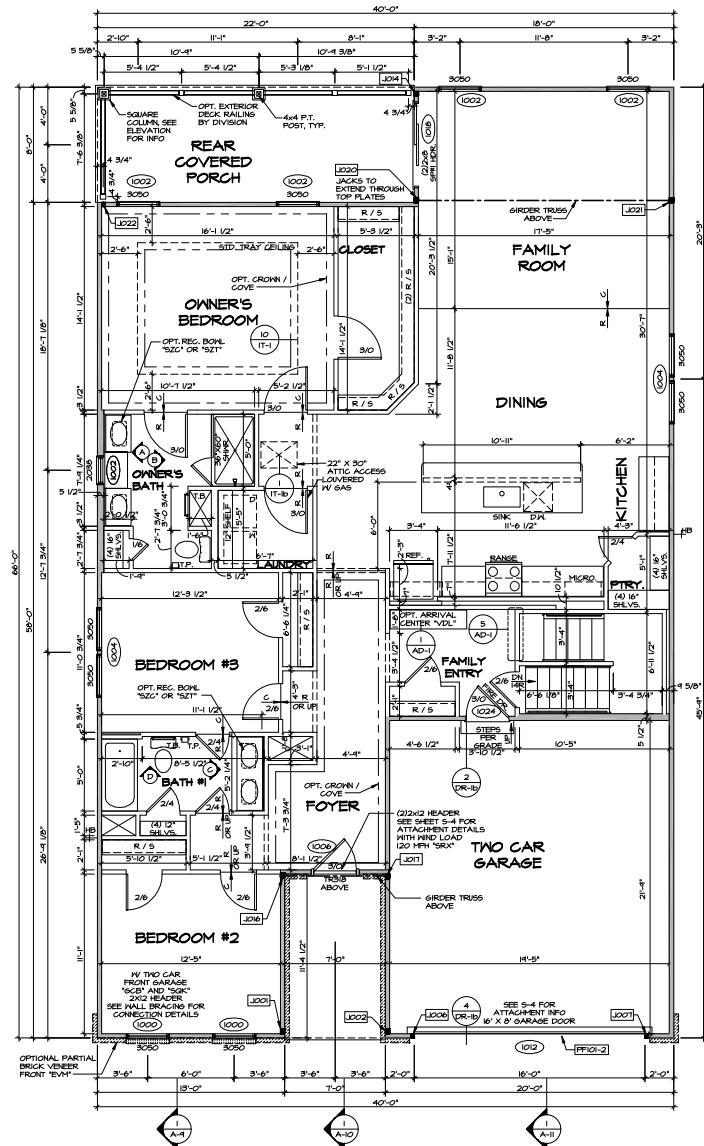
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

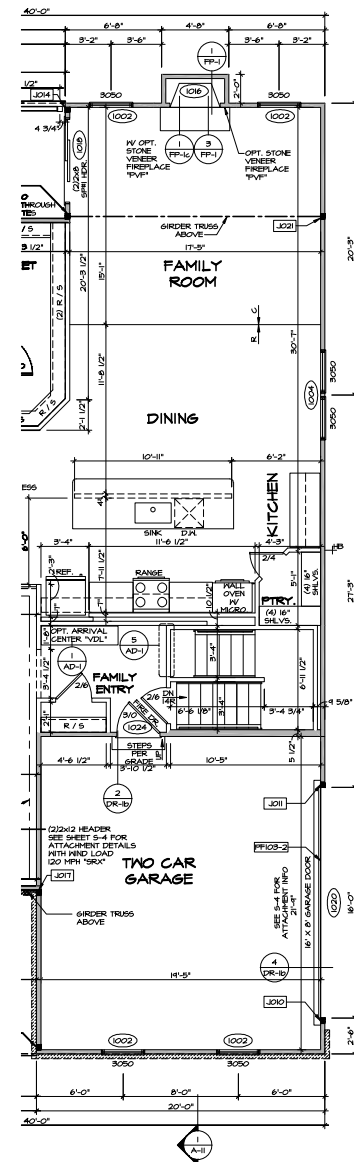


PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

TWO CAR GARAGE - FRONT ENTRY "150"
ALTERNATE KITCHEN APPLIANCE LAYOUT
W. RANGE (TO) 104"
BEDROOM THREE "150"
OWNER'S BATH "150"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALTERNATE KITCHEN APPLIANCE LAYOUT
W. RANGE AND WALL OVEN (TO) 104"
GAS FIREPLACE FAMILY RM REAR "150"
TWO CAR GARAGE - SIDE ENTRY "150"

- NOTES:**
1. GENERAL NOTES (N-I)
2. SCHEDULES (N-2)
3. LVL. HALLING SCHEDULE (N-3)
4. SEE GENERAL NOTES (N-I) FOR ADDITIONAL INFORMATION.
- LEGEND**
BEARING HALL
NON BEARING HALL
MASONRY HALL
INDICATES BEARING FROM POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTING/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL.
ENGINEERING PAGE NUMBER
WINDOW/DOOR TAG
PRECAST LINTEL TAG
SEE FA DETAILS FOR FIRE ASSEMBLIES
SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

REVISION	DATE	BY	APP.
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NVR
NORTH VIRGINIA RANCH
DRAWING TITLE
FIRST FLOOR PLAN
DATE: 4/1/2022
BY: [Signature]
CHECKED: [Signature]
APP. [Signature]



ELEVATION "A" "ELA"
OR ELEVATION "K" "ELK"
CRAWL SPACE FOUNDATION "FGA"
OR SLAB FOUNDATION "FSA"
TWO CAR GARAGE - FRONT ENTRY "GCB"
KITCHEN LAYOUT W/ RANGE "KAA"
BEDROOM THREE "BCB"
OWNER'S BATH "AMA"

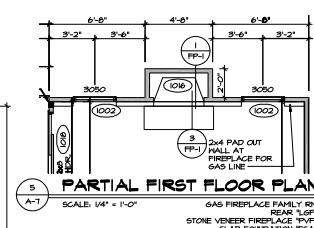
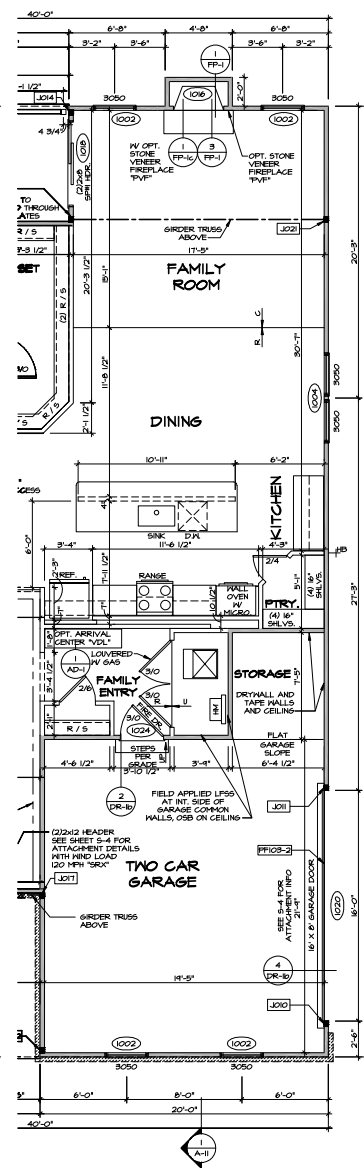
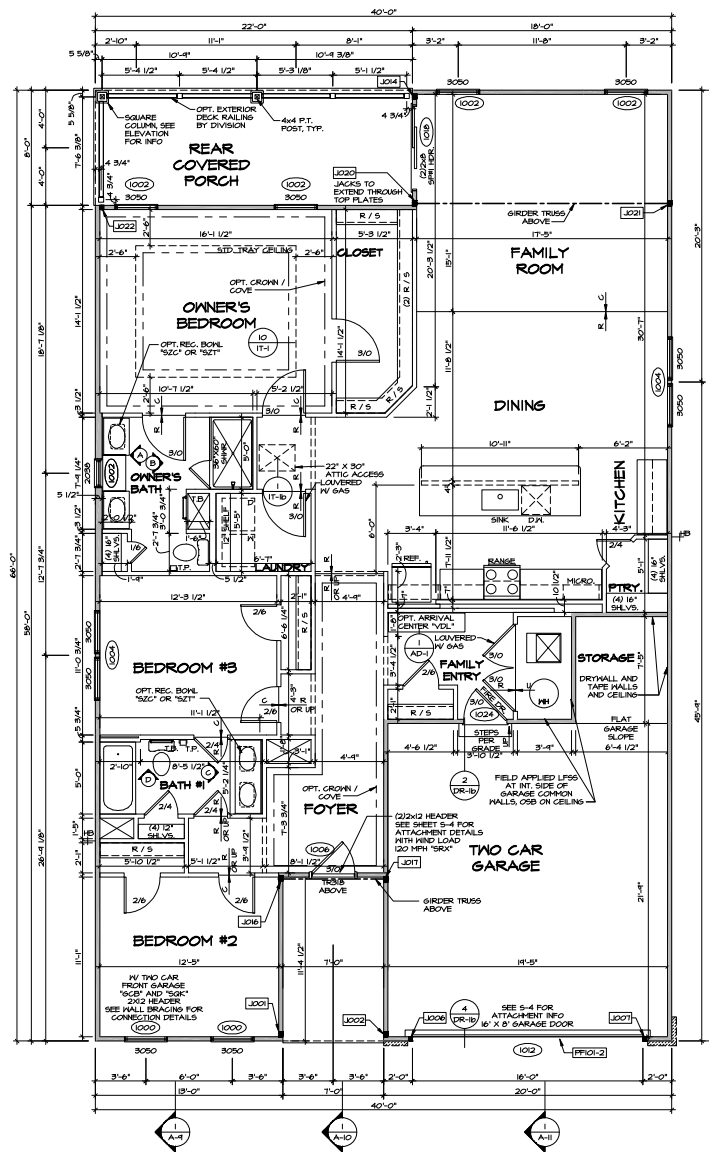
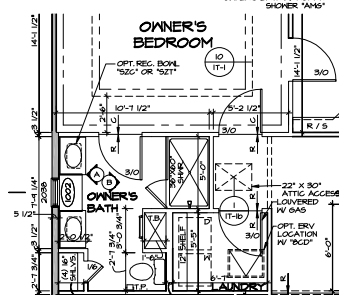
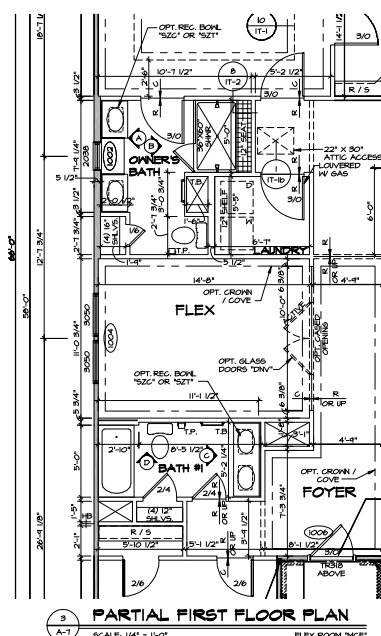
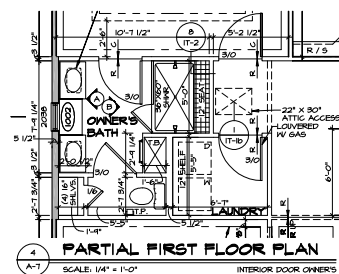


CRANE SPACE FOUNDATION "FCA"
OR SLAB FOUNDATION "FSA"
SHOWN W/ WATER HEATER PROPANE
TANKLESS "IHV"
OR WATER HEATER NATURAL GAS
TANKLESS "IHV"
KITCHEN LAYOUT W/ RANGE & WALL OVEN
"KAO"
GAS FIREPLACE FAMILY RM REAR "LGR"
TWO CAR GARAGE - SIDE ENTRY "GCC"



- ## LEGEND
- | | |
|---|---|
|  | BEARING WALL |
|  | NON BEARING WALL |
|  | MAGORY WALL |
|  | INDICATES BEARING FROM POINT-LOAD ABOVE |
|  | JACKS |
|  | BEAM/HEADER |
|  | FOOTING/THICKENED SLAB |
|  | STEEL COLUMN |
|  | TRUSS TIE DOWN |
|  | PORTAL FRAME |
|  | JOIST/TRUSS |
|  | LVL |
|  | X ENGINEERING PAGE NUMBER |
|  | WINDOW/DOOR TAG |
|  | PRECAST LINTEL TAG |
- SEE PA DETAILS FOR FIRE
ADDITIONAL
STRUCTURAL DETAILS FOR FRAMING
CONNECTORS AND MATERIAL USAGE

SHEET NO.	MODEL
A-7	PALLADIO RANCH
	DRAWING TITLE
	FIRST FLOOR PLAN
	OPTION DESCRIPTION
	CRAWL SPACE FOUNDATION
28	SLAB FOUNDATION



- NOTES:

1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-3)
4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION

11

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NVR
NVR, Inc.
1285 Washburn Drive, Suite 100
Frederick, MD 21703

SET NO. PLDOA	
VERSION 01	
RELEASE NO. 000000	
DRAWN BY SJR	
DATE: 11/30/2022	
OPTION	
FCA	

[illegible]

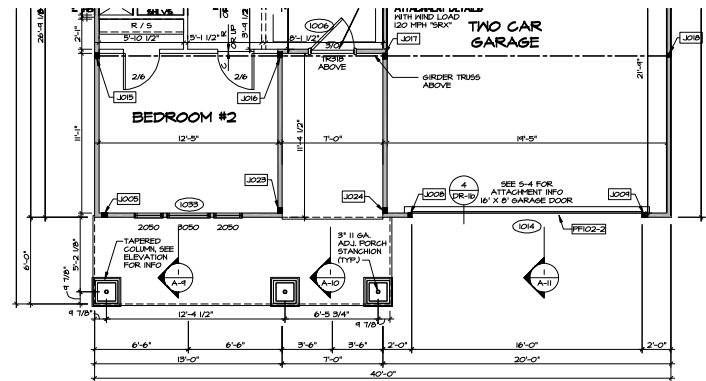
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ADIC	TITLE	LOOR PLAN	DESCRIPTION	SPACE F
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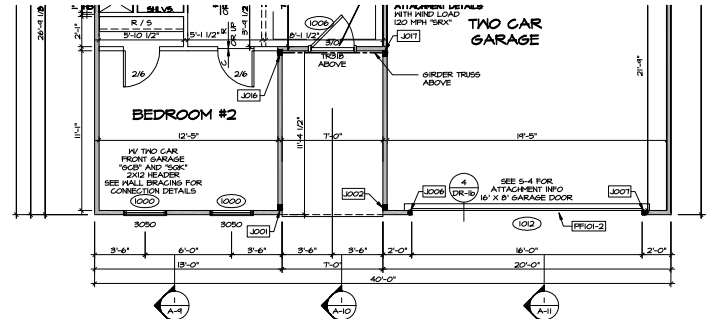
MODEL	PAL
DRAWING	FIRST
OPTION 1	CRAW

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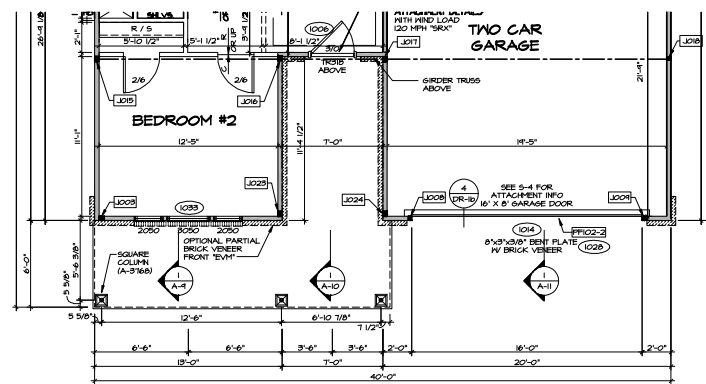
SHEET NO.



3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION L 'ELL'



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION K 'ELK'

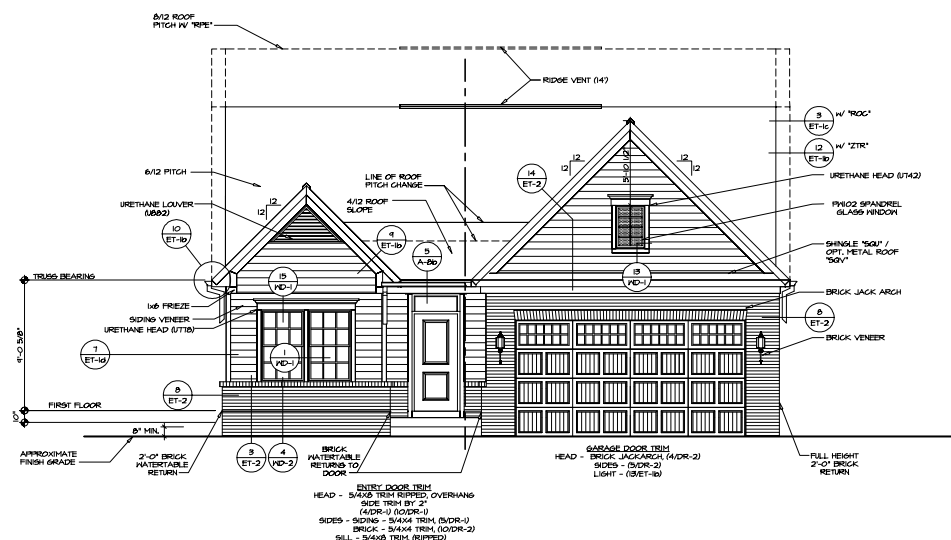


1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION B 'ELL'

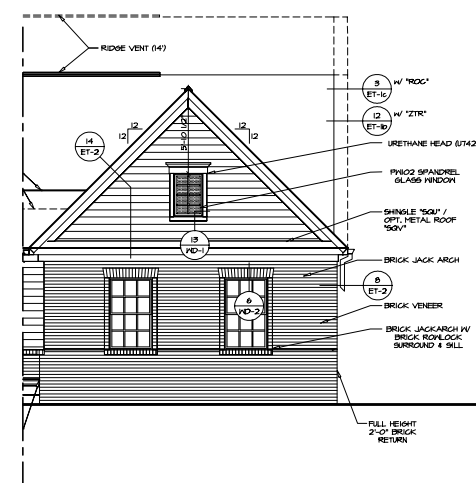
- NOTES:**
1. GENERAL NOTES (N-1)
 2. SCHEDULES (N-2)
 3. LVL. HALLING SCHEDULE (N-3)
 4. SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORCH FRAME
 - JOIST/TRUSS
 - LVL.
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
 - SEE FA DETAILS FOR FIRE ASSEMBLIES
 - SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

SHEET NO.	PROJECT	DRAWING TITLE	DATE	DRAWN BY	CHECKED BY	APPROVED BY	REVISIONS	DATE	BY	DESCRIPTION	REMARKS
A-7b	PALLADIO RANCH	FIRST FLOOR PLAN	1/15/17	DRH	DRH	DRH					
30											

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
FULL BASEMENT "FBA"
TWO-CAR FRONT ENTRY GARAGE "SCB"



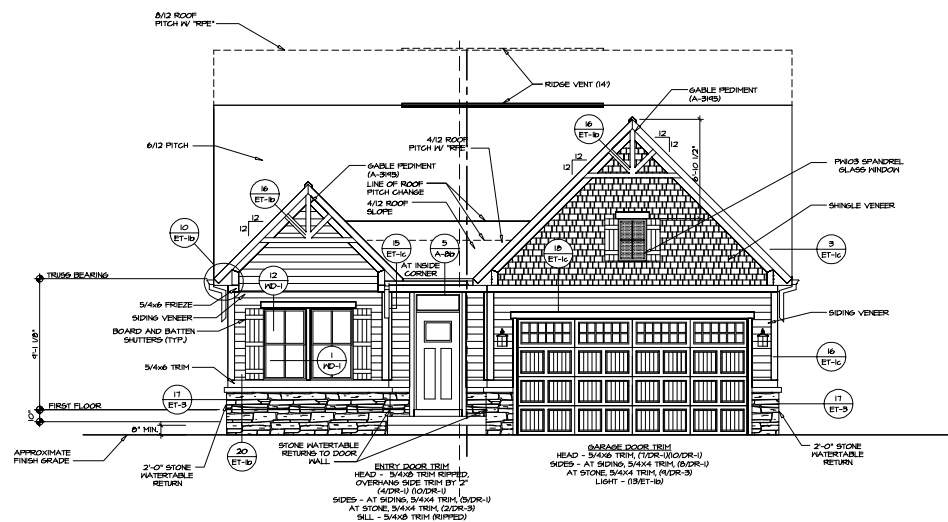
2 PARTIAL FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "SCC"

SHEET NO.	DATE	REVISIONS
A-1		
6		

SET NO. A-100	ALBERTI RANCH
RELEASE NO.	
DRAWN BY ELB	
CHECKED BY ELB	
DATE 2/25/17	
PROJECT NO.	
DESCRIPTION	
ELEVATION "B"	

1	ALBERTI RANCH
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20	ALBERTI RANCH

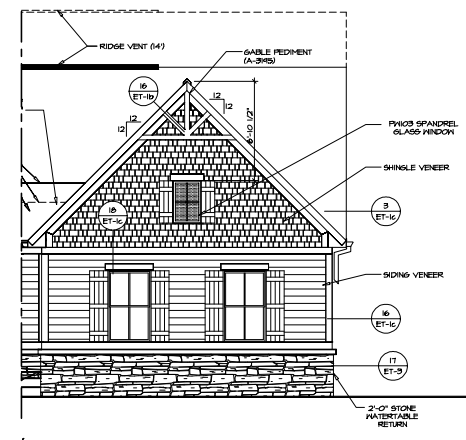
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



FRONT ELEVATION "K"

FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0" FULL BASEMENT "FBA"
TWO-CAR FRONT ENTRY GARAGE "SGP"



PARTIAL FRONT ELEVATION "K"

SCALE: 1/4" = 1'-0" FULL BASEMENT "FBA"
TWO-CAR SIDE ENTRY GARAGE "SGC"

REMARKS

REV. NO. DATE

1. This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

NVR
NVR, Inc. 200 N. 1000 E.
P.O. Box 1000
Provo, UT 84602

SET NO. ALBERTI RANCH
DRAWING TITLE
FRONT ELEVATION
DATE 2/25/17
BY EJB
CHECKED EJB

SHEET NO. 7
ALBERTI RANCH
DRAWING TITLE
FRONT ELEVATION
DATE 2/25/17
BY EJB
CHECKED EJB

Architectural elevation drawing of a house, showing a side elevation on the left and a front elevation on the right, separated by a vertical line. The drawing includes detailed annotations for materials, dimensions, and construction notes.

Left Side (Side Elevation):

- Roof: 5/12 ROOF PITCH 1/4" 10/16"
- Shingle: SHINGLE 15G/1" OPT. METAL ROOF 15G/1"
- Ridge Vent: RIDGE VENT (#47)
- Dormer: SHED DORMER 1/4 (2) TRIM SPANDREL GLASS FINCHON 9'-6"
- Roof Pitch Change: LINE OF ROOF PITCH CHANGE 4/12 ROOF PITCH 1/4" 10/16"
- Trim: 5/4x6 TRIM (#5 ET-5)
- Stone Water Table: STONE WATER TABLE RETURN TO DOOR HALL
- Entry Door Trim: ENTRY DOOR TRIM HEAD - 5/4x8 TRIM FINISH OVERHANG SIDE TRIM BY 2", (4/DR-1) 5/4x8 TRIM SIDES - AT SIDING, 5/4x4 TRIM (5/DR-1) AT STONE, 5/4x4 TRIM (2/DR-5) SILL - 5/4x8 TRIM (FINISH)
- Garage Door Trim: GARAGE DOOR TRIM HEAD - 5/4x8 TRIM (2/DR-1)(5/DR-1) SIDES - AT SIDING, 5/4x4 TRIM (5/DR-1) AT STONE, 5/4x4 TRIM (5/DR-5) LIGHT - (5/ET-16)

Right Side (Front Elevation):

- Roof: 14'-4 3/4"
- Urethane Louver: URETHANE LOUVER (8002) 1/4 5/4x4 TRIM SILL
- Trim: 5/4x6 TRIM (#5 ET-5)
- Stone Water Table: STONE WATER TABLE RETURN
- Garage Door: GARAGE DOOR TRIM HEAD - 5/4x8 TRIM (2/DR-1)(5/DR-1) SIDES - AT SIDING, 5/4x4 TRIM (5/DR-1) AT STONE, 5/4x4 TRIM (5/DR-5) LIGHT - (5/ET-16)

Materials and Details:

- PHYS SPANDREL GLASS FINCHON
- BOARD AND BATTEN SIDING
- SHINGLE 15G/1" OPT. METAL ROOF 15G/1"
- SIDING VENEER
- 5/4x6 FRIEZE SIDING VENEER
- 5/4x6 TRIM (#5 ET-5)
- STONE WATER TABLE RETURN TO DOOR HALL
- ENTRY DOOR TRIM
- HEAD - 5/4x8 TRIM FINISH OVERHANG SIDE TRIM BY 2", (4/DR-1) 5/4x8 TRIM SIDES - AT SIDING, 5/4x4 TRIM (5/DR-1) AT STONE, 5/4x4 TRIM (2/DR-5) SILL - 5/4x8 TRIM (FINISH)
- GARAGE DOOR TRIM
- HEAD - 5/4x8 TRIM (2/DR-1)(5/DR-1) SIDES - AT SIDING, 5/4x4 TRIM (5/DR-1) AT STONE, 5/4x4 TRIM (5/DR-5) LIGHT - (5/ET-16)

Dimensions and Notes:

- 4'-11 1/8"
- 8" MIN.
- APPROXIMATE FINISH GRADE
- 20 ET-5
- 15 ET-5
- 17 ET-16
- 18 ET-16
- 19 ET-16
- 20 ET-5
- 10 ET-16
- 11 ET-5
- 12 ET-16
- 13 ET-16
- 14 ET-16
- 15 ET-5
- 16 ET-16
- 17 ET-5
- 18 ET-16
- 19 ET-16
- 20 ET-5

[illegible][illegible]

NVR
NVR, Inc.
3285 Washier Drive, Suite 100

MODEL	ALBERTI RANCH
DRAWING TITLE	FRONT ELEVATION
SECTION	DESCRIPTION

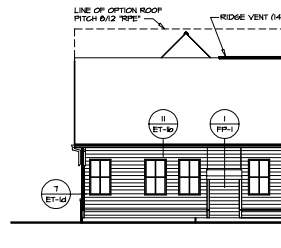
SHEET NO.
A-1



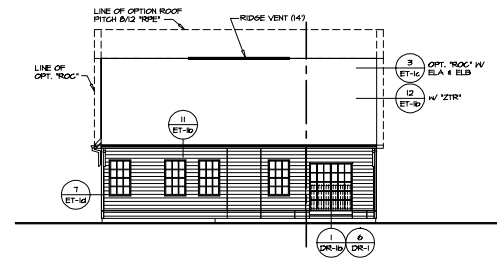
Architectural elevation drawing of the exterior of the main house. The drawing shows a gabled roof with a ridge vent (RV) at the peak. A dashed line indicates the "LINE OF OPTION ROOF PITCH 8/12 10'6\"/>



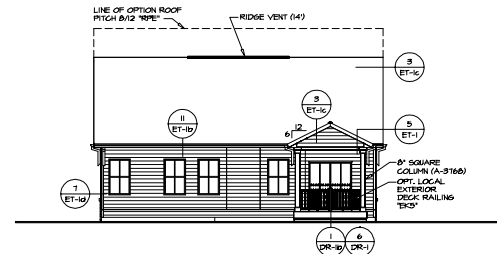
MODEL ALBERTI RANCH DRAWING TITLE SIDE ELEVATION OPTION DESCRIPTION	ALBERTI RANCH SIDE ELEVATION
---	--



2 PARTIAL REAR ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION L "ELL"
 SHOWN IN 6/8 FIREPLACE FAMILY ROOM REAR "LSE"

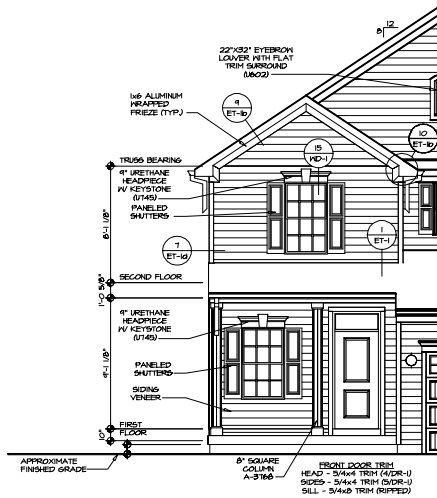


1 REAR ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION B "ELB"

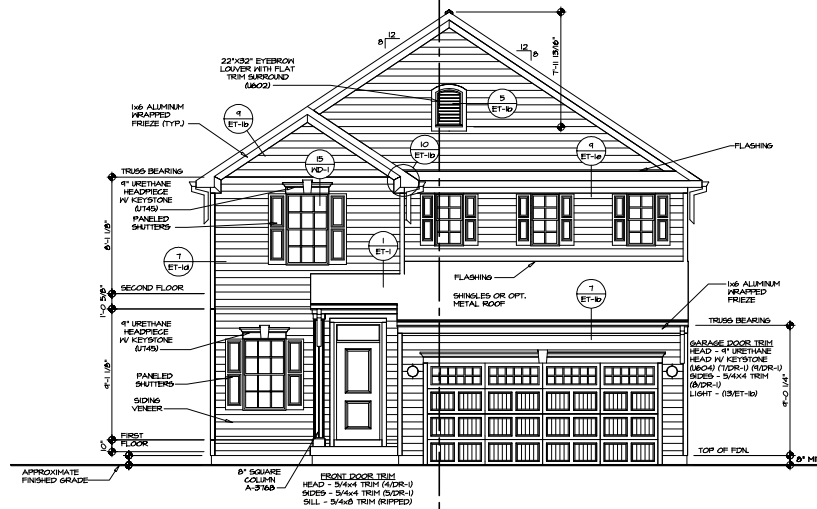


3 REAR ELEVATION
 A-2b SCALE: 1/8" = 1'-0"
 ELEVATION K "ELK"
 SHOWN IN REAR COVERED PORCH "EPH"

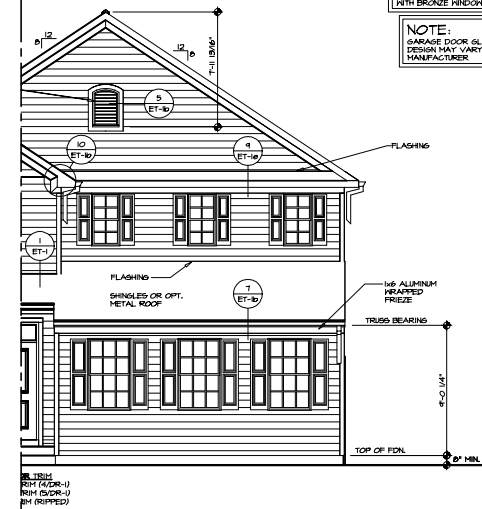
SHEET NO. A-2b	PROJECT ALBERTI RANCH	SET NO. ALBDA	DATE	REVISIONS
		RELEASE NO.	DATE	
DRAWING TITLE REAR ELEVATION		DRAWN BY EJB	DATE 2/25/17	THIS DRAWING, INCLUDING ANY NOTATIONS, IS THE PROPERTY OF NVR, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NVR, INC.
OPTION DESCRIPTION		NVR, INC. 2500 100 BIRMINGHAM, AL 35203		
10				



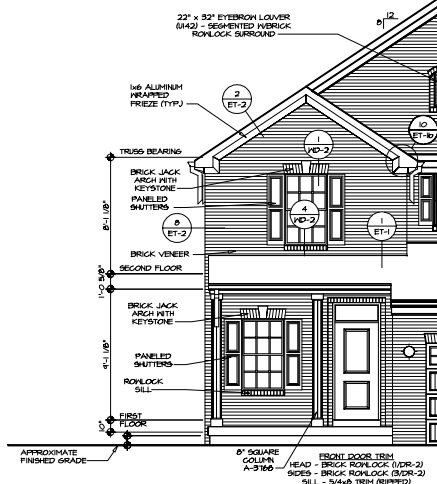
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SCALE: 1/4" = 1'-0"
SIDING VENEER "EV"
FULL FRONT PORCH "SPA"



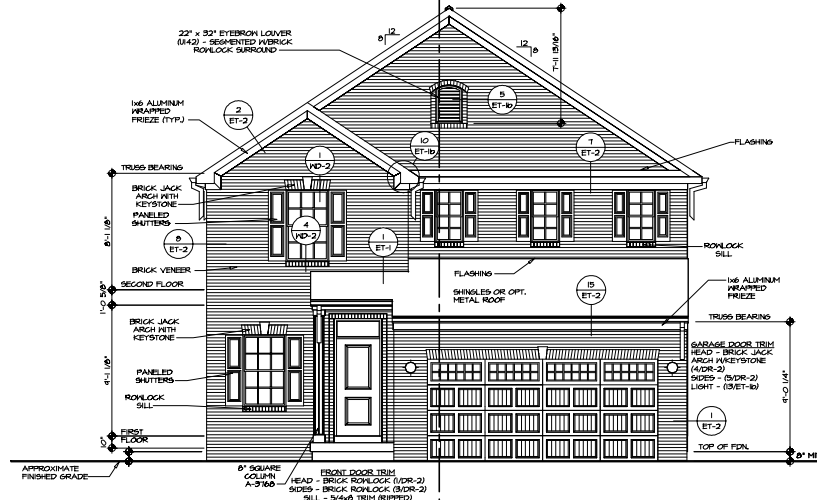
1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EV"
TWO CAR GARAGE
FRONT ENTRY "SCB"



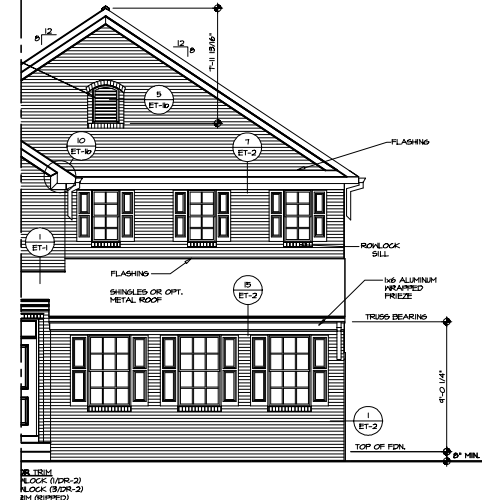
5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
SIDING VENEER "EV"
FULL FRONT PORCH "SPA"
TWO CAR GARAGE SIDE
ENTRY "SCC"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BRICK VENEER "EVA"
FULL FRONT PORCH "SPA"



2 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
BRICK VENEER "EVA"
TWO CAR GARAGE
FRONT ENTRY "SCB"



6 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
BRICK VENEER "EVA"
FULL FRONT PORCH "SPA"
TWO CAR GARAGE SIDE
ENTRY "SCC"

NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE KNOBS

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

2. The owner, architect, engineer, contractor, and other parties involved in the design and construction of this project are responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect and engineer are not responsible for the accuracy of the information provided by the owner or other parties.

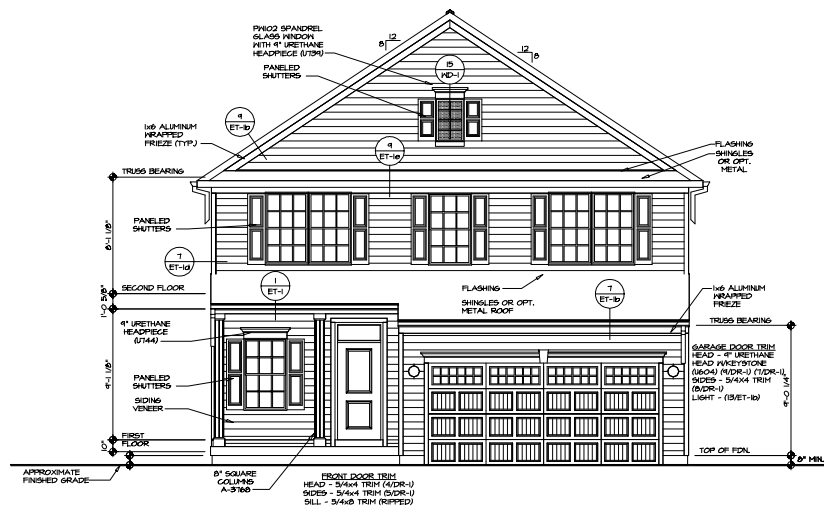


SET NO. AL000
DRAWING TITLE
RELEASE NO. ---
DRAWN BY: KCH
CHECKED BY: JCH
DATE: 7/2/17
SCALE: E.L.A.

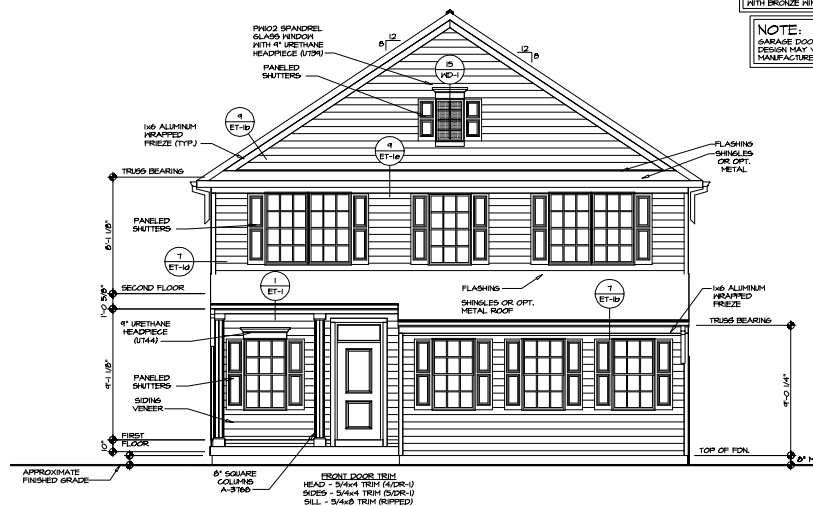
SHEET NO. 5
PROJECT: ALLEGHENY
DRAWING TITLE: FRONT ELEVATION
OPTION DESCRIPTION: ELEVATION A

NOTE:
SKILLIES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

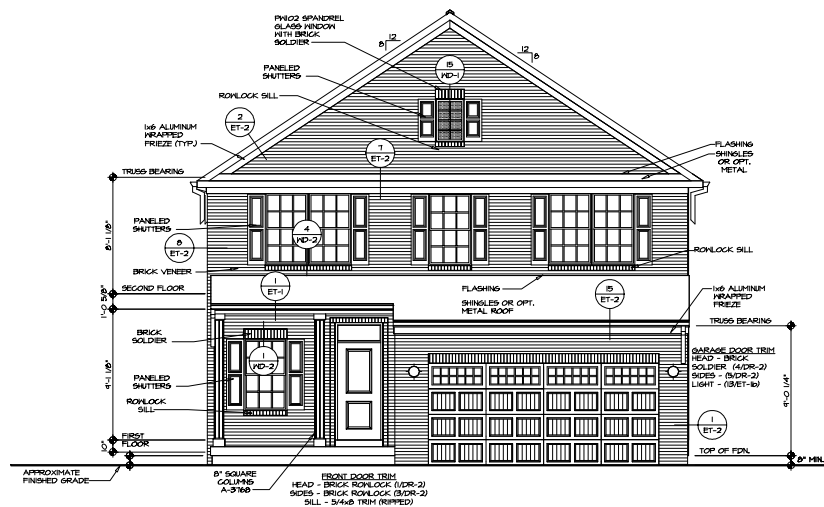
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



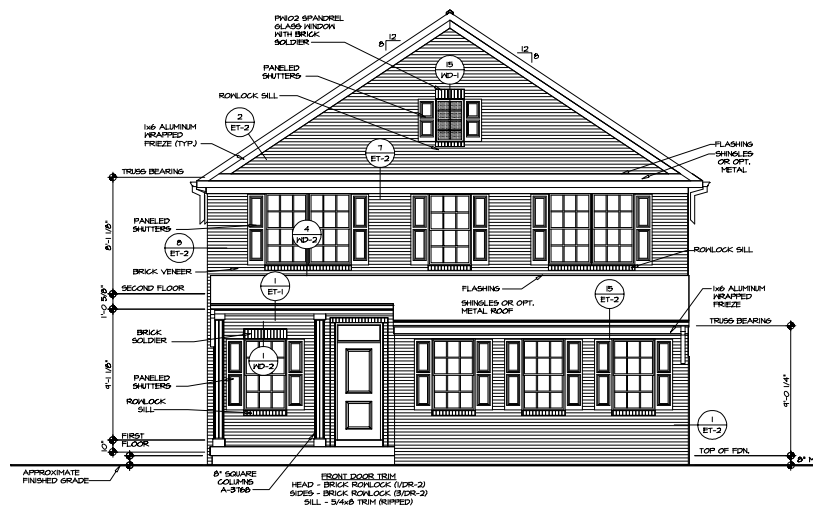
1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
SIDING VENEER "TV"
TWO CAR GARAGE
FRONT ENTRY "SCB"



2 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
SIDING VENEER "TV"
TWO CAR GARAGE
SIDE ENTRY "GCC"



3 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
BRICK VENEER "TV"
TWO CAR GARAGE
FRONT ENTRY "SCB"



4 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"
BRICK VENEER "TV"
TWO CAR GARAGE
SIDE ENTRY "GCC"

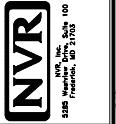
REVISIONS		DATE	BY

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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

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SHEET NO. A-1	DRAWING TITLE ALLEGHENY	SET NO. ALG00 VERSION 0 RELEASE NO. ---- DRAWN BY KDH DATE 7/14/77 OPTION ELC
7	OPTIM DESCRIPTION ELEVATION C	



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

PROJECT NO.	MODEL
A-2	ALLEGHENY
	DRAWING TITLE
	RIGHT SIDE ELEVATION
	OPTION DESCRIPTION



A-2b SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"



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

ELEVATION "A" ELA



PARTIAL

COVERED PORCH "EPE"



4 LEFT S

ELEVATION "B" "ELE



PARTIAL

ELEVATION "B" "EL.B"



LEFT SIDE ELEVATION

ELEVATION "K" TELK



7 LEFT S

ELEVATION 'C' TEL



LEFT SIDE ELEVATION

ELEVATION "L" TELL



1948
LEFT SIDE ELEVATION

ELEVATION "K" ELK
PORCH EXTENSION TIPS



10 LEFT 5

ELEVATION "C" "EL"
PORCH EXTENSION "EP"



LEFT SIDE ELEVATION

ELEVATION 'L' TELL
PORCH EXTENSION 'PRG'

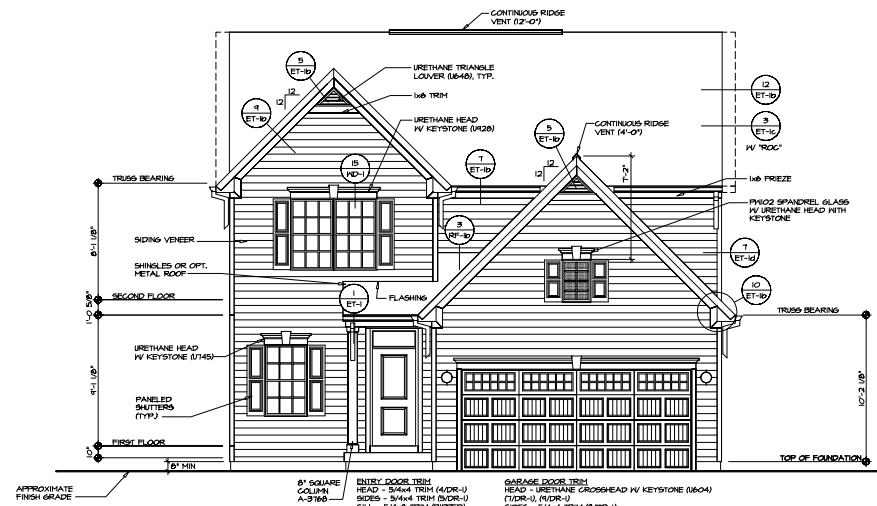
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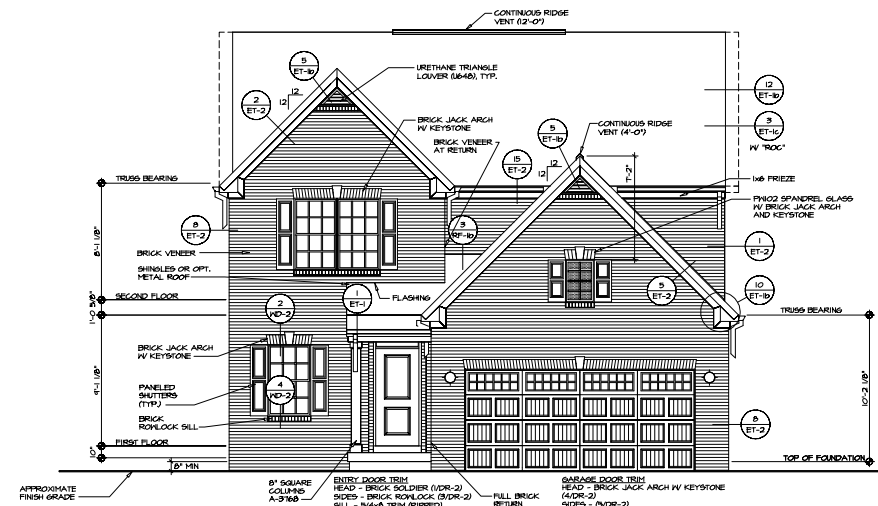
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

C:\NVR\Solvent\ALLECHENY ALCOO 01_16556\Sheet1\Monitor Set\Elevations\A-Za ELY READING 02/05/25 - 7:26 am

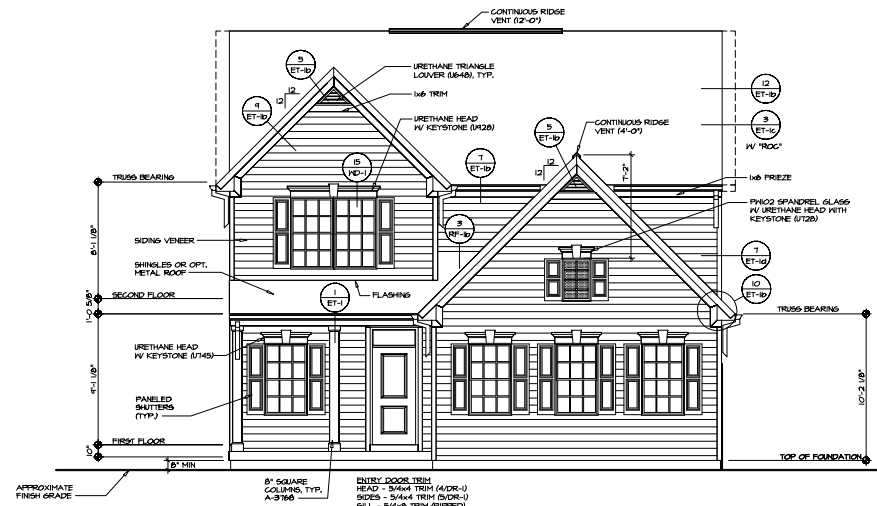
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER



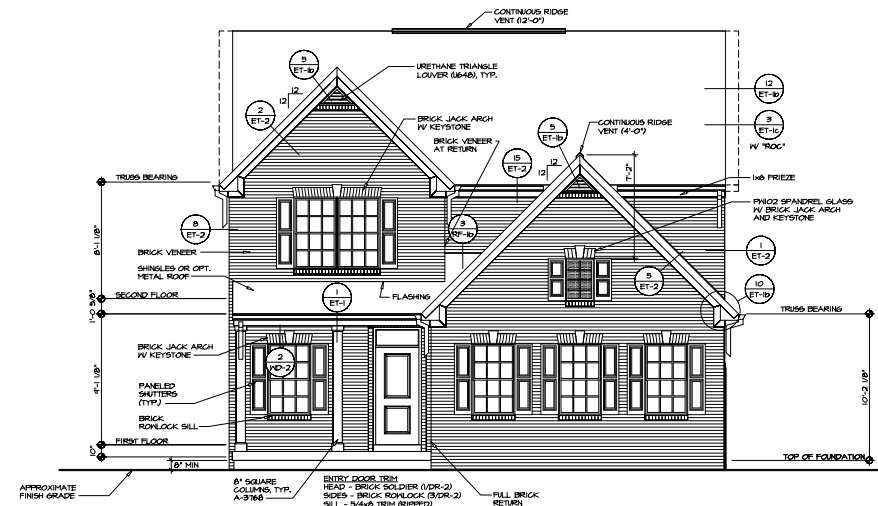
1
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF"



2
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL BRICK VENEER "EVA"
PORCH EXTENSION "EPO"

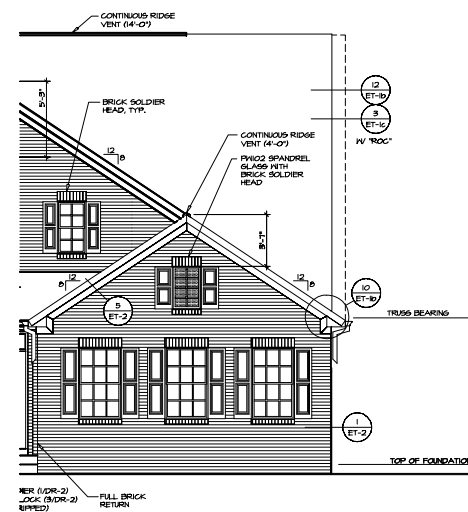
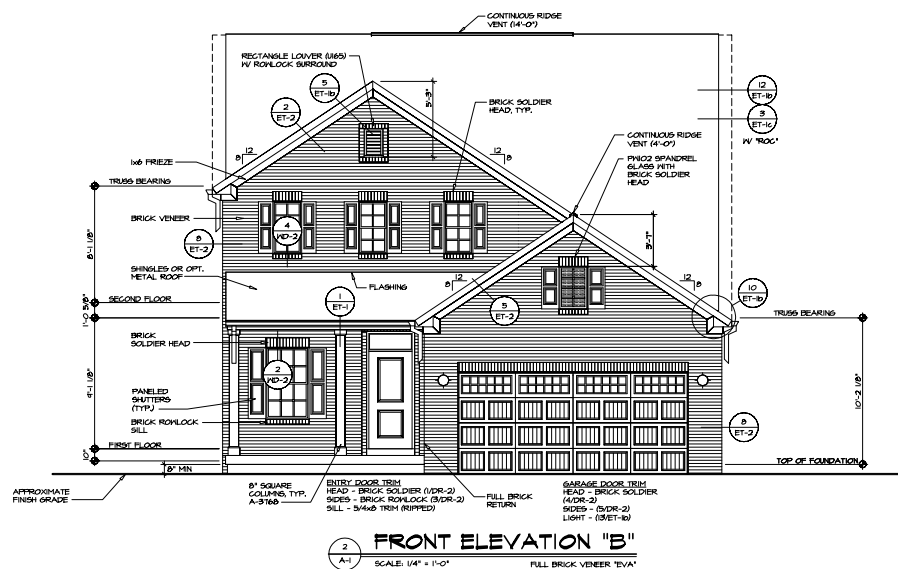
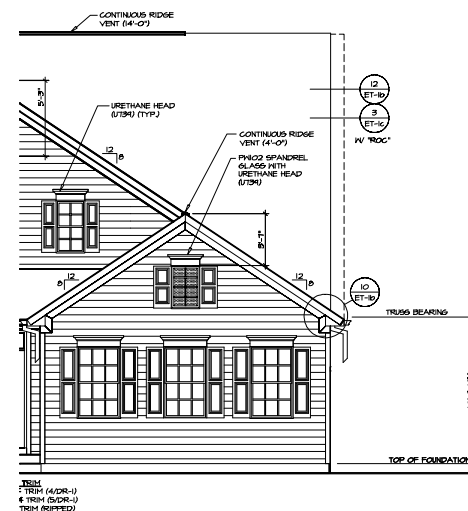
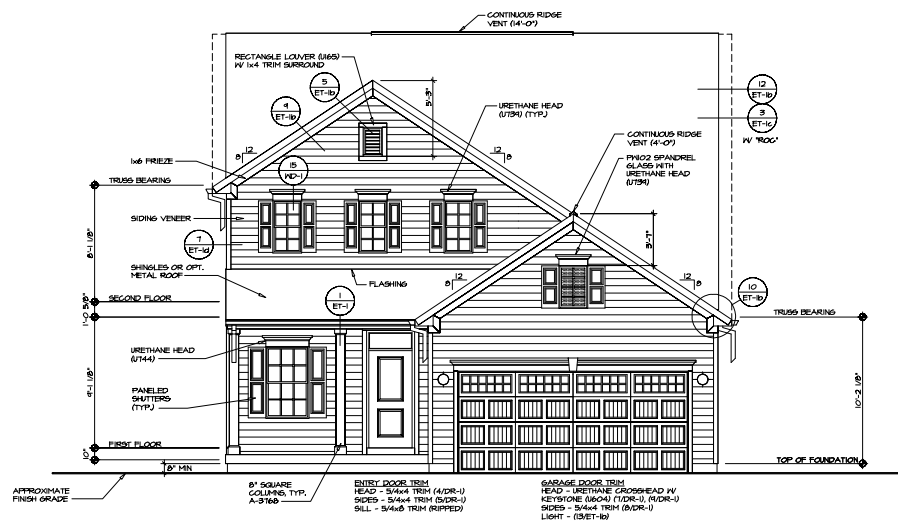


3
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
SIDING VENEER "EVF"
PORCH FULL FRONT "EPA"
TWO CAR SIDE ENTRY GARAGE "SCC"



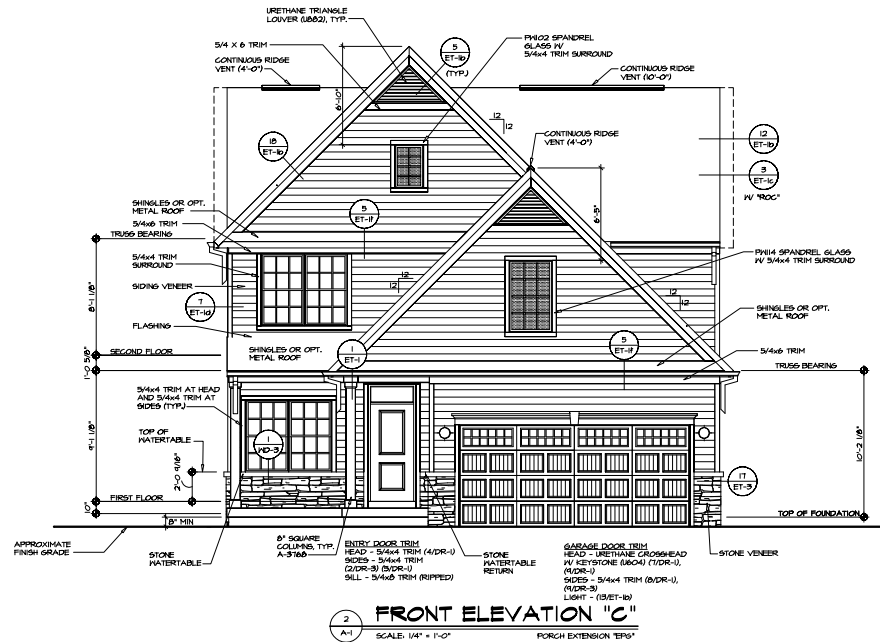
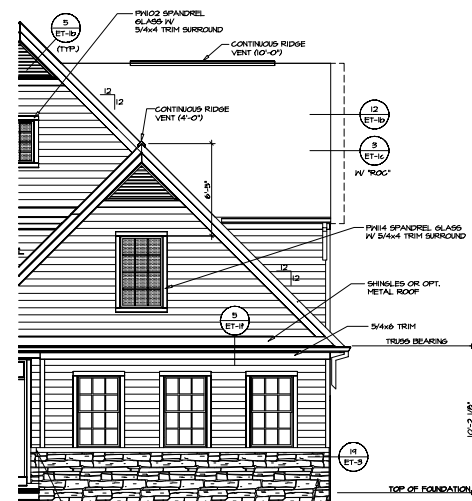
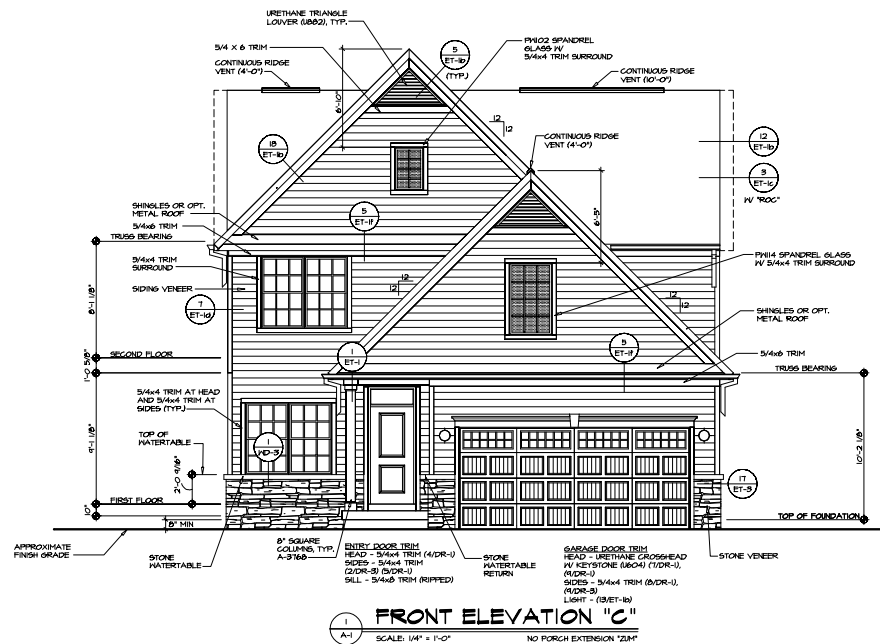
4
A-1
FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
FULL BRICK VENEER "EVA"
PORCH FULL FRONT "EPA"
TWO CAR SIDE ENTRY GARAGE "SCC"

REVISIONS	
REV.	DATE
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NVR NVR, Inc. 1000 N. 10th St. Fond du Lac, WI 54937 TEL: 920.925.1000 FAX: 920.925.1001 WWW.NVRINC.COM	
SHEET NO. 7 PROJECT: BALLENGER DRAWING TITLE: A-1 FRONT ELEVATIONS DATE: 07/12/17 DESIGNED BY: JLD CHECKED BY: JLD APPROVED BY: JLD	SET NO. 0000 RELEASE NO. --- DATE: 07/12/17 DESIGNED BY: JLD CHECKED BY: JLD APPROVED BY: JLD



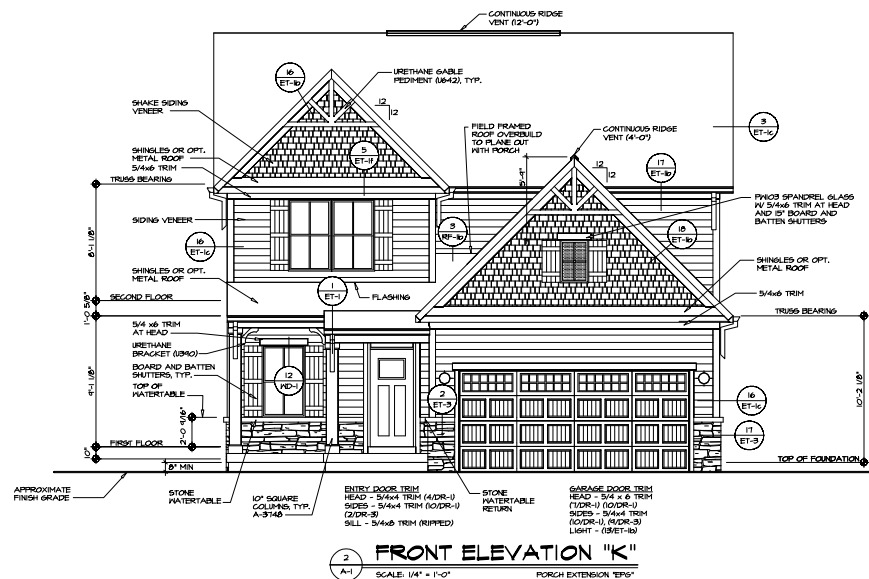
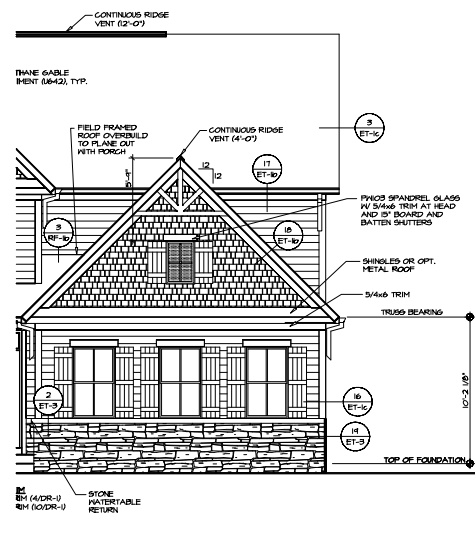
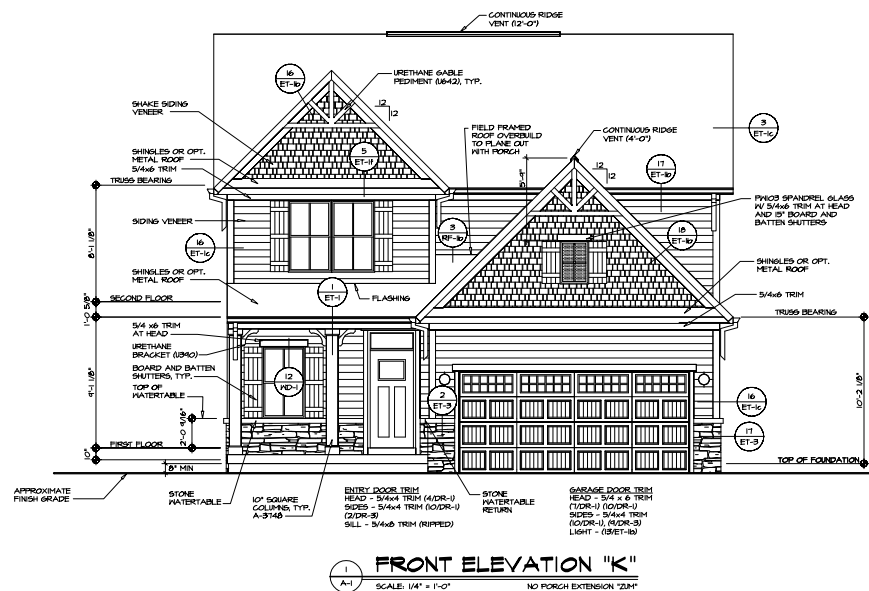
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

SHEET NO.	MODEL	SET NO., BLOCK	DATE REC'D.	REMARKS
A-1	BALLENGER	VERSION C RELEASE NO. ----- DRAWN BY JCL CHECKED BY JLT OPTION E.L.B.		
3				

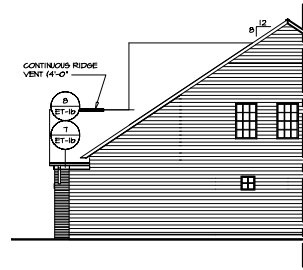


NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

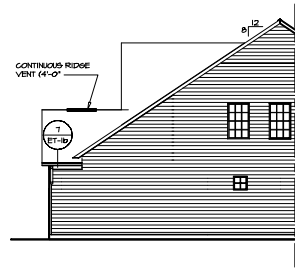
SHEET NO.	MODEL	DRAWING TITLE	DRAWING NO.	VERSION	DATE	REMARKS
A-1	BALLENGER	FRONT ELEVATIONS	DRAWN BY: JLD	CHECKED BY: JLD	DATE: 07/17/2011	THIS DRAWING, EXCEPT WHERE SHOWN OTHERWISE, IS THE PROPERTY OF NVR INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NVR INC. NVR, Inc. 1305 Fountain, MD 21753
9						



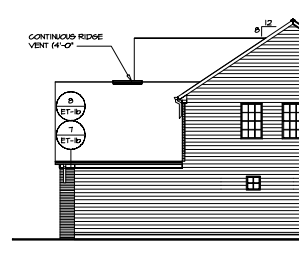
SHEET NO.	100A	SET NO. BLU-00	DRAWING TITLE	BLU-000	REV. NO.	DATE	REVISIONS	
A-1	FRONT ELEVATIONS	DRAWN BY P.L.D.	DATE: 07/12/77	E.L.C.				
10	OPTION DESCRIPTION	DATE: 07/12/77	ELEVATION "C"					



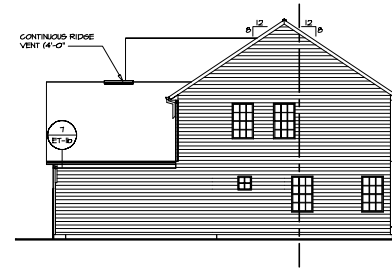
9 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
BRICK VENEER "EVA"



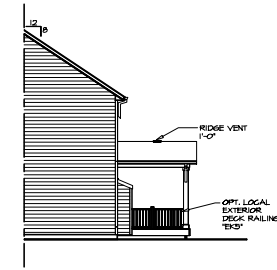
4 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
SIDING VENEER "EVA"



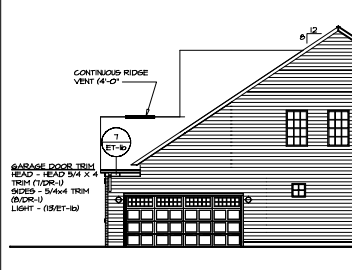
3 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
BRICK VENEER "EVA"



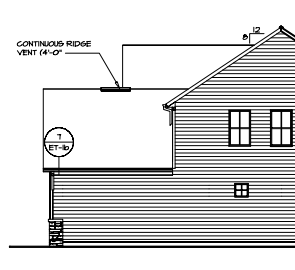
1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "A" "ELA"
SIDING VENEER "EVA"
OPT. FINISH FAMILY ROOM "EVA"



2 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
GAS FIREPLACE FAMILY ROOM REAR "LDP"
COVERED PORCH "EVA"



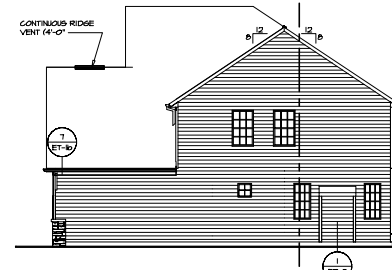
5 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "B" "ELB"
BRICK VENEER "EVA"
TWO CAR SIDE ENTRY GARAGE "SCG"



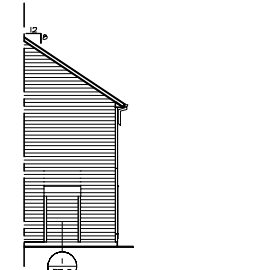
6 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
TWO CAR SIDE ENTRY GARAGE "SCG"



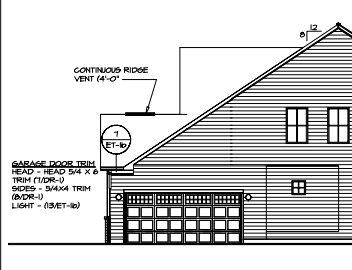
7 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
TWO CAR SIDE ENTRY GARAGE "SCG"



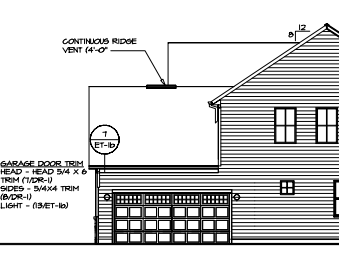
8 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
GAS FIREPLACE FAMILY ROOM SIDE "LDP"
W/ OPT. WIDEON FAMILY ROOM "EVA"



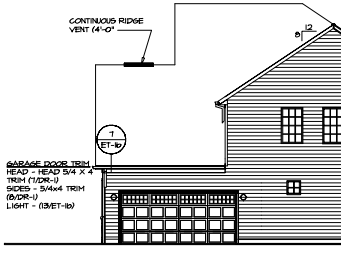
14 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
GAS FIREPLACE FAMILY ROOM SIDE "LDP"



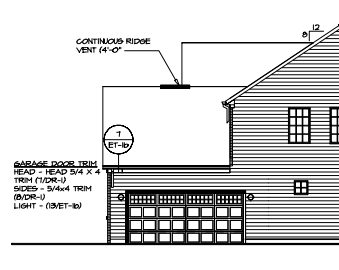
15 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "L" "ELL"
TWO CAR SIDE ENTRY GARAGE "SCG"



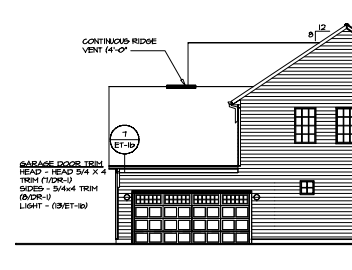
12 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
TWO CAR SIDE ENTRY GARAGE "SCG"



11 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION "C" "ELC"
TWO CAR SIDE ENTRY GARAGE "SCG"



10 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
BRICK VENEER "EVA"
TWO CAR SIDE ENTRY GARAGE "SCG"
SHOWN W/ ELEVATION "A" "ELA"



9 PARTIAL RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
SIDING VENEER "EVA"
TWO CAR SIDE ENTRY GARAGE "SCG"
SHOWN W/ ELEVATION "A" "ELA"

REMARKS

REV. NO. DATE

1. This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

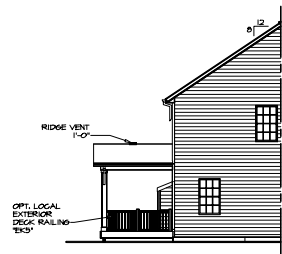
NVR
NVR, Inc.
1000 N. 10th St.
Ft. Lauderdale, FL 33304

SET NO. 10000
DRAWING NO. 10000
DATE: 07/12/17
BY: [Signature]

DESIGNER: BALLENGER
DRAWING TITLE: RIGHT ELEVATION
OPTION: DESCRIPTION

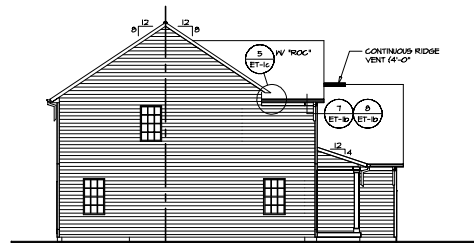
SHEET NO. A-2

12



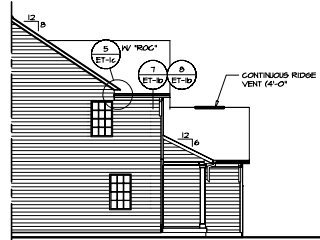
3 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

GAS FIREPLACE FAMILY
ROOM REAR "LG"
COVERED PORCH "SP"



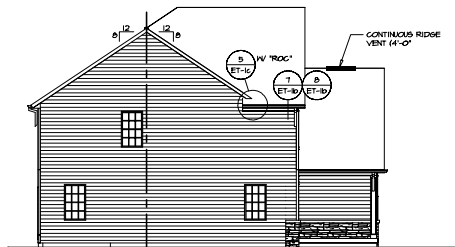
1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
SIDING VENEER "EV"



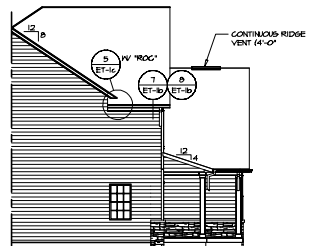
5 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "B" "ELB"
SIDING VENEER "EV"



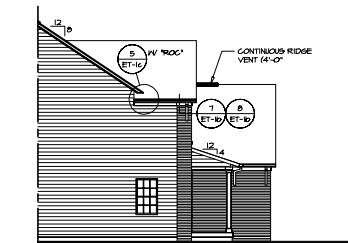
6 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
NO PORCH EXTENSION "SP"



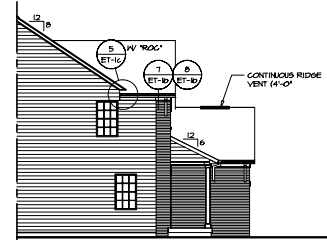
9 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
PORCH EXTENSION "SP"



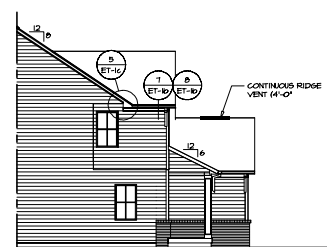
2 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
BRICK VENEER "EVA"



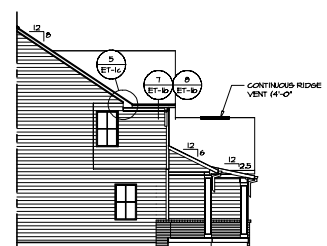
4 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "B" "ELB"
BRICK VENEER "EVA"



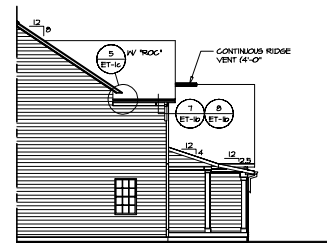
7 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
NO PORCH EXTENSION "SP"



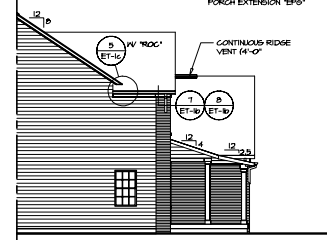
10 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
PORCH EXTENSION "SP"



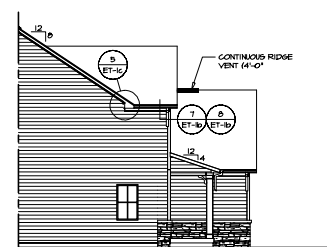
12 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
SIDING VENEER "EV"



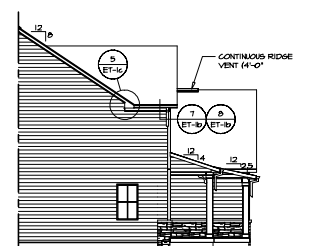
13 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "A" "ELA"
BRICK VENEER "EVA"



8 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
NO PORCH EXTENSION "SP"



11 PARTIAL LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C" "ELC"
PORCH EXTENSION "SP"

REMARKS

REV. NO. DATE

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SET NO. 00000
DRAWING NO. 00000
DATE 07/12/17
DRAWN BY PJD
CHECKED BY JPD

SHEET NO.

13

13

13

13

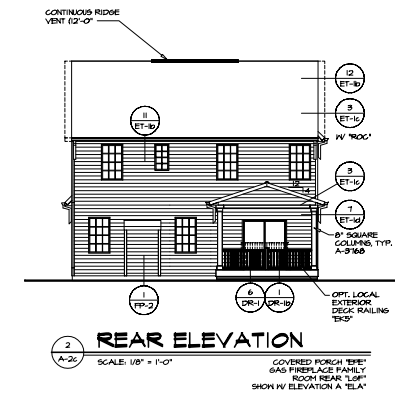
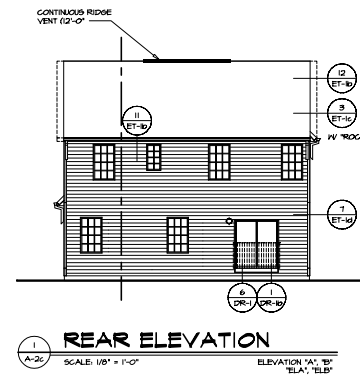
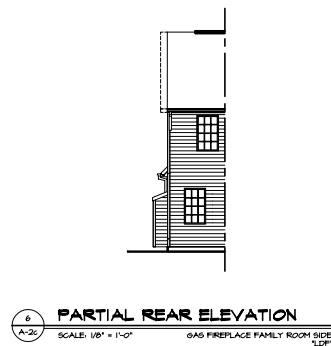
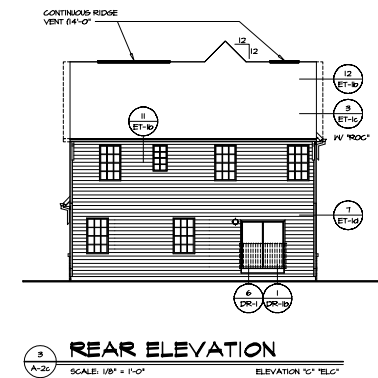
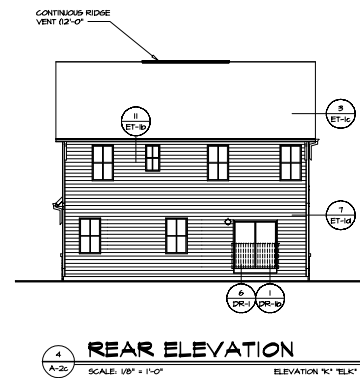
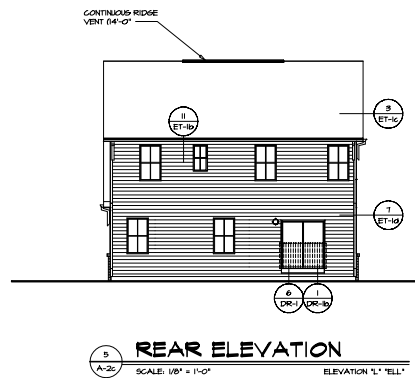
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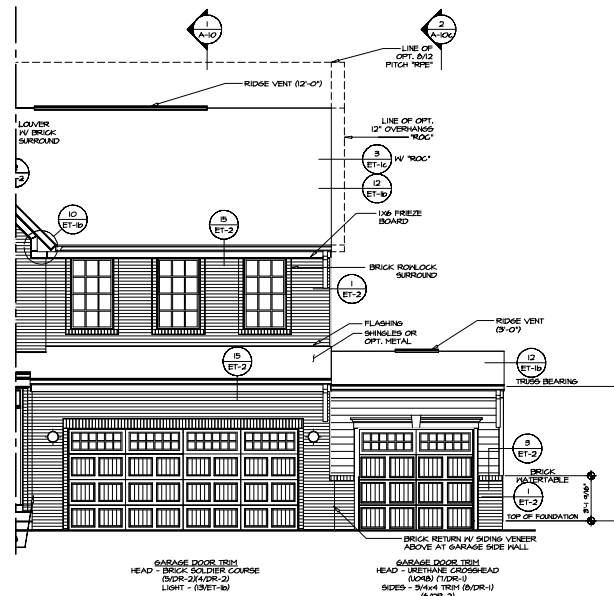
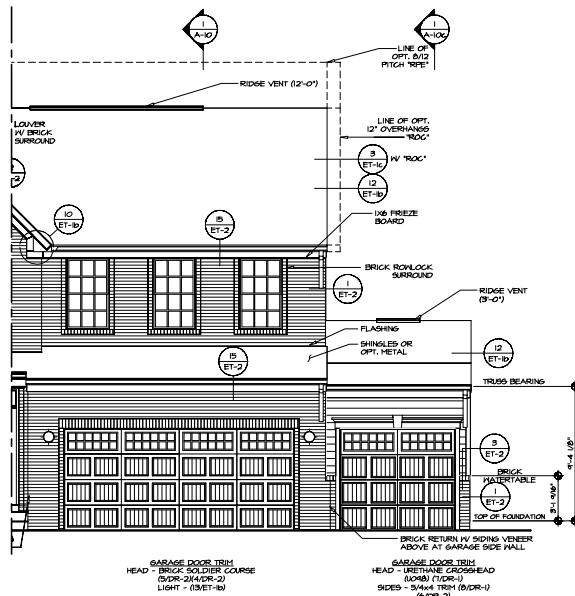
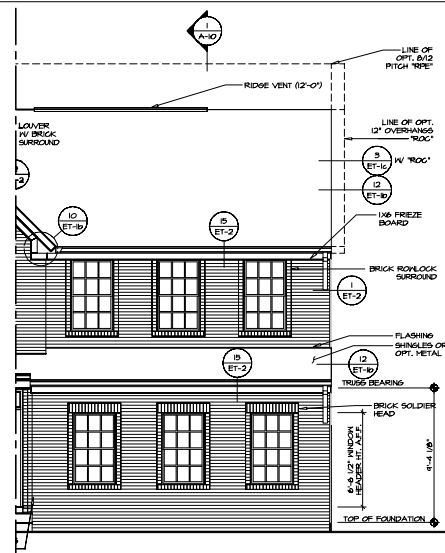
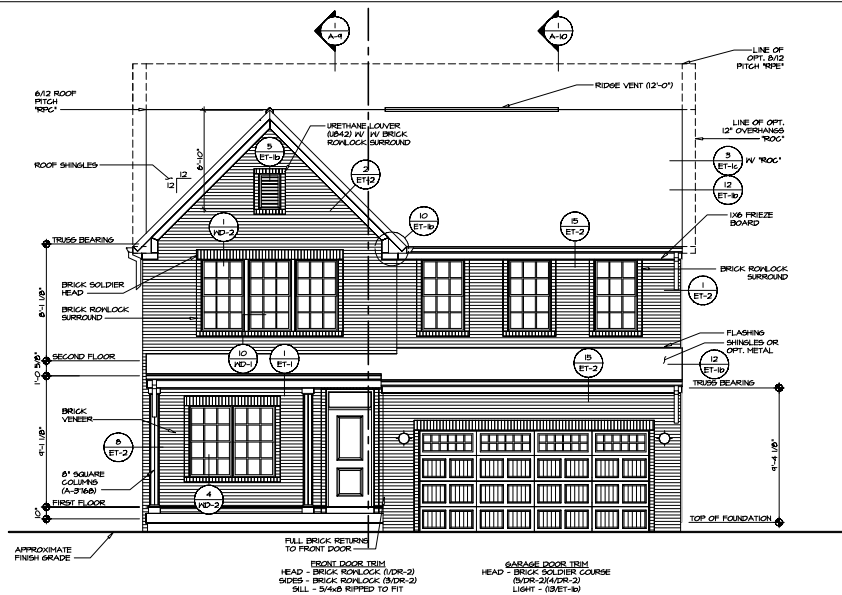
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13

13

13

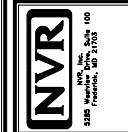




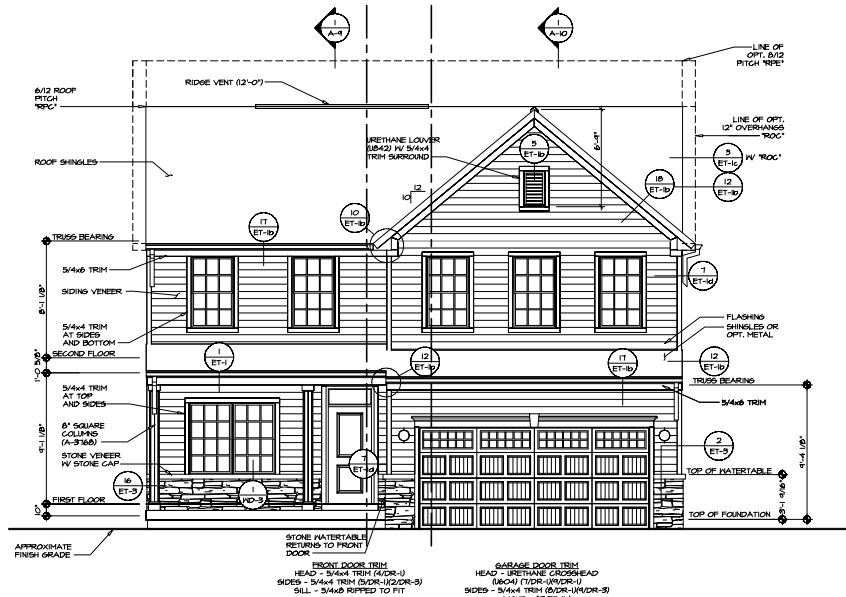
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

[illegible]

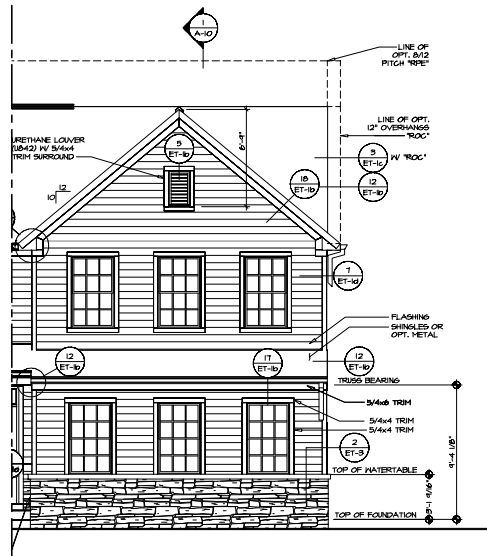
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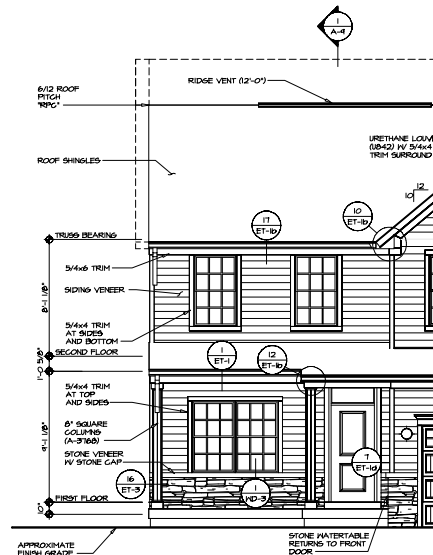
SHEET NO. A-1	MODEL COLUMBIA	SET NO. CUMCO	RELEASE NO.
		VERSION C1	RELEASE NO.
	DRAWING TITLE FRONT ELEVATION B - BRICK	DRAWN BY: ARMA	DATE: 8/16/17
	OPTION DESCRIPTION ELEVATION "B" FULL BRICK VENEER FRONT	OPTION ELB	EVA
10			



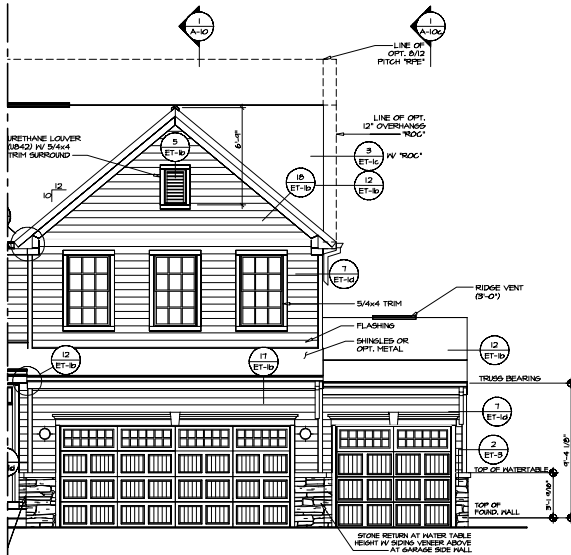
1 FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"



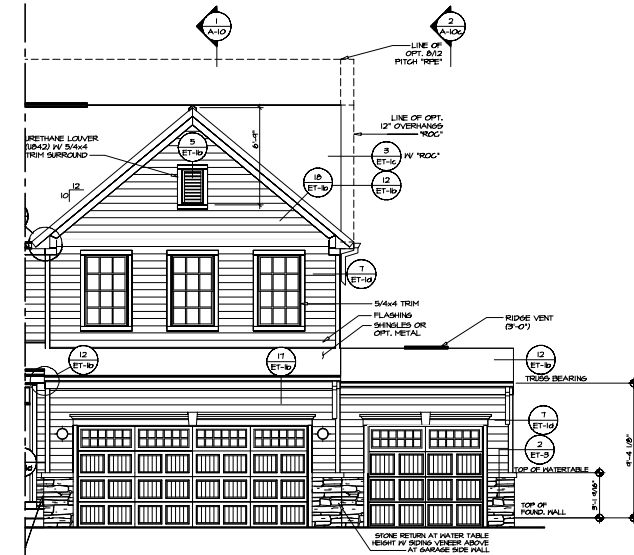
2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "5CG"



4 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "5PG"



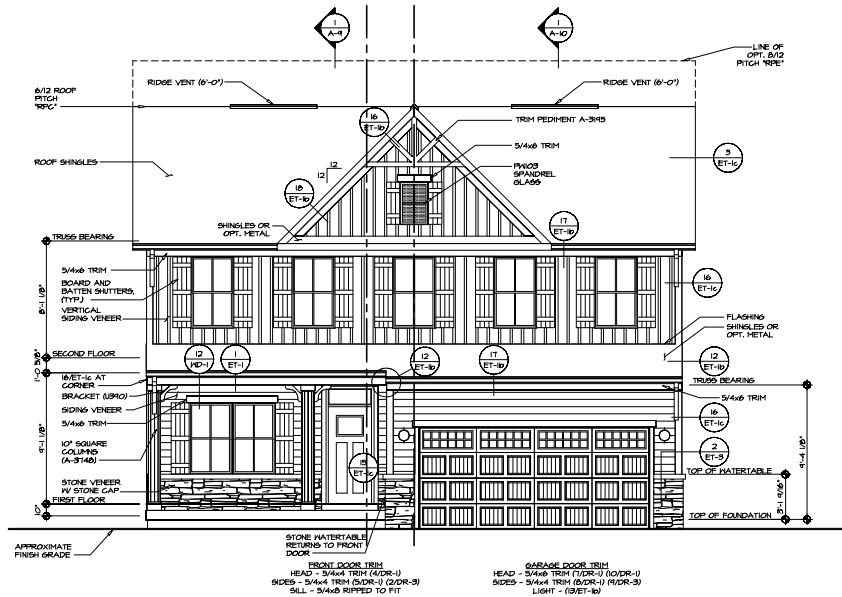
5 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CI"



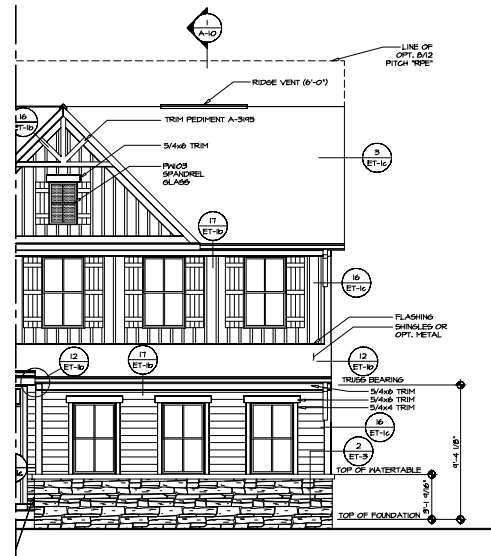
3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CP"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

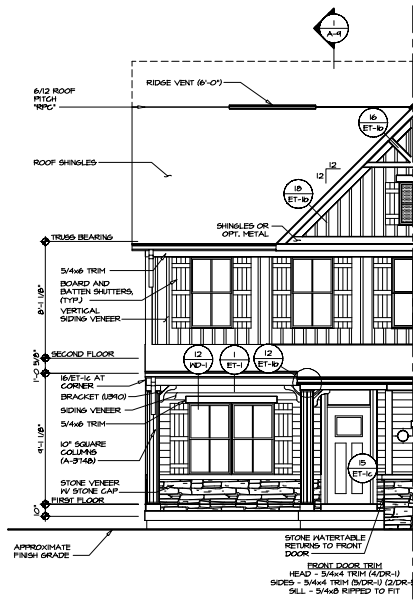
SHEET NO. 1000		COLUMBIA		SET NO. CL-000		NVR		17th fl., 1000 17th fl.,	
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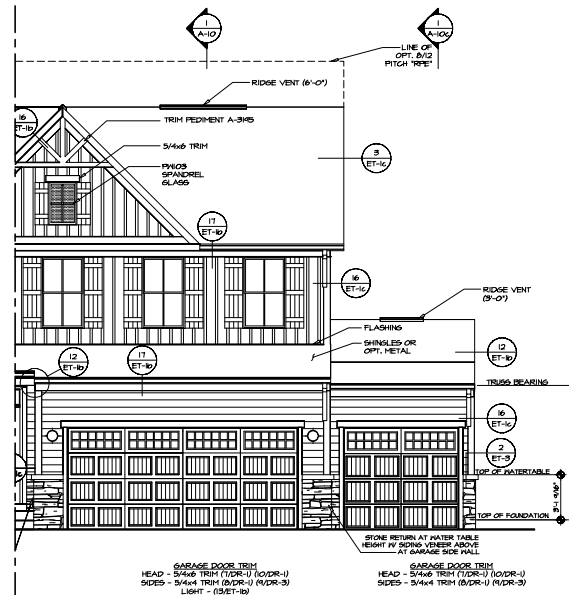
1
A-1
FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"



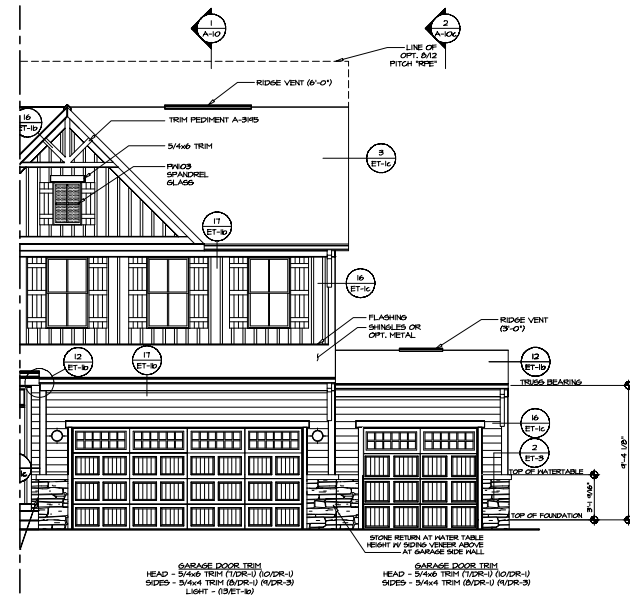
2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "5CG"



4
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EP6"



5
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CF"



9
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "5CF"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

REMARKS

REV. NO. DATE

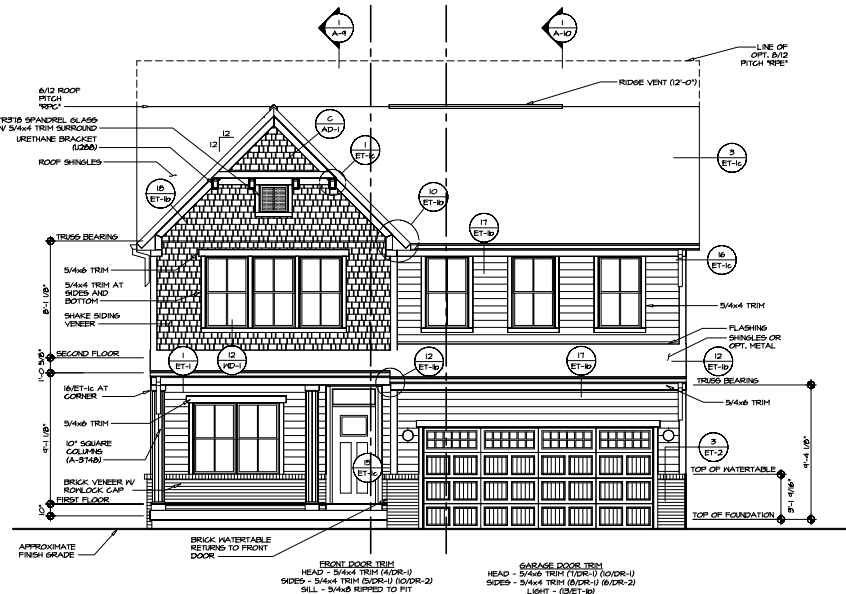
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1000
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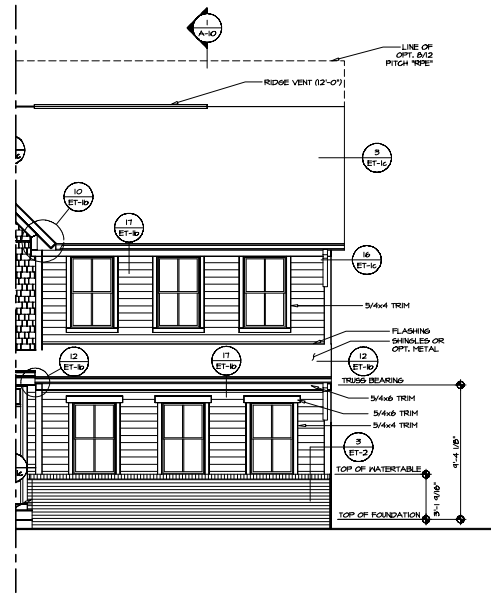
SET NO. C4000
DRAWING TITLE
RELEASE NO.
DRAWN BY: AUC
CHECKED BY: JLB/JT
DATE: 5/16/17
DESIGNED BY: ELC

PROJECT: COLUMBIA
DRAWING TITLE: FRONT ELEVATION K
OPTION: ELEVATION "K"

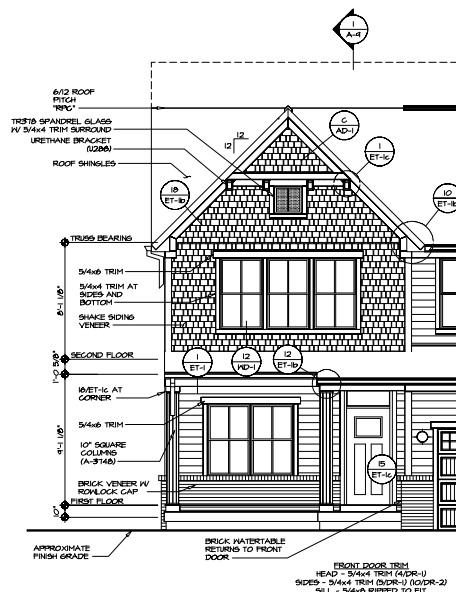
SHEET NO. A-1
12



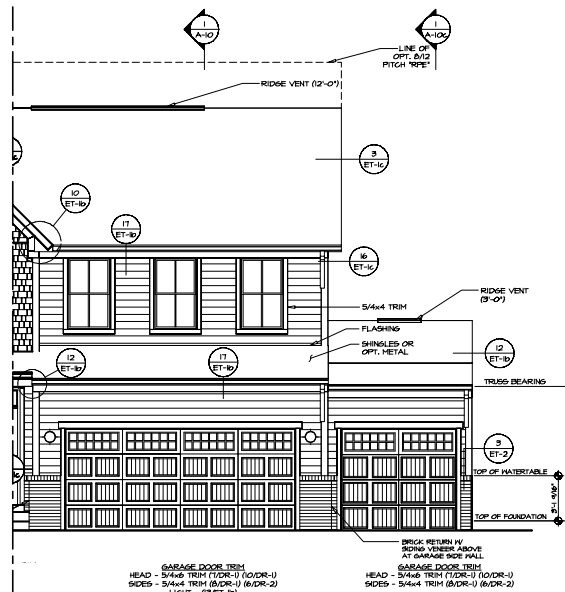
1
A-1
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"



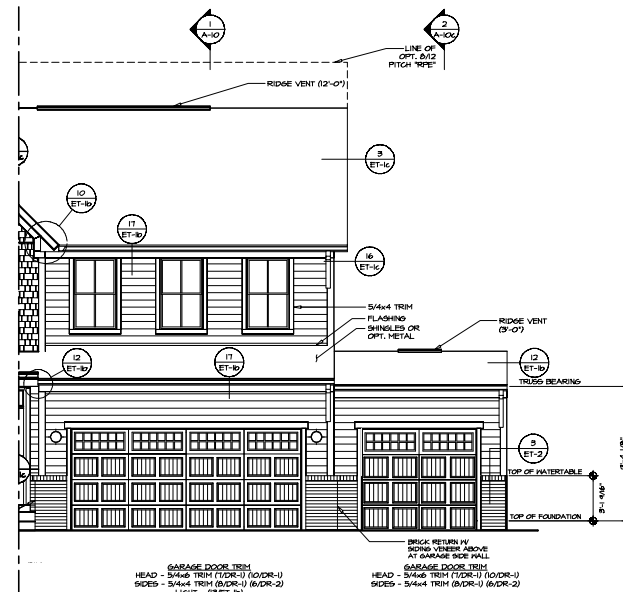
2
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 2-CAR GARAGE SIDE ENTRY "SCG"



4
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. PORCH EXTENSION "EPG"



5
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "SCF"



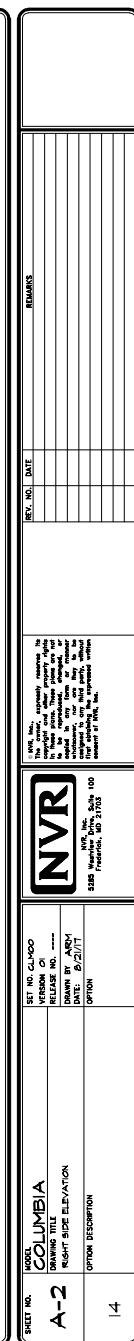
9
A-1
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" OPT. 3-CAR FRONT ENTRY GARAGE "SCF"

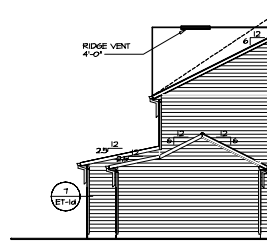
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.

SHEET NO.	DATE	REVISIONS
A-1		
13		

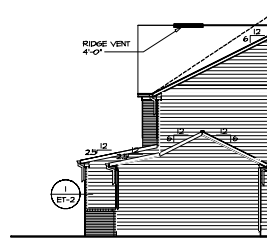
SET NO. C-1000	DATE: 02/13/25
RELEASE NO.	
DRAWN BY: A-1	
CHECKED BY: J-1	
DATE: 5/6/21	
PROJECT NO.	
ELEVATION "L"	

NVR	1000 NVR, Inc. 1000 Frederick, MD 21703
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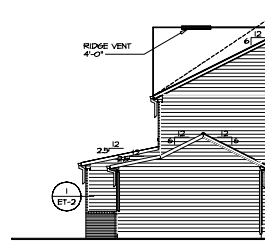




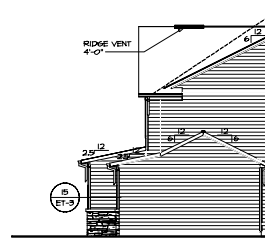
**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
SIDING VENEER FRONT "EVA"



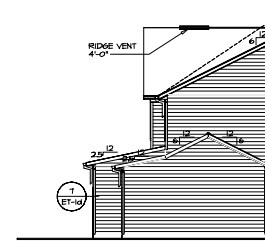
**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
OPT. FULL BRICK VENEER FRONT "EVA"



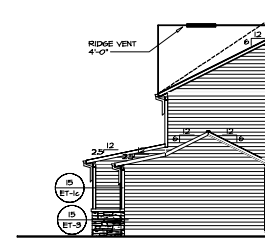
**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" ELEV. A "ELA"
OPT. FULL BRICK VENEER FRONT "EVA"



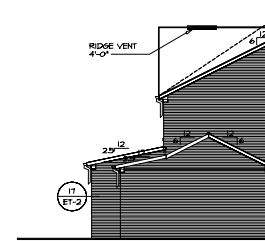
**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" OPT. ELEV. C "ELC"



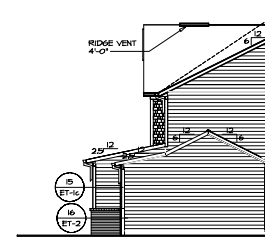
**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" OPT. ELEV. B "ELB"
SIDING VENEER FRONT "EVA"



**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" OPT. ELEV. K "ELK"



**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"
OPT. BRICK VENEER FRONT "EVA"
OPT. BRICK VENEER SIDE "EVB"



**PARTIAL
RIGHT ELEVATION**
SCALE: 1/8" = 1'-0" OPT. ELEV. L "ELL"

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REVISIONS		DATE	BY	APP.
1				
2				
3				
4				
5				
6				
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SET NO. C-1000	SET NO. C-1000
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DRAWN BY T.H.	DRAWN BY T.H.
CHECKED BY C.H.	CHECKED BY C.H.
DATE 04/20/22	DATE 04/20/22
PROJECT 100	PROJECT 100
DESCRIPTION 9 - GARAGE FRONT ENTRY	DESCRIPTION 9 - GARAGE FRONT ENTRY
15	15

PROJECT NO. COLUMBIA	PROJECT NO. COLUMBIA
DRAWING TITLE RIGHT SIDE ELEVATION	DRAWING TITLE RIGHT SIDE ELEVATION
OPTION DESCRIPTION 9 - GARAGE FRONT ENTRY	OPTION DESCRIPTION 9 - GARAGE FRONT ENTRY
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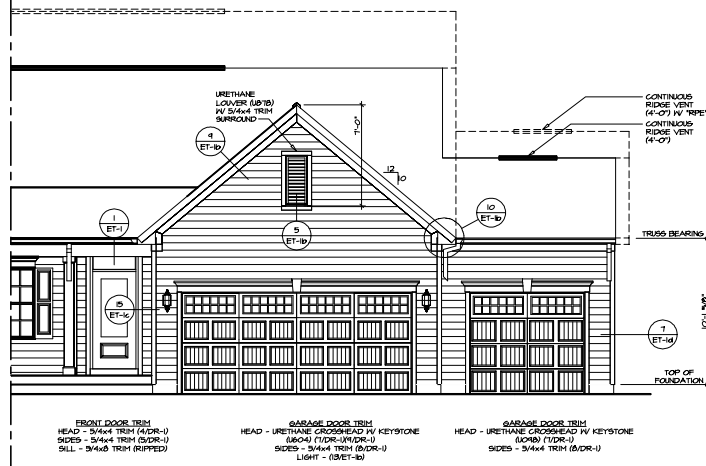


SHEET NO.	MOON RIVERLAND	SET NO. C-0000	DATE	REV. NO.	DATE	REMARKS
A-1	FRONT ELEVATION	DRAWN BY SGA	DATE: 8/15/08			
5	SIDING VENEER FRONT	OPTION 1 SIDING VENEER	DATE: 8/15/08			

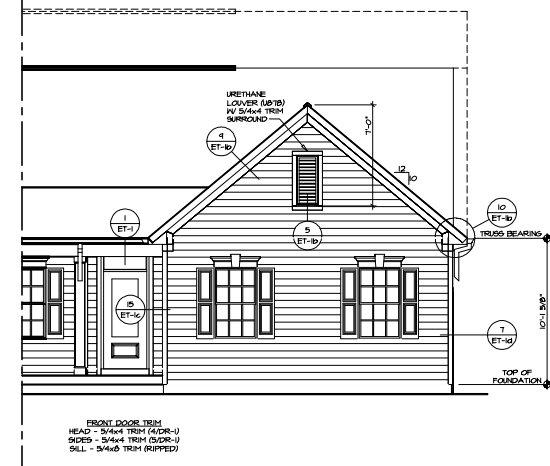
NVR

NVR, Inc.
5185 Peachtree Industrial Blvd. #100
Atlanta, GA 30341

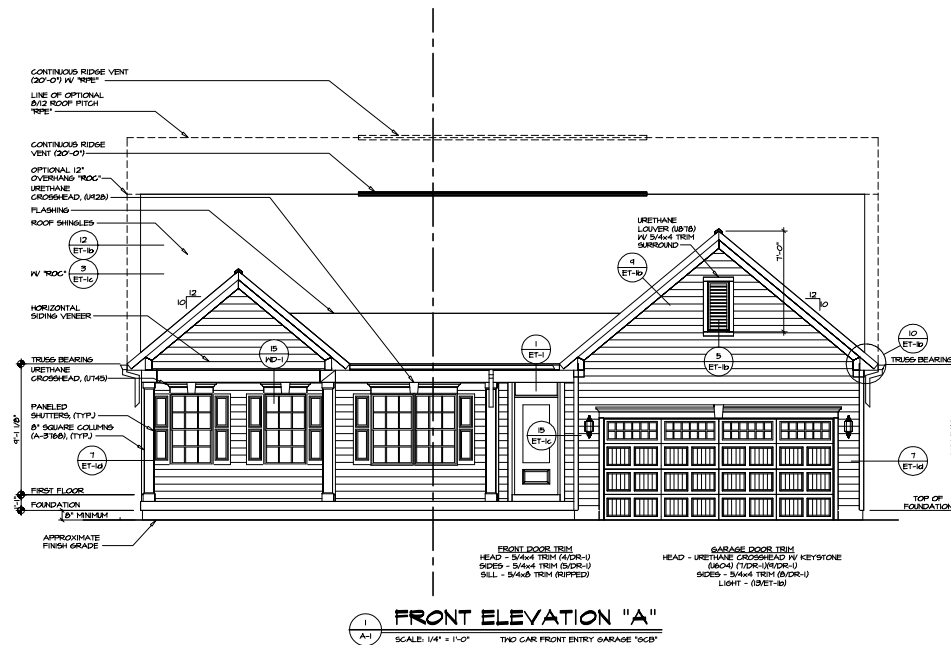
NOTE: NVR, Inc. is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for the accuracy of the information provided in this drawing.



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "3CB"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "2CB"



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "2CB"

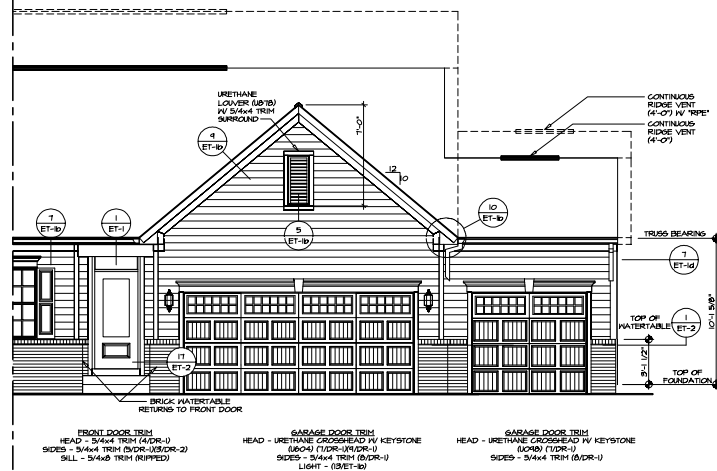
SHEET NO.	DATE	REVISIONS
A-1		
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SET NO. 04000	DATE	RELEASE NO.	DATE
04000	04/15/16	04000	04/15/16

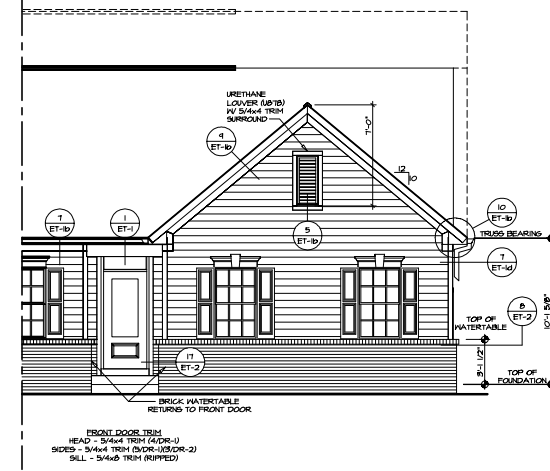
DESIGNER	DRAWN BY	CHECKED BY	DATE
04000	04/15/16	04000	04/15/16

DESCRIPTION	ELEVATION	VIEW	DATE
04000	04/15/16	04000	04/15/16

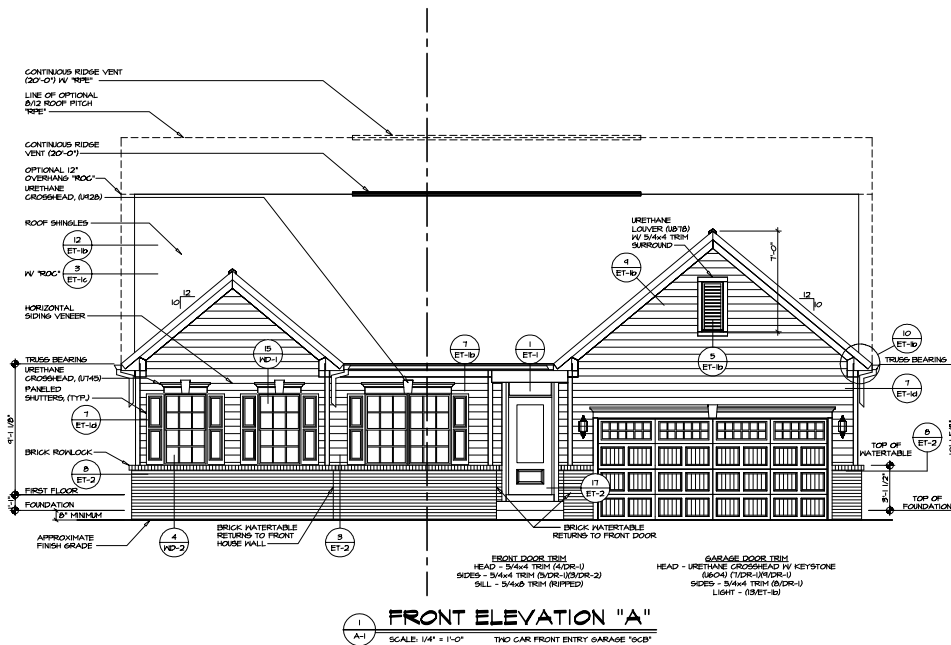
DESCRIPTION	ELEVATION	VIEW	DATE
04000	04/15/16	04000	04/15/16



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCB"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"



1 FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "SCB"

REMARKS

REV. NO. DATE

1. This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the owner or for the results of the construction.

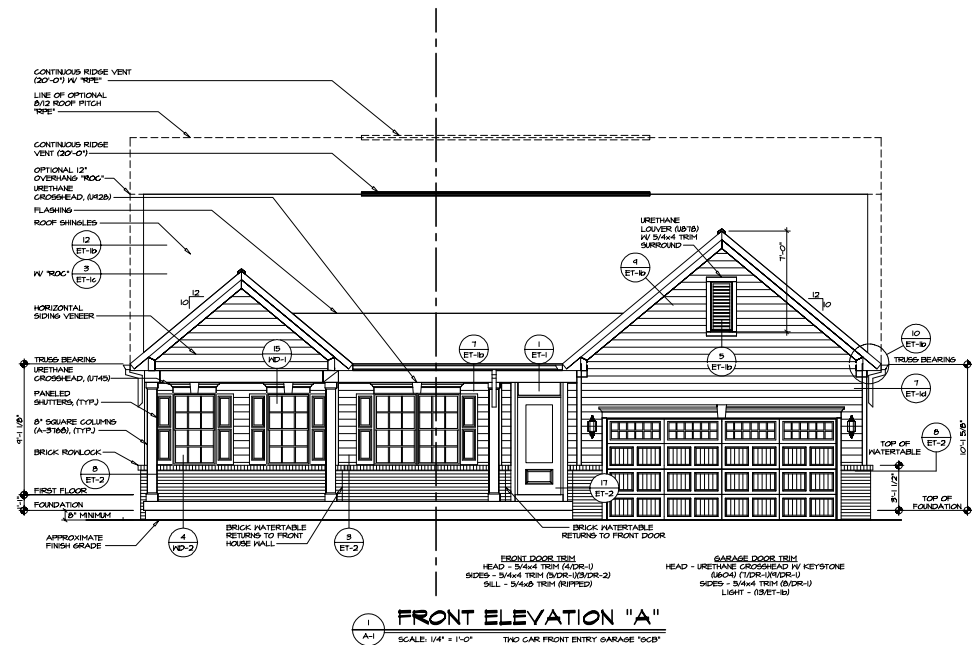
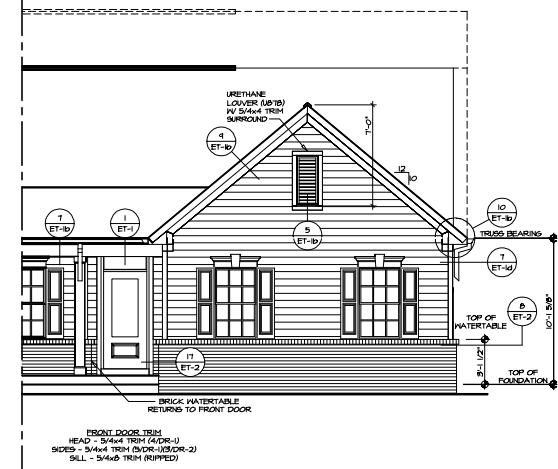
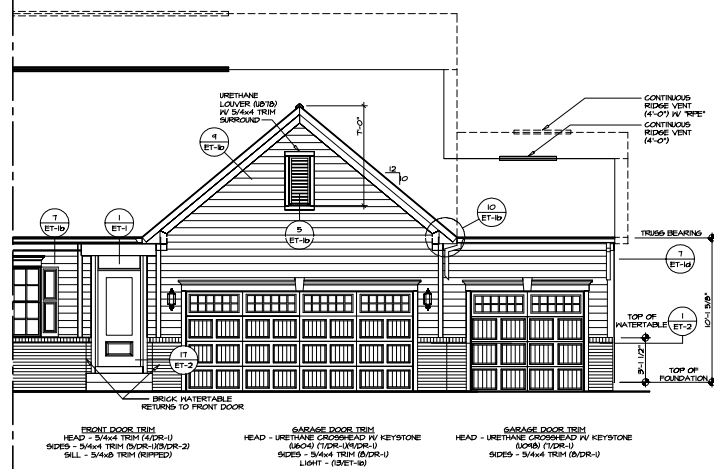
NVR
NVR, Inc.
1000 N. 10th St.
Farmingdale, NY 11735

SET NO. 04000
DRAWING TITLE
FRONT ELEVATION
DATE: 5/15/16
ELEVATION "A"

OPTIONAL DESCRIPTION
PARTIAL BRICK VENER FRONT

SHEET NO. A-1

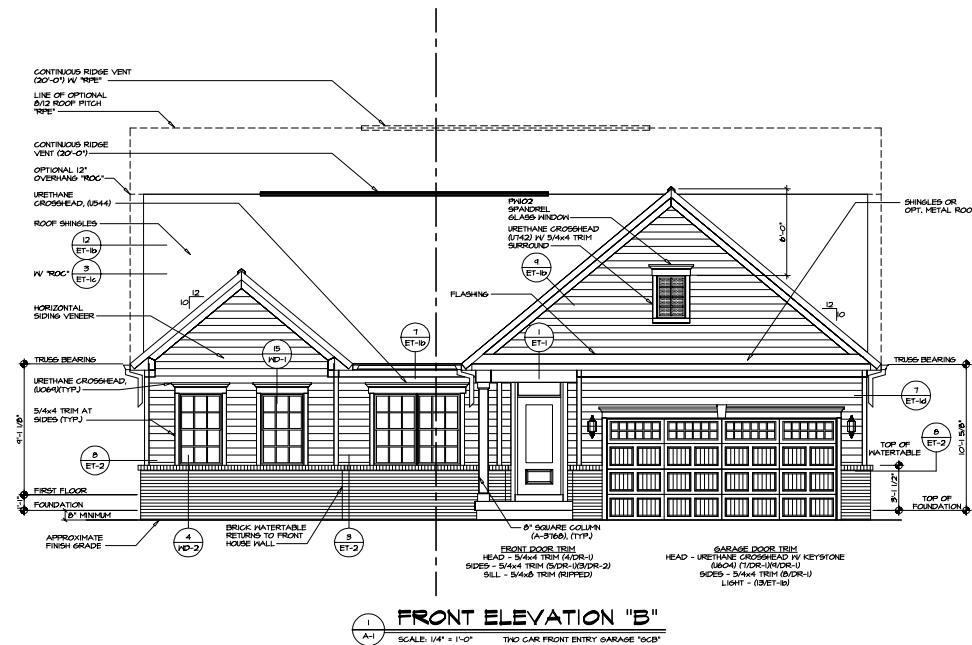
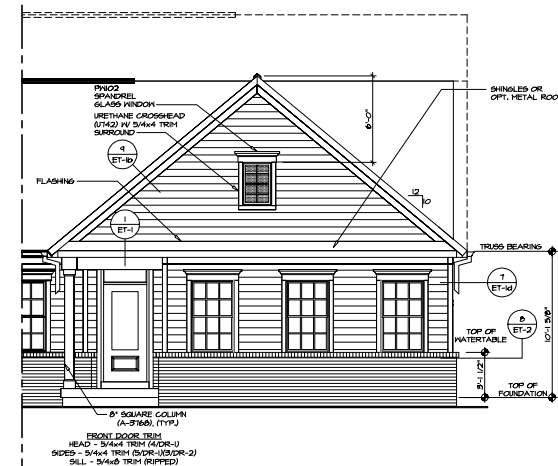
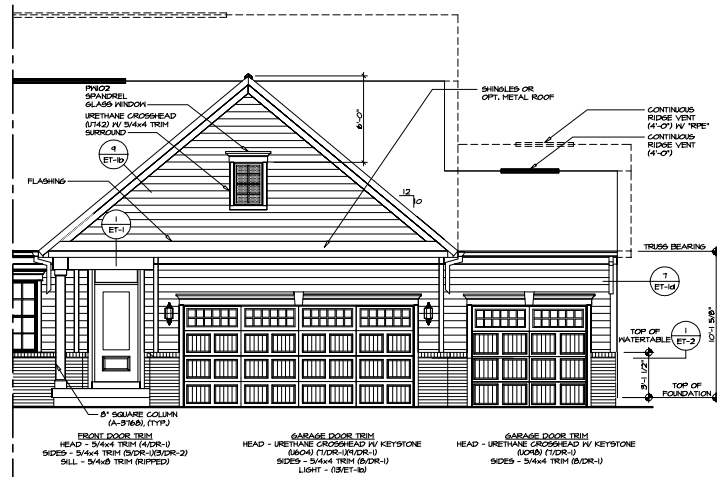
IN YORK COUNTY, CHIEFLAND CROSS-ST. (BUSINESS) VENER FRONT BRICK FRONT 02/17/25 - 7:48 AM

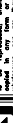
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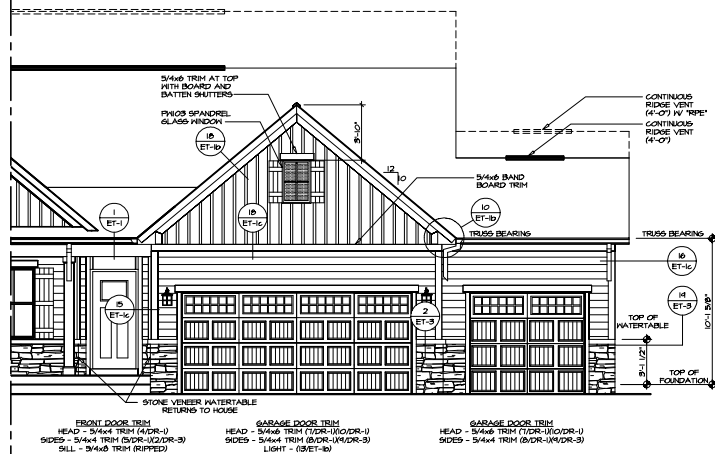


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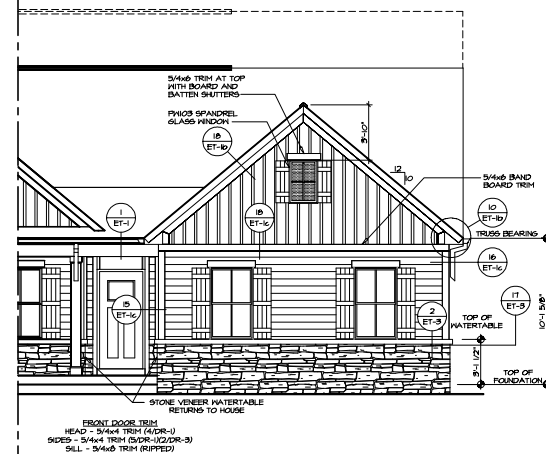




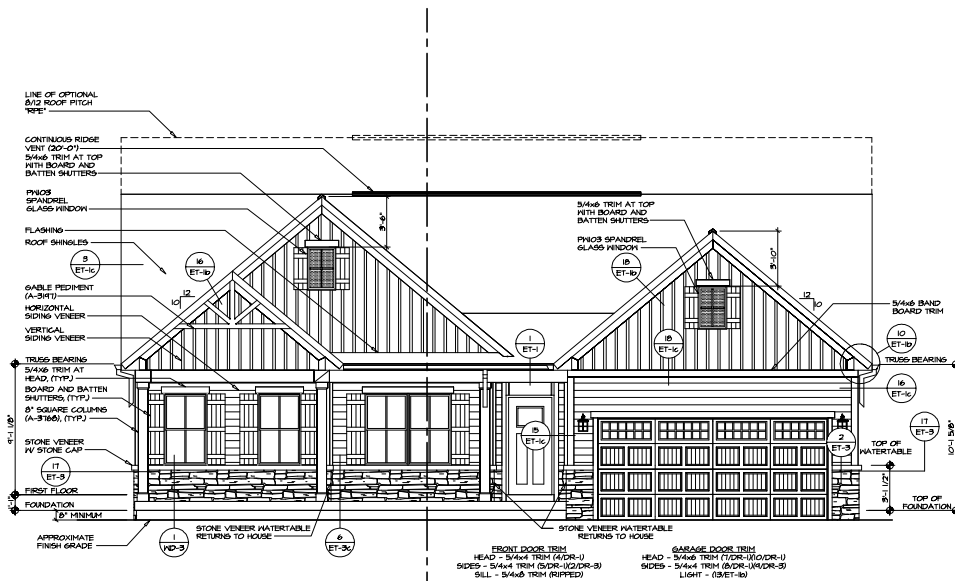
SHEET NO.	MODEL	SET NO. C-4000	 NVR, Inc. 8385 Mountain View, Suite 100 Fremont, CA 94555	NOTE: This equipment is intended to be installed and used in accordance with the instructions provided with the equipment. The user is responsible for the proper use of the equipment. The manufacturer is not responsible for any damage or injury resulting from the use of the equipment.	10% off on all orders over \$1000	REV. NO.	DATE	REMARKS
	A-1	VERSION C DRAWN BY SCA DATE 8/19/98 OPTION ELAS 2-TM						
	CUMBERLAND PROJECT ELEVATION							
	OPTION DESCRIPTION ELEVATION PARTING BRICK, VENEER FRONT							



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "SCF"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "SCC"



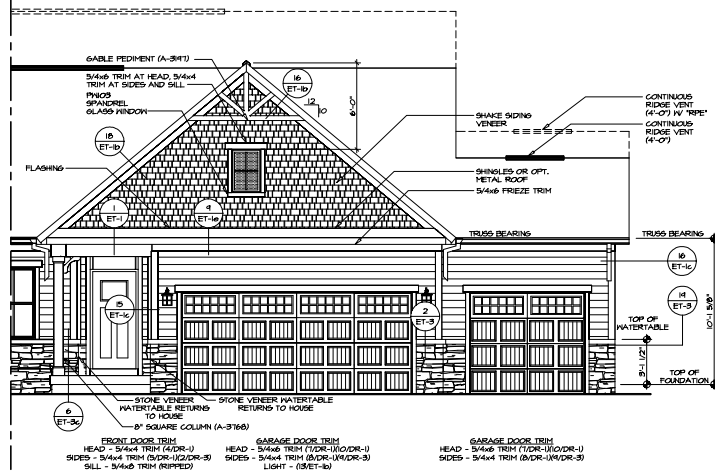
1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "SCB"

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL AND ELECTRICAL CODES.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING AND HEATING CODES.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE AND LIFE SAFETY CODES.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL AND ENERGY CODES.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TRANSPORTATION AND INFRASTRUCTURE CODES.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE LAND-USE AND PLANNING CODES.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HISTORIC PRESERVATION CODES.

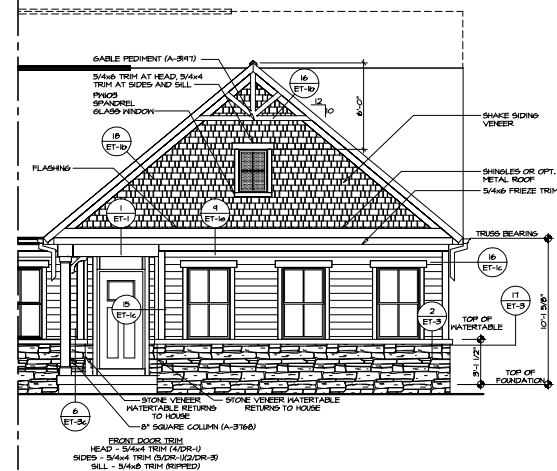


SET NO. 04000
RELEASE NO. ---
DRAWN BY: SGA
DATE: 8/15/18
CHECKED BY: ELK

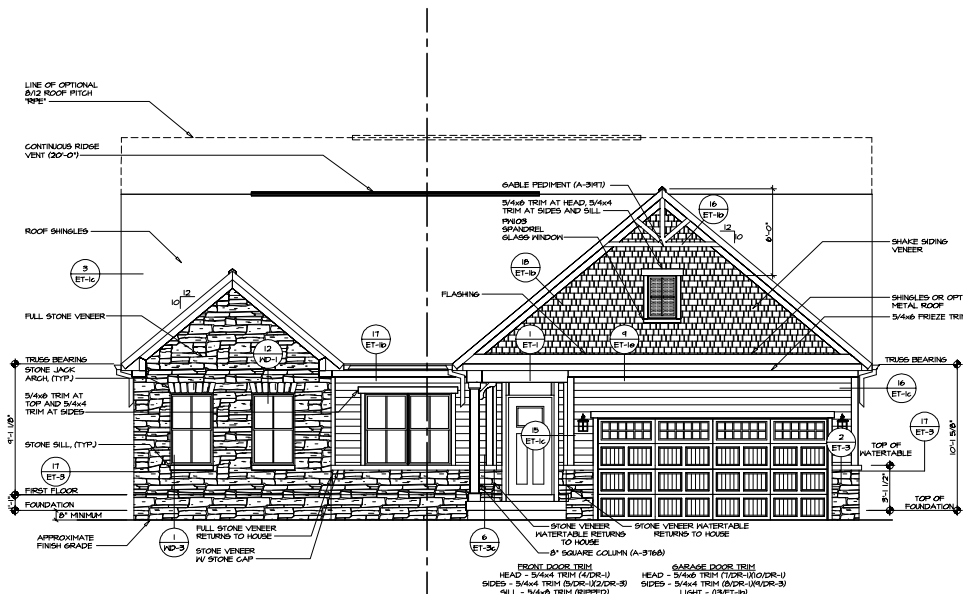
SHEET NO. 11
PROJECT: CUMBERLAND CHURCH - 31
DRAWING TITLE: FRONT ELEVATION
ELEVATION "K"



3 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "3CP"



2 PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "2CC"



1 FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
TWO CAR FRONT ENTRY GARAGE "2CB"

NOTES:
1. All dimensions are in feet and inches.
2. All materials are to be installed in accordance with the manufacturer's instructions.
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NVR
NVR, Inc.
1000 N. 10th St.
Farmingdale, NY 11735

SET NO. 04000
RELEASE NO. 000
DRAWN BY: SGA
CHECKED BY: SGA
DATE: 8/15/16
E.L.

SHEET NO. 12
DRAWING TITLE: FRONT ELEVATION
OPTIONAL DESCRIPTION: ELEVATION "L"



MODEL CUMBERLAND	DRAWING TITLE LEFT ELEVATION	OPTION DESCRIPTION
SHEET NO. A-26		

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[illegible]

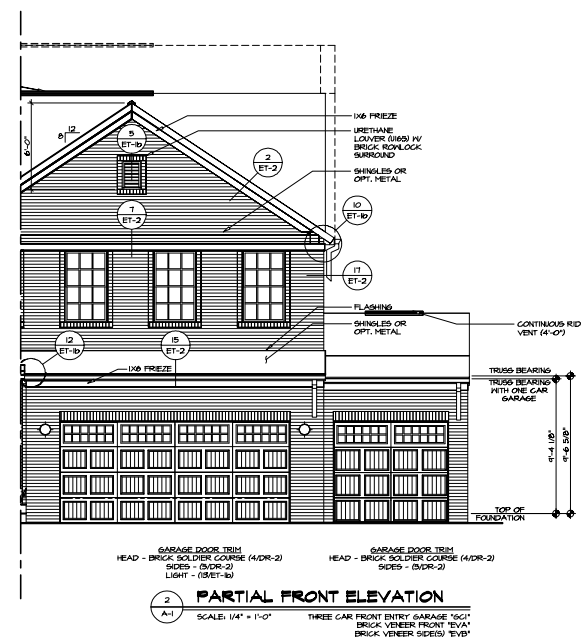


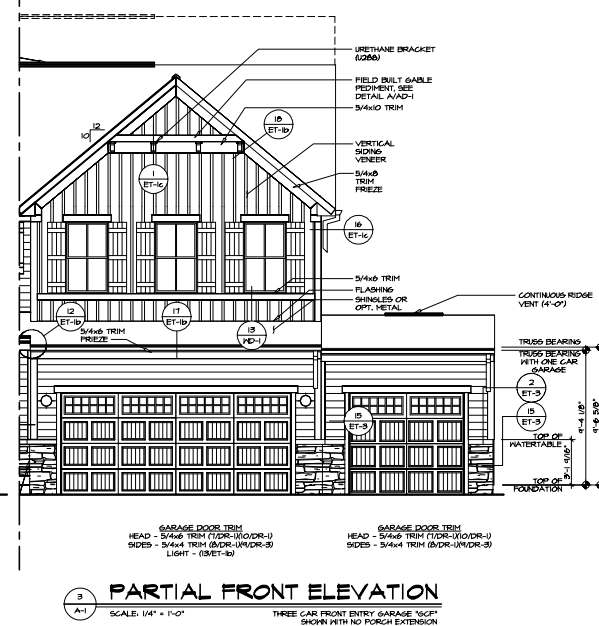
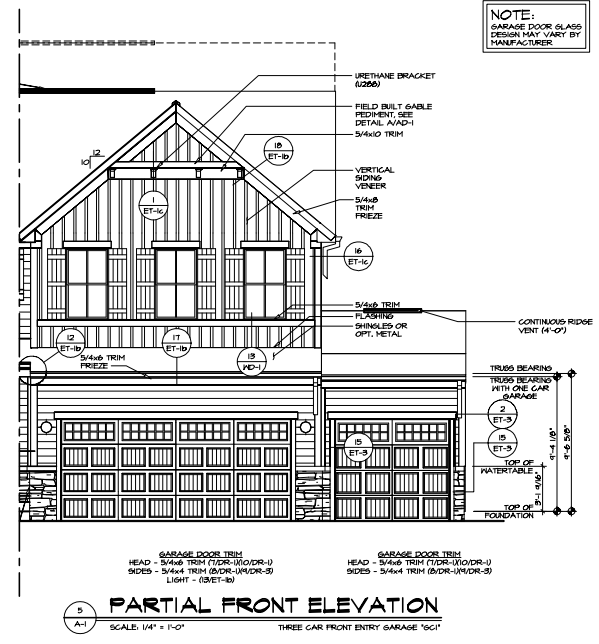
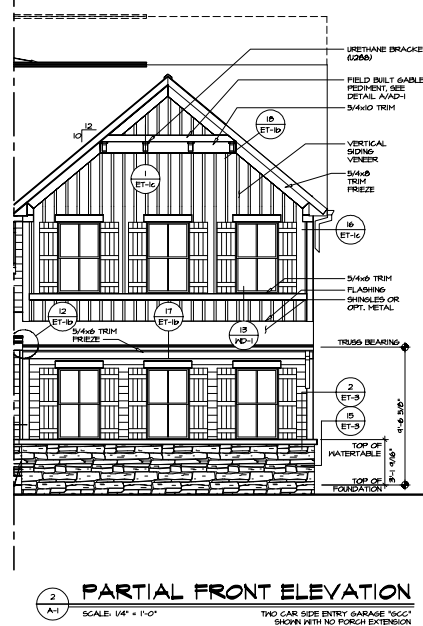
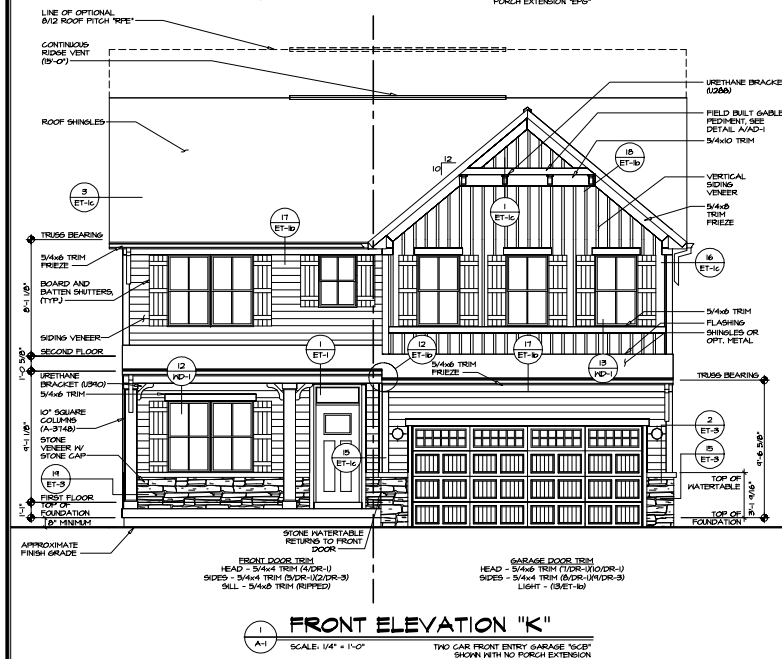
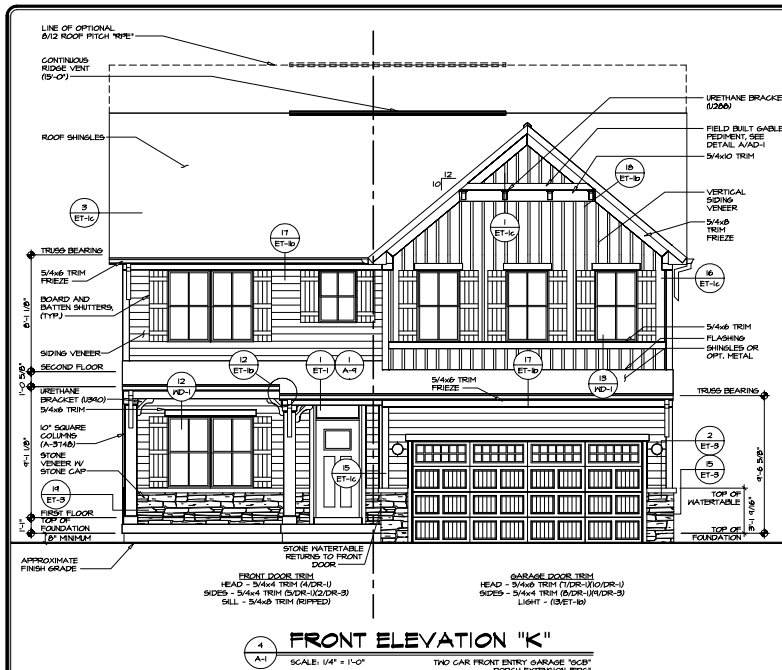
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SET NO. 10000	DATE	07/25/17
RELEASE NO.		
DRAWN BY: SGA		
CHECKED BY: SGA		
DATE: 07/25/17		
PROJECT: 100		
ELEVATION: "B"		

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DRAWING TITLE	
DATE: 07/25/17	
PROJECT: 100	
ELEVATION: "B"	

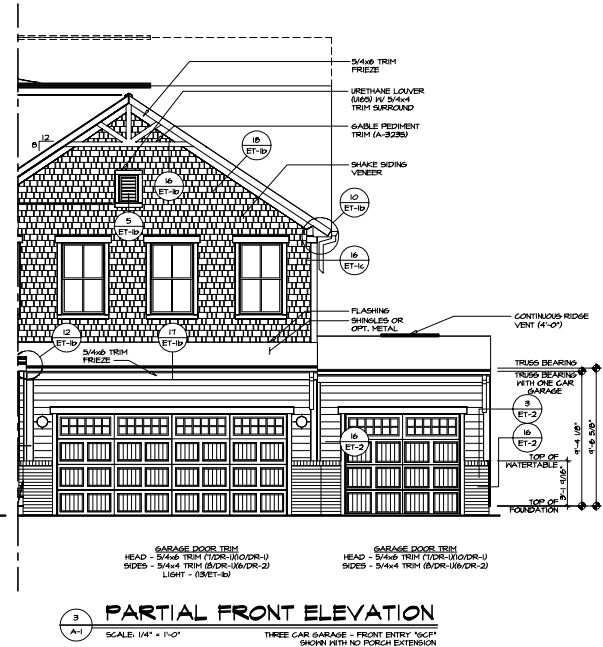
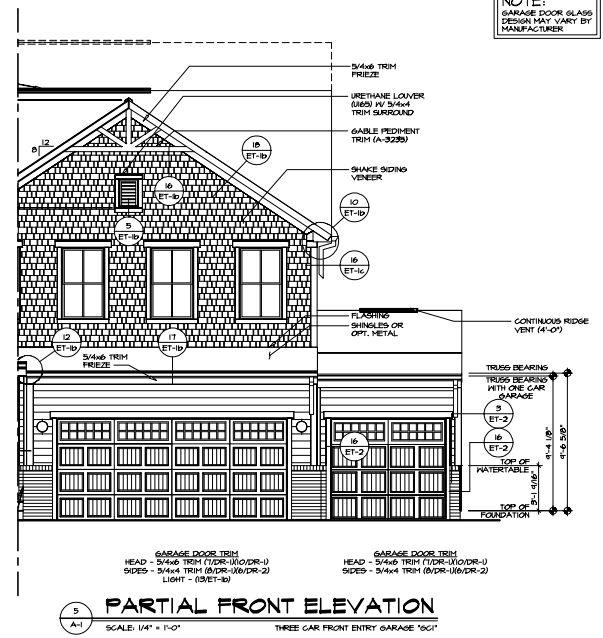
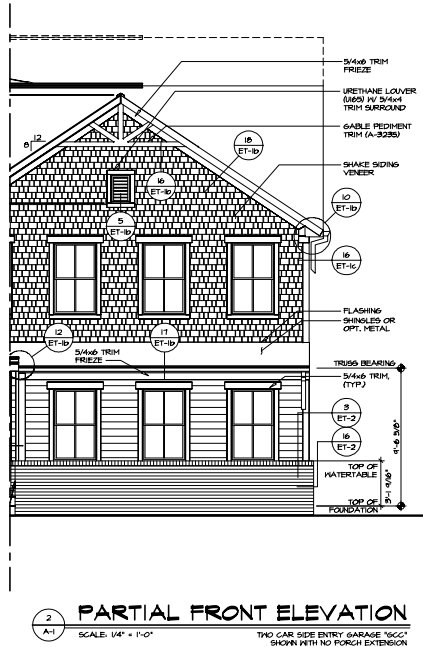
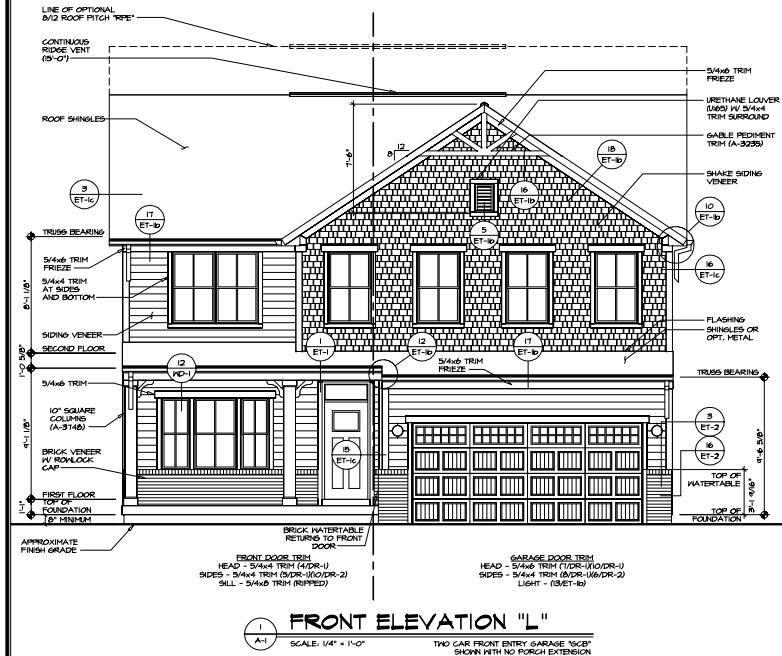
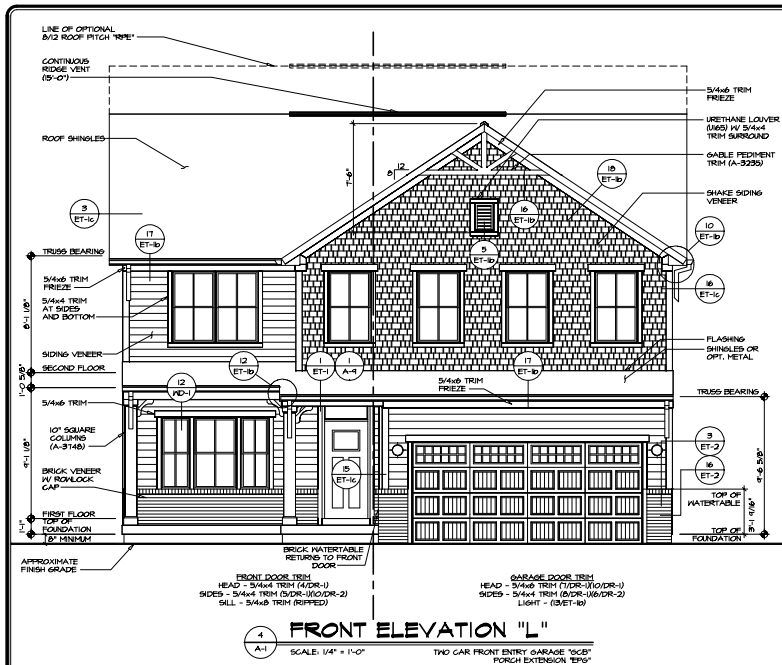
SHEET NO.	MODEL ADPSON	SET NO. 140000	NVR. No. _____ Transfer No. 11003	OPTION GAR	OPTION DESCRIPTION THREE CAR FRONT ENTRY GARAGE	SHEET TITLE A-1	FRONT ELEVATION	DRAWN BY HPV	DATE: 04/27/22	NVR. No. _____ Transfer No. 11003	5388 PAPER: 11003		NVR. No. _____ Transfer No. 11003 Copyright © 2022 NVR, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of NVR, Inc.	REV. NO.	DATE	REMARKS





NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

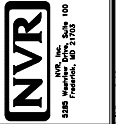
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NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REVISIONS		DATE	BY	APP'D	REMARKS
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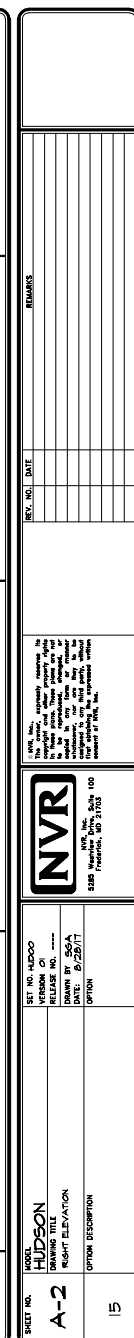
THIS DOCUMENT IS THE PROPERTY OF NVR. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NVR, INC.



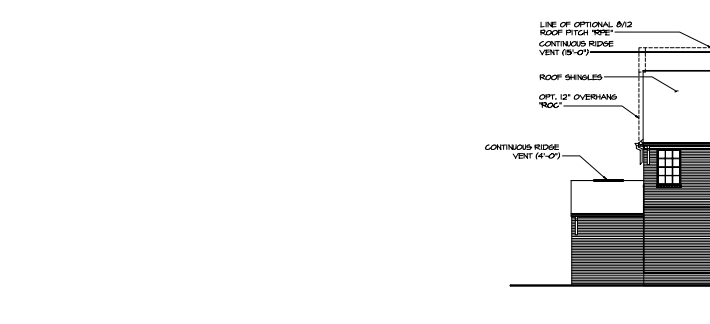
SET NO. 10000
RELEASE NO. ---
DRAWN BY: SCA
CHECKED BY: SCA
DATE: 8/25/17
SCALE: 1/4" = 1'-0"
E.L.

PROJECT: HUDSON
DRAWING TITLE: FRONT ELEVATION
OPTIONAL DESCRIPTION: ELEVATION "L"

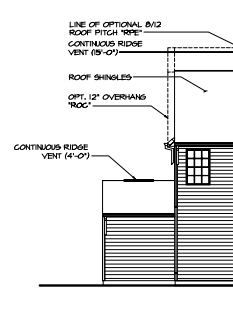
SHEET NO. A-1
14



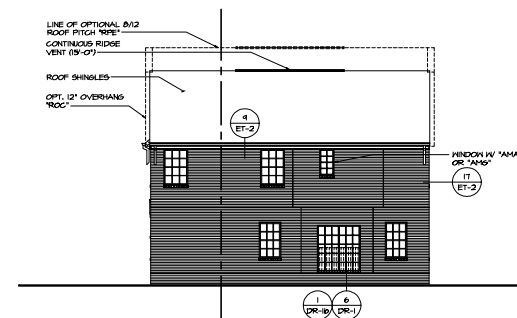
[illegible]



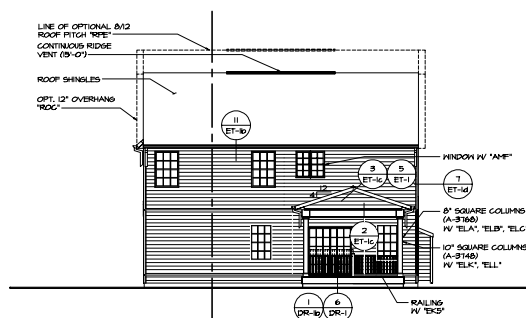
6 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. BRICK VENEER REAR "EVK"
OPT. THREE CAR FRONT ENTRY GARAGE "GCP"



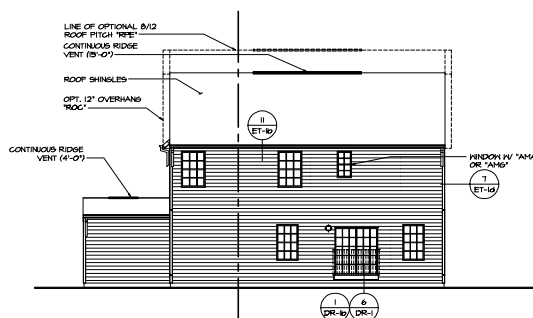
5 REAR ELEVATION
SCALE: 1/8" = 1'-0"
OPT. THREE CAR FRONT ENTRY GARAGE "GCP"



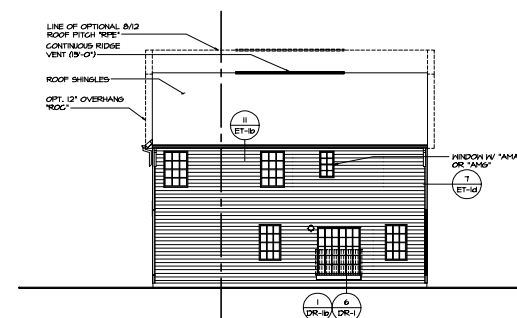
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV SLIDING GLASS DOOR DINETTE "DST"
SHOWN IV OWNER'S BATHROOM SHOWER "AMA"
OR OWNER'S BATH IV ROMAN SHOWER IV SEAT "AMS"
OPT. BRICK VENEER REAR "EVK"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV DOUBLE PATIO DOOR DINETTE "DPT"
REAR COVERED PORCH "RCP"
GAS FIREPLACE FAMILY ROOM SIDE "LFP"
OWNER'S BATH IV TUB AND SHOWER "AMT"

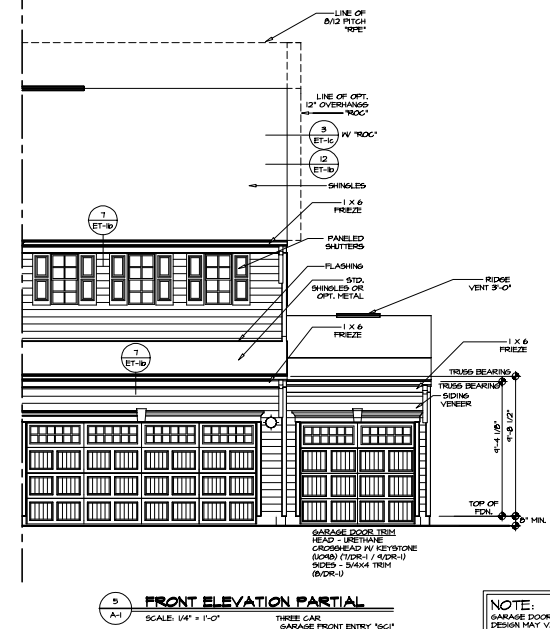
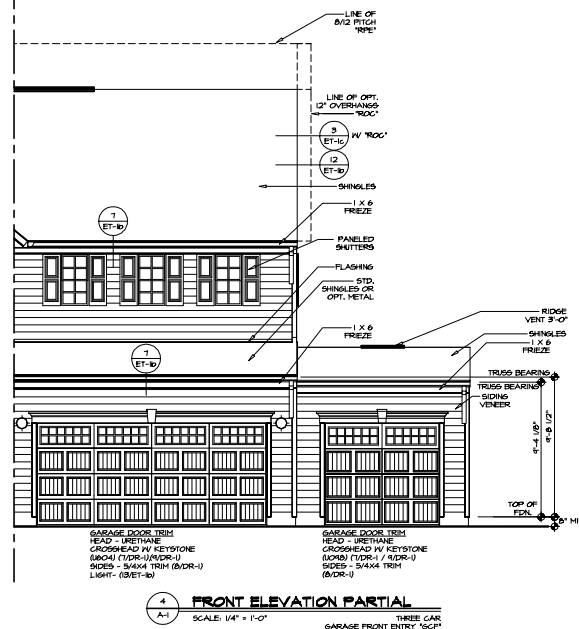
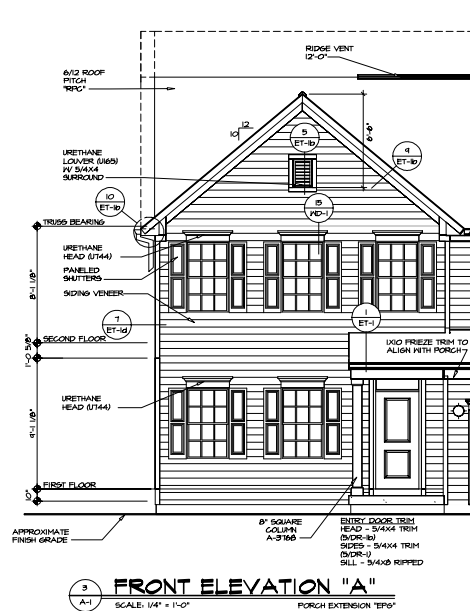
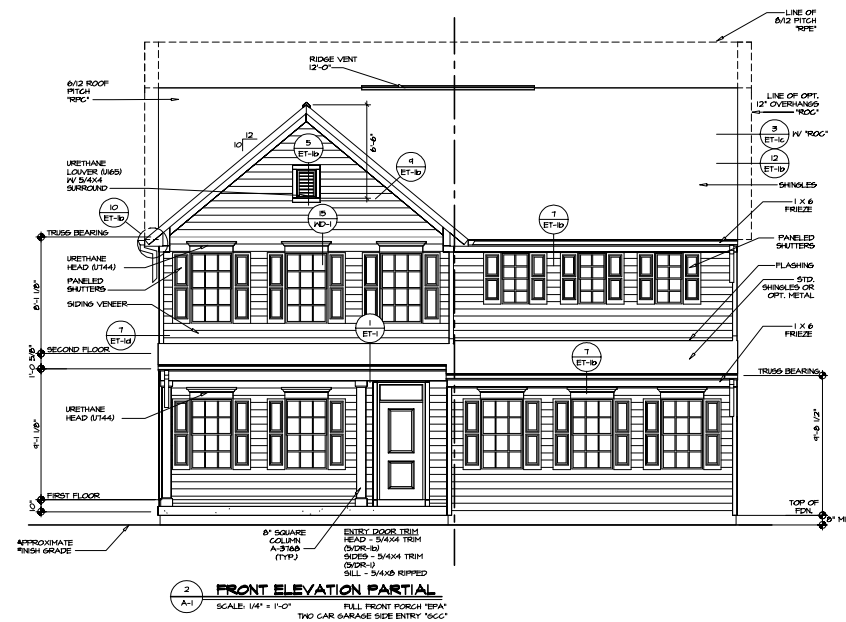
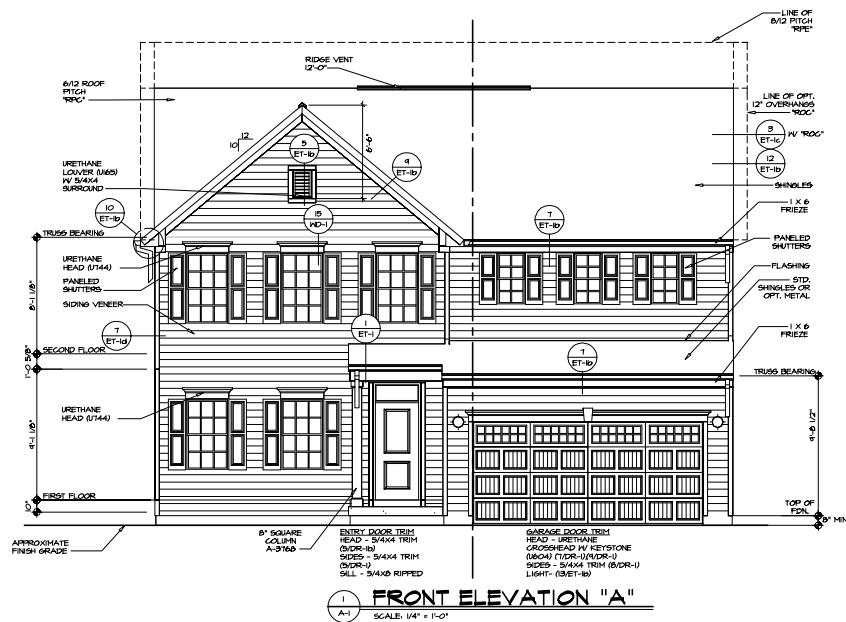


2 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV SLIDING GLASS DOOR DINETTE "DST"
THREE CAR FRONT ENTRY GARAGE "GCP"
SHOWN IV OWNER'S BATHROOM SHOWER "AMA"
OR OWNER'S BATH IV ROMAN SHOWER IV SEAT "AMS"



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"
SHOWN IV SLIDING GLASS DOOR DINETTE "DST"
SHOWN IV OWNER'S BATHROOM SHOWER "AMA"
OR OWNER'S BATH IV ROMAN SHOWER IV SEAT "AMS"

SHEET NO. A-2c	PROJECT HIDCO	DRAWING TITLE REAR ELEVATION	OPTION DESCRIPTION	18	REMARKS
SET NO. H1000	DATE	DATE	DATE	DATE	DATE
RELEASE NO.	DATE	DATE	DATE	DATE	DATE
DRAWN BY: SGA	DATE: 8/25/17	DATE	DATE	DATE	DATE
CHECKED BY: SGA	DATE: 8/25/17	DATE	DATE	DATE	DATE
DESIGNED BY: SGA	DATE: 8/25/17	DATE	DATE	DATE	DATE
PROJECT NO.	DATE	DATE	DATE	DATE	DATE
PROJECT NAME	DATE	DATE	DATE	DATE	DATE
PROJECT ADDRESS	DATE	DATE	DATE	DATE	DATE
PROJECT CITY	DATE	DATE	DATE	DATE	DATE
PROJECT STATE	DATE	DATE	DATE	DATE	DATE
PROJECT ZIP	DATE	DATE	DATE	DATE	DATE
PROJECT PHONE	DATE	DATE	DATE	DATE	DATE
PROJECT FAX	DATE	DATE	DATE	DATE	DATE
PROJECT EMAIL	DATE	DATE	DATE	DATE	DATE
PROJECT WEBSITE	DATE	DATE	DATE	DATE	DATE
PROJECT SOCIAL MEDIA	DATE	DATE	DATE	DATE	DATE
PROJECT VIDEO	DATE	DATE	DATE	DATE	DATE
PROJECT AUDIO	DATE	DATE	DATE	DATE	DATE
PROJECT TEXT	DATE	DATE	DATE	DATE	DATE
PROJECT IMAGE	DATE	DATE	DATE	DATE	DATE
PROJECT OTHER	DATE	DATE	DATE	DATE	DATE



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

SHEET NO.	DATE	REVISIONS
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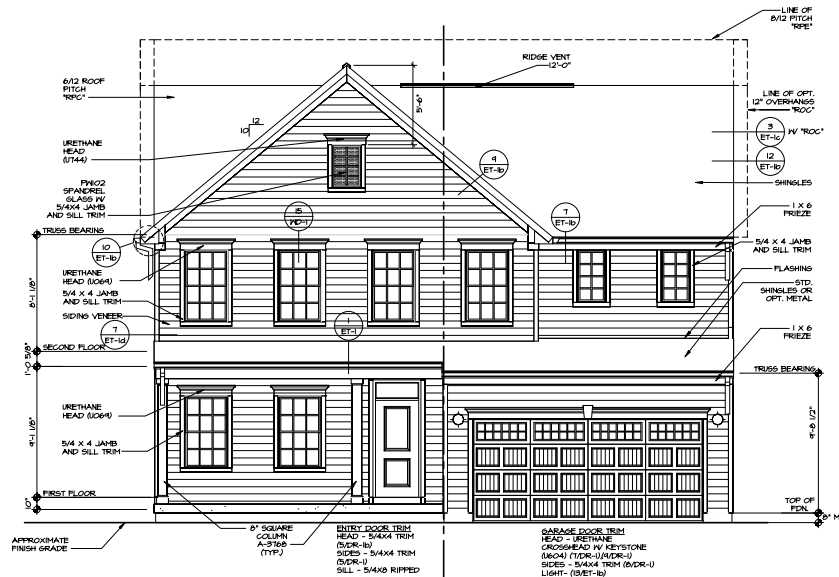
NVR
NVR, Inc.
1000 N. 10th St.
Farmingdale, NY 11735

SET NO. 10000
RELEASE NO. 10000
DRAWN BY: ALJ
CHECKED BY: ALJ
DATE: 8/10/17
ELEVATION "A"
SIDING VENEER FRONT
EVP

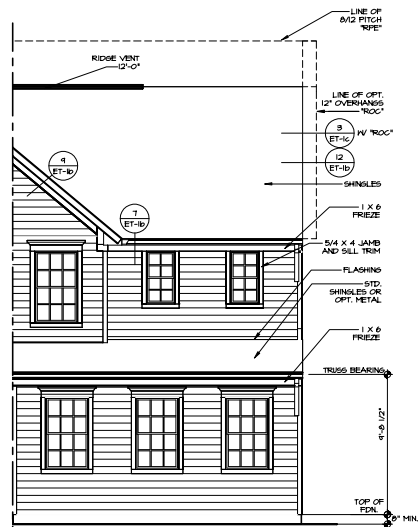
1. This drawing is the property of NVR, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NVR, Inc.

1. This drawing is the property of NVR, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NVR, Inc.

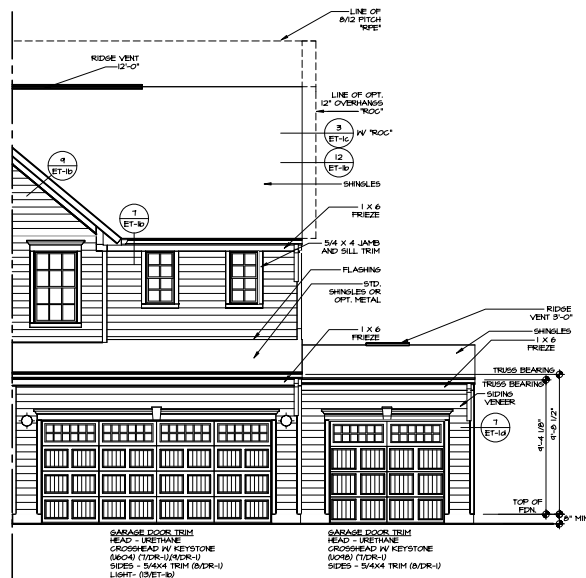
1. This drawing is the property of NVR, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NVR, Inc.



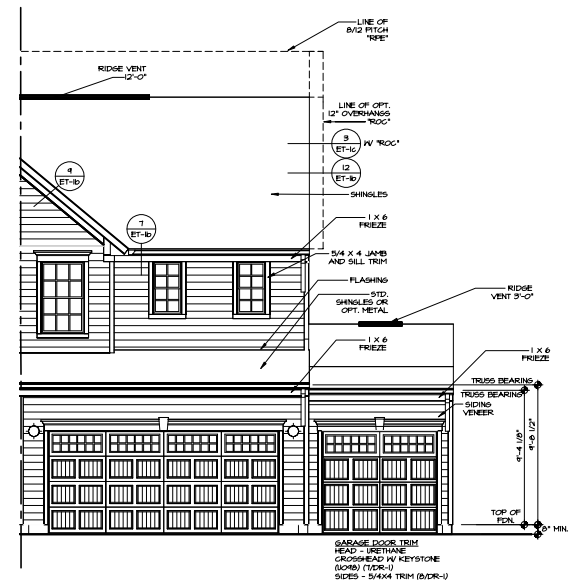
1 FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" TWO CAR GARAGE SIDE ENTRY 'SCG'



3 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY 'SCG'

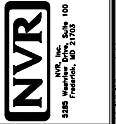


4 FRONT ELEVATION PARTIAL
SCALE: 1/4" = 1'-0" THREE CAR GARAGE FRONT ENTRY 'SCG'

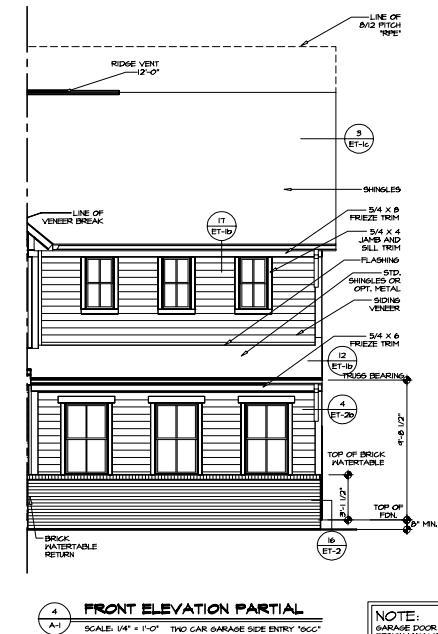
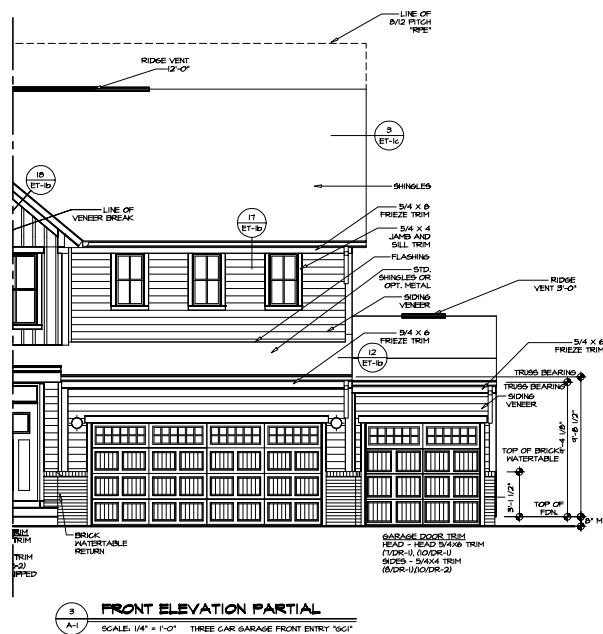
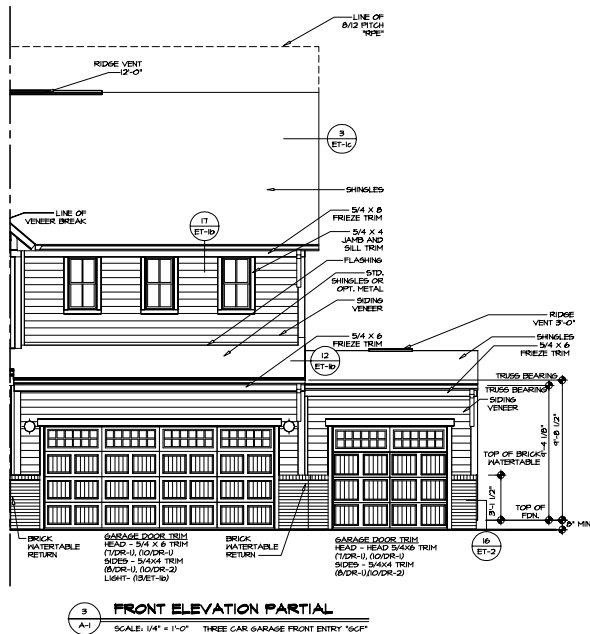
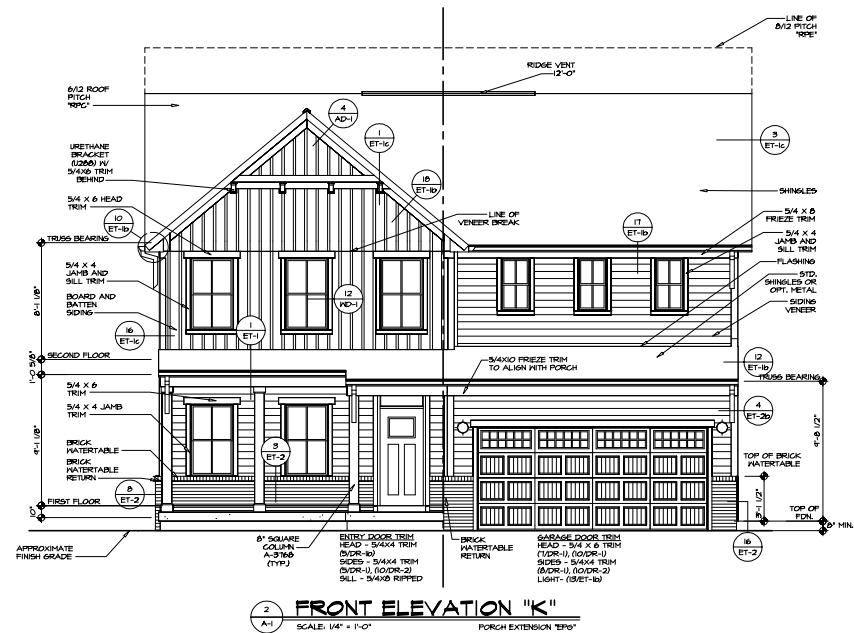
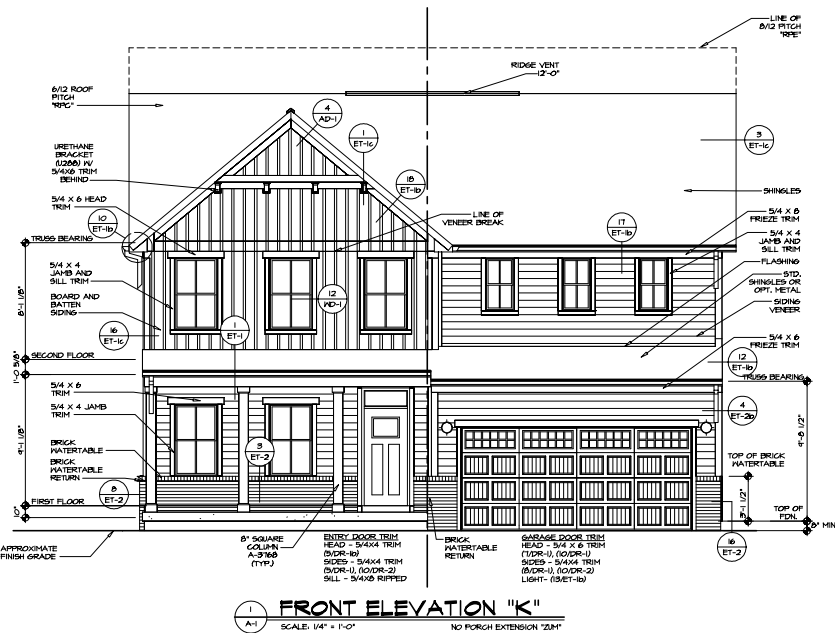
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

REV.	NO.	DATE	REMARKS

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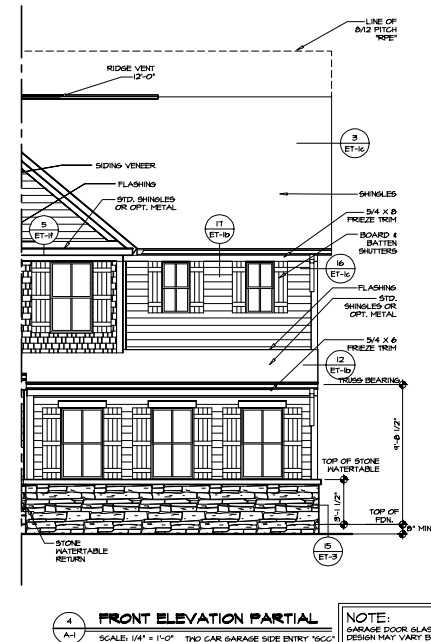
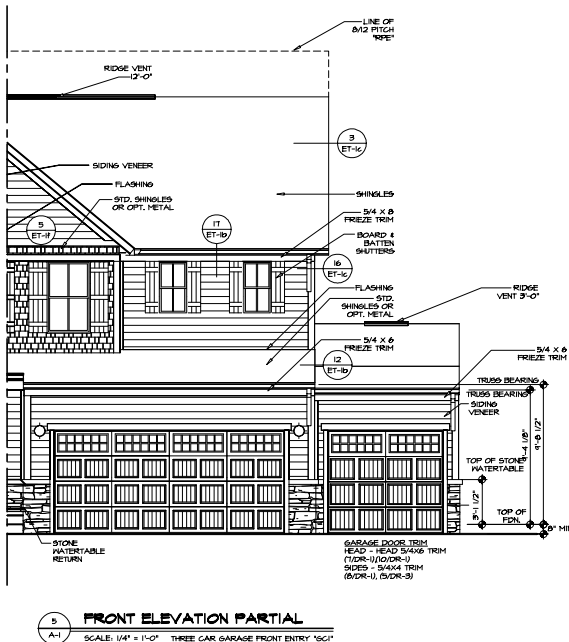
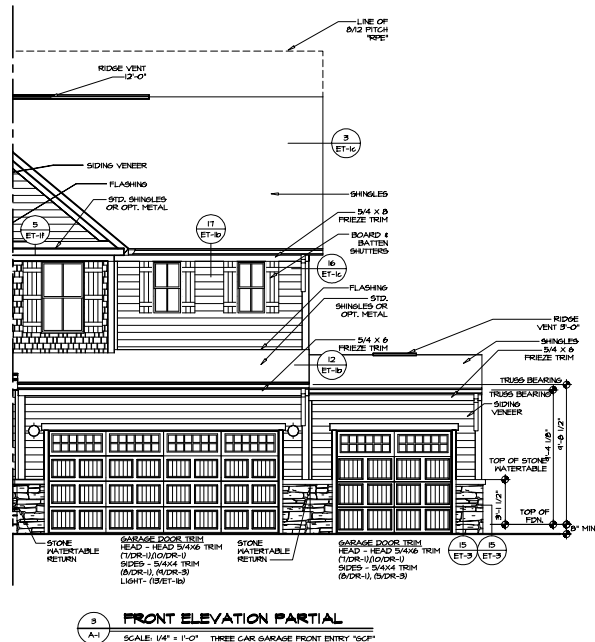


SET NO. 10000	LEHIGH
RELEASE NO. 10000	LEHIGH
DRAWN BY: A-1	FRONT ELEVATIONS
CHECKED BY: A-1	FRONT ELEVATIONS
DATE: 8/10/17	DATE: 8/10/17
BY: EJB	ELEVATION "B"
BY: EJB	SIDING VENEER FRONT



NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

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MARKS

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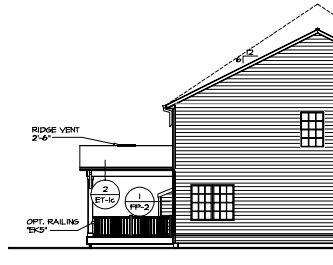


NVR, Inc.
285 Westview Drive, Suite 100
Frederick, MD 21703

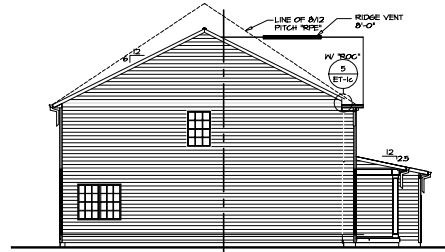
SET NO. L6400
VERSION 01
RELEASE NO. ----
DRAWN BY ALLU
DATE: 8/10/17
OPTION
ELL

MODEL	LEHIGH
DRAWING TITLE	FRONT ELEVATIONS
OPTION DESCRIPTION	ELEVATION "L"

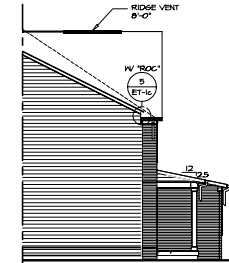
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER.



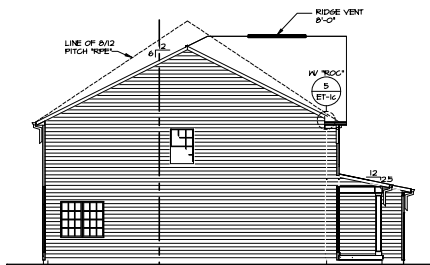
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SCALE: 1/8" = 1'-0"
REAR COVERED PORCH "EP"
GAS FIREPLACE FAMILY ROOM REAR "EP"



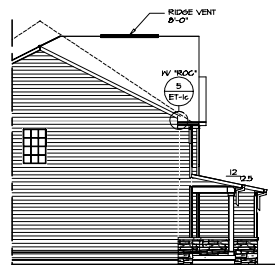
2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
SIDING VENEER FRONT "EV"



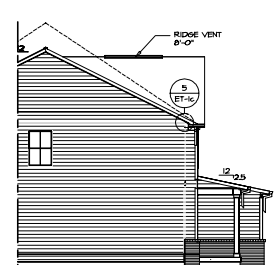
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SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
ELEVATION B "TEL"
FULL BRICK FRONT "EVA"



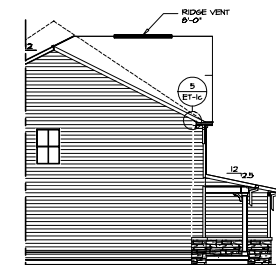
4 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION B "TEL"
SIDING VENEER FRONT "EV"



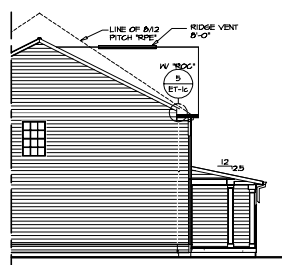
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SCALE: 1/8" = 1'-0"
ELEVATION C "TEL"
NO PORCH EXTENSION "ZBP"



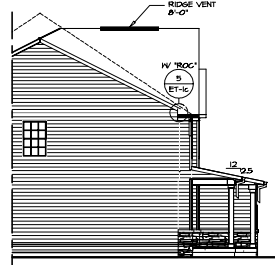
6 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION K "TEL"
NO PORCH EXTENSION "ZBP"



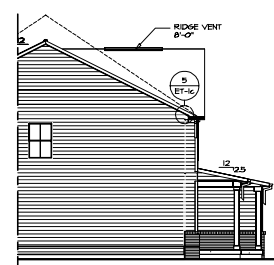
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SCALE: 1/8" = 1'-0"
ELEVATION L "TEL"
NO PORCH EXTENSION "ZBP"



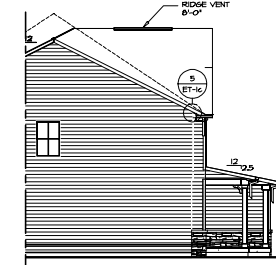
8 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION A "ELA"
PORCH EXTENSION "EPB"



9 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION C "TEL"
PORCH EXTENSION "EPB"



10 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION K "TEL"
PORCH EXTENSION "EPB"



11 LEFT ELEVATION PARTIAL
SCALE: 1/8" = 1'-0"
ELEVATION L "TEL"
PORCH EXTENSION "EPB"

REMARKS

REV. NO. DATE

1. This drawing is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

NVR
NVR, Inc.
1000
Frederick, MD 21703

SET NO. 10000
RELEASE NO. 10000
DRAWN BY: ALJ
DATE: 8/10/11
CHECKED: JLD

OPTION DESCRIPTION

15



SHEET NO.	MODEL	SET NO.	LEWOOD	NVR No. 100 Preparation, Feb 7, 1961	NVR No. Date Name of person or company which prepared report Title of project Location Date of work Name of observer Name of recorder Name of collector Name of preparator Name of reviewer Name of checker Name of approver Name of distributor Name of user Name of maintainer Name of disposer Name of other person involved Name of other organization involved Name of other government agency involved Name of other country involved Name of other continent involved Name of other world involved Name of other universe involved Name of other dimension involved Name of other time involved Name of other space involved Name of other matter involved Name of other energy involved Name of other information involved Name of other knowledge involved Name of other wisdom involved Name of other power involved Name of other force involved Name of other influence involved Name of other effect involved Name of other result involved Name of other consequence involved Name of other outcome involved Name of other end involved Name of other purpose involved Name of other goal involved Name of other aim involved Name of other objective involved Name of other intention involved Name of other plan involved Name of other scheme involved Name of other design involved Name of other system involved Name of other method involved Name of other technique involved Name of other process involved Name of other procedure involved Name of other practice involved Name of other habit involved Name of other custom involved Name of other tradition involved Name of other belief involved Name of other opinion involved Name of other view involved Name of other idea involved Name of other thought involved Name of other concept involved Name of other notion involved Name of other theory involved Name of other hypothesis involved Name of other principle involved Name of other law involved Name of other rule involved Name of other regulation involved Name of other code 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composer involved Name of other musician involved Name of other dancer involved Name of other actor involved Name of other actress involved Name of other playwright involved Name of other director involved Name of other producer involved Name of other screenwriter involved Name of other scriptwriter involved Name of other storyboard artist involved Name of other costume designer involved Name of other hair stylist involved Name of other makeup artist involved Name of other prop master involved Name of other set designer involved Name of other location manager involved Name of other production office involved Name of other production company involved Name of other production studio involved Name of other production house involved Name of other production firm involved Name of other production agency involved Name of other production service involved Name of other production vendor involved Name of other production supplier involved Name of other production contractor involved Name of 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other production club manager involved Name of other production lounge manager involved Name of other production bar manager involved Name of other production tavern manager involved Name of other production inn manager involved Name of other production hotel manager involved Name of other production motel manager involved Name of other production resort manager involved Name of other production vacation home manager involved Name of other production rental car company manager involved Name of other production trucking company manager involved Name of other production shipping company manager involved Name of other production airline manager involved Name of other production cruise ship manager involved Name of other production ferry boat manager involved Name of other production taxi cab manager involved Name of other production limousine manager involved Name of other production bus manager involved Name of other production train manager involved Name of other production subway 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2
A-1

FRONT ELEVATION "A"

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

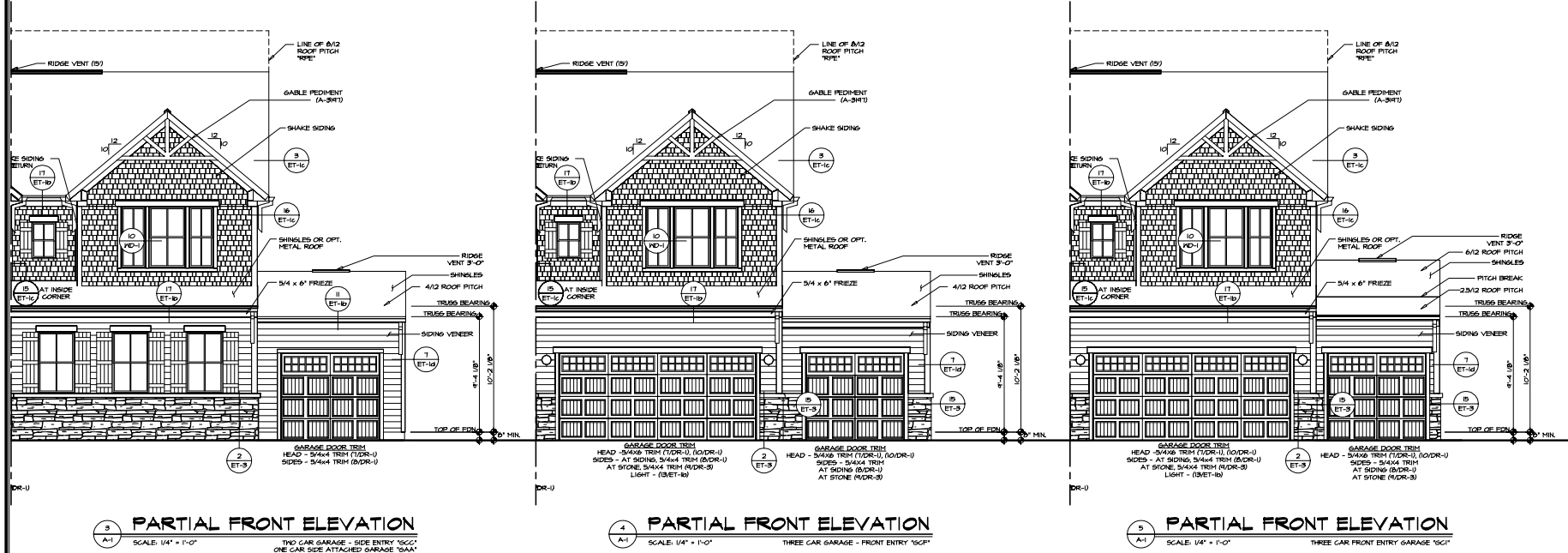
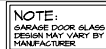
FULL FRONT PORCH "EPA"
TWO CAR GARAGE - SIDE ENTRY "GCC"

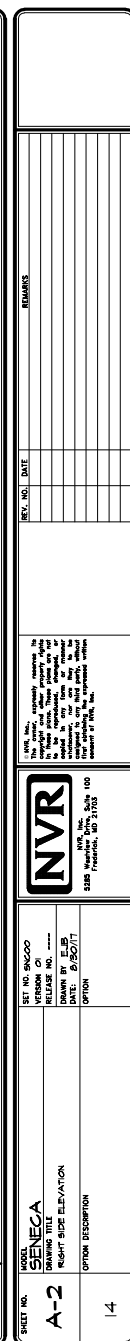
5 PARTIAL FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE 'GC1'





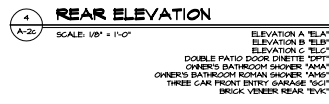
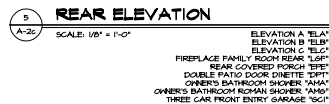
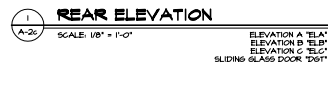
SHEET NO. 00000		DATE: 05/25/17	BY: J. L. SENECA
DRAWING TITLE		DATE: 05/25/17	BY: J. L. SENECA
FRONT ELEVATION		DATE: 05/25/17	BY: J. L. SENECA
OPTION: DESCRIPTION		DATE: 05/25/17	BY: J. L. SENECA
A-1		DATE: 05/25/17	BY: J. L. SENECA
II		DATE: 05/25/17	BY: J. L. SENECA







SHEET NO.	MODEL	SET NO. 54000	 NVR, Inc. 5355 Marquette Ave., Suite 100 /Frampton, MO 63115	I, <u>WILL, INC.</u> , HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ANY FALSIFICATION OF THIS INFORMATION IS A VIOLATION OF FEDERAL LAWS.	REV. NO.	DATE	REMARKS
	VERSION 01	DATE BY					
A-26	LEFT SIDE ELEVATION	DATE: 6/20/17					
	OPTION DESCRIPTION	OPTION					
15							



SHEET NO.	MODEL	SET NO. SINGCO	I HAVE, HEREBY, AGREED TO TRANSFER AND CONVEY PROPERTY, RIGHTS AND INTERESTS IN THE ABOVE DESCRIBED REAL ESTATE TO THE NATIONAL REAL ESTATE BOARD OF THE NATIONAL ASSOCIATION OF REALTORS, INC. FOR THE PURPOSE OF THE NATIONAL REAL ESTATE BOARD'S NATIONAL REAL ESTATE BOARD OF REALTORS, INC.	REV. NO.	DATE	REMARKS
	VERSION 01	DATE BY E 28				
A-2c	REAR ELEVATION	DATE: 6/21/77				
	OPTION DESCRIPTION	OPTION				
16						

ORDINANCE NO. 2025-25

AN ORDINANCE ESTABLISHING A MUNICIPAL SNOW EMERGENCY OPERATIONS POLICY.

WHEREAS, the City of Monroe recognizes the need for a formalized and responsive Municipal Snow Emergency Operations Policy to protect public safety, enhance emergency response capabilities, and ensure efficient winter weather operations; and

WHEREAS, Section 723.01 of the Ohio Revised Code grants municipalities “special power” to regulate the use of streets within their territory; and

WHEREAS, implementing a snow emergency classification system and empowering city staff with operational tools will improve communication with the public and enable swift, lawful, and effective response during severe winter weather conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City of Monroe hereby establishes a Municipal Snow Emergency Operations Policy with the following classifications:

- Type I Snow Emergency – Hazardous driving conditions due to snow and ice accumulation. The public is urged to exercise caution while traveling.
- Type II Snow Emergency – Snow accumulation exceeds one inch and conditions are very hazardous. Only necessary travel is recommended.
- Type III Snow Emergency – Extreme and dangerous conditions. City roadways are closed to non-emergency personnel. Travel is strongly discouraged.

SECTION 2: Authority and responsibilities are assigned as follows:

- The City Manager is hereby authorized to declare Type I, II, or III snow emergencies as conditions warrant.
- The Public Works Director shall issue public notifications of declared snow emergencies through official city channels, including the city website, social media accounts, and emergency alert systems.
- During declared Type II and Type III snow emergencies, city-owned maintenance vehicles are authorized to use portable signal preemption devices in accordance with Ohio Revised Code Section 4511.031 to improve traffic flow and safety.

SECTION 3: Enforcement measures to support snow emergency operations include:

- Parking on designated snow emergency routes is prohibited during Type II and Type III snow emergencies, pursuant to Monroe Code Section 452.14.
- Violations of declared snow emergency provisions are subject to penalties as defined in the City’s codified ordinances and applicable laws.

SECTION 4: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

RESOLUTION NO. 38-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT FOR THE TOWNES AT MONROE CROSSINGS SUBDIVISION.

WHEREAS, on January 28, 2025, City Council approved a Planned Unit Development for the Townes at Monroe Crossings Subdivision; and

WHEREAS, due to the specialized nature of the development, a Development Agreement has been prepared to identify the responsibilities of both the City and the developer throughout the development process; and

WHEREAS, the Development Agreement outlines public infrastructure responsibilities including right-of-way, access points, water, sanitary sewer, storm water, sidewalks, pedestrian connectivity, and traffic management; and

WHEREAS, the subdivision will be constructed in two phases as outlined in the agreement and consistent with the approved Planned Unit Development.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is hereby authorized to enter into a Development Agreement by and between the City of Monroe and the developer of the Townes at Monroe Crossings Subdivision. The terms and conditions of said agreement are set forth in Exhibit "A" attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

SUBDIVISION DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement"), executed on this ____ day of _____, 2025, by and between the City of Monroe, Ohio, a municipal corporation organized and existing under the laws of Ohio and its charter, with an address of 233 South Main Street, Monroe, Ohio 45050 (the "City"), and GreyFoxMonroe, LLC, an incorporated company organized and existing under the laws of Ohio, with an address of 661 Oak Tree Boulevard, Suite 260, Independence, Ohio, 44131(collectively known herein as the "Developer"); pursuant to the approved [preliminary plat, , Master Development Plan (MDP), and (Planned Unit development (PUD)] (hereinafter referred to as the "Development Plan") now on file with the Development Department of the City for the completion of the public and other improvements associated with the development known as "Townes at Monroe Crossings"

Witness

WHEREAS, the Developer proposes to develop a subdivision which shall be situated upon acres of real property within the City of Monroe, County of Butler, State of Ohio, located upon 20.91 acres more or less, and more particularly described as County Auditor's Designation Parcel Number #C1800016000019 [7.99 acres] and Parcel Number #C1800016000030 [12.91 acres];

WHEREAS, the Townes at Monroe Crossing PUD was approved by the City on January 28, 2025, a copy of which is on file in the office of the City's Development Department; and

WHEREAS, the Townes at Monroe Crossings preliminary plat was approved by the City on April 22, 2025, a copy of which is on file in the office of the City's Development Department

WHEREAS, the said subdivision, known as "Townes at Monroe Crossing" contemplates the construction and installation of certain improvements some of which shall be dedicated by the Developer to public use and accepted for the public and maintained on its behalf by the City, which said Dedication and Acceptance shall be evidenced by the execution and recordation of a Record Plat of the Subdivision; and

WHEREAS, such dedicated and accepted improvements as shown on the preliminary plat and labeled as "Public" (the "Infrastructure Improvements") include, but are not necessarily limited to:

- a. Public Roads;
- b. Improvements within the City right-of-way;
- c. Intersection points between existing public improvements;
- d. Water main(s);
- e. Sanitary sewer main(s);
- f. Storm water conveyance system; and

WHEREAS, the City and the Developer wish to provide for the construction of the Infrastructure Improvements and other site improvements (which shall be shown on the

Development Plan) such as any required detention/retention areas, street lighting, water and sewer services, water and sewer mains and connectors, pursuant to provisions of the City of Monroe Codified Ordinances, the City's Development and Design Standards, and the City's Subdivision Standards, desire to enter into an Agreement concerning the said construction:

NOW, THEREFORE IT IS AGREED:

1. Planned Unit Development Agreement. Developer and the City shall comply with the terms of the Townes at Monroe Crossings Planned Unit Development (PUD) agreement made and entered into on January 28, 2025, by and between the Developer and the City (as the same may be amended and supplemented, the "Planned Unit Development Agreement"). The Planned Unit Development Agreement is attached hereto as Exhibit A.
2. Preliminary Plat. Developer and the City shall comply with the terms of the Townes at Monroe Crossings preliminary plat as approved by the City on April 22, 2025, by and between the Developer and the City. The preliminary plat is attached hereto as Exhibit B and more specifically expresses that the subdivision shall consist of:
 - (a) A unit density of 4.017 dwelling units per acre; and
 - (b) Eighty-four townhomes:
 - i. Fifty-eight (58) twenty-four (24) foot wide townhomes;
 - ii. Twenty-six (26) twenty-eight (28) foot wide townhomes.
2. Construction and Maintenance Obligations. The Developer does herewith agree to construct, install and provide the Infrastructure Improvements, Public Improvements, and other improvements shown on the Development Plan.

Notwithstanding anything in this Agreement to the contrary:

- (a) Water Facilities. Any water lines and facilities related thereto shown on the Development Plan and labeled as Public, shall be maintained by the City and any water lines and facilities related thereto and shown on the Development Plan and labeled as Private shall be maintained by the Developer or pursuant to the terms of any declaration governing the Townes at Monroe Crossings subdivision.
- (b) Storm Water Facilities. Any storm water lines and facilities related thereto shown on the Development Plan and labeled as Public, shall be maintained by the City and any storm water lines and facilities related thereto and shown on the Development Plan and labeled as Private shall be maintained by the Developer or pursuant to the terms of any declaration governing the Townes at Monroe Crossings subdivision.
- (c) Sanitary Sewer Facilities. Any sanitary sewer lines and facilities related thereto shown on the Development Plan and labeled as Public, shall be maintained by Butler County

and any sanitary sewer lines and facilities related thereto and shown on the Development Plan and labeled as Private shall be maintained by the Developer or pursuant to the terms of any declaration governing the Townes at Monroe Crossings subdivision.

- (d) Connectivity. Developer shall construct a ten (10) foot wide shared-use asphalt path along the exterior of the subdivision fronting Roden Park Drive from Crossing Boulevard up to the terminus at Coldwater Drive. The Shared-Use Path shall extend across Coldwater Creek on the north side of Roden Park Drive over an existing culvert. The back of the Shared-Use Path will need to be a minimum of seventeen (17) feet from the face of curb of the northern Roden Park curb line.

Crosswalks shall be constructed at the intersections of:

- 1) Streamside Trail and Roden Park Drive for pedestrian access crossing over Roden Park Drive to dog park and picnic pavilion.
- 2) Roden Park Drive and Coldwater Drive for pedestrian access crossing over Roden Park Drive as access to Shared-Use Path.
- 3) Roden Park Drive and Coldwater Drive for pedestrian access crossing over Coldwater Drive as a continuation of Shared-Use Path.
- 4) Roden Park Drive and Crossing Boulevard for pedestrian access crossing over Roden Park Drive as a continuation of Shared-Use Path.
- 5) Streamside Trail and Crossings Boulevard for pedestrian access crossing over Streamside Drive as a continuation of Shared-Use Path.

All other Shared-Use Paths or walking trails shall be constructed in a manner consistent with the approved development plan. All Shared-Use Paths or walking trails shall be wholly contained within either:

- 1) A properly recorded Easement, which title is vested in the Homeowners Association (HOA); or
- 2) Located within the public right-of-way.

All Maintenance burdens of said Shared-Use Paths or trails shall be borne by the HOA including any portions of the Shared-Use Paths or walking trails that encroach upon the public right-of-way. Should the HOA dissolve and cease to exist, the City, at their option and/or discretion, may make any necessary repairs to the Shared-Use Path and authorize property assessments for the remuneration of any and all necessary Maintenance and repairs.

- (e) Sidewalks. All sidewalks part of the subdivision shall conform to the sidewalk specifications of Monroe Planning and Zoning Code Chapter 1205.06: Sidewalks and Trails and Section 1022: Sidewalks, Curb and Gutter, and Drive Aprons. In addition, Developer shall install all common area sidewalks and all ADA ramps at the required

locations. The interior of the subdivision shall consist of five (5) foot wide sidewalks on both sides of the right-of-way, consisting of Streamside Trail and Brookhaven Drive.

- (f) Right-of-Way Dedication. Developer agrees to dedicate right-of-way at the intersection of Monroe Crossings Boulevard and Roden Park Drive for future improvements to the intersection for the future construction of a roundabout. Right-of-way will be dedicated in both the northwest and southwest quadrants based on the concept plan, as shown in Exhibit C, prepared as part of the Monroe Crossings Boulevard Traffic Study.

- (g) Access. Access to the Development will be from:

1. Crossings Boulevard through Streamside Trail; and
2. Roden Park Drive through Streamside Trail

All internal streets shall be constructed in accordance with the City of Monroe's Standard Detail, Bulter County Engineer's Standards, and the Ohio Department of Transportation; and shall be designed and constructed in conformance with the approved development plan and construction drawings.

- (h) Open Space. Developer shall provide a minimum of 56% of passive open space based on the gross site area of the subdivision, including rights-of-way, consisting of 11.83 acres. Formal open space, as required by code section 1209.03, shall consist of areas to be improved for active use by the residents of the subdivision. The Townes at Monroe Crossings subdivision shall provide 1.22 acres, or 6% of the gross site area of the subdivision, as formal open space. The formal open space shall include a picnic pavilion, fire pit, fenced-in dog park, and green space with access from the Shared-Use Path fronting Roden Park Drive. Formal open space amenities shall be in accordance with the MDP, PUD, and the approved preliminary plan.

- (i) Other. The City hereby grants Developer an easement to, install, plant, maintain, and repair any lighting or landscaping shown on the Development Plan and located within a public right of way; provided, however, that any such installation, planting, maintaining and repair shall be at the sole cost of the Developer and the City shall have no obligation whatsoever to repair, maintain, or replace any of said lighting or landscaping.

3. Final Plat. Final Plat approval is a legislative action of the City Council. The Final Plat shall serve as the officially recorded map of the Townes at Monroe Crossings subdivision, showing the boundaries, lots, public streets, easements, and other significant facilities and features necessary to service the Townes at Monroe Crossings subdivision. A street or other required improvement(s) that is not constructed to City standards will not be accepted by the City for Dedication. All infrastructure and utilities must have substantial

completion before the City will accept an application for Final Plat approval. The sale of lots shall not take place until after the recordation of the final plat. The final plat is an ordinance that requires a reading in two consecutive meetings before the plat can be recorded.

4. Approval/Recording of the Record Plat. As provided in Section 1207.32: Final Plat (Major Subdivision), Developer, as a condition of beginning work under this agreement and the Development Plan, further agrees to perform, complete, and undertake all things necessary and required to permit the recording of the record plat, and to record the plat of said subdivision with the Recorder of Butler County, Ohio.
5. Phasing. Pursuant to the approved preliminary plat, a phasing plan shall be submitted as part of the Development Plan demonstrating the gradual development of infrastructure and lots within the subdivision. Developer shall divide up the Townes at Monroe Crossings subdivision into two (2) phases for the sequential staging of construction as expressed in Appendix D: Construction Phasing Schedule:

Phase 1:

- 1) Units 25-60; and 69-84 fronting Streamside Trail;
- 2) All open space fronting Roden Park Drive including, pavilion, fire pit, dog park, and shared-use path up to the pedestrian crossing at Coldwater Creek; and

Phase 2:

- 1) Units 1-24; and 61-68 fronting Brookhaven Drive;
- 2) Pedestrian crossing connection extending across Coldwater Creek on the north side of Roden Park Drive over an existing culvert

Construction staging from one phase to the next shall not be permitted until approval of the Final Plat and construction drawings have been authorized by the City.

6. Construction Sequencing. Developer agrees to construct, install or otherwise make all Infrastructure Improvements, Public Improvements, and other site improvements such as, but not limited to: the installation of erosion control measures; the construction of the temporary sedimentation basins and other appropriate storm water and erosion controls both inside and outside of the public right-of-way areas as more fully detailed in the approved Development Plan which shall include the engineering drawings and specifications filed with the Development Plan in the office of the Development Director or as may be required by law; erect and maintain the appropriate on site security measures, including a detailed construction route and plan that will be used for the duration of construction; such security measures and construction plan shall be submitted as soon as possible but prior to, or in conjunction with, the initial site clearing and grading activities; construct all other infrastructure improvements in accordance with the Development Plan and applicable laws, including, but not necessarily limited to the installation of all utilities, including water and sewer mains, taps and services, storm water and detention systems,

the streets, curbs and gutters, and final right-of-way grading, all prior to the commencement of the construction of any of the above grade improvements associated with the residential structures on the property that will utilize such utilities.

7. Work Conduct. Developer hereby agrees to perform, or to cause all work to be performed, in a professional, responsible, workmanlike manner, and to keep the streets, sidewalks, curbs and gutters, all right-of-way areas, and all other areas within and outside of the Development, reasonably free from any object, material, or condition that is unsafe or unsanitary or that, is unsightly or otherwise undesirable, to a reasonable person, when such condition results from Developer activity on the subject site or that is otherwise associated therewith. Additionally, the Developer shall clear any mud, litter or debris created or caused by any of its employees, contractors, subcontractors, materialmen, laborers or agents. Developer further agrees to install and maintain in proper working order and throughout the Development and construction process, the required erosion control and sediment control measures in accordance with Chapter 1028 of the Code of Ordinances. In the event that Developer fails, in the reasonable determination of the City, to meet its obligations under this paragraph the City may notify in writing the Developer with respect to such failure, and in such event the Developer shall take such steps as to cure any failure within 24 hours of receiving such written notice. In the event the Developer fails to cure such failure, the City may take such measures, including dispatching City personnel to remove debris or sediment, and the cost of any such actions by the City shall be borne by the Developer.

Moreover, Developer is charged with said responsibility and is accountable for all subcontractors, business partners, and home/site developers. Failure to do so will result in a fine(s) as expressed in Chapter 1028 of the Code of Ordinances.

8. Acceptance. Developer further agrees to do all that is necessary to accomplish the Acceptance of all Public Improvements as shown on the Development Plan, pursuant to the requirements specified in Section 1205.11: Improvement Dedication and Acceptance. The City shall not consider Acceptance of public streets until all Public Improvements and other improvements as required by the Development Plan are completed, and Certificates of Occupancy have been issued for, at a minimum, eighty percent (80%) of the residences within a phase of the Development. The city will only consider phased Acceptance if this action is in the best interest of the City and the benefactors of the development.
9. As-Built Drawings. As expressed in the City of Monroe Engineering Standards Guide and Handbook, the Developer shall, upon completion of installation and construction of the Infrastructure Improvements and Public Improvements, submit to the City reproducible copies and electronic files of the “as-built drawings” (the “As-Built Drawings”) for those Infrastructure Improvements and Public Improvement constructed in accordance with the Development Plan and the construction drawings and specifications in compliance with all applicable laws, along with copies of the construction notes and records from

which the As-Built Drawings were made. As-Built drawings shall be submitted in electronic format and accepted by the City prior to the release of any bonds. All such drawings shall be the property of the City.

10. Maintenance and Use of Roads. The Developer shall clean and keep all public ways, sewers and drains reasonably free from snow, mud, debris and trash or other extraneous materials prior to Acceptance and within the guarantee period of Infrastructure Improvements and Public Improvement by the City. Prior to Acceptance of the Infrastructure Improvements and Public Improvement by the City, and during the construction of the Infrastructure Improvements and Public Improvement, the Developer shall be responsible for ensuring the provision, through contractors or otherwise, of any traffic control devices, flaggers and police officers required to properly and safely maintain the safe and reasonable flow of traffic on the public roadways within the Subdivision or otherwise affected by such construction at all times unless otherwise approved by the City and in such a manner as not to unduly impede or restrict the flow of traffic to or from the adjoining properties or businesses.
11. Inspections. The Developer shall, prior to such construction, and installation of the Infrastructure Improvements and Public Improvements arrange with the City's Engineering Division for the inspection of such construction and installation of all on-site construction inspections and any necessary laboratory testing of material.

Developer agrees that said work as set forth in the Development Plan shall be performed, completed and done pursuant to inspection by the City and other regulatory agencies as required, and in accordance with the approved Development Plan adopted by the City Council, and under the supervision and direction of a qualified geotechnical engineer employed by Developer who shall be on site as needed to monitor and evaluate all cuts, fills, compacting and other earth moving operations associated with the development of the site by Developer. Such geotechnical engineer shall provide a written report and copies of the field notes to the City upon completion of the same.

Inspections requiring a structural engineer for facilities, including, but not limited to, bridges and culverts, shall be inspected on site by the City's designated structural engineer. All costs associated to said inspections shall be the responsibility of the Developer.

Before starting the construction of any improvements, the Developer shall ascertain from the City Engineer what inspections are required and the amount of notification desired in each case. In no event shall a notice to the City Engineer be less than twenty-four (24) hours prior to a desired inspection.

Regardless of contracts, agreements or inspections performed, final responsibility for the installation of all Infrastructure Improvements and Public Improvements in accordance with the Development Plan and all applicable laws and regulations rests with the Developer, except where the City has inspected and approved in writing the Infrastructure

Improvements and Public Improvements. Provided, however, that after such inspection and approval it shall be the Developer's continuing responsibility to repair any Infrastructure Improvements and Public Improvement where there is a failure of any Infrastructure Improvement or Public Improvement as the result of faulty workmanship, change in conditions or any other circumstances or occurrence which is reasonably attributable to the work performed by or for which the Developer is responsible in the Agreement.

12. Bonds. To ensure the developer's performance, the Developer hereby agrees to post performance and maintenance bonds as described in Section 1050: Bonds.
13. Completion. Developer will complete the project in separate phases, with plat recording for each individual phase. All work within the Development, as reflected in the approved Master Development Plan shall be completed pursuant to code section 1207.31: Preliminary Plat (Major Subdivision) and code section 1207.32: Final Plat (Major Subdivision). This length of time is hereby fixed by the City as a reasonable period of time to complete the development, but if requested by the Developer for good cause, a written extension may be granted by the City in the City's sole discretion.
14. Insurance. At all times during construction and installation of the Infrastructure Improvements, Public Improvements, and completion of the remainder of the Development Plan, Developer shall maintain insurance protecting the Developer and the City (naming the City as an additional insured) with companies authorized to do business in Ohio, of the following types and with the following minimum coverages:
 - (a) Workers' Compensation and employer's liability insurance to the full extent as required by applicable law;
 - (b) Commercial general liability coverage for bodily injury and property damage, including limited contractual liability coverage, in not less than the following amounts:
 - i. General Aggregate Limit:
\$2,000,000 each occurrence;
 - ii. Each Occurrence Limit:
\$1,000,000 each occurrence; and
 - iii. Commercial automobile liability coverage, including non-owned and hired, in an amount not less than \$1,000,000.

The Developer shall provide the City with certificates of insurance evidencing the required coverages and amounts, including without limitation any certificates of renewal of insurance. The certificates of insurance shall contain a provision that the policy or policies will not be canceled without thirty (30) days' prior written notice to the City.

Projects lasting more than twelve (12) months in duration shall update all insurance documentation and provide said documentation to the City before the start of the thirteenth (13) month.

Prior to commencement of any portion of the work with respect to the Infrastructure Improvements and Public Improvements by any contractor or subcontractor, such contractor or subcontractor, as the case may be, shall provide to the Developer and an original certificate of insurance as proof of such insurance coverage.

15. Common Area Ownership and Homeowners Association. Developer agrees to create and establish a Homeowners Association (HOA) in accordance with ORC 5312 Planned Community Law for the ownership and Maintenance of the Townes at Monroe Crossings subdivision common areas. The HOA shall be solely responsible for the Maintenance, repair, replacement, and operation of all common facilities within the subdivision, including but not limited to:

- (a) Shared-Use Paths, including associated lighting, signage, and surface treatments.
- (b) Culvert headwalls on both sides of Roden Park Drive to be extended vertically and a pedestrian and bicycle safe railing shall be installed on top of the extended headwalls as required
- (c) Detention and retention basins, including embankments, inlet/outlet structures, and vegetation.
- (d) Open channels, including erosion protection, vegetation management, and debris removal.
- (e) Private drainage easements, including underground pipes, catch basins, and surface drainage features.
- (f) Community playgrounds, including all play equipment, safety surfacing, fencing, seating areas, and shade structures.
- (g) Community mailbox units (CBU's), including the units themselves, concrete pads, shelter structures, lighting, and adjacent hardscape areas.
- (h) All other private facilities within the Townes at Monroe Crossings subdivision, including but not limited to: irrigation systems; water bills for irrigation; electric meters for any and all common areas of electric and associated costs; including community lighting systems; entry monuments and community signage; decorative walls and fences; landscaping in common areas; private streets and alleys; parking areas designated as common areas; recreation facilities and sports courts; common area furnishings and fixtures; security systems and access control equipment; common area sidewalks and associated features including ADA ramps, handrails, and safety markings.

- 1) Maintenance of the HOA shall be in accordance with:

- (a) The City of Monroe Engineering Standards Guide and Handbook.
- (b) The Ohio Department of Transportation Standards:
 - i. Multi-modal Design Guide for Pathways.
- (c) Ohio Environmental Standards.

- i. Ohio rainwater and Land Development Manual.
 - ii. Ohio EPA Post-Construction Requirements.
 - iii. ODNR Standards for Natural Areas
 - (d) Ohio Revised Code Chapter 5312: Ohio Planned Community Law
 - (e) City of Monroe Standard Detail
- 2) Component Inventory and Elements. Prior to Acceptance of phase 1 of the subdivision, a comprehensive inventory of all components, for which the HOA is charged with and responsible for the complete and final inventory of components for the subdivision. The final inventory of components is to be documented in Appendix A: Reserve Study and Component Analysis and Appendix B: Equipment and Material Specifications attached hereto.
- 3) Inspection. The HOA shall conduct regular inspections of all common areas and facilities according to the following schedule:
- (a) Shared-Use Paths and pedestrian bridges: quarterly
 - (b) Detention, retention basins and open channels: Monthly and after significant storm and in accordance with the Ohio Rainwater Manual.
 - (c) Private drainage easements: Semi-annually.
 - (d) Community playgrounds: Monthly, with detailed safety inspections quarterly.
 - (e) CBU's: Monthly.
 - (f) All other private facilities: at intervals appropriate for the specific facility type, but not less than semi-annually.
- 4) Financial Responsibility. The HOA shall establish and maintain adequate reserves for the Maintenance, repair, and replacement of all common facilities. The HOA shall include in its annual budget sufficient funds for routine Maintenance and anticipated repairs of all common facilities. The HOA shall demonstrate said responsibilities as shown in the form provided for in Appendix C: HOA Financial Adequacy Analysis.
- 5) Insurance. The HOA shall maintain, at its expense, insurance coverage as follows:
- (a) Property Insurance. All Common Area Facilities are to be covered at full replacement cost with no coinsurance penalty provisions, and a maximum deductible of \$10,000 or as approved by the City of Monroe; policy shall include provisions for inflation guard endorsement; and debris removal, foundation and underground pipe coverage.
 - (b) General Liability Insurance. The general liability insurance policy shall be executed for bodily injury and property damage. Coverage shall have a minimum of \$1,000,000 per occurrence and minimum of \$2,000,000 general aggregate coverage or as closely related to the values of the improvements.
 - (c) The HOA shall provide annually, to the City of Monroe, certificates of insurance, notice of any claims, losses, or coverage changes. Copies of insurance coverage shall be made available to the city upon request.

- (d) The HOA shall promptly report all claims to insurers and maintain detailed claims records, and not settle claims over \$50,000 without approval from the City of Monroe.
- 6) Risk Management. The HOA shall maintain a written risk management program, including safety inspection, incident reporting, and emergency response procedures. The risk management program shall include regular facility inspections and Maintenance documentation.
- 7) Emergency Response. The HOA shall maintain 24-hour emergency response capability for issues affecting public safety or cause for potential property damage. The HOA shall also provide emergency contact information to all relevant local authorities and update such information as needed.
- 8) Access and Easements. The HOA shall maintain all necessary access easements to all Common Area Facilities and coordinate with adjacent property owners when Maintenance activities may affect their properties.
- 9) Enforcement. If the HOA fails to maintain any common area facility in accordance with this agreement, the City of Monroe may, upon thirty (30) day written notice:
 - (a) Enter the property and perform the necessary Maintenance.
 - (b) Assess the HOA for all costs incurred, including administrative costs.
 - (c) Record a lien against HOA property for unpaid assessments pursuant to Section 1204.03(H).
 - (d) Draw upon any performance bonds or other security posted by the HOA.
 - (e) Pursue any other remedies available under the Monroe Municipal Code or state law.
- 10) Modifications. Any modifications to Common Area Facilities shall:
 - (a) Cause for the appropriate application submittal to the City of Monroe Development Department.
 - (b) Be compliant with the City of Monroe Planning and Zoning Code.
 - (c) Engineered according to the City of Monroe Engineering Development and Design Standards.
 - (d) Designed by a licensed professional engineer.
 - (e) Constructed in accordance with approved plans and specifications.
 - (f) Upon completion, inspected and approved by the appropriate City Officials.
- 11) Assignment. The obligations set forth in this agreement shall run with the land and be binding upon all successive owners of the Common Area Facilities. This agreement may not be assigned or transferred without written consent from the City of Monroe.

- 12) Indemnification by HOA. The HOA shall indemnify, defend, and hold harmless the City of Monroe, its officers, employees, agents, and consultants from any claims, losses, or damages arising from the HOA's Maintenance obligations under this agreement or the HOA's use, operation, or Maintenance of the Common Area Facilities.
- 13) Dissolution and Assessments. The HOA must state in its recorded restrictions, covenants, and/or bylaws the following:
- (a) The HOA may not dissolve without the prior written consent of the City, it being understood and agreed that such consent may not be unreasonably withheld, conditioned, or delayed, it being further understood and agreed that the HOA must affirmatively demonstrate to the City that dissolution is necessary;
 - (b) In the event that the HOA is not financially able to maintain the developments component inventory and elements, the City may perform Maintenance on the properties within the HOA and assess such costs against all property owners within the HOA;
 - (c) The restrictions, covenants, and/or bylaws of the HOA may be enforced by the City when appropriate to require maintenance or repair of improvements within the development, in the City's sole discretion; and
 - (d) Any property within the Townes at Monroe Crossings subdivision may not opt out of the HOA.
16. Indemnity. The Developer shall indemnify, defend and hold harmless the City and its agents and employees from and against any and all suits, claims, damages, losses and expenses, including reasonable attorney fees, arising or allegedly arising out of, or resulting from performance of the Work, provided that any such suit, claim, damage, loss or expense is:
- (a) caused in whole or in part by any negligent act or omission of the Developer; its contractors, subcontractors, agents, employees or representatives; or anyone directly or indirectly employed by any of the foregoing for whose acts may be liable, regardless of whether or not it is caused in part by the city or its agents or employees; or
 - (b) attributable to the Developer's failure to perform its obligations in connection with the construction of the Infrastructure Improvements and Public Improvement or any contracts relating thereto.

The Developer shall require that all contractor agreements, and shall require all contractors to require that all subcontractor agreements include indemnification language as found above. The Developer shall promptly reimburse the City and its successors and assigns, for any cost, expense or attorney's fees incurred on account of any such suit or claim incurred in enforcing the terms of this Agreement. This indemnification provision is agreed to by the Developer to expressly waive the Developer's immunity, if any, as a complying employer under Section 35, Article II of the Ohio Constitution and Worker's

Compensation laws of the Ohio Revised Code from indemnifying and holding the City harmless from claims by employees, agents or contractors of the Developer, provided that such waiver shall apply solely for actions brought by the City hereunder and shall not be construed to benefit third parties. This indemnity does not cover (a) any loss, expense, claim, suit, injuries or damages occurring after the completion of construction of the improvements by the Developer, or (b) any loss, expense, claim, suit, injuries or damages arising out of the actions or inactions of the City or its agents or employees.

This Section shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity that otherwise exists as to part or person described in this Section.

17. Default; Remedies. If either party hereto shall be in breach or default of its obligations hereunder, the other party shall be entitled to pursue any and all rights and/or remedies it may have at law or in equity.
18. Assignment. Developer may not assign this Agreement without the specific written permission of the City, and upon any assignment such assignee shall have all of the rights, remedies, and obligations as if it were the original Developer hereunder.
19. Prevailing Wage. The City and Developer acknowledge and agree that the bonding provisions in Section 12 of this Agreement shall account for and reflect the prevailing wage requirements of Ohio Revised Code Chapter 4115. Notwithstanding the foregoing the Developer agrees to indemnify the City for any failure by the Developer or any or any of its subcontractors to comply with the requirements of Chapter 4115 of the Ohio Revised Code in connection with the Public Improvements or any improvements related thereto.
20. City Income Tax Withholdings. The Developer shall withhold and pay, shall require all contractors to withhold and pay, and shall require all contractors to require all subcontractors to withhold and pay, all City income taxes due or payable with respect to wages, salaries, commissions and any other income subject to taxation by the City.
21. Authority. Developer and City represent and warrant to the other that each has the legal right, power, capacity and authority to enter into and perform its obligations under this Agreement subject to any contingencies contained herein.
22. Entire Agreement; Counterparts. This Agreement contains the entire agreement between the parties hereto and no modification or amendment shall be binding upon any party unless made in writing and signed by each of the parties hereto. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same agreement. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts.

23. Governing Law. This Agreement and the rights and obligations of the parties hereto shall be construed in accordance with the laws of the State of Ohio, and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors in interest, and/or designees or permitted assigns.

24. Effective Date. The effective date of this Agreement shall be the date set forth below.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

IN WITNESS WHEREOF, the parties have hereunto set their hands this _____ day of _____, 2025.

DEVELOPER

GreyFoxMonroe, LLC,
An incorporated company

By: _____
Name: _____
Title: _____

CITY OF MONROE

By: _____
Larry Lester, City Manager

WITNESS:

APPROVED AS TO FORM:

By: _____
Jack Hemmenway, City Attorney

FISCAL OFFICER'S CERTIFICATE

The undersigned, Director of Finance of the City under the foregoing Agreement, certifies hereby that the moneys required to meet the obligations of the City during the year 2025 under the foregoing Agreement (\$0) have been appropriated lawfully for that purpose, and is in the Treasury of the City or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances. This Certificate is given in compliance with Sections 5705.41 and 5705.44 of the Ohio Revised Code.

Date: _____, 2025

Director of Finance
City of Monroe, Ohio

APPENDIX A – RESERVE STUDY AND COMPONENT ANALYSIS

The charts, tables, and data contained in Appendix A are provided as samples only and do not represent a complete or final inventory of all components for any specific development. The Developer and their licensed Professional Engineer shall be responsible for:

1. Conducting a comprehensive inventory of all components within the subdivision
2. Providing accurate, current costs and replacement values
3. Determining appropriate Maintenance schedules based on actual installed components
4. Calculating specific reserve funding requirements
5. Documenting all site-specific conditions that may affect Maintenance or replacement schedules
6. Updating all information before the HOA transition
7. Certifying the accuracy and completeness of the final Reserve Study

The sample data provided herein shall be replaced with development-specific information prepared by qualified professionals before the execution of this agreement. All components within the subdivision's common areas must be accounted for, regardless of whether they appear in these sample tables.

Section A.1 – Component Inventory

<i>COMPONENT CATEGORY</i>	<i>DESCRIPTION</i>	<i>QUANTITY</i>	<i>UNIT OF MEASURE</i>
<i>Pedestrian Access</i>			
Shared Use Paths	Asphalt Path 10-12' Width	2,237	L.F.
Common Area Sidewalks	Concrete Pathways 5' Width	4,159	L.F.
	Concrete Pathways 8' Width	260	L.F.
	ADA Ramps	22	EA.
<i>Water Management</i>			
Water Quality Basin	Basin #1	1	EA.
	Retaining Walls	182	L.F.
	Outlet Structure	1	EA.
Open Channels	Natural Ditches	1,750	L.F.
Drainage	Underground Pipes	1,692	L.F.
	Catch Basins	14	EA.
	Headwalls	2	EA.
Erosion Protection	Rip Rap	10	S.Y.
<i>Recreation</i>			
Recreation Structures	15' x 15' Pavilion	1	EA.
	Firepit	1	EA.
	Bench	1	EA.
	Concrete Pad	26	S.Y.
Dog Park	4' Chainlink Fence	463	L.F.
	4' Gates	2	EA.
	Concrete Pad	7	S.Y.
<i>Mail Facilities</i>			
CBU Units	16 Unit Cluster Box	6	EA.
<i>Landscaping</i>			
Signage	Entry Monument Signs	2	EA.
Irrigation	Irrigation	580	S.Y.
Landscaping	Deciduous Trees	170	EA.
	Evergreen Trees	23	EA.
	Ornamental Trees	22	EA.
	Deciduous Shrubs	100	EA.
	Evergreen Shrubs	66	EA.
	Ornamental Grasses	8	EA.

Section A.2 – Life Expectancy and Replacement Costs

Component	Replacement Year	Replacement Cost	Annual Reserve
Pedestrian Access			
Multi-Use Path Over Bridge	2057	\$33,970.00	\$1,132.33
Common Area Sidewalks	2057	\$120,365.00	\$4,012.17
Water Management			
Detention/Retention Basins	2077	\$21,003.74	\$420.07
Recreation			

Shelter & Fire Pit	2067	\$30,000.00	\$750.00
Dog Park	2047	\$15,400.00	\$770.00
Mail Facilities			
CBU Units	2057	\$2,500.00	\$83.33

Section A.3 - Maintenance Schedule

Notes:

1. All costs are in 2025' dollars and should be adjusted annually for inflation
2. Reserve Study should be updated every three (3) years
3. Maintenance schedule should be reviewed annually
4. Unexpected repairs may require additional funding
5. Cost estimates include labor and materials

End of Section

APPENDIX B – EQUIPMENT AND MATERIAL SPECIFICATIONS - TO BE COMPLETED AT A LATER DATE

IMPORTANT NOTICE: The specifications, materials, and equipment listings contained in this Appendix B are provided as a template format only. The Developer and their licensed Professional Engineer shall be responsible for:

1. Documenting complete specifications for all installed equipment and materials
2. Providing all manufacturer details, model numbers, and colors
3. Including all warranty information and Maintenance requirements
4. Supplying all relevant shop drawings and installation details
5. Recording all supplier and contractor contact information
6. Providing copies of all operation and Maintenance manuals
7. Updating specifications as modifications occur during construction
8. Certifying the accuracy and completeness of the final equipment roster

The template format provided herein shall be populated with development-specific information prior to execution of this agreement. All equipment and materials within the Development's common areas must be documented, regardless of whether they fall within the categories provided in this template.

Section B.1 - Site Furnishings and Equipment

B.1.1 Benches

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Material: [Material Type]
- Color: [Color Name/Code]
- Finish: [Finish Type]
- Mounting: [Mounting Details]
- Quantity: [Number]
- Location(s): [Specific Locations]
- Installation Date: [Date]
- Warranty Information: [Warranty Details]

B.1.2 Trash Receptacles

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Material: [Material Type]
- Color: [Color Name/Code]
- Capacity: [Capacity]

- Liner Type: [Liner Specifications]
- Quantity: [Number]
- Location(s): [Specific Locations]

B.1.3 Bike Racks

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Material: [Material Type]
- Finish: [Finish Type]
- Capacity: [Number of Bikes]
- Installation Method: [Installation Details]

Section B.2 - Play Equipment and Safety Surfaces

B.2.1 Main Play Structure (Ages 5-12)

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Components:
 - Slides: [Model/Type/Color]
 - Climbers: [Model/Type/Color]
 - Platforms: [Model/Type/Color]
 - Overhead Events: [Model/Type/Color]
- Material: [Material Specifications]
- Color Scheme: [Color Details]
- Installation Date: [Date]
- Warranty Period: [Warranty Details]
- Fall Height: [Height]
- Required Safety Zone: [Dimensions]

B.2.2 Toddler Play Structure (Ages 2-5)

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Components: [List Components]
- Colors: [Color Scheme]
- Installation Date: [Date]
- Safety Standards: [Applicable Standards]

B.2.3 Safety Surfacing

- Manufacturer: [Manufacturer Name]
- Type: [Material Type]
- Model/Style: [Model Number]
- Critical Fall Height Rating: [Height]

- Depth: [Depth]
- Color: [Color]
- Installation Method: [Method]
- Warranty: [Warranty Details]

Section B.3 - Mailbox Units and Shelters

B.3.1 Cluster Box Units (CBUs)

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Type: [Type/Style]
- Number of Compartments: [Number]
- Material: [Material]
- Color: [Color]
- Lock Type: [Lock Specifications]
- USPS Approval Number: [Number]
- Installation Date: [Date]

B.3.2 CBU Shelters

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Material: [Material]
- Roof Type: [Roof Specifications]
- Color: [Color]
- Lighting: [Lighting Specifications]
- Dimensions: [Dimensions]

Section B.4 - Drainage and Stormwater Components

B.4.1 Catch Basins

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Material: [Material]
- Grate Type: [Grate Specifications]
- Load Rating: [Rating]
- Dimensions: [Dimensions]

B.4.2 Storm Pipes

- Manufacturer: [Manufacturer Name]
- Material: [Material Type]
- Diameter: [Size]
- Length: [Length]
- Joint Type: [Joint Specifications]
- Installation Method: [Method]

Section B.5 - Lighting and Electrical

B.5.1 Pathway Lighting

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Fixture Type: [Type]
- Bulb Type: [Bulb Specifications]
- Wattage: [Wattage]
- Color Temperature: [Temperature]
- Pole Height: [Height]
- Finish: [Finish Type/Color]

B.5.2 Area Lighting

- Manufacturer: [Manufacturer Name]
- Model Number: [Model Number]
- Fixture Type: [Type]
- Light Output: [Lumens]
- Mounting Height: [Height]
- Control System: [Control Specifications]

Section B.6 - Hardscape Materials

B.6.1 Concrete Specifications

- Mix Design: [Mix Details]
- Finish Type: [Finish]
- Color Additives: [Color Details]
- Joint Spacing: [Spacing]
- Thickness: [Thickness]

B.6.2 Pavers

- Manufacturer: [Manufacturer Name]
- Style/Pattern: [Style Details]
- Color: [Color]
- Size: [Dimensions]
- Installation Pattern: [Pattern Details]

Section B.7 - Paint Colors and Finishes

B.7.1 Exterior Paint Colors

- Manufacturer: [Paint Manufacturer]
- Color Names/Numbers: [Color Details]

- Locations: [Where Used]
- Finish Type: [Finish]

B.7.2 Metal Finishes

- Type: [Finish Type]
- Color: [Color]
- Application Method: [Method]
- Warranty: [Warranty Details]

Section B.8 - Manufacturer Contacts and Warranty Information

B.8.1 Key Contacts

- [Manufacturer Name]
 - Contact Person: [Name]
 - Phone: [Phone Number]
 - Email: [Email]
 - Account Number: [Account Number]
 - Website: [Website]

B.8.2 Warranty Documentation

- [Equipment Type]
 - Warranty Type: [Type]
 - Duration: [Time Period]
 - Coverage: [Details]
 - Claim Process: [Process]
 - Documentation Location: [Where Stored]

Notes:

1. All specifications must be kept current as replacements or modifications occur
2. Update warranty information as equipment is replaced or upgraded
3. Maintain copies of all operation and Maintenance manuals
4. Keep records of all manufacturer communications

Document any modifications to original equipment

End of Section

APPENDIX C – HOA FINANCIAL ADEQUACY ANALYSIS

1. DEVELOPMENT INFORMATION

Development Name: Townes at Monroe Crossings
 Total Buildable Lots: 84

2. COMPONENT COSTS FROM RESERVE STUDY

Component	Replacement Cost	Useful Life	Annual Reserve
Multi-Use Path Over Bridge	\$33,970.00	30	\$1,132
Common Area Sidewalks	\$120,365.00	30	\$4,012
Detention/Retention Basins	\$21,003.74	50	\$420
Monuments	\$19,600.00	30	\$653
Shelter & Fire Pit	\$30,000.00	40	\$750
CBU Units	\$2,500.00	20	\$125
Dog Park	\$15,400.00	20	\$770
Irrigation System	\$30,000.00	20	\$1,500
TOTAL	\$272,838.74		\$9,363

3. ANNUAL MAINTENANCE COSTS

Component	Frequency	Annual Cost
Water Management	Monthly	\$500
Recreation Areas	Monthly	\$1,000
Mail Facilities	Monthly	\$200
TOTAL		\$1,700

4. ADMINISTRATIVE AND OVERHEAD COSTS

Category	Annual Cost
Property Maintenance	\$11,500
Management Fees	\$0
Legal/Accounting	\$4,000
Utilities	\$500

TOTAL	\$16,000
--------------	-----------------

5. TOTAL ANNUAL COSTS

Category	Amount
Reserve Requirements	\$8,821
Maintenance Costs	\$1,700
Administrative Costs	\$16,000
Contingency (10%)	\$2,652
TOTAL ANNUAL MAINTENANCE	\$29,173

6. PER LOT CALCULATION

Calculation	Formula	Amount
Annual Per Lot	Total Annual / Number of Lots	\$347.30
Monthly Per Lot	Annual Per Lot / 12	\$28.94
Recommended Monthly Fee*	Monthly Per Lot x 1.05	\$30.39

7. FINANCIAL ADEQUACY DEMONSTRATION

Metric	Required	Projected	Status
Annual Reserve	\$29,173	\$30,632.03	Pass
Reserve Funding	100%	137%	Pass

End of Section

APPENDIX D – CONSTRUCTION PHASING SCHEDULE

1. DEVELOPMENT INFORMATION

Development Name: Townes at Monroe Crossings Total Acres: 20.9065

Total Lots: 84 Number of Phases: 2

2. PHASE DETAILS

Phase 1

- Lots: #25-60, 69-84 (52 total lots)
- Acreage: 16.8410 acres
- Start Date: 8/25/2025 (est.)
- Completion Date: 9/24/2026 (est.)

Infrastructure Requirements:

- Primary Access Road
- Utilities (water, sewer, electric)
- Stormwater Management
- Common Facilities: mailbox kiosk, pavilion, picnic lawn, fire pit, dog park, walking trails

Phase 2

- Lots: #1-24, 61-68 (32 total lots)
- Acreage: 4.0655
- Start Date: 11/6/2026
- Completion Date: 6/18/2027

Infrastructure Requirements:

- Primary Access Road
- Utilities (water, sewer, electric)

- Stormwater Management
- Common Facilities: Roden Park Drive pavement work over Coldwater Creek and related appurtenances

3. COMMON FACILITIES SCHEDULE

Facility	Phase Required	Dependencies	Completion Date
Detention Basin #1	1	Earthwork, Seeding	10/29/2025
Mail Kiosk, Walking Trails/Common Area Sidewalk	1	Curb Backfill Post-Pavement, weather	05/26/2026
Park Amenities (Pavillion, Picnic Lawn, Dog Park, etc.)	1	Water Acceptance (Irrigation meter), weather	05/26/2026

4. INFRASTRUCTURE DEPENDENCIES

Phase	Required Prior Improvements	Responsible Phase
2	Phase 1 Infrastructure Complete	1

5. TEMPORARY FACILITIES NEEDED

Phase	Facility	Duration	Removal Date
1	Construction Access	18 months	XX/XX/XXXX

6. PHASING OBLIGATIONS

The Developer acknowledges:

1. Each phase must function independently
2. Common facilities must be built with servicing phase
3. Infrastructure must support build-out conditions
4. Changes may require administrative or City Council approval
5. Bonds required per phase

End of Section

DEFINITIONS

Acceptance means consenting to receive something. In the case of this development agreement and as defined in the Planning and Zoning Code, the City of Monroe will consent to receive for public use and benefit, subdivision improvements that meet regulatory standards and have been approved by the appropriate authorities.

Common Area Facilities shall include Shared-Use Paths, pedestrian bridges, detention and retention basins, open channels, private drainage easements, community playgrounds, community mailbox units, shelters, firepits, and all other private facilities pertaining to the subdivision.

Dedication means the setting apart of land or interests in land for use by the municipality or public by ordinance, resolution, or entry in the official minutes as by the recording of a plat.

Homeowners Association or HOA refers to THE TOWNES AT MONROE CROSSINGS HOMEOWNERS ASSOCIATION, its successors and assigns, a nonprofit corporation organized under the laws of the State of Ohio.

Maintenance shall include inspection, repair, replacement, cleaning, painting, and all other actions necessary to keep the Common Area Facilities in good working order and appearance.

Shared-Use Path means any path, trail, or walkway designed for use by pedestrians, cyclists, or other non-motorized transportation, including associated amenities such as lighting, signage, and landscaping.

Reserve Study means a detailed study of the HOA's Common Area Facilities that establishes a schedule for future repairs and replacements and the funding needed to pay for them.

TOWNES AT MONROE CROSSINGS
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into as of this 28 day of January, 2025, by and between NVR, Inc. and **THE CITY OF MONROE, OHIO**, an Ohio Municipal Corporation (the "City").

1. **Recitals.** This Agreement shall be considered an Amendment to the Planned Unit Development Agreement by and between Park Place Development LLC and the City of Monroe and recorded in the Butler County Recorder's office being Book 9952, Page 1698. NVR, Inc., acting as agent for the property owners, proposed to develop - 84 owner occupied single-family attached units located on approximately 20.91 acres of the original area. NVR, Inc. has further agreed to develop the Project according to the guidelines set forth in Monroe Zoning Ordinance Chapter 1202.07 "Planned Unit Developments (PUD)."

NVR, Inc. has agreed to develop the area subject to this Planned Unit Development ("Project") according to the guidelines set forth in the Monroe Planning and Zoning Code ("Code"). The parties desire to enter into this Agreement to memorialize the substantive conditions attached to this Planned Unit Development.

2. **Scope of Application for this Agreement.** This Agreement is applicable to any and all new development occurring upon the Project property as described on the Master Development Plan (MDP) approved by Monroe City Council. This Agreement shall also apply to any future reconstruction or expansion to existing structures located upon the Project property.

This Agreement applies to the approved final development plans for all structures located on the Project property. The final development plans for each structure located on the Project property shall follow the site plan standards as set forth in Monroe Planning and Zoning Code and all other applicable chapters contained within the Code unless any such site plan standards or other applicable zoning code regulations have been modified by the City Council.

3. **Conditions Specific to Townes at Monroe Crossings GR PUD Overlay Area.**

A. Land Use and Infrastructure Improvements

- a. NVR, Inc. shall construct all public and private infrastructure improvements as indicated on the approved Master Development Plan and incorporate any modification, additions and conditions set forth in the construction drawing approval.
- b. Access to Townes at Monroe Crossings will be provided on both Crossings Boulevard and Roden Park Drive.
- c. All streets will be public and maintained by the City.

- d. All streets will be two-way, 28 feet in width back of curb to back of curb and be constructed of asphalt with curb and gutter according to City specifications.
- e. A five-foot wide sidewalk shall be constructed along both sides of each internal street (all streets excepting Roden Park Drive and Crossings Boulevard).
- f. "No Parking" signage shall be installed on Roden Park Drive and Crossing Boulevard in the tree lawn(s) fronting the Townes at Monroe Crossings development.
- g. The maximum number of dwelling units constructed within the Project shall not exceed 84 units.
- h. The maximum density of units shall not exceed 4.017 units per acre.
- i. NVR, Inc. agrees to construct required buffer yard improvements meeting minimum Code requirements as determined by City Council along all property lines abutting single-family uses, to include the property line abutting single-family homes on Koehler Drive, the property line abutting single-family homes on Bayberry Lane, and property line against Crossings Boulevard.
- j. Street trees on Roden Park Drive and Coldwater Drive shall be located and installed every 40 feet on center in the tree lawn in accordance with Monroe Planning and Zoning Code Chapter 1204.19(E) Street Trees.

B. Open Space and Recreation Amenities Provisions

- a. A total of 50% minimum of open space shall be provided, with 5% minimum to be developed as formal open space in accordance with Monroe Planning and Zoning Code Chapter 1204. The formal open space shall consist of walking trails, a pavilion, seating areas, play fields, and a dog park.
- b. All open space and shared use paths or trails shall be wholly contained within either: 1) a properly recorded Easement, which title is vested in the HOA or 2) located within the public right-of-way. All maintenance burdens of said shared use paths or trails shall be borne by a HOA including any portions of the path or trail that encroaches upon the public right-of-way.
- c. All designated open space and formal open space outlined in the Master Development Plan (MDP) shall be owned and maintained by a HOA.

C. Sidewalk Provisions

- a. All private and public roadways part of the Project area shall conform to the sidewalk specifications of the City unless specifically included herein:
 - i. The shared use path located on the northeast side of Roden Park Drive shall be a minimum 10-foot-wide asphalt or concrete shared use path and extend the full frontage of Roden Park Drive to the intersection at Cold Water Drive.
 - ii. The applicant will construct a crosswalk from the 10-foot-wide shared use path along the northeast side Roden Park Drive to the sidewalk on the south side of Roden Park Drive.

D. Conformance to GR Zoning Regulations

- a. The Parties agree that the Project is located in a General Residential PUD and that the Project is generally subject to all zoning requirements in General Residential Conservation districts, except that:
 - i. The minimum lot width for the proposed townhomes shall be 24 feet.
 - ii. All dwelling units shall consist of a minimum of 1,200 square feet of livable floor area, with a minimum of one bedroom and two bathrooms, and a maximum of three bedroom and two bathrooms.
 - iii. All dwelling units shall have attached two car garages.
 - iv. The entire first and second floor of the front, side and rear exterior walls shall be constructed of brick, stone, cultured stone, stucco, fiber cement siding, and dryvit materials (as a complimentary or trim material).
 - v. Front facades shall incorporate variation in mass through one or more of the following methods every 24 to 28 feet of façade frontage:
 1. Wall offsets in the form of projections and/or recesses in the façade plane; Wall offsets shall have a minimum depth of two feet;
 2. Façade color changes;
 3. Use of pilasters, columns, or other detailing to articulate the facades; or
 4. Roofline changes when coupled with correspondingly aligned façade material changes.
 - vi. In addition to wall offsets, front facades and side facades on buildings located on the corners of streets shall provide a minimum of three of the following design features for each residential unit fronting onto the street:
 1. One or more dormer windows;
 2. A recessed entrance;
 3. A covered porch;
 4. Pillars, posts, or pilasters;
 5. Eaves with a minimum of six inch projection from the façade plane;
 6. A parapet wall with an articulated design, which entails design variation rather than a simple rectilinear form; or
 7. Multiple windows with a minimum of four inch wide trim.
 - vii. A minimum overhang length of twelve (12) inches shall be provided over all faces of the exterior walls of a dwelling.
 - viii. All dwellings will be constructed with a minimum 4/12 pitched roof design.
 - ix. All structures shall have asphalt roof shingles.

E. Minor Changes

- a. Minor changes in an approved preliminary or final development plan may be approved by the Director of Development or designee if such changes are consistent with the purposes and general character of the approved PUD and associated plans and do not increase density, decrease lot sizes, decrease the

total amount of open space, or propose major deviations from other requirements of the Code. All other modifications, including extensions or revisions of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

4. **General Conditions Relating to the Overall Project.**

- a. Compliance with all other applicable standards of the Code, all other terms, conditions, current applicable engineering, subdivision or zoning regulations not specifically modified by this PUD Agreement shall be in effect and enforced based on requirements that are vested at the time of application for construction drawings, final plat, or site/plot plan approval. All other regulations contained in this Agreement not expressly modified herein shall remain in full force and effect.
- b. The PUD MDP for Townes at Monroe Crossings shall serve as the general layout plan for all lots, blocks, easements, streets, utilities, drainage, and open space requirements.
- c. All sign applications shall be reviewed and approved by the Director with strict conformance to the applicable sign code regulations.

5. **Miscellaneous.** This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. The parties agree that the specific conditions set forth in this Agreement shall be wholly enforceable against all subsequent purchasers and/or users of the Project or any portion thereof. Compliance with the approved PUD plan shall be controlled by the Monroe Planning and Zoning Code. Failure to comply with the PUD or MDP or subsequently approved development plans (i.e. subdivision plats, site plans) shall initiate the enforcement actions set forth in Monroe Planning and Zoning Code Chapter 1208.10 "Penalties and Remedies" in addition to any other non-performance penalty provided for in this Agreement.

It is further agreed that NVR, Inc. shall cause this Agreement to be properly recorded with the Butler County Recorder's Office upon the issuance of the PUD permit by the Monroe City Council.

If one or more of the provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unconstitutional, or unenforceable in any respect, that invalidity, illegality, unconstitutionality or unenforceability shall not affect any other provision. This Agreement shall be construed as if the invalid, illegal, unconstitutional, or unenforceable provision had never been contained herein.

This Agreement constitutes the sole and entire agreement between the parties, their successors, and assigns and no modification hereof shall be binding unless set forth in writing signed by the parties. This agreement shall be governed under the laws of the State of Ohio.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed in their names by their respective duly authorized representatives on the date first written above.

Signed in the presence of:

THE CITY OF MONROE, OHIO

J. M. J. J.

Larry Lester, City Manager

NVR, Inc.

By: *Desiree Daris*

Title: *VP; Division Manager*

STATE OF OHIO)
)SS:
COUNTY OF BUTLER)

SWORN to and SUBSCRIBED in my presence by the said Larry Lester, City Manager of the City of Monroe on this 9 day of April, 2025.

[Signature]

Notary Public



STATE OF OHIO)
):
COUNTY OF Butler)

SWORN to and SUBSCRIBED in my presence by the said Desiree Daris, VP; Division Manager of NVR, Inc. on this 24th day of June, 2025.



MOLLIE KAY LUECKE
Notary Public, State of Ohio
My Comm. Expires May 1, 2027

Mollie Kay Luecke

Notary Public

THIS INSTRUMENT PREPARED BY: City of Monroe, 233 South Main Street, Monroe, Ohio 45050. 513-539-7374.



ITEM	DEPTH TOP OF PIPE
Sumplines	24" - 30"
Gas	24" - 30"
Water	48" - 54"
Electric	36" - 40"
Telephone	36" - 40"
Cable TV	36" - 40"
4" City Conduit	36" - 40"

***SURFACE COURSE, ITEM 441, AND TACK COAT, ITEM 407 ARE TO BE APPLIED NO SOONER THAN NINE (9) MONTHS AFTER THE INTERMEDIATE COURSE, (ITEM 441), AND FIFTY (50) PERCENT OF THE HOMES ARE COMPLETED. IF AFTER TWO (2) YEARS FIFTY (50) PERCENT OF THE HOMES HAVE NOT BEEN COMPLETED, THEN THE TOP COURSE MAY BE APPLIED (AS APPROVED BY THE CITY).

ITEM 609 - Standard Roll Type Curb and Gutter
C-1 per Monroe Standard Detail 300-8

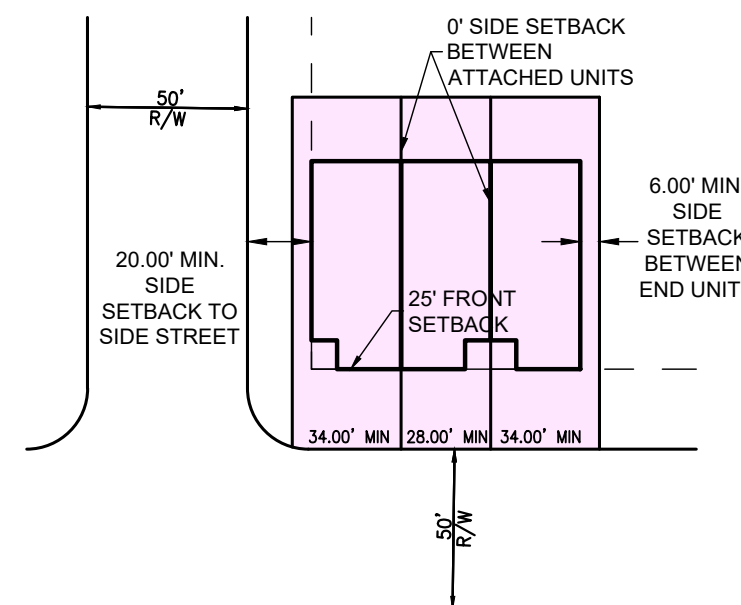
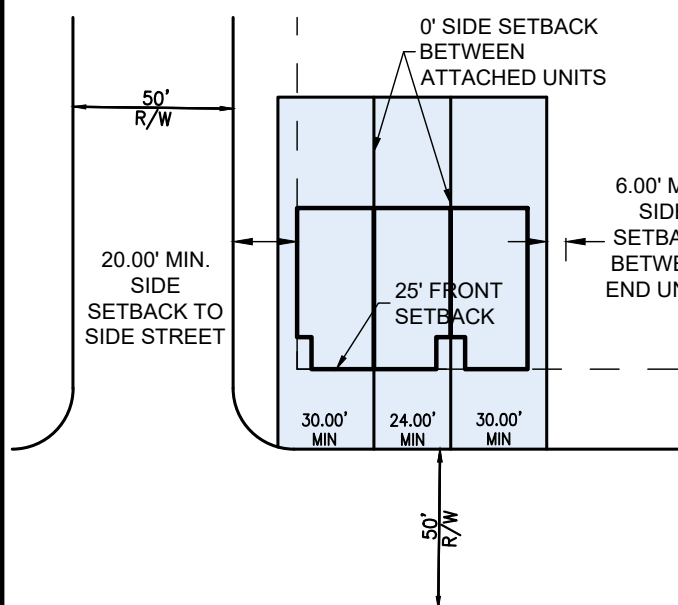
ITEM 407 - TACK COAT, to be applied at
rate of 0.06 gal. per sq. yd.

TACK COAT shall be applied to front face of
curb prior to the installation of 301
Bituminous Aggregate Base. Also to be
applied to curb joint after the
installation of 403 leveling course.

9 CONCRETE WALK - 4" thick concrete sidewalk,
5' wide, Item 608, Walk to be 1/2"
higher than sod.

11 ITEM 304 - BASE, 4" crushed & compacted

 ITEM 304 - BASE, 4" crushed & compacted aggregate



#24' TOWNHOME LOT
2,288 S.F. Min

28' TOWNHOME LOT
3,080 S.F. Min

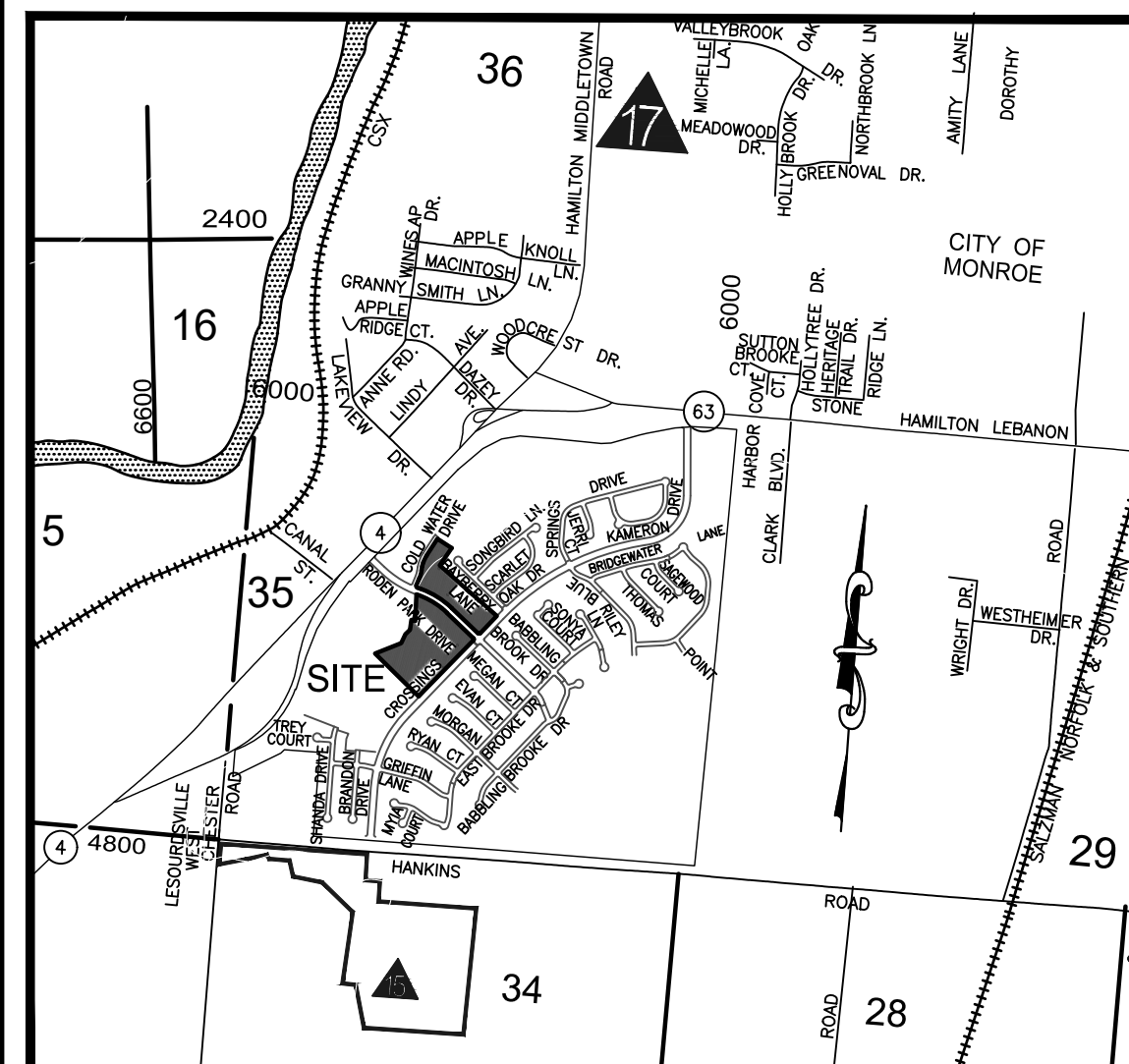
TYPICAL LOTS

N.T.S.

Note: Lot width shall be measured at the building setback line.

GENERAL NOTES

1. Sanitary to be tied into Butler County System.
2. Water to be installed and connected to Butler County System.
3. Gas & Electric to be supplied by Duke Energy.
4. All public streets to be constructed according to City of Monroe standards and specifications. All street gradients noted are preliminary.
5. Contours furnished from LiDAR data based on U.S.G.S. datum.
6. Concrete Walk to be installed.
7. Homeowner's Association to maintain open space landscaping
8. Existing Zoning: GR PUD
9. Storm sewer sizes are approximate, final sizes to be provided with Construction Drawings.
10. Construction of pedestrian crossing and any potential associated bridge improvements over Coldwater Creek shall be included with Section 2 construction.



LOCATION MAP

NOT TO SCALE

PRELIMINARY PLAT TOWNES AT MONROE CROSSINGS

SECTION 35, TOWN 3, RANGE 3

CITY OF MONROE

BUTLER COUNTY, OHIO

APRIL 2025

**ENGINEER, SURVEYOR &
LANDSCAPE ARCHITECT**

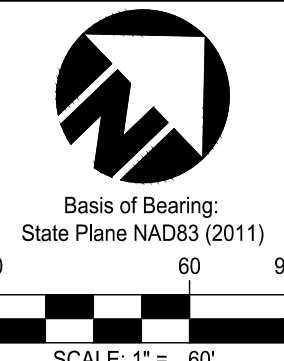
BAYER BECKER
6900 TYLERSVILLE ROAD,
SUITE A
MASON, OHIO 45040

OWNERS

PARK PLACE DEVELOPMENT, LLC
5372 COTTAGE VIEW CT.
LIBERTY TOWNSHIP, OHIO 45011
513-675-6408

APPLICANT

NVR, INC.
8622 JACQUEMIN DR.
WEST CHESTER, OH 45069
513-200-9014

[illegible]

TOWNES AT MONROE CROSSINGS

SECTION 35, TOWN 3, RANGE 3
CITY OF MONROE
BUTLER COUNTY, OHIO
PRELIMINARY PLAT



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:

21-0017 PRELIM PLAT

MGD

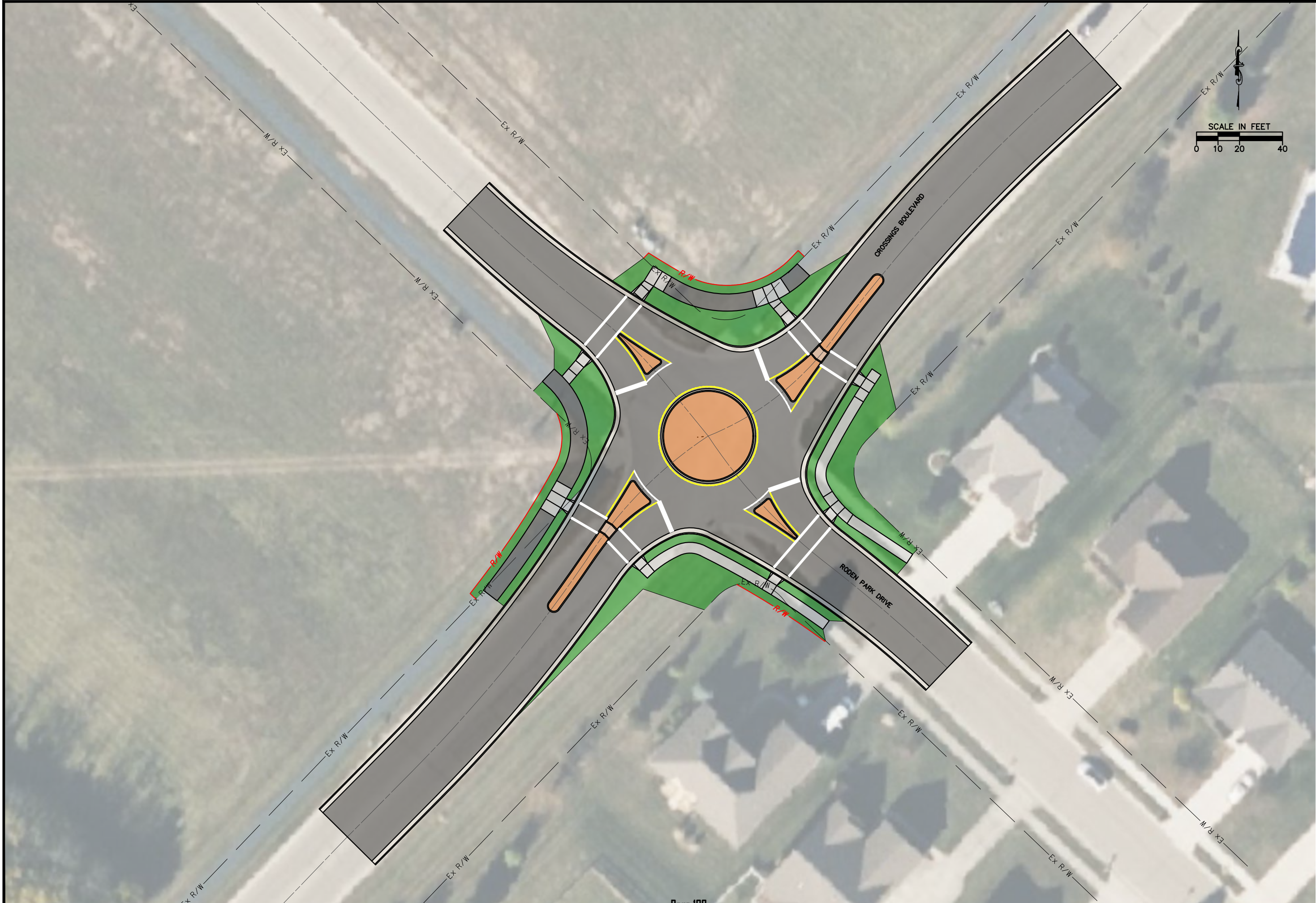
Checked By: JAE

Issue Date: 2-18-20

Sheet:

Docu

THIS



MONROE CROSSING TRAFFIC CALMING STUDY
CITY OF MONROE, BUTLER COUNTY, OHIO
ALTERNATE 3- CROSSINGS BOULEVARD & RODEN PARK DRIVE

REVISIONS:
FILE NAME ALT 3
DRAWN BY ADG
CHECKED BY MKG
PROJECT No. BUT-MON-2306
DATE 2/14/2023
SHEET NUMBER 2 OF 3

RESOLUTION NO. 39-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COLLECTIVE BARGAINING AGREEMENT BY AND BETWEEN THE CITY OF MONROE AND THE OHIO PATROLMEN'S BENEVOLENT ASSOCIATION FOR THE POLICE LIEUTENANTS.

WHEREAS, negotiations between the City of Monroe and the Ohio Patrolmen's Benevolent Association for the Police Lieutenants have been ongoing; and

WHEREAS, as a result of said negotiations, the parties have reached an agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is hereby authorized to enter into a collective bargaining agreement by and between the City of Monroe and the Ohio Patrolmen's Benevolent Association for the Police Lieutenants, pursuant to the terms and conditions they deem appropriate and necessary in the best interest of the City.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

AGREEMENT BETWEEN
THE CITY OF MONROE
AND THE
OHIO PATROLMEN'S BENEVOLENT
ASSOCIATION
(Lieutenants)

EFFECTIVE: June 1, 2025 to May 31, 2028

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ARTICLE 1
AGREEMENT AND PURPOSE

1.1 This Agreement is between the City of Monroe, Ohio, hereinafter referred to as the “Employer” or “City,” and the Ohio Patrolmen’s Benevolent Association, hereinafter referred to as the “Union” or “OPBA,” a labor organization as defined in Chapter 4117 of the Ohio Revised Code.

1.2 This Agreement is made for the purpose of promoting cooperation and continuous harmonious relations between the Employer, its Employees, and the Union.

ARTICLE 2 RECOGNITION, MEETINGS, BULLETIN BOARD

2.1 Recognition. The Employer recognizes the Union as the sole and exclusive representative for all full-time Employees in the bargaining unit as set forth in the certification issued by the Ohio State Employment Relations Board as follows:

Included: All full-time police lieutenants;

Excluded: Chief, Captains and all other Employees.

2.2 Meetings. In the interest of sound labor/management relations, once each quarter or as mutually agreed, the Employer and/or designee(s) shall meet with not more than two members of the bargaining unit, upon written request, for the purpose of:

- a. disseminating general information of interest to both parties
- b. giving the Union representatives the opportunity to share views of their members and/or suggestions on the subjects of interest to their members;
- c. discussing ways to improve efficiency and safety and health issues within the department;
- d. promoting harmonious relations between Employer and the Union in the best interest of the community.

2.3 Bulletin Board. Bulletin board space will be provided within the Police Department facility for use by the Union and members of the bargaining unit. The City may post notices on the board of matters relating directly to police business and vacancies within the Police Department. The Union may post on the board notices relating to recreational and social events applicable to members of the bargaining unit; election or election results; general membership meetings and other related business meetings; general Union business of interest to members of the bargaining unit.

2.4 Union Activity. Employees shall be permitted, upon reasonable notice to the Chief or designee, to conduct Union related activity during working hours so long as it does not unreasonably interfere with departmental operations.

ARTICLE 3
ASSOCIATES/UNION BUSINESS

3.1 The Union is authorized to select one (1) associate and one (1) alternate to conduct approved Union business for the bargaining unit. The associate/alternate upon giving reasonable notice, and upon authorization from the Chief or his/her designee, may be allowed reasonable time off without loss or gain in pay to investigate a grievance, consult with the Employer in processing a grievance, or to assist in the settlement of disputes. Permission to investigate and/or process a grievance or attend a disciplinary hearing during on duty time is at the sole discretion of the Employer. In addition, the Director and or his or her alternate will each be permitted to utilize sixteen (16) hours of paid leave, other than sick leave, annually, for the purpose of attending union-related training and/or attending to other union business. Said union leave will be granted upon reasonable notice to the Employer.

ARTICLE 4 MANAGEMENT RIGHTS

4.1 The Union recognizes that the City shall have the exclusive right to manage the operations, control the premises, direct the work force and maintain efficiency of operations. Among the City's management rights, but not by way of limitation, are the following:

- (1) To direct and evaluate the work of Employees;
- (2) To determine the mission of the department and the personnel, methods, means, and procedures necessary to most efficiently fulfill that mission;
- (3) To determine the size and composition of the work force;
- (4) To suspend, discipline, reduce or discharge Employees for cause;
- (5) To lay off Employees or abolish positions;
- (6) To hire, schedule, promote, demote, transfer and assign Employees;
- (7) To recruit, select, and determine the qualifications and characteristics desired in new hires;
- (8) To schedule or not schedule overtime as required in the manner most advantageous to the requirements of efficient department operations;
- (9) To determine the locations, size and number of facilities;
- (10) To determine the quality standards and level of service required;
- (11) To schedule Employees and establish their hours and days of work;
- (12) To select the type, quantity and quality of equipment, tools and machinery to be used in the methods of operating them and the responsibilities therefore;

- (13) To establish and require conformance to, rules of conduct including Standard Operating Procedures (SOP's) and Standard Operating Guidelines (SOG's);
- (14) To train or retrain Employees as management deems appropriate and to require Employees to maintain certifications, including but not limited to firearms certification;
- (15) To generally manage the Police Department's business as it deems best;
- (16) To establish, after consultation with the Union, and enforce a tardiness and absenteeism policy permitting discipline, including termination, for any violation thereof; and
- (17) To establish, after consultation with the Union, and enforce a Drug and Alcohol Policy permitting discipline, including termination, for any violation thereof.

4.2 It is agreed that the above listing of management rights shall not be deemed to exclude other proper functions not specifically listed herein or traditionally exercised by the Employer.

4.3 The City agrees that, to the extent possible, work rules, standard operating procedures and standard operating guidelines that are promulgated shall be reduced to writing with copies to the Union and affected members in advance of their effective date.

ARTICLE 5
NO STRIKES/NO LOCKOUT

The OPBA and the members agree that there shall be no strikes. The term, “strike”, shall have the same definition for purposes of this Agreement as contained in 4117.01(H) of the O.R.C. and shall additionally include any effort to use sick leave, to be absent from work without permission, or to abstain from performance of assigned duties if used for the purpose of inducing, influencing or coercing a change in wages, hours, terms or other conditions of employment. In the event that a member is engaged in a violation of this article, the OPBA shall, upon request of the City, and concurrence of the OPBA that an unlawful strike is being engaged in, immediately notify such member that the member is in violation of this Article and direct the member to resume normal work activities. The City may also request the OPBA to publicly denounce any violation of this Article.

The City agrees that it will not lock-out members covered by this Agreement during the course of this Agreement. The term “lock-out” shall have the same definition, for the purpose of this Agreement, as contained in Chapter 4117 of the Ohio Revised Code.

ARTICLE 6
PROBATIONARY PERIOD

Each newly appointed Lieutenant shall be required to successfully complete a one (1) year probationary period. The length of the probationary period shall be one (1) year. The calculation of the one (1) year period shall begin the first day for which the Employee receives compensation as a Lieutenant from the Employer.

A newly appointed Lieutenant may be demoted, at any time during his probationary period, and shall have no appeal rights through the grievance-arbitration procedure or through a Court of Law.

ARTICLE 7 DUES DEDUCTION

7.1 OPBA Dues Deductions. The City agrees to deduct from the wages of any employee who is a member of the OPBA, all OPBA membership dues uniformly required. The OPBA will notify the City from time to time of the dues it charges and its current membership. Nothing in this section shall be construed to require any employee to become a member of the OPBA. The OPBA agrees to save the City harmless in the event of any legal controversy with regard to the application of this provision. All dues collected shall be paid over by the Employer once each month to the OPBA, provided that each Employee has provided a dues deduction authorization to the City.

7.2 Other Deductions. The City further agrees to deduct from the pay of those employees authorizing such deduction, and turn over to the appropriate party, monies designated for the purposes such as credit union, savings bonds, United Appeal, and similar causes in accordance with the City's current policy on payroll deductions. These deductions shall be subject to the City's ability to maintain an efficient payroll procedure.

7.3 Direct Deposit. The City shall provide direct deposit and Employees' pay checks shall be directly deposited effective thirty (30) days after the execution of this Agreement.

ARTICLE 8
NO DISCRIMINATION

Neither the Employer nor the Union shall discriminate against or in favor of any Employee on account of race, color, religion, sex (including gender, pregnancy, sexual orientation, and gender identity), national origin, age, ancestry, disability status, military or veteran status, genetic information or any other condition or status protected by law. Words used in this Agreement in the masculine gender will be read and construed in the feminine gender as well, unless otherwise indicated.

There shall be no discrimination by the Employer or the Union against any Employee on the basis of such Employee's membership or non-membership in the Union.

ARTICLE 9 DISCIPLINE

9.1 The parties recognize that discipline is essential to the operation of the City and agree that fair discipline is necessary for the public interest and the morale and welfare of the Employees. The object of these provisions is to assure that the relevant facts are fairly developed so that an informed decision can be made by the Employer regarding whether and the extent to which discipline shall be imposed.

9.2 No bargaining unit member shall be disciplined except for just cause. Just cause shall include, but not be limited to: dishonesty, bribery, misfeasance, malfeasance, nonfeasance, misconduct in office, neglect of duty, immoral conduct, habitual drunkenness, illegal use of controlled substances, incompetence, insubordination, refusal to obey orders given by proper authority, discourteous treatment of the public and violation of divisional standards of conduct on and off duty.

9.3 Forms of disciplinary action shall be:

- a. Documented Verbal Reprimand
- b. Written Reprimand
- c. Suspension without pay
- d. Reduction in Pay/Position
- e. Discharge

Discipline shall be applied progressively, but it is understood that some serious violations may warrant suspension without pay or immediate discharge. In following the principle of “the punishment should fit the crime,” the Employer will take into consideration the nature of violation, the Employee’s record of discipline and the Employee’s record of performance and conduct.

- a. A pre-disciplinary conference with the Chief of Police or his designee holding the rank of Captain or higher will be conducted prior to the issuance of a reprimand. The Chief or Officer who conducts the hearing will make a determination of discipline and either dismiss the discipline without record, or issue the reprimand.
- b. If the Employee does not agree to the reprimand determination issued by an Officer other than the Chief of Police, they may appeal to Step 2 of the grievance procedure outlined in Article 11.
- c. If the Employee does not agree to the reprimand determination issued by the Chief of Police, they may appeal to Step 3 of the grievance procedure outlined in Article 11.

Documented verbal reprimands and written reprimands will not be subject to Step 4 (Arbitration) of the grievance procedure outlined in Article 11.

9.4 When the Employer (through its management agents) believes that an Employee is guilty of an act or omission for which disciplinary action above a written reprimand is warranted, the following steps shall apply:

- a. The Employee will be promptly notified that he or she is accused of conduct for which discipline is contemplated and the Employee shall be advised of the nature of the alleged conduct and the nature of the evidence against him or her, the time and place of a conference with the Chief of Police, and his or her right to bring with him or her to the conference an OPBA representative.

- b. At the conference with the Chief of Police, the charges will be stated to the Employee and the Employee shall have an opportunity to offer his explanation, defense, or mitigating circumstances.

c. At the conclusion of the conference, the Chief of Police shall do one of the following:

- (1) Dismiss the allegations as unfounded without record; or
- (2) Provide a written determination, including a specification of charges, upon the imposition of appropriate discipline of record.

d. If the employee does not accept the Chiefs recommendation, he or she may grieve the determination to Step 3 of Article 11. Any agreement reached between the OPBA, the Employee, and the Employer at this stage shall be final and binding on the OPBA, the Employee, and the Employer and shall not be subject to further appeal.

e. If no agreement is reached, the Employee shall then have the right to submit the matter to arbitration in accordance with Step Four of the Grievance Procedure.

f. An Employee under investigation for commission of misconduct which would constitute a crime with respect to which “Miranda” warnings are required to be given, shall be advised, prior to questioning, of his “Miranda” rights. An Employee who is under investigation for misconduct which would not constitute criminal conduct subject to “Miranda” rights will be informed, prior to questioning, that he is the subject of an investigation, the nature of the suspected misconduct, and his right to have representation of his choice present during the questioning. The Employee, upon request, may obtain postponement of the questioning for a reasonable period not to exceed twenty-four (24) hours in order to arrange for representation to be present for the questioning if the Employee so desires.

Failure by an Employee to completely respond to a relevant question, after being informed of his Garrity rights and being ordered to do so, may be deemed a refusal and may result in disciplinary action.

g. Interrogation, questioning, or interviewing of a bargaining unit member accused of misconduct shall be narrowly tailored in scope to the misconduct specifically alleged. In addition, interview sessions will be of reasonable length and shall accommodate personal necessities. Interviews shall be conducted during the Employee's working hours unless mutually agreed by the parties. Any tape recorded interviews will be copied and made available to the other party upon request.

h. These disciplinary procedures and the grievance and arbitration procedures of this Agreement are in lieu of the civil service laws and regulations under Chapter 124 of the O.R.C. and the City Charter pursuant to the provision of R.C. Section 4117.10(A).

i. As an alternative or in addition to the above, in the event of a serious incident, an internal investigation may be conducted by an investigative team chaired by the Chief of Police.

j. No Employee will be compelled to take a polygraph examination and/or a CVSA.

ARTICLE 10 PERSONNEL FILES

10.1 Records of Disciplinary Actions:

- a. Unfounded or unsubstantiated complaints against an Employee will not be placed in the Employee's personnel file.
- b. Verbal Counselings and records of verbal counselings are not considered disciplinary actions, and will contain a statement to that effect.
- c. Written reprimands, records of verbal reprimands and counselings, and all other Employer actions are permanent records.
- d. An Employee's official personnel file shall be kept in the office of the City Manager and shall consist of all records from the Employee's initial date of employment with the Police Department.
- e. For the sole purposes of discipline, grievance and arbitration procedures:
 - (1) Written reprimands and records of verbal reprimands and counselings will have no force and effect eighteen (18) months after the record was entered into the Employee's file, provided no other disciplinary actions, including written reprimands and records of verbal reprimands and counseling, have occurred during this eighteen (18) month period.
 - (2) Suspensions without pay of five (5) days or less will have no force and effect thirty-six (36) months after the record was entered into the Employee's file, provided no other suspensions without pay or demotions have occurred during this thirty-six (36) month period.
 - (3) Suspensions without pay in excess of five (5) days will have no force and effect seventy-two (72) months after the record was entered into the

Employee's personnel file, provided that no other suspensions or demotions have occurred during this seventy-two (72) month period.

f. Employees shall, upon request, be permitted access to his personnel files pertaining to employment.

g. Signatures on evaluations only reflect that the evaluation has been reviewed by the Employee and does not represent that the Employee agrees with its contents. The Employee shall receive a copy of the evaluation at the time of signing.

ARTICLE 11 GRIEVANCE PROCEDURE

11.1 A grievance shall be described as a dispute or complaint arising between the parties hereto under or out of this Agreement or the interpretation, application, performance, termination, or any breach thereof, and shall be processed and disposed of pursuant to the steps set forth below, except that every grievance will start at the step above the step occupied by the person in the organizational hierarchy that made the decision that triggered the grievance procedure. However, in no event will a grievance be initiated at Step 4 of the grievance procedure.

a. Step 1:

Within a reasonable time, not to exceed 10 calendar days, excluding weekends and holidays, following the date of occurrence, an Employee having a grievance and/or his Union representatives shall put the grievance in writing and take it to the Supervising Captain. The Employer shall give its answer to the Employee and/or his Union representative within 5 calendar days, excluding weekends and holidays, after the presentation of the grievance in Step 1. Within this 15 calendar day period, excluding weekends and holidays, the Employee is encouraged to seek to resolve his grievance on an informal basis.

b. Step 2:

If the grievance is not settled in Step 1, the grievance may, within 10 calendar days, excluding weekends and holidays, after the answer in Step 1, be presented in Step 2 in writing to the Police Chief or his designee and must contain a statement as to why the City's answer in Step 1 does not resolve the grievance. At this time a Representative of the Union may be in

attendance at a meeting where, if both parties agree, witnesses and/or evidence may be presented that relate to a resolution of the grievance. A grievance so presented in Step 2 shall be answered by the Employer within 5 calendar days, excluding weekends and holidays, after its presentation.

c. Step 3:

If the grievance is not settled in Step 2, the grievance may, within 10 calendar days, excluding weekends and holidays, after the answer in Step 2, be presented in Step 3 in writing to the City Manager or his designee and must be accompanied by a reason or reasons why the City's answer at Step 2 does not resolve the grievance. At this time a Representative of the Union may be in attendance at a meeting where, if both parties agree, witnesses and/or evidence may be presented that relate to a resolution of the grievance. A grievance so presented in Step 3 will be answered by the Employer within 5 calendar days, excluding weekends and holidays, after either its presentation to the City Manager or his designee, or the date of the meeting, whichever is later.

d. Step 4:

A grievance which has not been resolved in steps 1 through 3 may be referred to arbitration as set forth in the "Arbitration" Article of this Agreement.

11.2 Any disposition of a grievance from which no appeal is taken by the aggrieved Employee or the Union within the time limits specified herein shall be deemed resolved and shall not thereafter be considered subject to the grievance and arbitration provisions of this Agreement.

11.3 Any grievance or appeal of a grievance that is not ruled upon by the Employer within the time limits herein shall be deemed denied and shall automatically proceed to the next step in this grievance procedure.

ARTICLE 12 ARBITRATION

12.1 Procedure for requesting.

a. A grievance as defined in the “Grievance” Article of this Agreement, which has not been resolved thereunder and which a party wishes to take to Arbitration shall, within 10 calendar days, excluding weekends and holidays, after the completion of Step 4 of the Grievance Procedure, be referred for arbitration by either party to this Agreement by directing a written demand therefore to the Arbitration and Mediation Service (“AMS”) and by sending a copy of the notice to the other party.

b. The arbitrator shall be a mutually agreed upon neutral third party selected from a list of 9 potential arbitrators furnished by AMS who maintain an office within one hundred twenty-five (125) miles of the City of Monroe, Ohio. Selection shall be by virtue of the strike and rank method. The arbitration shall be conducted in accordance with AMS rules.

12.2 Fees. The fees and expenses of the arbitrator shall be borne equally by the parties.

12.3 Binding effect. The award of the arbitrator hereunder shall be binding on the Employer, the Employee and the Union.

12.4 Powers of the Arbitrator.

a. The arbitrator shall not have the power to add to, subtract from, or modify any of the terms of this Agreement. Furthermore, in explanation of the Employer’s right to promulgate rules and regulations, general orders and standard operation procedures set forth herein in the Management Rights clause, the Union or grievant shall not have recourse through the grievance and arbitration procedure to challenge the reasonableness or appropriateness of the Employer’s existing or future rules and regulations, general orders or standard operating procedures, provided that the

Employer has given the Union or Employees the required notice and permits the Union, upon request, to meet and confer with respect to the proposed rule.

b. This provision does not prevent an Employee disciplined by any such existing or future rule to grieve the application of that rule to his particular circumstances.

ARTICLE 13 MISCELLANEOUS

13.1 OPBA Officials Roster. The OPBA shall provide the Administration an official roster of its officers and representatives within 30 days of the effective date of this Agreement. This roster will be updated within thirty (30) days of any change, and will include the following:

- a. Name
- b. Address
- c. Home Telephone Number
- d. Immediate Supervisor
- e. OPBA Office Held

The Administration agrees that this roster shall not be made available to the public by the Administration, that only Administration Employees with a legitimate need to know shall have access to the roster, and that unlisted home telephone numbers will not be shared with anyone outside the Administration. However, the parties recognize that the City may be required to disclose the OPBA official roster pursuant to state or federal laws and that such disclosure made pursuant to such laws does not constitute a violation of any provision of this Agreement.

13.2 Purchase of Service Weapon. A member who honorably retires from active duty may purchase his/her service weapon from the Police Department if the member has twenty or more years continuous service with the Department. The cost of the service weapon shall be One Dollar (\$1.00). In addition, the Employee will be provided with a retirement badge by the City at no cost to the Employee.

13.3 Cell Phone. All lieutenants will receive the option of utilizing a cell phone provided and paid for by the City or may decline the City-provided cell phone and receive a monthly stipend of

Fifty-Two Dollars (\$52.00) to defray the cost of providing his or her own cell phone for utilization for departmental business.

ARTICLE 14 WAGES

14.1 Rates of pay for Employees shall be in accordance with Appendix B, attached, which salary rates will become effective beginning with the first full pay period after June 1, 2025. These rates of pay are subject to the conditions set forth below:

- A. Application of Hourly Rates. The rates as set forth under this section are based on a 2080-hour work-year and shall be used to calculate salaries.
- B. Evaluations. All step increases, if any, will occur on the officer's anniversary date provided that the Employee has one full year in service with the Monroe Police Department and has a satisfactory evaluation, including satisfaction of all departmental tardiness and attendance standards.
- C. Benefits: All benefits that are affected by the mid-year start date of this Agreement shall be prorated accordingly.
- D. Effective June 1 of each year after 2025, the annual base wage increase shall be equal to the base wage increase for Sergeants.

14.2 Specifications of the Pay Plan. The rate of pay for members affected by personnel actions listed below shall be as follows:

- A. Disciplinary Demotion. Whenever a member is demoted for disciplinary reasons, he shall be paid at the top step in the lower pay grade.
- B. Voluntary or Physical Disability Demotion.
 - (1) Whenever a member with regular full-time status requests and is granted a voluntary demotion, he shall be paid at the top step in the lower pay grade.

- (2) Whenever a member with regular full-time status is given a demotion by reason of a service-connected physical disability, he shall be paid at the top step in the lower pay grade.
 - (3) Whenever a member is terminated due to either a lack of work and/or funds in one classification and is entitled to an automatic demotion to a lower classification where he previously held regular full-time status, the rate of pay of the member shall be established as provided in (1) above.
 - (4) Whenever a member is given a demotion due to a physical disability, his rate of pay shall be established as described in either (1) or (2) above, whichever is applicable.
- C. Re-appointment. Whenever a member is re-appointed to a position where he previously held regular full-time status, his salary shall be that at which he was being paid at the time of his separation from that class with the approval of the Chief of Police.
- D. Re-employment. Whenever a member is re-employed by the City, his salary shall be that at which he was being paid at the time of his separation from City employment, with the approval of the Chief of Police.
- E. Return From Military Leave. Whenever a member returns from military leave, he shall be restored to his former position at the step which corresponds to the salary he received at the time of his departure and, in addition, shall be granted any increase in salary had he not entered the military.

ARTICLE 15 HOURS OF WORK

This Article is intended solely to define the currently expected hours of work, which shall be subject to change as the City determines in its discretion to be appropriate to meet operational conditions.

15.1 Definition. The workweek of Lieutenants shall be as set forth by the Chief of Police, consistent with their particular position/departmental assignment and duties. Generally, such hours and shifts will be Monday through Friday from 8 a.m. to 4 p.m.

ARTICLE 16 CLOTHING AND EQUIPMENT ALLOWANCE

16.1 Initial Issue. Upon appointment, each recruit shall receive a full issue of uniforms and equipment from the City. All such purchases shall be made by the Monroe Police Department. The City will maintain ownership of all items provided by the City.

16.2 Annual Allowance.

a. Lieutenants. Lieutenants in the bargaining unit shall, one year after their initial issue following hire, receive an annual uniform and equipment allowance not to exceed One Thousand Dollars (\$1,000.00) per year, effective June 1, 2014, on a pro-rata basis. This allowance shall be paid in May annually. All such uniform purchases shall be made by the Employee from vendors approved by the City or from other vendors, provided that the Employees obtain the specific items (brand type, item model number, etc.) as determined by the Chief. No substitute items shall be acceptable. The City will maintain ownership of all items purchased with allowance money that is provided to Employees under this section that bear the insignia or any other mark of the City of Monroe Police Department.

All uniforms and civilian clothing is subject to inspection and approval by the Chief or designee.

16.3 Lost or Damaged Uniforms and Equipment. The City will replace or repair, at the discretion of the Chief, any damaged department property or equipment, including members' uniforms, provided the loss or damage is not the result of the members' intentional abuse or gross negligence, which shall be determined at the sole discretion of the Chief.

16.4 Damaged Eyeglasses or Watches. Eyeglasses or watches which are lost or damaged while the bargaining unit member is engaged in the performance of their duties shall be compensated for by the City at the current rate of replacement up to a limit of two hundred (\$200) dollars. For an

affected Employee to afford themselves the benefit of this reimbursement, the Employee shall provide the Employer a written explanation of the incident that gave cause for such loss or damage. Upon receiving such signed report, the Employer shall include the proper amount of funds to comply with the requested reimbursement in the Employee's next pay. Such reimbursement shall be made no more than once in any twelve (12) month period. This section shall also apply to the replacement for loss or damaged contacts worn by Employees.

16.5 Dry Cleaning. Special cleaning will be provided for uniform items that have been soiled by human/bodily fluids or chemicals. The Chief will determine whether this paragraph applies to a particular item of clothing.

16.6 Bullet Proof Vests. Bullet proof vests shall be replaced by the City once the manufacturer's warranty period expires or as otherwise determined by the Chief of Police. In addition, the Employee's duty weapon will be provided by the Employer.

ARTICLE 17 HOLIDAYS

17.1 The following shall constitute legal holidays for all bargaining unit Employees:

New Years Day
Martin Luther King Day
Presidents Day
Memorial Day
Independence Day
Labor Day
Veterans Day
Thanksgiving Day
Friday after Thanksgiving
Christmas Eve Day
Christmas Day

17.2 For purposes of holiday pay, all Employees shall be entitled to eight (8) hours of paid time off to be used at a later date for each of the holidays in Section 1 above, regardless of the schedule the Employee is placed on. An Employee who is required to work on Thanksgiving, Christmas, or New Years Day shall receive additional pay for the hours worked on the holiday commensurate with the pro-rata salary paid which is attributable to the holiday.

ARTICLE 18 VACATIONS

18.1 Amount of Vacation. Each member of the bargaining unit shall have earned and be entitled to vacation leave with pay, at his regular rate according to the following schedule:

<5 years of service: 3.0770 (80 hours/26 pays)

5-9 years of service: 4.6154 (120 hours/26 pays)

10-14 years of service: 6.1539 (160 hours/26 pays)

15-19 years of service: 6.9231 (180 hours/26 pays)

20 or more years of service: 7.6924 (200 hours/26 pays)

18.2 Employees may use earned vacation time while on probation.

18.3 Scheduling of Vacations. Vacation periods shall be determined by the Chief or a Captain, who must act in a reasonable manner and not in an arbitrary and/or capricious manner. There will be a reasonable effort to set available periods during the summer months if possible, considering seasonal department work loading. Choice of vacation dates during vacation periods shall be by seniority with conflicts to be determined in the interest of the Chief of Police.

18.4 Pay for Accumulated Vacation. An Employee in full-time status who is to be separated from the City service through resignation, retirement, death, or layoff and who has unused vacation leave to his credit, shall be entitled to compensation at this current salary for all lawfully accrued and unused vacation leave to his credit at the time of separation, consistent with the limitations of this Article.

An Employee in full-time status who is to be separated from service through removal for cause, and who has unused vacation leave to his credit, shall not be entitled to compensation for accrued and unused vacation leave to his credit at the time of separation.

18.5 Vacation Buy-Back. Employees shall have the option to submit for vacation buy-back up to 80 hours of their accumulated vacation time once per year. Buy-back will be paid at the Employee's salary rate and will be payable within thirty (30) days from approval of the request. This benefit may be suspended by the City Manager, in his sole discretion, should the City cash flow needs dictate.

18.6 Vacation Accrual Limits. Employees shall be permitted to allow vacation leave to accrue to their credit in an amount up to 240 hours in addition to their current accrual rate. Employees shall forfeit their right to take or be paid for any vacation leave to their credit which is in excess of this limit. Such excess shall be eliminated from the Employee's balance.

18.7 Prior Service. In accordance with the provisions of Ohio Rev. Code § 9.44, a person employed, other than as an elected officer, by the state or any political subdivision of the state, earning vacation credits currently, is entitled to have the employee's prior service with any of these employers counted as service with the state or any political subdivision of the state, for the purpose of computing the amount of the employee's vacation leave. An Employee shall not be permitted to transfer accumulated vacation leave credits from prior service at a previous place of employment with the State or any of its subdivisions.

18.8 Personal Days. Employees shall be entitled to two personal days (up to 16 hours) per year, in addition to vacation, which may be used with the approval of the Chief of Police upon 24 hours notice, or 4 hours notice in the event of emergency or unforeseen circumstances. Said approval may not be unreasonably denied. Personal days do not roll over from year to year.

ARTICLE 19 SICK LEAVE

19.1 Sick Leave Accrual. Employees shall accrue sick leave at the rate of 10 hours for each month worked, and any sick leave accrued, but not used or converted as hereinafter provided, in any year shall be accrued in succeeding years without limit.

19.2 Use of Sick Leave. An Employee eligible for sick leave shall be granted such leave with full normal pay, to be scheduled by the department or division head and to be approved by the City Manager or his designee, for the following reasons:

- a. Personal illness or physical incapacity due to pregnancy, injury or contagious disease;
- b. Illness of a member of the Employee's immediate family, as defined in Article 21, paragraph 21.1(a), requiring the Employee's personal care and attendance; sick leave may also be used for up to five (5) calendar days absence at the time of birth of an offspring and subsequent convalescence of the Employee's spouse;
- c. Enforced quarantine of the Employee in accordance with the community health regulations.

19.3 Sick Leave Verification. At least one (1) hour before the start of his/her assigned shift, an Employee shall inform his/her immediate supervisor of the fact that they are reporting off sick. The exception to the foregoing is when there is a provable inability to make a telephone call. Except in cases of suspected abuse of sick leave, an Employee will not be routinely required to furnish, upon returning to duty, a physician's certificate evidencing that the absence was for one of the reasons set forth in Section 2 above, or absences of sixteen (16) consecutive duty hours or less. An Employee may be required to furnish a physician's statement, stating the nature of the

illness and the date the Employee may return to work, following an absence in excess of sixteen (16) hours or more.

Furthermore, on or after an Employee's sixth (6th) sick leave occurrence, as defined in paragraph 19.5, below, furnishing a physician's statement shall be mandatory.

Sick leave taken on the Employee's scheduled shift immediately before or immediately after a holiday will require a physician's certificate before any sick leave will be paid.

An Employee using sick leave is required to fill out, sign and submit the City form justifying the use of sick time, before receiving pay for the time used.

The falsification of the City sick leave form or a physician's certificate shall subject the Employee to disciplinary action, up to and including discharge.

19.4 Abuse of Sick Leave. Grounds for suspicion shall include, but not limited to, information received by the City that the Employee is, or was, during any day for which sick leave is claimed:

- a. Engaging in other employment;
- b. Engaging in physical exercise or recreation;
- c. Present in a tavern or other place inconsistent with a claim of illness or injury;
- d. Absent from home or place of confinement or convalescence when called or visited by representatives of the City, except in cases where the Employee can produce verification (such as a hospital or medical clinic admission or treatment slip or a receipt for the purchase of medicines from a pharmacy or reasonable explanation) that his absence was for reasons directly related to the treatment of his/her illness or injury.
- e. Using sick time in a manner that reflects a pattern of use that may be inconsistent with legitimate use.

19.5 Sick Leave Occurrences. An Employee who has eight (8) or more sick leave occurrences in a twelve (12) month period shall not be compensated for sick leave for the first day of usage for the ninth (9th) occurrence and subsequent occurrences at 80% of the Employee's regular rates of pay. (Example: An Employee misses two (2) days and this is the ninth (9th) occurrence in less than a twelve-(12) month period. The Employee will receive sick leave compensation for each day missed at 80% of his/her salary for each day of the ninth (9th) and subsequent occurrences not to exceed six (6) such days in a twelve (12) month period.) Exceptions to the occurrence rule would be an Employee off under a qualified Family Medical Leave Act usage or being off due to a work related injury as qualified in the Injury Leave Article.

Sick Leave Occurrences are defined as separate occurrences where an Employee reports off work for illness or non-work related injury. (Example: An Employee reports off work for two days, that is one occurrence, then returns to work and sometime later reports off work again, that is a second occurrence and so on.)

19.6 Minimum Charge to Sick Leave. Absence for a fraction of a day that is chargeable to sick leave in accordance with these provisions shall be charged in increments of not less than two hours. Employees who, after reporting to work, are then sent home on sick leave shall be charged for actual time absent.

19.7 Sick Leave Credit on Return to Service. An Employee who is laid off or on unpaid disability leave will, upon reinstatement to service, be credited for any unused sick leave existing at the time of his layoff or leave.

19.8 Sick Leave Credit Upon Transfer. Upon transfer from one division or department to another, unused sick leave shall be available for the transferred Employee's use.

19.9 Payment of Sick Leave to Members Killed in Line of Duty. If an Employee is killed in the “line of duty,” the City shall pay the Employee’s surviving spouse, or, if there is no surviving spouse, the Employee’s estate, all of the Employee’s accrued, unused sick leave as of the Employee’s date of death. For the purpose of this Section, “line of duty” means that the Employee was performing official department business at the time of his death, or the Employee’s death proximately resulted from the member’s performance of his/her lawful duties as a Police Officer.

19.10 Workers’ Compensation. No Employee may receive payment from the City for sickness or injury if he is receiving Workers’ Compensation for the same purpose. Therefore, once a Workers’ Compensation claim has been approved the Workers’ Compensation checks will be signed by the Employee and turned over to the City. The City shall continue to pay the Employee his/her regular paycheck during this period of time.

19.11 Pay for Accumulated Sick Leave. All Employees, at the time of their retirement in good standing, shall receive payment based on the Employee’s salary at retirement for accrued but unused sick leave up to the following maximum accruals:

- a. 0 to 400 hours no conversion; 401-800 hours converted at 3:1; 801 – 1,200 hours converted at 2:1; 1,201 – 1,400 hours converted at 1:1.

- b. Sick leave payout only applies when an employee officially retires under the terms of the applicable pension fund. The city must receive official notice from the applicable pension fund that the employee has been approved for retirement.

- c. If an Employee is separated from employment through a removal for cause and has unused sick leave to his credit, he shall not be entitled to compensation for accrued and unused sick leave to his credit at the time of separation.

19.12 The occurrence program set forth in paragraph 19.5 shall not apply to Employees who reach and maintain in excess of six hundred fifty (650) accumulated sick leave hours.

ARTICLE 20 INJURY LEAVE

20.1 Each full-time bargaining unit Employee shall be entitled to occupational injury leave (OIL) to a maximum of one hundred twenty (120) calendar days for each qualifying injury. OIL shall be granted to an Employee who suffers an on-the-job injury or illness from an identifiable incident that occurred in the course of performance of his/her official duties within the scope of his/her employment with the Employer and who is off work due to said injury for five consecutive shifts. This wait period may be waived in the sole discretion of the City Manager.

20.2 In the event of a service-connected injury or illness incurred in the active discharge of duty, which injury is not the result of gross negligence, recklessness, self-infliction, or “horseplay” by the Employee, the Employer shall grant the Employee full pay for a period not to exceed one hundred twenty (120) calendar days. This time shall not be charged to the Employee’s sick time.

20.3 An Employee applying for OIL hereunder shall authorize the release to the Employer of all medical information pertinent only to the occupational injury possessed by the Employee’s treating physician(s) and the treatment facility(ies), if so requested by the Employer or its designee, and/or shall agree to be examined by a licensed medical practitioner selected and paid for by the Employer. At that time, the physician shall also document an estimated return to work date for the injured Employee.

20.4 Any Employee claiming an occupational injury or illness under this Article shall file a claim with the Ohio Bureau of Workers’ Compensation (OBWC) as soon as possible. Upon approval of the claim by OBWC, an OIL granted after the fifth consecutive shift absence shall be made retroactive to the first day of absence, and any sick leave or vacation used by the Employee during the first five work days of absence shall be restored to his/her credit. The Employee shall remit to the Employer all income benefits paid by OBWC for the period during which the

Employee received full pay from the Employer while on OIL. In the event the claim is denied by OBWC, the Employee shall revert to sick leave status and shall be charged with sick leave and/or vacation leave for all time paid by the Employer for OIL.

20.5 The Employee must report to the City Manager, or his designee, once a week, or otherwise approved timeframe by the City Manager, during OIL. During the period of OIL, there shall be no employment outside of the Employee's home. If the Employee will be working from his home or from a charitable or civic organization he/she will have to receive prior approval from the City Manager, or his designee.

20.6 It is understood and agreed that the Employer's obligation under this Article is only the Employee's regular rate of pay. If the Employee elects not to accept OIL, the City will not be obligated to compensate the Employee over the amount paid by OBWC. The Employee will also be responsible for paying any portion of Health Care Benefit normally responsible for under this contract and will be invoiced that amount by the City monthly.

20.7 In lieu of granting OIL, the Employer may assign the Employee to transitional work with the approval of, and within the limitations set by, the Employee's treating physician or physician selected and paid for by the Employer. It is strictly the management right of the Employer to determine if transitional work is available.

20.8 No entitlement to OIL shall arise from a personal injury sustained while an Employee is engaged in outside employment of any nature, whether or not such employment is in a law enforcement related field.

20.9 Before an Employee on injury leave will be permitted to return to duty, he/she shall submit to the City Manager's office a physician's statement and any other required documentation concerning the injury, demonstrating his/her physical ability to satisfactorily perform the duties of

his/her position. Additionally, the City Manager may require the Employee to submit to an examination by a physician selected by the City, at the City's expense, if there is any question about the Employee's ability to return to duty.

20.10 The Union and Employees agree with the Employer's Transitional Work Policy, if any, which shall not be limited in any way by this Agreement.

20.11 The Employee will be required to attend all scheduled meetings, unless his/her absence from the meeting has been approved by the Chief of Police, or his designee or the Employee is excused by his or her treating physician. The Employee on OIL will not receive overtime, for attending scheduled meetings, consultations, etc.

ARTICLE 21
BEREAVEMENT LEAVE, MILITARY LEAVE, JURY LEAVE AND OTHER LEAVE

21.1 Funeral Leave.

a. Any 5 & 2 schedule employee may be granted usage of funeral leave, upon scheduling by the Chief and upon approval of the City Manager or his designee, for a maximum of five (5) days in the event of a death of an immediate family member. For purposes of this policy, the “immediate family” is defined as mother, father, mother-in-law, father-in-law, child (including step-child), spouse (including domestic partner), grandparents, siblings, grandchildren, stepparents, stepchildren, step siblings, or legal guardian or other person who stands in place of the Employee’s parent.

b. Any regular full-time Employee may be granted usage of funeral leave, upon scheduling by the Chief and upon approval of the City Manager or his designee, for a maximum of three (3) days in the event of a death of the following family members: brother-in-law, sister-in-law, daughter-in-law, son-in-law, aunt or uncle, spouse’s grandparent.

c. One (1) day of funeral leave may be granted by the City Manager or designee for the death of any legal relative or member of the Employee’s household other than those listed above.

d. Funeral leave may be used to grieve, to attend the funeral, make funeral arrangements or attend to other matters directly related to the funeral.

21.2 Military Leave. Military leave shall be in accordance with applicable federal, state, and local laws.

21.3 Jury Leave. The City shall grant full pay to an Employee who is summoned for jury duty or subpoenaed as a witness by any court or other adjudicatory body in cases that arise from a bargaining unit Employees employment with the City. All compensation for such duty must be

reimbursed to the City, unless such duty is performed totally outside normal working hours. The City will not pay Employees for court appearances in connection with the Employee's personal matters. This includes, but is not limited to proceedings related to personal traffic citations, divorce proceedings, custody, and juvenile proceedings. If absence from work is necessary for personal matters, the Employee may use vacation time or take an unpaid leave, however, the Employee must request prior approval for this leave to be granted.

21.4 Other Unpaid Leave. In addition to leave specifically addressed in this Agreement, the City Manager, at his sole discretion, may authorize other leaves of absence without pay. The City Manager's decision to grant or not grant a leave of absence not addressed in this Agreement is not grievable.

ARTICLE 22 INSURANCE

22.1 Insurance. The City shall offer a group health care, vision, and dental care insurance program to Employees, equivalent to that offered to other City Employees.

22.2 Health and Dental Care Insurance Premiums. Effective June 1, 2017, the Employee's premium share for health care and dental shall be 17% for the duration of this Agreement.

22.3 Insurance - General Provision.

a. With respect to all insurance coverage provided to Employees, the City retains the right to change insurance carriers or self-insure all or any portion of the benefits as long as the level of benefits remain substantially the same.

b. A difference between any Employee (or his beneficiary) and the insurance carrier(s) or the processor of claims shall not be subject to the grievance procedure provided for in any collective bargaining agreement between the City and the Union. The City will, however, designate representatives who will be available for consultation with claimant Employees (or with a designated Benefit Claim Representative of the Union), so that a full explanation may be given with respect to the basis of disposition of claims.

c. The failure of any insurance carrier(s) to provide any benefit for which it has contracted shall result in no liability to the City or to the Union; nor shall such failure be considered a breach by the City or the Union of any obligation undertaken under this or any other agreement. Nothing in this Agreement, however, shall be construed to relieve any insurance carrier from any liability it may have to the City, Union, Employee or beneficiary of any Employee.

d. The terms of any contract or policy issued by an insurance carrier shall be controlling in all matters pertaining to benefits thereunder.

22.4 If the Employer offers an alternative “buy-up” plan, in addition to the Employee premium share provided in paragraph 22.2, above, Employees selecting such buy-up plan, as the name indicates, shall pay any additional cost incurred by the City between the City’s base plan and the buy-up plan.

22.5 Life Insurance. The Employer shall provide and pay for term life insurance for all Employees in the amount of \$25,000.

22.6 Employees who waive healthcare, dental and vision insurance coverage, upon proof of coverage elsewhere, shall be paid a lump sum of \$2,500 for a single plan and \$3,500 for a family plan on the first pay date in November of each plan year.

22.7 Effective January 1, 2015, health insurance coverage for spouses of Employees will be provided upon certification by the Employee that the Employee’s spouse is not eligible for insurance coverage from the spouse’s employer, subject to the following:

a. In order for a working spouse to be ineligible for the City of Monroe’s health plan, the following situations must apply. First, the working spouse must work thirty (30) or more hours per week, the employer must pay 50% or more of the employee only premium and the plan must meet the Affordable Care Act standards. Spouses who work less than thirty (30) hours, are offered a substandard plan or pay more than 50% of the employee only rate are eligible for the City of Monroe’s plan.

b. An adult child shall be eligible for the City of Monroe’s health plan in accordance with the provisions of the Affordable Care Act, and/or state law, as amended.

c. This Working Spouse Carve Out Policy only applies to spouses who are actively at work at an employer group. It does not apply to a self-employed spouse who has an individual

medical plan (non-company sponsored), or who receives health insurance through a company or government retirement plan, Medicare or COBRA.

ARTICLE 23 SAFETY AND HEALTH

23.1 The City and the Union shall cooperate fully to maintain the highest standard of safety and health in the Police Department in order to eliminate as much as possible accidents, deaths, injuries, and illness in the Police Department.

23.2 The Police Chief or Captain shall have discretion to remove apparatus from service if in his opinion the mechanical condition of the apparatus warrants removal and he has inspected and filled out the proper paperwork. The final decision and responsibility as to the serviceability of a piece of equipment will rest with the Police Chief.

23.3 The City will agree that blood tests for carbon monoxide poisoning will be provided upon request for any Employee treated in a hospital for inhalation of an irrespirable atmosphere and the Employee will be given a report of the test upon request. The City will pay any legitimate cost for blood tests not covered by medical insurance or Worker's Compensation as deemed necessary by medical personnel.

23.4 The Chief of the Police Department will determine the types, quality and quantity of all equipment issued for use in the Department. Patrol vehicles will, at a minimum, include shotgun, shotgun racks and plexiglass screens. Where such items are not present, they will be installed or replaced within a minimum of six months.

23.5 There shall be two members from the Police Department appointed to the City-wide Safety Committee. One shall be designated by the Police Chief; the other shall be a Union member designated by the Police Chief.

23.6 The City will continue to furnish safety apparel and equipment consistent with the Ohio Industrial Commission Standards.

23.7 The City will provide, upon request by any member of the Police Department, an inoculation for prevention of Hepatitis, Type B.

23.8 Upon written request, damaged safety equipment and apparel shall be sent for repair and replaced within ten (10) working days after examined by the Police Chief.

23.9 The City will provide, upon request, within a reasonable time, a test for any Employee that through documentation has been exposed to a serious infectious disease, such as AIDS, meningitis, etc. while performing his duties as deemed necessary by medical personnel. The City will pay any legitimate cost for the test not covered by medical insurance or workers' compensation, as well as reasonable expense.

23.10 The City will endeavor to schedule three officers per shift and endeavor to maintain a minimum of two officers at all times per shift.

ARTICLE 24 RESIDENCY

As a condition of continued employment, Employees must reside within twenty-five (25) miles of the City of Monroe Police Headquarters or in the counties of Ohio contiguous to Butler or Warren. Newly hired Employees must relocate within thirty (30) days of the completion of their probationary period.

ARTICLE 25
DRUG FREE WORKPLACE

The Union agrees with and supports the City's drug testing program and is committed to ensuring a safe, drug free workplace. To achieve that goal, the Union hereby agrees to adhere to a drug testing policy in place at the ratification of this Agreement or that is developed by the City hereafter. Implementation of a drug testing policy or any major changes to the City's drug testing program shall be first submitted to the Union for its consideration prior to such implementation or change.

ARTICLE 26
MODIFICATION, SEPARABILITY AND CONFLICT OF LAWS

Unless otherwise specifically provided herein, the provisions of this Agreement shall be conclusive as to all bargainable matters relating to wages, hours of work, and working conditions as more fully set forth herein. Therefore, the Employer and the Union, for the term of this Agreement, each agree that the other shall not be obligated to bargain collectively with respect to any subject matter referred to or governed by the Agreement unless the Employer and the Union mutually agree to alter, amend, supplement, enlarge, or modify any of its provisions.

Should any provision of this Agreement be found to be illegal or unenforceable by a court of competent jurisdiction, all other provisions of this Agreement shall remain in full force and effect for the duration of this Agreement. In the event of invalidation of any Article or Section of this Agreement, the parties may agree to meet, if a meeting is requested in writing, within 30 days of such request for the purpose of renegotiating said Article or Section.

The parties agree that this Agreement will be the sole and exclusive recourse available to Employees and the parties hereto, and where provisions of this Agreement conflict in any manner with otherwise applicable provisions of Ohio law, this Agreement shall prevail pursuant to Ohio Revised Code Section 4117.10(A).

ARTICLE 27 OUTSIDE EMPLOYMENT

At the sole discretion of the Police Chief, Employees may hold outside employment so long as they meet the performance standards of their job with the Employer. The outside job shall not conflict with the Employee's duties as a member of the Police Department. Employees shall consider the impact that outside employment may have on their health and physical endurance. All Employees will be judged by the same performance standards and will be subject to the Employer's scheduling demands, regardless of any existing outside work requirements.

If the Police Chief determines that an Employee's outside work interferes with his performance or the ability to meet employment requirements of the Police Department, the Employee may be required to terminate the outside employment if he desires to retain Police Department employment.

Outside employment that constitutes a conflict of interest is prohibited.

The Injury Leave Article of this Agreement shall not apply to Employees who are injured during outside employment.

This Article is not intended to prohibit paid employment with the Police Union.

ARTICLE 28 SENIORITY

28.1 Definition. Seniority shall be defined as the length of continuous service measured in years, months and days that an Employee has accumulated as a full-time Employee in the service of the Police Department.

28.2 Accrual.

a. An Employee's seniority shall commence after the completion of the probationary period and shall be retroactive to the first day the Employee reported for work.

b. Seniority shall accrue during a continuous authorized leave of absence without pay up to six (6) months or for the period of an approved maternity leave, provided that the Employee returns to work immediately following the expiration of such leave of absence or maternity leave; and during a period of continuous layoff not to exceed 6 months, if the Employee is recalled into employment; and during a sick leave of up to 12 months.

28.3 Loss of Seniority. An Employee's seniority shall be lost and employment terminated when he:

- a. terminates voluntarily;
- b. is discharged for cause;
- c. exceeds an official leave of absence;
- d. is laid off for a period of more than 1 year if the Employee has less than 5 calendar years seniority; or is laid off for a period of more than 2 years if the Employee has more than 5 calendar years seniority (during such periods of layoff the Employer will not hire new Employees);
- e. fails to notify the Employer in writing of his intent to return to work on a recall from layoff, within 5 days after the Employer has sent notice to him to return by letter or telegram

with a copy to the Union to the last address furnished to the Employer by the Employee. It shall be the responsibility of the Employee to advise the Employer of his current address.

28.4 Application. Seniority shall apply in layoffs and recalls and for scheduling of vacations as provided in the general orders, rules, regulations and procedures of the Employer.

28.5 Layoff: In the event of a layoff, probationary Employees will be laid off first without regard to their individual periods of employment. Non-probationary Employees shall be laid off next in order of their seniority. In the event a Lieutenant becomes subject to a layoff, he/she shall be permitted to take a position as a Sergeant. Recalls will be made by seniority when the former position as a Lieutenant becomes available again.

28.6 Recall. Whenever a vacancy occurs in a position for which a laid off Employee is qualified, such Employees shall be recalled in accordance with their seniority in the reverse order in which they were laid off.

ARTICLE 29
WAIVER IN CASE OF EMERGENCY

29.1 In cases of emergency declared by the President of the United States, the Governor of the State of Ohio, the Butler County Sheriff, the City of Monroe, or the Federal or State Legislature, such as for Acts of God or civil disorder, the following conditions of this Agreement may be temporarily suspended by the Employer:

- A. Time limits for the processing of grievances; and
- B. All work rules and/or agreements and practices relating to the assignment of Employees.

29.2 Upon the termination of the emergency, should a valid grievance exist, it shall be processed in accordance with the provision outlined in the grievance procedure of this Agreement and shall proceed from the point in the grievance procedure to which they had properly progressed prior to the emergency.

ARTICLE 30 DURATION OF AGREEMENT

This Agreement shall be effective as of midnight on the 1st day of June, 2025, and shall remain in full force and effect until midnight on the 31st day of May, 2028.

If either party desires to modify or amend this Agreement, it shall give written notice of such intent no earlier than 120 calendar days prior to the expiration date of this Agreement, and no later than 90 calendar days prior to the expiration date of this Agreement. Such notice shall be via certified mail with return receipt requested or a date and time stamped letter of intent. The parties shall commence negotiations within 2 calendar weeks upon receiving notice of intent. Failure to give the required notice shall result in the expiration of the Agreement, or its continuation for a period of 1 year, at the option of the Employer.

The parties acknowledge that during the negotiations, which resulted in this Agreement, each had the unlimited right to make demands and proposals on any subject matter not removed by law from the area of collective bargaining, and that the entire understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Agreement. The provisions of this Agreement constitute the entire Agreement between the Employer and Union and all prior agreements, practices and policies, either oral or written are hereby canceled. Therefore, both parties, for the life of this Agreement, voluntarily and unequivocally waive the right, and each agrees that the other shall not be obligated, to bargain collectively or individually with respect to any subject or matter not specifically referred to or covered in this Agreement, even though such subjects or matters may not have been within the knowledge of either or both parties at the time they negotiated or signed this Agreement.

**FOR THE OHIO PATROLMEN'S
BENEVOLENT ASSOCIATION**

Brad Pelfrey, Lieutenant

Chad Caudill, Lieutenant

Josh Robertson, Lieutenant

FOR THE CITY:

Larry Lester, City Manager

Robert Buchanan, Chief of Police

Sarah Hunold,
Human Resources Manager

Kacey Waggaman,
Assistant City Manager

Jake Burton, Finance Director

Jack Hemenway, Frost Brown Todd LLC

Approved as to form:

Jack Hemenway, Law Director

APPENDIX A

Employer will continue to provide bulletproof vests and service weapons.

0059055.0754282 4886-4980-8918v4

APPENDIX B

POLICE LIEUTENANT

June 1, 2025

\$123,720

*Effective June 1 of each year after 2025, the annual base wage increase shall be equal to the base wage increase for Sergeants.

RESOLUTION NO. 40-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A LOCAL PUBLIC AGENCY AGREEMENT BY AND BETWEEN THE CITY OF MONROE AND THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE INSTALLATION OF SUPPLEMENTAL SIGNAL HEADS AND BACKPLATES AT INTERSECTIONS ALONG STATE ROUTE 63.

WHEREAS, the City of Monroe has been awarded Ohio Department of Transportation safety funds for the construction of supplemental signal heads and backplates at the intersections of Lawton Avenue, Main Street, and Britton Lane along State Route 63; and

WHEREAS, the total award of \$140,710 from ODOT will fund 100% of the construction costs for these signal improvements; and

WHEREAS, the City of Monroe is responsible for the design of these improvements, which have previously been approved by City Council; and

WHEREAS, construction funds are anticipated to be obligated and awarded in the spring of 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is hereby authorized to enter into a Local Public Agency Agreement with the Ohio Department of Transportation for the installation of supplemental signal heads and backplates at three intersections along State Route 63, pursuant to the terms and conditions marked "Exhibit A" attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

Exhibit A, Res. No 40-2025

Agreement Number: 42778

PID Number: 124134

County-Route-Section: BUT SR 63 Monroe Signal Upgrades

SAM Unique Entity ID: 88654884

LPA FEDERAL LOCAL-LET PROJECT AGREEMENT

THIS AGREEMENT is made by and between the State of Ohio, Department of Transportation, (ODOT), 1980 West Broad Street, Columbus, Ohio 43223 and **City of Monroe, 233 S Main Street, Monroe, Ohio 45050** (LPA).

1. PURPOSE

- 1.1 The National Transportation Act has made available certain Federal funding for use by local public agencies. The Federal Highway Administration (FHWA) designated ODOT as the agency in Ohio to administer FHWA's Federal funding programs.
- 1.2 Section 5501.03 (D) of the **Ohio Revised Code** (ORC) provides that ODOT may coordinate its activities and enter into contracts with other appropriate public authorities to administer the design, qualification of bidders, competitive bid letting, construction, inspection, and acceptance of any projects administered by ODOT, provided the administration of such projects is performed in accordance with all applicable Federal and State laws and regulations with oversight by ODOT.
- 1.3 The **Install backplates and supplemental signal heads at SR-63 and Lawton Ave, SR-63 and Main St and SR-63 and Britton Ln. in the City of Monroe.** (PROJECT) is a transportation activity eligible to receive Federal funding, and which is further defined in the PROJECT scope.
- 1.4 The purpose of this Agreement is to set forth requirements associated with the Federal funds available for the PROJECT and to establish the responsibilities for the local administration of the PROJECT.

2. LEGAL REFERENCES AND COMPLIANCE

- 2.1 This Agreement is authorized and/or governed by the following statutes and/or policies, which are incorporated, by reference, in their entirety:

A. FEDERAL

- 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
- 23 CFR 1.33 – Conflicts of Interest
- 23 CFR Part 172 – Procurement, Management and "Administration of Engineering and Design Related Service"
- 23 CFR 630.106 – Authorization to Proceed
- 23 CFR 636.116 – What Organizational Conflict of Interest Requirements Apply to Design-Build Projects?
- 23 CFR Part 645 –Utilities
- 48 CFR Part 31 – Contract Cost Principles and Procedures
- 49 CFR Part 26 –Participation by Disadvantaged Business Enterprises (DBE) in Department of Transportation Financial Assistance Programs
- 23 USC § 112 – Letting of Contracts
- 40 USC §§ 1101-1104 – "Selection of Architects and Engineers"

- Federal Funding Accountability and Transparency Act (FFATA)

B. STATE

- ORC 102.03
- ORC 153.65 -153.71
- ORC 5501.03(D)
- ORC 2921.42 and 2921.43
- Ohio Administrative Code 4733-35-05

C. ODOT

- ODOT's Manual for Administration of Contracts for Professional Services
- ODOT's Specifications for Consulting Services – 2016 Edition
- ODOT's Consultant Prequalification Requirements and Procedures
- ODOT's Construction and Material Specifications Manual
- ODOT's Construction Administration Manual of Procedures
- ODOT's Local-let Manual of Procedures

- 2.2 The LPA shall comply with all applicable Federal and State laws, regulations, executive orders, and applicable ODOT manuals and guidelines. This obligation is in addition to compliance with any law, regulation, or executive order specifically referenced in this Agreement.
- 2.3 The LPA shall have on file a completed and approved Local-let Participation Requirement Review Form (FORM) before the first required submission of the Project's Stage Plan Set. Failure to comply will result in the delay of the Federal Authorization for Construction, until the FORM has been completed and approved. Failure to submit a completed FORM will result in the PROJECT reverting to ODOT-let and the LPA will be prohibited from participating in the Local-let Program until the Form is completed and approved by ODOT.

3. FUNDING

- 3.1 The total cost for the PROJECT associated with Federal funds is estimated to be \$180,410.00.

ODOT shall provide to the LPA 100 percent of the eligible costs, utilizing Spending Authority Code (SAC) 4HJ7 with no cap in Federal funds, but with each increase receiving approval from the ODOT HSIP funding manager first, in the Construction Contract phase(s)/subphase(s). The funding does not include Toll Revenue Credit or Credit Bridge. This maximum amount reflects the funding limit for the PROJECT set by the applicable SAC Program Manager.

- 3.2 The LPA shall provide all other financial resources necessary to fully complete the PROJECT, including all 100% Locally funded work, and all cost overruns and contractor claims in excess of the maximum(s) indicated in 3.1 above.
- 3.3 The LPA is administering the Federally funded Construction Contract/Construction Inspection phase(s)/subphase(s) of the project and is therefore considered a subrecipient of Federal funds and is responsible for reporting the applicable Federal expenditures (including any Toll Revenue Credit or Credit Bridge) on their Schedule of Expenditures of Federal Award.

4. PROJECT DEVELOPMENT AND DESIGN

- 4.1 The LPA and ODOT agree that the LPA is qualified to administer this PROJECT and is in full compliance with all LPA participation requirements.
- 4.2 The LPA and ODOT agree that the LPA has received funding approval for the PROJECT from the applicable ODOT Program Manager having responsibility for monitoring such projects using the Federal funds involved.

- 4.3 The LPA shall design and construct the PROJECT in accordance with a recognized set of written design standards. The recognized set of written design standards may be either the LPA's formally written local design standards that have been **reviewed and accepted** by ODOT or ODOT's Design Manuals and the appropriate AASHTO publication. Notwithstanding the foregoing, for projects that contain a high crash rate or areas of crash concentrations, ODOT may require the LPA to use a design based on ODOT's L&D Manual. The LPA shall be responsible for ensuring that any standards used for the PROJECT are current and/or updated. The LPA shall be responsible for informing the District LPA Manager of any changes.
- 4.4 The LPA shall designate a Project Design Engineer, who is a registered professional engineer to serve as the LPA's principal representative for attending to project responsibilities. If the Project Design Engineer is not an employee of the LPA, the LPA must engage the services of a pre-qualified ODOT consultant, who has been chosen using a Qualification-Based Selection (QBS) process, as required pursuant to ORC 153.65 through 153.71. The pre-qualified list is available on the ODOT website at: www.dot.state.oh.us/DIVISIONS/Engineering/CONSULTANT.
- 4.5 If Federal funds are used for a phase of project development and the LPA executes an agreement with a consultant prior to the receipt of the "Authorization" notification from ODOT, ODOT may terminate this Agreement and cease all Federal funding commitments.
- 4.6 ODOT reserves the right to move this PROJECT into a future sale year if the LPA does not adhere to the established PROJECT schedule, regardless of any funding commitments.
5. ENVIRONMENTAL RESPONSIBILITIES
- 5.1 In the administration of this PROJECT, the LPA shall be responsible for conducting any required public involvement events, for preparing all required documents, reports and other supporting materials needed for addressing applicable environmental assessment, for clearance responsibilities for the PROJECT pursuant to the National Environmental Policy Act (NEPA) and related regulations, including but not limited to the requirements of the National Historic Preservation Act, and for securing all necessary permits.
- 5.2 If the LPA does not have the qualified staff to perform any or all of the respective environmental responsibilities, the LPA shall hire an ODOT Pre-Qualified Consultant through a QBS process. The pre-qualified list is available on the ODOT web page at [ODOT's Office of Contracts](#). If the LPA hires a pre-qualified consultant, the LPA shall be responsible for monitoring the consultant's activities and ensuring that the consultant is following all Federal and State laws, regulations, policies, and guidelines.
- 5.3 ODOT shall be responsible for the review of all environmental documents and reports and shall complete all needed coordination activities with State and Federal regulatory agencies toward securing environmental clearance.
- 5.4 The LPA shall be responsible for assuring compliance with all commitments made as part of the PROJECT's environmental clearance and/or permit requirements during the construction of the PROJECT.
- 5.5 The LPA shall require its consultant(s), selected to prepare a final environmental document pursuant to the requirements of NEPA, to execute a copy of a disclosure statement specifying that the consultant(s) has no financial or other interest in the outcome of the PROJECT.
- 5.6 The LPA shall submit a Notice of Intent to the Ohio EPA to obtain coverage under the National Pollution Discharge Elimination System (NPDES) Construction General Permit for all projects where the combined Contractor and Project Earth Disturbing Activity (EDA) are one (1) acre or more. If the LPA chooses not to use ODOT's L&D Vol. 2 on Local-let LPA projects, they may use an alternative post-construction Best Management Practice(BMP)criterion with Ohio EPA approval.

6. RIGHT-OF-WAY(R/W)/ UTILITIES/ RAILROAD COORDINATION

- 6.1 All R/W Acquisition activities shall be performed by the LPA in accordance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (Public Law 91-646) as amended by 49 CFR Part 24 (Uniform Act), any related Federal regulations issued by the FHWA, and any rules, policies, and procedures issued by ODOT.
- 6.2 If existing and newly acquired R/W is required for this PROJECT, the LPA shall certify that all R/W has been acquired in conformity with Federal and State laws, regulations, policies, and guidelines. Per ODOT's Office of Real Estate, any LPA staff who perform real estate functions shall be prequalified. If the LPA does not have the qualified staff to perform any or all of the respective R/W functions, the LPA shall hire an ODOT Pre-qualified Consultant through a QBS process. The LPA shall not hire the same consultant to perform both the appraisal and appraisal review functions. Appraisal review shall be performed by an independent staff or fee reviewer and shall be hired directly by the LPA.
- 6.3 If the LPA hires a pre-qualified consultant, the LPA shall be responsible for monitoring the consultant's activities and ensuring that the consultant is following all Federal and State laws, regulations, policies, and procedures.
- 6.4 All relocation assistance activities shall be performed by the LPA in conformity with Federal and State laws, including the Uniform Act, and any related Federal regulations issued by the FHWA, and any rules, policies, and procedures issued by ODOT. The LPA shall not hire a consultant to perform both the relocation and relocation review functions, nor shall the LPA hire a sub-consultant for Relocation and another sub-consultant for Relocation Review. Relocation Review shall be performed by an independent staff person or independent fee reviewer and shall be hired directly by the LPA.
- 6.5 The LPA shall provide the ODOT District Office with its LPA Certification of Right of Way Control Letter, certifying that all R/W property rights necessary for the PROJECT are under the LPA's control, that all R/W has been cleared of encroachments, and that utility facilities have been appropriately relocated or accounted for so as not to interfere with project construction activities. ODOT shall make use of the LPA's Certification of Right of Way Control Letter, as well as evaluate the LPA's and/or consultant's performance of the project real estate activities under Titles II and III of the Uniform Act, and, as appropriate, certify compliance to the FHWA. The LPA shall be liable to repay to ODOT all Federal funds disbursed to it under this Agreement if the certification of the LPA is found to be in error or otherwise invalid.
- 6.6 In the administration of this PROJECT, the LPA agrees to follow all procedures described in the ODOT Utilities Manual and 23 CFR Part 645. When applicable, the LPA shall enter into a Utility Relocation Agreement with each utility prior to the letting of construction.
- 6.7 The LPA shall submit all subsequent modifications to the design of the PROJECT and/or any disposal of property rights acquired as part of the PROJECT to ODOT and FHWA for approval. Consistent with Sections 6.1 and 6.4 of this Agreement, the LPA shall assure that, if any property acquired for this PROJECT is subsequently sold for less than fair market value, all Title VI requirements are included in the instrument which transfers the property. Consistent with sections 6.1 and 6.4 of this Agreement, the LPA shall assure that if the LPA grants a permit or license for the property acquired for this PROJECT that the license or permit require the licensee or permit holder to adhere to all Title VI requirements.
- 6.8 Unless by prior written agreement, the LPA shall be responsible for any necessary railroad coordination and agreements. The LPA shall comply with the provisions of Title 23 of the Code of Federal Regulations and applicable chapters of the ORC regarding all activities relating to Railroad-Highway projects.
- 6.9 No reimbursable construction costs shall be incurred by the LPA prior to the receipt of the "Authorization to Advertise" notification from ODOT. If such costs are incurred, ODOT may terminate this Agreement and cease all Federal funding commitments.

7. ADVERTISING, SALE, AND AWARD

- 7.1 The LPA **shall not** advertise for bids prior to the receipt of the "Authorization to Advertise" notification from ODOT. Should advertising or work commence prior to the receipt of the "Authorization to Advertise" notification, ODOT shall immediately terminate this Agreement and cease all Federal funding commitments.

- 7.2 Any use of sole source or proprietary bid items must be approved by the applicable ODOT district. All sole source or proprietary bid items should be brought to the attention of the LPA Manager as soon as possible so as not to cause a delay in the plan package submission process. Bid items for traffic signal and highway lighting projects must be in conformance with ODOT's Traffic Engineering Manual.
- 7.3 Once the LPA receives Federal authorization to advertise, the LPA may begin advertising activities. Whenever local advertisement requirements differ from Federal advertisement requirements, the Federal requirements shall prevail. The period between the first legal advertising date and the bid opening date shall be a minimum of 21 calendar days. The LPA shall submit to ODOT any addendum to be issued during the advertisement period that changes estimates or materials. ODOT shall review and approve such addendum for project eligibility. All addenda shall be distributed to all potential bidders prior to opening bids and letting the contracts.
- 7.4 The LPA must incorporate ODOT's LPA Bid Template in its entirety in project bid documents. The template includes Form FHWA-1273, Required Contract Provisions, a set of contract provisions and proposal notices that are required by regulations promulgated by the FHWA and other Federal agencies, which must be included in all contracts as well as appropriate subcontracts and purchase orders.
- 7.5 The LPA shall require the contractor to be enrolled in, and maintain good standing in, the Ohio Bureau of Workers' Compensation Drug-Free Safety Program (DFSP), or a similar program approved by the Bureau of Workers' Compensation, and the LPA must require the same of any of its subcontractors.
- 7.6 Only ODOT pre-qualified contractors are eligible to submit bids for this PROJECT. Pre-qualification status must be in effect/current **at the time of award**. For work types that ODOT does not pre-qualify, the LPA must still select a qualified contractor. Subcontractors are not subject to the pre-qualification requirement, unless otherwise directed by the LPA in the bidding documents. In accordance with FHWA Form 1273, Section VII and 23 CFR 635.116, the prime contractor must perform no less than 30% of the total original contract price. The 30%-prime contractor requirement does not apply to design-build contracts.
- 7.7 In accordance with ORC 153.54, et. seq., the LPA shall require that the selected contractor provide a performance and payment bond in an amount equal to at least 100% of its contract price as security for the faithful performance of its contract. ODOT shall be named an obligee on any bond. If the LPA has 100% locally funded work product within this Agreement, the LPA must allocate the correct percent of the performance and payment bond cost to the 100% locally funded work product.
- 7.8 Before awarding a contract to the selected contractor, the LPA shall verify that the contractor is not subject to a finding for recovery under ORC 9.24, that the contractor has taken the appropriate remedial steps required under ORC 9.24, or that the contractor otherwise qualifies under the exceptions to this section. Findings for recovery can be viewed on the Auditor of State's website at <https://ohioauditor.gov/findings.html> . If the LPA fails to so verify, ODOT may immediately terminate this Agreement and release all Federal funding commitments.
- 7.9 Before awarding a contract to the selected contractor, the LPA shall verify that the contractor is an active registrant on the Federal System for Award Management (SAM). Pursuant to 48 CFR 9.404, contractors that have an active exclusion on SAM are excluded from receiving Federal contracts, certain subcontracts, and certain Federal financial and nonfinancial assistance and benefits. If the LPA fails to so verify, ODOT may immediately terminate this Agreement and release all Federal funding commitments.
- 7.10 Per ORC 9.75(B), the LPA is prohibited from imposing any geographical hiring preference on any bidder in the LPA's bid documents or on any successful contractor in the LPA's award or contract for the construction of the PROJECT.
- 7.11 After analyzing all bids for completeness, accuracy, and responsiveness, per ORC 153.12, the LPA shall approve the award of the contract in accordance with laws and policies governing the LPA within 60 days after bid opening. Within 45 days of that approval, the LPA shall submit to ODOT notification of the project award by submitting a bid tabulation, a copy of the ordinance or resolution, and direct payment information as required in Attachment 2 of this Agreement, if applicable.

8. CONSTRUCTION CONTRACT ADMINISTRATION

- 8.1 The LPA shall provide and maintain competent and adequate project management covering the supervision and inspection of the development and construction of the PROJECT. The LPA shall bear the responsibility of ensuring that construction conforms to the approved plans, surveys, profiles, cross sections, and material specifications. If a consultant is used for engineering and/or inspection activities, the LPA must use a QBS process as required pursuant to ORC 153.65 through 153.71. Any construction contract administration or engineering costs incurred by the LPA or their consultant prior to the construction contract award date will not be eligible for reimbursement under this Agreement.
- 8.2 The LPA must maintain a project daily diary that is up-to-date and contains the following information: all work performed, list of equipment utilized, project personnel and hours worked, pay quantities, daily weather conditions, special notes and instructions to the contractor, and any unusual events occurring on or adjacent to the PROJECT. Additionally, the LPA is responsible for documenting measurements, calculations, material quality, quantity, and basis for payment; change orders, claims, testing and results, traffic, inspections, plan changes, prevailing wage, EEO and DBE, if applicable. The LPA is responsible for ensuring all materials incorporated into the PROJECT comply with ODOT's Construction and Material Specifications and meet the requirements of Appendix J in the LATP Manual of Procedures.
- 8.3 The LPA shall certify both the quantity and quality of material used, the quality of the work performed, and the amount of construction engineering cost, when applicable, incurred by the LPA for the eligible work on the PROJECT, as well as at the completion of construction. The LPA shall certify that the construction is in accordance with the approved plans, surveys, profiles, cross sections and material specifications or approved amendments thereto.
- 8.4 The Federal-aid Highway Program operates on a reimbursement basis, which requires that costs actually be incurred and paid before a request is made for reimbursement. The LPA shall review and/or approve all invoices prior to payment and prior to requesting reimbursement from ODOT for work performed on the PROJECT. If the LPA is requesting reimbursement, it must provide documentation of payment for the project costs requested. The LPA shall ensure the accuracy of any invoice in both amount and in relation to the progress made on the PROJECT. The LPA must submit to ODOT a written request for either current payment or reimbursement of the Federal/State share of the expenses involved, attaching copies of all source documentation associated with pending invoices or paid costs. To assure prompt payment, the measurement of quantities and the recording for payment should be performed daily as the items of work are completed and accepted.
- 8.5 ODOT shall pay, or reimburse, the LPA or, at the request of the LPA and with concurrence of ODOT, pay directly to the LPA's construction contractor ("Contractor"), the eligible items of expense in accordance with the cost-sharing provisions of this Agreement. If the LPA requests to have the Contractor paid directly, Attachment 2 to this Agreement shall be completed and submitted with the project bid tabulations, and the Contractor shall be required to establish Electronic Funds Transfer with the State of Ohio (STATE). ODOT shall pay the Contractor or reimburse the LPA within 30 days of receipt of the approved Contractor's invoice from the LPA.
- 8.6 The LPA shall notify ODOT of the filing of any mechanic's liens against the LPA's Contractor within three (3) business days of receipt of notice of the mechanic's lien. Failure to so notify ODOT or failure to process a mechanic's lien in accordance with the provisions of ORC Chapter 1311 may result in the termination of this Agreement. Upon the receipt of notice of a mechanic's lien, ODOT reserves the right to (1) withhold an amount of money equal to the amount of the mechanic's lien that may be due and owing to either the LPA or the Contractor; (2) terminate direct payment to the affected Contractor; or (3) take both actions, until such time as the mechanic's lien is resolved.
- 8.7 Payment or reimbursement to the LPA shall be submitted to:

Gary Morton, Director of Public Works
City of Monroe
233 S Main Street
Monroe, OH 45050

- 8.8 If, for any reason, the LPA contemplates suspending or terminating the contract of the Contractor, it shall first seek ODOT's written approval. Failure to timely notify ODOT of any contemplated suspension or termination, or failure to obtain written approval from ODOT prior to suspension or termination, may result in ODOT terminating this Agreement and ceasing all Federal funding commitments.
- 8.9 If ODOT approves any suspension or termination of the contract, ODOT reserves the right to amend its funding commitment in paragraph 3.1 and, if necessary, unilaterally modify any other term of this Agreement in order to preserve its Federal mandate. Upon request, the LPA agrees to assign all rights, title, and interests in its contract with the Contractor to ODOT to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.
- 8.10 Any LPA right, claim, interest, and/or right of action, whether contingent or vested, arising out of, or related to any contract entered into by the LPA for the work to be performed by the Contractor on this PROJECT (the Claim(s)), may be subrogated to ODOT, and ODOT shall have all of the LPA's rights in/to the Claim(s) and against any other person(s) or entity(ies) against which such subrogation rights may be enforced. The LPA shall immediately notify ODOT in writing of any Claim(s). The LPA further authorizes ODOT to sue, compromise, or settle any such Claim(s). It is the intent of the parties that ODOT be fully substituted for the LPA and subrogated to all the LPA's rights to recover under such Claim(s). The LPA agrees to cooperate with reasonable requests from ODOT for assistance in pursuing any action on the subrogated Claim(s) including requests for information and/or documents and/or to testify.
- 8.11 After completion of the PROJECT, and in accordance with 23 USC 116 and applicable provisions of the ORC, the LPA shall maintain the PROJECT to design standards and provide adequate maintenance activities for the PROJECT, unless otherwise agreed to by ODOT. The PROJECT must remain under public ownership and authority for 20 years unless otherwise agreed to by ODOT. If the PROJECT is not being adequately maintained, ODOT shall notify the LPA of any deficiencies, and if the maintenance deficiencies are not corrected within a reasonable amount of time, ODOT may determine that the LPA is no longer eligible for future participation in any federally funded programs.
- 8.12 The LPA must provide the final invoices, and final report (Appendix P located in the Construction Chapter of the LPA Manual) along with all necessary closeout documentation within six (6) months of the physical completion date of the PROJECT. All costs must be submitted within six (6) months of the established completion date. Failure to submit final invoices along with the necessary closeout documentation within the six (6)-month period may result in closeout of the PROJECT and loss of eligibility of any remaining Federal and or State funds.
- 8.13 The LPA shall be responsible for verifying that a C92 GoFormz has been completed by the prime contractor for each subcontractor and material supplier working on the PROJECT, prior to starting work. This requirement will be routinely monitored by the District Construction Monitor to ensure compliance.
- 8.14 The LPA shall be responsible for monitoring all DBE Subcontractors on the project to ensure they are performing a Commercially Useful Function (CUF) as directed in the LATP Manual of Procedures.
- 8.15 The LPA shall be responsible for monitoring payments made by prime contractors and Subcontractors to ensure compliance with the Prompt Payment requirements outlined in Construction and Materials Specifications (C&MS) 107.21.

9. CERTIFICATION AND RECAPTURE OF FUNDS

- 9.1 This Agreement is subject to the determination by ODOT that sufficient funds have been appropriated by the Ohio General Assembly to the STATE for the purpose of this Agreement and to the certification of funds by the Office of Budget and Management, as required by ORC 126.07. If ODOT determines that sufficient funds have not been appropriated for the purpose of this Agreement or if the Office of Budget and Management fails to certify the availability of funds, this Agreement or any renewal thereof will terminate on the date funding expires.
- 9.2 Unless otherwise directed by ODOT, if for any reason the PROJECT is not completed in its entirety or to a degree acceptable to ODOT and FHWA, the LPA shall repay to ODOT an amount equal to the total funds ODOT disbursed on behalf of the PROJECT. In turn, ODOT shall reimburse FHWA an amount equal to the total sum of Federal dollars it has received for the PROJECT. If the LPA has not repaid ODOT in full an amount equal to the total funds ODOT

disbursed on behalf of the PROJECT, any funds recovered from the performance and payment bond as required under section 7.7 shall be used to offset the Federal dollars reimbursed to FHWA.

10. NONDISCRIMINATION

- 10.1 In carrying out this Agreement, the LPA shall not discriminate against any employee or applicant for employment because of race, religion, color, sex (including pregnancy, gender identity and sexual orientation), national origin, ancestry, age, disability as that term is defined in the American with Disabilities Act, military status (past, present, or future), or genetic information. The LPA shall ensure that applicants are hired and that employees are treated during employment without regard to their race, religion, color, sex (including pregnancy, gender identity and sexual orientation), national origin, ancestry, age, disability, military status, or genetic information. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 10.2 The LPA agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause, and in all solicitations or advertisements for employees placed by it, state that all qualified applicants shall receive consideration for employment without regard to race, religion, color, sex (including pregnancy, gender identity and sexual orientation), national origin, ancestry, age, disability, military status, or genetic information. The LPA shall incorporate this nondiscrimination requirement within all of its contracts for any of the work on the PROJECT (other than subcontracts for standard commercial supplies or raw materials) and shall require all of its contractors to incorporate such requirements in all subcontracts for any part of such project work.
- 10.3 The LPA shall not discriminate on the basis of race, color, national origin, or sex in the award of contracts and subcontracts financed in whole or in part with Federal funds provided in conjunction with this Agreement and in the fulfillment of DBE-related requirements set forth by ODOT. The LPA shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of contracts and subcontracts financed in whole or in part with Federal funds provided in conjunction with this Agreement. ODOT's DBE Program, as required by 49 CFR Part 26 and as approved by the United States Department of Transportation ("U.S. DOT"), is incorporated by reference in this agreement. The fulfillment of DBE-related requirements by the LPA is a legal obligation and failure to do so shall be treated as a violation of this Agreement.
- 10.4 During the performance of this contract, the LPA, for itself, its assignees and successors in interest agrees as follows:
- (a) **Compliance with Regulations:** The LPA will comply with the regulations relative to nondiscrimination in Federally assisted programs of the U.S. DOT, 49 CFR Part 21, as they may be amended from time to time, (hereinafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this contract.
- In addition, the LPA will comply with the provisions of the Americans with Disabilities Act, Section 504 of the Rehabilitation Act, FHWA Guidance, and any other Federal, State, and/or local laws, rules and/or regulations (hereinafter referred to as "ADA/504").
- (b) **Nondiscrimination:** The LPA, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, sex (including pregnancy, gender identification and sexual orientation), age, disability, low-income status or limited English proficiency in the selection and retention of contractors or subcontractors, including procurements of materials and leases of equipment. The LPA will not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations, as well as the ADA/504 regulations.
- (c) **Solicitations for Contractors or Subcontractors, including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the LPA for work to be performed under a contract or subcontract, including procurements of materials or leases of equipment, each potential contractor, subcontractor, or supplier will be notified by the LPA of the LPA's obligations under this contract

and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, sex (including pregnancy, gender identification and sexual orientation), age, disability, low-income status or limited English proficiency.

- (d) **Information and Reports:** The LPA will provide all information and reports required by the Regulations or directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the STATE or FHWA to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of the LPA is in the exclusive possession of another who fails or refuses to furnish this information, the LPA will so certify to the STATE or FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
- (e) **Sanctions for Noncompliance:** In the event of the LPA's noncompliance with the nondiscrimination provisions of this contract, the STATE will impose such contract sanctions as it or FHWA may determine to be appropriate, including, but not limited to:
 - (1) withholding of payments to the LPA under the contract until the LPA complies, and/or
 - (2) cancellation, termination, or suspension of the contract, in whole or in part.
- (f) **Incorporation of Provisions:** The LPA will include the provisions of paragraphs 10.4 (a) through (e) above in every contract or subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The LPA will take such action with respect to any contractor or subcontractor procurement as the STATE or FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance; provided, however, that, in the event the LPA becomes involved in, or is threatened with, litigation with a contractor, subcontractor, or supplier as a result of such direction, the LPA may request the STATE to enter into such litigation to protect the interests of the STATE, and, in addition, the LPA may request the United States to enter into such litigation to protect the interests of the United States.

11. DATA, PATENTS AND COPYRIGHTS - PUBLIC USE

- 11.1 The LPA shall ensure that any designs, specifications, processes, devices, or other intellectual properties specifically devised for the PROJECT by its consultant(s) and/or contractor(s) performing work become the property of the LPA, and that when requested, such designs, specifications, processes, devices or other intellectual properties shall become available to ODOT and FHWA with an unrestricted right to reproduce, distribute, modify, maintain, and use. The LPA's consultant(s) and/or contractor(s) shall not seek or obtain copyrights, patents, or other forms of proprietary protection for such designs, specifications, processes, devices, or other intellectual properties, and in providing them to the PROJECT, shall relinquish any such protections should they exist.
- 11.2 The LPA shall not allow its consultant(s) and/or contractor(s) to utilize within the development of the PROJECT any copyrighted, patented or similarly protected design, specification, process, device or other intellectual property unless the consultant(s) and/or contractor(s) has provided for such use by suitable legal agreement with the owner of such copyright, patent, or similar protection. Consultant(s) and/or contractor(s) making use of such protected items for the PROJECT shall indemnify and save harmless the LPA and any affected third party from any and all claims of infringement on such protections, including any costs, expenses, and damages which it may be obliged to pay by reason of infringement, at any time during the prosecution or after the completion of work on the PROJECT.
- 11.3 In the case of patented pavements or wearing courses where royalties, licensing and proprietary service charges, exacted or to be exacted by the patentees, are published and certified agreements are filed with the LPA, guaranteeing to prospective bidders free unrestricted use of all such proprietary rights and trademarked goods upon payment of such published charges, such patented pavements or wearing courses may be specifically designated in the proposal and competition secured upon the item exclusive of the patent or proprietary charges.

12. TERMINATION; DEFAULT AND BREACH OF CONTRACT

- 12.1 Neglect or failure of the LPA to comply with any of the terms, conditions, or provisions of this Agreement, including misrepresentation of fact, may be an event of default, unless such neglect or failure are the result of natural disasters,

strikes, lockouts, acts of public enemies, insurrections, riots, epidemics, civil disturbances, explosions, orders of any kind of governments of the United States or STATE or any of their departments or political subdivisions, or any other cause not reasonably within the LPA's control. If a default has occurred, ODOT may terminate this Agreement with 30 days written notice, except that if ODOT determines that the default can be remedied, then ODOT and the LPA shall proceed in accordance with sections 12.2 through 12.4 of this Agreement.

- 12.2 If notified by ODOT in writing that it is in violation of any of the terms, conditions, or provisions of this Agreement, and a default has occurred and ODOT determines that the default can be remedied, the LPA shall have 30 days from the date of such notification to remedy the default or, if the remedy will take in excess of 30 days to complete, the LPA shall have 30 days from the date of notification to satisfactorily commence a remedy of the causes preventing its compliance and curing the default situation. Expiration of the 30 days and failure by the LPA to remedy, or to satisfactorily commence the remedy of, the default whether payment of funds has been fully or partially made, shall result in ODOT, at its discretion, declining to make any further payments to the LPA, or in the termination of this Agreement by ODOT. If this Agreement is terminated, the LPA may be liable to repay to ODOT all of the Federal funds disbursed to it under this Agreement.
- 12.3 The LPA, upon receiving a notice of termination from ODOT for default, shall cease work on the terminated activities covered under this Agreement. If so requested by ODOT, the LPA shall assign to ODOT all its rights, title, and interest to any contracts it has with any consultants or contractors. Otherwise, the LPA shall terminate all contracts and other agreements it has entered into relating to such covered activities, take all necessary and appropriate steps to limit disbursements and minimize any remaining costs. At the request of ODOT, the LPA may be required to furnish a report describing the status of PROJECT activities as of the date of its receipt of notice of termination, including results accomplished and other matters as ODOT may require.
- 12.4 No remedy herein conferred upon or reserved by ODOT is intended to be exclusive of any other available remedy, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right or option accruing to ODOT upon any default by the LPA shall impair any such right or option or shall be construed to be a waiver thereof, but any such right or option may be exercised from time to time and as often as may be deemed expedient by ODOT.
- 12.5 This Agreement and the obligation of the parties herein may be terminated by either party with 30 days written notice to the other party. Upon receipt of any notice of termination, the LPA shall immediately cease all work, terminate all subcontracts relating to such terminated activities, take all necessary or appropriate steps to limit disbursements and minimize costs, and furnish all data results, reports, and other materials describing all work under this contract, including without limitation, results accomplished, conclusions resulting therefrom, and such other matters as ODOT may require.
- 12.6 In the event of termination by either party for convenience, the LPA shall be entitled to compensation, upon submission of a proper invoice, for the work performed prior to receipt of notice of termination, less any funds previously paid by or on behalf of ODOT. ODOT shall not be liable for any further claims, and the claims submitted by the LPA shall not exceed the total amount of consideration stated in this Agreement. In the event of termination, any payments made by ODOT in which services have not been rendered by the LPA shall be returned to ODOT.

13. THIRD PARTIES AND RESPONSIBILITIES FOR CLAIMS

- 13.1 Nothing in this Agreement shall be construed as conferring any legal rights, privileges, or immunities, or imposing any legal duties or obligations, on any person or persons other than the parties named in this Agreement, whether such rights, privileges, immunities, duties, or obligations be regarded as contractual, equitable, or beneficial in nature as to such other person or persons. Nothing in this Agreement shall be construed as creating any legal relations between the Director and any person performing services or supplying any equipment, materials, goods, or supplies for the PROJECT sufficient to impose upon the Director any of the obligations specified in ORC 126.30.
- 13.2 The LPA hereby agrees to accept responsibility for any and all damages or claims for which it is legally liable arising from the actionable negligence of its officers, employees or agents in the performance of the LPA's obligations made or agreed to herein.

14. NOTICE

14.1 Notice under this Agreement shall be directed as follows:

If to the LPA:

If to ODOT:

Gary Morton, Director of Public Works	Doug Gruver, District Deputy Director
City of Monroe	ODOT
233 S Main Street	505 South State Route 741
Monroe, OH 45050	Lebanon, OH 45036
mortong@monroeohio.gov	Doug.Gruver@dot.ohio.gov

15. GENERAL PROVISIONS

15.1 *Recovery of LPA's allocable project Direct Labor, Fringe Benefits, and/or Indirect Costs:*

To be eligible to recover any costs associated with the LPA's internal labor forces allocable to this PROJECT, the LPA shall make an appropriate selection below: *[LPA official must initial the option selected.]*

☐

1. No cost recovery of LPA's project direct labor, fringe benefits, or overhead costs.

- (A) The LPA **does not** currently maintain an ODOT approved Federally compliant time-tracking system¹, **and**
(B) The LPA **does not** intend to have a Federally compliant time-tracking system developed, implemented, and approved by ODOT prior to the period of performance of this PROJECT, **and/or**
(C) The LPA **does not** intend to pursue recovery of these project direct labor, fringe benefits, or overhead costs during the period of performance of this PROJECT Agreement.

☐

2. Direct labor plus indirect costs calculated using the Federal 15% De Minimis Indirect Cost Rate.²

- (A) The LPA currently maintains, or intends to develop and implement prior to the period of performance of this PROJECT, an ODOT approved Federally compliant time-tracking system, **and**
(B) The LPA **does not** currently have, and **does not** intend to negotiate, an ODOT approved fringe benefits rate prior to the period of performance of this PROJECT.

☐

3. Direct labor, plus fringe benefits costs calculated using the LPA's ODOT approved Fringe Benefits Rate, plus indirect costs calculated using the Federal 15% De Minimis Indirect Cost Rate.³

- (A) The LPA currently maintains, or intends to develop and implement prior to the period of performance of this PROJECT, an ODOT approved Federally compliant time-tracking system, **and**
(B) The LPA currently has, or intends to negotiate, an ODOT approved fringe benefits rate prior to the period of performance of this PROJECT.

¹ A "federally compliant time-tracking system" is supported by a system of internal controls and record-keeping that accurately reflects the work performed; which provides reasonable assurance that the time being charged is accurate, allowable, and properly allocated; is incorporated in official records such as payroll records; reasonably reflects the employee's total activity; provides a time or percentage breakdown on all activities, both Federally funded and non-Federally funded for the employee and complies with the LPA's pre-established accounting practices and procedures.

² [Also be sure to read footnote # 1] The De Minimis Indirect Cost Rate is 15 %of modified total direct costs (MTDC) per 2 CFR 200.414. The definition of MTDC is provided in the regulation at 2 CFR 200.68. Regardless of whether the LPA subrecipient negotiates overhead rates with ODOT or uses the 15% de minimis rate, LPAs are required to maintain Federally-compliant time-tracking systems. Accordingly, LPAs are permitted to bill for labor costs, and then potentially associated fringe/indirect costs, only if the labor costs are accumulated, tracked, and allocated in accordance with compliant systems. Before an LPA is eligible to invoice ODOT for and recover the 15% de minimis indirect cost rate on any project, the LPA's time-tracking system and methods for tracking other project costs must be reviewed and approved by the ODOT Office of Local Programs . A non-Federal entity that elects to charge the de minimis rate must meet the requirements in 2 CFR 200 Appendix VII Section D, Part 1, paragraph b.

³ [Also be sure to read footnotes # 1 and 2] The fringe benefits rate billed to this project must be determined in accordance with the Rate Agreement periodically negotiated with and approved by the ODOT Office of External Audits. The fiscal period when the LPA's direct labor costs are paid will be

4. Direct labor, plus fringe benefits costs calculated using the LPA's ODOT approved Fringe Benefits Rate, plus indirect costs calculated using the LPA's ODOT approved Indirect Cost Rate.⁴

- (A) The LPA currently maintains, or intends to develop and implement prior to the period of performance of this PROJECT, an ODOT approved Federally compliant time-tracking system, **and**
- (B) The LPA currently has, or intends to negotiate, an ODOT approved fringe benefits rate prior to the period of performance of this PROJECT, **and**
- (C) Instead of using the Federal 15% De Minimis Indirect Cost Rate, the LPA currently has, or intends to negotiate, an ODOT approved indirect cost rate prior to the period of performance of this PROJECT.

For any allocable project labor costs to be eligible for reimbursement with Federal and/or State funds, the LPA must maintain compliance with all timekeeping requirements specified in 2 CFR Part 200 and the ODOT LPA Cost Recovery Guidance, including ODOT Questions and Answers and related supplementary guidance, as applicable. Additionally, if the LPA elects to recover fringe and/or indirect costs, the LPA shall maintain compliance with Appendix VII of 2 CFR Part 200 and the LATP Manual of Procedures.

15.2 If the LPA decides to change its indirect cost recovery option, the change shall not become effective until this Agreement is amended pursuant to section 15.12 below to reflect the indirect cost recovery option utilized by the LPA on the PROJECT.

15.3 *Financial Reporting and Audit Requirements:* One or more phases of this Agreement include a sub award of Federal funds to the LPA. Accordingly, the LPA must comply with the financial reporting and audit requirements of 2 CFR Part 200.

All non-Federal entities, including ODOT's LPA sub-recipients, that have aggregate Federal awards expenditures from all sources of \$750,000 or more in the non-Federal entity's fiscal year must have a Single Audit, or program-specific audit, conducted for that year in accordance with the provisions of 2 CFR Part 200.

Federal and State funds expended to or on behalf of a subrecipient must be recorded in the accounting records of the LPA subrecipient. The LPA is responsible for tracking all project payments throughout the life of the PROJECT in order to ensure an accurate Schedule of Expenditures of Federal Awards (SEFA) is prepared annually for all *Applicable Federal Funds*. *Applicable Federal Funds* are those that are identified with the various project phases of this Agreement as a subaward. *Applicable Federal Funds* include not only those LPA project expenditures that ODOT subsequently reimburses with Federal funds, but also those Federal funds project expenditures that are disbursed directly by ODOT upon the request of the LPA.

The LPA must separately identify each ODOT PID and/or Project and the corresponding expenditures on its SEFA. LPAs are responsible for ensuring expenditures related to this PROJECT are reported when the activity related to the Federal award occurs. Further, the LPA may make this determination consistent with 2 CFR 200.502 and its established accounting method to determine expenditures including accrual, modified accrual or cash basis.

When project expenditures are not accurately reported on the SEFA, the LPA may be required to make corrections to and republish the SEFA to ensure Federal funds are accurately reported in the correct fiscal year. An ODOT request for the restatement of a previously published SEFA will be coordinated with the Ohio Auditor of State.

15.4 *Record Retention:* The LPA, when requested at reasonable times and in a reasonable manner, shall make available to the agents, officers, and auditors of ODOT and the United States government, its records and financial statements

matched with the ODOT approved rate for that fiscal year to determine which rate is applicable. Accordingly, the fringe benefits rate applicable to different fiscal years throughout the period of performance of the project may fluctuate to match changes to the ODOT approved rate.

⁴ [Also be sure to read footnote # 1] The fringe benefits and indirect cost rates billed to this project must be determined in accordance with the Rate Agreement periodically negotiated with and approved by the Office of External Audits. The fiscal period when the LPA's direct labor costs are paid will be matched with the ODOT approved rates for that fiscal year to determine which rates are applicable. Accordingly, the rates applicable to different fiscal years throughout the period of performance of the project may fluctuate to match changes to the ODOT approved rates.

as necessary relating to the LPA's obligations under this Agreement. All such books, documents, and records shall be kept for a period of at least three (3) years after FHWA approves the LPA's final Federal voucher for reimbursement of project expenses. In the event that an audit-related dispute should arise during this retention period, any such books, documents, and records that are related to the disputed matter shall be preserved for the term of that dispute. The LPA shall require that all contracts and other agreements it enters into for the performance of the PROJECT contain the following specific language:

As the LPA, ODOT or the United States government may legitimately request from time to time, the contractor agrees to make available for inspection and/or reproduction by the LPA, ODOT or United States government, all records, books, and documents of every kind and description that relate to this Agreement.

Nothing contained in this Agreement shall in any way modify the LPA's legal duties and obligations to maintain and/or retain its records under Ohio public records laws.

- 15.5 *Ethics and Conflict of Interest Laws:* LPA agrees that they are currently in compliance and will continue to adhere to the requirements of Ohio and Federal Ethics and Conflict of Interest laws as provided by ORC Sections 102.03, 102.04, 2921.42 and 2921.43 and 23 CFR 1.33.
- 15.6 *State Property Drug-Free Workplace Compliance:* In accordance with applicable State and Federal laws, rules, and policy, the LPA shall make a good faith effort to ensure that its employees and its contractors will not purchase, transfer, use, or possess alcohol or a controlled substance while working on State property.
- 15.7 *Trade:* Pursuant to the federal Export Administration Act and ORC 9.76(B), the LPA and any contractor(s) or subcontractor(s) shall warrant that they are not boycotting any jurisdiction with whom the United States and the STATE can enjoy open trade, including Israel, and will not do so during the term of this Agreement.

The STATE does not acquire supplies or services that cannot be imported lawfully into the United States. The LPA certifies that it, its contractor(s), subcontractor(s), and any agent of the contractor(s) or its subcontractor(s), acquire any supplies or services in accordance with all trade control laws, regulations or orders of the United States, including the prohibited source regulations set forth in subpart 25.7, Prohibited Sources, of the Federal Acquisition Regulation and any sanctions administered or enforced by the U.S. Department of Treasury's Office of Foreign Assets Control. A list of those sanctions by country can be found at <https://www.treasury.gov/resource-center/sanctions/Programs/Pages/Programs.aspx>. These sanctions generally preclude acquiring any supplies or services that originate from sources within, or that were located in or transported from or through Cuba, Iran, Libya, North Korea, Syria, or the Crimea region of Ukraine.

- 15.8 *Lobbying:* Byrd Anti-Lobbying Amendment, 31 U.S.C. 1352, as amended by the Lobbying Disclosure Act of 1995, PL 104-65 (2 U.S.C. §1601, et seq.). LPA agrees that it will not use any funds for Lobbying, 49 CFR Part 20, "New Restrictions on Lobbying." Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S. C. 1352. Each tier shall comply with Federal statutory provisions or the extent applicable prohibiting the use of Federal assistance funds for activities designed to influence congress to a State legislature on legislation or appropriations, except through proper official channels. Each tier shall also disclose the name of any registrant under the Lobbying Disclosure Act of 1995 who has made lobbying contacts on its behalf with non-Federal funds with respect to that Federal contract, grant or award covered by 31 U.S.C. 1352. Such disclosures are forwarded from tier to tier, up to the recipient.
- 15.9 *Debarment.* LPA represents and warrants that it is not debarred from consideration for contract awards by the Director of the Department of Administrative Services, pursuant to either ORC 153.02 or 125.25 or by the Federal Government pursuant to 2 CFR Part 1200 and 2 CFR Part 180.
- 15.10 *Governing Law:* This Agreement and any claims arising out of this Agreement shall be governed by the laws of the STATE. Any provision of this Agreement prohibited by the laws of Ohio shall be deemed void and of no effect. Any litigation arising out of or relating in any way to this Agreement, or the performance thereunder shall be brought only in

the courts of Ohio, and the LPA hereby irrevocably consents to such jurisdiction. To the extent that ODOT is a party to any litigation arising out of or relating in any way to this Agreement or the performance thereunder, such an action shall be brought only in a court of competent jurisdiction in Franklin County, Ohio.

- 15.11 *Assignment:* Neither this Agreement nor any rights, duties, or obligations described herein shall be assigned by either party hereto without the prior express written consent of the other party.
- 15.12 *Merger and Modification:* This Agreement and its attachments constitute the entire Agreement between the parties. All prior discussions and understandings between the parties are superseded by this Agreement. Unless otherwise noted herein, this Agreement shall not be altered, modified, or amended except by a written agreement signed by both parties hereto.
- 15.13 *Severability:* If any provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity or the ability to enforce the remainder of this Agreement. All provisions of this Agreement shall be deemed severable.
- 15.14 *Signatures:* Any person executing this Agreement in a representative capacity hereby represents that he/she has been duly authorized by his/her principal to execute this Agreement on such principal's behalf.
- 15.15 *Facsimile Signatures:* Any party hereto may deliver a copy of its counterpart signature page to this Agreement via fax or e-mail. Each party hereto shall be entitled to rely upon a facsimile or electronic signature on any other party delivered in such a manner as if such signature were an original.

The parties hereto have caused this Agreement to be duly executed as of the day and year last written below.

LPA:	STATE OF OHIO OHIO DEPARTMENT OF TRANSPORTATION
By: Larry Lester	By:
Title: City Manager	Pamela Boratyn Director
Date:	Date:



2025



TECHKINECT

NETWORK
ACCESS CONTROL
AUDIOVIDEO
ELECTRICAL
INTEGRATION

BUILDING A LEGACY OF EXCELLENCE

Council Chamber AV Update

A PROPOSAL FOR

City of Monroe

Dawn Levandusky
levanduskyd@monroeohio.org
(513) 539-7374

233 South Main Street
Monroe, OH 45050

PREPARED BY JACOB REEK • EXPIRES JULY 31, 2025



TECHKINECT

About Us

TECHKINECT

Techkinect provides automation, security, network, audio-video, access control and lighting solutions to commercial customers to Cincinnati, Dayton and surrounding areas. We pride ourselves on **high-quality work**, **customer satisfaction** and **customizable solutions** for all applications. Click below to learn more about our company.

TECHKINECT COMMERCIAL

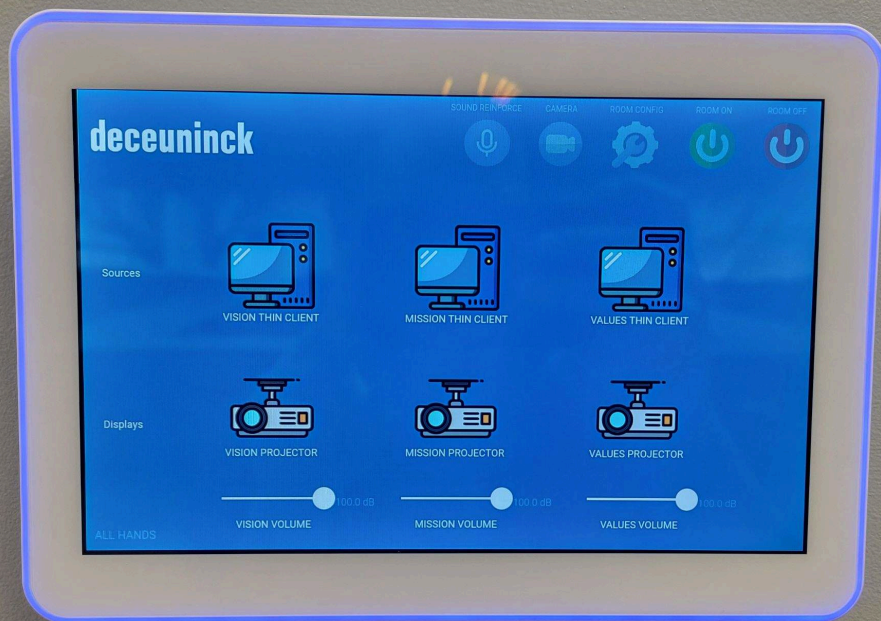
Overall rating **5.0** ★ based on **178** reviews

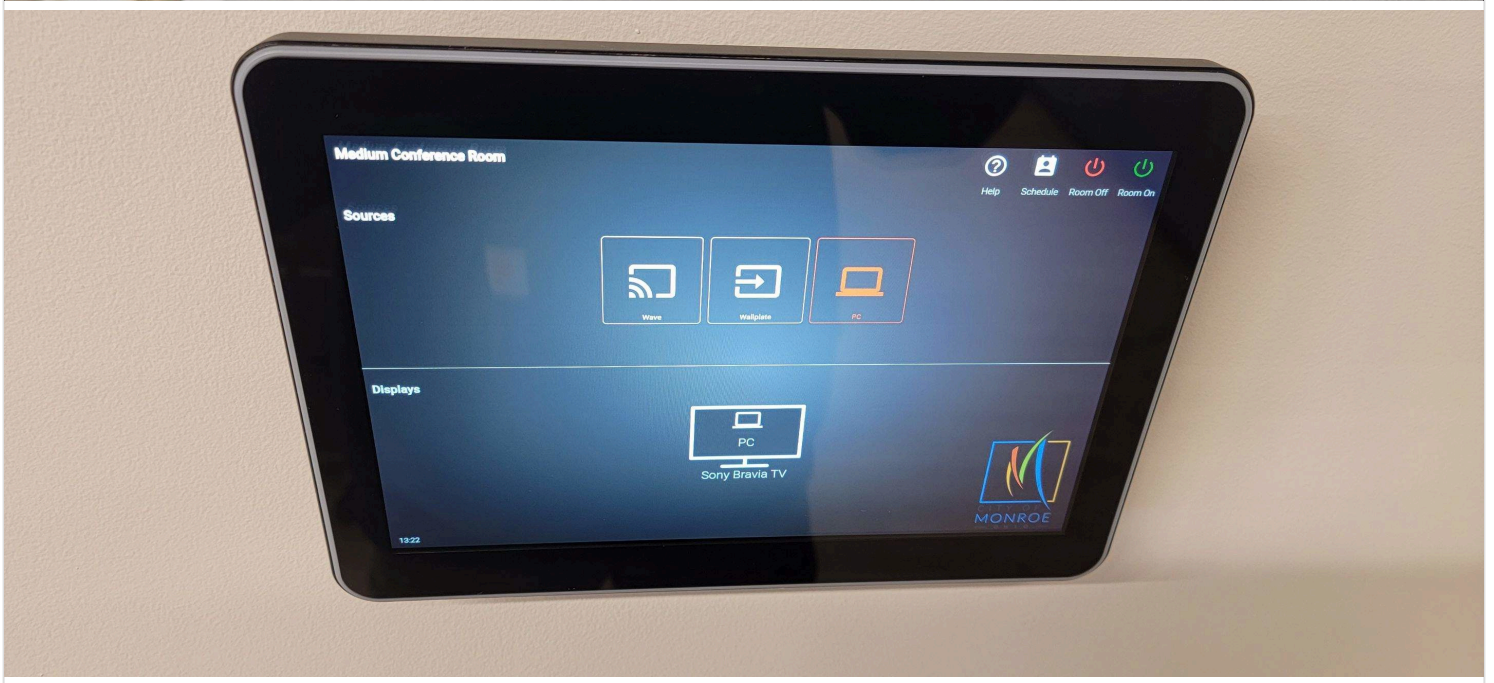
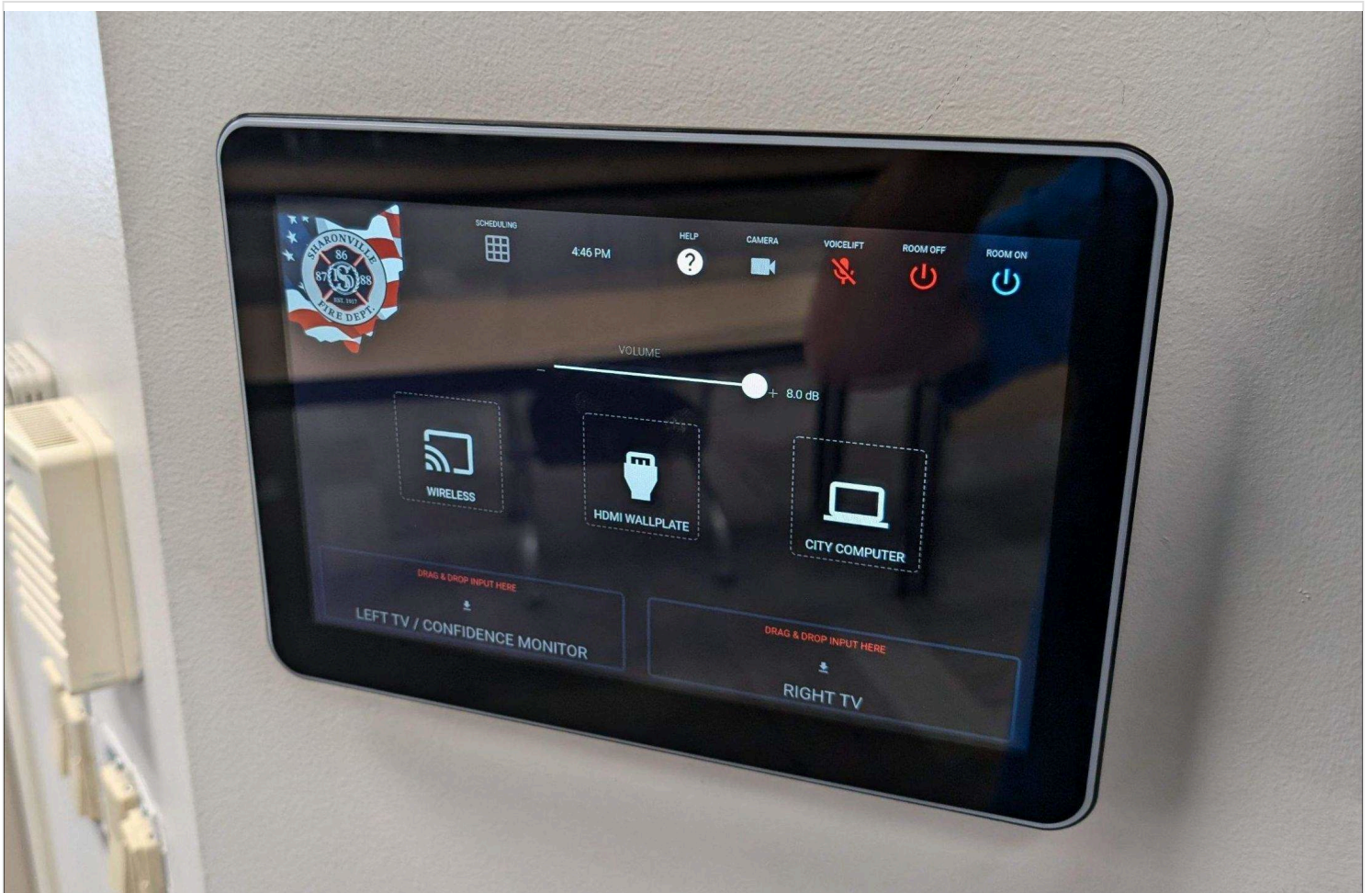
Check out this case study from Atlona about a project we designed and integrated:

[Networked AV Brings Corporate Facility into the Moment](#) 

RECENT PROJECTS

Below are some recent customized control panels we designed and installed - we will customize this to fit your needs.





Project Description

PROJECT SCOPE

REQUIREMENTS

If scope of work changes after proposal is accepted and work is scheduled, we will contact customer and issue work change orders as needed.

DESIGN STRATEGY

SITE DRAWINGS





PROPOSAL BREAKDOWN / CHANGES

Note: no changes currently.

SAFETY

- **TECHKINECT IS OSHA COMPLIANT.**
- **TECHKINECT IS FULLY INSURED.**
- **WE WILL WEAR ALL REQUIRED PPE FOR CONDUCTING WORK ON-SITE.**
- **ALL WIRING WILL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND LOCAL BUILDING CODES.**
- **TECHKINECT IS A LICENSED ELECTRICAL CONTRACTOR IN OHIO (EL OH51136)**

COMPLETION FAQ

Depending on accuracy and timeliness - We can schedule work as soon as 2-4 weeks from approval/ deposit.

We estimate approximately 1-2 weeks of work to complete installation - pending no delays or changes to scope of work.

Other contractors to provide electrical outlets & underground conduit as listed on design drawing.

IMPORTANT NOTE

PLEASE VERIFY QUANTITIES AND SCOPE OF WORK INCLUDED WITHIN THIS PROPOSAL TO ENSURE WE ARE COMPLETING REQUIREMENTS FOR PROJECT.

We look forward to reviewing this proposal with you and helping you with your project.

Areas & Items

Council Chambers AV

DSP: [CP2_128SR_DST.pdf](#)

Atlona® Omega™ 6x2 Matrix Presentation Switcher with USB



[AT-OME-PS62_Spec.pdf](#)

The Atlona AT-OME-PS62 is a 6×2 matrix presentation switcher with HDMI, USB-C, and HDBaseT inputs, plus HDMI and HDBaseT outputs. Part of the Omega™ Series of integration products for modern AV communications and collaboration, the OME-PS62 features HDBaseT extension for video up to 4K/60 4:2:0, plus embedded audio, control, Ethernet, and USB over distances up to 330 feet (100 meters). The HDMI and USB-C inputs support video up to UHD/ 60 4:4:4. The OME-PS62 is HDCP 2.2 compliant and features 4K/60 4:4:4 upscaling and downscaling for the HDMI output. Integrated USB extension addresses the challenge of connecting between USB devices at remote locations, and is ideal for software video conferencing and touch or interactive displays. The OME-PS62 includes USB 3.0 and USB-C interfaces for three host PCs, plus two peripheral devices such as a camera, microphone, speakerphone, or keyboard and mouse. This versatile matrix presentation switcher is ideal for a wide range of 4K presentation applications with Omega Series transmitters and receivers.

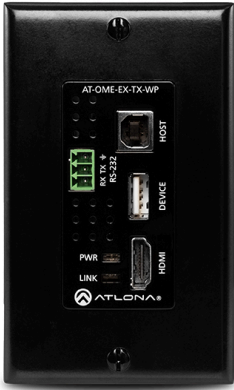
Atlona® Velocity 10" Touch Panel



[AT-VTP-1000VL_Spec.pdf](#)

The Atlona AT-VTP-1000VL is a Velocity System 10" touch panel with integrated surround LED lighting. It features contemporary, refined styling with 1280×800 native resolution, and a capacitive glass surface that supports multi-touch. The large 10" touch panel provides additional space for more complex user control of video walls, high density matrix switchers, audio DSP's, or other applications that have greater control function requirements. Bright LED lighting surrounding the edge of the panel is ideal for providing a visual representation of room status in scheduling applications or for adding emphasis to AV control functions. The panel ships with a dual-purpose wall or glass mount kit, and its standard VESA 75 pattern provides compatibility with a wide variety of other options. The optional AT-VTP-VTM tabletop mounting kit is available for placement on a meeting table or lectern. The VTP-1000VL features Power over Ethernet (PoE), enabling a single network connection for data and power. Setting up the touch panel is easy, with room scheduling and AV control GUIs automatically uploaded from the Velocity System hardware or software server gateway during system configuration.

Atlona Wallplate Transmitter for HDMI with USB (white or black finish)

	
AT-OME-EX-TX-WP_Spec.pdf	AT-OME-EX-TX-WPC_Spec.pdf

Netgear GSM4230UP M4250-26G4F-PoE++ AV Line 24x1G Ultra90 PoE++ 802.3bt

1,440W 2x1G and 4xSFP Managed Switch

[NETGEAR AV SWITCH.pdf](#)

Switching Engineered for AV over IP

Introducing the NETGEAR AV Line of M4250 Switches, developed and engineered for audio/video professionals with dedicated service and support. M4250 has been built from the ground up for the growing AV over IP market, combining years of networking expertise in AV with M4300 and M4500 series with best practices from leading experts in the professional AV market. AV codecs generally use 1Gbps or 10Gbps per stream and the AV Line of M4250 targets the widespread 1Gbps codecs.

PoE, Ultra90 PoE and rear-facing ports ensure a clean integration in AV racks. M4250 switches come pre-configured for standard audio and video signals. When requirements are more specific, an AV user interface offers customization with port-based profiles. For audio Dante, Q-SYS and AES67 profiles are available, as well as an AVB profile requiring an AVB license sold separately. For video the M4250 offers profiles for NVX, AMX, Q-SYS, NDI, Dante etc. as well as audio/ video/control mixed profiles. When multiple switches are used, NETGEAR IGMP Plus™ brings automation for you to just connect them together, or with M4300 and M4500 switches.

For customer-provided displays - hardware compatibility and control may require additional equipment via change order.

Items		Sell Price	Qty	Total
	Atlona AT-OME-PS62 Omega 6X2 Matrix switcher with 2x HDBaseT inputs, 3x HDMI inputs, 1x USB-C input, 1xHDBaset output, 1x HDMI scaled output, with USB pass through. <i>AV SWITCHER - WITH USB SWITCHING</i>	\$3,950.00	x1	\$3,950.00
	Atlona AT-VTP-1000VL-BL Velocity System 10" VESA Mount Touch Panel with LED (Black) includes Wall Mount Kit <i>AVAILABLE IN BLACK OR WHITE</i>	\$2,204.00	x1	\$2,204.00
	Atlona AT-VTP-VTM VESA Tabletop Mounting Kit for Velocity Control System Touch Panels <i>optional addition if mounting to table</i>	\$278.00	x1	\$278.00
	Atlona AT-OME-EX-TX-WP Atlona Single Gang TX Wall Plate w/USB <i>can be mounted into a wall or table</i>	\$920.00	x1	\$920.00
	Atlona AT-OME-EX-TX-WPC Omega single gang wall plate with USB-C Input and USB data support <i>can be mounted into a wall or table</i>	\$920.00	x1	\$920.00
	Logitech MK345 Logitech 920-006481 Computer Keyboard & Mouse Kit, Wireless Combo <i>for dedicated cpu in room</i>	\$44.00 reg \$49.00	x1	\$44.00 \$5.00 Discount
	Strong SR-SHELF-2U Strong Rack Shelf 2U	\$69.00 reg \$97.99	x3	\$207.00 \$86.97 Discount
	Wirepath WP-BPP-24 Wirepath Rack Mount 24-port Blank Patch Panel	\$62.74 reg \$65.99	x1	\$62.74 \$3.25 Discount
	Vanco USCP06 Ultra Slim Certified Premium High Speed HDMI Cables with Ethernet - Vanco, 6 ft.	\$28.99	x3	\$86.97

Items	Sell Price	Qty	Total
 Vanco USCP03 Ultra Slim Certified Premium High Speed HDMI Cables with Ethernet - Vanco, 3 ft.	\$23.99	x3	\$71.97
 Wirepath WP-PC-C6TR-3-BLK-5PK Wirepath CAT6 ThinRun Ethernet Patch Cable - 3FT - Black - 5-Pack	\$33.99	x2	\$67.98
 Labor Remove Existing AV Equipment Remove existing cameras, unnecessary cabling/equipment throughout system and dispose. Tax Exempt	\$1,500.00	x1	\$1,500.00
 Labor Support (Yearly) 1 Years of Support Includes 2 training sessions per year, Tech support, 48 HR service call, helpdesk system, labor to replace defective components under warranty, included troubleshooting to repair defective systems, configuration changes as requested. ATLONA AV COMPONENTS 10 YR WARRANTY. Other components (TVs, screens, microphone, camera, and projectors) are under manufacturer warranty. <i>Covers all equipment, configuration, and work during support period.</i> <i>\$2500 yearly (+\$1000 per additional room) - discounted for first year - includes advanced replacement of equipment - troubleshooting and remote support. Includes 96 hr service call.</i>		x1	\$1,600.00 Combined Price
 Atlona ATVPSRGT2 Atlona Velocity Premier Services, Tier 2		x1	
 Labor Equipment Installation Install AV equipment.		x16	\$5,200.00 Combined Price
 Labor Design & Programming Includes design & programming of all AV components and equipment to work as intended throughout each room within building. <i>includes programming for DSP and custom control system.</i>		x16	
 Labor Cat 6 Cable Installation - Commercial Install CMP cabling. Includes installation, materials, labeling and testing.		x10	

Items		Sell Price	Qty	Total
 Netgear GSM4248PX 48 PORT PoE+ SWITCH 960W 40x1G PoE+ & 8 SFP+ <i>Network Switch upgrade - can be used for all future additions and improvements to AV system.</i>		\$4,267.00 reg \$4,367.80	x1	\$4,267.00 \$100.80 Discount
 Atlona AT-OMNI-324 Atlona OmniStream 324 <i>DEVICE USB HUB. 1 FOR EACH CAMERA</i> Tax Exempt		\$615.00	x2	\$1,230.00
 Atlona AT-OMNI-311 Atlona OmniStream 311 <i>HOST USB DEVICE FOR DESKTOP COMPUTER</i> Tax Exempt		\$615.00	x1	\$615.00
 Atlona AT-OME-EX-TX Omega 4K/UHD HDMI Over HDBaseT Transmitter with USB, Control and PoE <i>switcher has one built in - require one for HDMI output - AV & USB OVER CAT 6</i>		\$803.00	x1	\$803.00
 Atlona AT-OME-EX-RX Omega 4K/UHD HDMI Over HDBaseT Receiver with USB, Control and PoE <i>one for each display - AV & USB OVER CAT 6</i>		\$803.00	x2	\$1,606.00
 ClearOne 9103200001D CONVERGE Pro 2 128D		\$4,099.00	x2	\$8,198.00

Council Chambers AV Total : \$33,831.66

Cameras

UNITE® 260N Pro Camera



[UNITE 260N Pro Camera V8.pdf](#)

Items	Sell Price	Qty	Total
 ClearOne 910-2100-018 UNITE 260 Pro PTZ Camera		x3	\$5,544.00 Combined Price
 ClearOne 910-2100-203 Ceiling Mount 200 for UNITE <i>required to ceiling-mount camera</i>		x3	
			Cameras Total : \$5,544.00

Streaming Solution

All solutions require a user to control meeting and have some level of input for stream.

OBS Streaming - Free to many platforms

Many capabilities - open source software with no licensing fees - works well for recording and streaming from PC.

Zoom Streaming | Straight to Youtube

WEBINARS

Zoom Webinars

Effortlessly broadcast messages with a user-friendly webinar platform.

Zoom Workplace Pro Required

Customize your plan ⓘ

Attendees 500

Plan Monthly Subscription

\$79 /month

Buy Now

Host unlimited webinars at the chosen capacity

- Broadcast messages with best-in-class video and audio
- Engage attendees using chat, Q&A, reactions, and polls
- Customize speaker background and name tags
- Support up to 500 attendees and 100 panelists

ONE MONTH PURCHASE

Get one month of Zoom Webinars for \$79 and host unlimited webinars. [Buy Now](#)

EVENTS PLATFORM

Zoom Sessions

Elevate event sessions with premium production features to drive engagement

Zoom Workplace Pro Required

Customize your plan ⓘ

Attendees 100

Plan Monthly Subscription

\$99 /month

Buy Now

Host unlimited webinars or events at the chosen capacity

Includes Zoom Webinars, plus:

- Elevate webinars with custom scenes and more branding
- Simplify event planning with AI Companion to generate messaging and images
- Promote past and future events in a branded content hub
- Run professional events with Backstage, Simulive, and RTMP
- Improve future webinars with cross-event insights

Zoom Events

Host hybrid and virtual events in an all-in-one event management platform

Zoom Workplace Pro Required

Customize your plan ⓘ

Attendees 100

Plan Monthly Subscription

\$149 /month

Buy Now

Host unlimited webinars or events at the chosen capacity

Everything in Sessions, plus:

- Organize multi-day virtual events with multiple sessions
- Promote networking with attendee profiles and lobby chat
- Guide attendees with lobby session streaming
- Increase event revenue with expo floor and sponsorships
- Improve future events with post-conference surveys
- Accelerate event setup with curated event templates

Requires licensing fees - can stream and send to Youtube. Many features. Easy to use.

Microsoft Teams Streaming (Town Halls) *recommendation if already using*

Please see link: <https://learn.microsoft.com/en-us/microsoftteams/stream-teams-meetings>

Items	Sell Price	Qty	Total
Streaming Solution Total : \$0.00			

Financial Summary

You received **\$196.02** in discounts on this proposal.

You received an additional discounts on parts.

Parts	\$32,675.66
Total Parts	\$32,675.66
Total Labor	\$6,700.00

Subtotal	\$39,375.66
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Proposal Total	\$39,375.66
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Payment Schedule

CUSTOMER IS TAX-EXEMPT.

PAYMENT SCHEDULE

Payment 1	65% of Proposal Total • \$25,594.18	Due Upon Proposal Acceptance
Payment 2	Outstanding Proposal Balance • \$13,781.48	Due Upon Job Completion

Project Terms

Unless amended in writing, the contents of this proposal supersede any previous documents or verbal discussions. Materials, equipment, and methods may vary from plans provided, but at all times will meet or exceed project requirements. We guarantee satisfaction. If you identify any deficiencies in our services, we will offer a 10% discount on any future AV services. This guarantee does not cover cancellation by the client, natural disaster, or any work completed by other contractors.

This includes project management, technical expertise and support, equipment, materials, labor, scheduling, supervision, and quality assurance. Additional charges will be included if changes are made to the project scope once this document has been signed and/or differences between the allowance outlined above and the actual cost of these items varies. The next step is to agree to this proposal (in addition to any changes that have been noted in the presentation of this document), and to sign the contractual agreement that references the document above.

Equipment Ordering and Change of Mind Policy:

- a. Once the customer places an order for equipment, any changes to the order must be communicated in writing within 48 hours of the initial order placement.
- b. The customer acknowledges that any modifications to the equipment order may result in additional costs or delays, subject to the company's approval.
- c. The customer agrees that any changes made after the 48-hour window may be subject to a change order fee, and the company reserves the right to accept or reject such changes at its discretion.
- d. In the event of a change in mind before the equipment is shipped, the customer may be eligible for a partial refund, subject to a restocking fee as determined by the company.

Equipment Delivery and Acceptance:

- a. The company will strive to deliver the equipment within the agreed-upon timeline. However, delivery dates are estimates and not guarantees. Delays caused by unforeseen circumstances may occur, and the customer agrees to be patient during such events.
- b. Upon delivery, the customer must inspect the equipment and notify the company in writing within 72 hours of any visible damages, defects, or discrepancies. Failure to report within this period will be considered acceptance of the equipment in good condition.

Ownership and Title:

- a. The company retains full ownership and title of the equipment until the customer has made full payment for the order, including any applicable taxes, fees, and additional charges.
- b. The customer agrees not to sell, transfer, or encumber the equipment until full payment has been received and acknowledged by the company.

Warranty and Support:

- a. The equipment is covered by a limited warranty as outlined in the product documentation provided by the manufacturer.
- b. The customer acknowledges that any modifications, misuse, or neglect of the equipment voids the warranty.
- c. The company agrees to provide reasonable technical support and assistance during the warranty period. Any support required outside the warranty period may be subject to additional charges.

Service Company Agreement:

- a. The company agrees to provide services as detailed in the scope of work or service agreement, subject to the terms and conditions outlined in this document.
- b. The customer agrees to provide the company with access to relevant facilities, equipment, and necessary information to perform the services efficiently.
- c. The company will maintain confidentiality and protect any proprietary or sensitive information obtained during the provision of services.

Payment Terms:

- a. The customer agrees to pay the total amount specified in the invoice within the agreed-upon payment terms.
- b. Late payments may be subject to a late fee, as defined by the company's policy, and may result in the suspension or termination of services.

Governing Law and Jurisdiction:

- a. This agreement shall be governed by the laws of Ohio.
- b. Any disputes arising from this agreement shall be subject to the exclusive jurisdiction of the courts in Ohio.

"In the unlikely event that any of the specified products become unavailable due to unforeseen circumstances, Techkinect remains fully committed to ensuring minimal disruption to our projects and services. Our customers' satisfaction is paramount, and we take every step to provide exceptional solutions and maintain seamless operations.

Should any product listed in the proposal or agreement become unavailable due to factors such as material shortages, supplier constraints, or other unexpected events, Techkinect will proactively take action to identify suitable alternative products that closely align with the intended specifications and requirements.

Our experienced team will conduct in-depth research to present alternative options to the customer for approval. Our objective is to offer products of similar or even superior quality, functionality, and performance, ensuring that your projects continue to thrive.

At Techkinect, we understand the significance of delivering on our promises, and we maintain a strong network of trusted suppliers and industry partners. This enables us to promptly respond to unforeseen challenges, ensuring the timely completion of projects and successful service delivery.

Our commitment to providing exceptional solutions and customer service is at the core of our values. We believe that transparent communication and collaboration are key to overcoming obstacles, and we pledge to keep you well-informed throughout the process of identifying suitable alternatives.

With Techkinect as your partner, you can trust that even in the face of unexpected events, our team will work diligently to fulfill our promise, providing similar or improved products that meet your project's needs and expectations.

Your trust is paramount, and we eagerly look forward to working together to achieve your goals. If you have any questions or concerns regarding this policy or any aspect of our service, please do not hesitate to reach out to our dedicated team."

By accepting the proposal, the customer agrees to the terms and conditions outlined above.

CITY OF MONROE, OHIO 00 640 01 Notice of Intent to Award

Project Name 2025 ADA Program Project Number 2025-STR-002
Project Location Various Owner City of Monroe
County Butler Date of Contract* _____

Dear Mr. Jackson:

The City of Monroe is pleased to inform you that Jackson Construction, Inc. has been awarded the contract for the above project based on the bid submitted on June 20, 2025 in the amount of \$ 206,840.83.

The contract availability date is July 22, 2025 and the contract completion date is October 20, 2025.

Should you have any questions, please contact the City of Monroe Public Works Department
(513) 727-8953,

CITY OF MONROE, OHIO 00 21 14 Contractor Bid and Post Bid Checklist

PROJECT NUMBER: 2025-STR-002

PROJECT NAME: 2025 ADA Program

Items required with bid
(Owner's checkmarks)

Items submitted with bid
(Bidder's INITIALS)

A. FAILURE TO SUBMIT ANY OF THESE ITEMS WITH BID IS MANDATORY CAUSE FOR REJECTION

☒ Bid Form (original)	TAS
☒ Bid Guaranty and Bond Form	TAS
☒ Bidder's Qualifications	TAS
☒ Non-Collusion Affidavit	TAS
☒ Non-Discrimination and Equal Opportunity Affidavit	TAS
☒ Contractor's Personal Property Tax Affidavit	TAS
☒ Delinquent Personal Property Tax Affidavit	TAS
☒ City Income Tax Affidavit	TAS
☒ Assurance of Examination and Inspection Waiver Form	TAS

B. ITEMS PREFERRED WITH THE BID, BUT MANDATORY PRIOR TO AWARD OF CONTRACT

☒ Drug Free Program Certification	TAS
☒ Affidavit of Compliance Prevailing Wages	TAS

THE UNDERSIGNED BIDDER HEREWITH SUBMITS THE ABOVE REQUIRED DOCUMENTS.

PRINT OFFICIAL COMPANY NAME: JACKSON CONSTRUCTION Inc.

SIGNED BY: [Signature]

PRINT NAME AND TITLE: THOMAS A. JACKSON - President

DATE: 12-20-25

THIS CHECKLIST SHOULD BE INITIALED AND SIGNED WHERE INDICATED AND RETURNED WITH ALL DOCUMENTS AT THE TIME OF BIDDING

CITY OF MONROE, OHIO 00 11 13- ADVERTISEMENT FOR BIDS

2025 ADA Program

Sealed bids will be received by:

City of Monroe Public Works

1000 Holman Ave

Monroe, Ohio 45050

Bid Due: June 20, 2025, 10:00 AM

Bids will be opened and read aloud at the address and time listed above for the following Project:

Project Number: 2025-STR-002

Project Name: 2025 ADA Program

Project Address: Various

in accordance with the Contract Documents prepared by:

Company Name: Goodhue Consulting

Company Address: 9191 Glenridge Boulevard
Dayton, OH 45458

Contact Name: Paul Goodhue

Email: paul.goodhue@goodhueconsulting.com

Contract Documents are ONLY available electronically by emailing Engineering at engineering@monroeohio.org. No fees apply to obtaining these documents.

- Bids shall be submitted in sealed envelopes, properly identified with the bidder's name, contract number, bid opening date and a statement that it is a sealed bid covering the services for which the bid is submitted. Bids shall be addressed to the Monroe Department of Public Works, 1000 Holman Avenue, Monroe, Ohio 45050.
- Prevailing Wage rates and Equal Employment Opportunity requirements are applicable to this Project.
- Bids must be accompanied by a Bid Security made payable to the City of Monroe in the amount of 10% of the Bidder's maximum Bid price per ORC 153.57.
- The City of Monroe, Ohio reserves the right to reject any or all Bids, to waive any technicality, and to accept any Bid which it deems most advantageous to the City. All Bids shall remain subject to acceptance for up to 60 days after opening receiving Bids.

The Contract Documents may be reviewed for bidding purposes without charge during business hours at the following locations:

The Builder's Exchange, Inc. (Dayton)

2077 Embury Park Rd, Dayton, OH 45414

Phone: (937) 278-5723

Contact: John Grandetti (Do NOT send documents)

Email: jgrandetti@bxohio.com

Website: www.bxohio.com

Cincinnati Builders Exchange

4350 Glendale-Milford Rd, Ste 120, Cinti, OH 45242

Phone: (513) 769-4800 Ext 203

Contact: Ashley Grandetti

Email: agrandetti@bxohio.com

Website: www.bxohio.com

END OF DOCUMENT

CITY OF MONROE, OHIO 00 41 13 - Bid Form

Sealed bids will be received by the City of Monroe, Ohio, 1000 Holman Avenue, Monroe, Ohio 45050 at the offices of City of Monroe Public Works, until June 20, 2025, 10:00 AM for:

2025-ADA Program

2025-STR-002

for the

City of Monroe, Ohio

The time for Substantial Completion of all Work is ninety (90) days consecutive days from the Notice to Proceed. All work **MUST** be completed before October 31, 2025.

Having read and examined the proposed Contract Documents prepared by the Architect/Engineer for the above-referenced Project and the following Addenda:

Addendum Number

Date Received

The undersigned Bidder proposes to perform all Work for the applicable Contract in accordance with the proposed Contract Documents, for the following sum(s):

Bid Package – GENERAL CONTRACT

ALLOWANCES (Include Allowance amounts in the Base Bid below. The Contractor's Fee and costs for unloading and handling on the Site, Labor, Installation costs, and other expenses contemplated for the Allowances are included in the Base Bid and not in the Allowance.)

Base Bid

Base Description

ALL LABOR AND MATERIALS, for the sum of

\$ 215,332.⁸³

Sum in words: Two Hundred Fifty Thousand Three and 83/100 - /100 dollars.
Hundred THIRTY TWO dollars

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Bid Form

Description	Unit	Qty	Unit Price	Extended Price
Area 1 – Kameron Dr at Blue Springs Dr				
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	30	26.21	788.10
Seeding, Mulching and Grading	SY	20	30.00	600.00
Maintenance of Traffic	LS	1	500.00	500.00
Subtotal				1,888.10
Area 2 – Sagewood at Bridgewater Ln				
Remove Asphalt Pavement	SY	3.8	54.00	205.20
Remove Curb and Gutter (include sawcut)	LF	17	17.00	289.00
Pavement Repair , as per plan	SY	3.8	430.00	1,634.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	36	26.27	945.72
Combine Curb and Gutter, as per plan	LF	17	49.80	846.60
Seeding, Mulching and Grading	SY	20	30.00	600.00
Maintenance of Traffic	LS	1	500.00	500.00
Subtotal				5,020.52
Area 3 – Scarlett Oak Dr at Songbird Ct				
Remove Asphalt Pavement	SY	4.8	54.00	259.20
Walk Removed	SF	251	7.00	1,757.00
Remove Curb and Gutter (include sawcut)	LF	21.8	17.00	370.60
Pavement Repair , as per plan	SY	4.8	430.00	2,064.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	251	19.27	4,836.77
Combine Curb and Gutter, as per plan	LF	21.8	49.80	1,085.64
Seeding, Mulching and Grading	SY	60	30.00	1,800.00

Maintenance of Traffic	LS	1	500.00	500.00
			Subtotal	12,673.21
Area 4 – Songbird Ct at Bayberry Ln.				
Remove Asphalt Pavement	SY	6.9	54.00	372.60
Walk Removed	SF	219	7.00	153.30
Remove Curb and Gutter (include sawcut)	LF	30.9	17.00	525.30
Pavement Repair , as per plan	SY	6.9	430.00	2967.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	219	19.27	4220.13
Combine Curb and Gutter, as per plan	LF	30.9	49.80	1538.82
Seeding, Mulching and Grading	SY	60	30.00	1,800.00
Maintenance of Traffic	LS	1	500.00	500.00
			Subtotal	12,077.15
Area 5 – Scarlett Oak Dr. at Bayberry Ln.				
Remove Asphalt Pavement	SY	6.8	54.00	367.20
Walk Removed	SF	209	7.00	1,463.00
Remove Curb and Gutter (include sawcut)	LF	30.4	17.00	5,168.00
Pavement Repair , as per plan	SY	6.8	430.00	2,924.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	209	19.27	4,027.43
Combine Curb and Gutter, as per plan	LF	30.4	49.80	1,532.92
Seeding, Mulching and Grading	SY	60	30.00	1,800.00
Maintenance of Traffic	LS	1	500.00	500.00
			Subtotal	17,763.55
Area 6 – East Brooke Dr at Ella Ct.				

Walk Removed	SF	36	7.00	252.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	36	19.27	693.72
Seeding, Mulching and Grading	SY	20	30.00	600.00
Maintenance of Traffic	LS	1	500.00	500.00
Subtotal				2,045.72

Area 7- East Brooke Dr. at Griffin Ln.

Remove Asphalt Pavement	SY	9.6	54.00	518.40
Walk Removed	SF	106	7.00	742.00
Remove Curb and Gutter (include sawcut)	LF	43	17.00	731.00
Pavement Repair, as per plan	SY	9.6	430.00	412.80
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	106	19.27	2,042.62
Combine Curb and Gutter, as per plan	LF	43	49.80	2,141.40
Seeding, Mulching and Grading	SY	60	30.00	1,800.00
Maintenance of Traffic	LS	1	500.00	500.00
Subtotal				8,888.22

Area 8- Maya Ct. at East Brooke Dr.

Walk Removed	SF	164	7.00	1,148.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	164	19.27	3,160.28
Seeding, Mulching and Grading	SY	40	30.00	1,200.00
Maintenance of Traffic	EA	1	500.00	500.00
Subtotal				6,008.28

Area 9 - Riley Ln. at East Brooke Dr.

Walk Removed	SF	196	7.00	1,372.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	193	19.27	3,719.11
Seeding, Mulching and Grading	SY	40	30.00	1,200.00
Maintenance of Traffic	EA	1	500.00	500.00
Subtotal				6,791.11

Area 10 – Sonya Ct. at East Brooke Dr.

Remove Asphalt Pavement	SY	3.9	54.00	2,052.00
Walk Removed	SF	180	7.00	1,260.00
Remove Curb and Gutter (include sawcut)	LF	17.4	17.00	295.40
Pavement Repair , as per plan	SY	3.9	430.00	1,677.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	180	19.27	3,468.60
Combine Curb and Gutter, as per plan	LF	17.4	49.80	866.52
Seeding, Mulching and Grading	SY	20	30.00	600.00
Maintenance of Traffic	EA	1	500.00	500.00
Subtotal				10,719.52

Area 11/12 – East Brooke Dr. at Babbling Brooke Dr.

Remove Asphalt Pavement	SY	17	54.00	918.00
Walk Removed	SF	588	7.00	4,116.00
Remove Curb and Gutter (include sawcut)	LF	76.7	17.00	1,303.90
Pavement Repair , as per plan	SY	17	430.00	7,310.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	588	19.27	11,330.76
Combine Curb and Gutter, as per plan	LF	76.7	49.80	3,819.66

Seeding, Mulching and Grading	SY	80	30.00	2,400.00
Maintenance of Traffic	EA	1	500.00	500.00
			Subtotal	31,698.32
Area 13/14 – East Brooke Dr. at Roden Park Dr.				
Walk Removed	SF	92	7.00	644.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	92	19.27	1,772.84
Seeding, Mulching and Grading	SY	60	30.00	1,800.00
Maintenance of Traffic	EA	1	500.00	500.00
			Subtotal	4,716.84
Area 15/16 – East Brooke Dr. at Morgan Dr.				
Walk Removed	SF	456	7.00	3,192.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	456	19.27	8,787.12
Seeding, Mulching and Grading	SY	60	30.00	1,800.00
Maintenance of Traffic	EA	1	500.00	500.00
			Subtotal	14,279.12
Area 17 – Blue Springs Dr. at Bridgewater Ln.				
Remove Asphalt Pavement	SY	1.7	54.00	91.80
Walk Removed	SF	149	7.00	1,043.00
Remove Curb and Gutter (include sawcut)	LF	7.8	17.00	132.60
Pavement Repair , as per plan	SY	1.7	430.00	731.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	149	19.27	2,871.23
Combine Curb and Gutter, as per plan	LF	7.8	49.80	388.44

Seeding, Mulching and Grading	SY	20	30.00	600.00
Maintenance of Traffic	EA	1	500.00	500.00
			Subtotal	6,358.07

Area 18 – Bridgewater Ln. at Gabrielle Dr.

Walk Removed	SF	173	7.00	1,211.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	173	19.27	3,333.71
Seeding, Mulching and Grading	SY	20	30.00	600.00
Maintenance of Traffic	EA	1	500.00	500.00
			Subtotal	5,644.71

Area 19 – Koehler Dr. at Brandon Dr.

Remove Asphalt Pavement	SY	5.2	54.00	2,808.00
Walk Removed	SF	417	7.00	2,919.00
Remove Curb and Gutter (include sawcut)	LF	23.5	17.00	399.50
Pavement Repair , as per plan	SY	5.2	430.00	2,236.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	417	19.27	8,035.59
Combine Curb and Gutter, as per plan	LF	23.5	49.80	1,170.30
Seeding, Mulching and Grading	SY	60	30.00	1,800.00
Maintenance of Traffic	EA	1	500.00	500.00
			Subtotal	19,868.39

Area 20 – Koehler Dr. at Shanda Dr.

Remove Asphalt Pavement	SY	3.3	54.00	178.20
Walk Removed	SF	121	7.00	847.00

Remove Curb and Gutter (include sawcut)	LF	14.9	17.00	253.30
Pavement Repair , as per plan	SY	3.3	430.00	1,419.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	121	19.27	2,331.67
Combine Curb and Gutter, as per plan	LF	14.9	49.80	742.02
Seeding, Mulching and Grading	SY	20	30.00	600.00
Maintenance of Traffic	EA	1	500.00	500.00
Subtotal				6,871.19

Area 21 – Shanda Dr. at Trey Ct.

Remove Asphalt Pavement	SY	2.5	54.00	135.00
Walk Removed	SF	315	7.00	2,205.00
Remove Curb and Gutter (include sawcut)	LF	11.1	17.00	1,887.00
Pavement Repair , as per plan	SY	2.5	430.00	1,075.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	315	19.27	6,070.05
Combine Curb and Gutter, as per plan	LF	11.1	49.80	552.78
Seeding, Mulching and Grading	SY	40	30.00	1,200.00
Maintenance of Traffic	EA	1	500.00	500.00
Subtotal				13,624.83

Area 22 – Shanda Dr. at Griffin Ln.

Walk Removed	SF	262	7.00	1,834.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	262	19.27	5,048.74
Seeding, Mulching and Grading	SY	60	30.00	1,800.00
Maintenance of Traffic	EA	1	500.00	500.00

				Subtotal	9,182. ⁷⁴
<u>Area 23/24 – Brandon Dr. at Griffin Ln.</u>					
Remove Asphalt Pavement	SY	5.9	54.00	3,186.00	
Walk Removed	SF	336	7.00	2,352.00	
Remove Curb and Gutter (include sawcut)	LF	26.4	17.00	448.80	
Pavement Repair , as per plan	SY	5.9	430.00	2,537.00	
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	336	19.27	6,474.72	
Combine Curb and Gutter, as per plan	LF	26.4	49.80	1,314.72	
Seeding, Mulching and Grading	SY	80	30.00	2,400.00	
Maintenance of Traffic	EA	1	500.00	500.00	
				Subtotal	19,213. ²⁴

Total ^{\$} 215,332.⁸³

** Contingency Item at the Owner/Engineer's Discretion

10% contingency ^{\$} 21,533.²⁸



Bid Guaranty and Bond Form

Bond Number: BND1011578-00

BID GUARANTY AND CONTRACT BOND

(SECTION 153.571 Ohio Revised Code)

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned Jackson Construction, Inc.

5245 Thomas Road Trenton, OH 45067 (Name and Address) as Principal and Fair American Insurance and

Reinsurance Company as Surety, are hereby held and firmly bound unto City of Monroe, OH as

Obligee, in the penal sum of the dollar amount of the bid submitted by the Principal to the Obligee on June 20, (year)

2025 to undertake the project known as:

2025 ADA Ramp Program

The penal sum referred to herein shall be the dollar amount of the Principal's bid to the Obligee, incorporating any additive or deductive alternate bids made by the Principal on the date referred to above to the Obligee which are accepted by the Obligee. In no case shall the penal sum exceed the amount of:

Two Hundred Twenty Thousand and no/100

Dollars (\$ 220,000.00) (If the above line is left blank, the penal sum will be the full amount of the Principal's bid including alternates. Alternatively, if completed, the amount stated must not be less than the full amount of the bid, including alternates, in dollars and cents. A percentage is not acceptable.) For the payment of the penal sum well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors, and assigns.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas the above named Principal has submitted a bid on the above referred project;

NOW, THEREFORE, if the Obligee accepts the bid of the Principal and the Principal fails to enter into a proper contract in accordance with the bid, plans, details, specifications and bills of material; and in the event the Principal pays to the Obligee the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid and such larger amount for which the Obligee may in good faith contract with the next lowest bidder to perform the work covered by the bid; or in the event the Obligee does not award the contract to the next lowest bidder and resubmits the project for bidding, the Principal will pay the Obligee the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid, or the costs, in connection with the resubmission, of printing new contract documents, required advertising and printing and mailing notices to prospective bidders, whichever is less, then this obligation shall be void, otherwise to remain in full force and effect. If the Obligee accepts the bid of the Principal and the Principal within ten days after the awarding of the contract, enters into a proper contract in accordance with the bid, plans, details, specifications, and bills of material, which said contract is made a part of this bond the same as though set forth herein; and

IF THE SAID Principal shall well and faithfully perform each and every condition of such contract; and indemnify the Obligee against all damage suffered by failure to perform such contract according to the provisions thereof and in accordance with the plans, details, specifications, and bills of material therefore and shall pay all lawful claims of subcontractors, materials suppliers, and laborers, for labor performed and materials furnished in the carrying forward, performing, or completing of said contract; we agreeing and assenting that this undertaking shall be for the benefit of any materials suppliers or laborer having a just claim, as well as for the Obligee herein; then this obligation shall be void; otherwise the same shall remain in full force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

THE SAID Surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the terms of said contract or in or to the plans and specifications therefore shall in any wise affect the obligations of said Surety on this bond, and it does hereby waive notice of any such modifications, omissions or additions to the terms of the contract or to the work or to the specifications.

SIGNED AND SEALED This 20th day of June, (year) 2025.

PRINCIPAL:

Jackson Construction, Inc.

BY: [Signature]

TITLE: President

SURETY:

Fair American Insurance and Reinsurance Company

BY: [Signature]

James E. Feldner, Attorney-in-fact

SEC. 9.32 REQUIRES AWARDED AUTHORITIES, SIMULTANEOUSLY WITH NOTICE OF AWARD TO CONTRACTOR, TO GIVE WRITTEN NOTICE TO SURETY AND AGENT.

SURETY COMPANY ADDRESS:

Fair American Insurance and Reinsurance Company
18100 Jefferson Park Road, #104
Middleburg Hts., OH 44130

SURETY AGENT'S ADDRESS:

Insurance Associates
1061 University Blvd.
Middletown OH 45042

FAIR AMERICAN INSURANCE AND REINSURANCE COMPANY
One Liberty Plaza, 165 Broadway, New York, NY 10006
POWER OF ATTORNEY

Know all men by these Presents, that Fair American Insurance and Reinsurance Company ("Company"), a New York corporation, had made, constituted and appointed, and by these presents does make, constitute and appoint, Stefan E. Tauger of Parker, Colorado; Arthur S. Johnson of Atlanta, Georgia; James E. Feldner of West Lake, Ohio; Jeffery L. Booth of Blacklick, Ohio; Melanie J. Stokes of Atlanta, Georgia; Scott E. Stoltzner of Birmingham, Alabama; Jason S. Centrella of Jacksonville, Florida; or Alane Skaff of Tampa, Florida, EACH as its true and lawful attorney-in-fact to sign, execute, seal, deliver for, and on behalf of the said Company, and as its act and deed any place in the United States any and all surety, bonds, undertakings, recognizances and contracts of suretyship to be given to all obligees provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount of the sum of \$7,000,000 (Seven Million Dollars), any single instance. Provided, however, that this power of attorney limits the acts of those named herein; and they shall have no authority to bind the Company except in the manner stated and to the extent of any limitation herein.

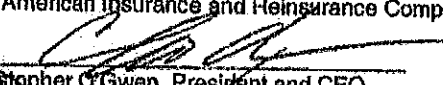
This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolutions adopted pursuant to due authorization by the Board of Directors of the Company on the 2nd day of February 2016.

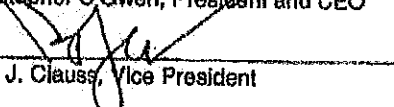
RESOLVED, that the President, Chairman, or any Senior Vice President or Vice President of the Company, in conjunction with any Senior Vice President or Vice President, be, and that each or any of them hereby is, authorized to appoint Attorneys-in-fact of the Company as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all bonds, undertakings, recognizances, contracts of suretyship and other surety obligations. Such Attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the President and attested by the Secretary.

FURTHER RESOLVED, that any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Senior Vice President, in conjunction with any Senior Vice President or Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile.

IN WITNESS WHEREOF, the Company has caused its official seal to be hereto affixed, and these presents to be sealed with its corporate seal and duly attested to by the President and this Vice President this 22nd day of January 2025.

Fair American Insurance and Reinsurance Company

By: 
Christopher O'Gwen, President and CEO

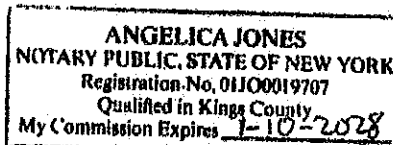
By: 
Paul J. Clauss, Vice President

STATE of NEW YORK
COUNTY of NEW YORK

On January 22, 2025 before me, the above named President and Vice President, personally appeared, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, that they know the seal of Fair American Insurance and Reinsurance Company, and that their signatures and the seals of Fair American Insurance and Reinsurance Company were duly affixed and subscribed to said instrument by the authority and direction of the Company. I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

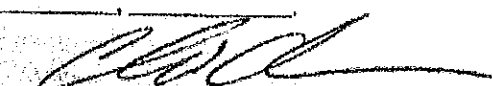
WITNESS my hand and official seal.

Signature Angelica P. Jones (Seal)



I, Christopher O'Gwen, the undersigned, an Officer of Fair American Insurance and Reinsurance Company, a New York Corporation, DO HEREBY CERTIFY that the foregoing and attached Power of Attorney is a true and correct copy of the original power of attorney, and do hereby further certify that the said Powers are still in force and effect.

Signed and sealed at the City of New York. Dated the 20th day of June, 2025


Christopher O'Gwen, President and CEO

No. 9300 For Bond# BND1011578-00

Effective Date: October 12, 1989

Expiration Date: April 1, 2026

State of Ohio
Department of Insurance
Certificate of Authority

This is to Certify, that

FAIR AMERICAN INSURANCE AND REINSURANCE COMPANY

NAIC No. 35157

is authorized in Ohio to transact the business of insurance as defined in the following section(s) of the Ohio Revised Code:

Section 3929.01 (A)

Aircraft	Accident & Health
Allied Lines	Inland Marine
Boiler & Machinery	Medical Malpractice
Burglary & Theft	Multiple Peril - Commercial
Collectively Renewable A & H	Multiple Peril - Farmowners
Commercial Auto - Liability	Multiple Peril - Homeowners
Commercial Auto - No Fault	Noncancellable A & H
Commercial Auto - Physical Damage	Nonrenew-Related Reasons (A&H)
Credit	Ocean Marine
Credit Accident & Health	Other Accident only
Earthquake	Other Liability
Fidelity	Private Passenger Auto - Liability
Financial Guaranty	Private Passenger Auto - No Fault
Fire	Private Passenger Auto - Physical Damage
Glass	Surety
Group Accident & Health	Workers Compensation
Guaranteed Renewable A & H	

This Certificate of Authority is subject to the laws of the State of Ohio.



Mike DeWine, Governor

Judith L. French

Judith French, Director

FAIR AMERICAN INSURANCE AND REINSURANCE COMPANY
165 Broadway, New York, New York 10006

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS
AT DECEMBER 31, 2023

ASSETS

Bonds (Amortized Value)	\$ 6,778,580
Cash and Cash Equivalents	5,804,372
Short Term Investments	225,725,495
Receivable For Securities	7,875
Investment Income Due and Accrued	105,762
Uncollected Premiums and Agents Balances in the Course of Collection	44,127,432
Reinsurance Recoverable on Loss Payments	6,245,148
Net Deferred Tax Asset	1,725,060
Receivable From Parent, Subsidiaries and Affiliates	1,349,503
Other Assets	7,697,415
TOTAL ASSETS	\$ 299,566,643

LIABILITIES, SURPLUS & OTHER FUNDS

Losses	\$ 14,380,745
Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	6,245,148
Loss Adjustment Expenses	580,768
Commissions Payable, Contingent Commissions and Other Similar Charges	1,455,351
Other Expenses (Excluding Taxes, Licenses and Fees)	6,677,225
Taxes, Licenses and Fees (excluding Federal and Foreign Taxes)	6,559,926
Unearned Premiums	4,926,359
Ceded Reinsurance Premiums Payable (Net of Ceding Commissions)	37,065,533
Funds Held by Company Under Reinsurance Treaties	2,595,140
Payable to Parent, Subsidiaries and Affiliates	4,521,459
Federal and Foreign Income Taxes	999,498
Other Liabilities	2,848,921
TOTAL LIABILITIES	\$ 88,856,073
Common Capital Stock	5,000,000
Aggregate Write-ins	-
Gross Paid-in and Contributed Surplus	88,227,719
Unassigned Funds (Surplus)	117,482,851
Surplus as Regards Policyholders	210,710,570
TOTAL LIABILITIES, SURPLUS & OTHER FUNDS	\$ 299,566,643

I, Brian Gallahue, Senior Vice President and Chief Financial Officer of FAIR AMERICAN INSURANCE AND REINSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2023 as reflected by its books and records and as reported in its statement on file with New York State Department of Financial Services.

NOTARIZED:

State of New York County of New York on
7th day of May, 2024.

My commission expires 1-10-2028

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 7th day of May, 2024.

FAIR AMERICAN INSURANCE AND REINSURANCE COMPANY

Angelica Jones
Notary

ANGELICA JONES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01100019787
Qualified in Kings County
My Commission Expires 1-10-2028

[Signature]
Senior Vice President and Chief Financial Officer

CITY OF MONROE, OHIO 00 43 13 - Bid Guaranty and Bond Form

(Form of combined Bid Guaranty and Bond prescribed by Ohio Revised Code Section 153.571)

KNOW ALL PERSONS BY THESE PRESENTS, that we, the undersigned _____, as Principal,
_____ and as
Sureties, are hereby held and firmly bound unto City of Monroe, State of Ohio, as Oblige, in the penal sum of the dollar amount
of the Bid submitted by the Principal to the Oblige on _____ (date) to
undertake the Project known as:

Project Number: 2025-STR-002

Project Name: 2025 ADA Program

Contract Description: _____
(e.g., General Contractor/Trades, Plumbing, HVAC, Electrical)

The penal sum, referred to herein, shall be the dollar amount of the Principal's Bid to the Oblige, incorporating any
additive alternate Bids made by the Principal on the date referred to above to the Oblige, which are accepted by the
Oblige. In no case shall the penal sum exceed the amount of dollars (\$ _____). (If the preceding
line is left blank, the penal sum will be the full amount of the Principal's Bid, including add alternates. Alternatively, if
completed, the amount stated shall not be less than the full amount of the Bid, including Alternates, in dollars and cents. A
percentage is not acceptable.) For the payment of the penal sum well and truly to be made, we hereby jointly and severally
bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas the above-named Principal has submitted a Bid
for the above referenced Project;

NOW, THEREFORE, if the Oblige accepts the Bid of the Principal, and the Principal fails to enter into a proper contract in
accordance with the Bid, Plans, Specifications, details, and bills of material; and in the event the Principal pays to the
Oblige the difference, not to exceed ten percent of the penal sum hereof between the amount specified in the Bid and
such larger amount for which the Oblige may in good faith contract with the Bidder determined by the Oblige to be the
next lowest responsive and responsible to perform the Work covered by the Bid; or in the event the Oblige does not award
the Contract to such next lowest responsive and responsible Bidder and resubmits the Project for bidding, the Principal pays
to the Oblige the difference not to exceed ten percent of the penal sum hereof between the amount specified in the Bid,
or the costs, in connection with the resubmission, of printing new Contract Documents, required advertising and printing
and mailing notices to prospective Bidders, whichever is less, then this obligation shall be null and void, otherwise to remain
in full force and effect. If the Oblige accepts the Bid of the Principal, and the Principal, within 10 days after the awarding of
the Contract, enters into a proper contract and executes the Agreement Form in accordance with the Contract Documents,
including without limitation the Bid, Plans, Specifications, details, and bills of material, which said Contract is made a part of
this Bond the same as though set forth herein; and

NOW ALSO, IF THE SAID Principal shall well and faithfully perform each and every condition of such Contract; and
indemnify the Oblige against all damage suffered by failure to perform such Contract according to the provisions thereof
and in accordance with the Contract Documents, including without limitation Plans, Specifications, details, and bills of
material therefore; and shall pay all lawful claims of Subcontractors, Material Suppliers and laborers for labor performed
and materials furnished in the carrying forward, performing or completing of said Contract; we, agreeing and assenting
that this undertaking shall be for the benefit of any Subcontractor, Material Suppliers or laborer having a just claim, as
well as for the Oblige herein; then this obligation shall be void; otherwise the same shall remain in full force and effect;
it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall in no event
exceed the penal amount of this obligation as herein stated.

THE SAID Surety hereby stipulates and agrees that no modifications, omissions or additions, in or to the terms of said Contract, the Work thereunder or the Contract Documents, including without limitation the Plans and Specifications, therefore, shall in any way affect the obligations of said Surety on its bond, and it does hereby waive notice of any such modifications, omissions or additions in or to the terms of the Contract, the Work, or the Contract Documents, including without limitation the Plans and Specifications.

SIGNED AND SEALED this _____ day of _____, _____.

PRINCIPAL:

SURETY:

Signature

Signature

By: _____
Name

By: _____
Attorney-in-Fact

Title

SURETY INFORMATION:

SURETY AGENT'S INFORMATION:

Name

Name

Address 1

Address 1

Address 2

Address 2

City State Zip

City State Zip

Telephone

Telephone

Email

Email

END OF DOCUMENT

JACKSON CONSTRUCTION INC

Re: Heavy Highway Construction experience

To Whom This Concerns:

Jackson Construction has worked in Heavy Highway Construction since 2003. We are certified with the Ohio department of Transportation. We have 21 years of Heavy Highway Construction experience. All worked is performed by Union Operators and Labors. We have all equipment necessary to complete job. We are bonded and have insurance. We are members of DWFPPT program of the Ohio Bureau of workers compensation.

Worked performed on job site as follows:

- Concrete removal
- Soil and surface preparation to specification
- Safety and road management
- Concrete installation
- Grass and soil restoration

Type of Worked performed on job site as follows:

- Sidewalks
- Handicap ramps
- Curbs

The following schedules of Municipalities Jobs are as follows:

- 2024 WEST CHESTER CURB & GUTTER REPLACEMENT
- 2024 CLERMONT COUNTY RESURFACING
- 2024 INDIAN HILL ROAD RESURFACING

For inquires please contact Thomas (Andy) Jackson, Monday through Friday between 9am-5pm Cell phone 513-407-0095

Respectfully

Thomas A. Jackson-President

5245 Thomas Rd. Trenton Ohio 45067 PH 513-407-0095 E-Mail: jacksonconstruction140@yahoo.com



JACKCON-01

SLAMBERT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Associates 1061 N. University Blvd. Middletown, OH 45042	CONTACT NAME: Sharon Lambert	
	PHONE (A/C, No, Ext): (513) 424-2481	FAX (A/C, No): (513) 425-9601
	E-MAIL ADDRESS: slambert@insuranceassociates.net	
INSURED Jackson Construction, Inc. 5245 Thomas Rd. Trenton, OH 45067	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Cincinnati Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	
	NAIC # 10677	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X		EPP 0317439	3/30/2025	3/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			EPP 0317439	3/30/2025	3/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			EPP 0317439	3/30/2025	3/30/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		EPP 0317439	3/30/2024	3/30/2025	PER STATUTE ☒ OTH-ER ☐ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased Equipment			EPP 0317439	3/30/2025	3/30/2026	\$500 Deductible 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROJECT NUMBER 2025-STR-002-NAME: 2025 ADA PROGRAM

CERTIFICATE HOLDER

CANCELLATION

City of Monroe Public Works
1000 Holman Avenue
Monroe, OH 45050

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



**Bureau of Workers'
Compensation**

30 W. Spring St.
Columbus, OH 43215

Certificate of Ohio Workers' Compensation

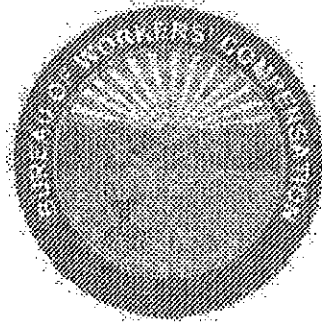
This certifies that the employer listed below participates in the Ohio State Insurance Fund as required by law. Therefore, the employer is entitled to the rights and benefits of the fund for the period specified. This certificate is only valid if premiums and assessments, including installments, are paid by the applicable due date. To verify coverage, visit www.bwc.ohio.gov, or call 1-800-644-6292.

This certificate must be conspicuously posted.

Policy number and employer
01368127

Period Specified Below
07/01/2025 to 07/01/2026

JACKSON CONSTRUCTION INC
JACKSON CONSTRUCTION
5245 THOMAS ROAD
TRENTON OH 45067



www.bwc.ohio.gov
Issued by: BWC

Stephanie McCloud

Administrator/CEO

You can reproduce this certificate as needed.

Ohio Bureau of Workers' Compensation

Required Posting

Section 4123.54 of the Ohio Revised Code requires notice of rebuttable presumption. Rebuttable presumption means an employee may dispute or prove untrue the presumption (or belief) that alcohol, marihuana or a controlled substance not prescribed by the employee's physician is the proximate cause (main reason) of the work-related injury.

The burden of proof is on the employee to prove the presence of alcohol, marihuana or a controlled substance was not the proximate cause of the work-related injury. An employee who tests positive or refuses to submit to chemical testing may be disqualified for compensation and benefits under the Workers' Compensation Act.



**Bureau of Workers'
Compensation**

You must post this language with the Certificate of Ohio Workers' Compensation.

BIDDER AFFIRMATION AND DISCLOSURE

Bidder acknowledges that by signing the Bid Form on the Bidder Signature and Information page, it affirms, understands, and will abide by the requirements of Executive Order 2019-12D. If awarded a Contract, the Bidder will become the Contractor and affirms that both the Contractor and its Subcontractors shall perform no services requested under this Contract outside of the United States.

The Bidder shall provide the locations where services under this Contract will be performed in the spaces provided below or by attachment. Failure to provide this information as part of its Bid may cause the Bidder to be deemed non-responsive and no further consideration will be given to its Bid. If the Bidder will not be using Subcontractors, indicate "Not Applicable" in the appropriate spaces.

1. Principal business location of Contractor:

5245 Thomas Rd
Address

Trenton, Ohio 45067
City, State, Zip

2. Location where services will be performed by Contractor:

2025 ADA RAMP VARIOUS LOCATION Monroeville, Ohio
Address City, State, Zip

Locations where services will be performed by Subcontractors, if known at time of Bid Opening:

Address

City, State, Zip

Address

City, State, Zip

Address

City, State, Zip

3. Location where state data will be stored, accessed, tested, maintained, or backed-up, by Contractor:

5245 Thomas Rd
Address

Trenton, Ohio 45067
City, State, Zip

Locations where state data will be stored, accessed, tested, maintained, or backed-up by Subcontractors, if known at time of Bid Opening:

Address

City, State, Zip

Address

City, State, Zip

Address

City, State, Zip

BIDDER'S CERTIFICATIONS

The Bidder hereby acknowledges that the following representations in this Bid are material and not mere recitals:

1. The Bidder has read and understands the proposed Contract Documents and agrees to comply with all requirements of the proposed Contract Documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder, which might indicate a contrary intention.
2. The Bidder represents that the Bid is based upon the Basis of Design and Acceptable Components specified by the proposed Contract Documents.
3. The Bidder has visited the Site, become familiar with local conditions, and has correlated personal observations about the requirements of the proposed Contract Documents. The Bidder has no outstanding questions regarding the interpretation or clarification of the proposed Contract Documents.
4. The Bidder understands that the execution of the Project will require sequential, coordinated, and interrelated operations, which may involve interference, disruption, hindrance, or delay in the progress of the Bidder's Work. The Bidder agrees that the Contract Sum, as amended from time to time, shall cover all amounts due from the State resulting from interference, disruption, hindrance, or delay that is not caused by the State or its agents and employees. The Bidder agrees that any such interference, disruption, hindrance, or delay is within the contemplation of the Bidder and the State and that the Contractor's sole remedy from the State for any such interference, disruption, hindrance, or delay shall be an extension of time in accordance with the proposed Contract Documents.
5. During the performance of the Contract, the Bidder agrees to comply with Ohio Administrative Code ("OAC") Chapters 123:2-3 through 123:2-9 and agrees to incorporate the monthly reporting provisions of OAC Section 123:2-9-01 into all subcontracts on the Project, regardless of tier. The Bidder understands the State's Equal Opportunity Coordinator or the Contracting Authority may conduct pre-award and post-award compliance reviews to determine if the Bidder maintains nondiscriminatory employment practices, maintains an affirmative action program, and is exerting good faith efforts to accomplish the goals of the affirmative action program. For a full statement of the rules regarding Equal Employment Opportunity in the Construction Industry, see OAC Chapters 123:2-1 through 123:2-9.
6. The Bidder and each Person signing on behalf of the Bidder certifies, and in the case of a Bid by a joint venture each member thereof certifies as to such member's entity, under penalty of perjury, that to the best of the undersigned's knowledge and belief: (a) the Base Bid, any Unit Prices, and any Alternate bid in the Bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition as to any matter relating to such Base Bid, Unit Prices or Alternate bid with any other Bidder; (b) unless otherwise required by law, the Base Bid, any Unit Prices and any Alternate bid in the Bid have not been knowingly disclosed by the Bidder and shall not knowingly be disclosed by the Bidder prior to the bid opening, directly or indirectly, to any other Bidder who would have any interest in the Base Bid, Unit Prices or Alternate bid; (c) no attempt has been made or shall be made by the Bidder to induce any other Person to submit or not to submit a Bid for the purpose of restricting competition.
7. The Bidder understands that the Contract is subject to all the provisions, duties, obligations, remedies, and penalties of Ohio Revised Code Chapter 4115 and that the Bidder shall pay any wage increase in the locality during the term of the Contract.
8. The Bidder shall execute the Agreement with the Contracting Authority, if a Contract is awarded on the basis of this Bid, and if the Bidder does not execute the Agreement for any reason, other than as authorized by law, the Bidder and the Bidder's Surety are liable to the State as provided in **Article 5** of the Instructions to Bidders.
9. The Bidder certifies that upon the award of a Contract, as the Contractor it shall make a good faith effort to ensure that all of the Contractor's employees, while working on the Site, shall not purchase, transfer, use, or possess illegal drugs or alcohol or abuse prescription drugs in anyway.
10. The Bidder acknowledges that it read all of the **Instructions to Bidders**, and in particular, **Section 2.10 - Submittals**

With Bid Form, and by submitting its Bid certifies that it has read the Instructions to Bidders and it understands and agrees to the terms and conditions stated in them.

11. The Bidder agrees to furnish any information requested by the Contracting Authority or Architect/Engineer to evaluate the responsibility of the Bidder.
12. The Bidder agrees to furnish the submittals required by **Section 6.1** of the **Instructions to Bidders** for execution of the Agreement within 10 days of the date of the Notice of Intent to Award.
13. When the Bidder is a corporation, partnership or sole proprietorship, an officer, partner, or principal of the Bidder, as applicable, shall print or type the legal name of the Bidder on the line provided, and **sign the Bid Form**.
14. When the Bidder is a joint venture, an officer, partner or principal, as applicable, of each member of the joint venture shall print or type the legal name of the applicable member on the line provided and **sign the Bid Form**.
15. Bidder acknowledges that by signing the Bid Form on the following Bidder Signature and Information page that it is signing the actual Bid and when submitted as a part of its bid package, shall serve as the Bidder's authorization for the further consideration and activity in the bidding and contract process.
16. All signatures must be original.

-- remainder of page left blank intentionally --

ATURE AND INFORMATION

Please print or type the following:

Name of Bidder's Authorized Signatory

Title:

Company Name:

Mailing Address:

Telephone Number:

Facsimile Number:

E-Mail Address:

Where Incorporated:

Federal Tax Identification Number:

Date enrolled in an OBWC-approved DFSP (month/date/year): _____ / _____ / _____

Contact person for Contract processing:

President's or Chief Executive Officer's Name / Title: THOMAS A. JACKSON - President

JOINT VENTURE ADDITIONAL BIDDER SIGNATURE & INFORMATION

Joint Venture Bidder's Authorized Signature:

Please print or type the following:

Name of Joint Venture Bidder's Authorized Signatory

Title:

Company Name:

Mailing Address:

Telephone Number:

Facsimile Number:

E-Mail Address:

Where Incorporated:

Federal Tax Identification Number:

Date enrolled in an OBWC-approved DFSP (month/date/year): _____ / _____ / _____

Contact person for Contract processing:

President's or Chief Executive Officer's Name / Title: _____

END OF DOCUMENT

CITY OF MONROE, OHIO 00 45 13 - Bidder's Qualifications

Project Number: 2025-STR-002

Project Name: 2025 ADA Program

1. Company Name:

Jackson Const Inc.

Physical Address:

5245 Thomas Rd

Street, Building, Unit

Trenton, Ohio 45067

City, State, Zip

Mailing Address (if different):

P.O. Box

City, State, Zip

Telephone Number (w/ Area Code):

(513) 407-0095

Fax Number (w/ Area Code):

() N/A

Email address:

jacksonconstruction140@yahoo.com

2. **Overall Experience.** Indicate Bidder's overall experience performing the trades bid, including the years in business performing the trade under present and former business names.

SEE ATTACHED

3. **Financial.** The apparent low Bidder shall submit, upon request of the Contracting Authority, either:

- An annual financial statement prepared within the 12 months prior to the bid opening by an independent licensed accounting firm; and the name, address, contact person and phone number of the bank normally used by the Bidder for its primary banking; or,
- A financial report generated within 30 days prior to the bid opening from Standard and Poor, Dun and Bradstreet or a similar company acceptable to the Contracting Authority documenting the financial condition of the Bidder; and the name, address, contact person and phone number of the bank normally used by the Bidder for its primary banking;

This information is not a public record under Ohio Revised Code Section 149.43; and shall remain confidential, except under proper order of a court.

4. **Facilities & Equipment.** Indicate Bidder's relevant facilities and major equipment (leased or owned).

SEE ATTACHED

5. **Ongoing & Relevant Projects.** List all ongoing projects and projects completed in the last 5 years, which are similar in cost and type to the Project. Include scope of Work, Contract value, a description of EDGE participation and performance, and project name/contact person/address/phone number for each owner and the architect or engineer for each project.

WEST CHESTER CURB & GUTTER REMOVE & REPLACE
CLEMONT CTY ROAD RESURFACING
INDIAN HILL ROAD RESURFACING

6. **Regulatory / Contractual.** Indicate all occurrences of the following in the last 5 years (indicate if none). For verification, attach documentation, and/or provide sufficient and appropriate detail information such as: project name, owner, contact person and phone number, amount of contract, etc.

a) State or federal Prevailing Wage violations or judgments

NONE

b) Contract abandonment, contract termination, as either a prime- or sub-contractor, or Surety takeover

NONE

c) Debarment by state, federal, or local jurisdictions

NONE

d) EPA/OSHA violations

NONE

e) Liquidated damages and Statutory Delay Forfeiture assessed

NONE

f) Drug-Free Safety Program and Drug Free Workplace Program violations

NONE

7. **Management.** Identify individuals assigned to this Project.

Principal THOMAS A. JACKSON Years with firm 26 Total Exp. 35

Project Manager _____ Years with firm _____ Total Exp. _____

Field Superintendent _____ Years with firm _____ Total Exp. _____

8. **Certification.** I hereby certify that the information in this entire Bidder's Qualifications form, including all attachments and referenced information, is factual and complete.

Company Name JACKSON CONSTRUCTION INC

Authorized Official (please print or type) THOMAS A. JACKSON

Signature of Authorized Official [Signature] Date 6-20-25

END OF DOCUMENT



Non- Collusion Affidavit

CITY OF MONROE, OHIO 00 46 00 – Non-Collusion Affidavit

STATE OF OHIO
COUNTY OF BUTLER

I, THOMAS A. JACKSON, holding the title and position of PRESIDENT at the firm JACKSON CONST. INC., affirm that I am authorized to speak on behalf of the company, board directors and owners in setting the price on the contract, bid or proposal. I understand that any misstatements in the following information will be treated as fraudulent concealment of true facts on the submission of the contract, bid or proposal.

I hereby swear and depose that the following statements are true and factual to the best of my knowledge:

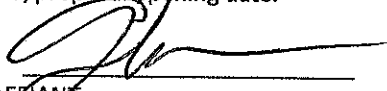
The contract, bid or proposal is genuine and not made on the behalf of any other person, company or client, INCLUDING ANY MEMBER OF THE CITY OF MONROE.

The price of the contract, bid or proposal was determined independent of outside consultation and was not influenced by other companies, clients, or contractors, INCLUDING ANY MEMBER OF THE CITY OF MONROE.

No companies, clients or contractors, INCLUDING ANY MEMBER OF THE CITY OF MONROE have been solicited to propose a fake contract, bid or proposal for comparative purposes.

No companies, clients or contractors, INCLUDING ANY MEMBER OF THE CITY OF MONROE have been solicited to refrain from bidding or to submit any form of noncompetitive bidding.

Relative to sealed bids, the price of the bid or proposal has not been disclosed to any client, company or contractor, INCLUDING ANY MEMBER OF THE CITY OF MONROE, and will not be disclosed until the formal bid/proposal opening date.


AFFIRANT

Subscribed and sworn to before me this 18 day of

June 20 25


(Notary Public),

Butler County.

My commission expires 11/8, 20 25



Debora Philpot
Notary Public
State of Ohio
Recorded in Butler County
My Commission Expires
November 8, 2025

Non-Discrimination & Equal Employment Opportunity Affidavit

THIS FORM MUST BE COMPLETED IN ITS ENTIRETY AND NOTARIZED

STATE OF OhioCOUNTY OF BUTLERThomas A. Jackson

Name

being first duly sworn, deposes and says that he/she is

President

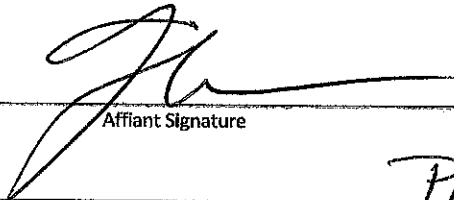
Title

of Jackson Const. Inc.

Company

the party that made the foregoing Proposal; that such party as Bidder does not and shall not discriminate against any employee or Bidder for employment because of race, religion, color, sex or national origin. If awarded the Proposal and contract under this Proposal, said party shall take affirmative action to insure that Bidders are employed and that employees are treated, during employment, without regard to their race, religion, color, sex or national origin. If successful as the lowest and best Bidder under the foregoing Proposal this party shall post non-discrimination notices in conspicuous places available to employees and Bidders for employment setting forth the provision of this affidavit.

Furthermore, said party agrees to abide by the assurances found in Section 153.59 of the Ohio Revised Code in the Contract Provisions with the Owner if selected as the successful Bidder by the owner.



Affiant Signature

6-20-25

Date

President

Affiant Title

Jackson Construction Inc

Company/Corporations

5245 THOMAS Rd

Address

Trenton, Ohio 45067

City/State/Zip Code

Sworn to and subscribed before me this 18day of June2025Debra Philpot

Notary

My Commission Expires: 11-8-2025

Debora Philpot
Notary Public
State of Ohio
Recorded in Butler County
My Commission Expires
November 8, 2025

CITY OF MONROE, OHIO 00 62 46
Contractor's Personal Property Tax Affidavit

CONTRACTOR'S PERSONAL PROPERTY TAX AFFIDAVIT
(O.R.C. § 5719.042)

State of Ohio
County of BUTLER, ss:

THOMAS A. JACKSON, being first duly sworn, deposes and says that he is the
(Name)
PRESIDENT of JACKSON CONST. INC. with offices located at
(Title) (Contractor)

5345 THOMAS RD TRENTON, OH 45067, and as its duly
(Address of Contractor)

authorized representative, states that effective this 20 day of JUNE, 2025,
JACKSON CONST. INC.
(Name of Contractor)

- () is charged with delinquent personal property taxes on the general list of personal property as set forth below:

City of Monroe, Ohio Amount (includes total amount due, plus penalties and interest thereon)

\$ 0

- () is not charged with delinquent personal property taxes on the general list of personal property in the City of Monroe, Ohio.

Thomas A. Jackson
(Affiant)

Sworn to and subscribed before me by the above-named affiant this 18 day of JUNE, 2025

Debra Philpott
(Notary Public)



Debra Philpott
Notary Public
State of Ohio
Recorded in Butler County
My Commission Expires
November 8, 2025

My commission expires
11/8, 2025

CITY OF MONROE, OHIO 00 62 47

Delinquent Personal Property Tax Affidavit

State of Ohio

County of Butler

}
}
} SS.

The undersigned individual, or duly authorized representative of the identified company, having been first duly cautioned and sworn, alleges and states that said individual or company has been advised that he has, or it has received a Notice of Intent to Award a Contract(s) let by competitive bid by JACKSON CONST INC, on behalf of the State of Ohio under Section 3318.10, ORC, but prior to the execution of said Contract(s), and pursuant to Section 5719.042, ORC, provides this statement to the Treasurer under oath that he or it was not charged, on the date the Bid(s) was submitted, with any delinquent personal property taxes on the general tax list of personal property of BUTLER County, Ohio, or that he or it is so charged in the following amount:

Delinquent Tax:

0

Penalties and interest due and unpaid:

0

Total (if none, indicate "NONE")

NONE

A copy of this sworn statement will be attached to and incorporated into the Contract(s) for this Project which shall enable payments to be made under said Contract(s).

By:

[Signature]

Date:

6-20-25

Company:

JACKSON CONST. INC.

Project:

2025 ADA PROGRAM City of Monroe

Sworn to and executed before me this 18 day of June, 2025

Debora Philpot

Notary Public

My commission expires:

11-8-25



Debora Philpot
Notary Public
State of Ohio
Recorded in Butler County
My Commission Expires
November 8, 2025

END OF DOCUMENT

CITY OF MONROE, OHIO 00 62 48
City Income Tax Affidavit

STATE OF OHIO SS
COUNTY OF Butler

THOMAS A. JACKSON being first duly sworn deposes and says as follows:
(Name)

1. That he holds the office of PRESIDENT in the
(Title) JACKSON CONST. INC., which
Company duly executed a contract with the City of
Monroe, Ohio, under date of
6-20-25
2. That said Company has complied in all respects with the City of Monroe,
Ohio, Income Tax Ordinances and Regulations, as the same pertain to said
construction project;
3. More affiant sayeth not.

[Signature]
(Authorized Signature)

Swore to and subscribed in my presence this 18 day of
June, 20 2025,
Trenton, Ohio.

Debora Philpot SEAL
(Notary Public)



Debora Philpot
Notary Public
State of Ohio
Recorded in Butler County
My Commission Expires
November 8, 2025

CITY OF MONROE, OHIO 00 21 15 ASSURANCE OF EXAMINATION AND INSPECTION WAIVER FORM

PROJECT NUMBER: 2025-STR-002

PROJECT NAME: 2025 ADA Program

The undersigned declares that he/she has carefully examined the proposal, plans, specifications, addenda form of contract and contract bond, and special provisions, and that he/she has inspected in detail the site of the proposed work, and that he/she has familiarized themselves with all of the local conditions affecting the contract and the detailed requirements of construction, and understands that in making this proposal he/she waives all right to plead any misunderstanding regarding the same.

PRINT COMPANY NAME:

JACKSON CONSTRUCTION INC

SIGNED BY:

[Signature]

PRINT NAME AND TITLE:

THOMAS A. JACKSON - President

DATE:

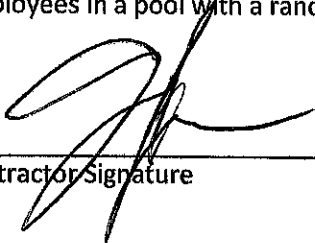
6-20-25

CITY OF MONROE, OHIO 00 70 00 Drug Free Safety Program Certification

Project Name and Location: 2025 ADA Program- various

Contractor Name: JACKSON CONSTRUCTION INC

The above referenced Contractor hereby certifies that it is enrolled and in good standing in the Ohio Bureau of Workers' Compensation (BWC) Drug-Free Safety Program (DFSP) or an equivalent BWC approved DFSP in accordance with the requirements of Revised Code Section 153.03-153.031, including the placement of its employees in a pool with a random drug testing rate of at least 5%.


Contractor Signature

6-20-25
Date

THOMAS A. JACKSON - PRESIDENT
Name/Title (Print or Type)

JACKSON CONSTRUCTION INC.
5245 THOMAS RD.
TRENTON, OHIO 45067
513-407-0095
jacksonconstruction140@yahoo.com
Andy Jackson – President

July 9. 2025

RE: REVISION OF CONTRACT BID AMOUNT
Project: ADA RAMP 2025

Jackson Construction is in agreement to perform work for the
ADA RAMP 2025 CITY OF MONROE, OHIO BID REVISION amount of
\$206,840.83

Please feel free to contact Andy Jackson with any further questions at the
above listed number.

Thank You,

Jackson Construction Inc


Thomas A. Jackson, President

Description	Unit	Qty
<u>Area 1 – Kameron Dr at Blue Springs Dr</u>		
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	30
Seeding, Mulching and Grading	SY	20
Maintenance of Traffic	LS	1
		Subtotal
<u>Area 2 – Sagewood at Bridgewater Ln</u>		
Remove Asphalt Pavement	SY	3.8
Remove Curb and Gutter (include sawcut)	LF	17
Pavement Repair , as per plan	SY	3.8
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	36
Combine Curb and Gutter, as per plan	LF	17
Seeding, Mulching and Grading	SY	20
Maintenance of Traffic	LS	1
		Subtotal
<u>Area 3 – Scarlett Oak Dr at Songbird Ct</u>		
Remove Asphalt Pavement	SY	4.8
Walk Removed	SF	251
Remove Curb and Gutter (include sawcut)	LF	21.8
Pavement Repair , as per plan	SY	4.8

Jackson Construction

Unit Price	Extended Price	Your bid
\$26.21	\$786.30	\$788.10
\$30.00	\$600.00	
\$500.00	\$500.00	
	\$1,886.30	\$1,888.10
\$54.00	\$205.20	
\$17.00	\$289.00	
\$430.00	\$1,634.00	
\$26.27	\$945.72	
\$49.80	\$846.60	
\$30.00	\$600.00	
\$500.00	\$500.00	
	\$5,020.52	
\$54.00	\$259.20	
\$7.00	\$1,757.00	
\$17.00	\$370.60	
\$430.00	\$2,064.00	

4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	251
Combine Curb and Gutter, as per plan	LF	21.8
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	LS	1

Subtotal

Area 4 – Songbird Ct at Bayberry Ln.

Remove Asphalt Pavement	SY	6.9
Walk Removed	SF	219
Remove Curb and Gutter (include sawcut)	LF	30.9
Pavement Repair , as per plan	SY	6.9
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	219
Combine Curb and Gutter, as per plan	LF	30.9
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	LS	1

Subtotal

Area 5 – Scarlett Oak Dr. at Bayberry Ln.

Remove Asphalt Pavement	SY	6.8
Walk Removed	SF	209
Remove Curb and Gutter (include sawcut)	LF	30.4
Pavement Repair , as per plan	SY	6.8
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	209

\$19.27	\$4,836.77
\$49.80	\$1,085.64
\$30.00	\$1,800.00
\$500.00	\$500.00
	\$12,673.21

\$54.00	\$372.60
\$7.00	\$1,533.00
\$17.00	\$525.30
\$430.00	\$2,967.00
\$19.27	\$4,220.13

\$153.30

\$49.80	\$1,538.82
\$30.00	\$1,800.00
\$500.00	\$500.00
	\$13,456.85

\$12,077.15

\$54.00	\$367.20
\$7.00	\$1,463.00
\$17.00	\$516.80
\$430.00	\$2,924.00
\$19.27	\$4,027.43

\$5,168.00

Combine Curb and Gutter, as per plan	LF	30.4
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	LS	1

Subtotal

Area 6 – East Brooke Dr at Ella Ct.

Walk Removed	SF	36
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	36
Seeding, Mulching and Grading	SY	20
Maintenance of Traffic	LS	1

Subtotal

Area 7– East Brooke Dr. at Griffin Ln.

Remove Asphalt Pavement	SY	9.6
Walk Removed	SF	106
Remove Curb and Gutter (include sawcut)	LF	43
Pavement Repair , as per plan	SY	9.6
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	106
Combine Curb and Gutter, as per plan	LF	43
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	LS	1

Subtotal

Area 8– Maya Ct. at East Brooke Dr.

\$49.80	\$1,513.92	
\$30.00	\$1,800.00	
\$500.00	\$500.00	
	\$13,112.35	\$17,763.55
\$7.00	\$252.00	
\$19.27	\$693.72	
\$30.00	\$600.00	
\$500.00	\$500.00	
	\$2,045.72	
\$54.00	\$518.40	
\$7.00	\$742.00	
\$17.00	\$731.00	
\$430.00	\$4,128.00	\$412.80
\$19.27	\$2,042.62	
\$49.80	\$2,141.40	
\$30.00	\$1,800.00	
\$500.00	\$500.00	
	\$12,603.42	\$8,888.22

Walk Removed	SF	164
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	164
Seeding, Mulching and Grading	SY	40
Maintenance of Traffic	EA	1

Subtotal

Area 9 – Riley Ln. at East Brooke Dr.

Walk Removed	SF	196
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	193
Seeding, Mulching and Grading	SY	40
Maintenance of Traffic	EA	1

Subtotal

Area 10 – Sonya Ct. at East Brooke Dr.

Remove Asphalt Pavement	SY	3.9
Walk Removed	SF	180
Remove Curb and Gutter (include sawcut)	LF	17.4
Pavement Repair , as per plan	SY	3.9
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	180
Combine Curb and Gutter, as per plan	LF	17.4
Seeding, Mulching and Grading	SY	20
Maintenance of Traffic	EA	1

Subtotal

Area 11/12 – East Brooke Dr. at Babbling Brooke Dr.

\$7.00	\$1,148.00
\$19.27	\$3,160.28
\$30.00	\$1,200.00
\$500.00	\$500.00
	\$6,008.28

\$7.00	\$1,372.00
\$19.27	\$3,719.11
\$30.00	\$1,200.00
\$500.00	\$500.00
	\$6,791.11

\$54.00	\$210.60
\$7.00	\$1,260.00
\$17.00	\$295.80
\$430.00	\$1,677.00
\$19.27	\$3,468.60
\$49.80	\$866.52
\$30.00	\$600.00
\$500.00	\$500.00
	\$8,878.52

\$2,052.00

\$10,719.52

Remove Asphalt Pavement	SY	17
Walk Removed	SF	588
Remove Curb and Gutter (include sawcut)	LF	76.7
Pavement Repair , as per plan	SY	17
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	588
Combine Curb and Gutter, as per plan	LF	76.7
Seeding, Mulching and Grading	SY	80
Maintenance of Traffic	EA	1

Subtotal

Area 13/14 – East Brooke Dr. at Roden Park Dr.

Walk Removed	SF	92
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	92
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	EA	1

Subtotal

Area 15/16 – East Brooke Dr. at Morgan Dr.

Walk Removed	SF	456
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	456
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	EA	1

Subtotal

Area 17 – Blue Springs Dr. at Bridgewater Ln.

\$54.00	\$918.00
\$7.00	\$4,116.00
\$17.00	\$1,303.90
\$430.00	\$7,310.00
\$19.27	\$11,330.76
\$49.80	\$3,819.66
\$30.00	\$2,400.00
\$500.00	\$500.00
	\$31,698.32
\$7.00	\$644.00
\$19.27	\$1,772.84
\$30.00	\$1,800.00
\$500.00	\$500.00
	\$4,716.84
\$7.00	\$3,192.00
\$19.27	\$8,787.12
\$30.00	\$1,800.00
\$500.00	\$500.00
	\$14,279.12

Remove Asphalt Pavement	SY	1.7
Walk Removed	SF	149
Remove Curb and Gutter (include sawcut)	LF	7.8
Pavement Repair , as per plan	SY	1.7
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	149
Combine Curb and Gutter, as per plan	LF	7.8
Seeding, Mulching and Grading	SY	20
Maintenance of Traffic	EA	1

Subtotal

Area 18 – Bridgewater Ln. at Gabrielle Dr.

Walk Removed	SF	173
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	173
Seeding, Mulching and Grading	SY	20
Maintenance of Traffic	EA	1

Subtotal

Area 19 – Koehler Dr. at Brandon Dr.

Remove Asphalt Pavement	SY	5.2
Walk Removed	SF	417
Remove Curb and Gutter (include sawcut)	LF	23.5
Pavement Repair , as per plan	SY	5.2
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	417

\$54.00	\$91.80
\$7.00	\$1,043.00
\$17.00	\$132.60
\$430.00	\$731.00
\$19.27	\$2,871.23
\$49.80	\$388.44
\$30.00	\$600.00
\$500.00	\$500.00
	\$6,358.07

\$7.00	\$1,211.00
\$19.27	\$3,333.71
\$30.00	\$600.00
\$500.00	\$500.00
	\$5,644.71

\$54.00	\$280.80
\$7.00	\$2,919.00
\$17.00	\$399.50
\$430.00	\$2,236.00
\$19.27	\$8,035.59

\$2,808.00

Combine Curb and Gutter, as per plan	LF	23.5
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	EA	1

Subtotal

Area 20 – Koehler Dr. at Shanda Dr.

Remove Asphalt Pavement	SY	3.3
Walk Removed	SF	121
Remove Curb and Gutter (include sawcut)	LF	14.9
Pavement Repair , as per plan	SY	3.3
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	121
Combine Curb and Gutter, as per plan	LF	14.9
Seeding, Mulching and Grading	SY	20
Maintenance of Traffic	EA	1

Subtotal

Area 21 – Shanda Dr. at Trey Ct.

Remove Asphalt Pavement	SY	2.5
Walk Removed	SF	315
Remove Curb and Gutter (include sawcut)	LF	11.1
Pavement Repair , as per plan	SY	2.5
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	315
Combine Curb and Gutter, as per plan	LF	11.1

\$49.80	\$1,170.30
\$30.00	\$1,800.00
\$500.00	\$500.00
	\$17,341.19

\$19,868.39

\$54.00	\$178.20
\$7.00	\$847.00
\$17.00	\$253.30
\$430.00	\$1,419.00
\$19.27	\$2,331.67
\$49.80	\$742.02
\$30.00	\$600.00
\$500.00	\$500.00
	\$6,871.19

\$54.00	\$135.00
\$7.00	\$2,205.00
\$17.00	\$188.70
\$430.00	\$1,075.00
\$19.27	\$6,070.05
\$49.80	\$552.78

\$1,887.00

Seeding, Mulching and Grading	SY	40
Maintenance of Traffic	EA	1
Subtotal		
<u>Area 22 – Shanda Dr. at Griffin Ln.</u>		
Walk Removed	SF	262
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	262
Seeding, Mulching and Grading	SY	60
Maintenance of Traffic	EA	1
Subtotal		
<u>Area 23/24 – Brandon Dr. at Griffin Ln.</u>		
Remove Asphalt Pavement	SY	5.9
Walk Removed	SF	336
Remove Curb and Gutter (include sawcut)	LF	26.4
Pavement Repair , as per plan	SY	5.9
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	336
Combine Curb and Gutter, as per plan	LF	26.4
Seeding, Mulching and Grading	SY	80
Maintenance of Traffic	EA	1
Subtotal		

****Contingency Item at Owner/Engineer's Discretion**

\$30.00	\$1,200.00	
\$500.00	\$500.00	
	\$11,926.53	\$13,624.83

\$7.00	\$1,834.00
\$19.27	\$5,048.74
\$30.00	\$1,800.00
\$500.00	\$500.00
	\$9,182.74

\$54.00	\$318.60	\$3,186.00
\$7.00	\$2,352.00	
\$17.00	\$448.80	
\$430.00	\$2,537.00	
\$19.27	\$6,474.72	
\$49.80	\$1,314.72	
\$30.00	\$2,400.00	
\$500.00	\$500.00	
	\$16,345.84	\$19,213.24

Total	\$206,840.83	\$215,332.83
10% Contingency	\$20,684.08	\$21,533.28



Husac Paving and Excavating
105 S Sycamore Street Harrison OH 45030
husacpavingandexcavating@gmail.com

July 1, 2025

Constance M. Kepner, MPM
Civil Engineer
Public Works Department
Office: 513.727.8953 xt 1410

Notice of Withdrawal of Bid for 2025 City of Monroe, Ohio ADA Program

Dear Constance Kemper,

This letter serves as formal notification Husac Paving and Excavating Inc.'s intent to withdraw our bid submitted for the 2025 City of Monroe, Ohio ADA Program on June 20, 2025.

After careful review and consideration, the bid for the following reason must be withdrawn:

- The mistake involves misreading the specification for the type of ADA mats needed in the curb ramps. This led to us bidding the project to use plastic ADA Mats instead of cast iron ADA mats as it was stated in the specifications. This caused our bid amount to be reasonably lower than it should have been which has led us to have to withdraw our bid for the City of Monroe, Ohio 2025 ADA Program.

The time and effort involved in the bidding process is understood, and the proposal's consideration is appreciated. Any inconvenience caused is apologized for.

Confirmation of receipt of this notice would be appreciated. Please advise if any further information or action is required regarding this withdrawal.

Thank you for your understanding. Future opportunities to work together are looked forward to.

Sincerely,

Logan Huismann

Vice President

Husac Paving and Excavating Inc.

Cell: 513-551-0775

Email: husacpavingandexcavating@gmail.com

Description	Unit	Qty	Unit Price
Area 1 – Kameron Dr at Blue Springs Dr			
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	30	\$26.21
Seeding, Mulching and Grading	SY	20	\$30.00
Maintenance of Traffic	LS	1	\$500.00
Subtotal			
Area 2 – Sagewood at Bridgewater Ln			
Remove Asphalt Pavement	SY	3.8	\$54.00
Remove Curb and Gutter (include sawcut)	LF	17	\$17.00
Pavement Repair , as per plan	SY	3.8	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	36	\$26.27
Combine Curb and Gutter, as per plan	LF	17	\$49.80
Seeding, Mulching and Grading	SY	20	\$30.00
Maintenance of Traffic	LS	1	\$500.00
Subtotal			
Area 3 – Scarlett Oak Dr at Songbird Ct			
Remove Asphalt Pavement	SY	4.8	\$54.00
Walk Removed	SF	251	\$7.00
Remove Curb and Gutter (include sawcut)	LF	21.8	\$17.00
Pavement Repair , as per plan	SY	4.8	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	251	\$19.27

Combine Curb and Gutter, as per plan	LF	21.8	\$49.80
Seeding, Mulching and Grading	SY	60	\$30.00
Maintenance of Traffic	LS	1	\$500.00

Subtotal

Area 4 – Songbird Ct at Bayberry Ln.

Remove Asphalt Pavement	SY	6.9	\$54.00
Walk Removed	SF	219	\$7.00
Remove Curb and Gutter (include sawcut)	LF	30.9	\$17.00
Pavement Repair , as per plan	SY	6.9	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	219	\$19.27
Combine Curb and Gutter, as per plan	LF	30.9	\$49.80
Seeding, Mulching and Grading	SY	60	\$30.00
Maintenance of Traffic	LS	1	\$500.00

Subtotal

Area 5 – Scarlett Oak Dr. at Bayberry Ln.

Remove Asphalt Pavement	SY	6.8	\$54.00
Walk Removed	SF	209	\$7.00
Remove Curb and Gutter (include sawcut)	LF	30.4	\$17.00
Pavement Repair , as per plan	SY	6.8	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	209	\$19.27
Combine Curb and Gutter, as per plan	LF	30.4	\$49.80
Seeding, Mulching and Grading	SY	60	\$30.00

Maintenance of Traffic	LS	1	\$500.00
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Subtotal

Area 6 – East Brooke Dr at Ella Ct.

Walk Removed	SF	36	\$7.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	36	\$19.27
Seeding, Mulching and Grading	SY	20	\$30.00
Maintenance of Traffic	LS	1	\$500.00

Subtotal

Area 7– East Brooke Dr. at Griffin Ln.

Remove Asphalt Pavement	SY	9.6	\$54.00
Walk Removed	SF	106	\$7.00
Remove Curb and Gutter (include sawcut)	LF	43	\$17.00
Pavement Repair , as per plan	SY	9.6	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	106	\$19.27
Combine Curb and Gutter, as per plan	LF	43	\$49.80
Seeding, Mulching and Grading	SY	60	\$30.00
Maintenance of Traffic	LS	1	\$500.00

Subtotal

Area 8– Maya Ct. at East Brooke Dr.

Walk Removed	SF	164	\$7.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	164	\$19.27
Seeding, Mulching and Grading	SY	40	\$30.00

Maintenance of Traffic	EA	1	\$500.00
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Subtotal

Area 9 – Riley Ln. at East Brooke Dr.

Walk Removed	SF	196	\$7.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	193	\$19.27
Seeding, Mulching and Grading	SY	40	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 10 – Sonya Ct. at East Brooke Dr.

Remove Asphalt Pavement	SY	3.9	\$54.00
Walk Removed	SF	180	\$7.00
Remove Curb and Gutter (include sawcut)	LF	17.4	\$17.00
Pavement Repair , as per plan	SY	3.9	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	180	\$19.27
Combine Curb and Gutter, as per plan	LF	17.4	\$49.80
Seeding, Mulching and Grading	SY	20	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 11/12 – East Brooke Dr. at Babbling Brooke Dr.

Remove Asphalt Pavement	SY	17	\$54.00
Walk Removed	SF	588	\$7.00
Remove Curb and Gutter (include sawcut)	LF	76.7	\$17.00
Pavement Repair , as per plan	SY	17	\$430.00

4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	588	\$19.27
Combine Curb and Gutter, as per plan	LF	76.7	\$49.80
Seeding, Mulching and Grading	SY	80	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 13/14 – East Brooke Dr. at Roden Park Dr.

Walk Removed	SF	92	\$7.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	92	\$19.27
Seeding, Mulching and Grading	SY	60	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 15/16 – East Brooke Dr. at Morgan Dr.

Walk Removed	SF	456	\$7.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	456	\$19.27
Seeding, Mulching and Grading	SY	60	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 17 – Blue Springs Dr. at Bridgewater Ln.

Remove Asphalt Pavement	SY	1.7	\$54.00
Walk Removed	SF	149	\$7.00
Remove Curb and Gutter (include sawcut)	LF	7.8	\$17.00
Pavement Repair , as per plan	SY	1.7	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	149	\$19.27

Combine Curb and Gutter, as per plan	LF	7.8	\$49.80
Seeding, Mulching and Grading	SY	20	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 18 – Bridgewater Ln. at Gabrielle Dr.

Walk Removed	SF	173	\$7.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	173	\$19.27
Seeding, Mulching and Grading	SY	20	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 19 – Koehler Dr. at Brandon Dr.

Remove Asphalt Pavement	SY	5.2	\$54.00
Walk Removed	SF	417	\$7.00
Remove Curb and Gutter (include sawcut)	LF	23.5	\$17.00
Pavement Repair , as per plan	SY	5.2	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	417	\$19.27
Combine Curb and Gutter, as per plan	LF	23.5	\$49.80
Seeding, Mulching and Grading	SY	60	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 20 – Koehler Dr. at Shanda Dr.

Remove Asphalt Pavement	SY	3.3	\$54.00
Walk Removed	SF	121	\$7.00

Remove Curb and Gutter (include sawcut)	LF	14.9	\$17.00
Pavement Repair , as per plan	SY	3.3	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	121	\$19.27
Combine Curb and Gutter, as per plan	LF	14.9	\$49.80
Seeding, Mulching and Grading	SY	20	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 21 – Shanda Dr. at Trey Ct.

Remove Asphalt Pavement	SY	2.5	\$54.00
Walk Removed	SF	315	\$7.00
Remove Curb and Gutter (include sawcut)	LF	11.1	\$17.00
Pavement Repair , as per plan	SY	2.5	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	315	\$19.27
Combine Curb and Gutter, as per plan	LF	11.1	\$49.80
Seeding, Mulching and Grading	SY	40	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 22 – Shanda Dr. at Griffin Ln.

Walk Removed	SF	262	\$7.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	262	\$19.27
Seeding, Mulching and Grading	SY	60	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Area 23/24 – Brandon Dr. at Griffin Ln.

Remove Asphalt Pavement	SY	5.9	\$54.00
Walk Removed	SF	336	\$7.00
Remove Curb and Gutter (include sawcut)	LF	26.4	\$17.00
Pavement Repair , as per plan	SY	5.9	\$430.00
4" Concrete Curb Ramp on Compacted Aggregate Base, include truncated dome, wet set	SF	336	\$19.27
Combine Curb and Gutter, as per plan	LF	26.4	\$49.80
Seeding, Mulching and Grading	SY	80	\$30.00
Maintenance of Traffic	EA	1	\$500.00

Subtotal

Total

**Contingency Item at Owner/Engineer's Discretion

10% Contingency

Instruction

Extended Price
\$786.30
\$600.00
\$500.00
\$1,886.30
\$205.20
\$289.00
\$1,634.00
\$945.72
\$846.60
\$600.00
\$500.00
\$5,020.52
\$259.20
\$1,757.00
\$370.60
\$2,064.00
\$4,836.77

\$1,085.64
\$1,800.00
\$500.00
\$12,673.21

\$372.60
\$1,533.00
\$525.30
\$2,967.00
\$4,220.13
\$1,538.82
\$1,800.00
\$500.00
\$13,456.85

\$367.20
\$1,463.00
\$516.80
\$2,924.00
\$4,027.43
\$1,513.92
\$1,800.00

\$500.00
\$13,112.35
\$252.00
\$693.72
\$600.00
\$500.00
\$2,045.72
\$518.40
\$742.00
\$731.00
\$4,128.00
\$2,042.62
\$2,141.40
\$1,800.00
\$500.00
\$12,603.42
\$1,148.00
\$3,160.28
\$1,200.00

\$500.00
\$6,008.28
\$1,372.00
\$3,719.11
\$1,200.00
\$500.00
\$6,791.11
\$210.60
\$1,260.00
\$295.80
\$1,677.00
\$3,468.60
\$866.52
\$600.00
\$500.00
\$8,878.52
\$918.00
\$4,116.00
\$1,303.90
\$7,310.00

\$11,330.76
\$3,819.66
\$2,400.00
\$500.00
\$31,698.32

\$644.00
\$1,772.84
\$1,800.00
\$500.00
\$4,716.84

\$3,192.00
\$8,787.12
\$1,800.00
\$500.00
\$14,279.12

\$91.80
\$1,043.00
\$132.60
\$731.00
\$2,871.23

\$388.44
\$600.00
\$500.00
\$6,358.07
\$1,211.00
\$3,333.71
\$600.00
\$500.00
\$5,644.71
\$280.80
\$2,919.00
\$399.50
\$2,236.00
\$8,035.59
\$1,170.30
\$1,800.00
\$500.00
\$17,341.19
\$178.20
\$847.00

\$253.30
\$1,419.00
\$2,331.67
\$742.02
\$600.00
\$500.00
\$6,871.19

\$135.00
\$2,205.00
\$188.70
\$1,075.00
\$6,070.05
\$552.78
\$1,200.00
\$500.00
\$11,926.53

\$1,834.00
\$5,048.74
\$1,800.00
\$500.00

\$9,182.74
\$318.60
\$2,352.00
\$448.80
\$2,537.00
\$6,474.72
\$1,314.72
\$2,400.00
\$500.00
\$16,345.84

\$206,840.83

\$20,684.08