CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
AGENDA
DATE: April 9, 2020
TIME: 6:00 P.M.

This meeting is being held via Zoom webinar. To participate, please visit https://zoom.us/j/767554925

1. Call to Order

2. Roll Call

3. Approval of Minutes from the March 12th, 2020, ARB meeting.

4. Public Comment:

5. **NEW BUSINESS**:

CONSENT AGENDA ITEMS FOR ARCHITECTURAL REVIEW APPROVAL:

a. Application No. ARB-20-12
Applicant: Amy Lauerhass
Owner: Susan & Frank Mott
Address: 198 N. Roosevelt Ave.
ARB Request: The applicant is seeking architectural review and approval to allow an open front porch addition on the principal structure.

b. Application No.: ARB-20-13
Applicant: Amy Lauerhass
Owner: Ligator Residence
Address: 2611 Stanbery Drive
ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the 2-story principal structure.

c. Application No.: ARB-20-14
Applicant: Amy Lauerhass Architecture
Owner: Reiser
Address: 725 S. Cassingham

ARB Request: The Applicant is seeking architectural review and approval to allow a 1-story addition and deck to the rear of the principal structure and modifications to the front porch roof.

d. Application No.: ARB-20-15
Applicant: Amy Lauerhass
Owner: Ammie Elliott & Ben Carignan
Address: 742 S. Cassingham
ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the principal structure and an expansion of the 3rd floor by increasing the ridge height.

e. Application No.: ARB-20-16
Applicant: Amy Lauerhass
Owner Andrew Roth & Kristen Coookro
Address: 64 N. Cassady
ARB Request: The applicant is seeking architectural review and approval to allow 3 gabled dormers on the front of the house and 2 shed dormers on the rear of the house, to expand the 3rd floor.

f. Application No.: BZAP-20-9
Applicant: Amy Lauerhass
Owner: Blue Box, LLC
Address: 2336 Bryden Rd.
ARB Request: The applicant is seeking architectural review an approval to allow a 2-story addition to the east side of the principal structure. (The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning for a proposed detached garage which will be in a separate motion below.)

g. Application No.: ARB-20-17
Applicant: Deborah Leasure
Owner: Deborah and Timothy Leasure
Address: 870 Montrose Ave
ARB Request: The applicant is seeking architectural review and approval to allow a 1-story addition to the rear of the 2-story principal structure.

h. Application No.: ARB-20-20
Applicant: Hayes Architecture and Design Studio
Owner: Michael Gibboney
Address: 644 S. Cassingham
ARB Request: The applicant is seeking architectural review and approval to allow a 2nd floor shed dormer on the rear of the principal structure.

i. 149 S. Stanwood – Arbor at rear of home

j. 227 N. Ardmore – Solar panels on south roof

CONSENT AGENDA ITEMS FOR A RECOMMENDATION TO BZAP:

k. Application No.: BZAP-20-9
Applicant: Amy Lauerhass
Owner: Blue Box, LLC
Address: 2336 Bryden Rd.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a proposed detached garage.

REGULAR AGENDA ITEMS:

l. Application No.: ARB-20-18
Applicant: Brad Schoch
Owner: Andy & Rachel Abeles
Address: 317 S. Drexel Ave.
ARB Request: The applicant is seeking preliminary architectural review to allow the existing structure to be demolished and a new single-family structure to be constructed on the site.

m. Application No.: ARB-20-19
Applicant: Juliet Bullock
Owner: Chris Smith
Address: 235 N. Roosevelt Ave.
ARB Request: The applicant is seeking preliminary architectural review to allow the existing structure to be demolished and a new single-family structure to be constructed on the site.

n. Application No.: MA-20-40
Applicant: Steven Elbert
Owner: Daniel & Karen Bromberg
Address: 764 S. Cassingham
ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition to the rear of the principal structure.

o. Application No.: MA-20-49
Applicant: Pete Foster
Owner: Jason Lessard & Anne Brown
Address: 69 S. Cassingham

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow an 18’ x 35’ detached garage with shed dormers.
This application has been withdrawn.

PRELIMINARY REVIEW/BOARD FEEDBACK:

1015 Montrose
2395 Charles

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No. ARB-20-12
Applicant: Amy Lauerhass
Owner: Susan & Frank Mott
Address: 198 N. Roosevelt Ave.
ARB Request: The applicant is seeking architectural review and approval to allow an open front porch addition on the principal structure.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Amy Lauerhass
614-371-3523
@ amy@lauerhassarchitecture.com

Location

198 N ROOSEVELT AV
Bexley, OH 43209

ARB-20-12

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Addition of a new covered front porch

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

Property Owner Name

--

Property Owner phone

--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

35000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

60

Depth (ft)

136.76

Total Area (SF)

8206

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1186

Proposed Addition (SF)

222

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1408

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

440

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

440

Total building lot coverage (SF)

1848

Total building lot coverage (% of lot)

22.5

Is this replacing an existing garage and/or accessory structure?

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)
1319

Existing Patio (SF)
371

Existing Private Sidewalk (SF)
60

Proposed Additional Hardscape (SF)
--

Total Hardscape (SF)
1750

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
3598

Total overall lot coverage (% of lot)
43.8

C.1 Architectural Review Worksheet: Roofing

Roofing
true

Structure
House or Principal Structure

Existing Roof Type
Arch. Dimensional Shingles

New Roof Type
Metal

New Single Manufacturer
TBD

New Roof Style and Color
Standing Seam Metal - Matte Black

C.1 Architectural Review Worksheet: Windows

Windows
--

Structure
--

Existing Window Type
--

Existing Window Materials
--

New Window Manufacturer
--

New Window Style/Mat./Color
--

C.1 Architectural Review Worksheet: Doors

Doors
--

Structure
--

Existing Entrance Door Type
--

Existing Garage Door Type
--

Door Finish
--

Proposed Door Type
--

Proposed Door Style

Proposed Door Color

--

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

false

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

--

Proposed New Window Trim

--

Trim Color(s)

--

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

--

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement

Proposed Finishes Manufacturer, Style, Color

All porch trim to be fiber cement; white to match existing

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (6)

Photographs (required)
Mar 10, 2020

Photo South Elevation
Mar 10, 2020

Photo North Elevation
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

- [ ] **Payment**
  Status: Paid March 10th 2020, 1:25 pm

- [ ] **Zoning Officer**
  Status: Completed March 17th 2020, 3:45 pm
  Assignee: Kathy Rose

  Kathy Rose March 10th 2020, 3:35:10 pm
  scheduled for April 9th, 2020, ARB meeting

- [ ] **Design Planning Consultant**
  Status: In Progress
  Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

- [ ] **Board of Zoning and Planning**
  Status: In Progress

- [ ] **City Council**
  Status: In Progress

- [ ] **Tree Commission**
  Status: In Progress

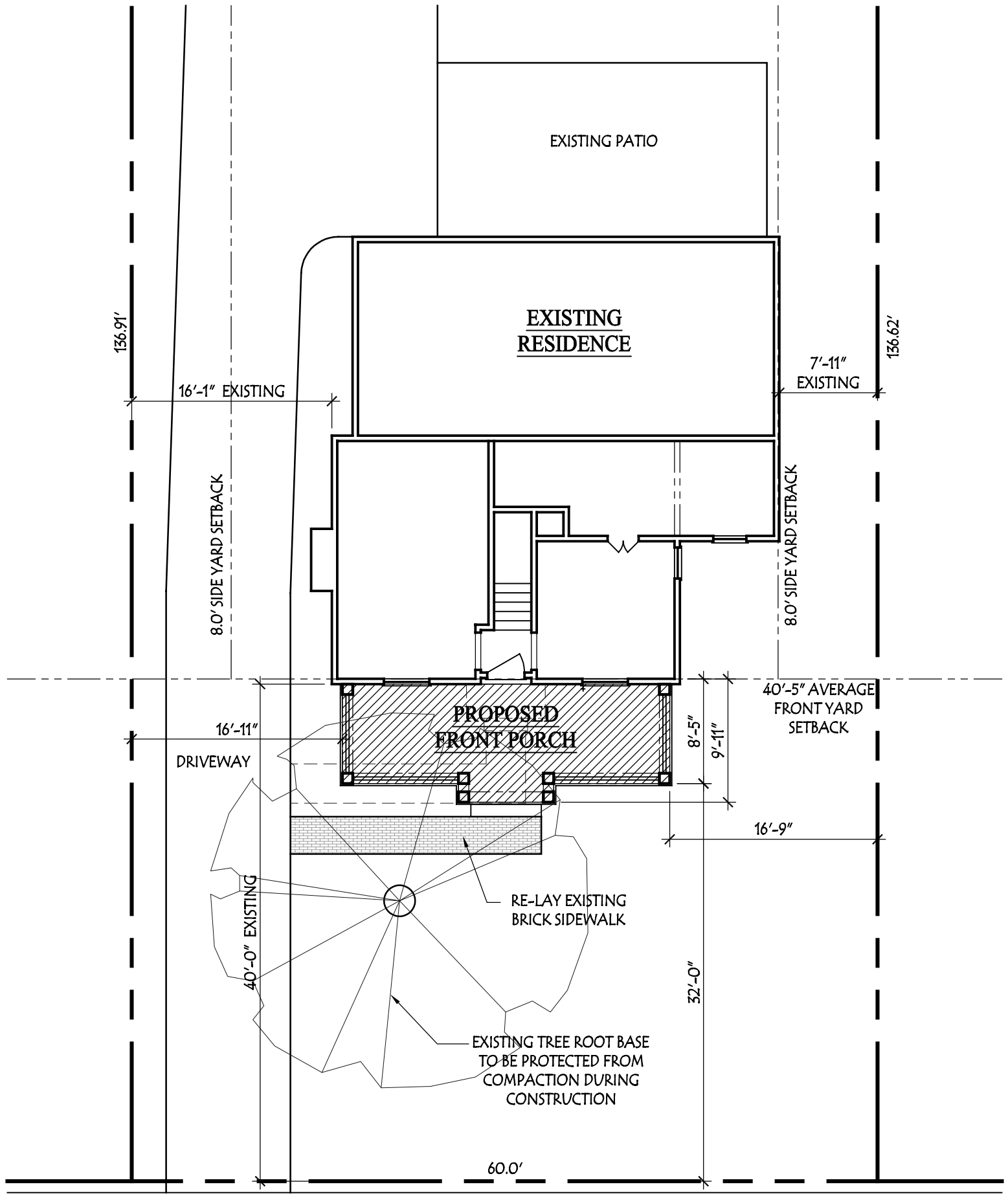
- [ ] **Arborist**

Status: In Progress

ADDITION & RENOVATION FOR:

Susan & Frank Mott

198 NORTH ROOSEVELT AVE.
BEXLEY, OHIO 43209



Site Plan

SCALE: 1" = 10'-0"

NORTH ROOSEVELT AVE.
(65' R.O.W.)

AVERAGE FRONT YARD SETBACK

176 NORTH ROOSEVELT	40'-0"
180 NORTH ROOSEVELT	39'-6"
190 NORTH ROOSEVELT	39'-11"
198 NORTH ROOSEVELT	40'-0"
208 NORTH ROOSEVELT	41'-5"
216 NORTH ROOSEVELT	41'-7"
220 NORTH ROOSEVELT	40'-5"
AVERAGE OF 7 HOUSES =	40'-5"

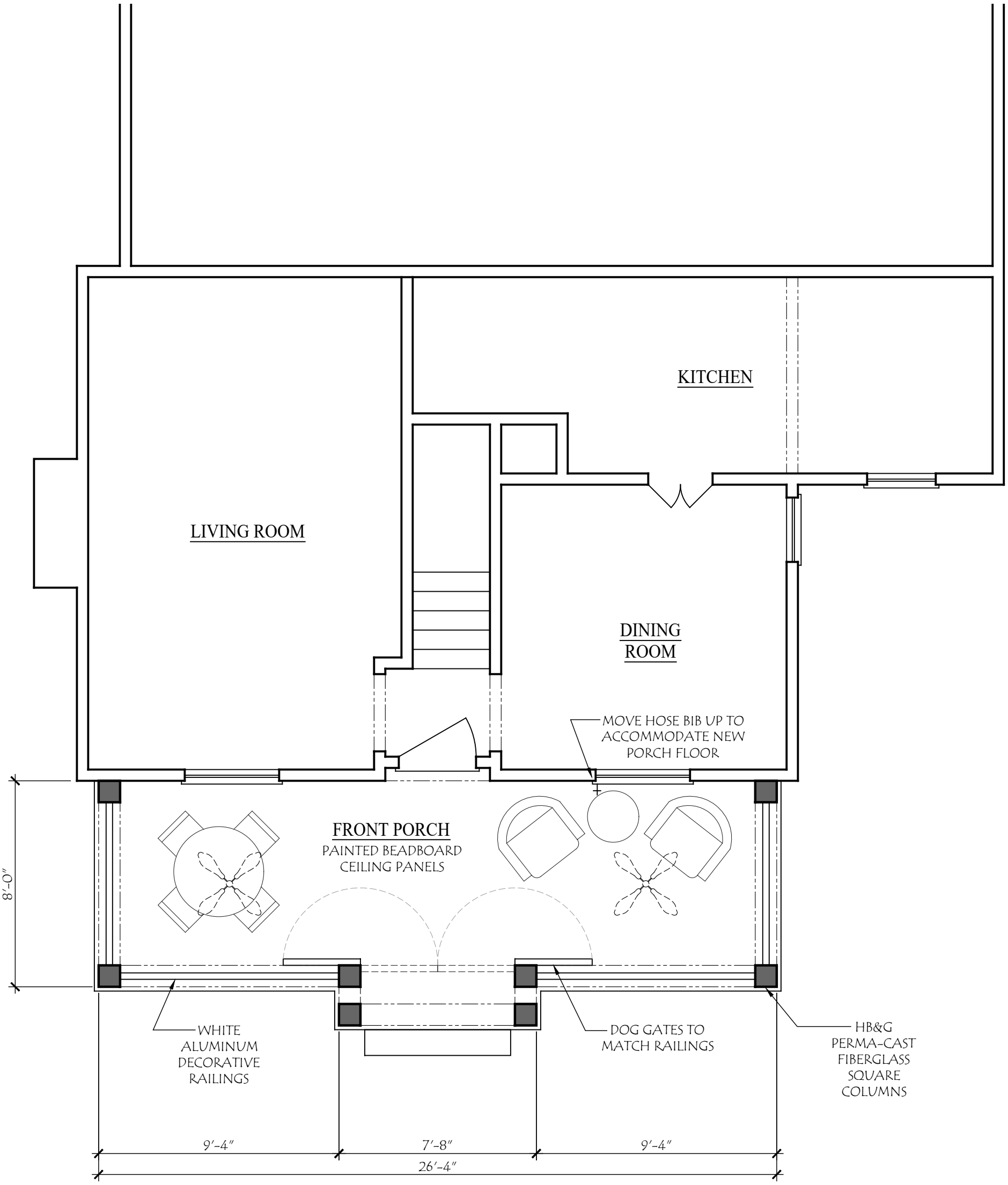
Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523

DEVELOPMENT INFORMATION

ZONING DESIGNATION		= R-6
TOTAL LAND AREA		= 8206 SF
MAXIMUM BUILDING COVER	35 %	= 2872SF
PROPOSED LOT COVER:		
EXISTING HOUSE		= 1186 SF
EXISTING GARAGE		= 440 SF
PROPOSED PORCH		= 222 SF
TOTAL BUILDING COVER	22.5 %	= 1848 SF
MAXIMUM DEVELOP. COVER	60 %	= 4923 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER		= 1848 SF
SIDEWALK		= 60 SF
DRIVEWAY		= 1319 SF
PATIO		= 371 SF
TOTAL	43.8 %	= 3598 SF



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Date: 14 Jan 2020

Drawing Title: Porch Plan

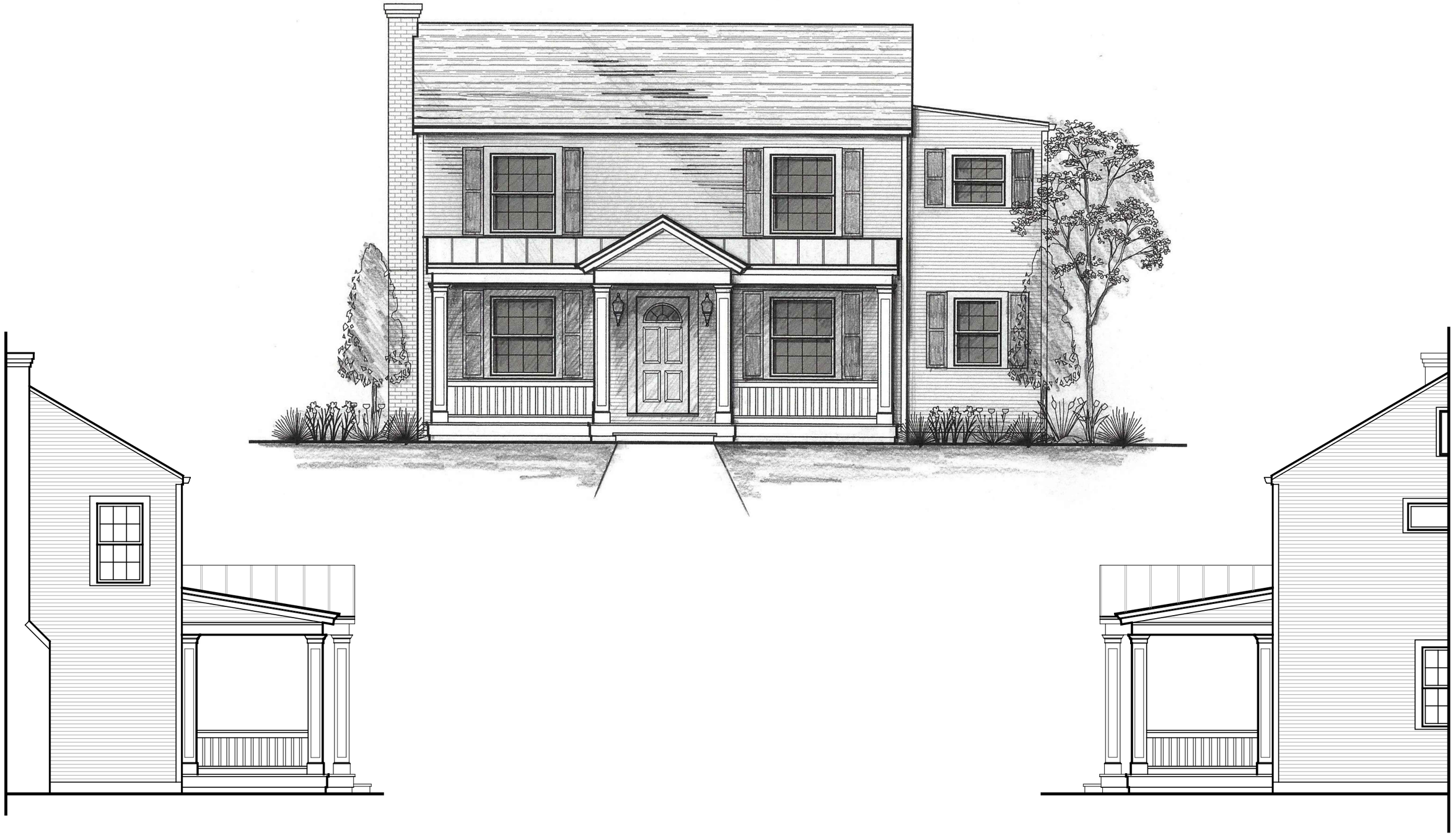
Scale: 1/4" = 1'-0"

Project Number: 19-109

Project Name: The Mott Residence

Sheet Number: A-1

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
14 Jan 2020

Drawing Title:
Elevations

Scale:
3/16" = 1'-0"

Project Number:
19-109

Project Name:
The Mott Residence

Sheet Number:
A-2

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

198

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-13
Applicant: Amy Lauerhass
Owner: Ligator Residence
Address: 2611 Stanbery Drive
ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the 2-story principal structure.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Amy Lauerhass
614-371-3523
amy@lauerhassarchitecture.com

Location

2611 STANBERY DR
Bexley, OH 43209

ARB-20-13

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Two-story addition to the rear of the home.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

Property Owner Name

--

Property Owner phone

--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

200000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

40

Depth (ft)

97.4

Total Area (SF)

5078

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

824

Proposed Addition (SF)

451

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1275

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

1275

Total building lot coverage (% of lot)

25.1

Is this replacing an existing garage and/or accessory structure?

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)
300

Existing Patio (SF)
--

Existing Private Sidewalk (SF)
132

Proposed Additional Hardscape (SF)
--

Total Hardscape (SF)
432

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
1707

Total overall lot coverage (% of lot)
33.6

C.1 Architectural Review Worksheet: Roofing

Roofing
true

Structure
House or Principal Structure

Existing Roof Type
Std. 3-tab Asphalt Shingle

New Roof Type
Std. 3-tab Asphalt Shingle

New Single Manufacturer
TBD - Match Existing

New Roof Style and Color
TBD - Match Existing

C.1 Architectural Review Worksheet: Windows

Windows
true

Structure
House or Principal Structure

Existing Window Type
Casement

Existing Window Materials
Other

Other existing window materials
Vinyl

New Window Manufacturer
To Match Existing

New Window Style/Mat./Color
Double Hung/Vinyl/White

C.1 Architectural Review Worksheet: Doors

Doors
true

Structure
House or Principal Structure

Existing Entrance Door Type
--

Existing Garage Door Type
Fiberglass

Door Finish

Proposed Door Type

Painted

Fiberglass

Proposed Door Style

French Sliding

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Other

Other Existing Door Trim

Wrapped Alumimum

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Other

Other Existing Window Trim

Wrapped Alumimum

Proposed New Window Trim

Fiber Cement

Trim Color(s)

Blue to match existing; maybe lighter

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Wood Shingle

Existing Finishes Manufacturer, Style, Color

Striated Wood Shake Siding; Straight Bottom Edge; Blue-Gray

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding with 8" exposure; color to match existing or a shade lighter

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (7)

Photographs (required)
Mar 10, 2020

Left Side Elevation
Mar 10, 2020

Right Side Elevation
Mar 10, 2020

Rear Elevation
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 1:51 pm

Zoning Officer
Status: Completed March 20th 2020, 11:55 am
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 1:26:09 pm
Amy, have the owners considered adding a second bay to the existing single car garage? Only asking as they should provide 2 parking spaces that meet the off-street parking requirements. I know they don't now, but thought I'd throw that out there to discuss with your clients.

Amy Lauerhass March 19th 2020, 10:22:17 am

Kathy, This lot is small, oddly shaped, and has an easement on the east side. I don't know of any way to add another bay, other than to stack them, and there really isn't any room! Thanks, Amy

Kathy Rose March 19th 2020, 12:08:47 pm

Just wanted to throw that out there, in case you may see an option. Thanks!

- [ ] **Design Planning Consultant**
  Status: In Progress
  Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

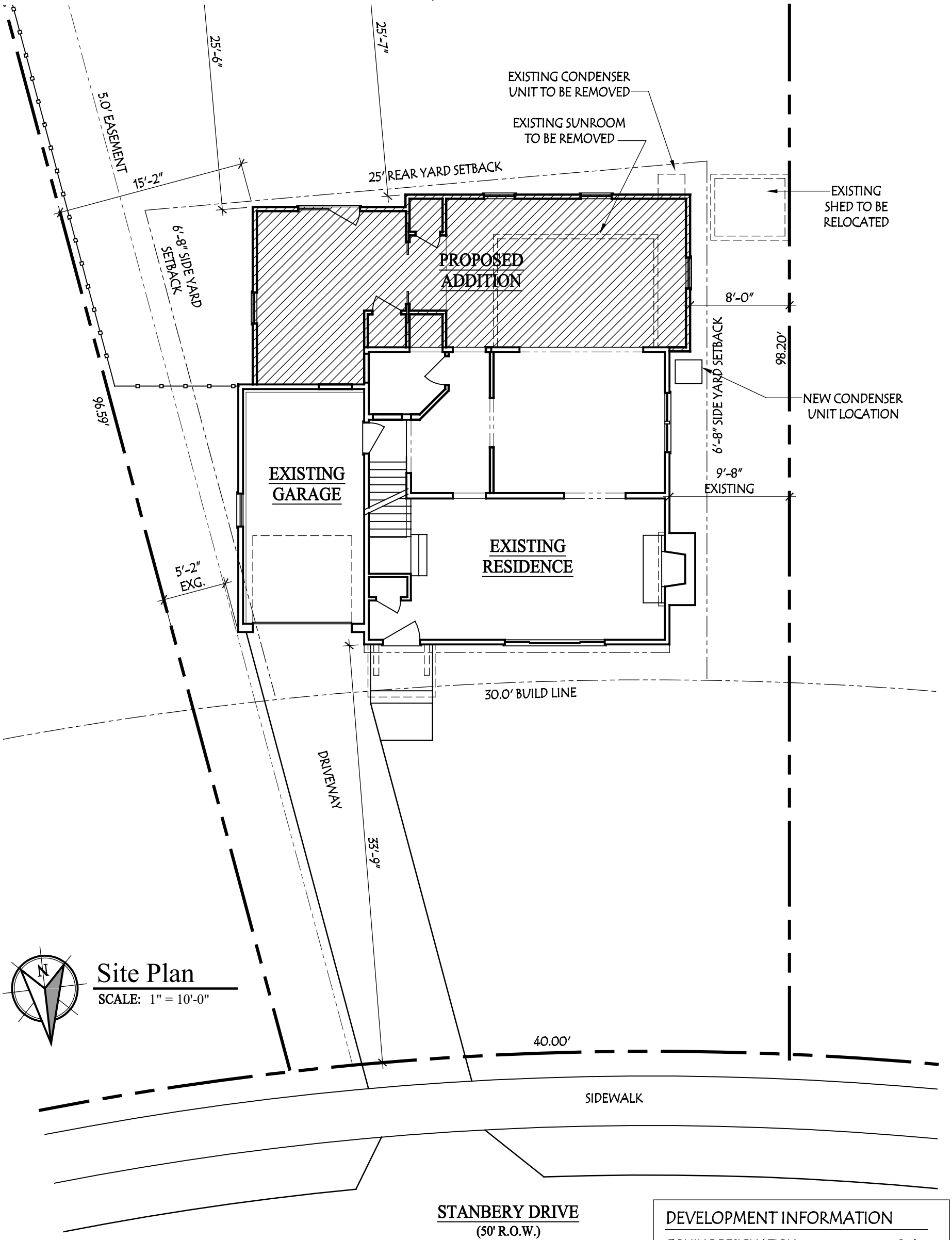
- [ ] **Board of Zoning and Planning**
  Status: In Progress

- [ ] **City Council**
  Status: In Progress

- [ ] **Tree Commission**
  Status: In Progress

- [ ] **Arborist**
  Status: In Progress

ADDITION & RENOVATION FOR:
THE LIGATOR RESIDENCE
2611 STANBERY DRIVE
BEXLEY, OHIO 43209



Site Plan
SCALE: 1" = 10'-0"

STANBERY DRIVE
(50' R.O.W.)

SQUARE FOOTAGE

EXISTING FIRST FLOOR	= 592 SF
EXISTING SECOND FLOOR	= 812 SF
TOTAL: MAIN RESIDENCE	= 1404 SF
PROPOSED FIRST FLOOR	= 451 SF
PROPOSED SECOND FLOOR	= 451 SF
TOTAL PROPOSED ADDITION	= 902 SF
TOTAL FINISHED RESIDENCE	= 2306 SF
EXISTING BASEMENT FINISHED	= 255 SF

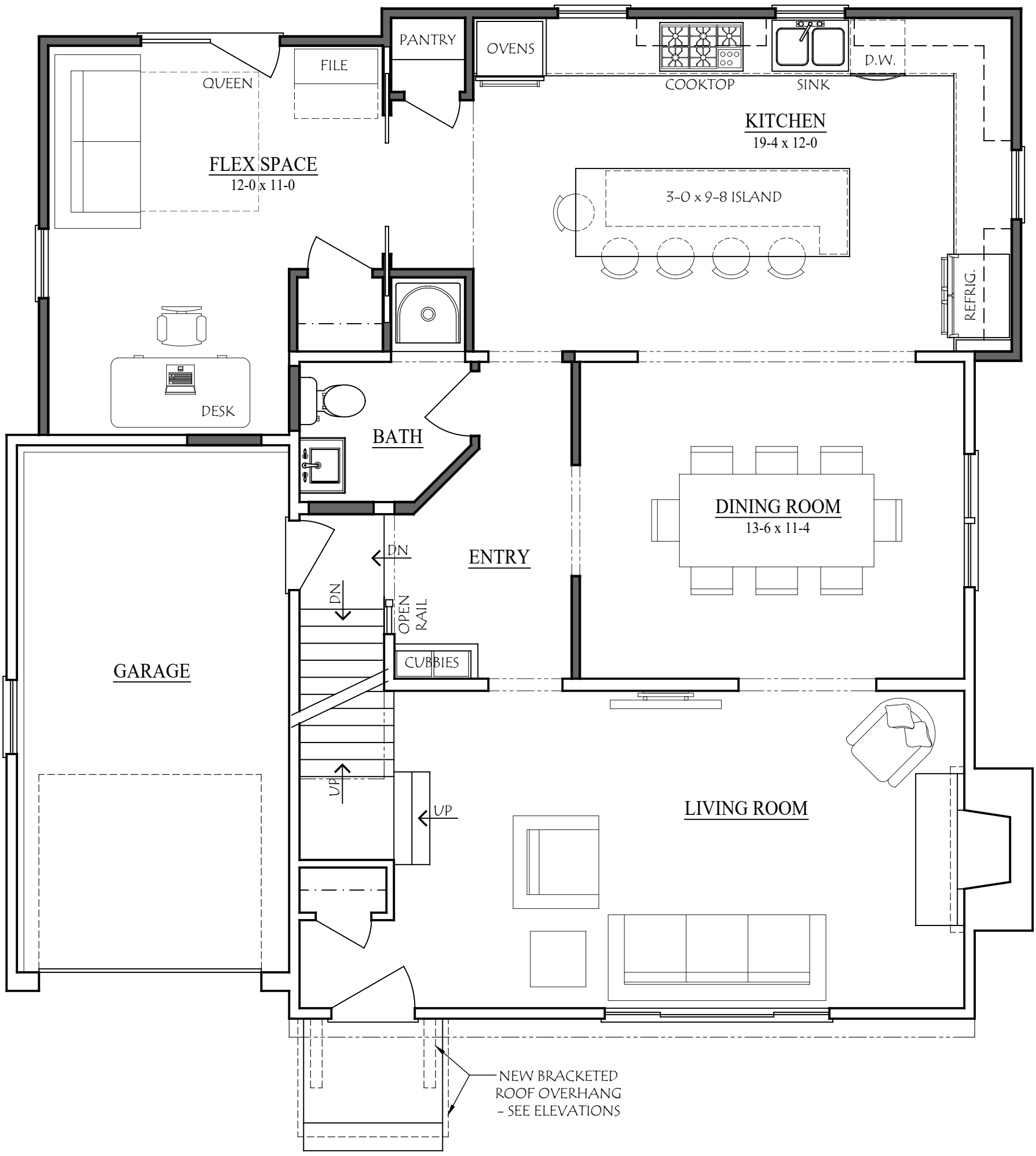
Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME
753 Francis Ave. Bexley, OH 43209 614-371-3523

DEVELOPMENT INFORMATION

ZONING DESIGNATION		= R-6
TOTAL LAND AREA		= 5078 SF
MAXIMUM BUILDING COVER	35 %	= 1777 SF
PROPOSED LOT COVER:		
EXISTING HOUSE & GARAGE		= 824 SF
PROPOSED ADDITION		= 451 SF
TOTAL BUILDING COVER	25.1 %	= 1275 SF
MAXIMUM DEVELOP. COVER	60 %	= 3047 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER		= 1275 SF
SIDEWALKS		= 132 SF
DRIVEWAY		= 300 SF
TOTAL	33.6 %	= 1707 SF

KITCHEN COMPARISON

EXISTING BASE CABINETS	= 15.5 SF
EXISTING WALL CABINETS	= 12.0 SF
EXISTING PANTRY CABINET	= 0.0 SF
TOTAL EXISTING STORAGE	= 27.5 SF
PROPOSED BASE CABINETS	= 56.0 SF
PROPOSED WALL CABINETS	= 13.0 SF
PROPOSED PANTRY CABINET	= 4.5 SF
TOTAL PROPOSED STORAGE	= 73.5 SF
EXISTING OPEN COUNTERTOP	= 28.0 SF
PROPOSED OPEN COUNTERTOP	= 67.0 SF



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Date: 2 Mar 2020

Drawing Title: First Floor Plan

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

Project Number: 19-072

Project Name: The Ligator Residence

Sheet Number: A-2

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date: 2 Mar 2020

Drawing Title: Second Floor Plan

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

Project Number: 19-072

Project Name: The Ligator Residence

Sheet Number: A-3

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

WEST ELEVATION

NORTH ELEVATION

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Date: 2 Mar 2020

Drawing Title: Exterior Elevations

Scale: 3/16" = 1'-0"

Project Number: 19-072

Project Name: The Ligator Residence

Sheet Number: A-4

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

EAST ELEVATION

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Date:	Drawing Title:	Scale:
2 Mar 2020	Exterior Elevations	3/16" = 1'-0"
Project Number:	**Project Name:**	**Sheet Number:**
19-072	The Ligator Residence	A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

2611
OHIO
HHC 6967

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-14
Applicant: Amy Lauerhass Architecture
Owner: Reiser
Address: 725 S. Cassingham
ARB Request: The Applicant is seeking architectural review and approval to allow a 1-story addition and deck to the rear of the principal structure and modifications to the front porch roof.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Amy Lauerhass
614-371-3523
amy@lauerhassarchitecture.com

Location

725 S CASSINGHAM RD
Bexley, OH 43209

ARB-20-14

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

One-story addition to the rear of the home
Replacement of front porch flat roof with new sloped metal roof

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

Property Owner Name

--

Property Owner phone

--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

130000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

Zoning Review Type

--

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

40

Depth (ft)

135

Total Area (SF)

5400

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1046

Proposed Addition (SF)

200

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1246

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

400

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

400

Total building lot coverage (SF)

1646

Total building lot coverage (% of lot)

30

Is this replacing an existing garage and/or accessory structure?

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)
133

Existing Patio (SF)
--

Existing Private Sidewalk (SF)
374

Proposed Additional Hardscape (SF)
252

Total Hardscape (SF)
759

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
2405

Total overall lot coverage (% of lot)
44.5

C.1 Architectural Review Worksheet: Roofing

Roofing
true

Structure
House or Principal Structure

Existing Roof Type
Slate

New Roof Type
--

New Single Manufacturer
TBD

New Roof Style and Color
Addition: Dimensional Shingles; Porch: Standing Seam Metal

C.1 Architectural Review Worksheet: Windows

Windows
true

Structure
--

Existing Window Type
--

Existing Window Materials
--

New Window Manufacturer
Simonton to match existing

New Window Style/Mat./Color
Casement/Vinyl/White

C.1 Architectural Review Worksheet: Doors

Doors
true

Structure
House or Principal Structure

Existing Entrance Door Type
--

Existing Garage Door Type
--

Door Finish
Painted

Proposed Door Type
Fiberglass

Proposed Door Style

French

Proposed Door Color

White to match existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Primed Cedar

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Primed Cedar

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Other

Other Existing Finishes

Brick + Wood Siding

Existing Finishes Manufacturer, Style, Color

Horizontal Drop Siding

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

James Hardie; Horizontal Beveled Siding; White

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (7)

Photographs (required)
Mar 10, 2020

North Elevation
Mar 10, 2020

Rear Elevation
Mar 10, 2020

South Elevation
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 2:27 pm

Zoning Officer
Status: Completed March 17th 2020, 1:12 pm
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 1:05:31 pm
April 9, 2020 ARB for addition and front porch roof modification

Design Planning Consultant

Status: In Progress
Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

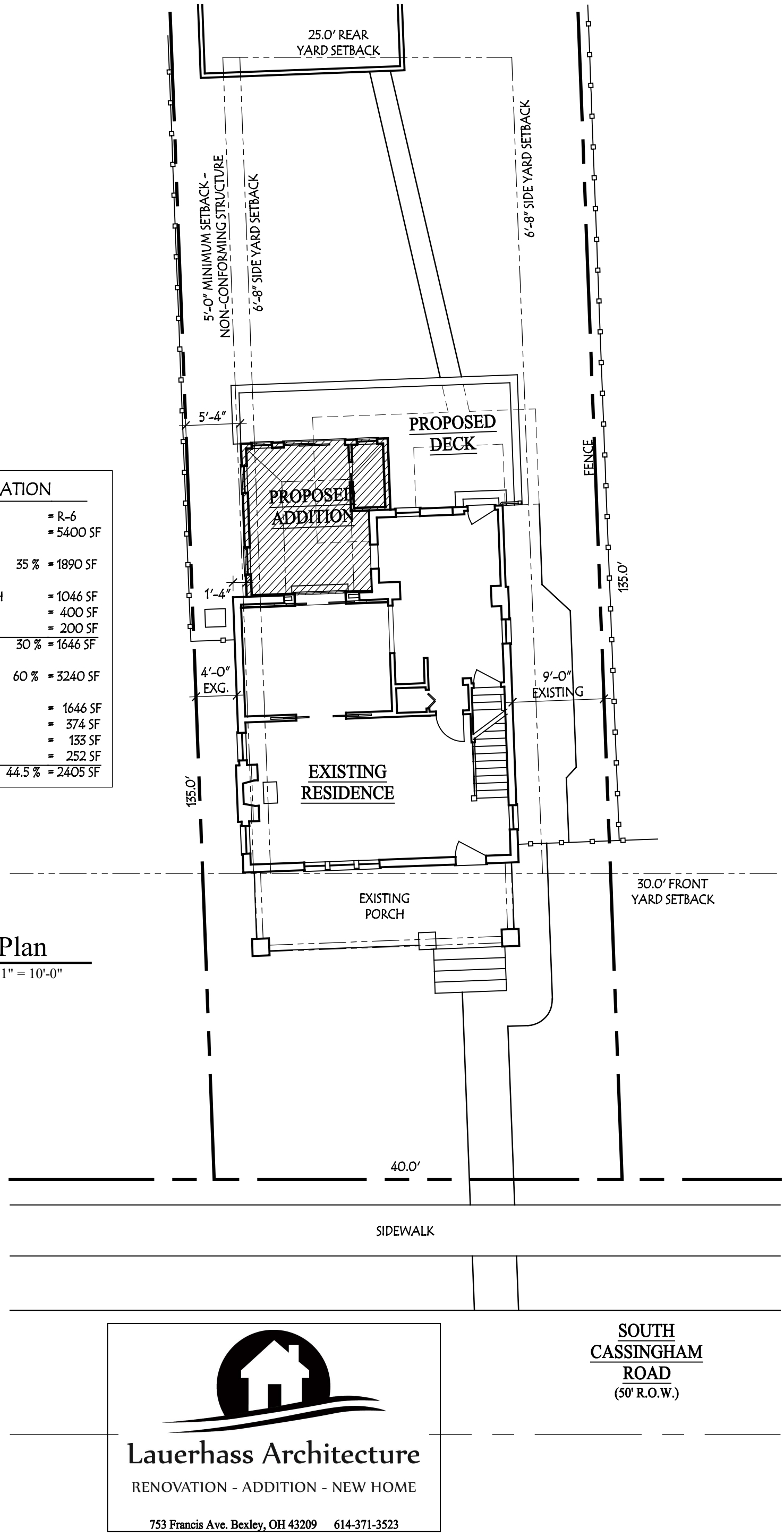
- [ ] **Board of Zoning and Planning**
  Status: In Progress

- [ ] **City Council**
  Status: In Progress

- [ ] **Tree Commission**
  Status: In Progress

- [ ] **Arborist**
  Status: In Progress

ADDITION & RENOVATION FOR:
THE REISER RESIDENCE
725 S. CASSINGHAM RD.
BEXLEY, OHIO 43209



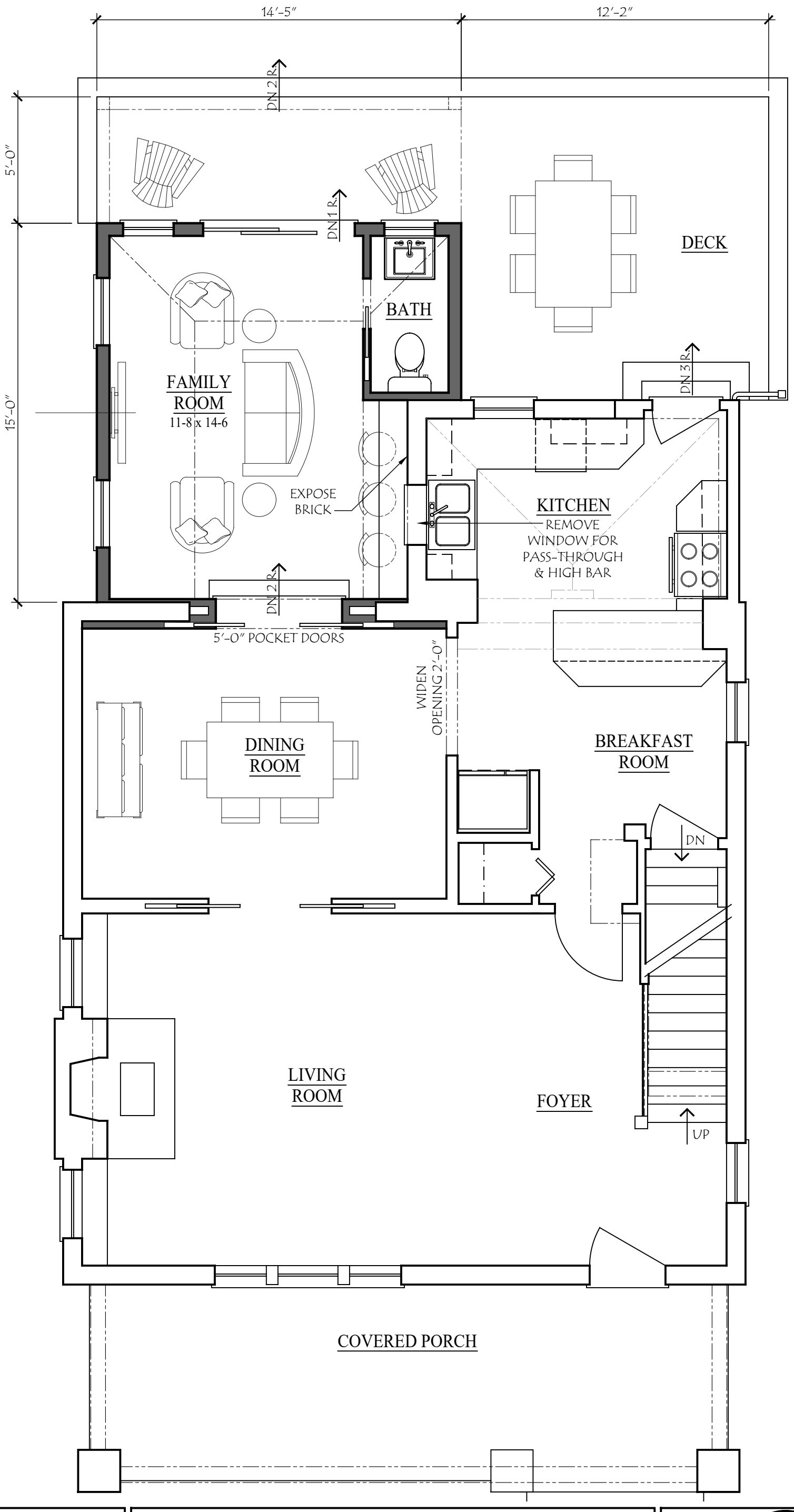
DEVELOPMENT INFORMATION

ZONING DESIGNATION		= R-6
TOTAL LAND AREA		= 5400 SF
MAXIMUM BUILDING COVER	35 %	= 1890 SF
PROPOSED LOT COVER:		
EXISTING HOUSE + PORCH		= 1046 SF
EXISTING GARAGE		= 400 SF
PROPOSED ADDITION		= 200 SF
TOTAL BUILDING COVER	30 %	= 1646 SF
MAXIMUM DEVELOP. COVER	60 %	= 3240 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER		= 1646 SF
SIDEWALKS		= 374 SF
DRIVEWAY		= 133 SF
PROPOSED DECK		= 252 SF
TOTAL	44.5 %	= 2405 SF

N

Site Plan
SCALE: 1" = 10'-0"

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME
753 Francis Ave. Bexley, OH 43209 614-371-3523



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Date: 4 Feb 2020

Drawing Title: First Floor Plan

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

Project Number: 19-053

Project Name: The Reiser Residence

Sheet Number: A-2

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date:
4 Feb 2020

Drawing Title:
Exterior Elevations

Scale:
3/16" = 1'-0"

Project Number:
19-053

Project Name:
The Reiser Residence

Sheet Number:
A-4

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date:
4 Feb 2020

Drawing Title:
Exterior Elevations

Scale:
3/16" = 1'-0"

Project Number:
19-053

Project Name:
The Reiser Residence

Sheet Number:
A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

Bexley Music
BAND • ORCHESTRA • CHOIR • JAZZ
Reiser '24
725
Ava Phoebe

BLUE Bird

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-15
Applicant: Amy Lauerhass
Owner: Ammie Elliott & Ben Carignan
Address: 742 S. Cassingham
ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the principal structure and an expansion of the 3rd floor by increasing the ridge height.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Amy Lauerhass
614-371-3523
amy@lauerhassarchitecture.com

Location

742 S CASSINGHAM RD
Bexley, OH 43209

ARB-20-15

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Two-story addition to the rear of the house (smaller than previously approved addition)
Raise existing house roof from 7:12 to 10:12 pitch (same as previously approved addition)
Original Application 19-002-Z; ARB Approval 02/14/2019
New Application does not include any changes to the garage or driveway, and no variance

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

Property Owner Name

--

Property Owner phone

--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

200000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

40

Depth (ft)

135

Total Area (SF)

5400

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

911

Proposed Addition (SF)

265

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1176

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

295

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

295

Total building lot coverage (SF)

1471

Total building lot coverage (% of lot)

Is this replacing an existing garage and/or accessory structure?

27.2

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)

1398

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

48

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

1446

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2917

Total overall lot coverage (% of lot)

54

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House or Principal Structure

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Dark Gray

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung; Aluminum-Clad wood; white

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

--

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish

Proposed Door Type

Painted

Aluminum-Clad Wood

Proposed Door Style

French

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Wood

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

Yes

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Horizontal Siding; Blue

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Horizontal Siding; Gray

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (7)

Photographs (required)
Mar 10, 2020

North Elevation Photo
Mar 10, 2020

South Elevation Photo
Mar 10, 2020

Rear Elevation Photo
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 8:11 pm

Zoning Officer
Status: Completed March 17th 2020, 3:00 pm
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 2:59:58 pm
2 1/2 story addition to rear of principal structure? also raising the ridge height of existing structure. ARB April 9, 2020

Design Planning Consultant

Status: In Progress
Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

- [ ] **Board of Zoning and Planning**
  Status: In Progress

- [ ] **City Council**
  Status: In Progress

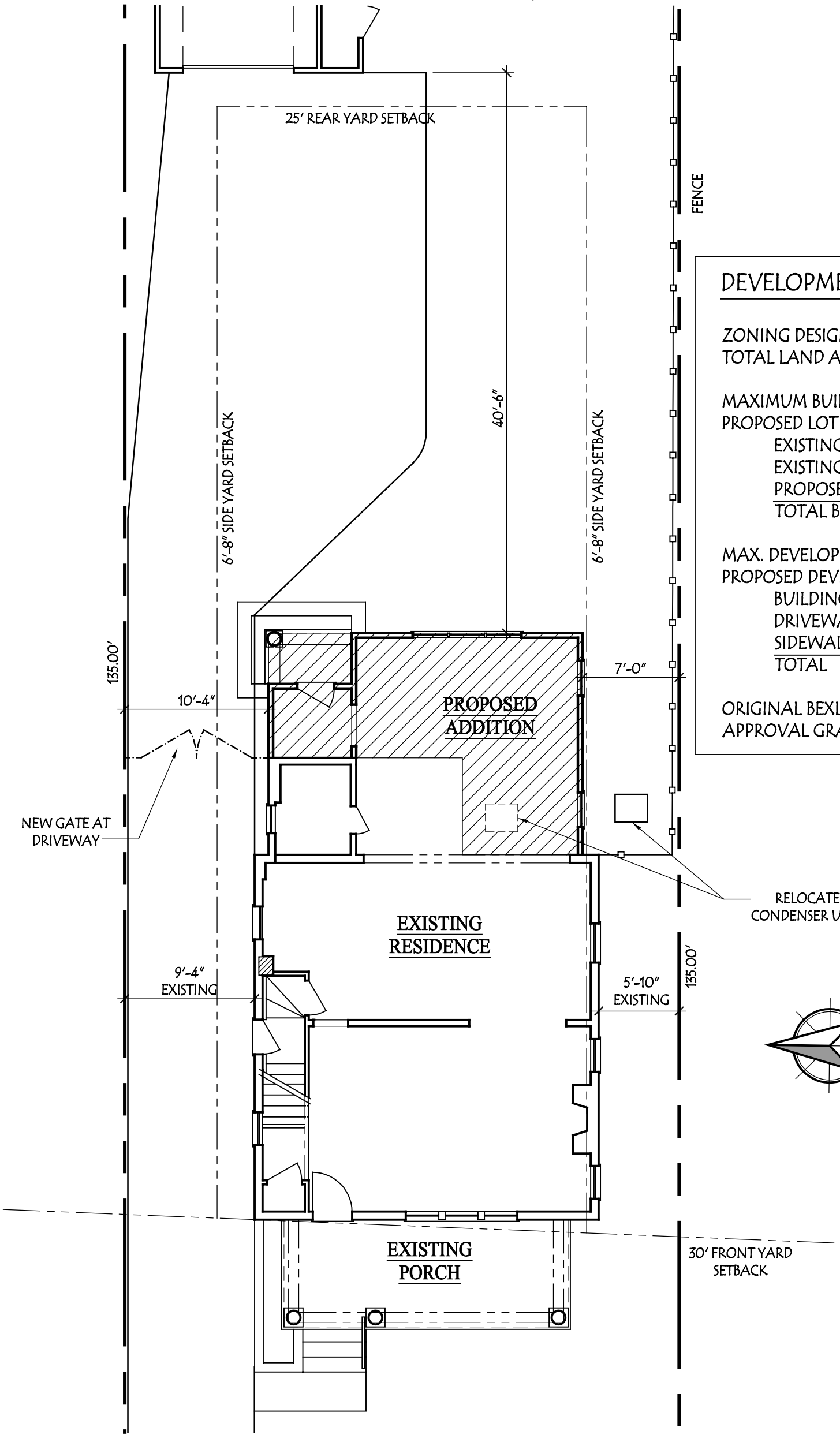
- [ ] **Tree Commission**
  Status: In Progress

- [ ] **Arborist**
  Status: In Progress

ADDITION & RENOVATION FOR:

Ammie Elliott & Ben Carignan

742 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

ZONING DESIGNATION		= R-6
TOTAL LAND AREA		= 5,400 SF
MAXIMUM BUILDING COVER	35%	= 1890 SF
PROPOSED LOT COVER:		
EXISTING HOUSE + PORCH		= 911 SF
EXISTING GARAGE		= 295 SF
PROPOSED ADDITION		= 265 SF
TOTAL BUILDING COVER	27.2%	= 1471 SF
MAX. DEVELOPMENT COVER	60 %	= 3240 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER		= 1471 SF
DRIVEWAY		= 1398 SF
SIDEWALK		= 48 SF
TOTAL	54.0 %	= 2917 SF

ORIGINAL BEXLEY ARB APPLICATION #19-002-Z
APPROVAL GRANTED: FEBRUARY 14, 2019

N

Site Plan

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

Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523

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Date:
8 April 2020

Drawing Title:
Street Scape

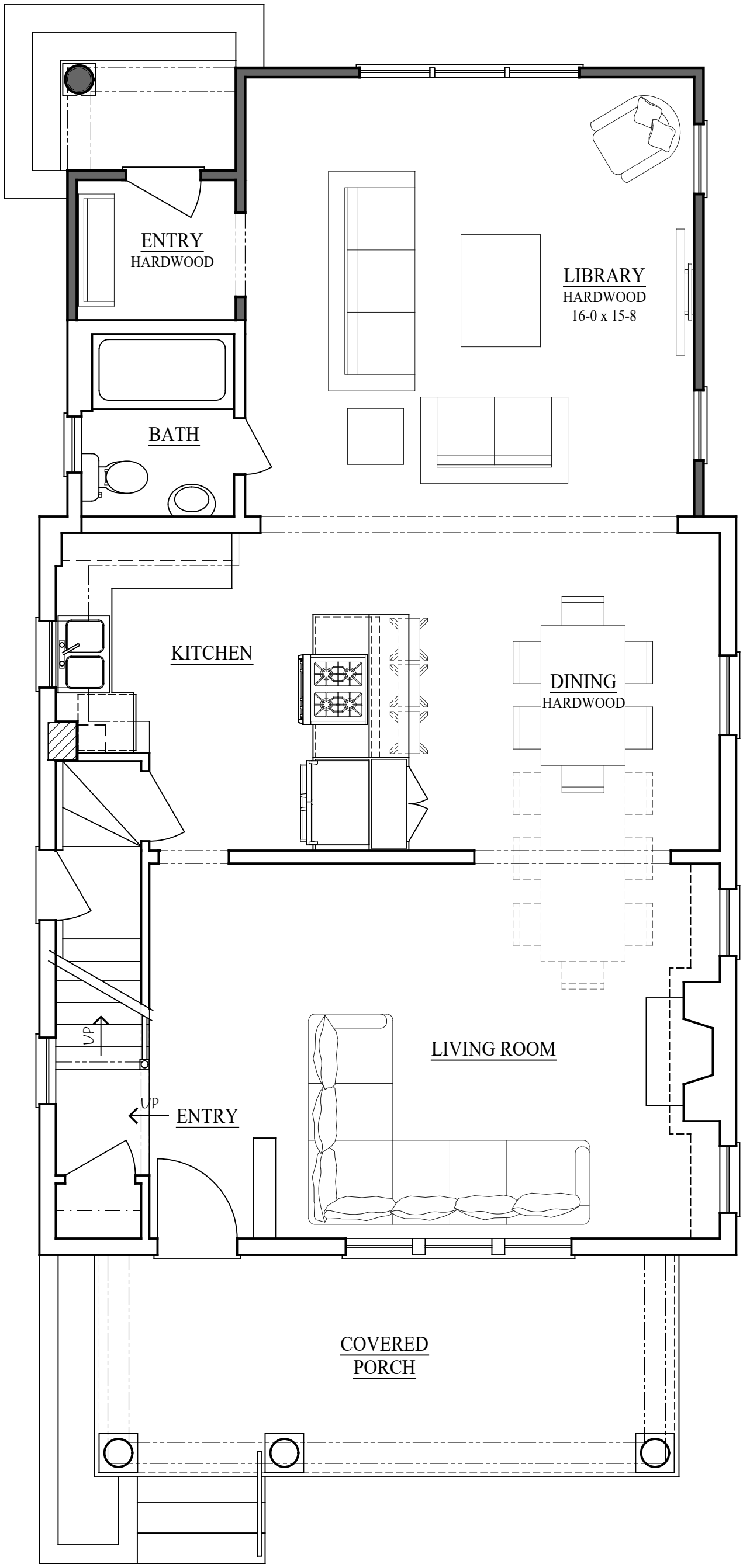
Scale:
n/a

Project Number:
18-046

Project Name:
Elliott-Carignan Residence

Sheet Number:
1 of 1

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Drawing Title:
First Floor Plan

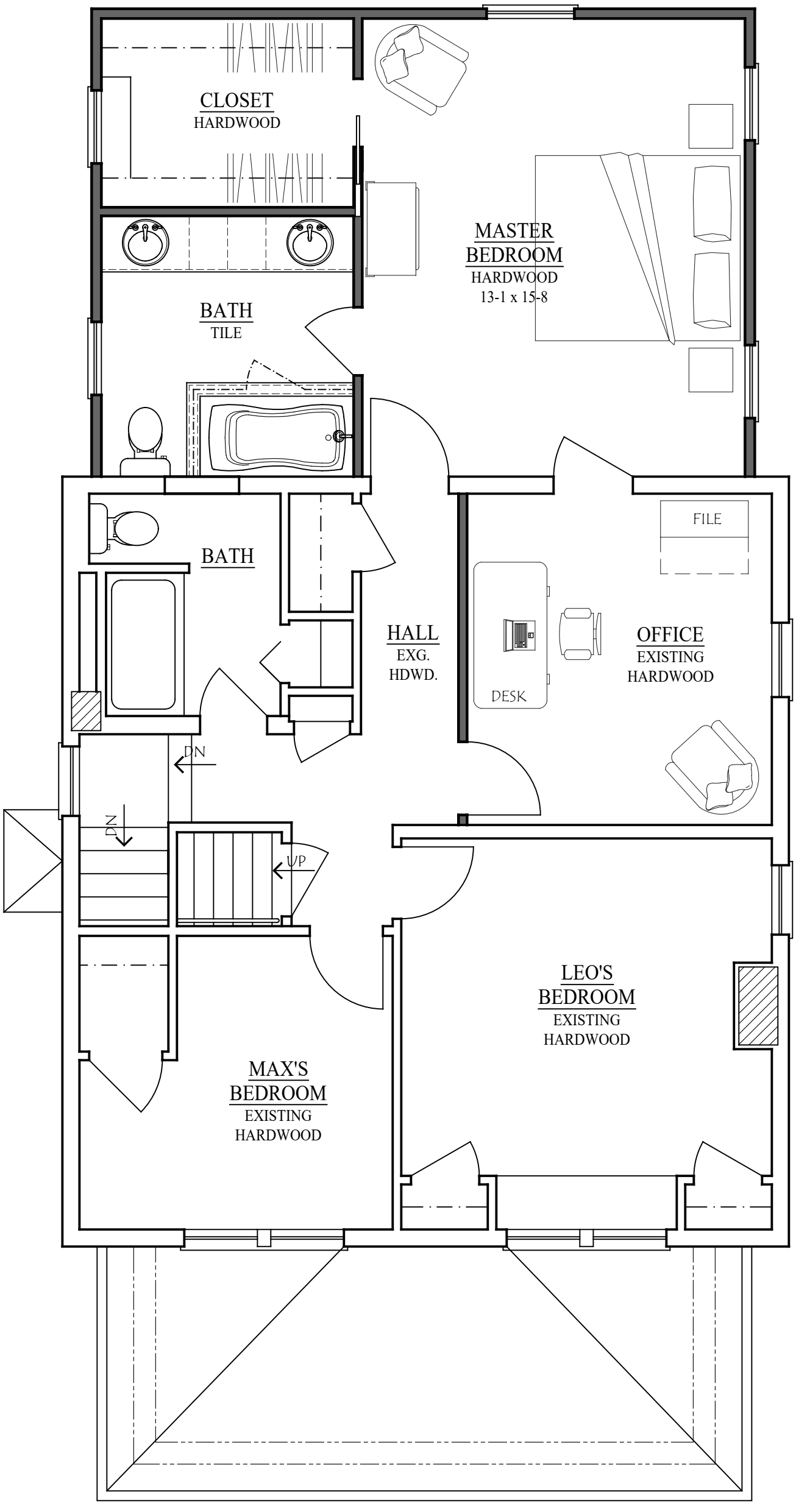
Scale:
1/4" = 1'-0"

Project Number:
18-046

Project Name:
Elliott-Carignan Residence

Sheet Number:
A-1

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Drawing Title:
Second Floor Plan

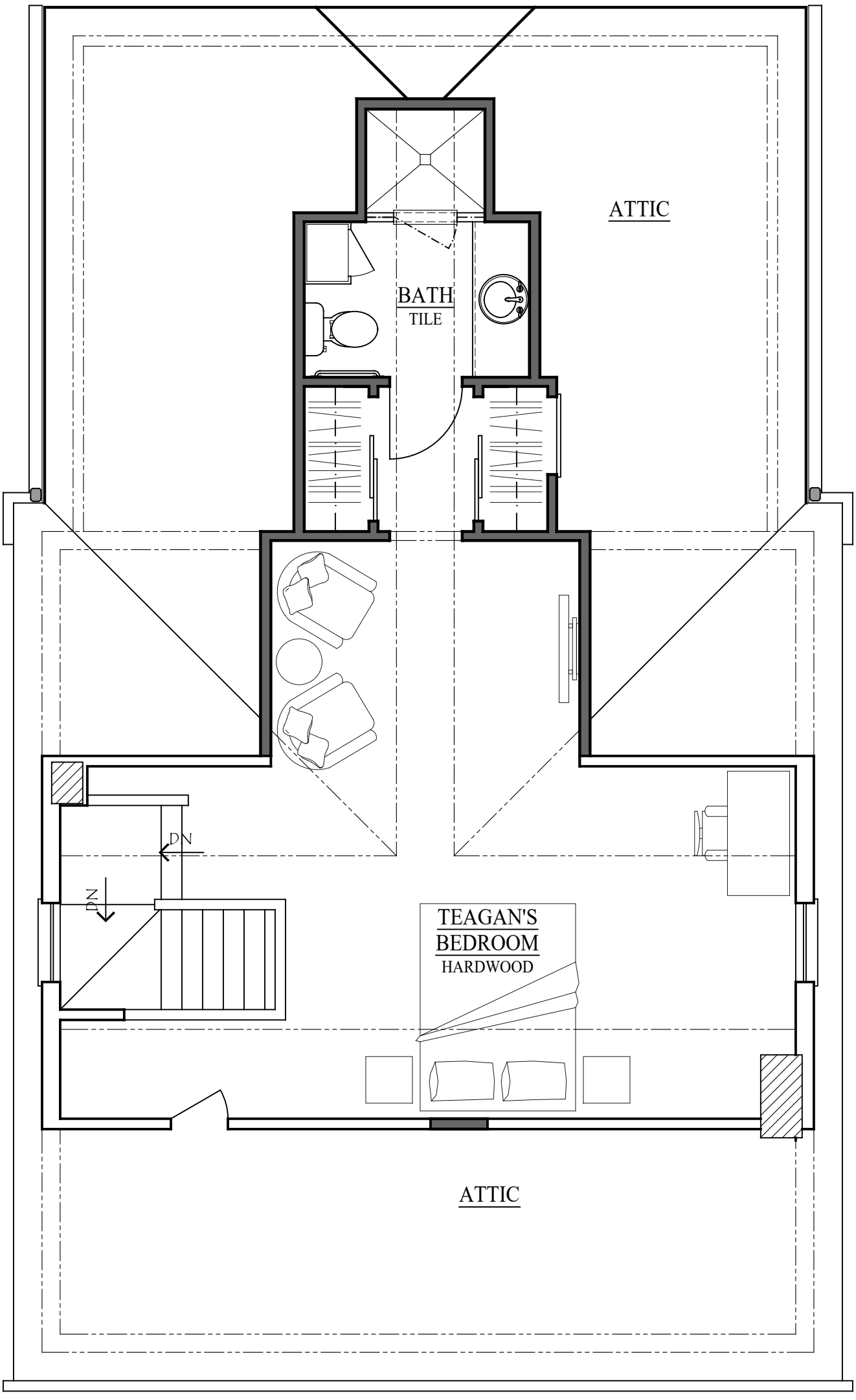
Scale:
1/4" = 1'-0"

Project Number:
18-046

Project Name:
Elliott-Carignan Residence

Sheet Number:
A-2

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
10 Mar 2020

Drawing Title:
Third Floor Plan

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

Project Number:
18-046

Project Name:
Elliott-Carignan Residence

Sheet Number:
A-3

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

NORTH ELEVATION

EAST ELEVATION

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Date:
10 Mar 2020

Drawing Title:
Elevations

Scale:
3/16" = 1'-0"

Project Number:
18-046

Project Name:
Elliott-Carignan Residence

Sheet Number:
A-4

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

SOUTH ELEVATION

WEST ELEVATION

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Date:	Drawing Title:	Scale:
10 Mar 2020	Elevations	3/16" = 1'-0"
Project Number:	**Project Name:**	**Sheet Number:**
18-046	Elliott-Carignan Residence	A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-16
Applicant: Amy Lauerhass
Owner Andrew Roth & Kristen Cookro
Address: 64 N. Cassady
ARB Request: The applicant is seeking architectural review and approval to allow 3 gabled dormers on the front of the house and 2 shed dormers on the rear of the house, to expand the 3rd floor.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Amy Lauerhass
614-371-3523
@ amy@lauerhassarchitecture.com

Location

64 N CASSADY RD
Bexley, OH 43209

ARB-20-16

Status: Active

Submitted: Mar 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Adding 3 gabled dormers to the front of the house, and 2 shed dormers to the rear.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

Property Owner Name

--

Property Owner phone

--

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

80000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

--

Depth (ft)

--

Total Area (SF)

--

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

--

Proposed Addition (SF)

--

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

--

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

--

Is this replacing an existing garage and/or accessory structure?

--

B: Project Worksheet: Hardscape

Existing Driveway (SF)

--

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House or Principal Structure

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

To Match Existing

New Roof Style and Color

To Match Existing

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House or Principal Structure

Existing Window Type

Other

Other existing window type

Double Hung & Casement

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

To Match Existing

New Window Style/Mat./Color

Casement/Vinyl/White

C.1 Architectural Review Worksheet: Doors

Doors

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

Proposed Door Type

--

--

Proposed Door Style

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Other

Other Existing Finishes

Brick & Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Dutch Lap Vinyl Siding; Beige

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

To Match Existing

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (7)

Photographs (required)
Mar 10, 2020

North Elevation Photo
Mar 10, 2020

South Elevation Photo
Mar 10, 2020

Rear Elevation Photo
Mar 10, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Permission for Agent to represent owner.**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 9:44 pm

Zoning Officer
Status: Completed April 2nd 2020, 2:10 pm
Assignee: Kathy Rose

Kathy Rose April 2nd 2020, 2:10:05 pm
April 9, 2020 ARB

Design Planning Consultant

Status: In Progress
Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

- [ ] **Board of Zoning and Planning**
  Status: In Progress

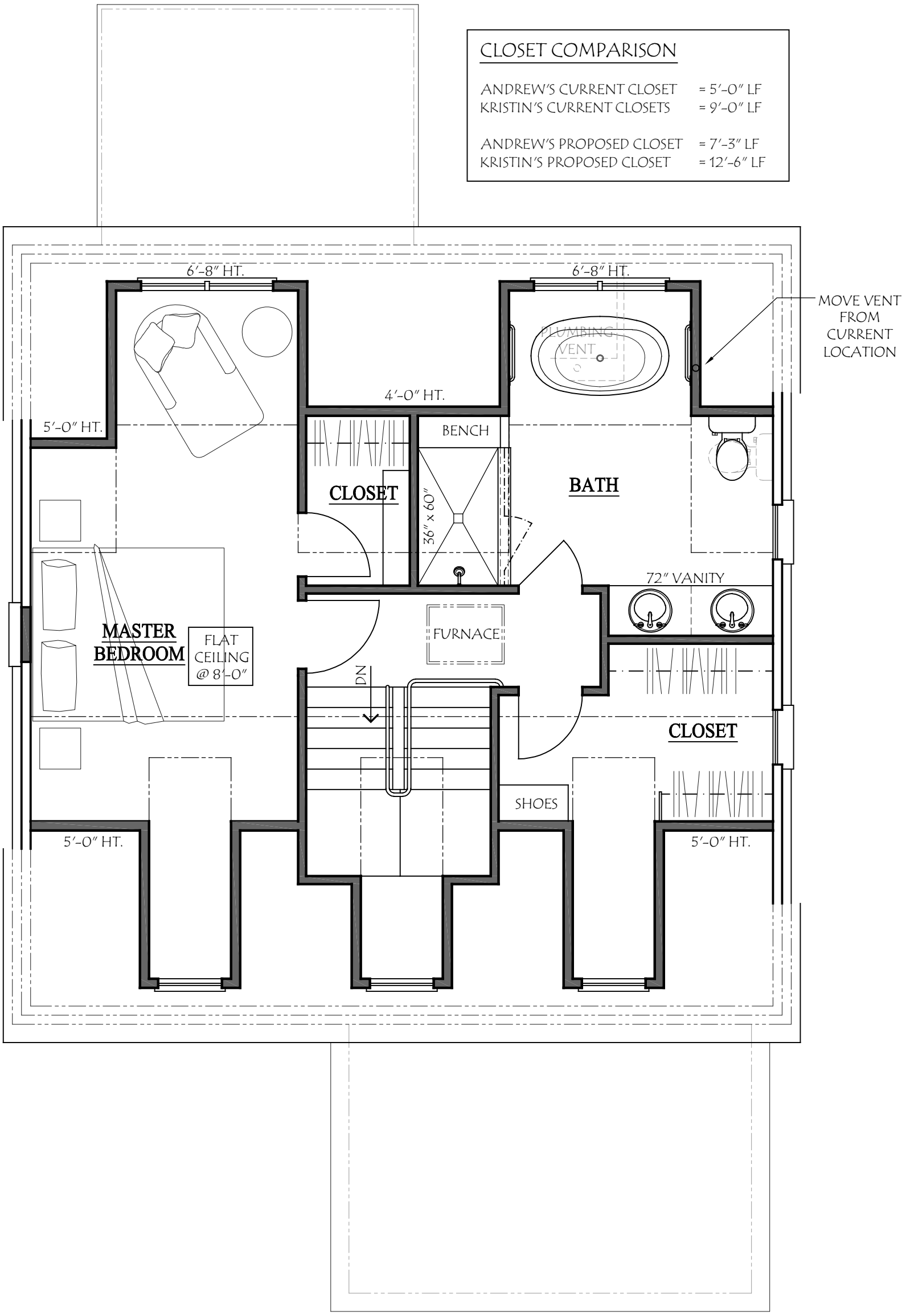
- [ ] **City Council**
  Status: In Progress

- [ ] **Tree Commission**
  Status: In Progress

- [ ] **Arborist**
  Status: In Progress

CLOSET COMPARISON

ANDREW'S CURRENT CLOSET	= 5'-0" LF
KRISTIN'S CURRENT CLOSETS	= 9'-0" LF
ANDREW'S PROPOSED CLOSET	= 7'-3" LF
KRISTIN'S PROPOSED CLOSET	= 12'-6" LF



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Date: 10 Mar 2020

Drawing Title: Third Floor Framing

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

Project Number: 19-079

Project Name: The Roth Residence

Sheet Number: A-4

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date:
2 Dec 2019

Drawing Title:
Front Elevation

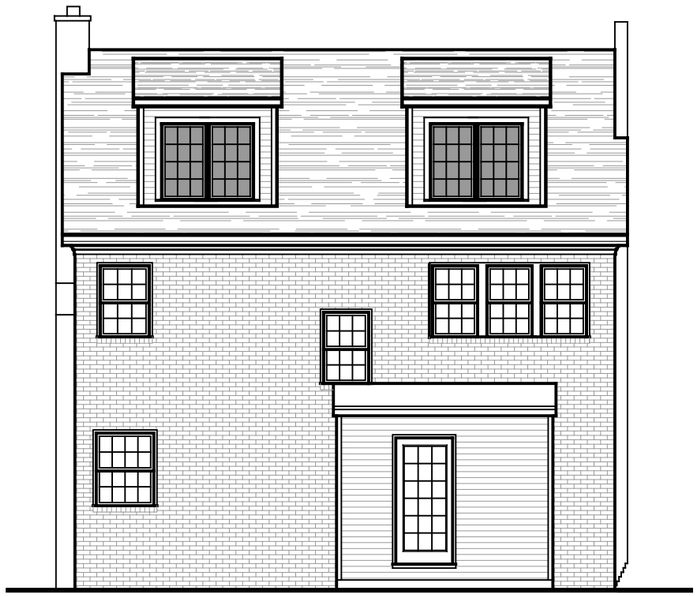
Scale:
3/16" = 1'-0"

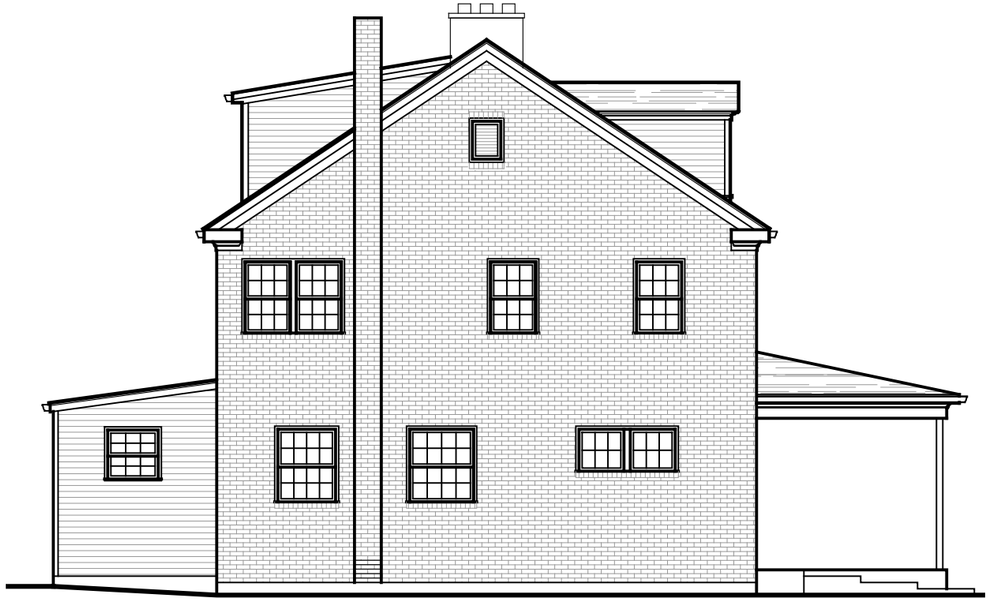
Project Number:
19-079

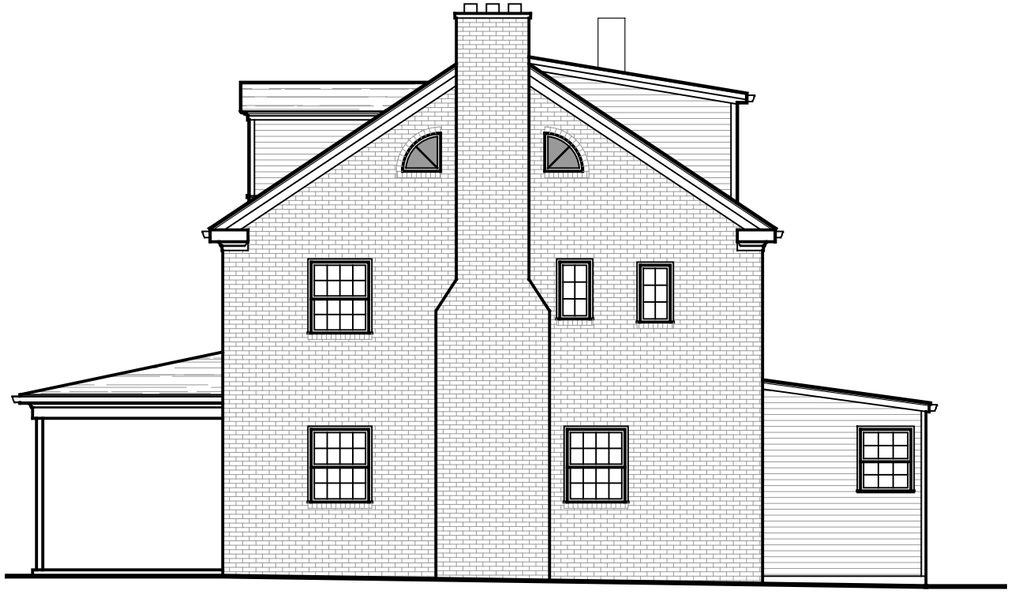
Project Name:
The Roth Residence

Sheet Number:
A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME







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Date:
2 Dec 2019

Drawing Title:
Exterior Elevations

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

Project Number:
19-079

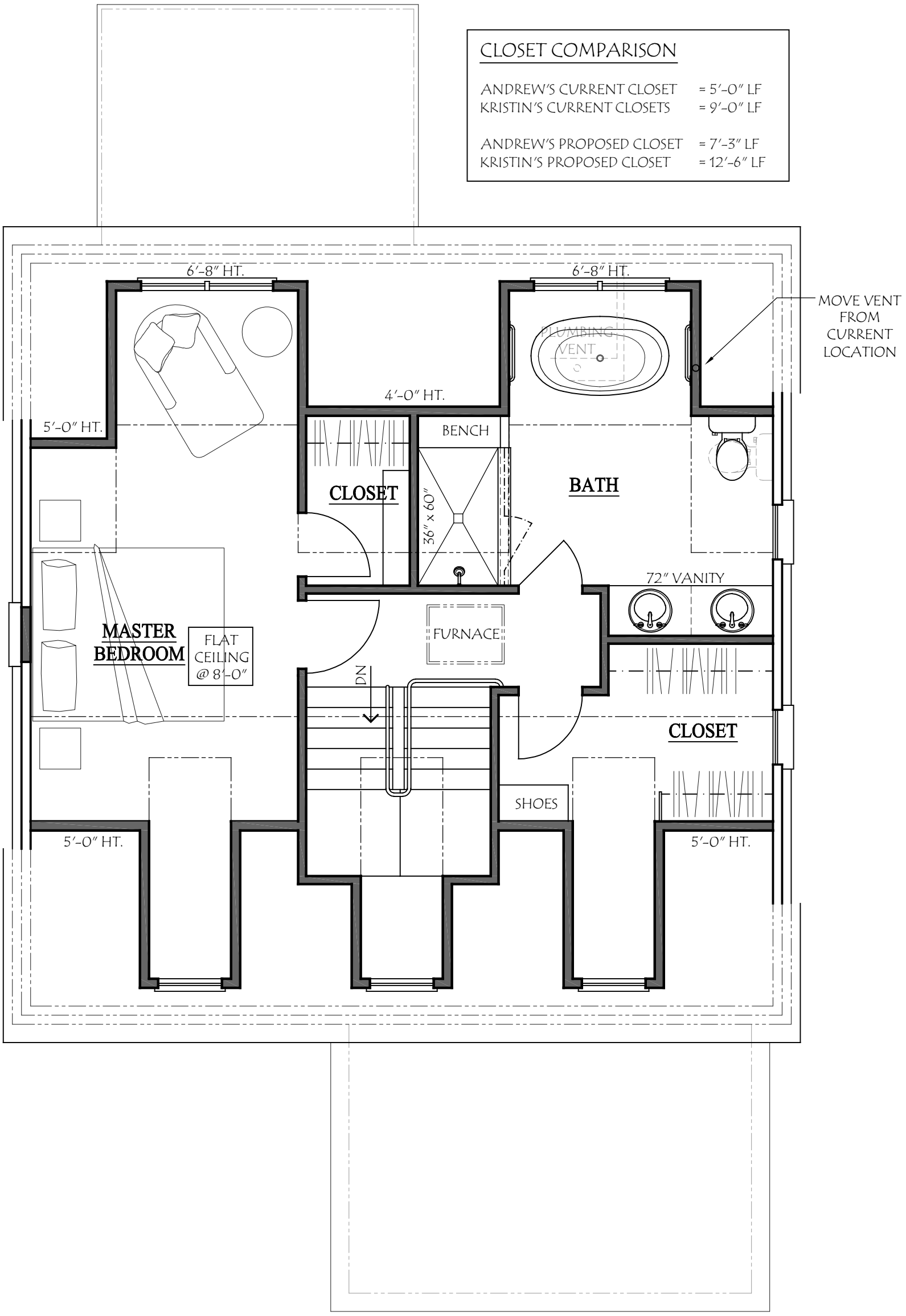
Project Name:
The Roth Residence

Sheet Number:
A-6

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

CLOSET COMPARISON

ANDREW'S CURRENT CLOSET	= 5'-0" LF
KRISTIN'S CURRENT CLOSETS	= 9'-0" LF
ANDREW'S PROPOSED CLOSET	= 7'-3" LF
KRISTIN'S PROPOSED CLOSET	= 12'-6" LF



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Date: 10 Mar 2020

Drawing Title: Third Floor Framing

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

Project Number: 19-079

Project Name: The Roth Residence

Sheet Number: A-4

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

64
NORTHSTAR

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.
The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, April 23, 2020 at 6:00 PM.,** in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: BZAP-20-9
Applicant: Amy Lauerhass
Owner: Blue Box, LLC
Address: 2336 Bryden Rd.
ARB Request: The applicant is seeking architectural review an approval to allow a 2-story addition to the east side of the principal structure. The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning for a proposed detached garage.
BZAP Request: The applicant is seeking a variance to Bexley Code Section 1252.15(a), which limits accessory structures to no greater than thirty-five percent (35%) of the principal building footprint, to allow the proposed detached garage to be 720sq'.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240. Mailed by: 03-26-2020

***(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development**

BZAP-20-9

Status: Active

Submitted: Mar 10, 2020

Applicant

Amy Lauerhass
614-371-3523
amy@lauerhassarchitecture.com

Location

2336 BRYDEN RD
Bexley, OH 43209

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

Two-story addition to the east of the existing residence (NO VARIANCE)
New detached garage

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

House addition & proposed detached garage

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

400000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

75

Depth (ft)

142.6

Total Area (SF)

10695

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1830

Proposed Addition (SF)

270

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

2100

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

Detached Garage

Ridge Height

18'-4"

Proposed New Structure (SF)

720

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

Total building lot coverage (SF)

720

2820

Total building lot coverage (% of lot)

26.4

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

72

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

419

Proposed Additional Hardscape (SF)

611

Total Hardscape (SF)

1102

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3922

Total overall lot coverage (% of lot)

36.6

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Dimensional Shingles; Color TBD

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Other

Other existing window materials

Wood/Aluminum/Vinyl

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung/Clad Wood/White

C.1 Architectural Review Worksheet: Doors

Doors

Structure

true

House & Garage

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish

Painted

Proposed Door Type

Entry

Proposed Door Style

French

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Other

Other Existing Finishes

Brick & Aluminum Siding

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; White

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

--

Landscape Architect/Designer

--

Architect/Designer Phone

--

Architect/Designer E-mail

--

Project Description

--

I have read and understand the above criteria

--

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Allowable size of a detached garage is 624 sf. Proposed garage is 720 sf.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

The completed home will be a large home, and a larger garage is appropriate.

2. Is the variance substantial? Please describe.

No, based on the lot size, as well as the placement of the garage.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No. The hipped roof is below the allowable height, and the width of the garage facing the alley is what is typical.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

I am not aware.

6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

A smaller garage could be built, but we feel this size is appropriate for the lot and house size.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes. We believe the garage is appropriately sized and positioned on the lot, and will not negatively affect the neighbors, but will add value to the property.

F.1 Fence Variance Worksheet

Lot Type

--

Narrative description of how you plan to meet the pertinent outlined variance criteria

--

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

--

2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

--

3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

--

4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

--

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

--

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

--

7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

--

F.3 Fence Variance Worksheet

Front Yard Restrictions

--

Fences Adjacent to Commercial Districts

--

Require Commercial Fences Adjacent to Residential Districts

--

F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

--

Posts, columns and finials may extend up to 6” above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

--

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

The fence and/or wall shall have a minimum of 50% transparency.

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomended sources include ownership records, a letter from the Bexley Historical Society, etc.

--

Is your property architecturally significant? Please attached supporting documentation. Recomended sources include a letter of opinion from an architect or expert with historical preservation expertise.

--

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

--

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

--

Provide a narrative time schedule for the replacement project

--

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

--

Attachments (10)

Photographs
Mar 10, 2020

East Elevation Photo
Mar 10, 2020

West Elevation Photo
Mar 10, 2020

Rear Elevation Photo
Mar 10, 2020

East Elevation Photo II
Mar 10, 2020

pdf **Architectural Plan**
Mar 10, 2020

pdf **Exterior Elevations**
Mar 10, 2020

pdf **Floor Plan**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Signed Owner Permission**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 9:23 pm

Zoning Officer
Status: Completed March 17th 2020, 4:11 pm
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 4:02:26 pm
ARB on house addition, BZAP on detached garage, based on the size of the principal structure, but will would meets code, once the addition is constructed.
Amy Lauerhass March 19th 2020, 10:23:18 am
The variance is only for the size of the garage.
Kathy Rose March 19th 2020, 11:41:38 am
correct
Kathy Rose April 2nd 2020, 2:12:25 pm
April 9, 2020 ARB & Garage portion to ARB & BZAP April 23, 2020

Design Planning Consultant
Status: In Progress
Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

- [ ] **Board of Zoning and Planning**
  Status: In Progress

- [ ] **City Council**
  Status: In Progress

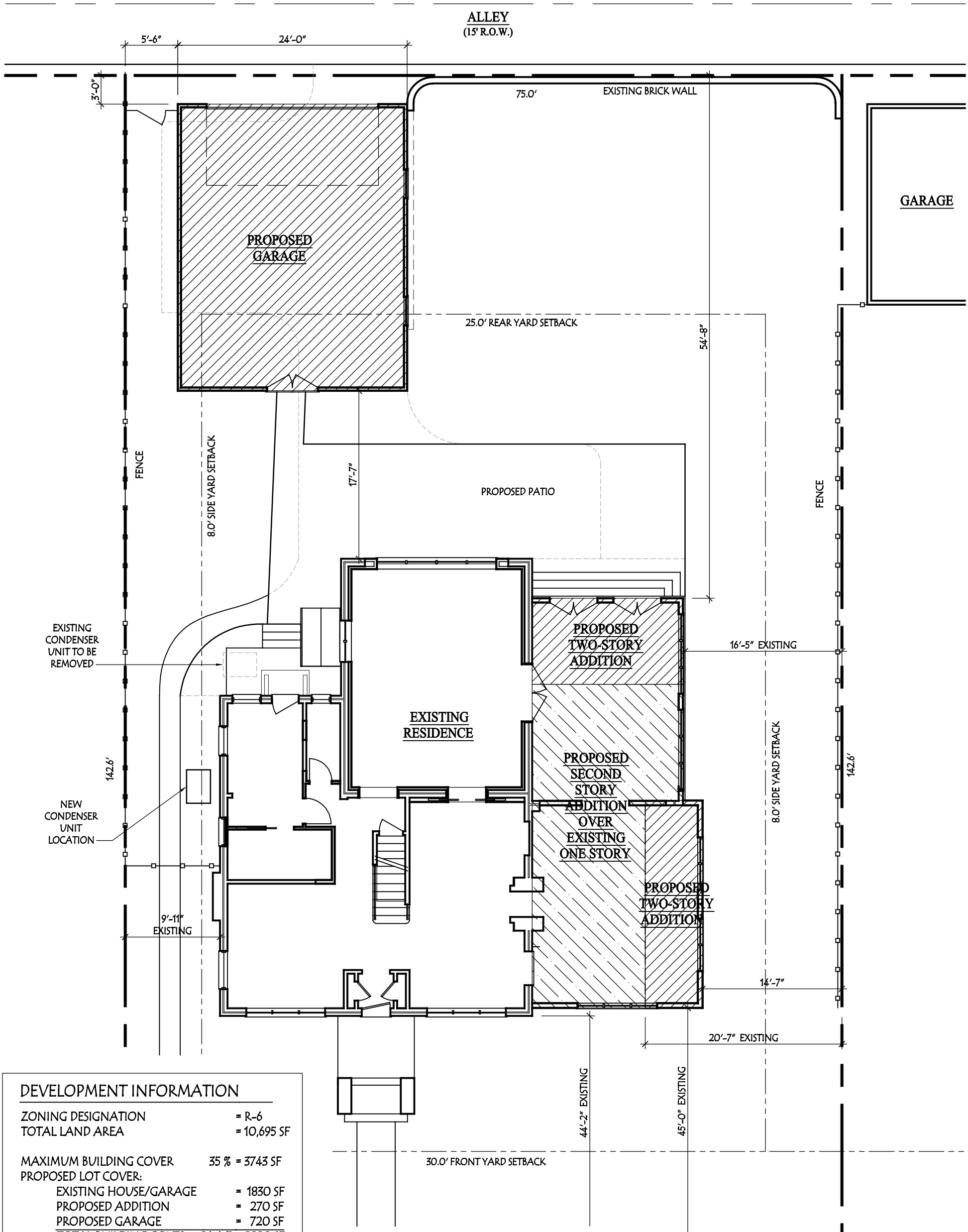
- [ ] **Tree Commission**
  Status: In Progress

- [ ] **Arborist**
  Status: In Progress

ADDITION & RENOVATION FOR:

Babak Djourabchi

2336 BRYDEN ROAD
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

ZONING DESIGNATION		= R-6
TOTAL LAND AREA		= 10,695 SF
MAXIMUM BUILDING COVER	35 %	= 3743 SF
PROPOSED LOT COVER:		
EXISTING HOUSE/GARAGE		= 1830 SF
PROPOSED ADDITION		= 270 SF
PROPOSED GARAGE		= 720 SF
TOTAL BUILDING COVER	26.4 %	= 2820 SF
MAXIMUM DEVELOP. COVER	60 %	= 6417 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER		= 2820 SF
SIDEWALKS		= 419 SF
DRIVEWAY		= 72 SF
PATIO		= 611 SF
TOTAL	36.6 %	= 3922 SF

PREVIOUS BEXLEY ARB APPLICATION #BA-19-62
APPROVAL GRANTED: JULY 11, 2019

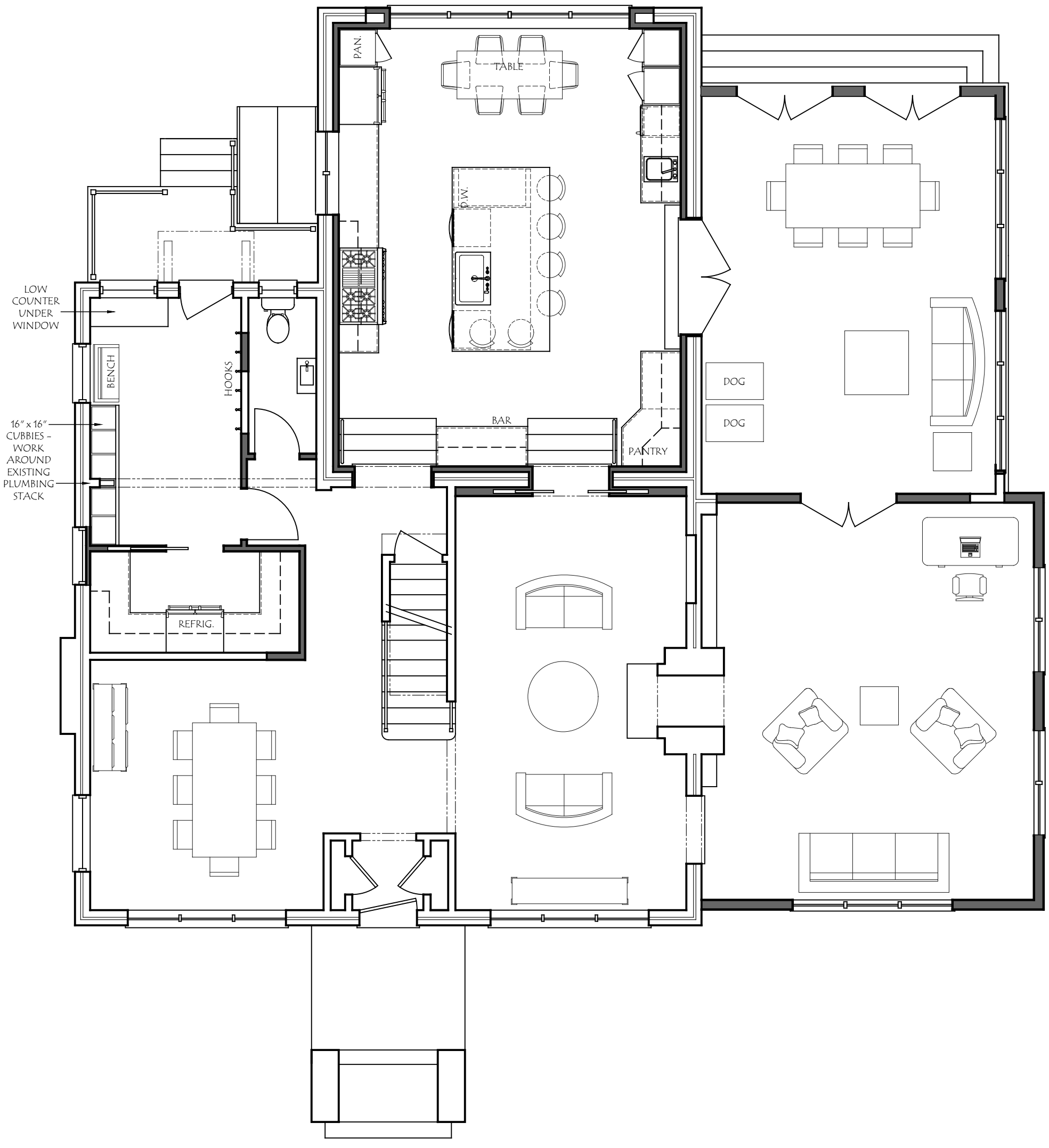
Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523

Site Plan

SCALE: 1" = 10'-0"



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Date:
10 Mar 2020

Drawing Title:
First Floor Plan

Scale:
3/16" = 1'-0"

Project Number:
18-045

Project Name:
2336 Bryden Road

Sheet Number:
A-1

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date:
10 Mar 2020

Drawing Title:
Second Floor Plan

Scale:
3/16" = 1'-0"

Project Number:
18-045

Project Name:
2336 Bryden Road

Sheet Number:
A-2

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date:
10 Mar 2020

Drawing Title:
Exterior Elevations

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

Project Number:
18-045

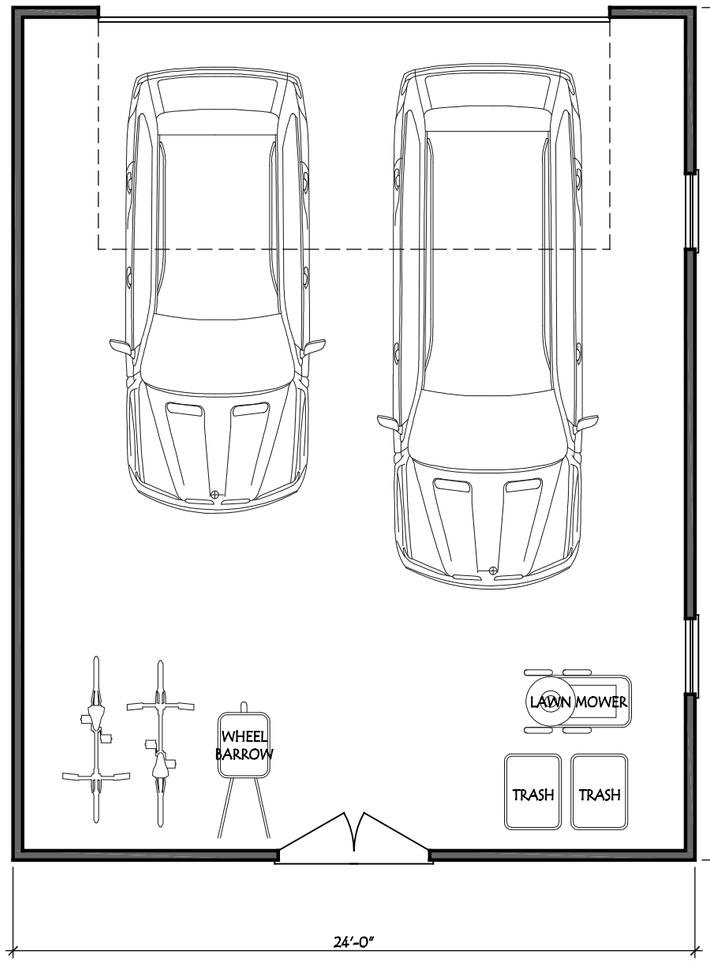
Project Name:
2336 Bryden Road

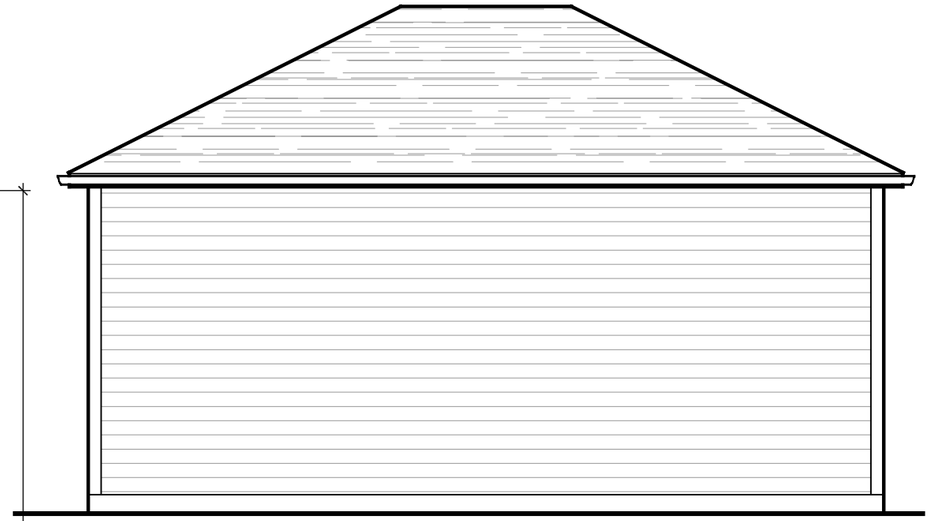
Sheet Number:
A-3

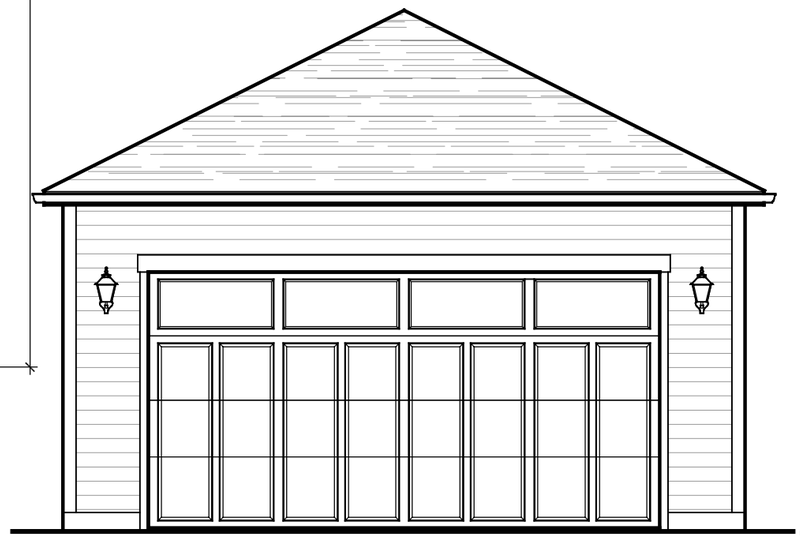
Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

2336

Trash







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Date:	Drawing Title:	Scale:
10 Mar 2020	Garage Plan/Elev.	3/16" = 1'-0"
Project Number:	**Project Name:**	**Sheet Number:**
18-045	2336 Bryden Road	A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-17
Applicant: Deborah Leasure
Owner: Deborah and Timothy Leasure
Address: 870 Montrose Ave
ARB Request: The applicant is seeking architectural review and approval to allow a 1-story addition to the rear of the 2-story principal structure.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Deborah Leasure
6143126830
debbie0972@columbus.rr.com

Location

870 MONTROSE AV
Bexley, OH 43209

ARB-20-17

Status: Active

Submitted: Mar 11, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Construct a 20' X 24' first floor addition to the rear of the existing building. The new addition will include a bedroom, bathroom, laundry area and hallway. The existing addition (104 sq.ft.) will be removed.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Deborah Leasure

Agent Address

870 Montrose Ave, Bexley, Ohio 43209

Agent Email

debbie0972@columbus.rr.com

Agent Phone

614-312-6830

Property Owner Name

Deborah and Timothy Leasure

Property Owner phone

614-312-6830

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

Owner will be present.

A.2: Fee Worksheet

Estimated Valuation of Project

140000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

Zoning Review Type

--

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

48

Depth (ft)

135

Total Area (SF)

6480

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

936

Proposed Addition (SF)

480

Removing (SF)

104

Type of Structure

wood frame

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1312

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

832

Proposed Addition (SF)

480

New Structure Type

Wood frame

Ridge Height

16'5"

Proposed New Structure (SF)

--

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

324

Total building lot coverage (SF)

1636

Total building lot coverage (% of lot)

25.24

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)
437

Existing Patio (SF)
0

Existing Private Sidewalk (SF)
260

Proposed Additional Hardscape (SF)
120

Total Hardscape (SF)
817

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
2453

Total overall lot coverage (% of lot)
37.85

C.1 Architectural Review Worksheet: Roofing

Roofing
true

Structure
House or Principal Structure

Existing Roof Type
Arch. Dimensional Shingles

New Roof Type
Arch. Dimensional Shingles

New Single Manufacturer
GAF

New Roof Style and Color
Gable roof, Blue to match main roof

C.1 Architectural Review Worksheet: Windows

Windows
true

Structure
House or Principal Structure

Existing Window Type
Other

Other existing window type
double hung and fixed

Existing Window Materials
Other

Other existing window materials
vinyl double hung and fixed wood w/al. storm

New Window Manufacturer
not determined

New Window Style/Mat./Color
casement and awning, vinyl, white to match existing

C.1 Architectural Review Worksheet: Doors

Doors
true

Structure
House or Principal Structure

Existing Entrance Door Type
Fiberglass

Existing Garage Door Type
Wood

Door Finish

Painted

Proposed Door Type

fiberglass or steel

Proposed Door Style

May be 1/2 or 3/4 glass

Proposed Door Color

Blue, white, or wood tone

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Aluminum Clad

Proposed New Door Trim

white aluminum

Existing Window Trim

Other

Other Existing Window Trim

white aluminum

Proposed New Window Trim

white aluminum

Trim Color(s)

white

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Vinyl Siding

Existing Finishes Manufacturer, Style, Color

White double 4" vinyl siding

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

White double 4" vinyl siding to match existing

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (3)

zip **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 09, 2020

zip **Photographs (required)**
Mar 09, 2020

pdf **Site Plan**
Mar 09, 2020

Timeline

Payment

Status: Paid March 23rd 2020, 4:28 pm

Zoning Officer

Status: Completed March 31st 2020, 2:48 pm

Assignee: Kathy Rose

Kathy Rose March 20th 2020, 9:42:08 pm
i have not received a hard copy of the plans nor has payment been made - i cannot process your application without. please let me know if there is a problem. Thanks
Deborah Leasure March 22nd 2020, 4:36:13 pm
Kathy, I dropped payment off on the morning of the 11th. I brought the hard copies in that afternoon. Both the check and the hard copies must be somewhere in the office. I will call you Monday afternoon as a follow-up to this message.
Kathy Rose March 23rd 2020, 7:24:53 am
Thanks for the reply - I will check in the office.
Deborah Leasure March 23rd 2020, 2:30:36 pm
Kathy, Did you find the hard copies and the check? Thanks, Tim Leasure
Kathy Rose March 23rd 2020, 4:28:59 pm
I sure did!!!

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

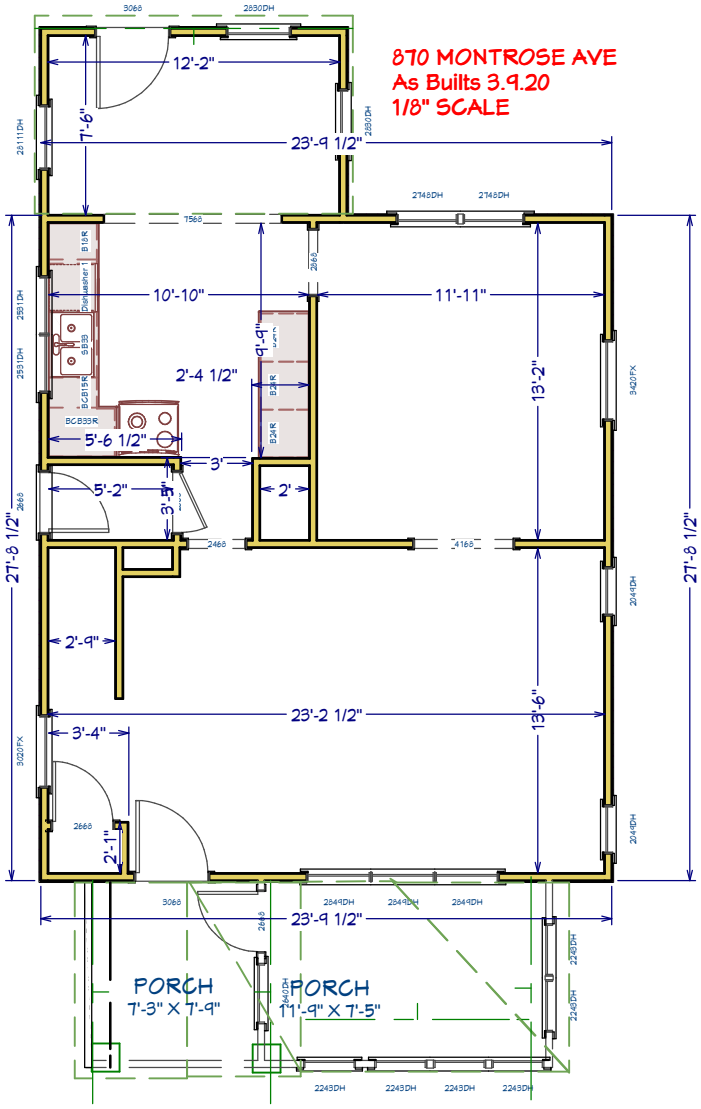
Status: In Progress

Tree Commission

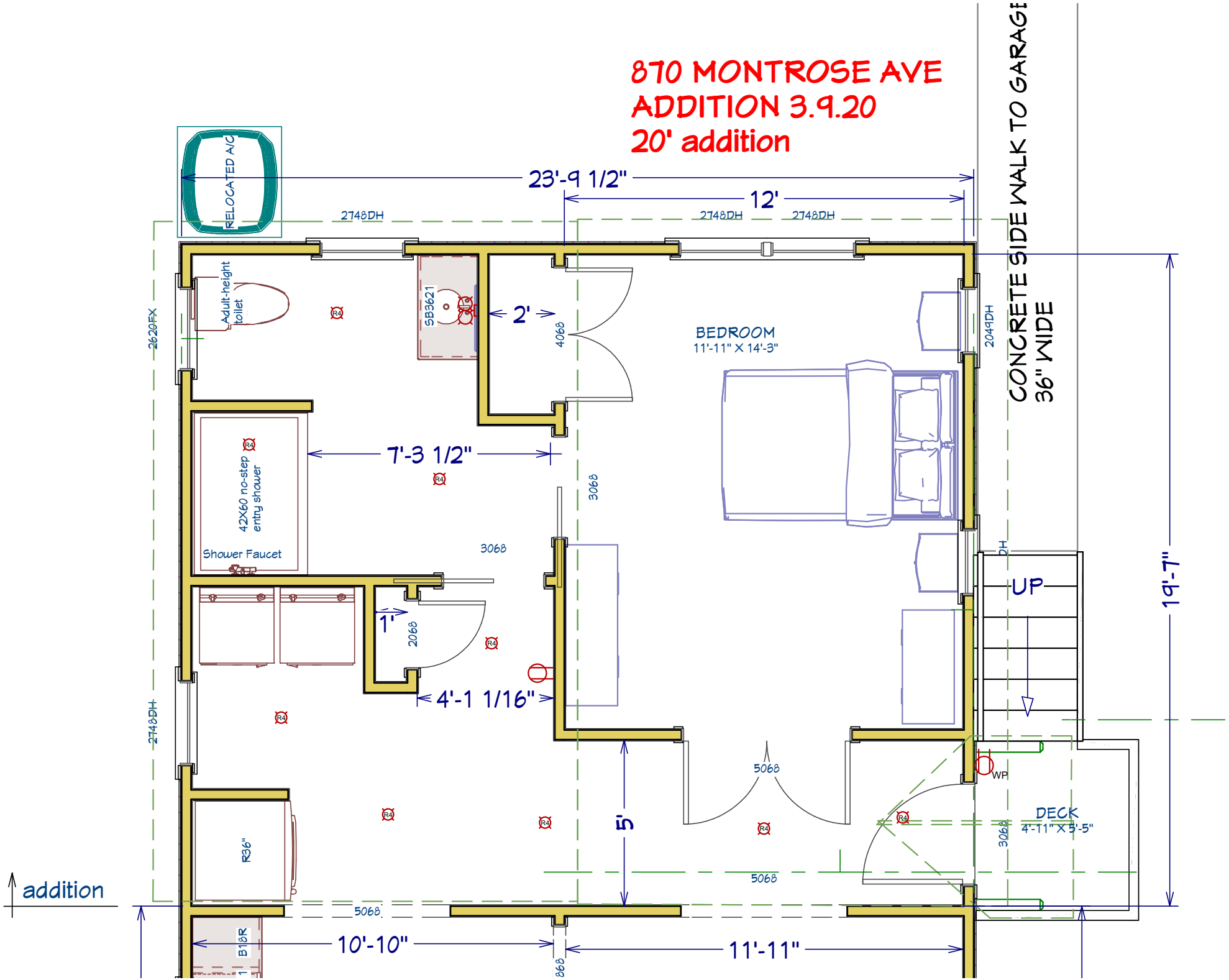
Status: In Progress

Arborist

Status: In Progress



LIVING AREA
741 SQ FT

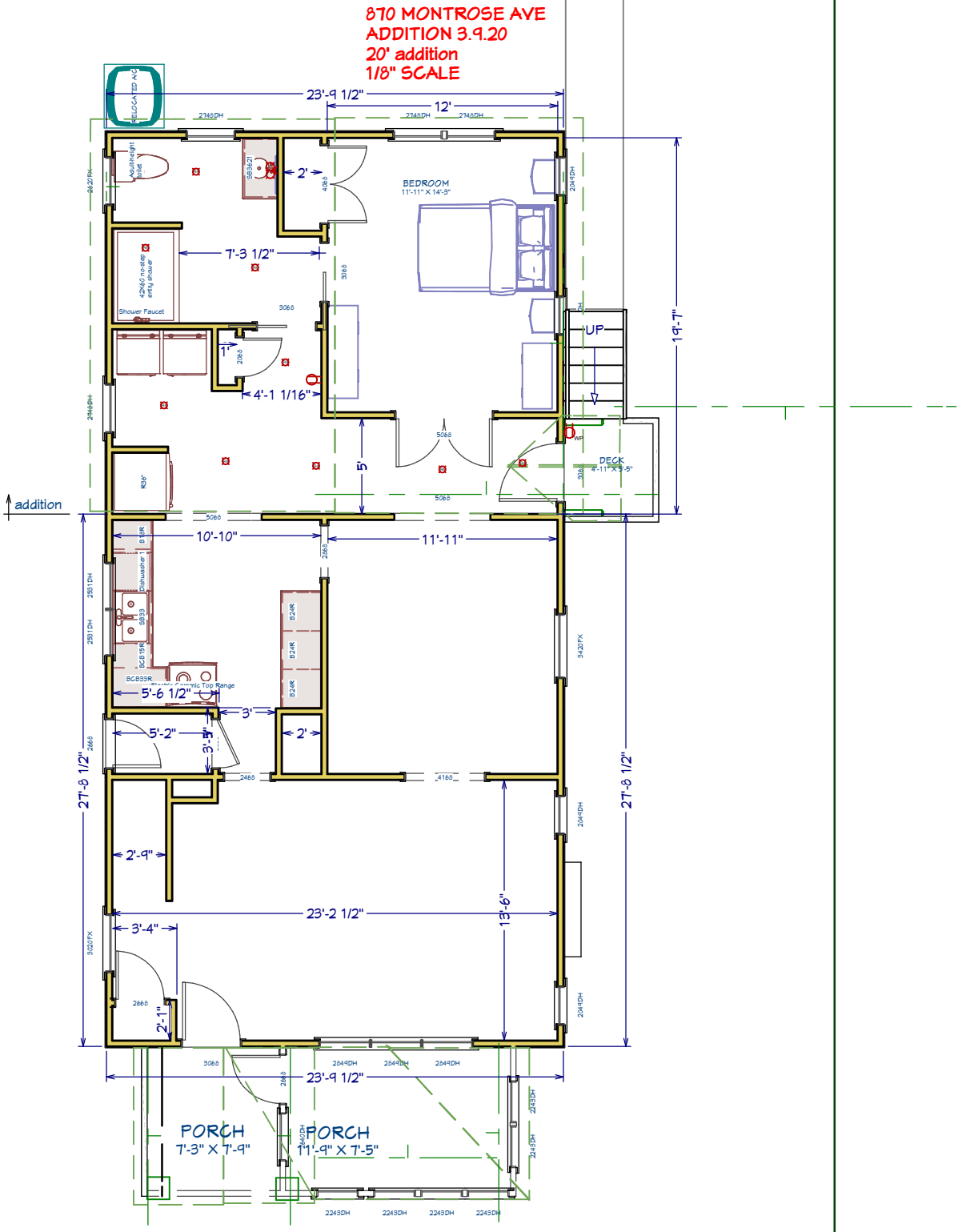


870 MONTROSE AVE
ADDITION 3.9.20
20' addition
RELOCATED A/C
23'-9 1/2"
12'
2748DH
2748DH
2748DH
CONCRETE SIDE WALK TO GARAGE
36" WIDE
Adult-height toilet
SB3621
2'
4068
BEDROOM
11'-11" X 14'-3"
2049DH
2620FX
7'-3 1/2"
42X60 no-step entry shower
Shower Faucet
3068
3068
UP
19'-7"
1'
2068
4'-1 1/16"
2748DH
5068
WP
DECK
4'-11" X 5'-5"
3068
5'
R36"
5068
addition
5068
B18R
10'-10"
11'-11"

870

16'-5"

870 MONTROSE AVE
ADDITION 3.9.20
20' addition
1/8" SCALE



LIVING AREA
1115 SQ FT

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CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-20
Applicant: Hayes Architecture and Design Studio
Owner: Michael Gibboney
Address: 644 S. Cassingham
ARB Request: The applicant is seeking architectural review and approval to allow a 2nd floor shed dormer on the rear of the principal structure.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory structures and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Michael Gibboney
614-601-1897
@ mgibboney@juno.com

Location

644 S CASSINGHAM RD
Bexley, OH 43209

ARB-20-20

Submitted On: Mar 12, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

add a shed dormer to existing home

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Michael Hayes

Agent Address

166 west kenworth road

Agent Email

m.hayes43214@gmail.com

Agent Phone

614-353-5889

Property Owner Name

Michael Gibboney

Property Owner phone

614-601-1897

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

50000

Minor Architectural Review

true

Major Architectural Review

false

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

--

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

40

Depth (ft)

135

Total Area (SF)

5400

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

955

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

955

Total Square Footage

1473

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

280

Proposed Addition (SF)

0

New Structure Type

none

Ridge Height

--

Proposed New Structure (SF)

0

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

280

Total building lot coverage (SF)

1361

Total building lot coverage (% of lot)

25.2

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)
560

Existing Patio (SF)
0

Existing Private Sidewalk (SF)
120

Proposed Additional Hardscape (SF)
0

Total Hardscape (SF)
0

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
1361

Total overall lot coverage (% of lot)
25.2

C.1 Architectural Review Worksheet: Roofing

Roofing
--

Structure
House or Principal Structure

Existing Roof Type
Std. 3-tab Asphalt Shingle

New Roof Type
EPDM Rubber

New Single Manufacturer
none

New Roof Style and Color
single ply black

C.1 Architectural Review Worksheet: Windows

Windows
--

Structure
House or Principal Structure

Existing Window Type
Casement

Existing Window Materials
Metal

New Window Manufacturer
Mi Windows

New Window Style/Mat./Color
double hung/vinyl/white

C.1 Architectural Review Worksheet: Doors

Doors
--

Structure
House or Principal Structure

Existing Entrance Door Type
Wood

Existing Garage Door Type
Wood

Door Finish
Painted

Proposed Door Type
existing

Proposed Door Style
none

Proposed Door Color
existing

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Other

Other Existing Door Trim

--

Proposed New Door Trim

none

Existing Window Trim

Wood

Proposed New Window Trim

none

Trim Color(s)

white

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Other

Other Existing Finishes

existing

Existing Finishes Manufacturer, Style, Color

existing

Proposed Finishes

Other

Other Proposed Finishes

cement board clapboard siding

Proposed Finishes Manufacturer, Style, Color

hardi-plank , color by owner

DORMER ADDITION: 644 SOUTH CASSINGHAM ROAD BEXLEY, OHIO 43209

STRUCTURAL NOTES

GENERAL NOTES

1. THIS STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE INSTALLATION OF THE STRUCTURE HAS BEEN PROPERLY AND ADEQUATELY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO INSURE THE SAFETY AND STABILITY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING FIELD ERECTION. THIS INCLUDES, BUT IT NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
2. CODE REQUIREMENTS: 2013 RESIDENTIAL CODE OF OHIO

a.	ROOF LIVE LOAD	=	20 PSF
b.	ROOF SNOW LOAD		
i.	GROUND SNOW LOAD	=	20 PSF
ii.	SNOW EXPOSURE FACTOR, Ce	=	1.0
iii.	SNOW LOAD IMPORTANCE FACTOR, Is	=	1.0
c.	WIND DESIGN DATA		
i.	BASIC WIND SPEED	=	90 MPH
ii.	WIND LOAD IMPORTANCE FACTOR, Iw	=	1.0
iii.	WIND EXPOSURE CATEGORY	=	B
d.	FLOOR LOAD	=	40 PSF

3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, INFORMATION, AND DIMENSIONS PRIOR TO FABRICATION AND CONSTRUCTION. THESE DRAWINGS WERE PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED TO CARPENTER & CROSS BY THE OWNER. DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHOULD BE ANTICIPATED. ANY DISCREPANCIES AND/OR CHANGES BETWEEN THE INFORMATION CONTAINED IN THESE DRAWINGS AND THE ACTUAL VERIFIED SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND CARPENTER & CROSS SO THAT ANY CHANGES AND/OR ADJUSTMENTS, IF NECESSARY, CAN BE MADE TO THE DESIGN AND DRAWINGS.
4. IF MATERIALS, QUANTITIES, STRENGTHS OR SIZES INDICATED BY THE DRAWINGS ARE NOT IN AGREEMENT WITH THESE NOTES, THE BETTER QUALITY AND/OR GREATER QUANTITY, STRENGTH OR SIZE INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED.
5. THE STRUCTURAL CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
6. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY THE INSPECTION/TESTING AGENCY. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS. THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
7. ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT THIS PROJECT AND THE RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK AS WELL AS THE OWNER'S SAFETY GUIDELINES.

MASONRY

1. SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-13), "PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MATERIALS:
   a. MORTAR: ASTM C270 (USING THE UNIT STRENGTH METHOD), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
   b. CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER ACI 530.1, TABLE 1.20.1, MINIMUM 28 COMPRESSIVE STRENGTH = 2,500 PSI, SLUMP 8" TO 11"
2. MISCELLANEOUS:
   a. PROVIDE 100% SOLID BLOCKS OR SOLIDLY FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL POST INSTALLED ANCHORS SUCH AS SCREW ANCHORS, EXPANSION BOLTS, AND ADHESIVE ANCHORS.
   b. MAXIMUM HEIGHT OF GROUT LIFT = 5'-0"

STRUCTURAL LUMBER

1. MATERIALS:
   a. STRUCTURAL LUMBER: NO. 2 OR BETTER SPRUCE-PINE-FIR, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2005 EDITION: 19% MAX. MOISTURE CONTENT. OTHER ACCEPTABLE SPECIES INCLUDE SOUTHERN PINE, DOUGLAS FIR-LARCH, AND HEM-FIR.
   b. OSB SHEATHING:
      1. ROOFS AND WALLS: STRUCTURAL I, EXPOSURE I, 5 PLY, WITH PANEL INDEX OF 24/0; 5/8 INCH THICK (WITH PLYWOOD CLIPS FOR ROOF SHEATHING).
      2. FLOORS: STURD-I-FLOOR, EXPOSURE I, 5 PLY, WITH PANEL INDEX OF 24 INCHES O.C.; 3/4 INCH THICK, TOUNGE AND GROOVE.

2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF:
   a. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
   b. U.S. PRODUCT STANDARD PS1

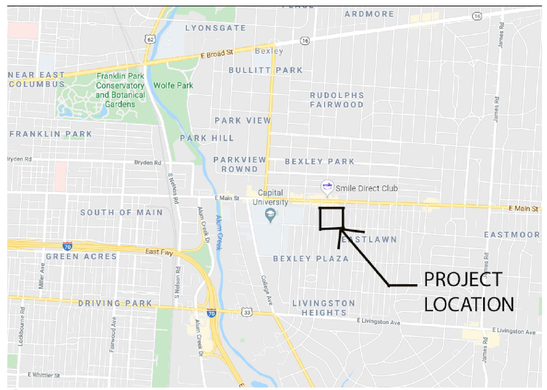
3. CONNECTIONS:
   a. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
   b. RAFTERS AND TRUSSES TO TOPS OF WALLS AND BEAMS: SIMPSON H3 HURRUCANE TIES OR EQUAL, UNLESS SHOWN OTHERWISE.
   c. SHEATHING TO FLOOR JOISTS: GLUED AND NAILED - USE 8d RING SHANK NAILS AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATION APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
   d. SHEATHING TO ROOF RAFTERS: NAILED - USE 10d x 2 1/2 INCH LONG RING SHANK NAILS AT 6 INCHES O.C. AT PANEL EDGES, AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SHEATHING CLIPS AT MID-SPAN OF SHEATHING BETWEEN SUPPORTS.
   e. WALL SHEATHING TO WOOD STUDS: NAILED - USE 8d NAILS AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.

4. MISCELLANEOUS:
   a. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O.C. MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
   b. USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS.
   c. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
   d. USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
   e. APPLY CONTINOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
   f. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SUFRACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.

LAMINATED VENEER LUMBER (LVL)

1. PRODUCT DESCRIPTION:
   a. A STRUCTURAL COMPOSITE WOOD MEMBER MANUFACTURED USING WOOD VENEERS, WITH THE GRAIN DIRECTIONS OF ALL PLIES ORIENTED PARALLEL TO THE LENGTH OF THE MEMBER. PLIES OF WOOD ARE BONDED TOGETHER WITH EXTERIOR EXPOSURE ADHESIVES.
2. REFERENCED STANDARDS:
   a. THE MANUFACTURER OF LVL PRODUCTS MUST COMPLY WITH THE FOLLOWING ASTM STANDARDS.
      1. ASTM D2559: SPECIFICATION FOR ADHESIVES FOR STRUCTURAL LAMINATED WOOD PRODUCTS FOR USE UNDER EXTERIOR (WET-USE) EXPOSURE CONDITIONS.
      2. ASTM D4761: STANDARD TEST METHODS FOR MECHANICAL PROPERTIES OF LUMBER AND WOOD-BASE STRUCTURAL MATERIAL.
      3. ASTM D5456: SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS.
      4. ASTM D5764: STANDARD TEST METHODS FOR EVALUATION DOWEL-BEARING STRENGTH OF WOOD AND WOOD-BASED STRUCTURAL PRODUCTS.
3. DESIGN AND STRENGTH:
   a. THE MECHANICAL PROPERTIES FOR LVL MUST MEET THE FOLLOWING MINIMUM DESIGN VALUES:
      1. BENDING STRESS (Fb) = 2600 psi
      2. SHEAR STRESS (Fv) = 285 psi
      3. COMPRESSION STRESS PARALLEL TO GRAIN (Fc1) = 2310 psi
      4. COMPRESSION STRESS PERPENDICULAR TO GRAIN (Fc2) = 750 psi
      5. MODULUS OF ELASTICITY (E) = 1.9 x 10(6) psi
   b. MECHANICAL FASTENER VALUES FOR WITHDRAWL AND SHEAR MUST MEET THE MINIMUM VALUES FOR DOUGLAS FIR-LARCH AS POSTED IN THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION.
4. MATERIAL AND TOLERANCES:
   a. VENEERS: ULTRASONICALLY GRADED FOR CONSISTENCY, TO ACHIEVE THE ALLOWABLE UNIT STRESSES AS LISTED ABOVE. LAMINATION THICKNESS' SHALL NOT EXCEED 0.25 INCH THICK.
   b. ADHESIVE: WATERPROOF, CONSISTENT WITH THE ALLOWABLE STRESSES LISTED ABOVE.
   c. LVL MEMBERS MUST BE IDENTIFIED BY A STAMP INDICATING THE PRODUCT TYPE AND GRADE, MANUFACTURER'S NAME, PLANT NUMBER, AND AN INDEPENDENT INSPECTION AGENCY'S LOGO.
5. DELIVERY, HANDLING, STORAGE AND ERECTION:
   a. DELIVER LVL MEMBERS WITH SETTING DRAWINGS AND INSTALLATION INSTRUCTIONS, SUFFICIENTLY WELL-DETAILED FOR PROPER ERECTION.
   b. STORE MEMBERS OFF THE GROUND ON RUNNERS, BUNDLED IN AN UPRIGHT POSITION, PROTECTED FROM THE WEATHER.
   c. AVOID INDUCING DAMAGE TO THE LUMBER. REPLACE ALL DAMAGED PIECES.
   d. DO NOT CUT, NOTCH, OR OTHERWISE MODIFY ANY MEMBER EXCEPT AS SHOWN ON THE STRUCTURAL DRAWINGS OR ERECTION DRAWINGS.
   e. ENSURE THAT CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN CARRYING CAPACITY OF MEMBERS.

DRAWING INDEX		ISSUE DATE	REV. DATE
SHT.#	SHEET NAME		
A-1	COVER SHT, CODED NOTES, GEN. NOTES, LOCATION PLAN, SITE PLAN	03/12/2020	
A-2	EXISTING PLANS, DEMO PLANS	03/12/2020	
A-3	EXISTING EXTERIOR ELEVATIONS	03/12/2020	
A-4	PROPOSED EXTERIOR ELEVATIONS / SECTION	03/12/2020	
A-5	ROOF AND ROOF FRAMING PLAN, PROPOSED FL. PLANS	03/12/2020	



1 PROJECT LOCATION
NOT TO SCALE

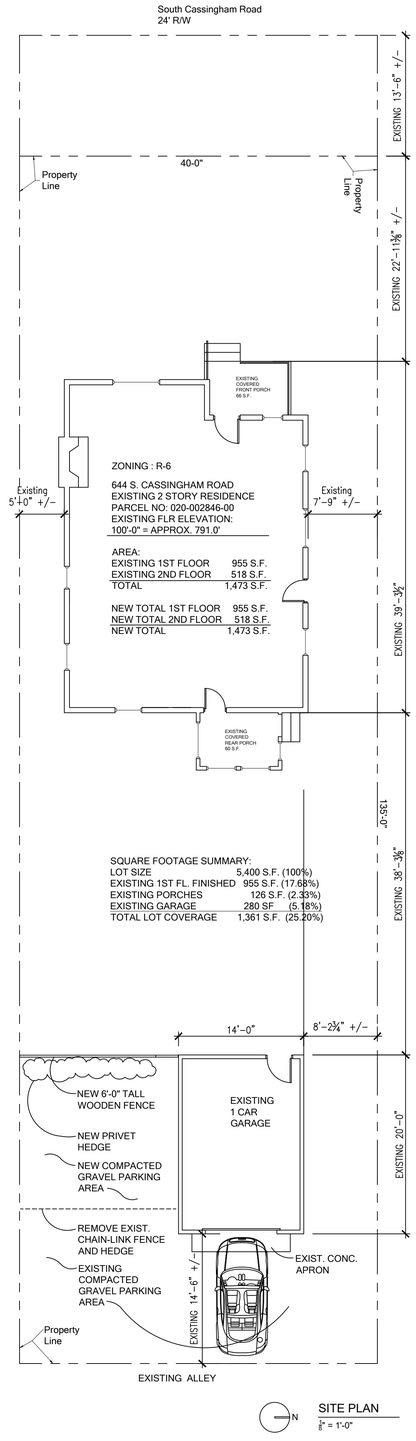
N

NOTES:

- PROPOSED WINDOW REPLACEMENT UNDER SEPARATE PERMIT

- PROPOSED INTERIOR RENOVATION UNDER SEPARATE PERMIT #RBLD-20-38

-PROPOSED FENCE CONSTRUCTION UNDER SEPARATE PERMIT



DATE
03/12/2020
PROJECT #
644 CASSINGHAM

DORMER ADDITION TO THE RESIDENCE
644 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209

HAYES
ARCHITECTURE AND DESIGN STUDIO
166 WESTKENWORTH ROAD,
COLUMBUS, OHIO 43214
Phone: 614-353-5889

REVISIONS

SEAL AND SIGNATURE

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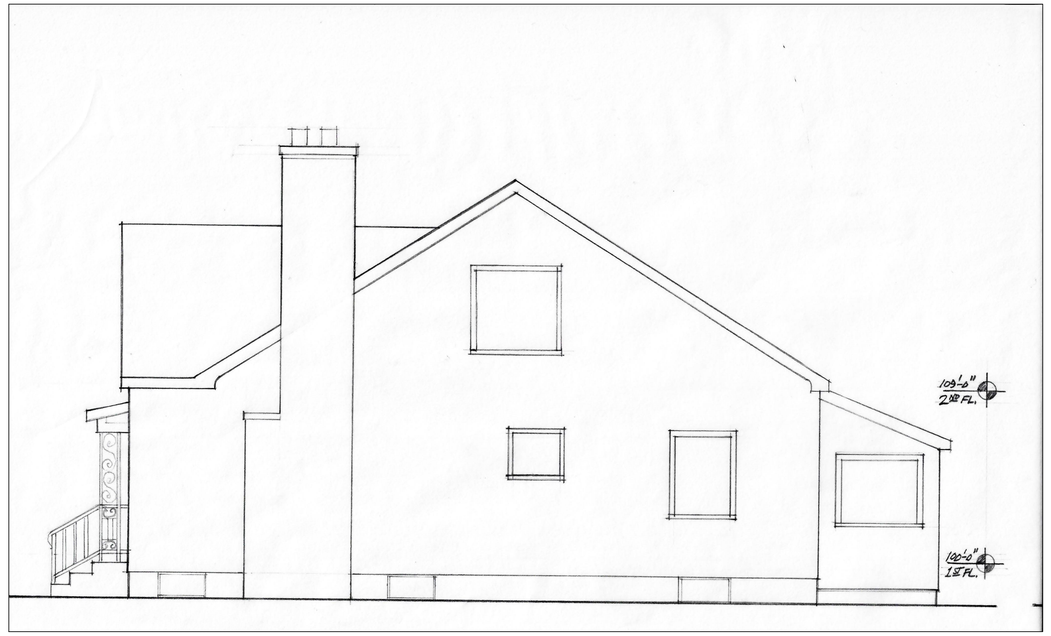
SHEET TITLE
GENERAL NOTES
CODE NOTES
DRAWING INDEX
SITE PLAN

SHEET NO.
A-1

1 WEST EXTERIOR ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"



2 SOUTH EXTERIOR ELEVATION - EXISTING

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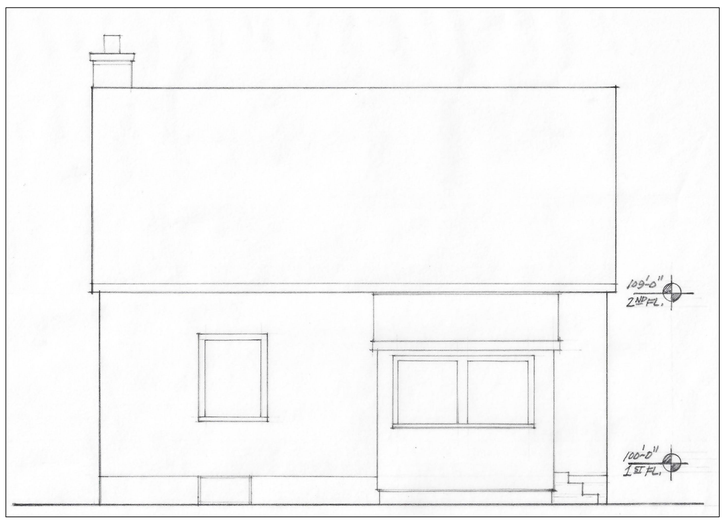

3 EAST EXTERIOR ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"

4 NORTH EXTERIOR ELEVATION - EXISTING

$\frac{1}{4}$" = 1'-0"

03/12/2020

PROJECT #

644 CASSINGHAM

DORMER ADDITION TO THE RESIDENCE

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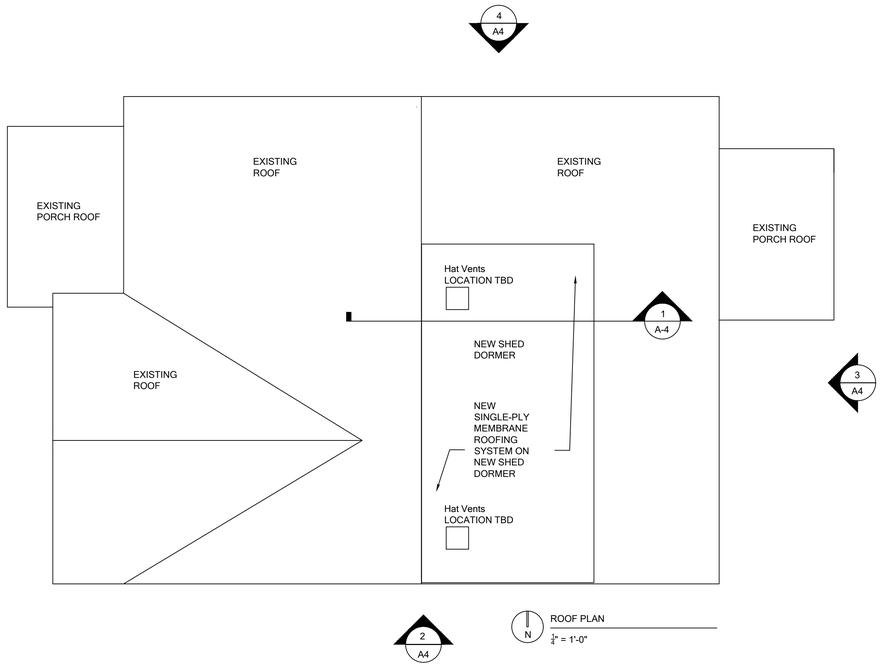
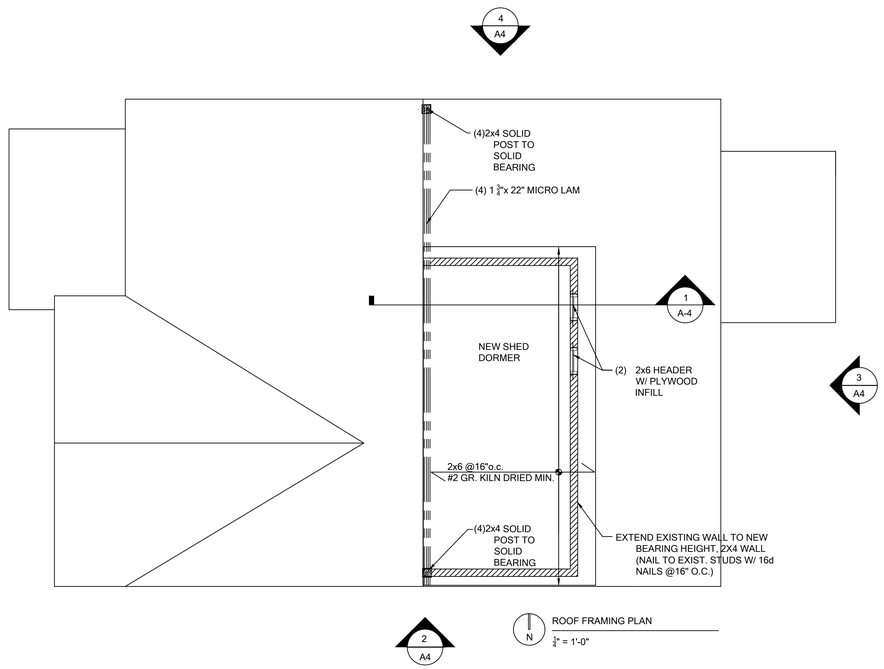
SHEET TITLE

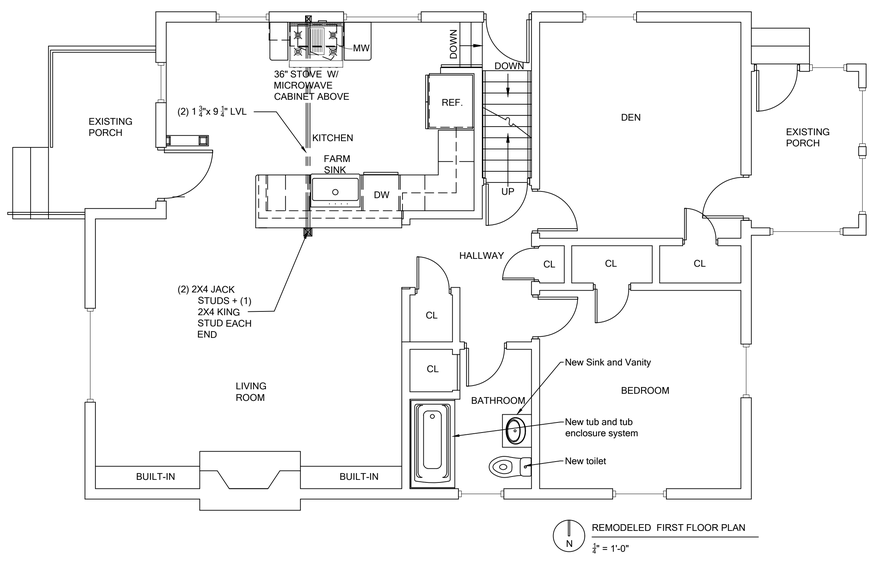
EXISTING ELEVATIONS

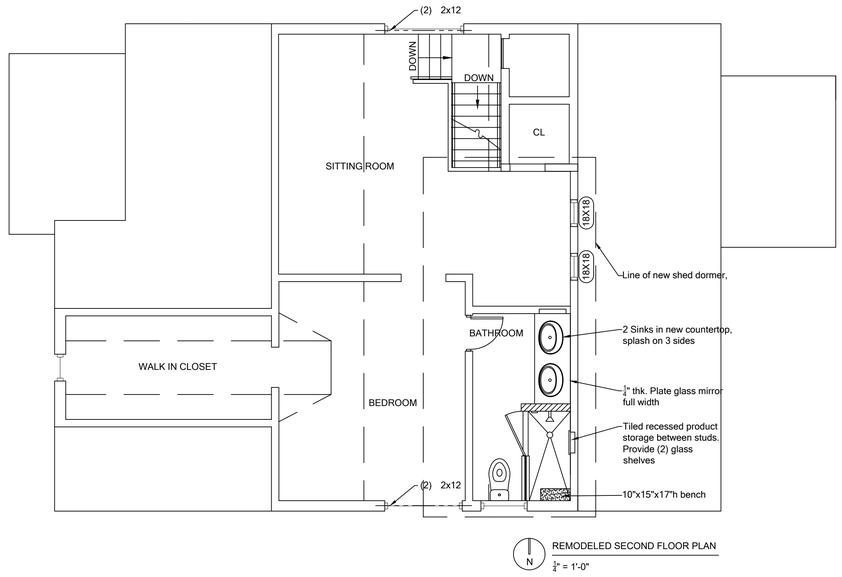
SHEET NO.

A-3









DATE
03/12/2020
PROJECT #
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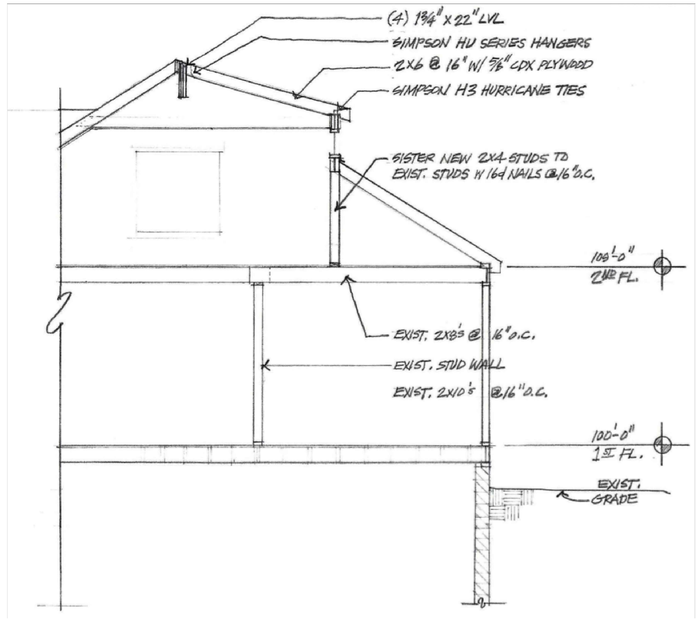
SHEET TITLE

ROOF PLAN, ROOF FRAMING PLAN, REMODELED FIRST AND SECOND FLOOR PLANS

SHEET NO.

A-5

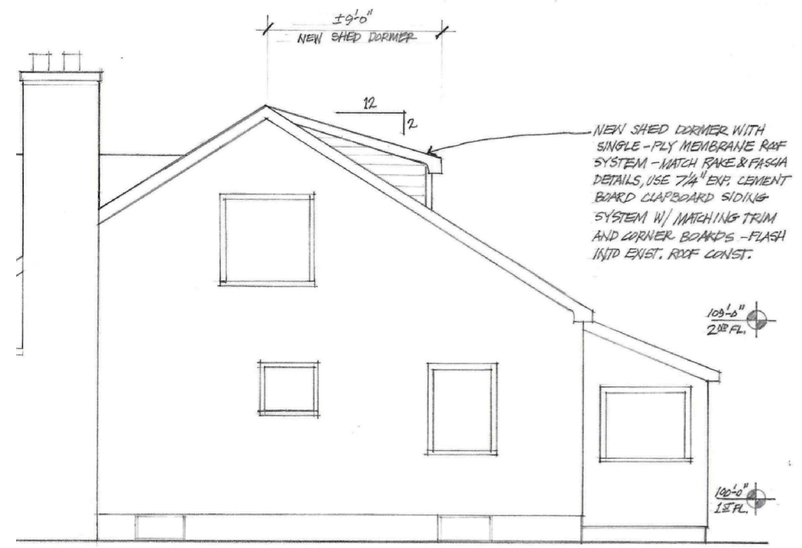
644



1

PARTIAL BUILDING SECTION SHOWING NEW DORMER

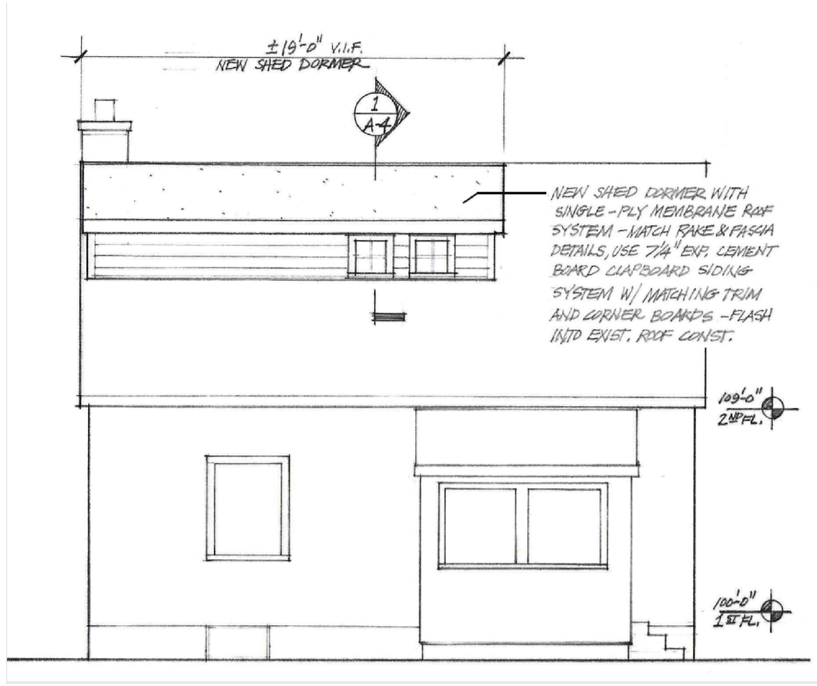
$\frac{1}{4}$" = 1'-0"



2

SOUTH EXTERIOR ELEVATION - PROPOSED

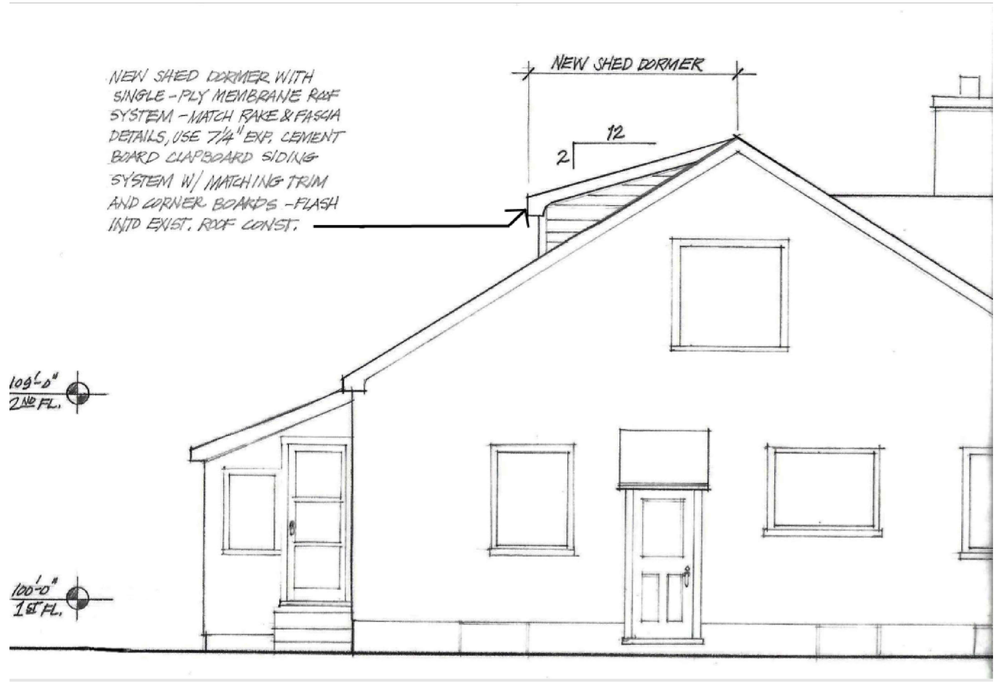
$\frac{1}{4}$" = 1'-0"



3

EAST EXTERIOR ELEVATION - PROPOSED

$\frac{1}{4}$" = 1'-0"



4

NORTH EXTERIOR ELEVATION - PROPOSED

$\frac{1}{4}$" = 1'-0"

03/12/2020

PROJECT #

644 CASSINGHAM

DORMER ADDITION TO THE RESIDENCE

644 SOUTH CASSINGHAM ROAD
BEXLEY, OHIO 43209

HAYES
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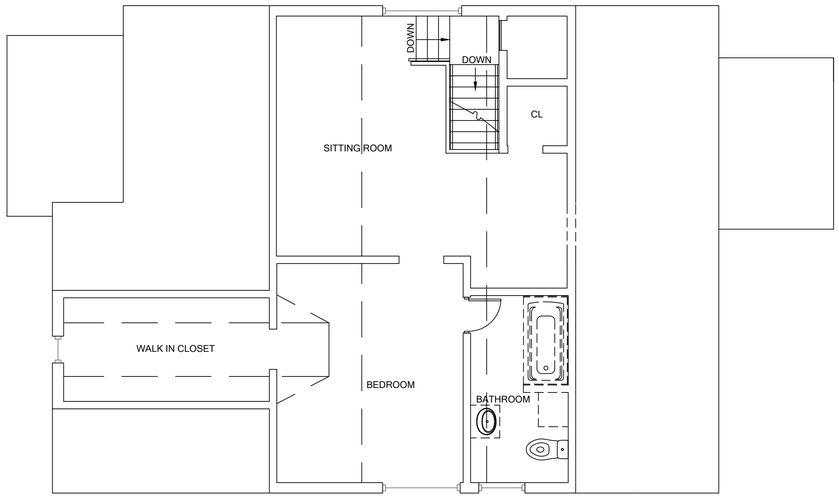
SHEET TITLE

PROPOSED NEW ELEVATIONS

SHEET NO.

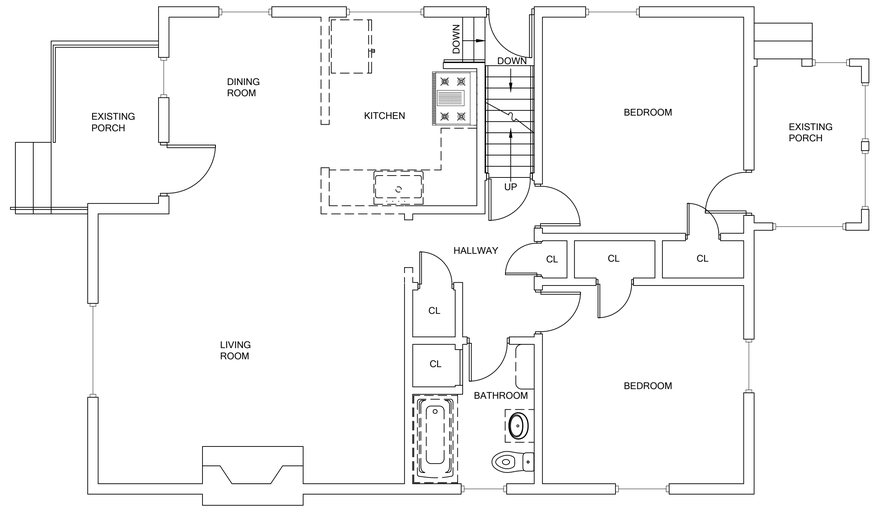
A-4



KEY
ITEMS TO BE DEMOLISHED

N

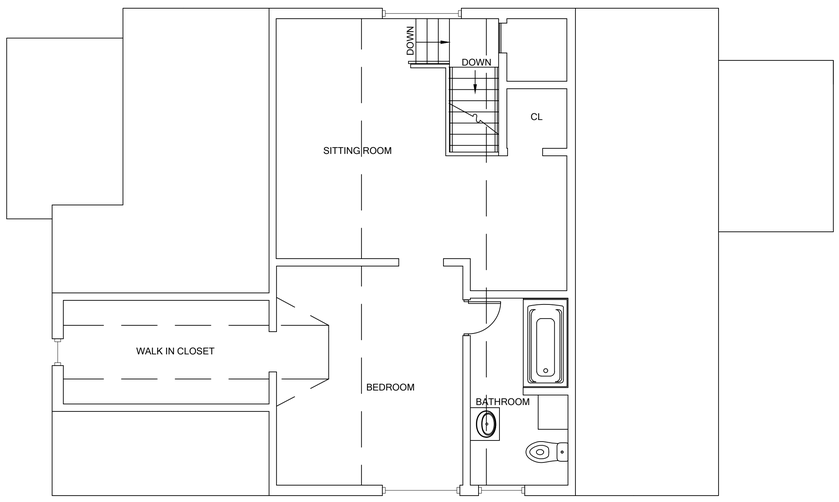
DEMOLITION SECOND FLOOR PLAN
$\frac{1}{4}$" = 1'-0"



KEY
ITEMS TO BE DEMOLISHED

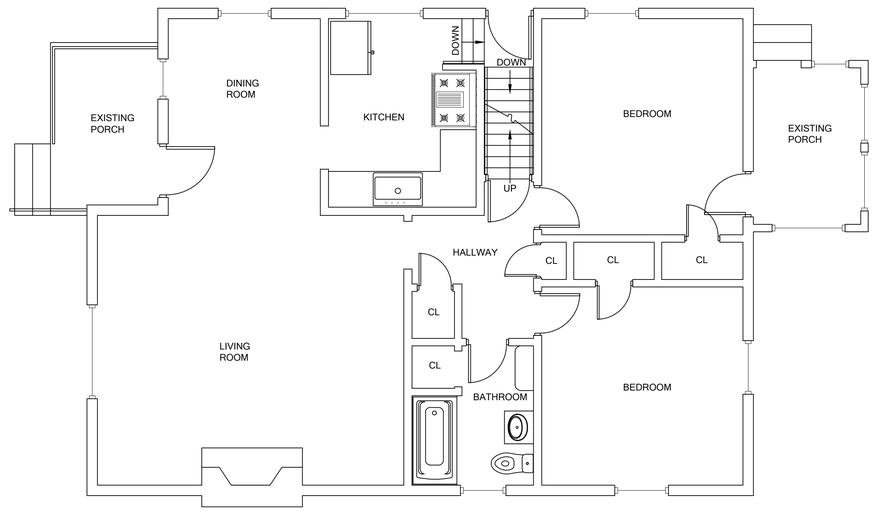
N

DEMOLITION FIRST FLOOR PLAN
$\frac{1}{4}$" = 1'-0"



N

EXISTING SECOND FLOOR PLAN
$\frac{1}{4}$" = 1'-0"



N

EXISTING FIRST FLOOR PLAN
$\frac{1}{4}$" = 1'-0"

DATE
03/12/2020

PROJECT #
644 CASSINGHAM

DORMER ADDITION TO THE RESIDENCE

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BEXLEY, OHIO 43209

HAYES
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SHEET TITLE
EXISTING FLOOR PLANS & DEMOLITION PLANS

SHEET NO.
A-2

***(MA) Architectural Review Application for Garage, Uncovered Decks, Pergola, Signs, Facade changes, Shed - Minor changes (no variance) Staff Review -**

MA-20-47

Status: Active

Submitted: Mar 06, 2020

Applicant

Ryan Brothers' Landscaping- Ryan
6142822126
@ pat@ryanbrotherslandscaping.com

Location

149 S STANWOOD RD
Bexley, OH 43209

A.1: Project Information

Brief Project Description

Build Unattached pergola, deck and patio in back yard. Deck and pergola will be 12x12 with 12x12' patio using Beacon Hill Foll

Architecture Review

false

Demolition

--

Planned Unit Dev

--

Special Permit

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

20000

Minor Architectural Review

true

Major Architectural Review

--

Variance Review Type

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

--

Use Classification

R-1 (25% Building and 40% Overall)

B: Project Worksheet: Lot Info

Width (ft)

24

Depth (ft)

12

Total Area (SF)

288

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

--

Proposed Addition (SF)

--

Removing (SF)

--

Type of Structure

Pergola and Deck

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

244

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Sheds, Pool House, Swimming Pool

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

144

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

1348

Total building lot coverage (% of lot)

10

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

--

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

144

Total Hardscape (SF)

144

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

6640

Total overall lot coverage (% of lot)

0.03

Sign Information

Type of Sign

--

Sign Height

--

Sign Width

--

Total square foot of sign

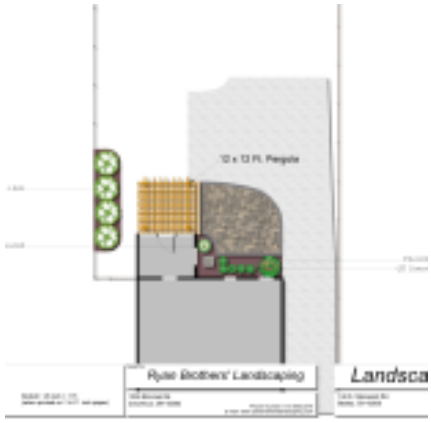
--

what is the Linear width of unit occupied by tenant

--

Attachments (2)

Photographs
Mar 06, 2020



Site Plan for Garage, Deck or Pergola (required)
Mar 06, 2020

Timeline

Payment

Status: Paid March 6th 2020, 9:24 am

Zoning Officer

Status: In Progress

Assignee: Kathy Rose

Kathy Rose March 18th 2020, 5:59:12 pm
should be submitted to the Architectural Review Board being it abuts the back of the home.
Kathy Rose March 18th 2020, 5:59:58 pm
@Karen Bokor - something like this might be nice to provide to the ARB on a consent agenda???
Karen Bokor March 21st 2020, 1:04:28 pm

@Kathy Rose agree... still need photos - real ones

Kathy Rose March 31st 2020, 5:29:12 pm
Pat - can you provide photos of the existing home - front and back

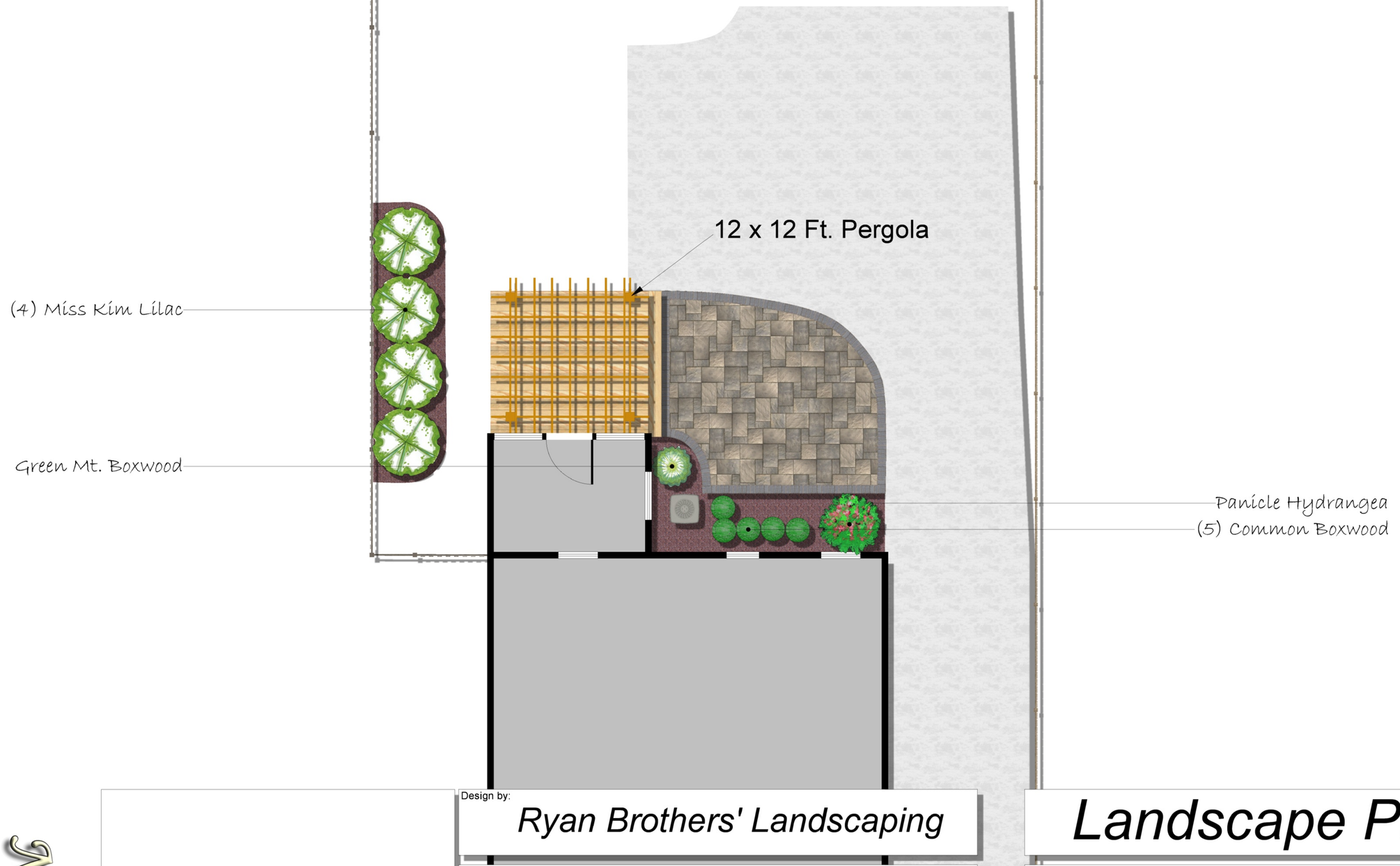
- [ ] **Design Planning Consultant**
  Status: Pending
  Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: Pending

- [ ] **Board of Zoning and Planning**
  Status: Pending

- [ ] **Arborist**
  Status: Pending

- [ ] **Architectural Review Permit**
  Status: Pending



SCALE: 1/8 inch = 1 Ft.
(when printed on 11x17 inch paper)

Design by:
Ryan Brothers' Landscaping
1239 Stimmel Rd.
Columbus, OH 43283
Phone Number: 614-800-2279
E-mail: www.ryanbrotherslandscaping.com

Landscape Plan

149 S. Stanwood Rd.
Bexley, Oh 43209

March 5, 2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

christine mcmillian
740-331-4984
@ cmcmillian@third-sun.com

Location

227 N ARDMORE RD
Bexley, OH 43209

ARB-20-10

Status: Active

Submitted: Feb 27, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

roof mounted solar electric. Grid interconnected. 18 panels totaling 337 sf. Black on black panels flush with south side roof surface.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Adam Brown (or other rep from Third Sun Solar, LLC)

Agent Address

762 W Union Street

Agent Email

cmcmillian@third-sun.com

Agent Phone

740-331-4984

Property Owner Name

Lee Marxen

Property Owner phone

614-596-0282

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

*will submit signed doc from customer for permission to represent if he does not wish to attend as well.

A.2: Fee Worksheet

Estimated Valuation of Project

25300

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

Zoning Review Type

--

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Special Permit, Conditional Uses and All Others

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

I do not know

Use Classification

R-1 (25% Building and 40% Overall)

B: Project Worksheet: Lot Info

Width (ft)

--

Depth (ft)

--

Total Area (SF)

337

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

--

Proposed Addition (SF)

337

Removing (SF)

--

Type of Structure

solar panels flush with roof surface

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

337

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

--

Ridge Height

--

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

--

Total building lot coverage (SF)

--

Total building lot coverage (% of lot)

--

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

--

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

--

Total overall lot coverage (% of lot)

--

C.1 Architectural Review Worksheet: Roofing

Roofing

--

Structure

--

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows

Windows

--

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

C.1 Architectural Review Worksheet: Doors

Doors

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

--

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

--

Proposed New Window Trim

--

Trim Color(s)

--

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

--

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

--

Proposed Finishes Manufacturer, Style, Color

--

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (4)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Feb 27, 2020

pdf **Photographs (required)**
Feb 27, 2020

pdf **Site Plan**
Feb 27, 2020

pdf **Marxen Letter SS.pdf**
Feb 27, 2020

Timeline

Payment
Status: Paid February 27th 2020, 6:32 am

Zoning Officer
Status: In Progress
Assignee: Kathy Rose

Kathy Rose February 27th 2020, 8:28:21 am
schedule for the April 9th ARB meeting.

Design Planning Consultant
Status: Pending
Assignee: Karen Bokor

Architectural Review Board
Status: Pending

Board of Zoning and Planning
Status: Pending

City Council
Status: Pending

Tree Commission
Status: Pending

Arborist
Status: Pending

VSE Project Number: U2513.0172.201

February 17, 2020

Third Sun Solar
762 West Union Street, Suite C
Athens, OH 45701

REFERENCE: Marxen Residence: 227 North Ardmore Road, Columbus, OH 43209
Solar Array Installation

To Whom It May Concern:

Per your request, we have reviewed the existing structure at the above referenced site. The purpose of our review was to determine the adequacy of the existing structure to support the proposed installation of solar panels on the roof as shown on the panel layout plan.

Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation.

Design Parameters

Code: Ohio Building Code (2015 IBC) & 2019 Residential Code of Ohio (2018 IRC)
Design wind speed for risk category II structures: 115 mph (3-sec gust) per ASCE 7-10
Wind exposure category: C
Ground snow load: 20 psf

Existing Roof Structure

Roof structure: 2x6 rafters @ 16" O.C.
Roofing material: composite shingles
Roof slope: 27°

Conclusions

Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation. In the area of the solar array, other live loads will not be present or will be greatly reduced (Ohio Building Code, Section 1607.12.5). The glass surface of the solar panels allows for a lower slope factor per ASCE 7, resulting in reduced design snow load on the panels. The gravity loads, and thus the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 3404.3 of the Ohio Building Code are met and the structure is permitted to remain unaltered.

The solar array will be flush-mounted (no more than 6" above the roof surface) and parallel to the roof surface. Thus, we conclude that any additional wind loading on the structure related to the addition of the proposed solar array is negligible. Because the increase in lateral forces is less than 10%, this addition meets the requirements of the exception in Section 3404.4 of the Ohio Building Code. Thus the existing lateral force resisting system is permitted to remain unaltered.

Limitations

Installation of the solar panels must be performed in accordance with manufacturer recommendations. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. The contractor must notify Vector Structural Engineering, LLC should any damage, deterioration or discrepancies between the as-built condition of the structure and the condition described in this letter be found. Connections to existing roof framing must be staggered, except at array ends, so as not to overload any existing structural member. The use of solar panel support span tables provided by others is allowed only where the building type, site conditions, site-specific design parameters, and solar panel configuration match the description of the span tables. The design of the solar panel racking (mounts, rails, etc.), the connection of the racking to the roof and electrical engineering is the responsibility of others. Waterproofing around the roof penetrations is the responsibility of others. Vector Structural Engineering assumes no responsibility for improper installation of the solar array.

VECTOR STRUCTURAL ENGINEERING, LLC
OH Firm License: 3392

02/17/2020

_____

Roger Alworth, P.E.
OH License: PE 73372 - Expires: 12/31/2020
Principal

Enclosures

RTA/bcs

JOB NO.: U2513.0172.201
SUBJECT: WIND PRESSURE

PROJECT: Marxen Residence

Components and Cladding Wind Calculations

Label: Solar Panel Array

Note: Calculations per ASCE 7-10

SITE-SPECIFIC WIND PARAMETERS:

Basic Wind Speed [mph]:	115
Exposure Category:	C
Risk Category:	II

Notes:

ADDITIONAL INPUT & CALCULATIONS:

Height of Roof, h [ft]:	25	(Approximate)		
Comp/Cladding Location:	Gable/Hip Roofs 7° < θ ≤ 27°		Hip?	No
Enclosure Classification:	Enclosed Buildings			
Zone 1 GC_p:	0.9	Figure 30.4-2B	(enter largest abs. value)	
Zone 2 GC_p:	1.7		(enter largest abs. value)	
Zone 3 GC_p:	2.6		(enter largest abs. value)	
α:	9.5	Table 26.9-1		
z_g [ft]:	900	Table 26.9-1		
K_h:	0.95	Table 30.3-1		
K_{zt}:	1	Equation 26.8-1		
K_d:	0.85	Table 26.6-1		
Velocity Pressure, q_h [psf]:	27.2	Equation 30.3-1		
GC_{pi}:	0	Table 26.11-1		

PRESSURES:

$$p = q_h\left[(GC_p) - (GC_{pi})\right]$$ Equation 30.9-1

Zone 1, p [psf]:	24.5	psf (1.0 W, Interior Zones*)
Zone 2, p [psf]:	46.2	psf (1.0 W, End Zones*)
Zone 3, p [psf]:	70.7	psf (1.0 W, Corner Zones* within a) (a= 3 ft)

JOB NO.: U2513.0172.201
SUBJECT: CONNECTION

PROJECT: Marxen Residence

Lag Screw Connection

Capacity:

Lag Screw Size [in]:	5/16	
C_d:	1.6	NDS Table 2.3.2
Embedment[1] [in]:	2.5	
Grade:	DF (G = 0.5)	
Capacity [lbs/in]:	266	NDS Table 12.2A
Number of Screws:	1	
Prying Coefficient:	1.4	
Total Capacity [lbs]:	760	

Demand:

Zone	Pressure (0.6 Wind) (psf)	Max Tributary Width (ft)	Max. Trib. Area[2] (ft^2)	Max. Uplift Force (lbs)
1	14.7	4.0	11.2	164
2	27.7	4.0	11.2	310
3	42.4	4.0	11.2	474

Demand< Capacity: **CONNECTION OKAY**

1. Embedment is measured from the top of the framing member to the beginning of the tapered tip of the lag screw. Embedment in sheathing or other material is not effective. The length of the tapered tip is not part of the embedment length.
2. 'Max. Trib Area' is the product of the 'Max. Tributary Width' (along the rails) and 1/2 the panel width/height (perpendicular to the rails).

JOB NO.: U2513.0172.201
SUBJECT: GRAVITY LOADS

PROJECT: Marxen Residence

CALCULATE ESTIMATED GRAVITY LOADS

ROOF DEAD LOAD (D)				Increase due to pitch	Original loading	
Roof Pitch/12		6.1				
Composite Shingles		2.2		1.12	2.0	psf
1/2" Plywood		1.1		1.12	1.0	psf
Framing		3.0	psf			
Insulation		0.0	psf			
1/2" Gypsum Clg.		0.0	psf			
M, E & Misc		0.0	psf			
	DL	6	psf			
	PV Array DL	3	psf			

ROOF LIVE LOAD (Lr)

Existing Design Roof Live Load [psf]	20	ASCE 7-10, Table 4-1
Roof Live Load With PV Array [psf]	0	Ohio Building Code, Section 1607.12.5

SNOW LOAD (S):	Existing	w/ Solar Panel Array	
Roof Slope [x:12]:	6.1	6.1	
Roof Slope [°]:	27	27	
Snow Ground Load, p_g [psf]:	20	20	ASCE 7-10, Section 7.2
Terrain Category:	C	C	ASCE 7-10, Table 7-2
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-10, Table 7-2
Exposure Factor, C_e:	0.9	0.9	ASCE 7-10, Table 7-2
Thermal Factor, C_t:	1.1	1.1	ASCE 7-10, Table 7-3
Risk Category:	II	II	ASCE 7-10, Table 1.5-1
Importance Factor, I_s:	1.0	1.0	ASCE 7-10, Table 1.5-2
Flat Roof Snow Load, p_f [psf]:	14	14	ASCE 7-10, Equation 7.3-1
Minimum Roof Snow Load, p_m [psf]:	0	0	ASCE 7-10, Section 7.3.4
Unobstructed Slippery Surface?	No	Yes	ASCE 7-10, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-10, Section 7.4
Roof Slope Factor, C_s:	1.00	0.72	ASCE 7-10, Figure 7-2
Sloped Roof Snow Load, p_s [psf]:	14	10	ASCE 7-10, Equation 7.4-1
Design Snow Load, S [psf]:	14	10	

JOB NO.: U2513.0172.201
SUBJECT: LOAD COMPARISON

PROJECT: Marxen Residence

Summary of Loads

	Existing	With PV Array
D [psf]	6	9
Lr [psf]	20	0
S [psf]	14	10

Maximum Gravity Loads:

	Existing	With PV Array	
(D + Lr) / Cd [psf]	21	10	ASCE 7-10, Section 2.4.1
(D + S) / Cd [psf]	18	17	ASCE 7-10, Section 2.4.1

(Cd = Load Duration Factor = 0.9 for D, 1.15 for S, and 1.25 for Lr)

Maximum Gravity Load [psf]:	21	17

Ratio Proposed Loading to Current Loading:	**80%**	**OK**

The gravity loads and; thus, the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 3404.3 of the Ohio Building Code are met and the structure is permitted to remain unaltered.

THIRD SUN SOLAR
762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
RENDERING

SHEET NUMBER:
R1.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
Description	Date	Int	Rev
ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A
REV.2	02/17/20	KB	B

DRAFT:
KATHRYN BIGLER

REVIEWED:

PROJECT DESCRIPTION

THIS ROOF MOUNTED SOLAR PHOTOVOLTAIC (PV) SYSTEM SHALL BE INSTALLED AT THE SINGLE FAMILY RESIDENCE IN COLUMBUS , OH. THE ENERGY PRODUCED BY THIS PV SYSTEM SHALL BE INTERCONNECTED WITH THE UTILITY GRID THROUGH THE EXISTING ON-SITE ELECTRICAL EQUIPMENT VIA A PV BREAKER IN THE MAIN PANEL. THIS SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

NOTES

1) ALL DIMENSIONS SHALL BE FIELD VERIFIED BY INSTALLER PRIOR TO INITIATING CONSTRUCTION.
2) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3) ALL EQUIPMENT SHALL BE LISTED FOR ITS SPECIFIC APPLICATION BY UL OR EQUIVALENT AGENCY.
4) ALL EQUIPMENT SHALL BE RATED FOR THE ENVIRONMENT IN WHICH IT IS INSTALLED.
5) ACCESS TO ELECTRICAL COMPONTS OVER 150 VOLTS-TO-GROUND SHALL BE RESTRICTED TO QUALIFIED PERSONNEL.
6) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 VOLTS AND 90 DEGREES C WET ENVIRONMENT, UNLESS OTHERWISE NOTED.
7) UNSPECIFIED EQUIPMENT DIMENSIONS SHALL BE DETERMINED ACCORDING TO APPLICABLE CODES UPON INSTALLATION.
8) PV MODULES FRAMES SHALL BE BONDED TO RACKING RAIL PER THE MODULE MANUFACTURE'S LISTED INSTRUCTION SHEET.
9) PV MODULE RACKING RAIL SHALL BE BONDED TO BARE COPPER GEC VIA WEEB LUG OR EQUIVLENT LISTED EQUIPMENT.
10) GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE CONTINUOUS AND/OR IRREVERSIBLY SPLICED/WELDED.
11) ALL JUNCTION BOXES, COMBINER BOXES, AND DISCONNECTS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS.
12) WORKING SPACE ARROUND ELECTRICAL EQUIPMENT SHALL COMPLY WITH 2017 NEC 110.26.

SCOPE OF WORK

ELECTRICAL EQUIPMENT

(18) REC REC320NP (337 sq-ft)
(18) SOLAREDGE P320 OPTIMIZERS
(1) SOLAREDGE SE5000H-US INVERTER
(1) PV PRODUCTION METER
(1) INDR. AC DISCONNECT - FUSED
(1) EXT. AC DISCONNECT - FUSED

MOUNTING AND RACKING

(36) UNIRAC FLASH LOC
(12) UNIRAC END CLAMPS
(30) UNIRAC MID CLAMPS
(9) UNIRAC STANDARD RAIL (168 IN.)

SITE SPECIFICATIONS

BUILDING DISCRIP: SINGLE FAMILY RESIDENCE
BUILDING TYPE: RESIDENTIAL
LANDSCAPE: SUBURBAN
UTILITY: AEP OHIO
AHJ:
OCCUPANCY CATEGORY: II
EXPOSURE CATEGORY: C
DESIGN WIND SPEED: 115 MPH (ASCE 7-10)
DESIGN SNOW LOAD: 20 PSF(ASCE 7-10)

GOVERNING CODES

2017 NATIONAL ELECTRIC CODE
2017 OHIO BUILDING CODE
2014 OHIO FIRE CODE
2019 OHIO RESIDENTIAL CODE
UNDERWRITERS LABORATORIES (UL) STANDARDS
OSHA CFR 1910.272

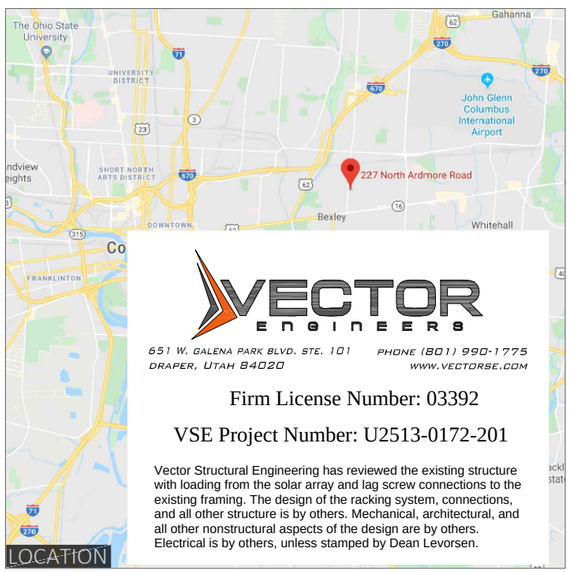
MARXEN, LEE

227 NORTH ARDMORE RD, COLUMBUS , OH 43209

18 REC 320 - 5.8 KWSTC

PROJECT MANAGER: ADAM BROWN
PHONE: 740-249-4533 ext. 134
EMAIL: jbrown@thirdsunsolar.com

SOLAR CONSULTANT: JAMEY JONES
SITE VISIT TECH: NICK BOLTON
DESIGN ENGINEER: KATHRYN BIGLER



LOCATION

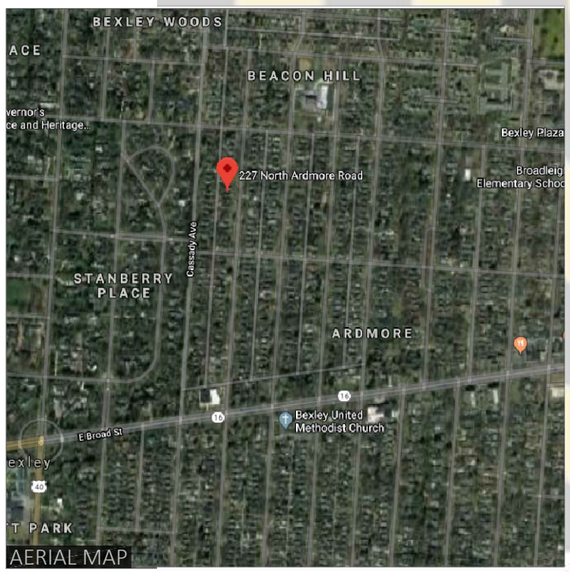
VECTOR ENGINEERS

651 W. GALENA PARK BLVD. STE. 101
DRAPER, UTAH 84020
PHONE (801) 990-1775
WWW.VECTORSE.COM

Firm License Number: 03392

VSE Project Number: U2513-0172-201

Vector Structural Engineering has reviewed the existing structure with loading from the solar array and lag screw connections to the existing framing. The design of the racking system, connections, and all other structure is by others. Mechanical, architectural, and all other nonstructural aspects of the design are by others. Electrical is by others, unless stamped by Dean Levorsen.



AERIAL MAP

ARRAY MAP

SHEET INDEX

T1.0 COVER
A1.0 SITE PLAN
A1.1 PV LAYOUT-ROOF 1
A2.0 MOUNTING & RACKING
E1.0 ELECTRICAL RISER
E2.0 ELECTRICAL CALCS
E3.0 SAFETY PLACARDS
D1.0 PV MODULE DATASHEET
D2.0 INVERTER DATASHEET
D2.1 OPTIMIZER DATASHEET
D3.0 RACKING DATASHEET
D4.0 GROUNDING DATASHEET

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PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

STATE OF OHIO
ROGER T. ALWORTH
PE-73372
REGISTERED PROFESSIONAL ENGINEER

02/17/2020

SHEET TITLE:
COVER

SHEET NUMBER:
T1.0

SHEET SIZE:
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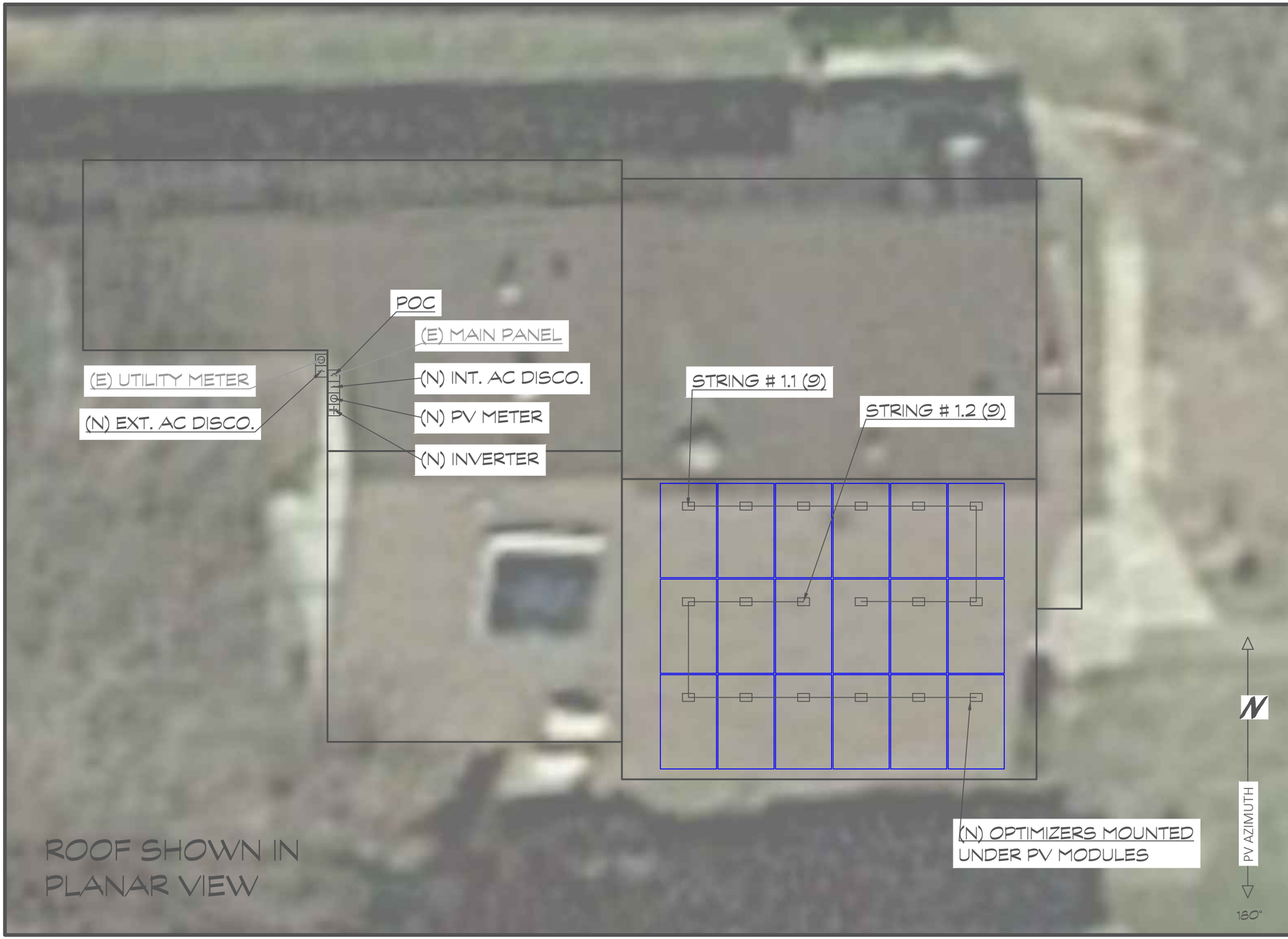
REVISIONS

Description	Date	Int	Rev
ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:



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JOB NUMBER:
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PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.0

SHEET SIZE:
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REVISIONS

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ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

RACKING SCHEDULE		
UNIRAC FLASH LOC	36	COUNT
UNIRAC END CLAMPS	12	COUNT
UNIRAC MID CLAMPS	30	COUNT
UNIRAC STANDARD RAIL (168 IN.)	9	COUNT

ROOF LOAD CALCS							
	QTY		WEIGHT			TOTAL	
PV MODULE	18	X	39.7	LBS	=	715	LBS
RACKING RAIL LN. FT.	126	X	0.85	LB/FT	=	107	LBS
CLAMPS	42	X	0.125	LBS	=	5	LBS
ATTACHMENTS	36	X	2	LBS	=	72	LBS
TOTAL WEIGHT					=	899	LBS
ARRAY AREA					=	337	SQFT
DEAD LOAD					=	3	LB/SQFT
POINT LOAD					=	25	LBS

STATE OF OHIO
ROGER T. ALWORTH
PE-73372
REGISTERED
PROFESSIONAL ENGINEER

02/17/2020

Firm License Number: 03392

VSE Project Number: U2513-0172-201

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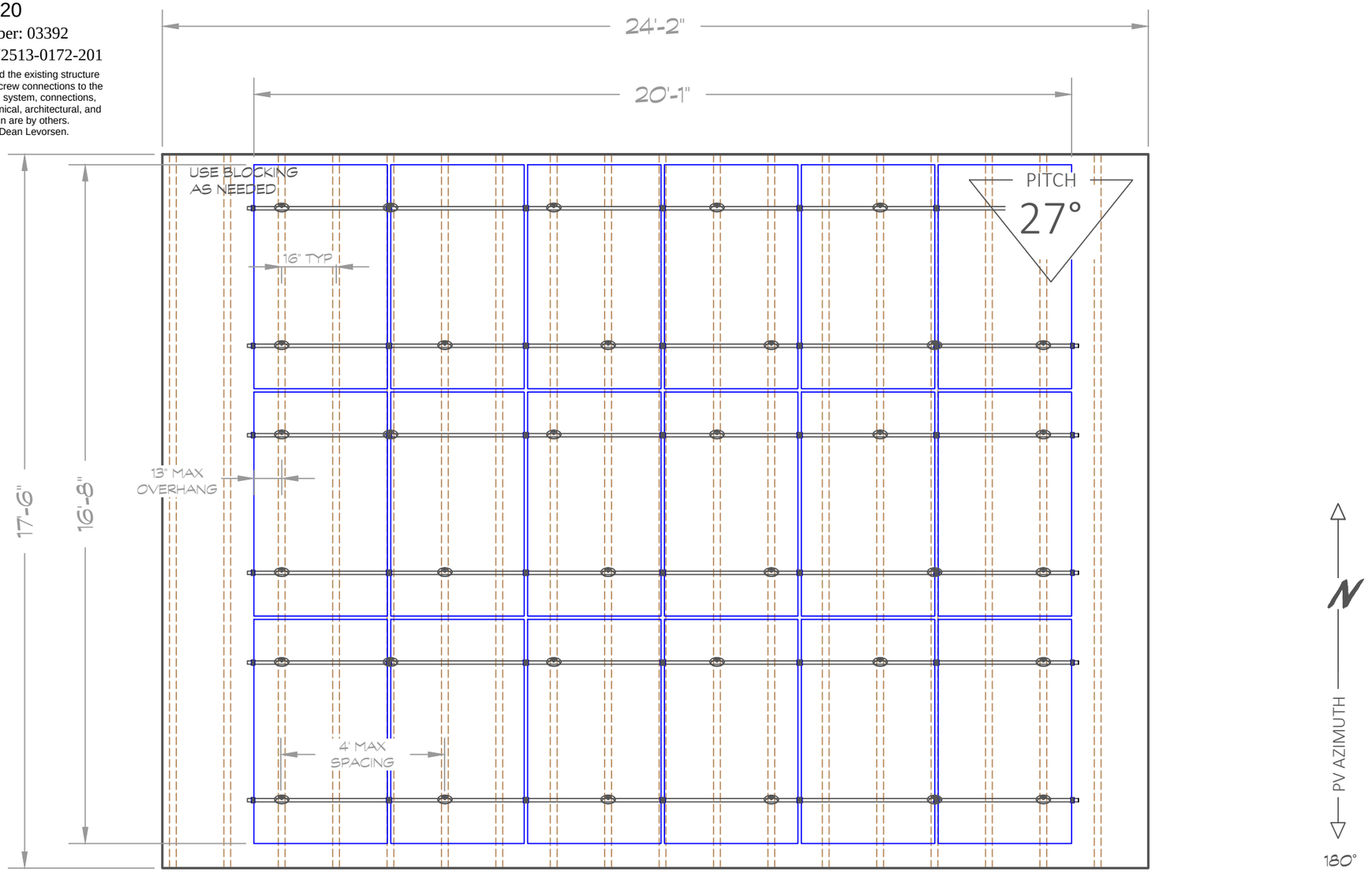

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227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
PV LAYOUT

SHEET NUMBER:
A1.1

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
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REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

THIS PAGE DEPICTS A STANDARD RACKING METHOD FOR A COMPOSITION SHINGLE ROOF. INCLUDED ARE MAXIMUM MINIMUM AND TYPICAL DIMENSIONS. ACTUAL DIMENSIONS MAY VERY ON INSTALL BUT MAXIMUM AND MINIMUM DIMENSIONS SHALL NOT BE EXCEEDED

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STATE OF OHIO
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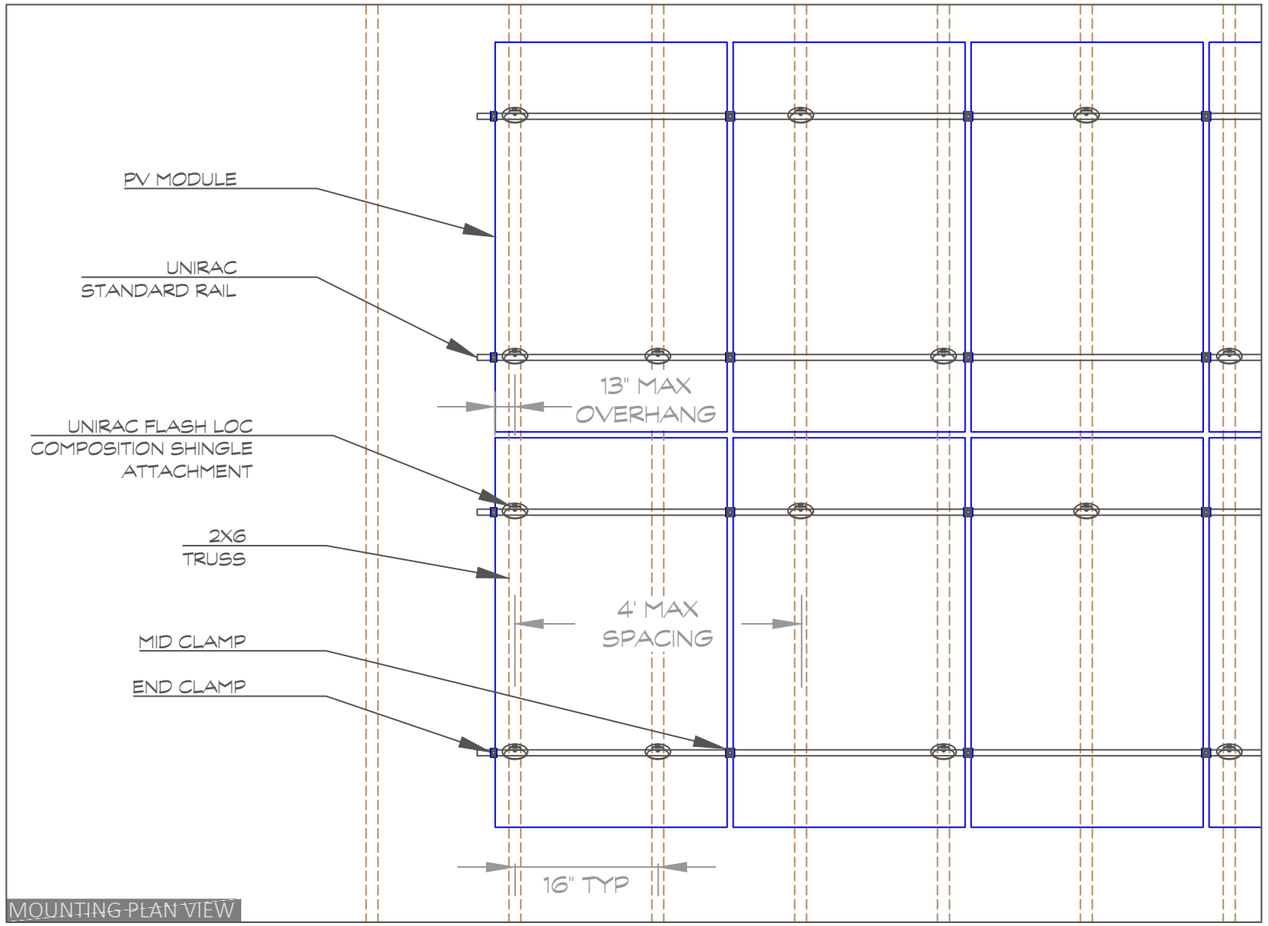
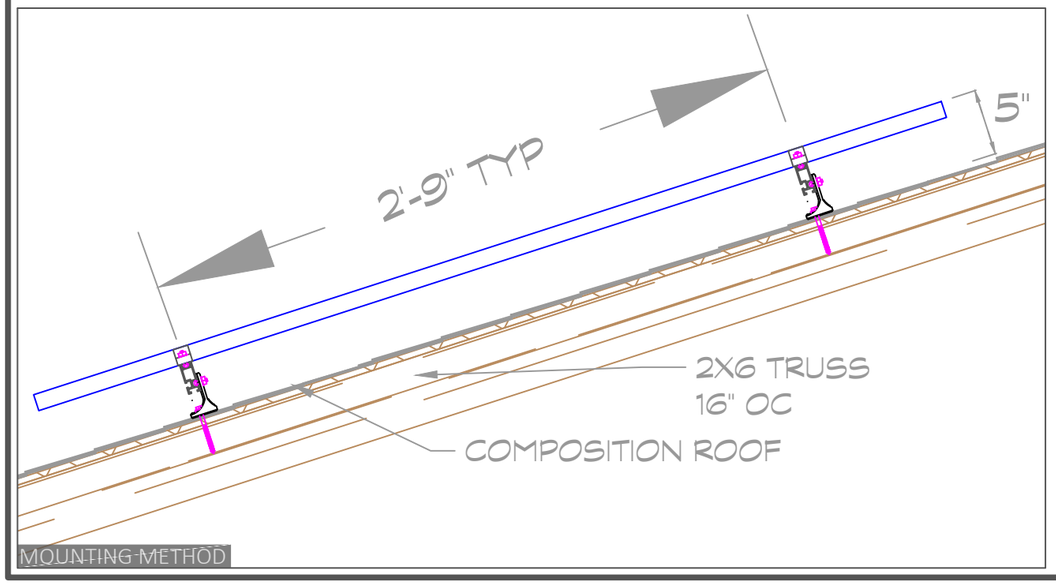
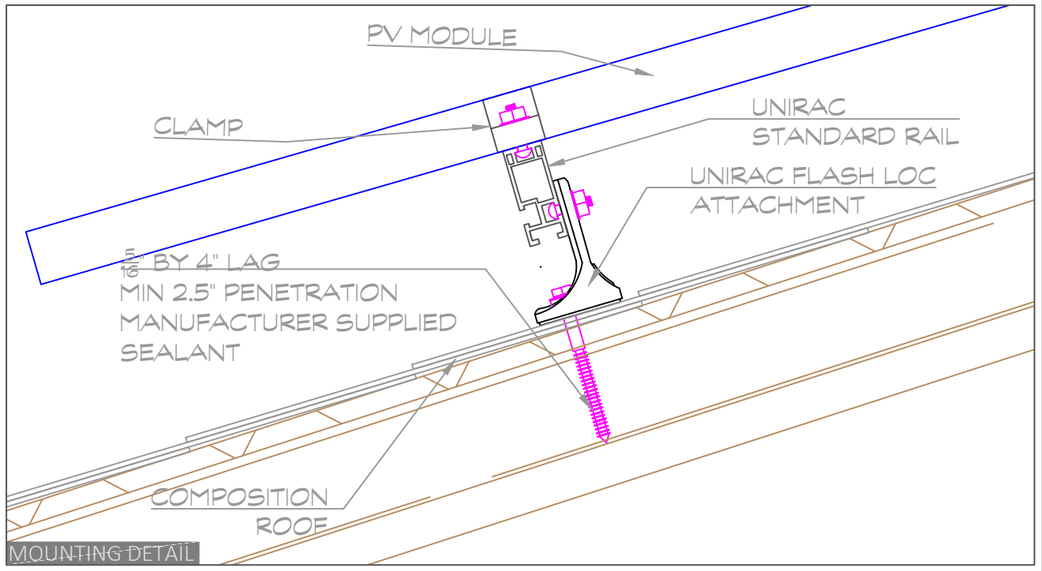


MOUNTING PLAN VIEW



MOUNTING METHOD



MOUNTING DETAIL

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COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
MOUNTING & RACKING

SHEET NUMBER:
A2.0

SHEET SIZE:
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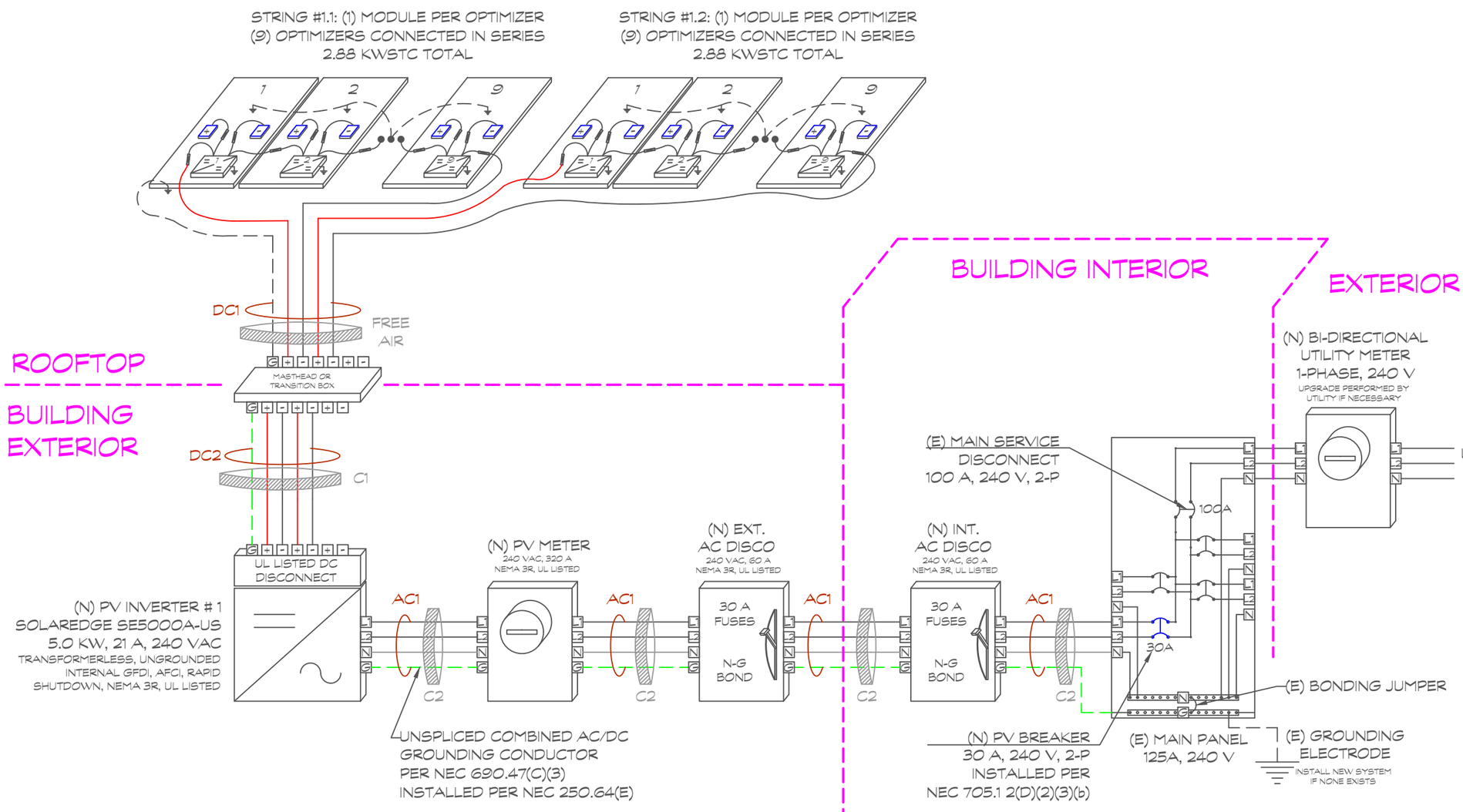
DRAFT:
KATHRYN BIGLER

REVIEWED:



DC WIRE SCHEDULE

MF	TAG	PHASE/NEUTRAL CONDUCTOR				GROUND CONDUCTOR				EST. DIST. (ft)
		QTY	MTL	SIZE	TYPE	QTY	MTL	SIZE	TYPE	
1	DC1	4	CU	AWG #10	PV Wire	1	CU	AWG #6	BARE	25
1	DC2	4	CU	AWG #10	THWN	1	CU	AWG #6	THWN-2	50

AC WIRE SCHEDULE

MF	TAG	PHASE/NEUTRAL CONDUCTOR				GROUND CONDUCTOR				EST. DIST. (ft)
		QTY	MTL	SIZE	TYPE	QTY	MTL	SIZE	TYPE	
1	AC1	3	CU	AWG #6	THWN	1	CU	AWG #6	THWN	30

CONDUIT SCHEDULE

MF	TAG	SIZE	TYPE	EST. DIST. (ft)
1	C1	1"	EMT	50
1	C2	1"	EMT	30

THIRD SUN SOLAR
762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
ELECTRICAL RISER

SHEET NUMBER:
E1.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS

Description	Date	Int	Rev
ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

		Inverter I.D.	Inv 1
		Inverter AC Power (kW):	5
		PV Power (kWstc):	5.76
		Modules Total Qty:	18
		Inverter DC/AC Ratio:	1.15
INPUT 1		String Qty:	1
		String Length:	9
		Max Open Circuit Voltage:	480
		Operating Voltage:	380
		Max Short Circuit Current:	15
		Operating Current:	7.6
		Max Input Power:	2880
INPUT 2		String Qty:	1
		String Length:	9
		Max Open Circuit Voltage:	480
		Operating Voltage:	380
		Max Short Circuit Current:	15
		Operating Current:	7.6
		Max Input Power:	2880

PV System Summary		
Number of Panels:	18	Count
Max DC Power:	5.76	kWstc
Max Voltage per 690.7(A):	480	Volts DC
Max Current per 690.8(A)(5):	15	Amps DC
AC System Summary		
Number of Inverters:	1	Count
Max AC Power:	5	KW AC
DC/AC Ratio:	1.15	W/W
Nominal System Voltage:	240	Volts AC
Max Current per 690.8(A)(3):	21	Amps AC

PV Module Specifications		
Model Number:	REC REC320NP	
Weight:	39.7	lbs
Dimensions:	65.9 x 39.25 x 1.1 (in)	
Power @ STC:	320	Watts
Voc:	40.3	Volts DC
Vmmp:	34.2	Volts DC
Isc:	10.22	Amps
Immp:	9.37	Amps
Voc Temp Coeff:	-0.27	%/°C
Isc Temp Coeff:	0.04	%/°C
Max Fuse Rating:	20	Amps
Power Optimizer Specifications		
Model Number:	SolarEdge P320	
Max Input Power:	320	Watts
Max Input Voc:	48	Volts DC
Max Input Isc:	11	Amps
Max Output Voltage:	60	Volts DC
Max Output Current:	15	Amps
Min. String Length:	8	Modules
Max. String Length:	25	Modules
Max. String Power:	5700	Watts

PV System Maximum Voltage Calculation per NEC 690.7(A)						
Local Record Low Temp:		-13	°C			
Data Source:	COLUMBUS PORT COLUMBUS INTL A					
Voc Temp Coefficient	x	25°C - Record Low Temp.	0	+	1	=	Voc Correction Factor
-0.27%/°C	x	38	°C	+	1	=	1.1026
Voc Correction Factor	x	Voc	x	Number of Modules in Series	=	Temp Corrected Open Circuit Voltage
1.1026	x	40.3	x	1	=	44.4	Volts DC
120% Rule per NEC 705.12(D)(2)(3)(b)						
Main Busbar Rating:	X	1.2	-	Main Breaker Rating:	=	Max PV Breaker Size
125	X	1.2	-	100	=	50

Inverter Specifications			
INVERTER 1	Model Number:	SolarEdge SE5000H-US	
	Power Rating:	5000	Watts
	Nominal Voltage:	240	Volts AC
	Max Output Current:	21	Amps
	CEC Efficiency:	99	%
	Max DC Voltage:	480	Volts DC
	Max DC Current:	45	Amps DC
	Max DC Power:	7750	Watts

MF	Tag	Circuit Details					Conductor Specifications							
		Origin	Destination	Environment		Est. 1-Way Dist (ft)	MAX # Ungnd Cond	Mtl	Temp Rating	Trade Size	Wire Type	# | | Set	Ampacity @ 30°C 310.15(B)(16)	
				Location	Exposure									
1	DC1	PV String	Transition Box	Rooftop	Free Air	25	4	CU	90°C	AWG #10	PV Wire	1	55	Amps
2	DC2	Transition Box	Inverter #1	Interior	EMT Conduit	50	2	CU	75°C	AWG #10	THWN	1	35	Amps
1	AC1	Inverter #1	Main Panel	Interior	EMT Conduit	30	2	CU	75°C	AWG #6	THWN	1	65	Amps

MF	Tag	Req. Conductor Ampacity						Ampacity Check #1				Conductor Temperature Drating					Conduit Fill Derating		Corrected Ampacity Calculation							Ampacity Check #2					
		DC Amps	x	100% 690.8 (A)(5)	x	125% 690.8 (B)(1)	=	Max DC 690.8(B)(1)		<	Cond. Amps		Local 2% Avg. High Temp (°C)	Height Above Roof (in)	Temp Adder 310.15(B)(3)(c)	Operating Temp (°C)	Temp Derate 310.15(B)(2)(a)	# of Ungnd. Cond.	Fill Derate 310.15(B)(3)(a)	Cond. Amps	x	Temp Derate	x	Fill Derate	=	Derated Conductor Ampacity		>	Max Current 690.8(A)(2)	
1	DC1	15	x	1	x	1.25	=	18.75	A	<	55	A	32	3.5-12	17	49	0.82	N/A	1	55	x	0.82	x	1	=	45.1	A	>	15	A
2	DC2	15	x	1	x	1.25	=	18.75	A	<	35	A	32	N/A	0	32	0.94	2	1	35	x	0.94	x	1	=	32.9	A	>	15	A

MF	Tag	Req. Conductor Ampacity						Ampacity Check #1				Conductor Temperature Drating					Conduit Fill Derating		Corrected Ampacity							Ampacity Check #2					
		AC Amps	x	100% 690.8 (A)(3)	x	125% 690.8 (B)(1)	=	Max AC 690.8(B)(1)		<	Cond. Amps		Local 2% Avg. High Temp (°C)	Height Above Roof (in)	Temp Adder 310.15(B)(3)(c)	Operating Temp (°C)	Temp Derate 310.15(B)(2)(a)	# of Ungnd. Cond.	Fill Derate 310.15(B)(3)(a)	Cond. Amps	x	Temp Derate	x	Fill Derate	=	Derated Conductor Ampacity		>	Max Current 690.8(A)(2)	
1	AC1	21	x	1	x	1.25	=	26.25	A	<	65	A	32	N/A	0	32	0.94	2	1	65	x	0.94	x	1	=	61.1	A	>	21	A

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PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
ELECTRICAL CALCS

SHEET NUMBER:
E2.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS			
Description	Date	Int	Rev
ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

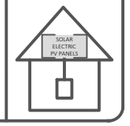
REVIEWED:

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

REQ'D BY: NEC 690.56(C)(3) — 1
APPLY TO:
RAPID SHUTDOWN SWITCH

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.



REQ'D BY: NEC 690.12(B)(2)(1), 690.56(C)(1) — 2
APPLY TO:
SERVICE DISCONNECT

PHOTOVOLTAIC SYSTEM DC DISCONNECT

REQ'D BY: NEC 690.13(B) — 3
APPLY TO:
DC DISCONNECT SWITCHES
*MUST BE REFLECTIVE

PHOTOVOLTAIC SYSTEM AC DISCONNECT

REQ'D BY: NEC 690.13(B) — 4
APPLY TO:
AC DISCONNECT SWITCHES

PHOTOVOLTAIC SYSTEM
INVERTER OUTPUT: 5KW, 21A, 240V
INPUT 1 SPECIFICATIONS
OPERATING CURRENT: 7.57 AMPS
MAX SYSTEM CURRENT: 15 AMPS
OPERATING VOLTAGE: 380 VOLTS
MAX SYSTEM VOLTAGE: 480 VOLTS
INPUT 2 SPECIFICATIONS
OPERATING CURRENT: 7.57 AMPS
MAX SYSTEM CURRENT: 15 AMPS
OPERATING VOLTAGE: 380 VOLTS
MAX SYSTEM VOLTAGE: 480 VOLTS

REQ'D BY: NEC 690.53 — 5
APPLY TO:
INVERTER #1 AND DC DISCONNECTS

WARNING: PHOTOVOLTAIC POWER SOURCE

REQ'D BY: NEC 690.31(G)(3) — 6
APPLY TO:
DC CIRCUIT JUNCTION BOXES, RACEWAYS, CABLE TRAYS, CONDUIT BODIES WITHIN AVAILABLE OPENINGS, EVERY 10', WITHIN 1' OF TURNS/PENETRATIONS

THIS ELECTRIC SYSTEM IS ALSO SERVED BY A PHOTOVOLTAIC SYSTEM

REQ'D BY: NEC 705.12(D)(3) — 7
APPLY TO:
ANY/ALL ELECTRICAL PANELS CONNECTED TO MULTIPLE POWER SOURCES

WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

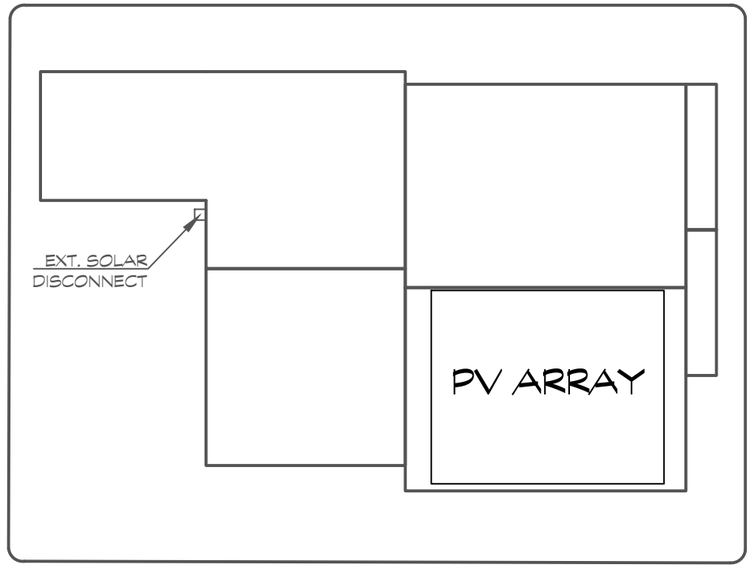
REQ'D BY: NEC 705.12(D)(2)(3)(b) — 8
APPLY TO:
PV BACKFED CIRCUIT BREAKER(S)

PHOTOVOLTAIC
POWER SOURCE
AC DISCONNECT
OPERATING CURRENT: 21 AMPS
OPERATING VOLTAGE: 240 VOLTS

REQ'D BY: NEC 690.54 — 9
APPLY TO:
AC DISCONNECTS, IF NOT APPLIED BY MFR

THIS SITE CONTAINS A PHOTOVOLTAIC POWER SYSTEM
SYSTEM DISCONNECT LOCATION:

REQ'D BY: NEC 690.56(B) — 10
APPLY TO:
APPLY NEAR SERVICE DISCONNECT IF NOT IN SAME LOCATION



REQ'D BY: NEC 690.56(A) & 705.10 — 11
APPLY TO:
APPLY NEAR SERVICE DISCONNECT & PV SYSTEM DISCONNECT IF NOT IN SAME LOCATION

SIGNAGE REQUIREMENTS
1) RED BACKGROUND
2) WHITE LETTERING
3) MIN 3/8" LETTER HEIGHT
4) ALL CAPITAL LETTERS
5) ARIAL OR SIMILAR FONT
6) WEATHER RESISTANT MATERIAL PER UL 969

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PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
SAFETY PLACARDS

SHEET NUMBER:
E3.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS

Description	Date	Int	Rev
ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

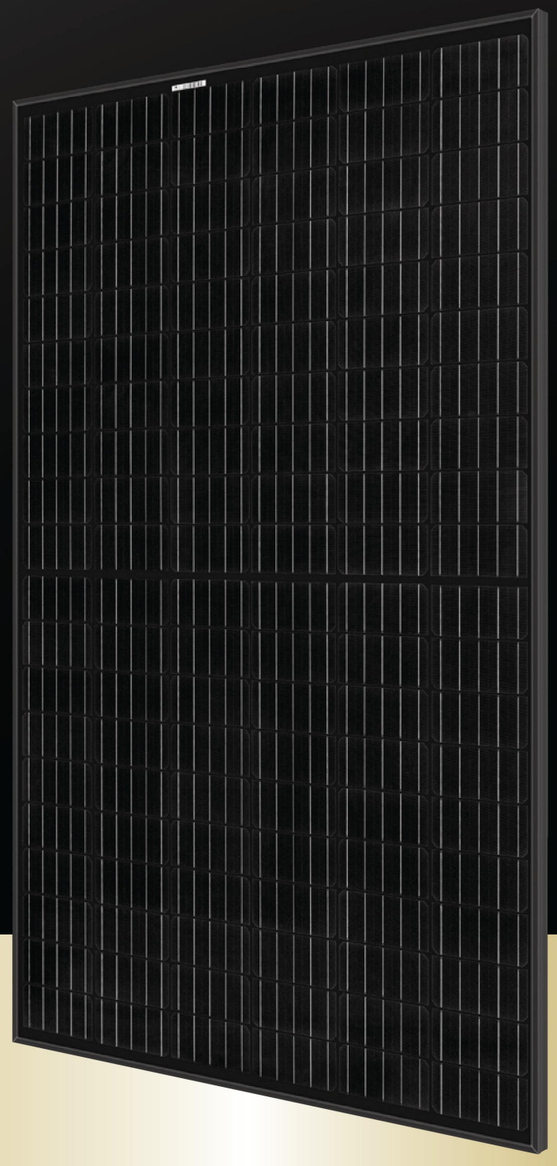
REVIEWED:

SOLAR'S MOST TRUSTED

REC

REC N-PEAK BLACK SERIES

PREMIUM FULL BLACK MONO N-TYPE SOLAR PANELS WITH SUPERIOR PERFORMANCE



MONO N-TYPE: THE MOST EFFICIENT C-SI TECHNOLOGY

NO LIGHT INDUCED DEGRADATION

SUPER-STRONG FRAME UP TO 7000 PA SNOW LOAD

FLEXIBLE INSTALLATION OPTIONS

IMPROVED PERFORMANCE IN SHADED CONDITIONS

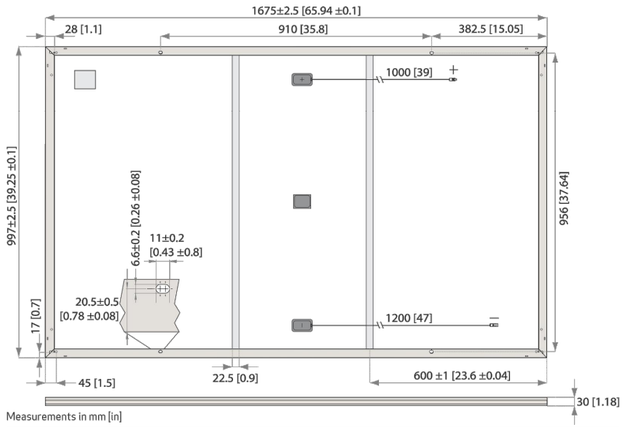
GUARANTEED HIGH POWER OVER LIFETIME

325 Wp POWER

20 YEAR PRODUCT WARRANTY

25 YEAR POWER WARRANTY

REC N-PEAK BLACK SERIES



Measurements in mm [in]

ELECTRICAL DATA @ STC	Product code*: RECxxxNP Black				
Nominal Power - P_{MPP} (Wp)	305	310	315	320	325
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	33.3	33.6	33.9	34.2	34.4
Nominal Power Current - I_{MPP} (A)	9.17	9.24	9.31	9.37	9.46
Open Circuit Voltage - V_{OC} (V)	39.3	39.7	40.0	40.3	40.7
Short Circuit Current - I_{SC} (A)	10.06	10.12	10.17	10.22	10.28
Panel Efficiency (%)	18.3	18.6	18.9	19.2	19.5

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of V_{OC} & I_{SC} ±3% within one watt class. * Where xxx indicates the nominal power class (P_{MPP}) at STC above.

ELECTRICAL DATA @ NOCT	Product code*: RECxxxNP Black				
Nominal Power - P_{MPP} (Wp)	214	217	221	224	228
Nominal Power Voltage - V_{MPP} (V)	31.1	31.4	31.7	32.0	32.2
Nominal Power Current - I_{MPP} (A)	6.86	6.91	6.97	7.01	7.08
Open Circuit Voltage - V_{OC} (V)	36.7	37.1	37.4	37.7	38.0
Short Circuit Current - I_{SC} (A)	7.53	7.57	7.61	7.65	7.69

Nominal operating cell temperature (NOCT: air mass AM 1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s).
* Where xxx indicates the nominal power class (P_{MPP}) at STC above.

CERTIFICATIONS

IEC 61215, IEC 61730 & UL 1703;
IEC 62804, IEC 61701, IEC 62716, IEC 62782
ISO 9001: 2015, ISO 14001: 2004, OHSAS 18001: 2007

WARRANTY

20 year product warranty
25 year linear power output warranty, maximum degression in performance of 0.5% p.a., giving 86% at end of year 25.
See warranty conditions for further details.

GENERAL DATA

Cell type:	120 half-cut n-type mono c-Si cells 6 strings of 20 cells in series
Glass:	0.13" (3.2 mm) solar glass with anti-reflection surface treatment
Backsheet:	Highly reflective and resistant polymeric construction (black)
Frame:	Anodized aluminum (black)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790
Cable:	12 AWG (4 mm²) PV wire, 39 + 47" (1 m + 1.2 m) in accordance with EN 50618
Connectors:	Stäubli MC4 PV-KBT4/KST4, 12 AWG(4 mm²) in accordance with IEC 62852 IP68 only when connected
Origin:	Made in Singapore

MECHANICAL DATA

Dimensions:	65.9 x 39.25 x 1.1" (1675 x 997 x 30 mm)
Area:	17.98 ft² (1.67 m²)
Weight:	39.7 lbs (18 kg)

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Design load (+): snow Maximum test load (+):	4666 Pa (97.5 lbs/ft²)* 7000 Pa (146 lbs/ft²)*
Design load (-): wind Maximum test load (-):	1600 Pa (33.4 lbs/ft²)* 2400 Pa (50 lbs/ft²)*
Max series fuse rating:	20 A
Max reverse current:	20 A

* Calculated using a safety factor of 1.5
* See installation manual for mounting instructions

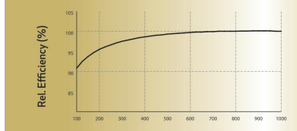
TEMPERATURE RATINGS *

Nominal Operating Cell Temperature:	44°C (±2°C)
Temperature coefficient of P_{MPP}:	-0.35 %/°C
Temperature coefficient of V_{OC}:	-0.27 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC.



Founded in Norway in 1996, REC is a leading vertically integrated solar energy company. Through integrated manufacturing from silicon to wafers, cells, high-quality panels and extending to solar solutions, REC provides the world with a reliable source of clean energy. REC's renowned product quality is supported by the lowest warranty claims rate in the industry. REC is a Bluestar Elkem company with headquarters in Norway and operational headquarters in Singapore. REC employs around 2,000 people worldwide, producing 1.5 GW of solar panels annually.

REC
www.recgroup.com

Specifications subject to change without notice.
Ref: PM-DS-11-03-Rev- C 07/19

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PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
PV MODULE DATASHEET

SHEET NUMBER:
D1.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS

Description	Date	Int	Rev
ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5[1]							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, adjustable -0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380				400			Vdc
Maximum Input Current @240V[2]	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V[2]	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600kΩ Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

(1) For other regional settings please contact SolarEdge support
(2) A higher current source may be used; the inverter will limit its input current to the values stated

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Data, ANSI C12.20	Optional[3]							
Inverter Commissioning	with the SetApp mobile application using built-in Wi-Fi station for local connection							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	3/4" minimum / 14-6 AWG						3/4" minimum /14-4 AWG	
DC Input Conduit Size / # of Strings / AWG Range	3/4" minimum / 1-2 strings / 14-6 AWG						3/4" minimum / 1-3 strings / 14-6 AWG	
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174						21.3 x 14.6 x 7.3 / 540 x 370 x 185	in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4		26.2 / 11.9		38.8 / 17.6	lb / kg
Noise	< 25					<50		dBA
Cooling	Natural Convection							
Operating Temperature Range	-40 to +140 / -40 to +60[4]							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

(3) Revenue grade inverter P/N: SExxxxH-US000BNC4
(4) Full power up to at least 50°C / 122°F; for power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf

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RoHS

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ATHENS, OH 45701
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www.thirdsunsolar.com

PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
INVERTER DATASHEET

SHEET NUMBER:
D2.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS

Description	Date	Int	Rev
ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

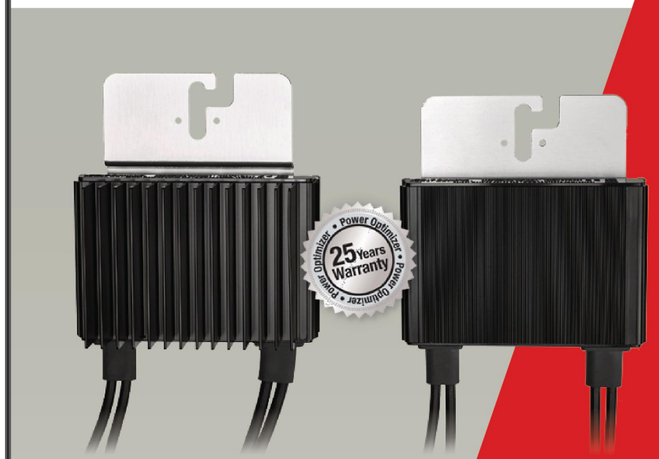
solaredge

SolarEdge Power Optimizer

Module Add-On For North America

P320 / P370 / P400 / P405 / P505

POWER OPTIMIZER



PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Compliant with arc fault protection and rapid shutdown NEC requirements (when installed as part of the SolarEdge system)
- Module-level voltage shutdown for installer and firefighter safety

USA - CANADA - GERMANY - ITALY - FRANCE - JAPAN - CHINA - AUSTRALIA - THE NETHERLANDS - UK - ISRAEL - TURKEY - SOUTH AFRICA - BULGARIA - INDIA www.solaredge.us

solaredge

SolarEdge Power Optimizer

Module Add-On for North America

P320 / P370 / P400 / P405 / P505

OPTIMIZER MODEL (typical module compatibility)	P320 (for high-power 60-cell modules)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	P505 (for higher current modules)	
INPUT						
Rated Input DC Power[1]	320	370	400	405	505	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48	60	80	125	83	Vdc
MPPT Operating Range	8 - 48	8 - 60	8 - 80	12.5 - 105	12.5 - 83	Vdc
Maximum Short Circuit Current (Isc)	11		10.1		14	Adc
Maximum DC Input Current	13.75		12.63		17.5	Adc
Maximum Efficiency	99.5					%
Weighted Efficiency	98.8				98.6	%
Overvoltage Category	II					
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)						
Maximum Output Current	15					Adc
Maximum Output Voltage	60			85		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)						
Safety Output Voltage per Power Optimizer	1 ± 0.1					Vdc
STANDARD COMPLIANCE						
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3					
Safety	IEC62109-1 (class II safety), UL1741					
RoHS	Yes					
INSTALLATION SPECIFICATIONS						
Maximum Allowed System Voltage	1000					Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters					
Dimensions (W x L x H)	128 x 152 x 28 / 5 x 5.97 x 1.1		128 x 152 x 36 / 5 x 5.97 x 1.42	128 x 152 x 50 / 5 x 5.97 x 1.96	128 x 152 x 59 / 5 x 5.97 x 2.32	mm / in
Weight (including cables)	630 / 1.4		750 / 1.7	845 / 1.9	1064 / 2.3	gr / lb
Input Connector	MC4[2]					
Output Wire Type / Connector	Double Insulated; MC4					
Output Wire Length	0.95 / 3.0	1.2 / 3.9				m / ft
Operating Temperature Range	-40 - +85 / -40 - +185					°C / °F
Protection Rating	IP68 / NEMA6P					
Relative Humidity	0 - 100					%

(1) Rated STC power of the module. Module of up to +5% power tolerance allowed.
(2) For other connector types please contact SolarEdge

PV SYSTEM DESIGN USING A SOLAREDGE INVERTER[3][4]		SINGLE PHASE HD-WAVE	SINGLE PHASE	THREE PHASE 208V	THREE PHASE 480V	
Minimum String Length (Power Optimizers)	P320, P370, P400	8		10	18	
	P405 / P505	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50[5]	
Maximum Power per String		5700 (6000 with SE7600H-US)	5250	6000	12750	W
Parallel Strings of Different Lengths or Orientations		Yes				

(3) For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf.
(4) It is not allowed to mix P405/P505 with P320/P370/P400/P600/P700/P800 in one string.
(5) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement

CE ETL

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THIRD SUN SOLAR
762 W. UNION ST.
ATHENS, OH 45701
(740) 249-4533
www.thirdsunsolar.com

PROJECT:
MARXEN, LEE
227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
OPTIMIZER DATASHEET

SHEET NUMBER:
D2.1

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS

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REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

SOLARMOUNT

UNIRAC

OPTIMIZED COMPONENTS

INTEGRATED BONDING & PRE-ASSEMBLED PARTS

Components are pre-assembled and optimized to reduce installation steps and save labor time. Our new grounding & bonding process eliminates copper wire and grounding straps or bonding jumpers to reduce costs. Utilize the microinverter mount with a wire management clip for an easier installation.

VERSATILITY

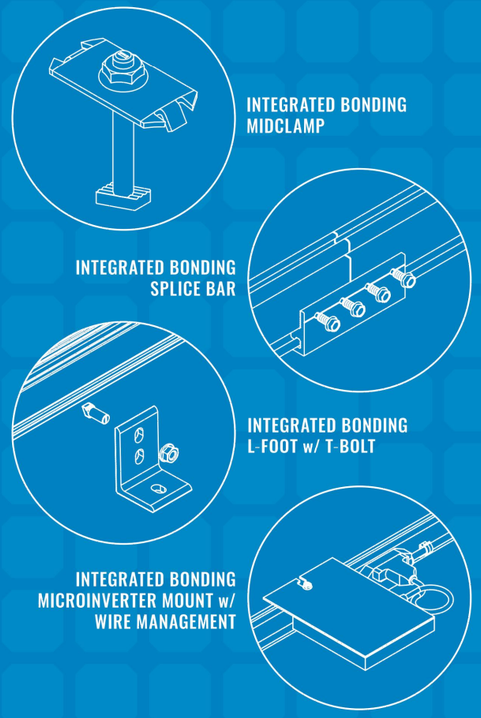
ONE PRODUCT - MANY APPLICATIONS

Quickly set modules flush to the roof or at a desired tilt angle. Change module orientation to portrait or landscape while securing a large variety of framed modules on flat, low slope or steep pitched roofs. Available in mill, clear and dark anodized finishes to outperform your projects financial and aesthetic aspirations.

AUTOMATED DESIGN TOOL

DESIGN PLATFORM AT YOUR SERVICE

Creating a bill of materials is just a few clicks away with U-Builder, a powerful online tool that streamlines the process of designing a code compliant solar mounting system. Save time by creating a user profile, and recall preferences and projects automatically when you log in. You will enjoy the ability to share projects with customers: there's no need to print results and send to a distributor, just click and share.



LISTED **UL2703** BONDING & GROUNDING MECHANICAL LOADING SYSTEM FIRE CLASSIFICATION

UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT

UNMATCHED EXPERIENCE | CERTIFIED QUALITY | ENGINEERING EXCELLENCE | BANKABLE WARRANTY | DESIGN TOOLS | PERMIT DOCUMENTATION

TECHNICAL SUPPORT

Unirac's technical support team is dedicated to answering questions & addressing issues in real time. An online library of documents including engineering reports, stamped letters and technical data sheets greatly simplifies your permitting and project planning process.

CERTIFIED QUALITY PROVIDER

Unirac is the only PV mounting vendor with ISO certifications for 9001:2008, 14001:2004 and OHSAS 18001:2007, which means we deliver the highest standards for fit, form, and function. These certifications demonstrate our excellence and commitment to first class business practices.

BANKABLE WARRANTY

Dont leave your project to chance, Unirac has the financial strength to back our products and reduce your risk. Have peace of mind knowing you are receiving products of exceptional quality. SOLARMOUNT is covered by a 10 year limited product warranty and a 5 year limited finish warranty.

PROTECT YOUR REPUTATION WITH QUALITY RACKING SOLUTIONS BACKED BY ENGINEERING EXCELLENCE AND A SUPERIOR SUPPLY CHAIN

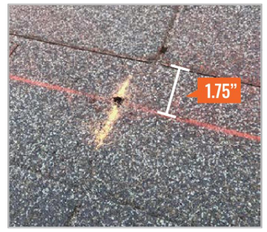
PUB2016MAY16 - PRINTED UPDATE

FLASH LOC

INSTALLATION GUIDE

UNIRAC®

BETTER SOLAR STARTS HERE



PRE-INSTALL

Snap chalk lines for attachment rows. On shingle roofs, snap lines 1-3/4” below upslope edge of shingle course. Locate rafters and mark attachment locations.

At each location, drill a 7/32” pilot hole. Clean roof surface of dirt, debris, snow, and ice, then fill pilot hole with sealant.

NOTE: Space mounts per racking system install specifications. When down pressure is ≥34 psf, span may not exceed 2 ft.

STEP 1: SECURE

Place **FLASH**LOC over pilot hole with lag on down-slope side. Align indicator marks on sides of mount with chalk line. Pass included lag bolt and sealing washer through **FLASH**LOC into pilot hole. Drive lag bolt until mount is held firmly in place.

NOTE: The EPDM in the sealing washer will expand beyond the edge of the metal washer when proper torque is applied.

STEP 2: SEAL

Insert tip of UNIRAC provided sealant into port. Inject until sealant exits both vents.

Continue array installation, attaching rails to mounts with provided T-bolts.

NOTE: When **FLASH**LOC is installed over gap between shingle or tabs or vertical joints, fill gap/joint with sealant between mount and upslope edge of shingle course.

USE ONLY UNIRAC APPROVED SEALANTS: Chemlink Duralink 50 (included in kit) or Chemlink M-1

FASTER INSTALLATION. 25-YEAR WARRANTY.

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702

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PROJECT:
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227 NORTH ARDMORE RD
COLUMBUS , OH 43209

JOB NUMBER:
20-0003

PROJECT DETAILS:
5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
RACKING DATASHEET

SHEET NUMBER:
D3.0

SHEET SIZE:
ANSI B (17.00 X 11.00 INCHES)

REVISIONS

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ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

MISCELLANEOUS

Lay-in Grounding Lugs

c UL us
E212551

Features

- Each lug takes a range of cable sizes
- Heavy duty slotted or hex head screw
- Aluminum lay-in lugs are suitable for use with copper or aluminum conductors
- Copper lay-in lugs are suitable for use with copper or aluminum conductors

Standard Materials

Aluminum or Copper

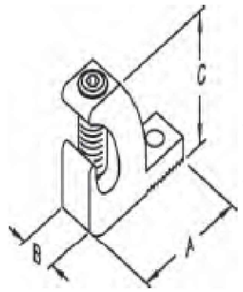
Standard Finish

Aluminum lug - Zinc plated
Copper lug - Natural

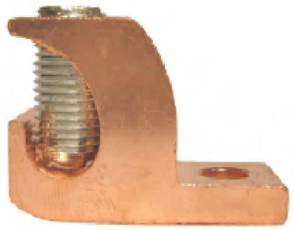
Applicable Third Party Standards

- UL Standard: 467
- Fed. Spec. W-F-408E
- NEMA: FB-1
- UL Listed File # E212551

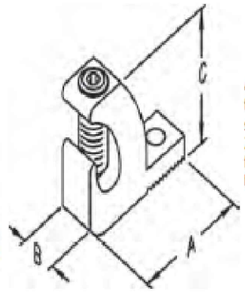
Aluminum Lugs



4/14AL and 1/0 - 8AL furnished with slotted screw. 3/0- 6AL and 250MCM- 6AL furnished with hex head screw



Copper Lugs



4/14CL and 1/0 - 8CL furnished with slotted screw. 3/0- 6CL and 250MCM- 6CL furnished with hex head screw

CATALOG NUMBER	LUG SIZE	DIM A	DIM B	DIM C	MASTER PACK	WEIGHT PER C
Aluminum Lugs						
4/14ALKON	4-14	1.063	0.375	0.75	100	1.9
1/0-8ALKON	1/0-8	1.5	0.625	1.125	100	6.6
3/0-6ALKON	3/0-6	2	0.813	1.5	50	16.4
250MCM-6ALKON^	250MCM-6	2.188	0.813	1.688	50	18.8
Copper Lugs						
4/14CLKON	4-14	1.063	0.375	0.75	100	4.4
1/0-8CLKON	1/0-8	1.5	0.625	1.125	100	15.9
3/0-6CLKON	3/0-6	2	0.813	1.5	50	40.0
250MCM-6CLKON^	250MCM-6	2.188	0.813	1.688	50	50.3

^ Not UL Certified

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5.8 kWstc, 5 kW AC

ENGINEERING APPROVAL:

SHEET TITLE:
GROUNDING DATASHEET

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D4.0

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ORIGINAL	02/04/20	KB	0
REV. 1	02/13/20	KB	A

DRAFT:
KATHRYN BIGLER

REVIEWED:

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.
The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, April 23, 2020 at 6:00 PM.,** in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: BZAP-20-9
Applicant: Amy Lauerhass
Owner: Blue Box, LLC
Address: 2336 Bryden Rd.
ARB Request: The applicant is seeking architectural review an approval to allow a 2-story addition to the east side of the principal structure. The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning for a proposed detached garage.
BZAP Request: The applicant is seeking a variance to Bexley Code Section 1252.15(a), which limits accessory structures to no greater than thirty-five percent (35%) of the principal building footprint, to allow the proposed detached garage to be 720sq'.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240. Mailed by: 03-26-2020

***(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development**

BZAP-20-9

Status: Active

Submitted: Mar 10, 2020

Applicant

Amy Lauerhass
614-371-3523
amy@lauerhassarchitecture.com

Location

2336 BRYDEN RD
Bexley, OH 43209

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

Two-story addition to the east of the existing residence (NO VARIANCE)
New detached garage

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

House addition & proposed detached garage

What requires Minor Architectural Review

--

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

--

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

400000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Single Family

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

75

Depth (ft)

142.6

Total Area (SF)

10695

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1830

Proposed Addition (SF)

270

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

2100

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

Detached Garage

Ridge Height

18'-4"

Proposed New Structure (SF)

720

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

Total building lot coverage (SF)

720

2820

Total building lot coverage (% of lot)

26.4

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

72

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

419

Proposed Additional Hardscape (SF)

611

Total Hardscape (SF)

1102

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3922

Total overall lot coverage (% of lot)

36.6

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House & Garage

Existing Roof Type

Std. 3-tab Asphalt Shingle

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

Dimensional Shingles; Color TBD

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

Other

Other existing window materials

Wood/Aluminum/Vinyl

New Window Manufacturer

Pella

New Window Style/Mat./Color

Double Hung/Clad Wood/White

C.1 Architectural Review Worksheet: Doors

Doors

Structure

true

House & Garage

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish

Painted

Proposed Door Type

Entry

Proposed Door Style

French

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Std. Lumber Profile

Proposed New Door Trim

Fiber Cement

Existing Window Trim

Std. Lumber Profile

Proposed New Window Trim

Fiber Cement

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Other

Other Existing Finishes

Brick & Aluminum Siding

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

Other

Other Proposed Finishes

Fiber Cement Siding

Proposed Finishes Manufacturer, Style, Color

Horizontal Beveled Siding; White

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

--

Landscape Architect/Designer

--

Architect/Designer Phone

--

Architect/Designer E-mail

--

Project Description

--

I have read and understand the above criteria

--

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Allowable size of a detached garage is 624 sf. Proposed garage is 720 sf.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

The completed home will be a large home, and a larger garage is appropriate.

2. Is the variance substantial? Please describe.

No, based on the lot size, as well as the placement of the garage.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No. The hipped roof is below the allowable height, and the width of the garage facing the alley is what is typical.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

I am not aware.

6. Can the property owner's predicament feasibly obviated through some method other than a variance? Please describe.

A smaller garage could be built, but we feel this size is appropriate for the lot and house size.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes. We believe the garage is appropriately sized and positioned on the lot, and will not negatively affect the neighbors, but will add value to the property.

F.1 Fence Variance Worksheet

Lot Type

--

Narrative description of how you plan to meet the pertinent outlined variance criteria

--

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

--

2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

--

3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

--

4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

--

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

--

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

--

7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

--

F.3 Fence Variance Worksheet

Front Yard Restrictions

--

Fences Adjacent to Commercial Districts

--

Require Commercial Fences Adjacent to Residential Districts

--

F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

--

Posts, columns and finials may extend up to 6” above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

--

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

The fence and/or wall shall have a minimum of 50% transparency.

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomended sources include ownership records, a letter from the Bexley Historical Society, etc.

--

Is your property architecturally significant? Please attached supporting documentation. Recomended sources include a letter of opinion from an architect or expert with historical preservation expertise.

--

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

--

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

--

Provide a narrative time schedule for the replacement project

--

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

--

Attachments (10)

Photographs
Mar 10, 2020

East Elevation Photo
Mar 10, 2020

West Elevation Photo
Mar 10, 2020

Rear Elevation Photo
Mar 10, 2020

East Elevation Photo II
Mar 10, 2020

pdf **Architectural Plan**
Mar 10, 2020

pdf **Exterior Elevations**
Mar 10, 2020

pdf **Floor Plan**
Mar 10, 2020

pdf **Site Plan**
Mar 10, 2020

pdf **Signed Owner Permission**
Mar 10, 2020

Timeline

Payment
Status: Paid March 10th 2020, 9:23 pm

Zoning Officer
Status: Completed March 17th 2020, 4:11 pm
Assignee: Kathy Rose

Kathy Rose March 17th 2020, 4:02:26 pm
ARB on house addition, BZAP on detached garage, based on the size of the principal structure, but will would meets code, once the addition is constructed.
Amy Lauerhass March 19th 2020, 10:23:18 am
The variance is only for the size of the garage.
Kathy Rose March 19th 2020, 11:41:38 am
correct
Kathy Rose April 2nd 2020, 2:12:25 pm
April 9, 2020 ARB & Garage portion to ARB & BZAP April 23, 2020

Design Planning Consultant
Status: In Progress
Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

- [ ] **Board of Zoning and Planning**
  Status: In Progress

- [ ] **City Council**
  Status: In Progress

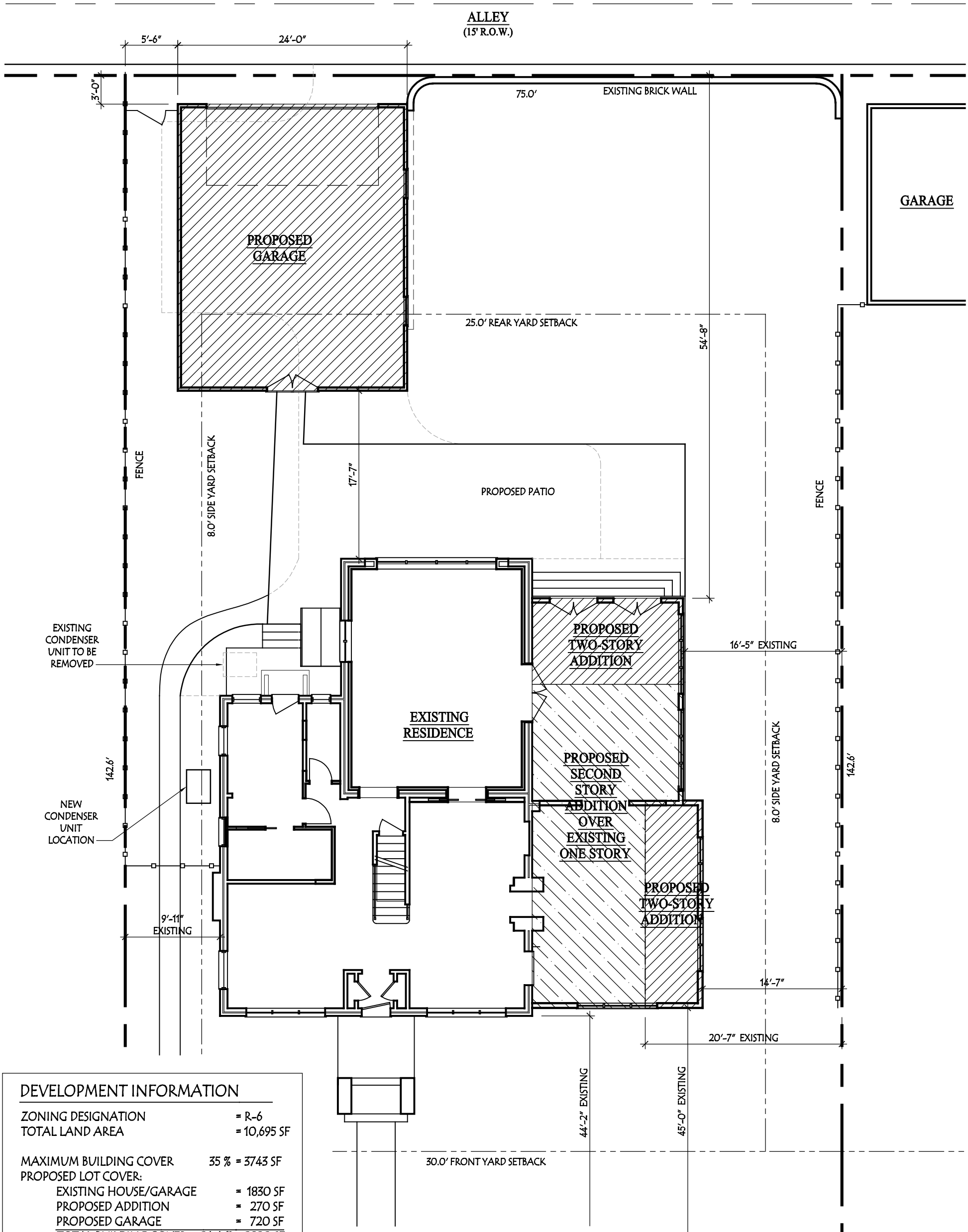
- [ ] **Tree Commission**
  Status: In Progress

- [ ] **Arborist**
  Status: In Progress

ADDITION & RENOVATION FOR:

Babak Djourabchi

2336 BRYDEN ROAD
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

ZONING DESIGNATION		= R-6
TOTAL LAND AREA		= 10,695 SF
MAXIMUM BUILDING COVER	35 %	= 3743 SF
PROPOSED LOT COVER:		
EXISTING HOUSE/GARAGE		= 1830 SF
PROPOSED ADDITION		= 270 SF
PROPOSED GARAGE		= 720 SF
TOTAL BUILDING COVER	26.4 %	= 2820 SF
MAXIMUM DEVELOP. COVER	60 %	= 6417 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER		= 2820 SF
SIDEWALKS		= 419 SF
DRIVEWAY		= 72 SF
PATIO		= 611 SF
TOTAL	36.6 %	= 3922 SF

PREVIOUS BEXLEY ARB APPLICATION #BA-19-62
APPROVAL GRANTED: JULY 11, 2019

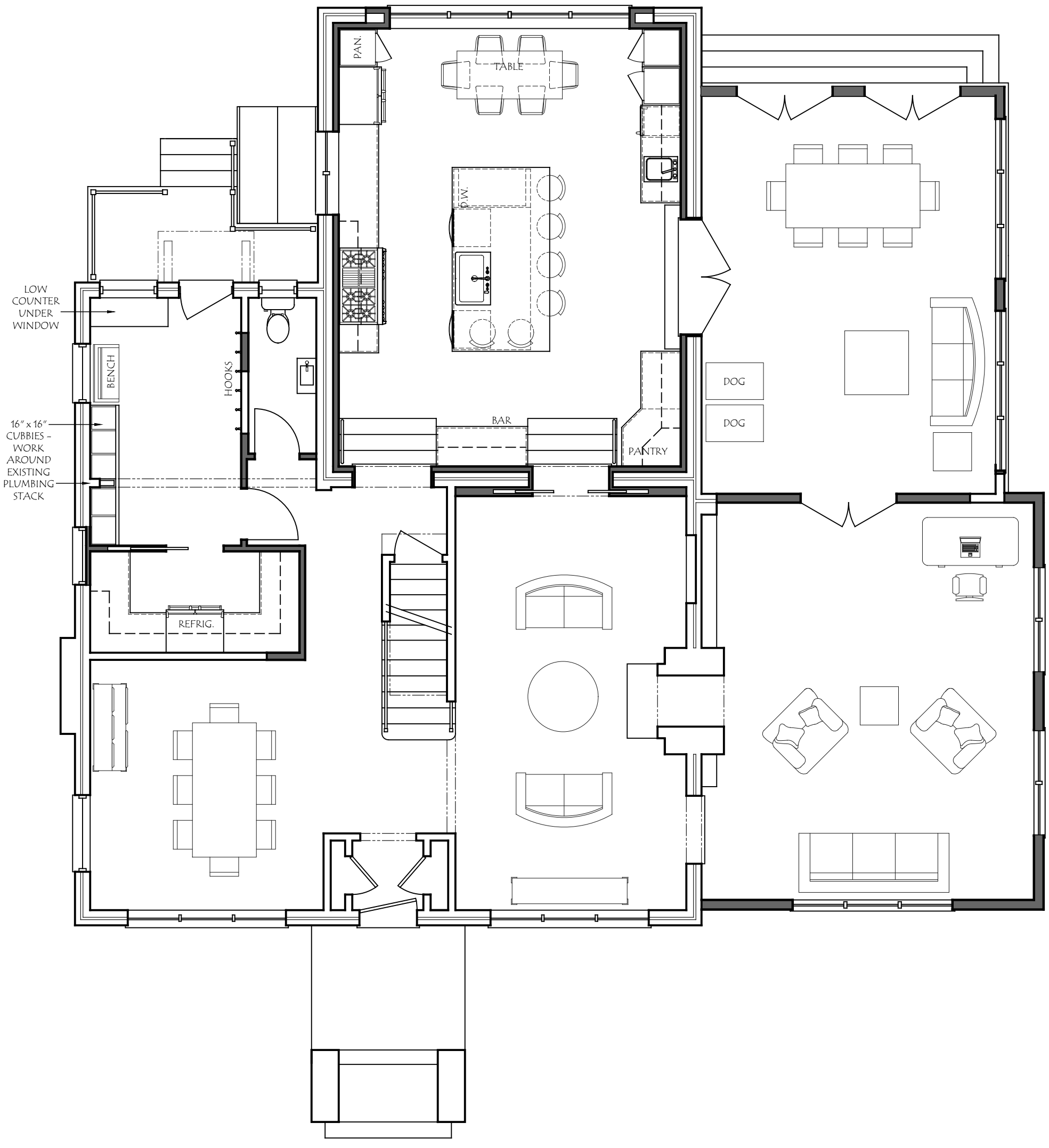
Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523

Site Plan

SCALE: 1" = 10'-0"



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Date:
10 Mar 2020

Drawing Title:
First Floor Plan

Scale:
3/16" = 1'-0"

Project Number:
18-045

Project Name:
2336 Bryden Road

Sheet Number:
A-1

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date:
10 Mar 2020

Drawing Title:
Second Floor Plan

Scale:
3/16" = 1'-0"

Project Number:
18-045

Project Name:
2336 Bryden Road

Sheet Number:
A-2

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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Date:
10 Mar 2020

Drawing Title:
Exterior Elevations

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

Project Number:
18-045

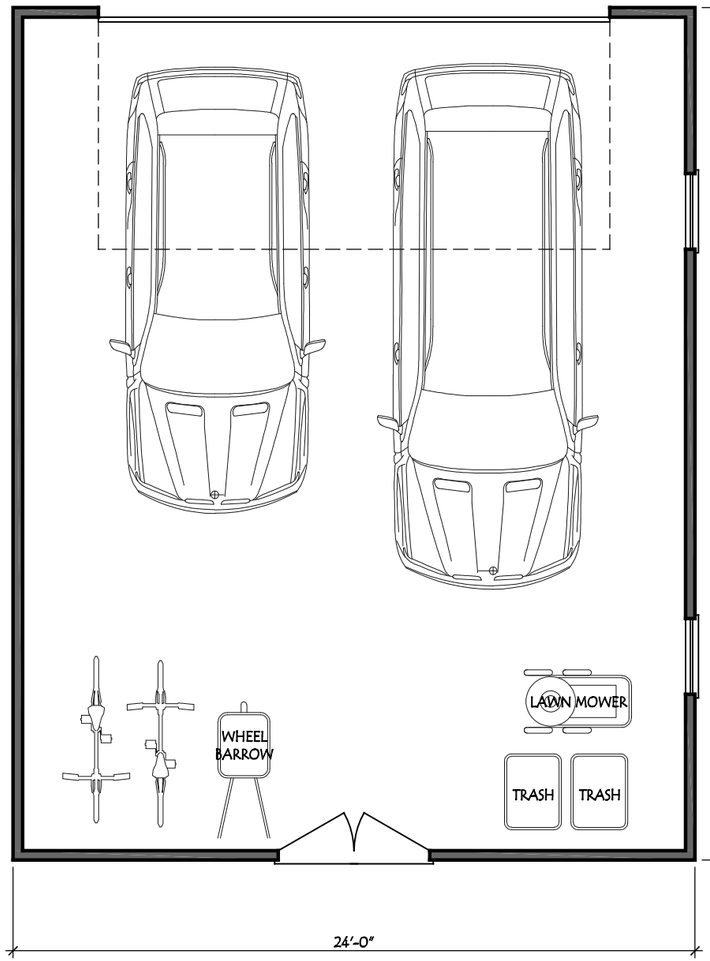
Project Name:
2336 Bryden Road

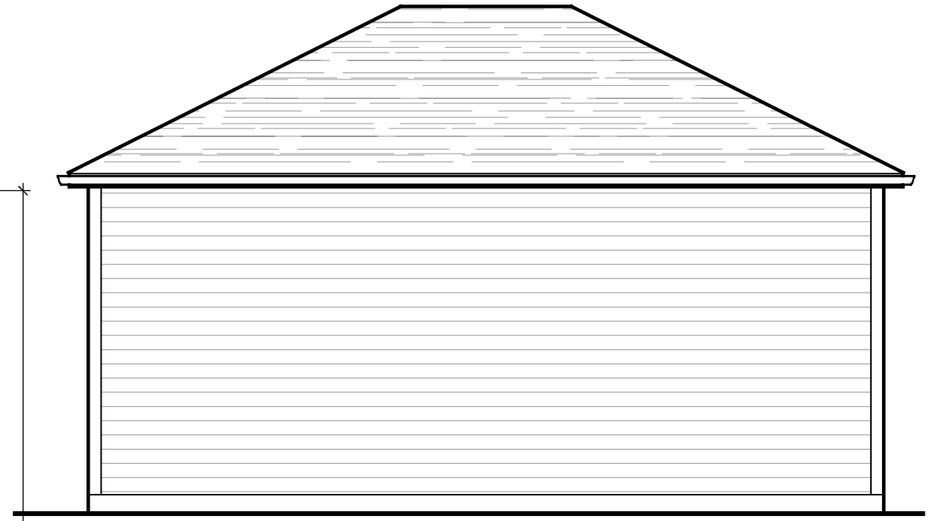
Sheet Number:
A-3

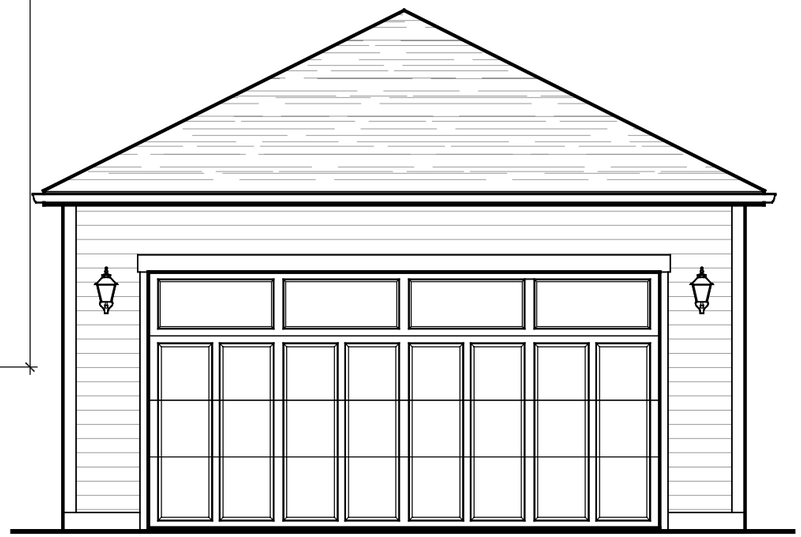
Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

2336

Trash







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Date:	Drawing Title:	Scale:
10 Mar 2020	Garage Plan/Elev.	3/16" = 1'-0"
Project Number:	**Project Name:**	**Sheet Number:**
18-045	2336 Bryden Road	A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-18
Applicant: Brad Schoch
Owner: Andy & Rachel Abeles
Address: 317 S. Drexel Ave.
ARB Request: The applicant is seeking preliminary architectural review to allow the existing structure to be demolished and a new single-family structure to be constructed on the site.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Brad Schoch
614-530-9400
@ bradschoch@mac.com

Location

317 S DREXEL AV
Bexley, OH 43209

ARB-20-18

Status: Active

Submitted: Mar 12, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Demolition of existing house due to fire - Construction of new single family residence per drawing set

Architecture Review

true

Demolition

true

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Brad Schoch

Agent Address

6800 MacNeil Dr,

Agent Email

--

Agent Phone

--

Property Owner Name

Andy & Rachel Abeles

Property Owner phone

614 357 0982

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

850000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R3

Use Classification

R-3 (25% Building and 50% Overall)

B: Project Worksheet: Lot Info

Width (ft)

94

Depth (ft)

255

Total Area (SF)

23970

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

2158

Proposed Addition (SF)

3609

Removing (SF)

2158

Type of Structure

Single Family Residence

Proposed New Primary Structure or Residence (SF)

3609

Total Square Footage

3609

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

Attached garage

Ridge Height

39'-6" for main house

Proposed New Structure (SF)

3609

Is there a 2nd Floor

Yes

2nd Floor SF

1882

Total of all garage and accessory structures (SF)

3609

Total building lot coverage (SF)

3609

Total building lot coverage (% of lot)

15

Is this replacing an existing garage and/or accessory structure?

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)
2456

Existing Patio (SF)
144

Existing Private Sidewalk (SF)
88

Proposed Additional Hardscape (SF)
1650

Total Hardscape (SF)
6552

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
6552

Total overall lot coverage (% of lot)
27

C.1 Architectural Review Worksheet: Roofing

Roofing
true

Structure
House or Principal Structure

Existing Roof Type
Slate

New Roof Type
Arch. Dimensional Shingles

New Single Manufacturer
Certainteed

New Roof Style and Color
Dimensional Roofing - Driftwood

C.1 Architectural Review Worksheet: Windows

Windows
true

Structure
House or Principal Structure

Existing Window Type
Casement

Existing Window Materials
Aluminum Clad Wood

New Window Manufacturer
Anderson

New Window Style/Mat./Color
Double Hung / Alum Clad / White

C.1 Architectural Review Worksheet: Doors

Doors
true

Structure
House or Principal Structure

Existing Entrance Door Type
Wood

Existing Garage Door Type
Fiberglass

Door Finish

Proposed Door Type

Painted

Carriage Style

Proposed Door Style

French Door with Sidelites

Proposed Door Color

Stained - cappuccino color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Existing Door Trim

Wood Composite

Proposed New Door Trim

5 1/2" Composite Wood

Existing Window Trim

Wood

Proposed New Window Trim

5 1/2" Composite Wood

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

Natural Stone

Existing Finishes Manufacturer, Style, Color

Natural Stone - Ohio Limestone color

Proposed Finishes

Cultured Stone

Proposed Finishes Manufacturer, Style, Color

Casa Di Sasi , Ledgestone , Old World European

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (5)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 12, 2020

pdf **Photographs (required)**
Mar 12, 2020

pdf **Site Plan**
Mar 12, 2020

pdf **SiteContext&Setbacks.pdf**
Mar 12, 2020

pdf **InsuranceLetter.pdf**
Mar 12, 2020

Timeline

Payment
Status: Paid March 12th 2020, 2:58 pm

Zoning Officer
Status: Completed March 18th 2020, 12:21 pm
Assignee: Kathy Rose

Kathy Rose March 18th 2020, 12:01:01 pm
Brad, can you provide supporting documents to address what is required under our Demolition code. I'll email it to you. Otherwise, it could hold up your application.
Kathy Rose March 18th 2020, 12:20:07 pm
Brad: Also, I will need an elevation of the section of the block to show how the proposed structure compares to the existing neighboring structures. There is great concern about the new structures being out of scale for their proposed locations.
Kathy Rose March 20th 2020, 8:34:10 pm
@Karen Bokor i sent Brad a message to another email I found since I have not received a response to the previous relating to demolition

Design Planning Consultant
Status: In Progress

Architectural Review Board
Status: In Progress

Board of Zoning and Planning
Status: In Progress

City Council
Status: In Progress

Tree Commission
Status: In Progress

Arborist
Status: In Progress

RICHARD**TAYLOR**
ARCHITECTS

City of Bexley Building Department
2242 E. Main St.,
Bexley OH. 43209

April 8, 2020

Re: 317 S. Drexel Ave.
Bexley, OH 43209

Members of Bexley Architectural Review Board,

Please consider this letter as my professional opinion on the architectural significance of the existing home at the address indicated above.

The home was built in 1941 in a style commonly referred to as "French Eclectic" (1). As the name suggests, the style was an amalgam of bits and pieces of other, more "pure" French styles. The style exhibits wide variation in form, detail, and material.

This home is primarily clad in stucco, with the front (street facing) elevation also incorporating Ohio Limestone veneer along the first floor. The symmetrical front elevation, centered front door, stone entry surround, and simple louvered shutters are features common to homes in many styles of this era, including French Eclectic.

There appear to be no unique or architecturally significant features of this particular home, including the simple massing and roof form, which are common features of early 20th-Century homes in Bexley and countless inner-ring suburbs throughout America.

Based on my knowledge and experience with traditional home design and construction, it is my professional opinion that the existing home at 317 S. Drexel Avenue is not architecturally significant.

A new home to replace this one should have a size, scale, and massing consistent with other homes on South Drexel Avenue. The wide variety of home styles on this street and throughout Bexley provide a high-quality library of vernaculars to choose from.

Respectfully,

Richard Taylor, AIA
President
Richard Taylor Architects, LLC

(1) McAlester, Virginia and Lee, *A Field Guide to American Houses*

CHUBB®

Western Claim Service Center
2155 W. Pinnacle Peak Road
Phoenix, AZ 85027
O: (800) 252-4670
F: (800) 664-5358
E: USPropertyClaims@chubb.com

Mailing Address
P.O. Box 42065
Phoenix, AZ 85080

March 10, 2020

Andrew and Rachel Abeles

Attn: Andrew Abeles
107 Ashborne Rd.
Bexley, OH 43209

Re:
Insured: Andrew and Rachel Abeles
Policy Number: 001479385301
Claim Number: 040519062293
Date of Loss: December 24, 2019
Loss Address: 317 South Drexel Avenue, Bexley, OH 43209
Underwriting Company: Pacific Indemnity Company

Dear Mr. and Mrs. Abeles,

This correspondence will serve as notice of payment due to total loss to your dwelling and contents from fire that occurred on December 24, 2019.

Pacific Indemnity Company has completed its full investigation of your loss and determined that the dwelling and contents were total loss and have therefore issued policy limits based on the facts as understood.

Should you have any questions or concerns, please contact me at, (816) 398-5677.

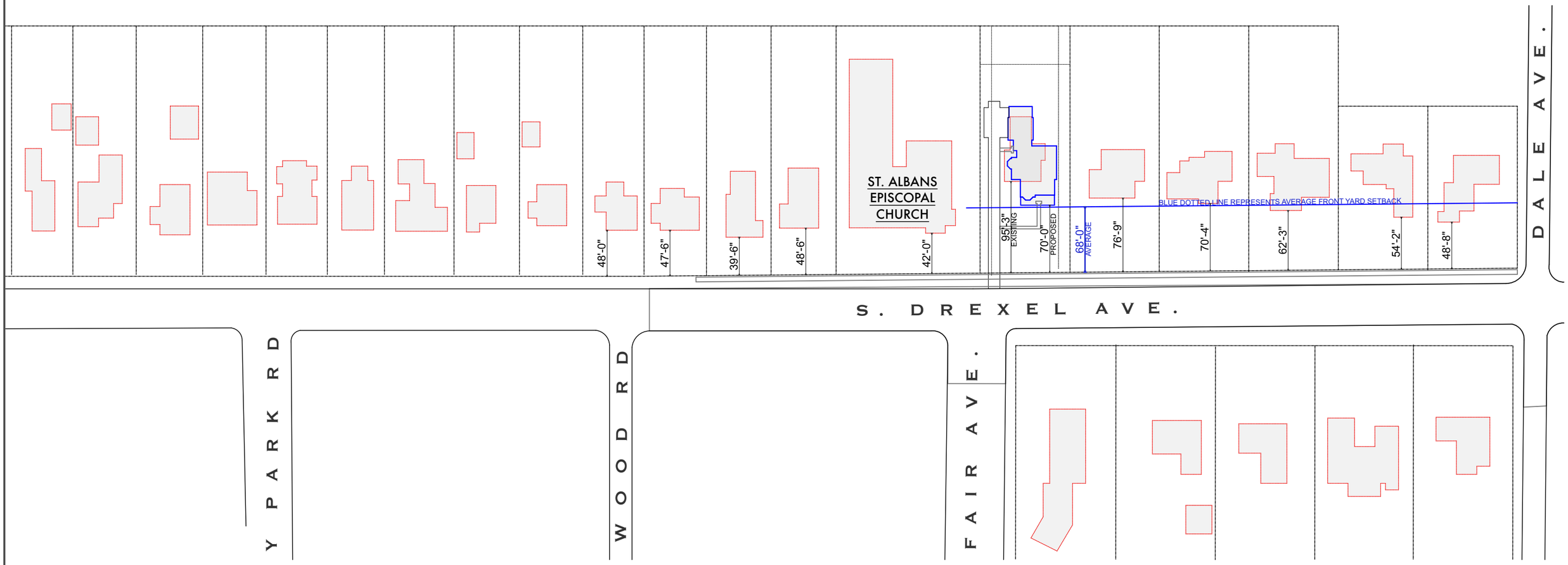
Sincerely,

Luke Echterling

Luke Echterling
General Adjuster
Chubb North American Claims

Cc:

Frank and London Insurance Agency
P.O. Box 27189
Columbus, OH 43227



NORTH

ADJACENT LOT SITE PLAN

R&H
Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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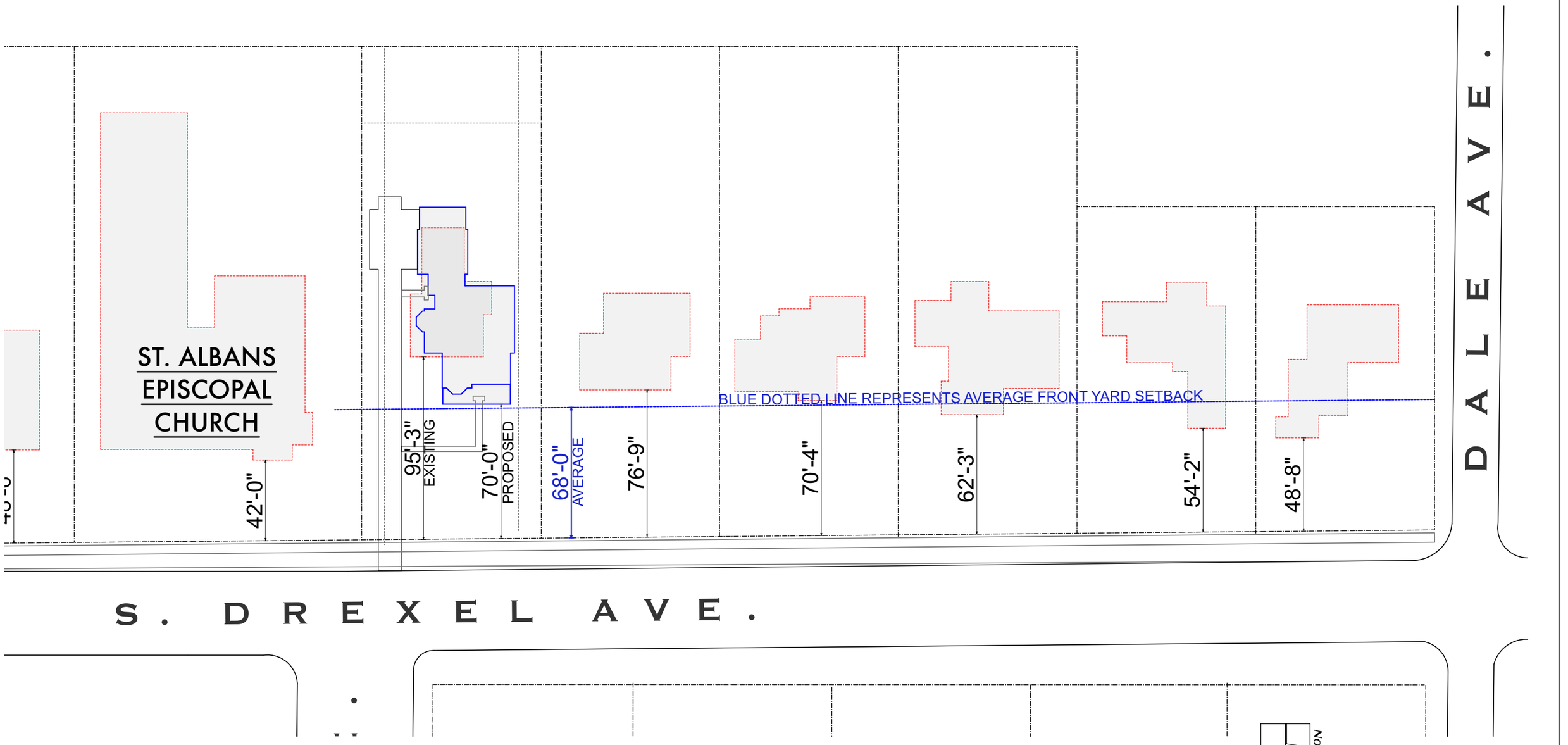
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.



SETBACK CALCULATION PER NEIGHBORHOOD CONDITIONS

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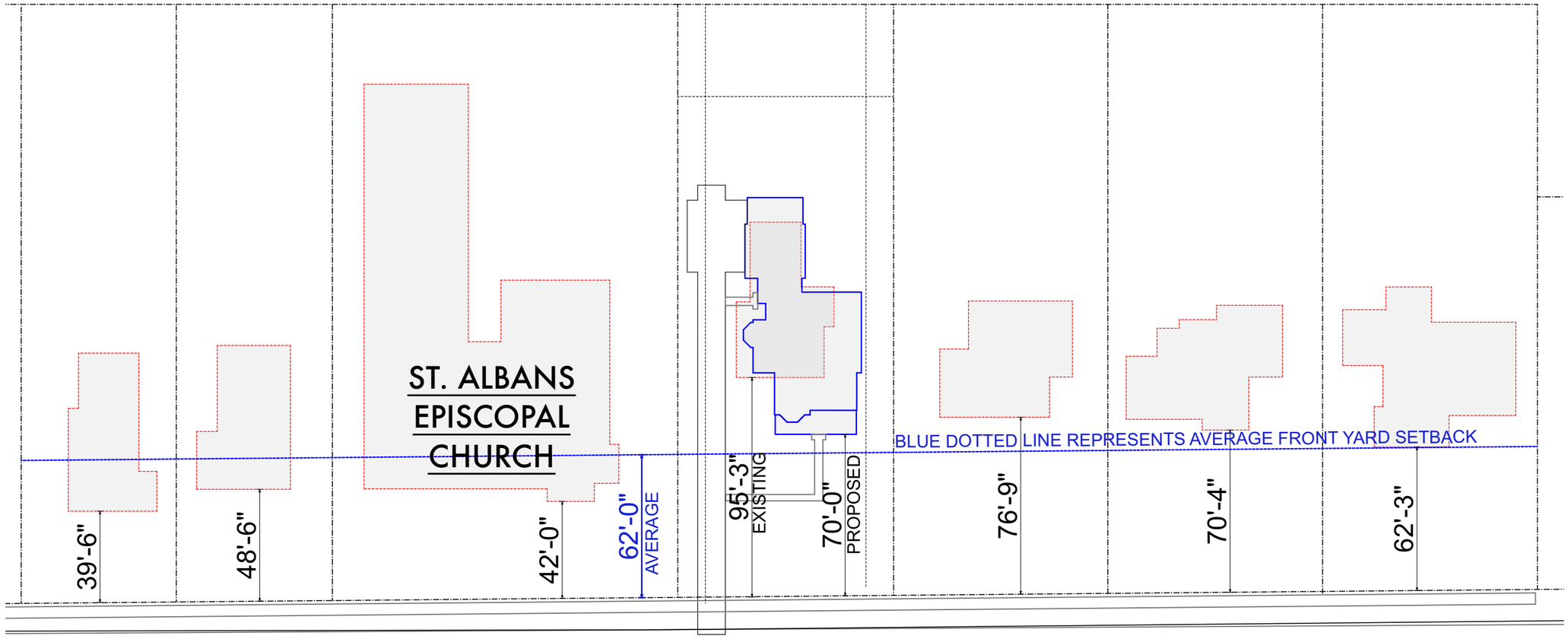
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.



SETBACK CALCULATION PER ZONING CODE

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DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.

333 S. DREXEL AVE
EPISCOPAL CHURCH

317 S. DREXEL AVE

303 S. DREXEL AVE

ADJACENT PROPERTIES

STREET ELEVATION

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DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.

ADJACENT PROPERTIES

ELEVATION STREET

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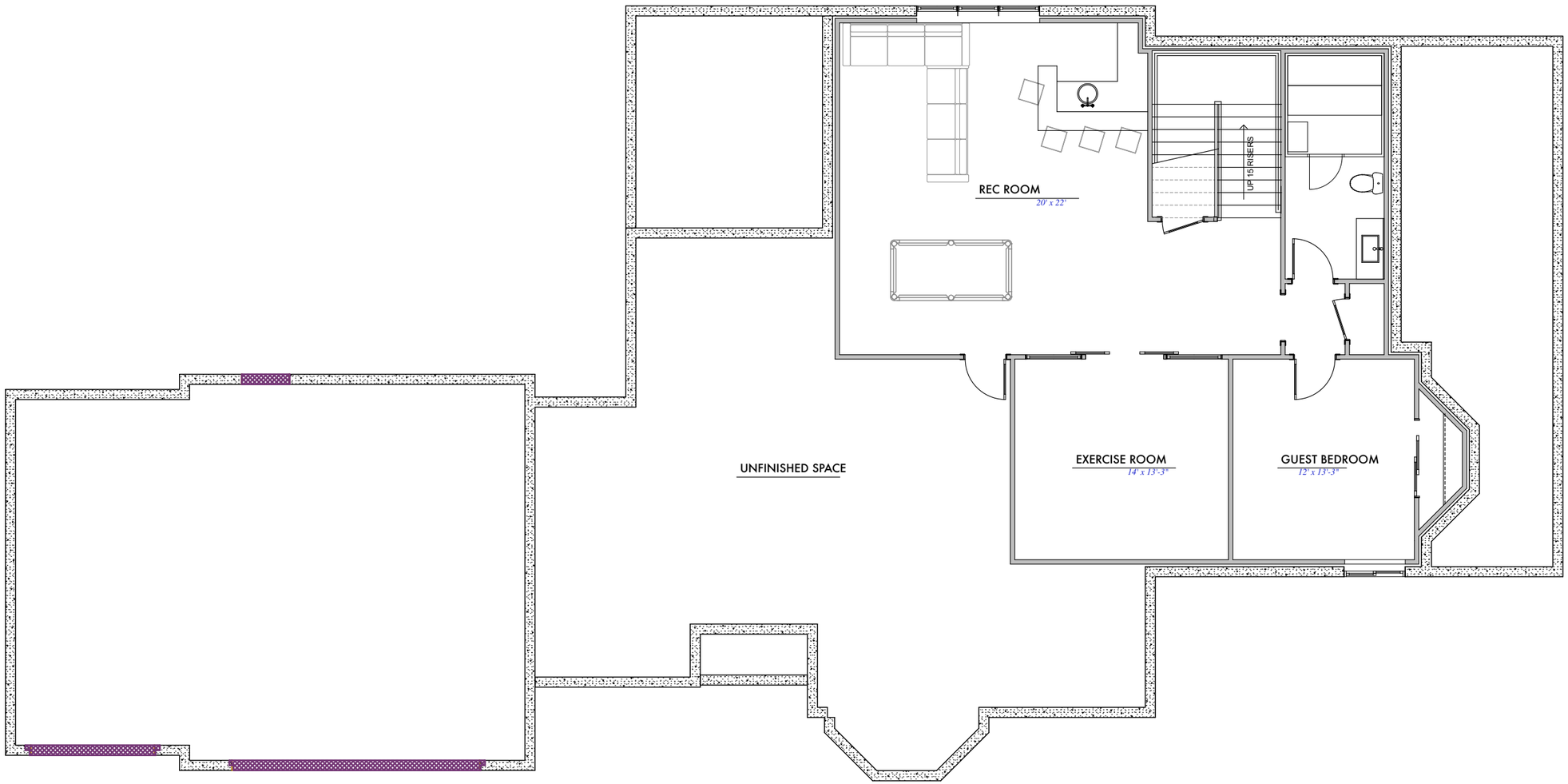
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.



FOUNDATION PLAN

1,200 FIN. SQ.FT.

1/8" = 1'-0"

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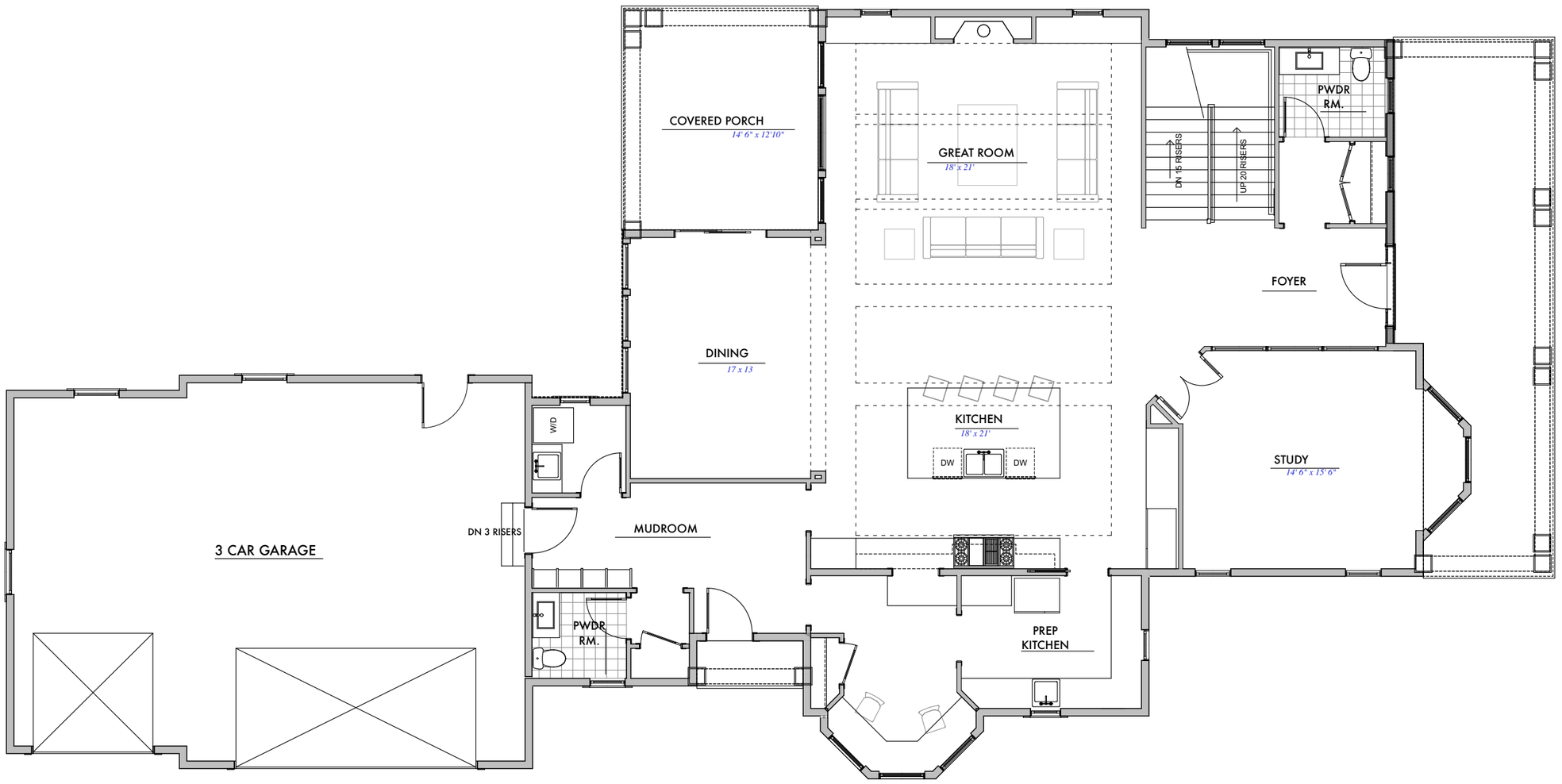
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.



FIRST FLOOR PLAN

2,200 SQUARE FEET
326 FRONT PORCH SQ.FT.
190 REAR PORCH SQ.FT.
883 GARAGE SQ.FT.

1/8" = 1'-0"

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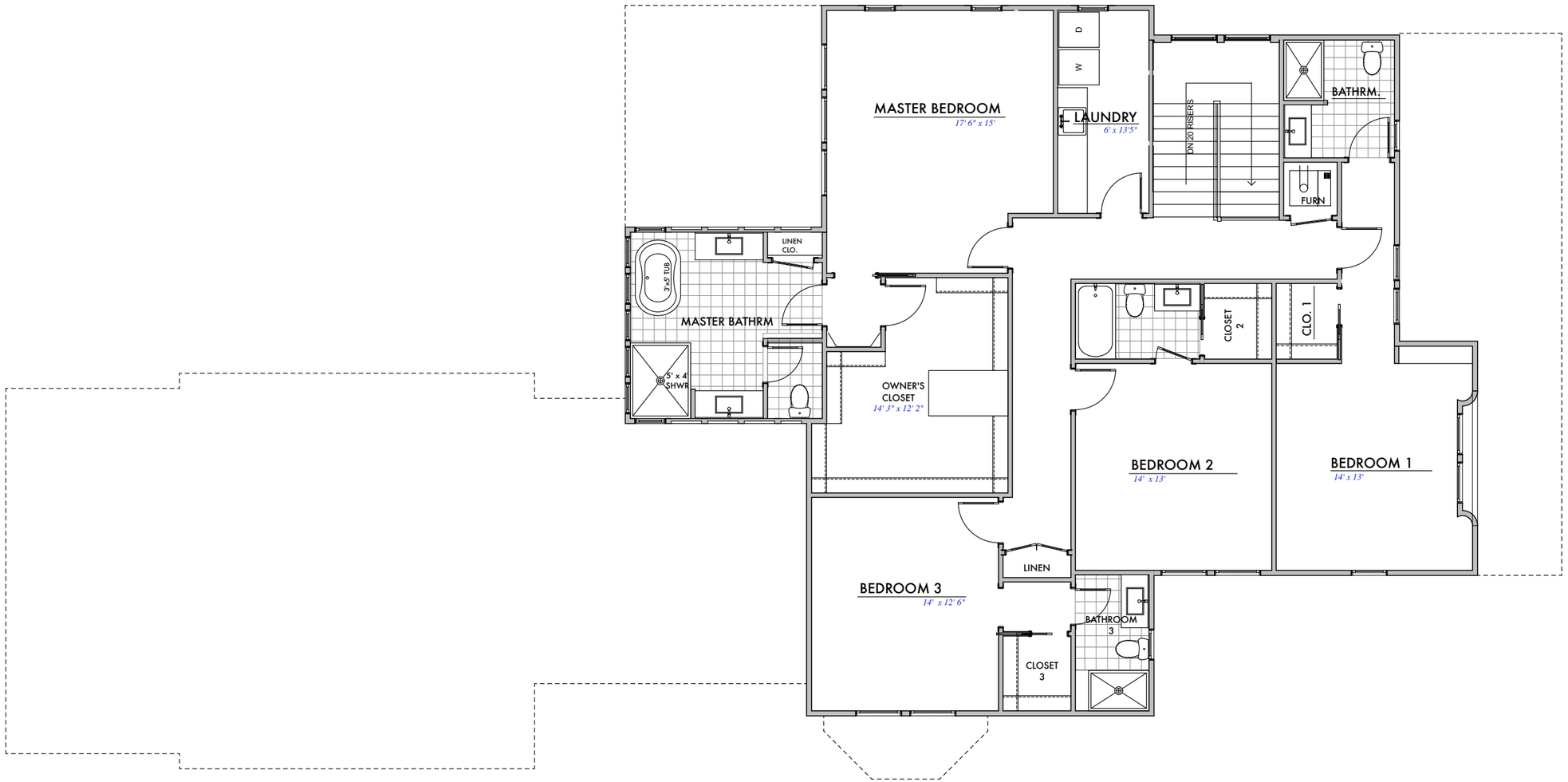
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.



SECOND FLOOR PLAN

1,882 FIN. SQ.FT. 1/8" = 1'-0"

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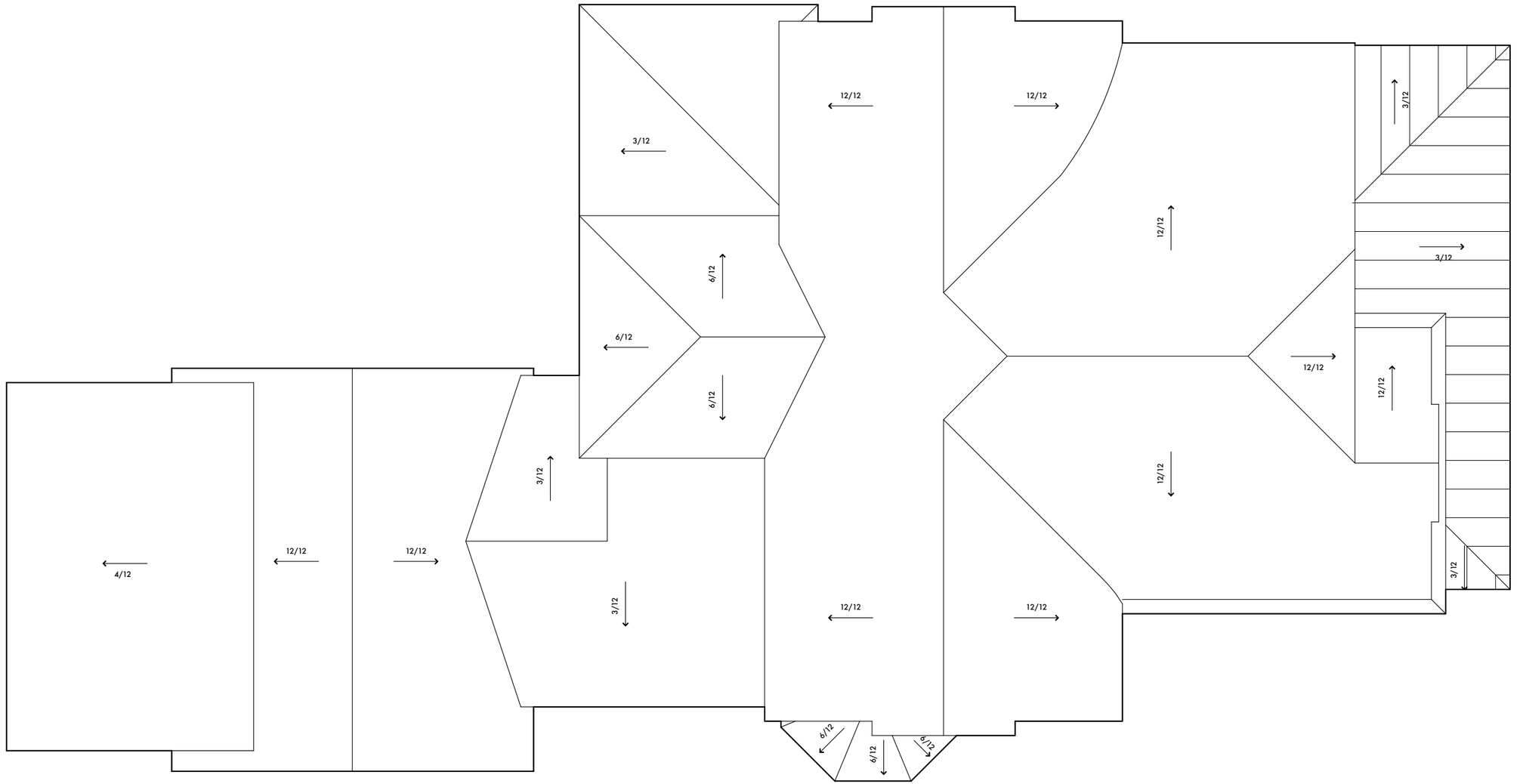
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.



ROOF PLAN

1/8" = 1'-0"

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DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.

30 YEAR DIMENSIONAL ASPHALT SHINGLES - GEORGETOWN GREY

DECORATIVE CORBELS - PAINTED WHITE

CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN

1 X 6 TRIM AT WINDOWS / DOORS TYP.

1 X 6 TRIM AROUND RECESS CEMENT PANEL

STANDING SEAM METAL ROOFING

12"X12" SQ. COLUMN - FIBERGLASS - PAINTED

DECORATIVE CEDAR SHUTTER - PAINTED

MANUF. STONE VENEER

POURED CONC PORCH FLOOR

FRONT ELEVATION - EAST

DIMENSIONAL ASPHALT SHINGLES - TYP.

BOARD & BATTEN SIDING

REAR ELEVATION - WEST

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DATE	ISSUE	DATE	ISSUE
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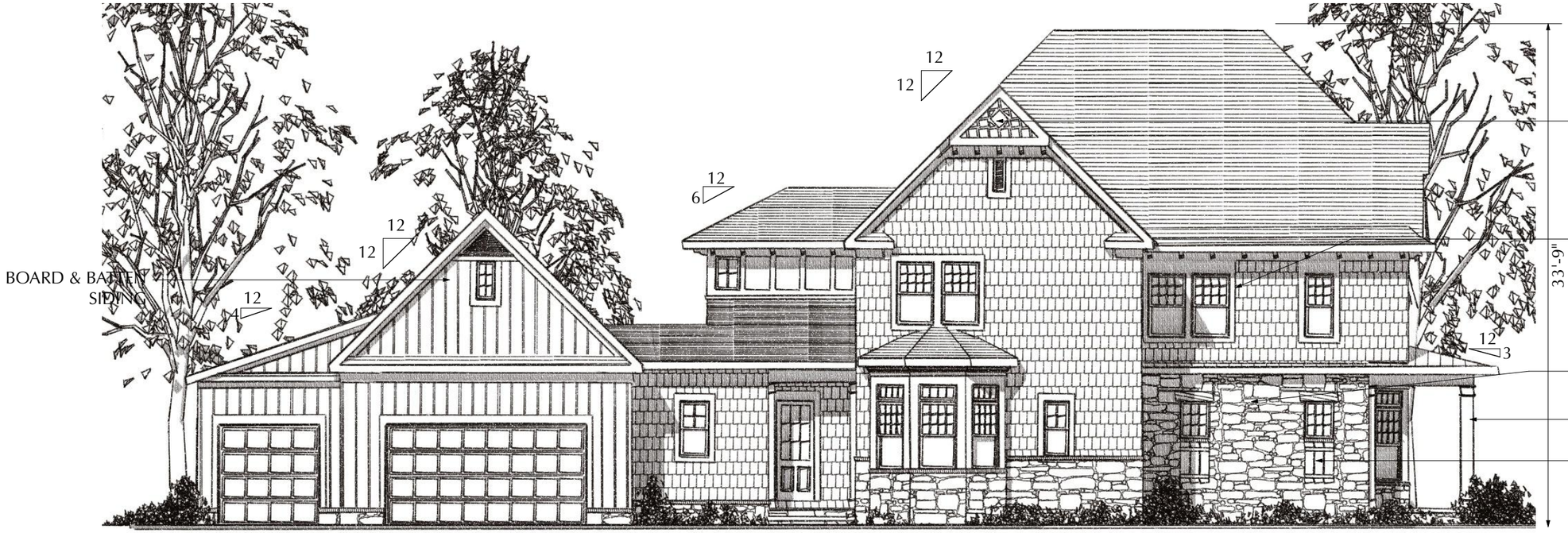
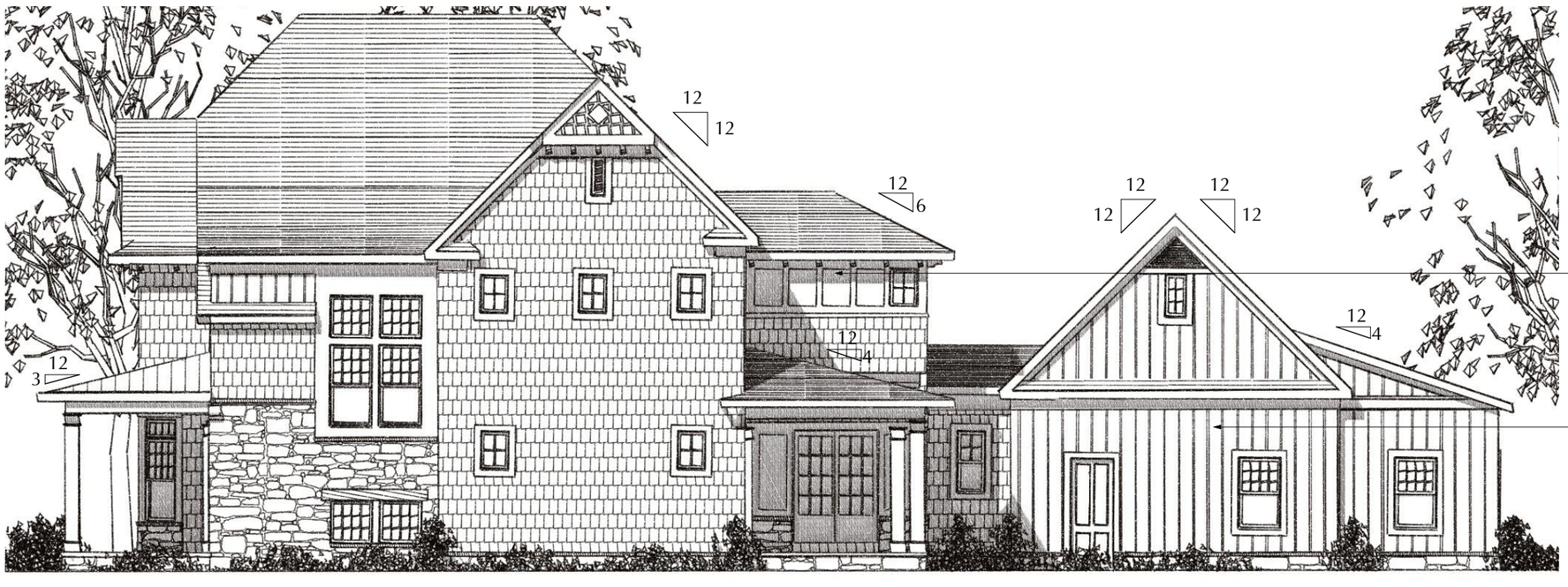


SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION

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BUILDING COMPANY
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614-891-2042 Fax 614-891-2045
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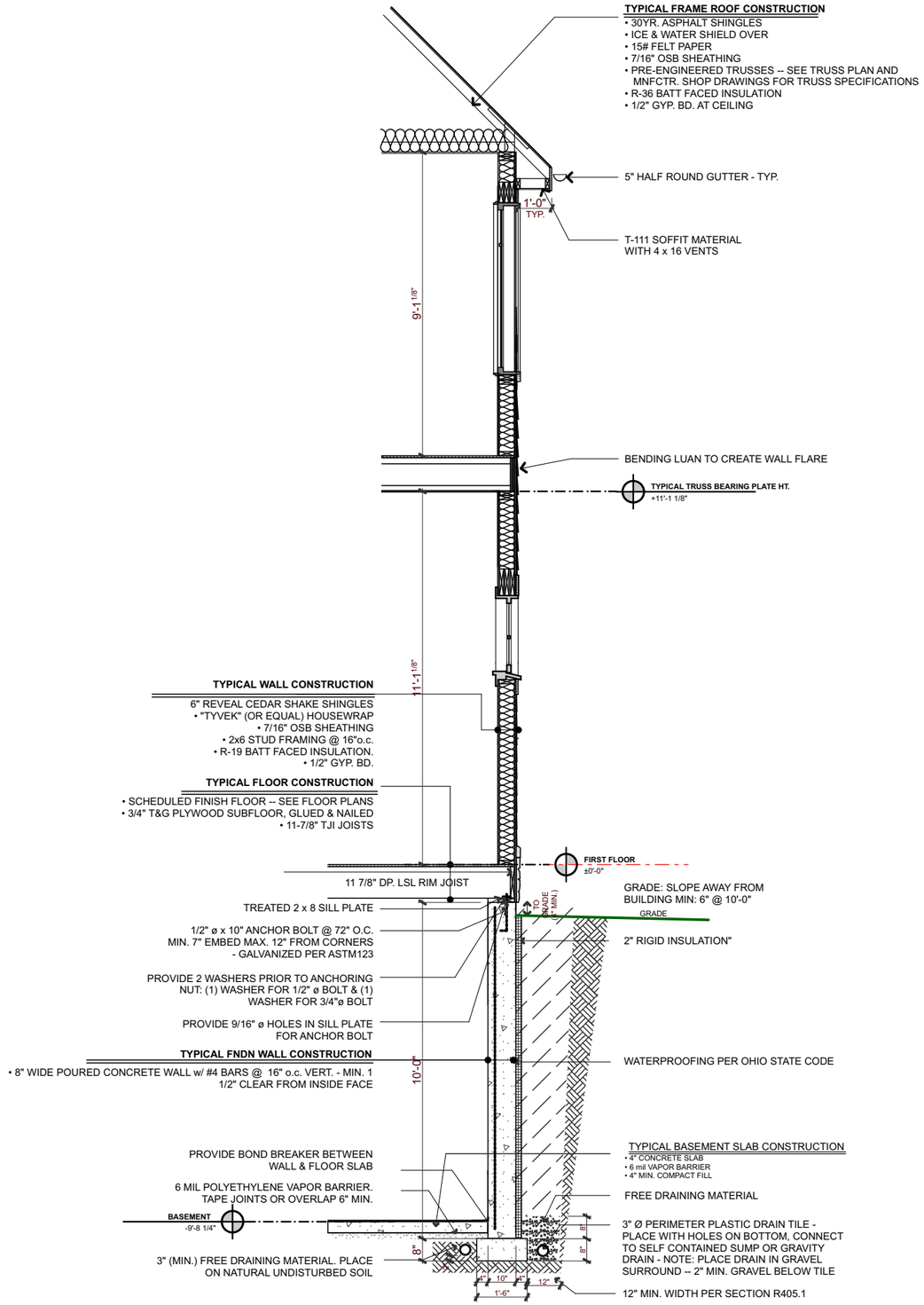
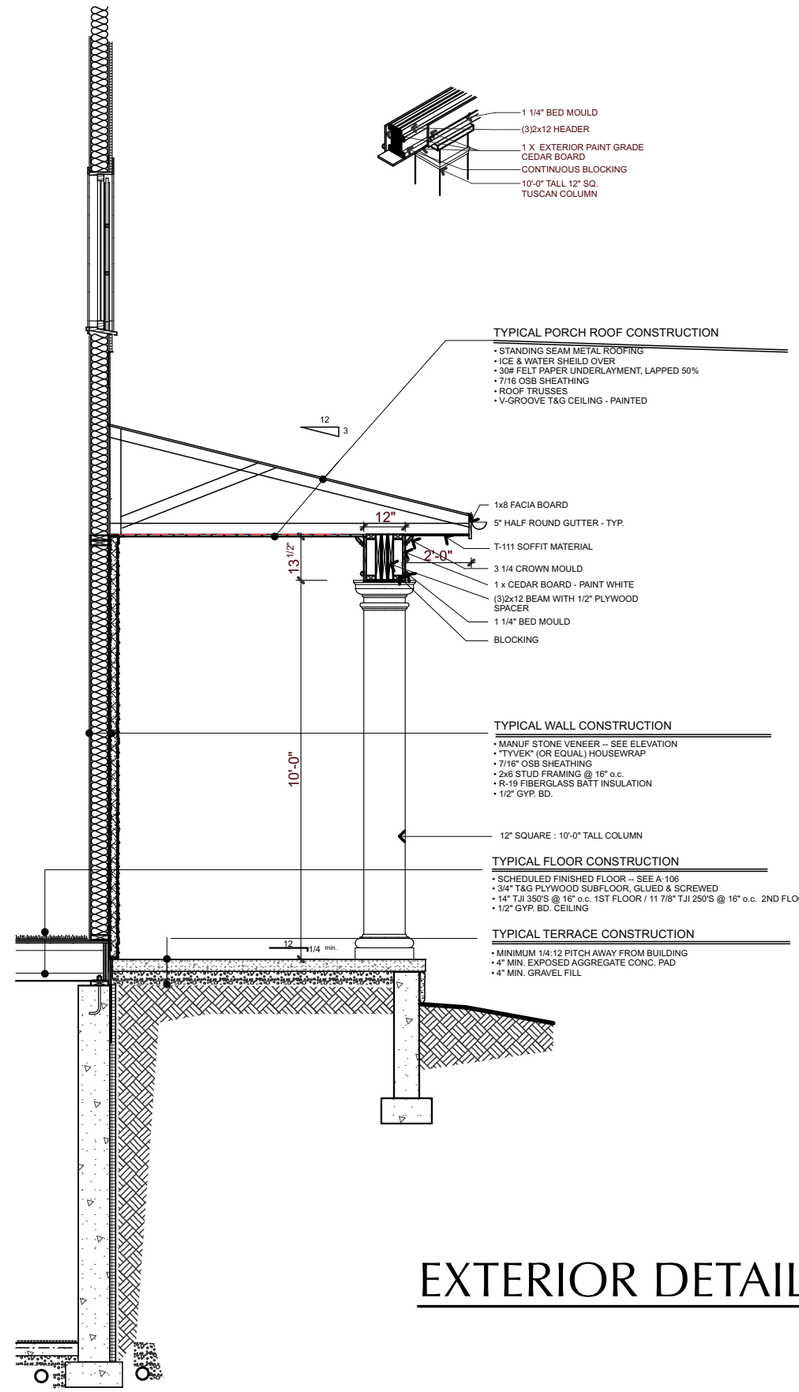
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.





EXTERIOR DETAILS

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DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.

FRONT OF HOUSE

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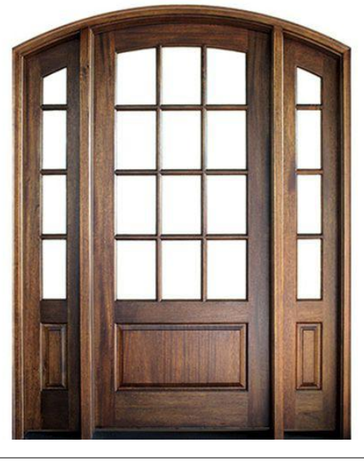
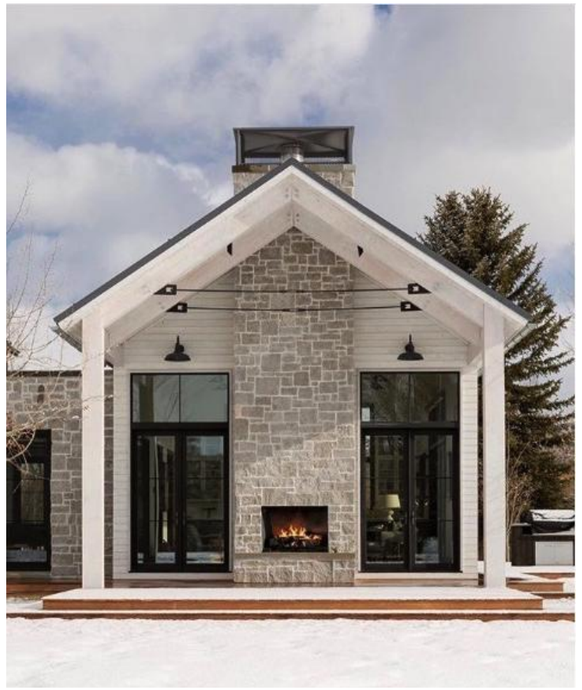
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.

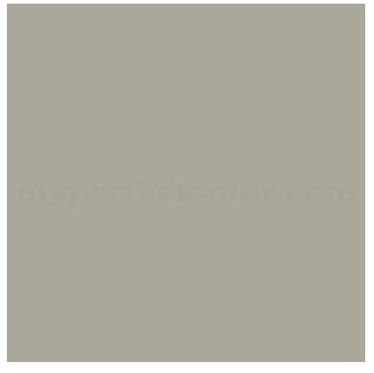


FRONT DOOR

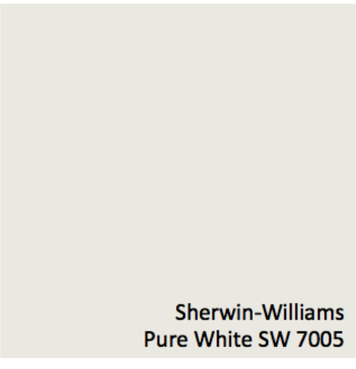
ROOF COLOR



STONE COLOR



CEDAR SHAKE COLORS



TRIM COLOR

EXTERIOR FINISHES

R&H
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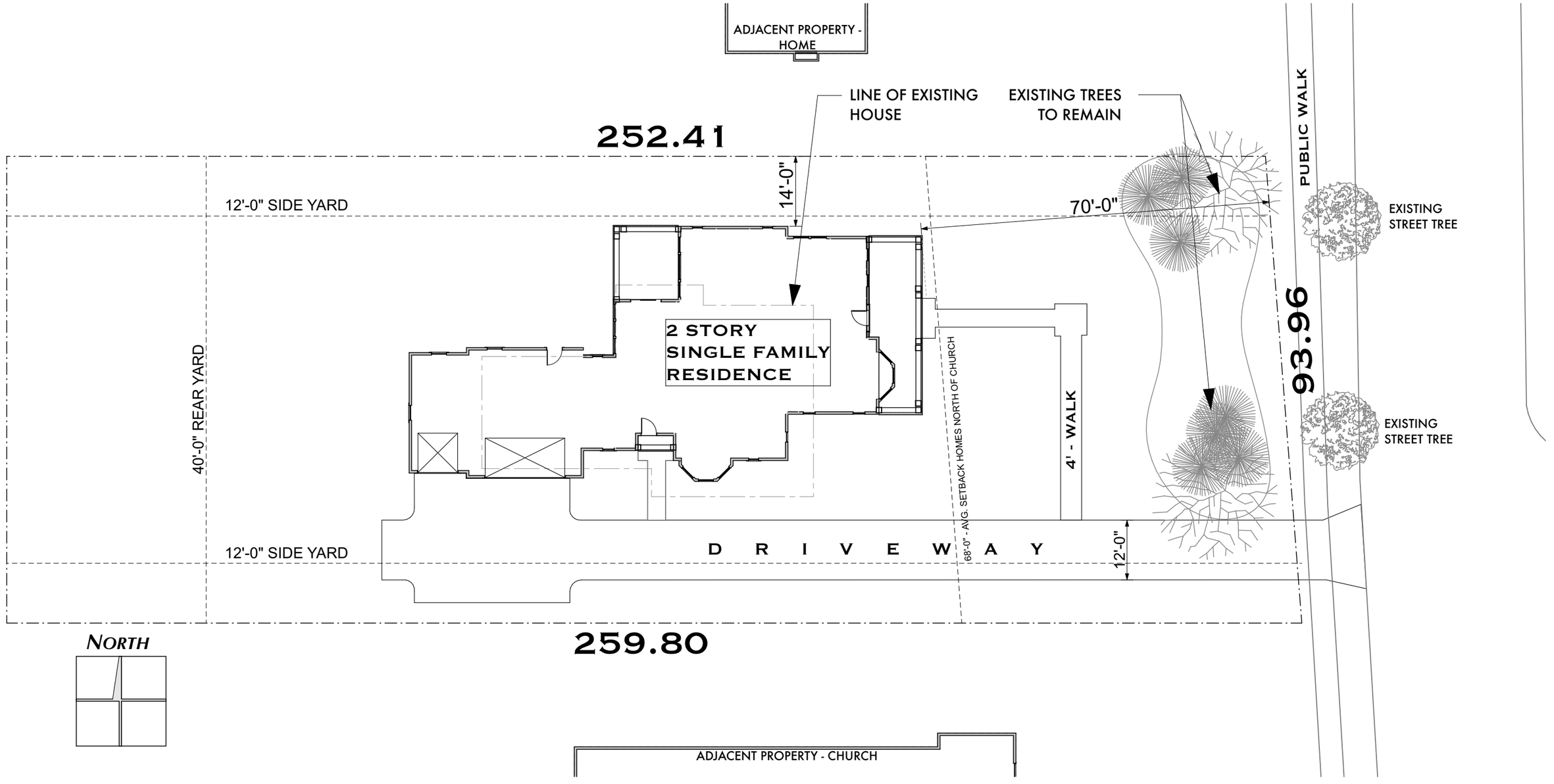
DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.



SITE PLAN

1" = 20'-0"

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DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.

SOUTH DREXEL AVENUE

FULL STREET ELEVATION

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DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		

ABELES RESIDENCE
317 S. DREXEL AVE.

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-19
Applicant: Juliet Bullock
Owner: Chris Smith
Address: 235 N. Roosevelt Ave.
ARB Request: The applicant is seeking preliminary architectural review to allow the existing structure to be demolished and a new single-family structure to be constructed on the site.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

Julie Bullock
614-935-0944
bullock.juliet@gmail.com

Location

235 N ROOSEVELT AV
Bexley, OH 43209

ARB-20-19

Status: Active

Submitted: Mar 12, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

New single family home, demolition of existing home

Architecture Review

true

Demolition

true

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Bryan Meade

Agent Address

3343 Woodstone Drive

Agent Email

brynnwoodhomes@gmail.com

Agent Phone

6142609836

Property Owner Name

Chris Smith

Property Owner phone

6142609836

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

--

A.2: Fee Worksheet

Estimated Valuation of Project

400000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

r-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

230.43

Total Area (SF)

11510

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1361.9

Proposed Addition (SF)

--

Removing (SF)

1361.9

Type of Structure

single family residential and garage

Proposed New Primary Structure or Residence (SF)

1611

Total Square Footage

1611

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)

--

Proposed Addition (SF)

--

New Structure Type

single family home

Ridge Height

29-5"

Proposed New Structure (SF)

1611

Is there a 2nd Floor

Yes

2nd Floor SF

1611

Total of all garage and accessory structures (SF)

612

Total building lot coverage (SF)

1611

Total building lot coverage (% of lot)

13.99

Is this replacing an existing garage and/or accessory structure?

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

--

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

1682.3

Total Hardscape (SF)

1682.3

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3293.3

Total overall lot coverage (% of lot)

29

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House or Principal Structure

Existing Roof Type

--

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

New Roof Style and Color

Driftwood

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House or Principal Structure

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

PlyGem

New Window Style/Mat./Color

White Double hung

C.1 Architectural Review Worksheet: Doors

Doors

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

Proposed Door Type

Painted

Thermatru

Proposed Door Style

3/4 lite and full lite

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

--

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

--

Proposed New Window Trim

1x6 Smart Trim

Trim Color(s)

Off White

Do the proposed changes affect the overhangs?

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes

Other

Other Proposed Finishes

Cement Board Siding

Proposed Finishes Manufacturer, Style, Color

White Hardiplank

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

--

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

--

Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (3)

Photographs (required)
Mar 12, 2020

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 12, 2020

pdf **Site Plan**
Mar 12, 2020

Timeline

Payment
Status: Paid March 13th 2020, 4:04 pm

Julie Bullock March 13th 2020, 4:17:56 pm
I did submit elevations perhaps they did not upload. I am going to try and submit them again.

Zoning Officer
Status: Completed March 26th 2020, 2:31 pm
Assignee: Kathy Rose

Kathy Rose March 13th 2020, 4:07:38 pm
Julie are there any elevations?
Julie Bullock March 13th 2020, 4:20:47 pm
OKay you should have received 5 sheets please let me know if any are missing. I just uploaded them again. thanks Julei
Kathy Rose March 13th 2020, 4:37:37 pm
got it thanks!!!
Kathy Rose March 18th 2020, 11:11:26 am
Julie: This case is pending approval of demolition. The last application filed by Mr. Meade was lacking in the required information to prove that a house is not historically significant, architecturally significant, or worthy of preservation. It did not provide much above the applicant and property owners personal opinion with regards to supporting documentation to allow the Board members to be comfortable approving a demolition.

The decision on a demolition needs to be established before Board members can even dive into their secondary job of reviewing details, massing and compatibility of a replacement structure. I want to make sure you are well aware and I cannot place this on an agenda without the required supporting information.
Kathy Rose March 18th 2020, 6:12:32 pm
Julie, from what i find, the previous design you submitted at this location was for a remodel. Please let me know if you have something different.
Kathy Rose March 19th 2020, 10:24:51 am

Julie: On October 11, 2018, the ARB conditionally approved your request for "additions and improvements" to the principal structure that include: adding a 2nd floor, adding a 1-story addition to the rear (west side) of the principal structure and material changes. That being said, we will need supporting documentation to address the Demolition information requirements.

Kathy Rose March 19th 2020, 10:33:29 am

@Karen Bokor I found my document and will place this on the agenda, subject to professional evidence to support the demolition ordinance.

Kathy Rose March 25th 2020, 12:23:02 pm

Julie: The application I stopped (ARB-20-21) was not necessary - you already have this application - I just needed the supporting documentation added to it. I also would like to point out that giving your own professional opinion on your own application is not considered proper evidence. You would need supporting documentation form an individual who has no vested interest in the project and/or property.

- [ ] **Design Planning Consultant**
  Status: In Progress
  Assignee: Karen Bokor

- [ ] **Architectural Review Board**
  Status: In Progress

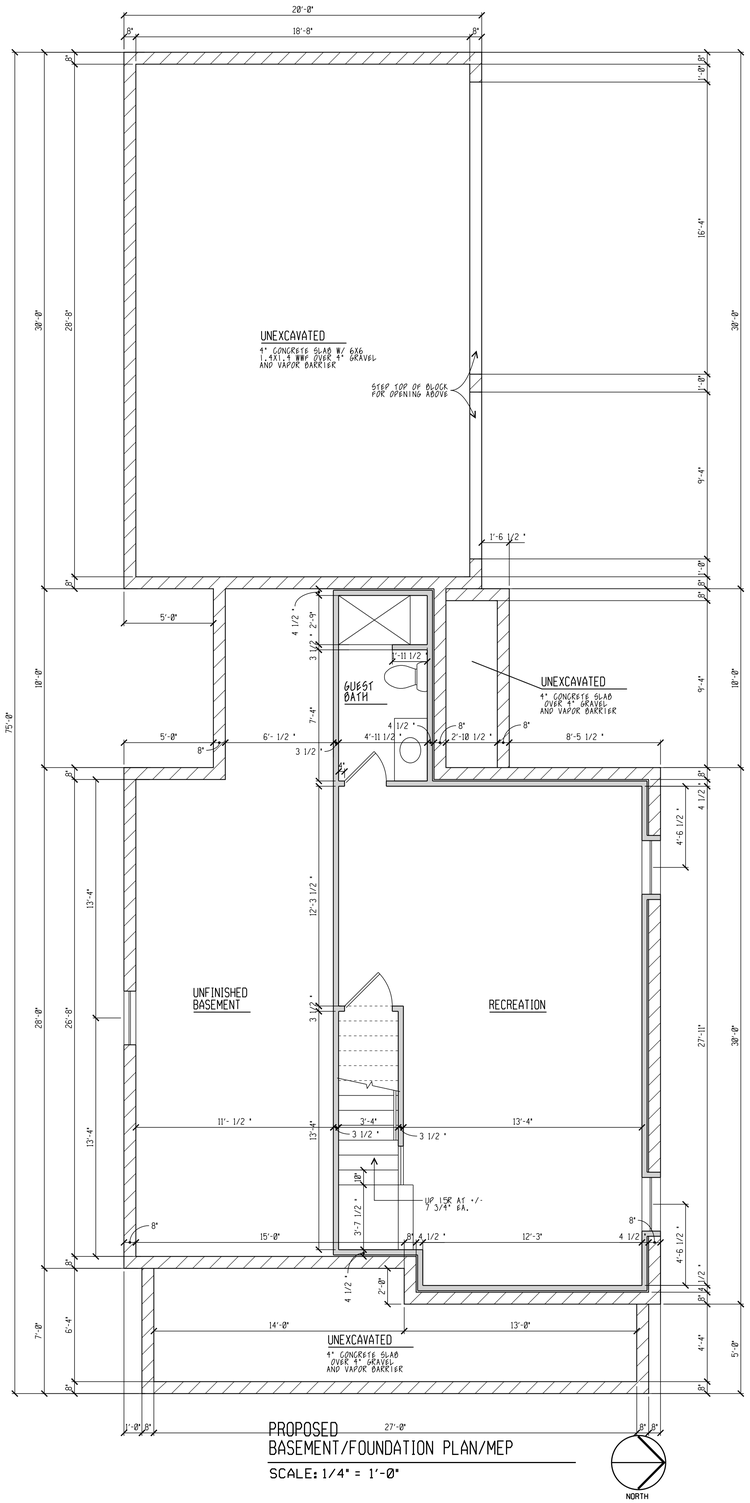
- [ ] **Board of Zoning and Planning**
  Status: In Progress

- [ ] **City Council**
  Status: In Progress

- [ ] **Tree Commission**
  Status: In Progress

- [ ] **Arborist**
  Status: In Progress

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



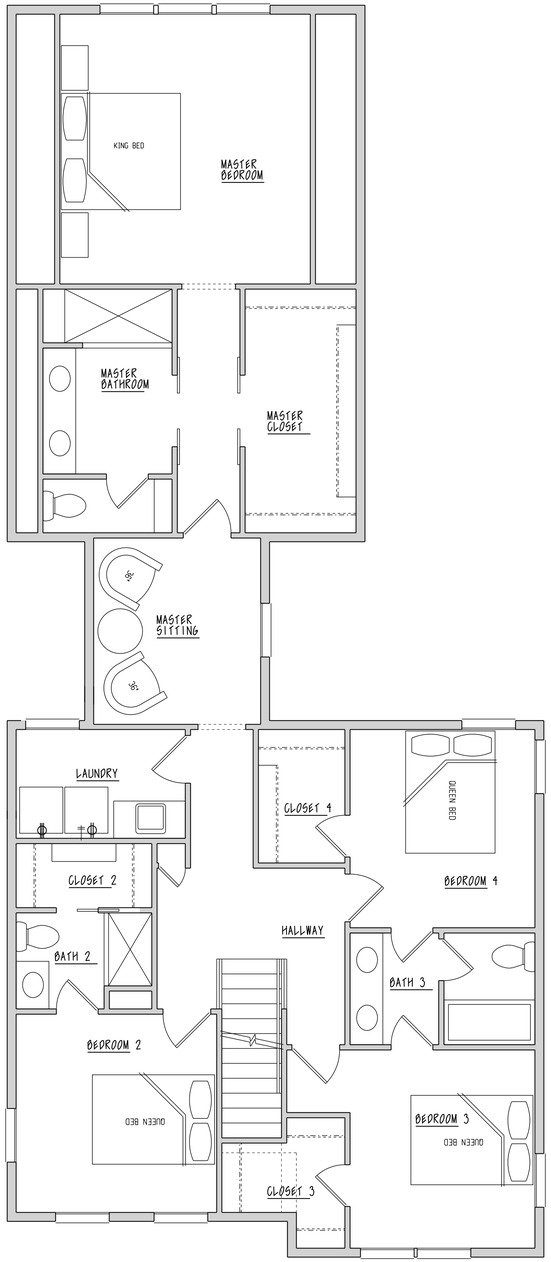
GARAGE SECTION
SCALE: 1/2" = 1'-0"

3/12/20

MEADE RESIDENCE
235 NORTH ROOSEVELT AVENUE
COLUMBUS OHIO

SHEET 2

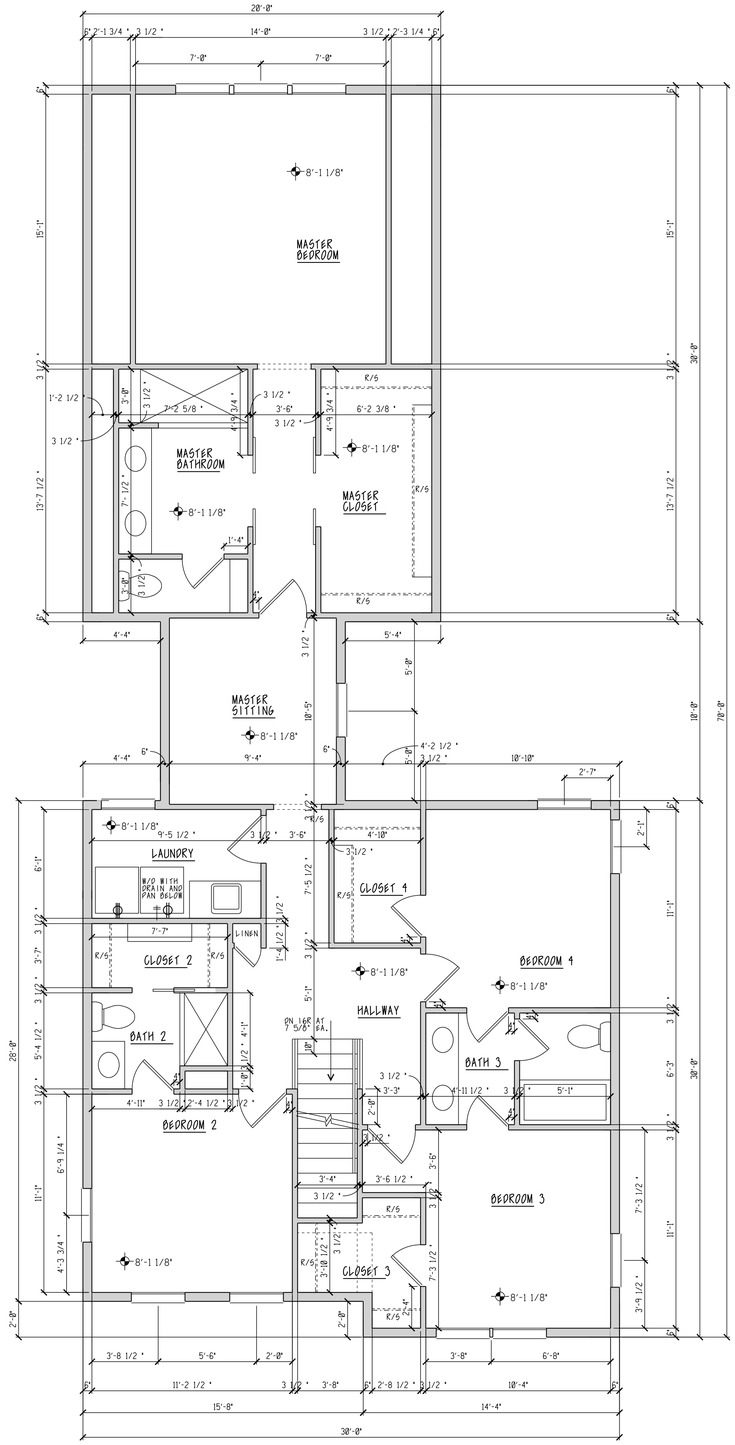
JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



PROPOSED
SECOND FLOOR PLAN/MEP

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

NORTH



PROPOSED
SECOND FLOOR PLAN

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

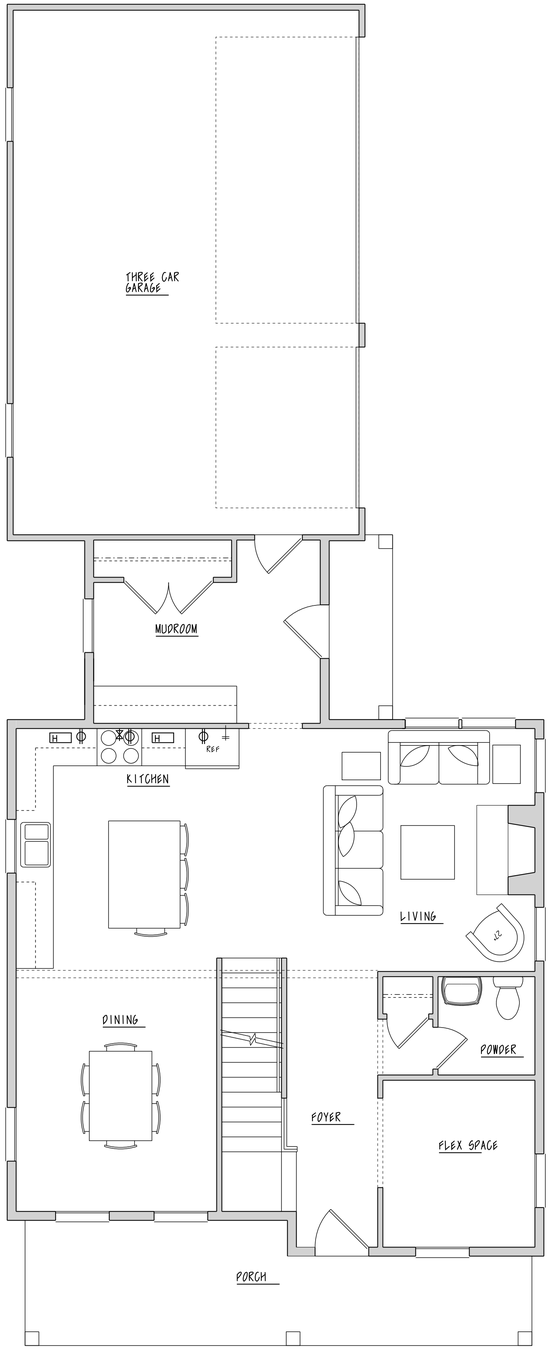
NORTH

3/12/20

MEADE RESIDENCE
235 NORTH ROOSEVELT AVENUE
COLUMBUS OHIO

SHEET 4

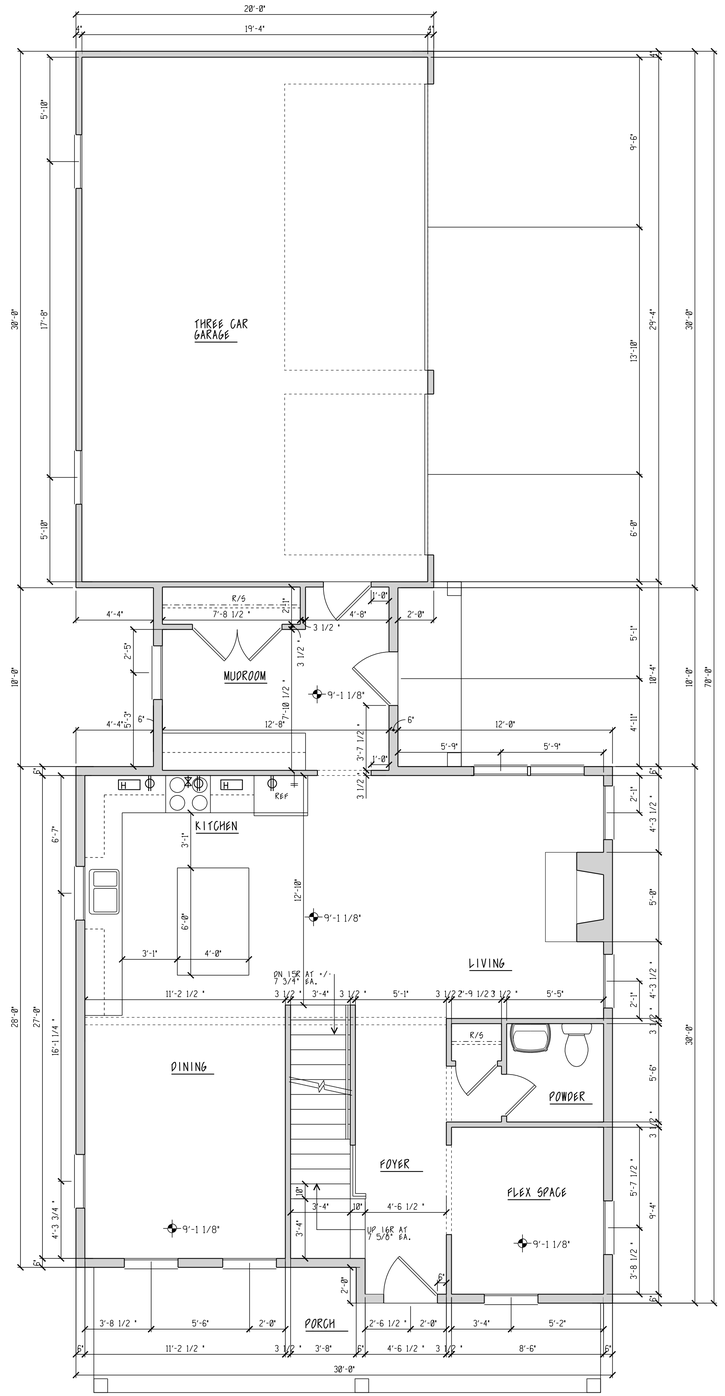
JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



PROPOSED
FIRST FLOOR PLAN/MEP

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

NORTH



PROPOSED
FIRST FLOOR PLAN

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

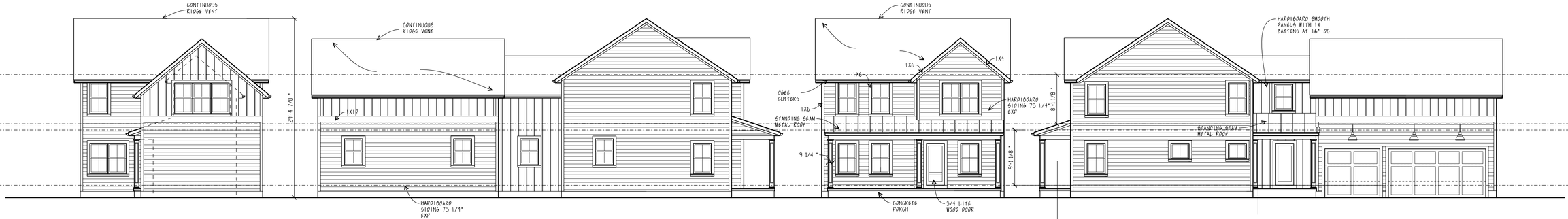
NORTH

3/12/20

MEADE RESIDENCE
235 NORTH ROOSEVELT AVENUE
COLUMBUS OHIO

SHEET 3

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944

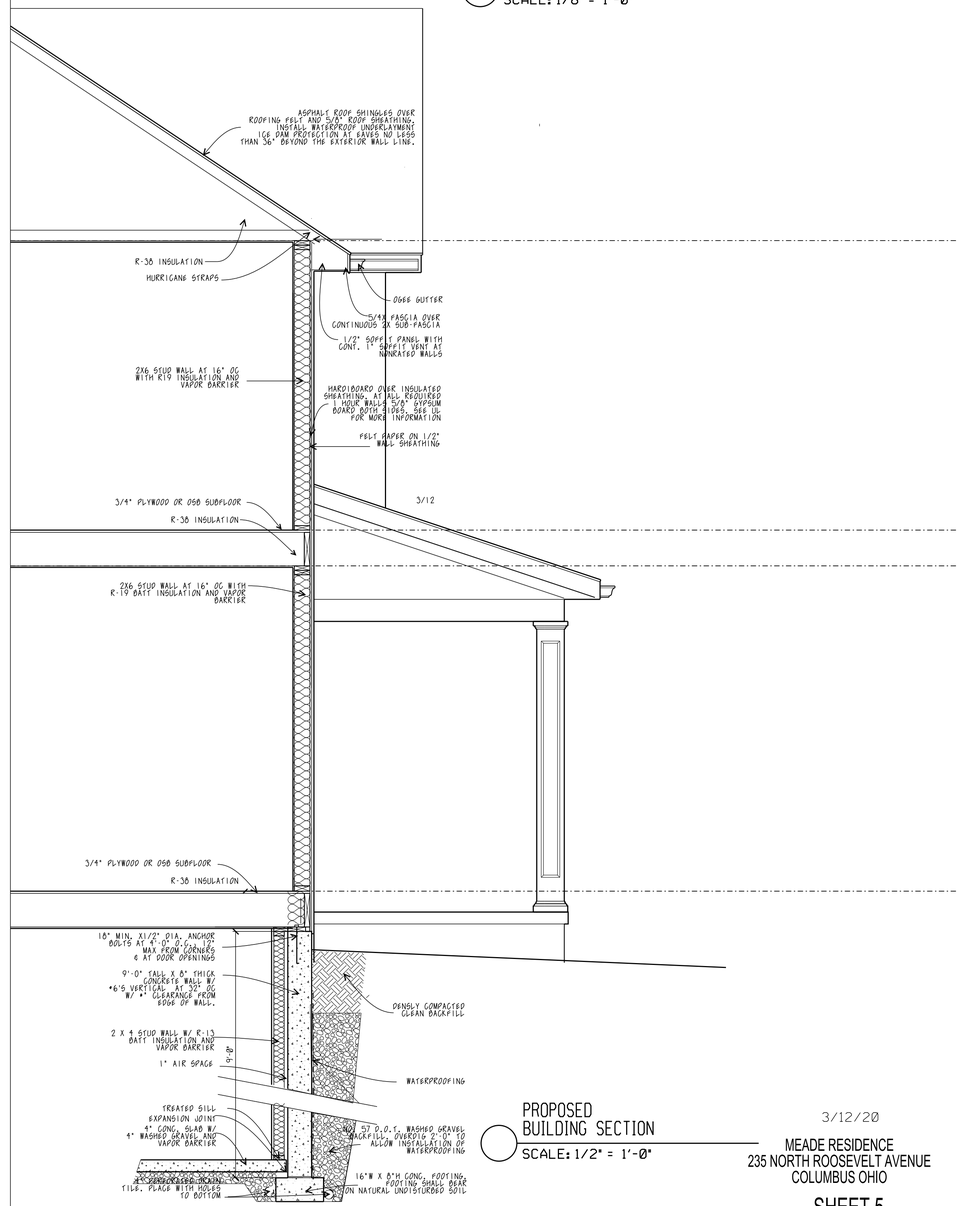


PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED
BUILDING SECTION
SCALE: 1/2" = 1'-0"

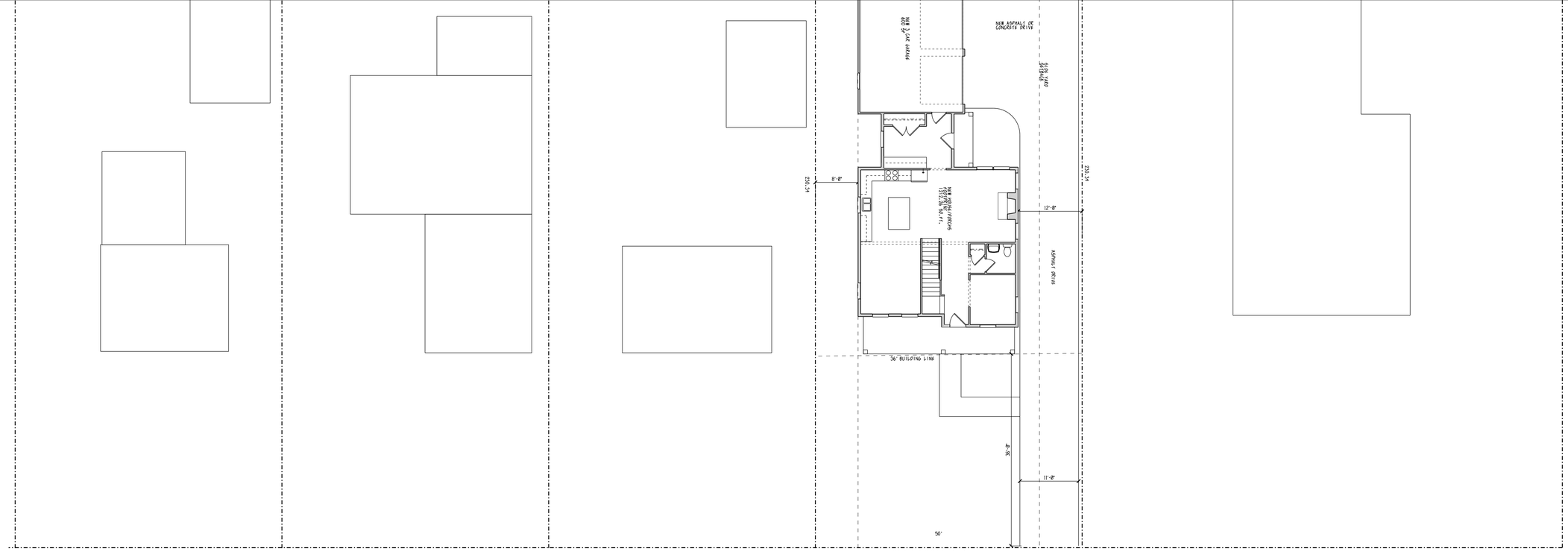
3/12/20

MEADE RESIDENCE
235 NORTH ROOSEVELT AVENUE
COLUMBUS OHIO

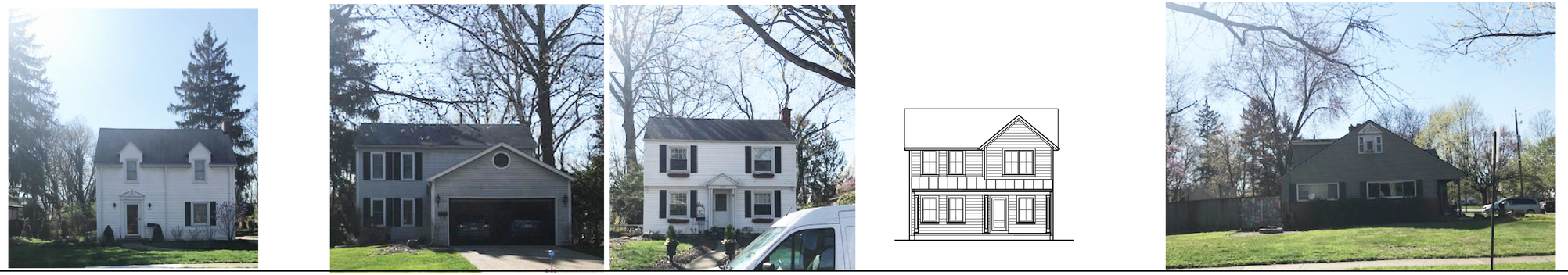
SHEET 5

235

JULIET BULLOCK ARCHITECTS
1182 WYANDOTTE RD
COLUMBUS OH 43212
614-935-0944



EXISTING STREETSCAPE



PROPOSED STREETSCAPE

3/12/20

MEADE RESIDENCE
235 NORTH ROOSEVELT AVENUE
COLUMBUS OHIO

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: MA-20-40
Applicant: Steven Elbert
Owner: Daniel & Karen Bromberg
Address: 764 S. Cassingham
ARB Request: The applicant is seeking architectural review and approval to allow an open porch addition to the rear of the principal structure.

A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 04-03-2020

***(MA) Architectural Review Application for Garage, Uncovered Decks, Pergola, Signs, Facade changes, Shed - Minor changes (no variance) Staff Review -**

MA-20-40

Status: Active

Submitted: Feb 25, 2020

Applicant

Steven Elbert
6143381973
stevenelbert@gmail.com

Location

764 S CASSINGHAM RD
Bexley, OH 43209

A.1: Project Information

Brief Project Description

Rear porch addition- unenclosed

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Special Permit

--

A.1: Attorney / Agent Information

Agent Name

Steven Elbert Architect

Agent Address

2491 Sherwood Road

Agent Email

stevenelbert@gmail.com

Agent Phone

16143381973

A.2: Fee Worksheet

Estimated Valuation of Project

0

Minor Architectural Review

true

Major Architectural Review

--

Variance Review Type

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

--

Use Classification

Other

Other Classification

--

B: Project Worksheet: Lot Info

Width (ft)

65

Depth (ft)

135

Total Area (SF)

8775

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1535

Proposed Addition (SF)

350

Removing (SF)

--

Type of Structure

Unenclosed rear porch

Proposed New Primary Structure or Residence (SF)

350

Total Square Footage

1885

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Sheds, Pool House, Swimming Pool

Existing Footprint (SF)

1535

Proposed Addition (SF)

360

New Structure Type

Unenclosed rear porch

Ridge Height

--

Proposed New Structure (SF)

360

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

2447

Total building lot coverage (SF)

2447

Total building lot coverage (% of lot)

28

Is this replacing an existing garage and/or accessory structure?

No

B: Project Worksheet: Hardscape

Existing Driveway (SF)

--

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

--

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

--

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

--

Total overall lot coverage (% of lot)

--

Sign Information

Type of Sign

--

Sign Height

--

Sign Width

--

Total square foot of sign

--

what is the Linear width of unit occupied by tenant

--

Attachments (8)

Photographs
Feb 25, 2020

pdf **Specification sheets and window, door, siding design brochure**
Feb 25, 2020

pdf **Architectural Plan for accessory structure**
Feb 25, 2020

pdf **Exterior Elevations of what is proposed (includes signage)**
Feb 25, 2020

pdf **Floor Plan**
Feb 25, 2020

pdf **Site Plan for Garage, Deck or Pergola (required)**
Feb 25, 2020

pdf **Site Plan.pdf**
Feb 25, 2020

pdf **Skyroof Details 2 pages.pdf**
Feb 25, 2020

Timeline

Payment

Status: Paid February 25th 2020, 11:31 am

Steven Elbert February 25th 2020, 11:23:58 am
Paid on Feb 24 2020 by check
Steven Elbert February 25th 2020, 11:27:57 am
These materials are a preliminary design. Until a contractor is hired and estimates are provided we cannot submit more detail. Depending on the cost, we may be required to look at roof material alternatives, but our goal now is to determine if this project needs a public design review.
Robin Shetler February 25th 2020, 11:34:36 am
@Kathy Rose , see his note to you above as well

Zoning Officer

Status: In Progress
Assignee: Kathy Rose

Robin Shetler February 25th 2020, 11:34:09 am
@Kathy Rose , this is the guy that Dave talked to and had them submit a check for 50.00 regarding his application. He has a lot of questions. fyi.
Robin Shetler March 2nd 2020, 9:51:16 am
@Kathy Rose Applicant called and is inquiring about the status of this application. He said the homeowner is getting ansy on what the next steps will be for review. His name is Steve and his # is 614-338-1973.
Steven Elbert March 3rd 2020, 9:09:55 am
My clients just asked me to inquire whether their project will require a public hearing such as an Architectural Review. I don't think they are impatient. The project is in the early stage, and before I invest a great deal of time producing detailed construction documents it would be useful to know the review requirements it will be subjected to. Thanks, Steven Elbert, Architect (614) 338-1973
Kathy Rose March 31st 2020, 7:37:35 pm
Steve - this application should have been submitted on an ARB application. It is something that typically gets reviewed by the Architectural Review Board. As long as there are no variances involved. What is the distance from the porch roof and the detached garage?
Kathy Rose March 31st 2020, 7:39:43 pm
@Karen Bokor this came in on an MA permit for some reason. It would have been ARB for April, but I did not see it until now. I'm still inquiring if it is too close to the detached garage. You have any thoughts on the design?
Steven Elbert April 1st 2020, 9:07:37 am
My original inquiry on behalf of the homeowner was to determine if this project requires an architectural review, considering it is an unenclosed back porch on the service alley side of the house. I did not receive an answer to my question, but instead was told that I needed to fill out the application specified and pay a $50 fee, which I did. I am trying to avoid getting into great detail with construction documents until the feasibility of this project is determined. This inquiry would be easily addressed with a conversation with the Building Department. In answer to your question, the detached garage is located 23 feet from the existing house, and the addition of 12 foot deep back porch would mean that the porch would be separated from the garage by 11 feet. Please advise.
Kathy Rose April 1st 2020, 9:20:51 am
@Karen Bokor I'm curious what your thoughts are on this addition.
Kathy Rose April 1st 2020, 9:44:57 am
Steve -Thanks for the info on the separation of structures - which would clearly make this only subject to ARB review and approval. Also, we apologize about the delay in response and I'm not sure why this did not come to my attention sooner. I have made further modifications to the on-line applications to help eliminate any future mix up between the MA and ARB application to help make sure which application to fill out. I will discuss with the design consultant about placing you on our next ARB agenda. I will have to get a notice out today. Please Note: the base fee for an ARB application is $90. so there would be a balance due of $40.

Design Planning Consultant

Status: Pending

Assignee: Karen Bokor

- [ ] **Architectural Review Board**

Status: Pending

- [ ] **Board of Zoning and Planning**

Status: Pending

- [ ] **Arborist**

Status: Pending

- [ ] **Architectural Review Permit**

Status: Pending

020N013 08100

January 29, 2020

1:504

0 30 60 120 ft

0 10 20 40 m

Franklin County Auditor
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office
Copyright 2015

SOUTH CASSINGHAM ROAD

GRASS

PUBLIC SIDEWALK

SERVICE ALLEY

EXISTING
BROMBERG HOUSE
764 S. CASSINGHAM RD

EXISTING
2-CAR GARAGE

NEW WALKWAY

EXISTING WALKWAY
TO BE REMOVED

PROPOSED
NEW
BACK PORCH
WITH ROOF

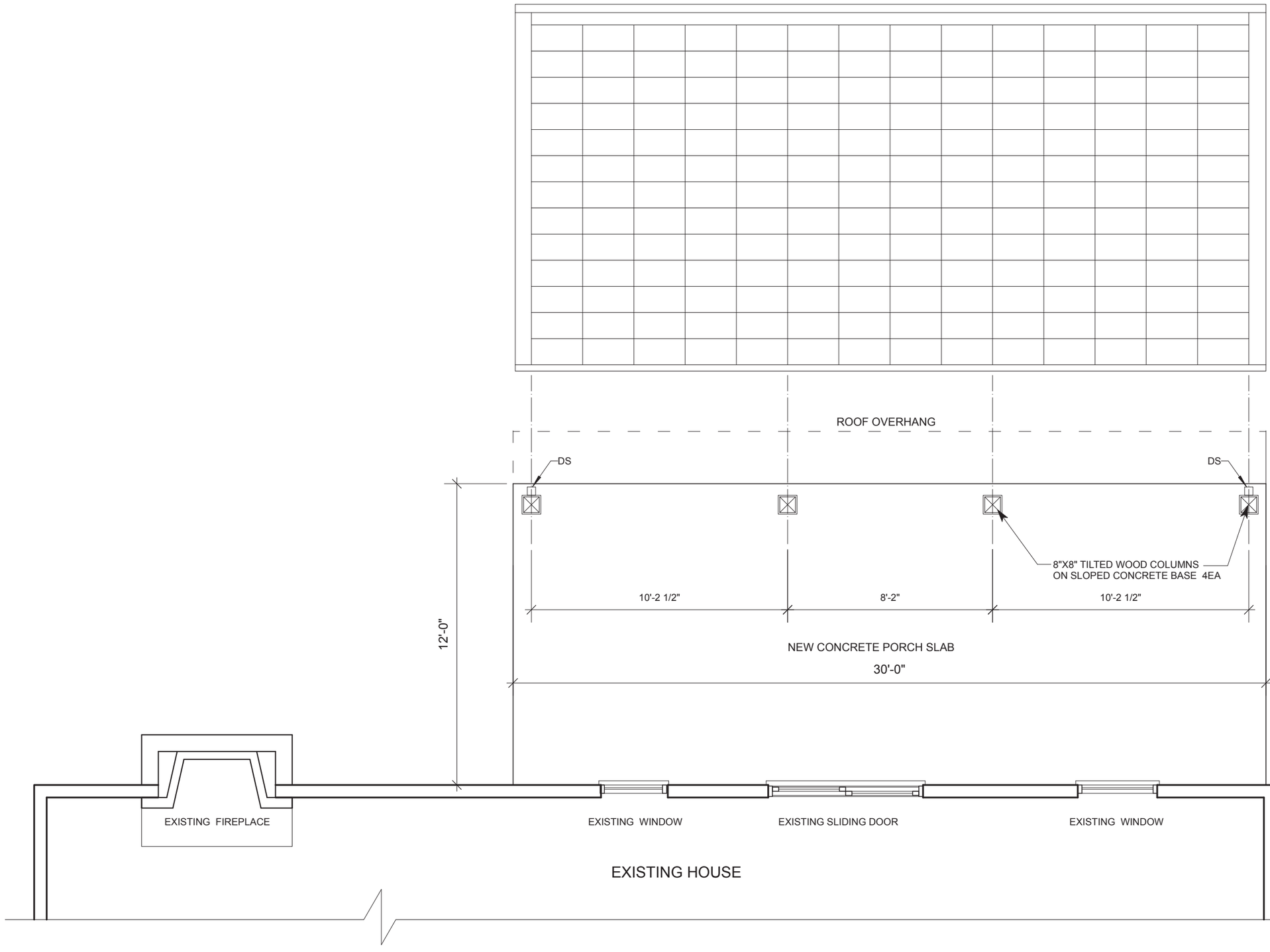
30'-0"

12'-0"

N

SITE PLAN

1"=10'



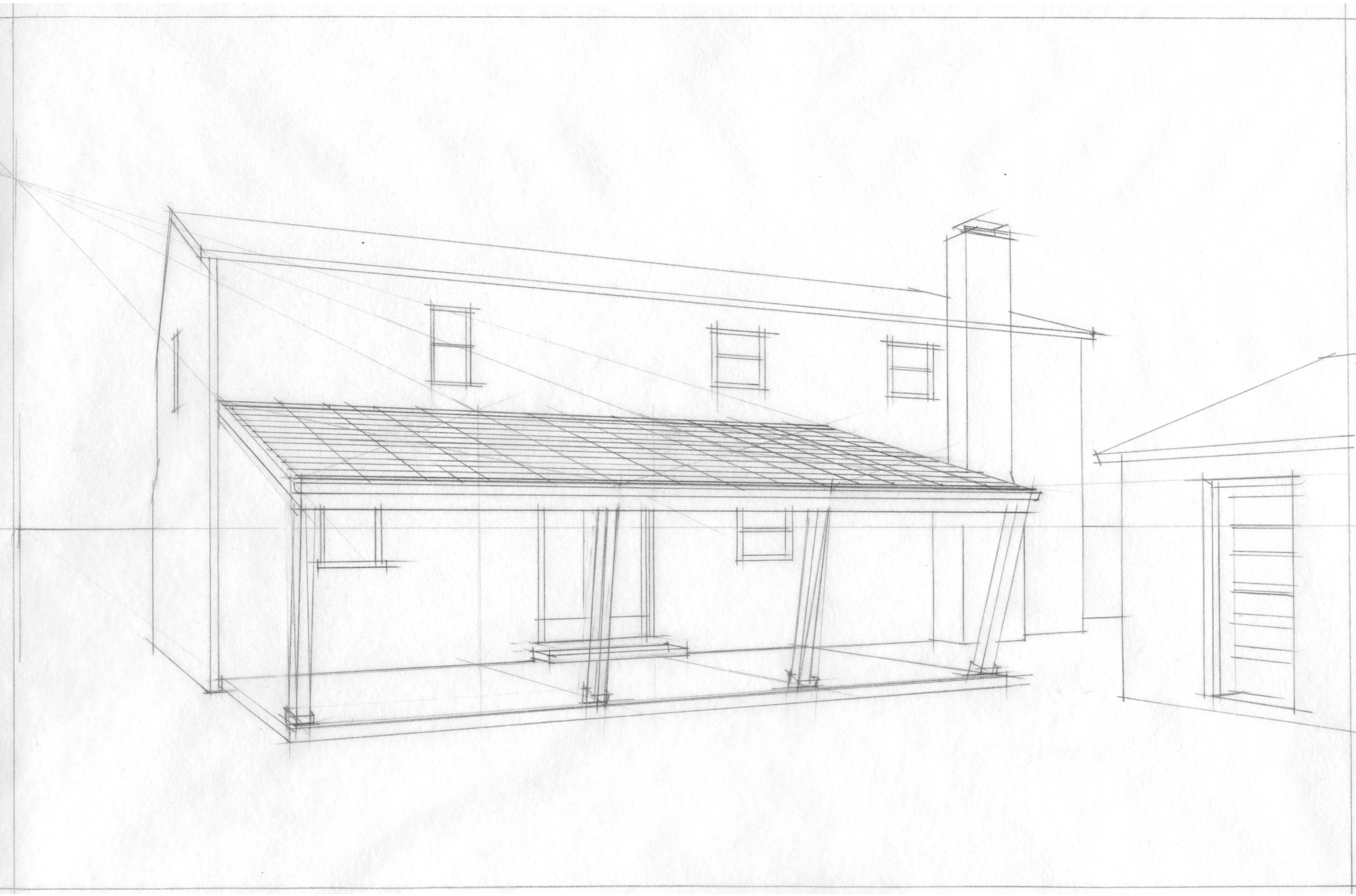
PORCH ROOF PLAN

1/4" = 1'-0"

PORCH PLAN

1/4" = 1'-0"

N



Skylights

Standard Skylights are available prefabricated or knocked down.

S-Lines: 2-3/4" (70 mm) and 4" (100 mm) thick, flat skylights. 4' | 5' (1200 mm | 1500 mm) standard widths up to 5' x 20' (1500 mm x 6000 mm) in 1' (300 mm) long increments.

Pyramids: 2-3/4" (70 mm) from 4'x 4' (1200 mm x 1200 mm) to 20' x 20' (6000 mm x 6000 mm) in 1' (300 mm) increments.

Geo-Roofs®: 2-3/4" (70mm) in 17 standard sizes from 8' to 24' in diameter (2400 mm to 7300 mm).

photo: Liam Frederick

Pre-engineered Skyroofs®

Centerline Self-Supporting Ridge Roofs with 20°, 27°, 33°, 45° slope and spans up to 24' (7300 mm) utilizing 2-3/4" (70 mm) panels.

Kalcurve 180° vaults or 90° low-profile vaults are available in 1' (300 mm) increments up to 25' (7600 mm) max spans.

Pre-engineered Skyroofs are lightweight, under 3 lbs/ft² (14.65 kg/m²), allowing substructures to be minimized. Only thrust-bearing curb designs that accommodate local live, snow and wind load designs, provided by others, are required.

photo: Steven Wolfe

Custom Skyroofs

2-3/4" (70mm) or 4" (100 mm) thick structural sandwich panel systems over substructures by others.

Flat, curved or a combination for design versatility, consistent with Kalwall system parameters.

Easy, fast installations, coupled with large-sized panel formats.

Exceptional thermal performance and solar control options, including Kalwall+Lumira® aerogel, help meet LEED, BREEAM, IgCC and other international green building standards.

photo: Abstract Photography, Inc.

Clearspan™ Systems

Custom turn-key solutions from the curb-up, including factory finished aluminum substructures from strategic partner, Structures Unlimited, Inc. take Kalwall Skyroofs to another dimension with Clearspans up to +/- 100' (30 m).

Design control, engineering, project management, fabrication, delivery and complete installation, all with unparalleled service. Installations are completed in days or weeks, not months, due to precision digital fabrication and less trade coordination.

Complete buildings, including Pool Enclosures, feature built-in, corrosion and moisture resistance.

photo: courtesy of Kitchen & Associates

Kalwall Span Table: 4' (1200 mm) Wide Panel Module

Maximum Allowable Clearspan™ for Standard 2-3/4"(70 mm) Panels for Skyroofs

Shoji 8" x 20" (200 mm x 500 mm)		
Live Load	**30 PSF (1.44 kPa)**	**40 PSF (1.92 kPa)**
Clearspan	11'-8" (3276 mm)	10'-8" (3251 mm)
Shoji 12" x 24" (300 mm x 600 mm)		
Live Load	**30 PSF (1.44 kPa)**	**40 PSF (1.92 kPa)**
Clearspan	10'-6" (3200 mm)	9'-4" (2845 mm)

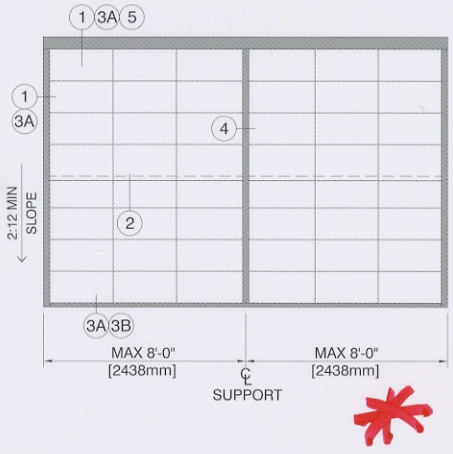
Clearspan at 25 PSF (1.2 kPa) wind pressure, L/60 minimum at 2:12. Spans based on engineering data and tests. Longer clearspans are possible. Contact the factory.
Recommended minimum pitch for Skyroofs is 2:12.

Skyroof® Details

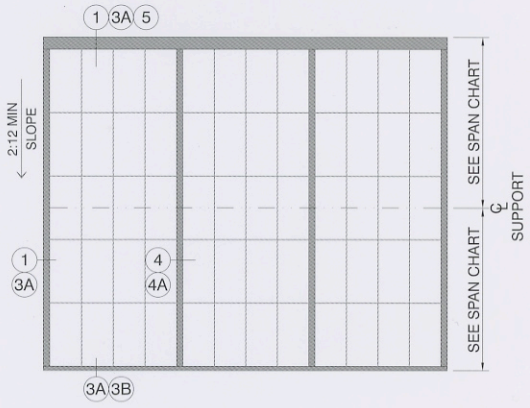
For on-slope, flat and curved panels

These are standard Clamp-tite™ details for 2-3/4" (70 mm) thick panels. Details for other conditions, including those for Self Supporting Ridge, Pyramid, Windborne Debris and Blast Resistant applications are similar, but not identical so please contact Kalwall for specifics. Electronic CAD versions of these Skyroof details and many more are available at: **KALWALL.COM**

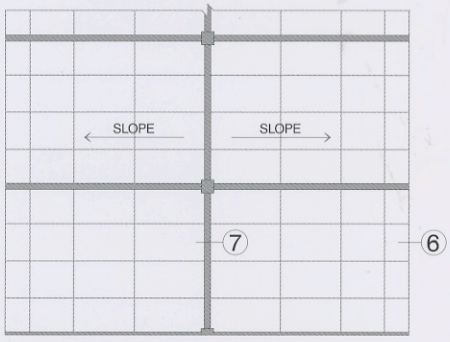
SKYROOF PLAN A
(PANELS ACROSS SLOPE - OVERLAP SYSTEM)



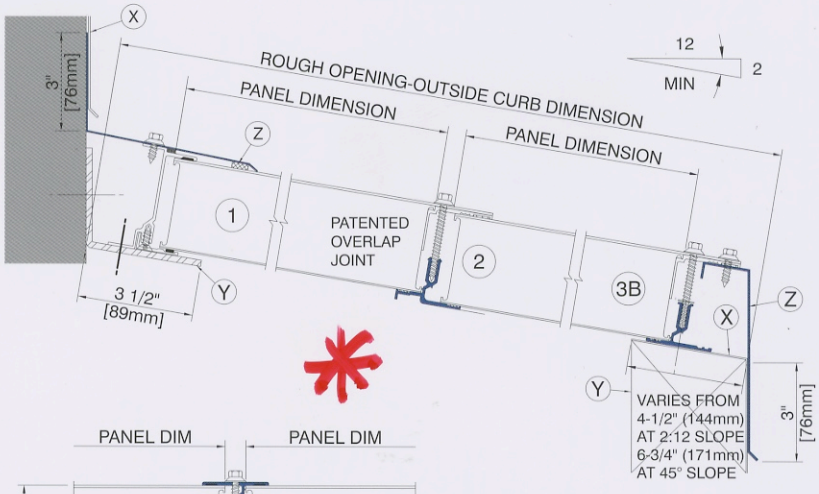
SKYROOF PLAN B
(PANELS ON SLOPE - 2" (51mm) BATTEN)

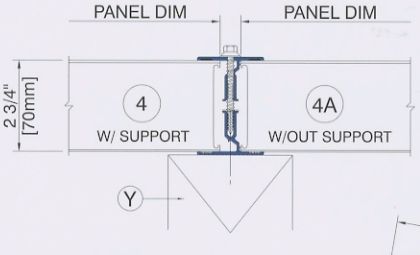


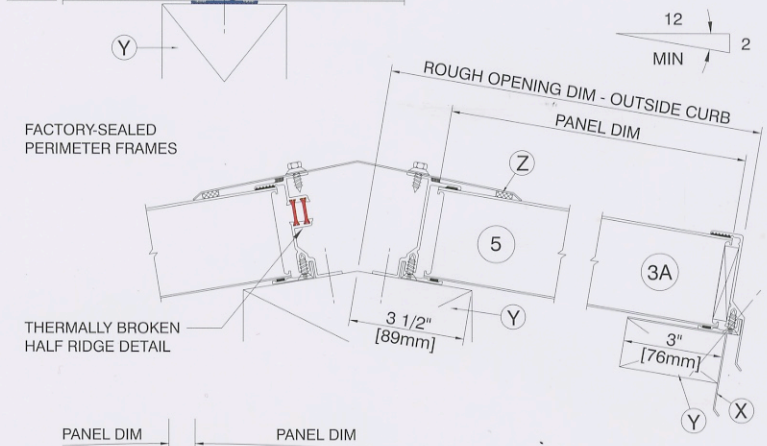
SKYROOF PLAN C
(KALCURVE LOW PROFILE VAULT)

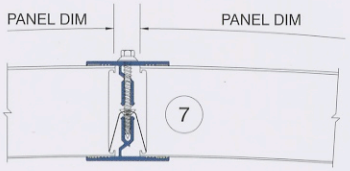


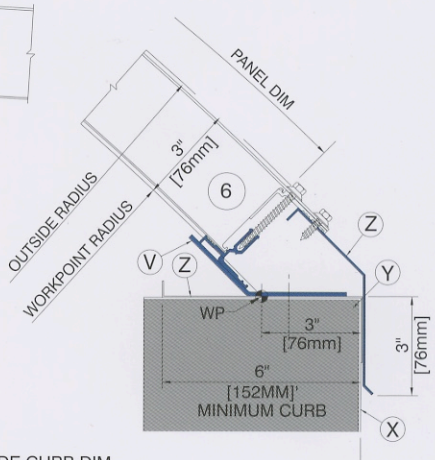
PLEASE CONTACT KALWALL FOR SPAN INFORMATION ON KALCURVE 180° AND LOW PROFILE BARREL VAULTS







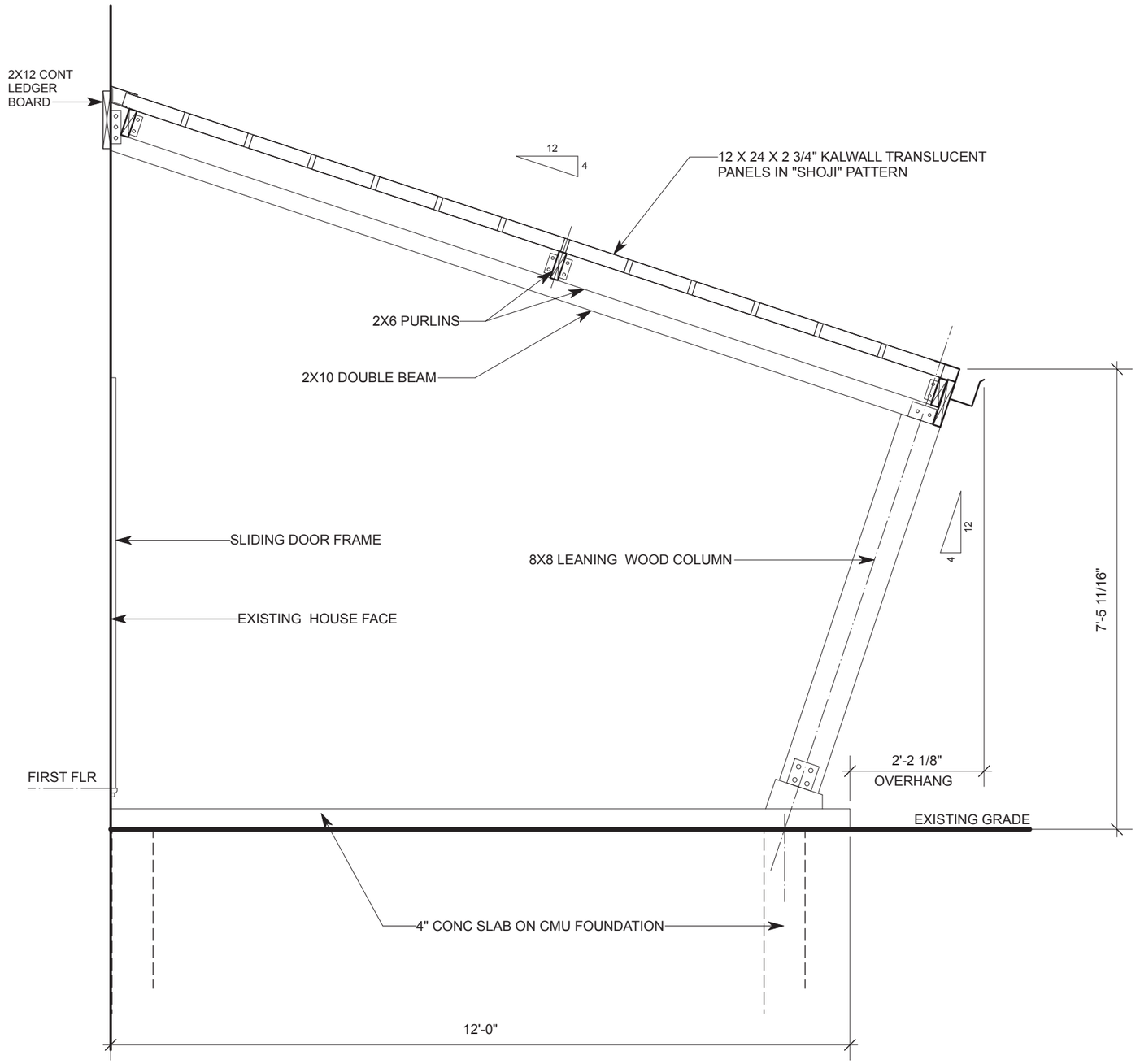




NOTES: LEGEND

- (V) BENT PLATE BY KALWALL
- (X) COUNTER FLASHING NOT BY KALWALL
- (Y) SUPPORT NOT BY KALWALL
- (Z) STANDARD FLASHING BY KALWALL

OUTSIDE CURB DIM



SECTION THROUGH PORCH

1/2" = 1'-0"

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING & PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, April 23, 2020 at 6:00 PM.,** in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: MA-20-49
Applicant: Pete Foster
Owner: Jason Lessard & Anne Brown
Address: 69 S. Cassingham
ARB Request: The applicant is seeking architectural review and a recommendation the Board of Zoning and Planning to allow an 18' x 35' detached garage with shed dormers.
BZAP: The applicant is seeking architectural review and approval to allow an 18' x 35' detached garage with dormers. The applicant is also seeking an interpretation to Bexley code Section 1230.77 the definition of story, to allow a 2nd floor space in the detached garage that is approximately two-thirds of the space below.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240. Mailed by: 04-03-2020

***(MA) Architectural Review Application for Garage, Uncovered Decks, Pergola, Signs, Facade changes, Shed - Minor changes (no variance) Staff Review -**

MA-20-49

Status: Active

Submitted: Mar 11, 2020

Applicant

Pete Foster
614-778-4701
petefastball@aol.com

Location

69 S CASSINGHAM RD
Bexley, OH 43209

A.1: Project Information

Brief Project Description

A new two car garage located in the north west corner of the property.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Special Permit

--

A.1: Attorney / Agent Information

Agent Name

Pete Foster

Agent Address

685 Montrose Avenue

Agent Email

petefastball@aol.com

Agent Phone

614-778-4701

A.2: Fee Worksheet

Estimated Valuation of Project

125000

Minor Architectural Review

true

Major Architectural Review

--

Variance Review Type

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

--

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R-6

Use Classification

R-6 (35% Building and 60% Overall)

B: Project Worksheet: Lot Info

Width (ft)

50

Depth (ft)

142

Total Area (SF)

7100

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1336.5

Proposed Addition (SF)

--

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

2345

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Sheds, Pool House, Swimming Pool

Existing Footprint (SF)

--

Proposed Addition (SF)

619

New Structure Type

garage

Ridge Height

20'-0"

Proposed New Structure (SF)

619

Is there a 2nd Floor

Yes

2nd Floor SF

337.5

Total of all garage and accessory structures (SF)

619

Total building lot coverage (SF)

1955.5

Total building lot coverage (% of lot)

28

Is this replacing an existing garage and/or accessory structure?

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

800

Existing Patio (SF)

--

Existing Private Sidewalk (SF)

60

Proposed Additional Hardscape (SF)

72

Total Hardscape (SF)

932

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3506.5

Total overall lot coverage (% of lot)

49

Sign Information

Type of Sign

--

Sign Height

--

Sign Width

--

Total square foot of sign

--

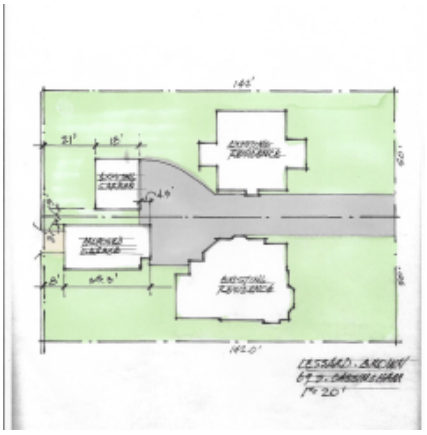
what is the Linear width of unit occupied by tenant

--

Attachments (8)

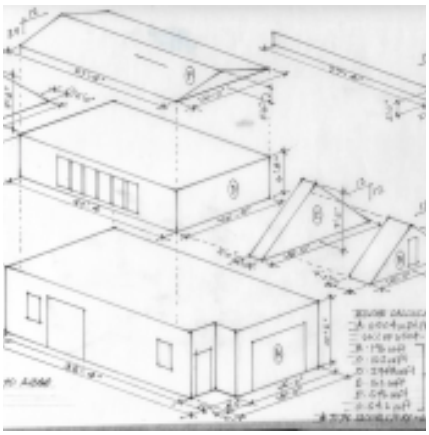
Photographs
Mar 11, 2020

IMG_00001923.jpg
Mar 11, 2020



site plan with neighbors garage.jpg
Apr 03, 2020

east elev with neighbors garage.jpg



volume calculation diagram.jpg

Apr 03, 2020	Apr 03, 2020

pdf **Architectural Plan for accessory structure**
Mar 11, 2020

pdf **Exterior Elevations of what is proposed (includes signage)**
Mar 11, 2020

pdf **Site Plan for Garage, Deck or Pergola (required)**
Mar 11, 2020

Timeline

Payment
Status: Paid March 11th 2020, 10:39 am

Zoning Officer
Status: In Progress
Assignee: Kathy Rose

Kathy Rose March 18th 2020, 2:51:11 pm
How is this not a variance for a 2-story garag?
Kathy Rose March 27th 2020, 5:24:28 pm
Pete, I think the design is nice based on the detail, I'm still struggling with the mass. it is clearly a 2-story garage that is over 35' long and not typical at all. I know you like to build out structure without the need for a variance. This is an exception to the rule and not the intent of why the height in the code was raised. Also the volume of "gross" space should be used in the calculations and not just the finished area. It appears the peak over the front garage door is excluded. I am basing my decision on those facts and the fact that I'm questioning myself if this is an appropriate structure in every back yard in Bexley, That would be my mistake if it is not. I will defer to the Board. I can forward your construction documents during the review process, which puts you less than 2 weeks behind. I'm happy to get a legal opinion, but at this rate Karen and I have put more time into this review to consider it minor.

Design Planning Consultant
Status: Pending
Assignee: Karen Bokor

Kathy Rose March 18th 2020, 3:22:33 pm
i have concern on the volume and size
Karen Bokor March 18th 2020, 3:24:55 pm
This seems like it should go to the Board for aesthetic review - the volume seems boxy....
Karen Bokor March 18th 2020, 3:26:27 pm
Pete.... Kathy and I both agree that this pushes the edge and it needs to go to the Board for ARB - we are both concerned about the overall massing - better to be safe than sorry.
Kathy Rose March 19th 2020, 11:52:41 am
I see that you are working with the current code; however the resulting design does not align with the intent. The system allows for a second opinion on the structure from the Architectural Review Board. I will defer to them and place it on the upcoming agenda. A hard copy of the plan will allow me to verify the calculations. You are welcome to provide additional options.

Architectural Review Board
Status: Pending

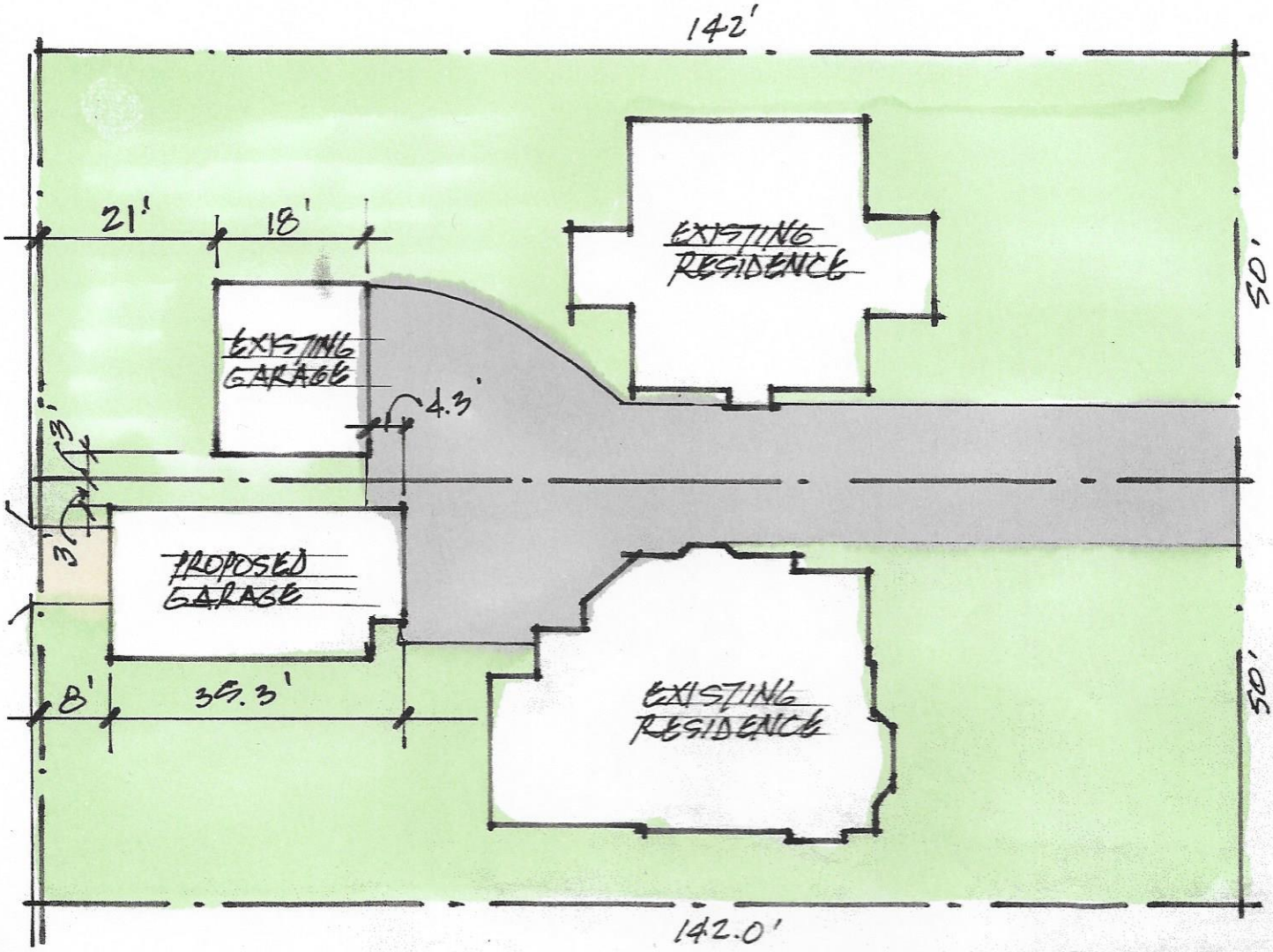
Board of Zoning and Planning
Status: Pending

Arborist

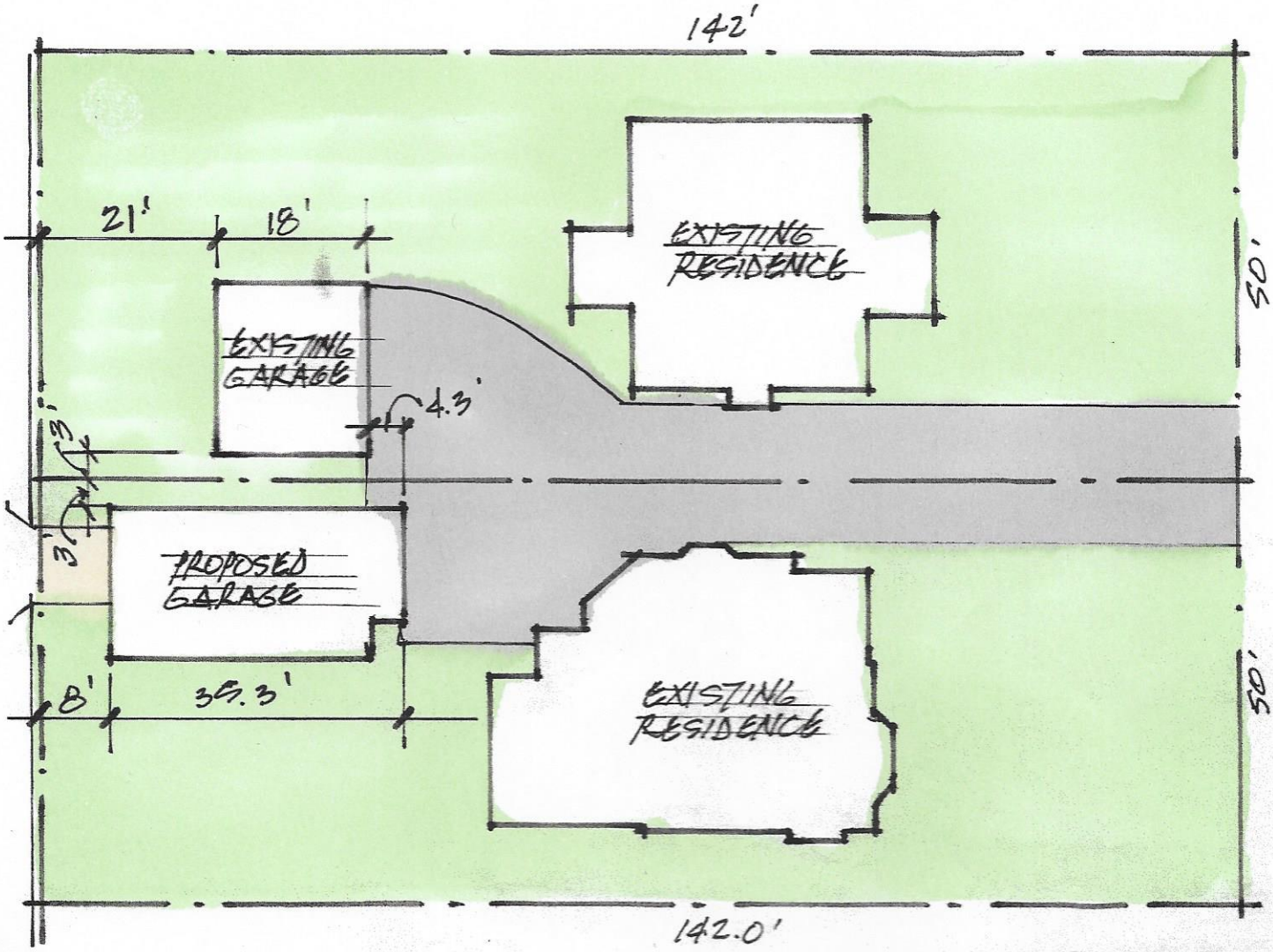
Status: Pending

- [ ] **Architectural Review Permit**

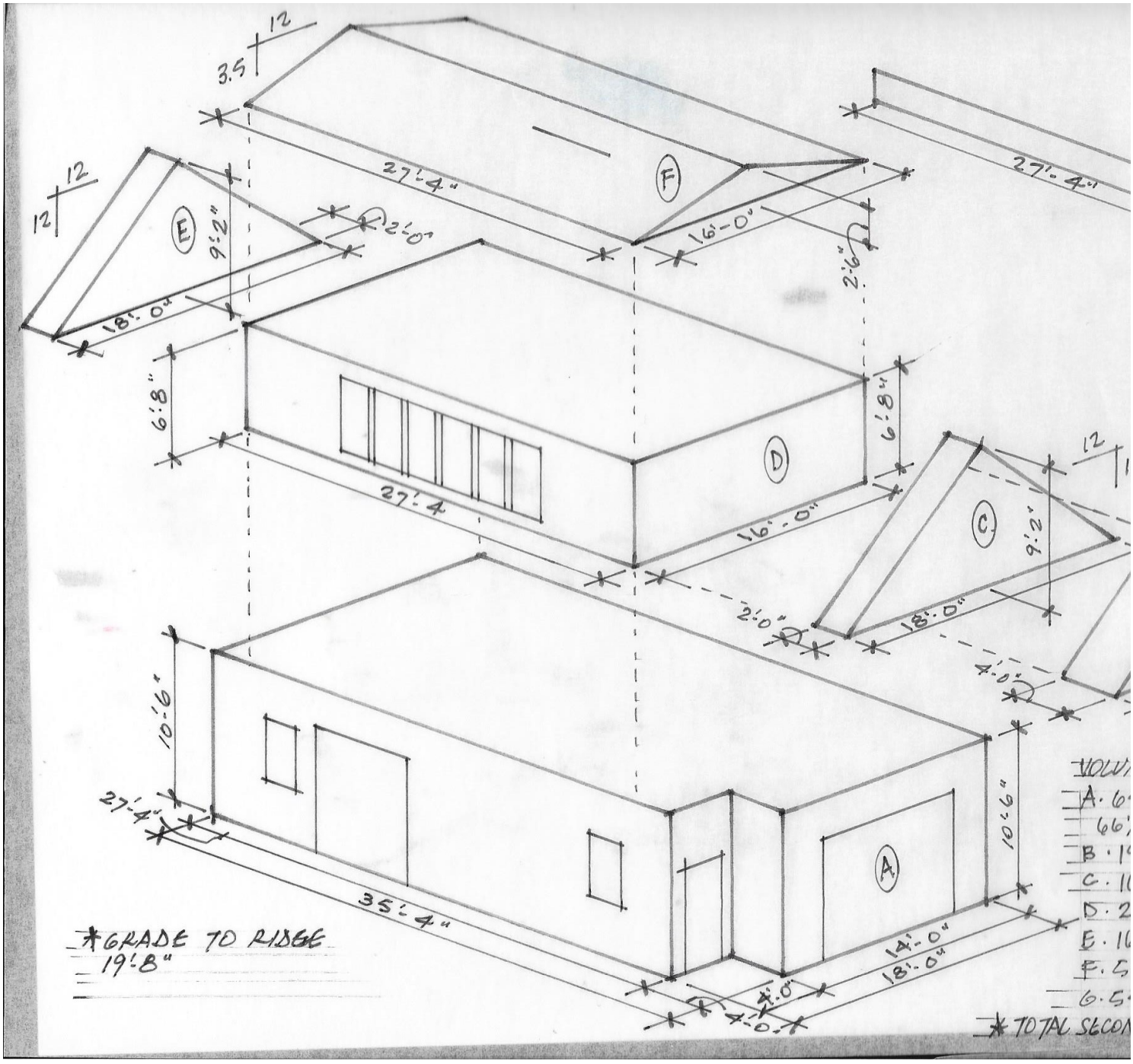
Status: Pending



LESSARD. BROWN
69 S. CASSINGHAM
1"= 20'



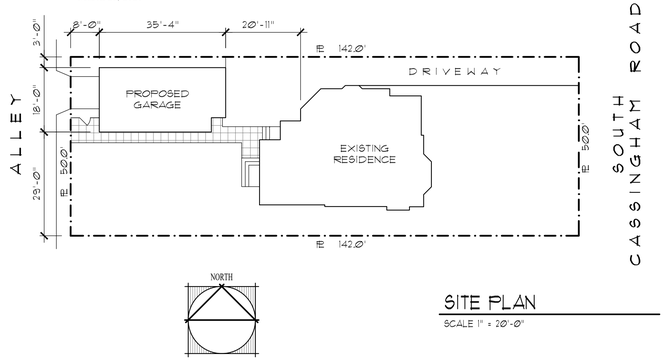
LESSARD. BROWN
69 S. CASSINGHAM
1"= 20'


3.5 12
27'-4"
F
16'-0"
2'-6"
12 12
E
9'-2"
2'-0"
18'-0"
6'-8"
27'-4
D
6'-8"
16'-0"
C
9'-2"
18'-0"
2'-0"
4'-0"
10'-6"
27'-4"
35'-4"
A
10'-6"
14'-0"
18'-0"
4'-0"
4'-0"
*GRADE TO RIDGE
19'-8"
A. 6
66'
B. 1
C. 1
D. 2
E. 1
F. 5
6. 5
* TOTAL SECON

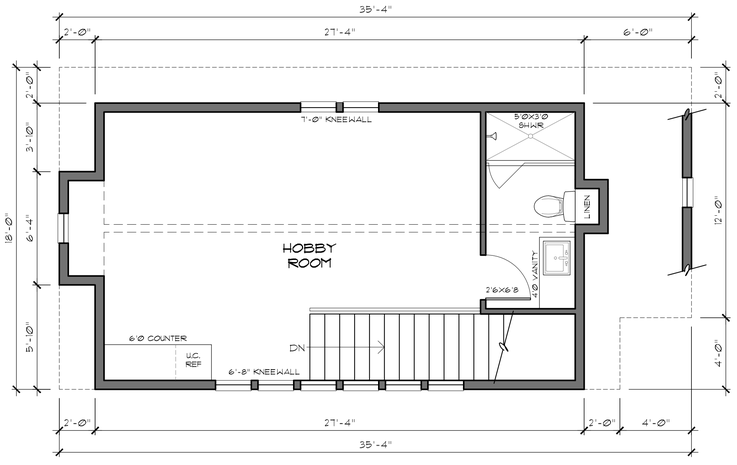
PETE FOSTER
Residential Design LLC

LESSARD/ BROWN RESIDENCE
REVISED SET

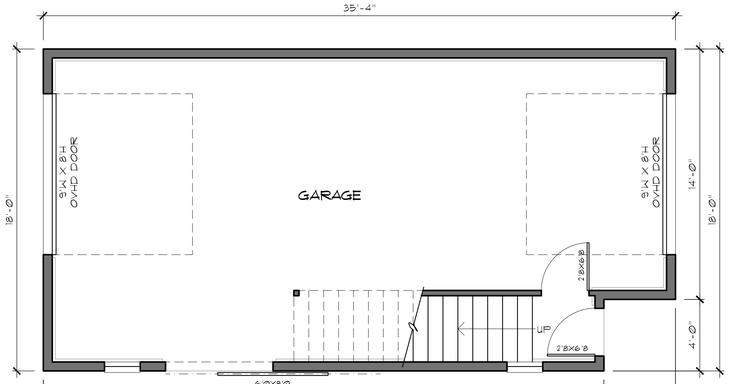
69 South Cassingham Road
Bexley, Ohio
March 23, 2020



SITE PLAN
SCALE 1" = 20'-Ø"



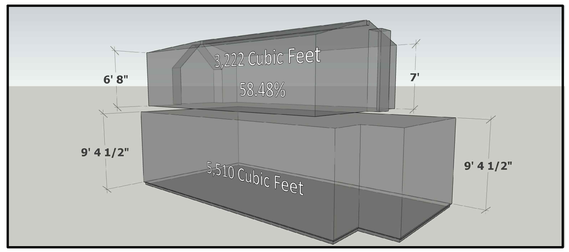
SECOND FLOOR
SCALE 1/4" = 1'-Ø"

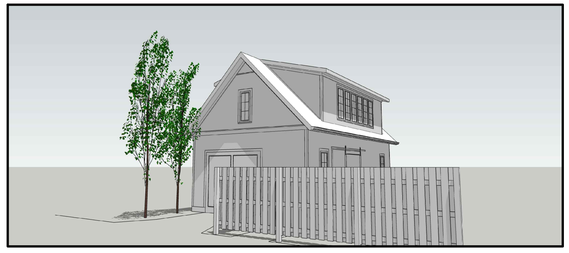


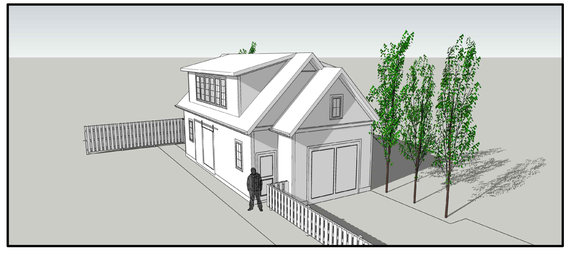
FIRST FLOOR
SCALE 1/4" = 1'-Ø"

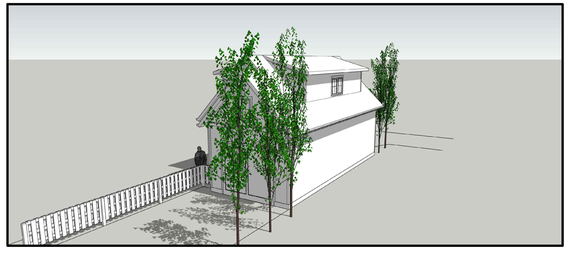
CUBIC SQUARE FOOT CALCULATION:

FIRST FLOOR 5,51Ø CUBIC FEET
SECOND FLOOR 3,222 CUBIC FEET (58.48%)

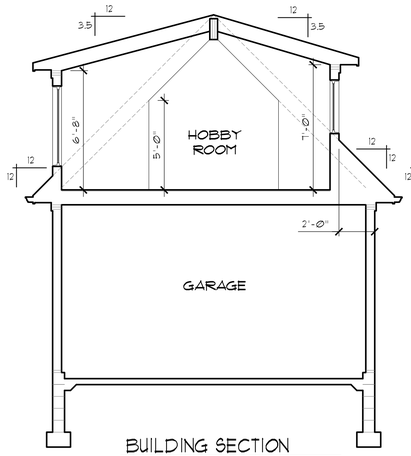






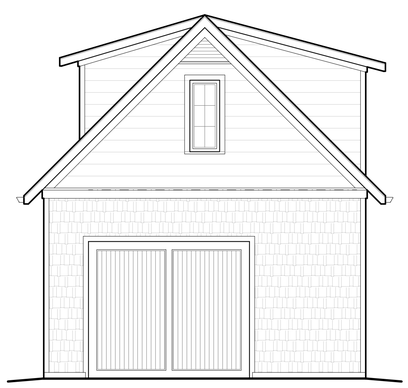


SOUTH ELEVATION
SCALE 1/4" = 1'-Ø"

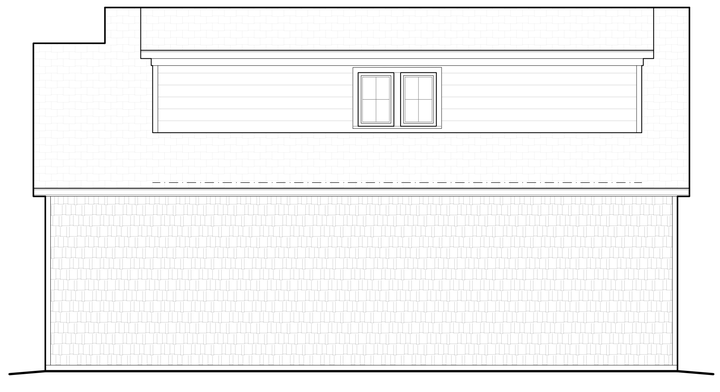


BUILDING SECTION
SCALE 1/4" = 1'-Ø"

EAST ELEVATION
SCALE 1/4" = 1'-Ø"



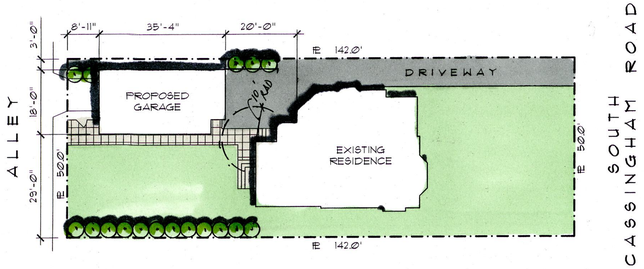
WEST ELEVATION
SCALE 1/4" = 1'-Ø"



NORTH ELEVATION
SCALE 1/4" = 1'-Ø"

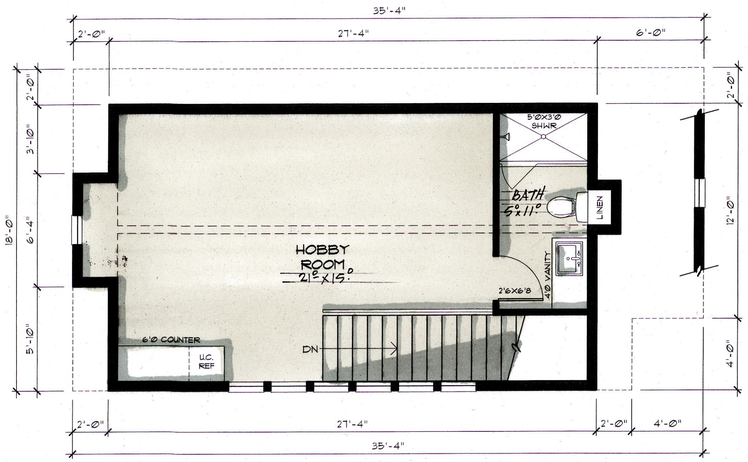
PETE FOSTER
Residential Design
LLC

Lessard Brown Residence
69 South Cassingham Road
Bexley, Ohio
February 19, 2020



SITE PLAN
SCALE 1" = 20'-0"

SOUTH ELEVATION
SCALE 1/4" = 1'-0"



SECOND FLOOR
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/4" = 1'-0"

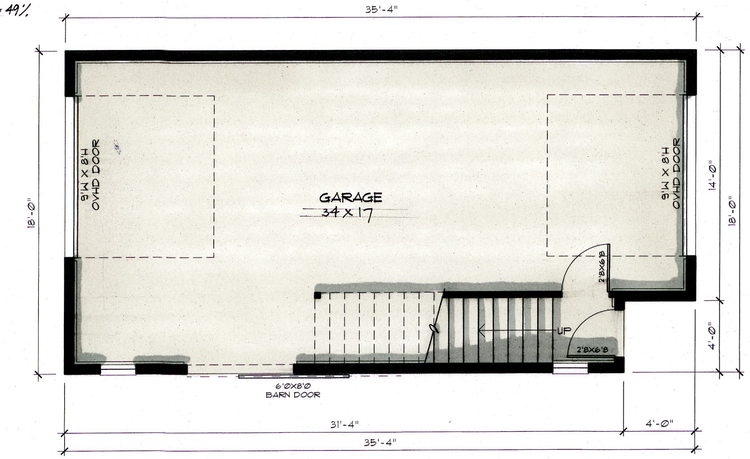
WEST ELEVATION
SCALE 1/4" = 1'-0"

SITE - LOT: 142 x 50 = 7,100 ☐'
FOOTPRINT COVERAGE
HOUSE: 1336.5☐' + GARAGE 619☐' = 1955.5☐' = 28%
DEVELOPMENT COVERAGE
1955.5☐' + 1551☐' = 3506.5☐' = 49%

GARAGE

FIRST FLOOR - 619☐'
SECOND FLOOR 337.5☐'

FIRST FLOOR VOLUME
5665 cu.ft
SECOND FLOOR VOLUME
3193 cu.ft = 56.36%



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

NORTH ELEVATION
SCALE 1/4" = 1'-0"

PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday,January 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday,January 23, 2020 at 6:00 PM.,** in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-19-17
   Applicant: Ashley Coey
   Owner: Nathan & Ashley Coey
   Location: 2395 Charles St.
   ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a two-story addition to the rear of the principal structure, raise the 3rd floor roof and add 2 dormers, and to also modify the front porch roof.

   BZAP: The applicant is seeking architectural review and approval, to allow a two-story addition to the rear of the principal structure, raise the 3rd floor roof and add 2 dormers, and to also modify the front porch roof. The applicant is also seeking a 2' 7"variance from Bexley Code Section 1252.09(R-6) Zoning District. Which requires an 8' setback from side yard property line, to allow the addition to be constructed 5'5" from the west side property line and in-line with the existing principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240. Mailed by: 12-26-2019

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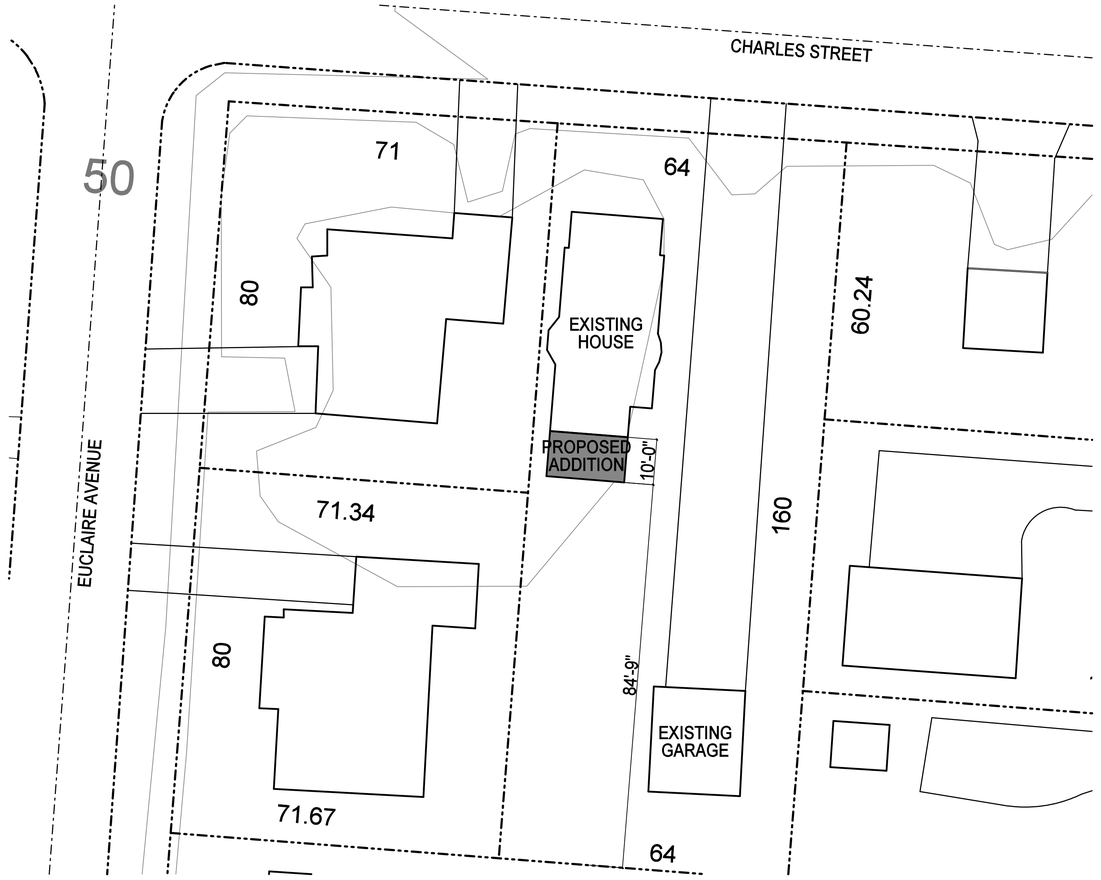
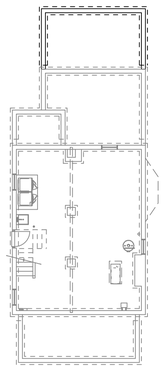
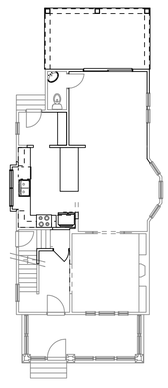
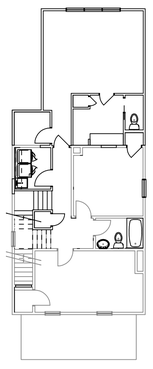
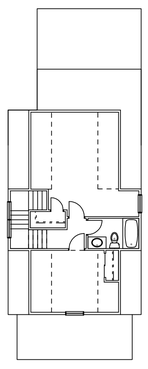
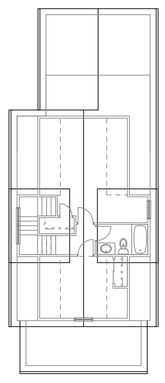
KEISER DESIGN GROUP PROJECT # 2019-209

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET - COLUMBUS, OHIO



ANY CHANGES TO THESE DRAWINGS MUST BE REPORTED TO KEISER DESIGN GROUP, INC. IMMEDIATELY IN WRITING. KEISER DESIGN GROUP, INC ASSUMES NO RESPONSIBILITY FOR CHANGES TO THE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.

BASEMENT PLAN	FIRST FLOOR PLAN	SECOND FLOOR PLAN	THIRD FLOOR PLAN	ROOF PLAN
				

DRAWING INDEX

A0-0 COVER SHEET
D1-0 BASEMENT & 1ST FLOOR PLAN-DEMOLITION
D1-1 SECOND & 3RD FLOOR PLAN - DEMOLITION
D1-2 ROOF PLAN - DEMOLITION
D2-1 EXTERIOR ELEVATIONS - DEMOLITION
A1-0 BASMENT FLOOR PLAN - PROPOSED
A1-1 FIRST & 2ND FLOOR PLAN - PROPOSED
A1-2 THIRD FLOOR & ROOF PLAN- PROPOSED
A2-1 PROPOSED EXTERIOR ELEVATIONS
A3-1 WALL SECTIONS
A3-2 STAIR SECTION / WALL BRACING METHOD CS-PF
A4-1 GENERAL NOTES / STRUCTURAL NOTES / LIGHT AND VENT SCHEDULE
A4-3 UL ASSEMBLY 305 DETAILS

KEISER DESIGN GROUP

800 Cross Pointe Road, Suite M I Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

STATE OF OHIO
DANIEL L. KEISER
11548
REGISTERED ARCHITECT

DANIEL L. KEISER, LICENSE #11548 EXPIRATION DATE: 12/31/2019

KDG PROJECT # 2019-209	SHEET NUMBER
COVER SHEET SCALE: N.T.S.	A0-0
CONSTRUCTION DOCUMENTS	11.27.2019

TITLE

COEY RESIDENCE REMODEL AND ADDITION
2395 CHARLES STREET COLUMBUS, OH 43209

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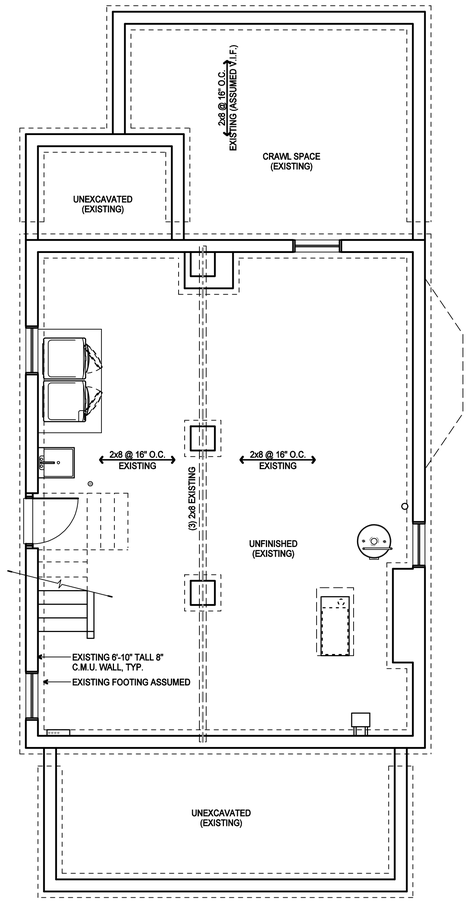
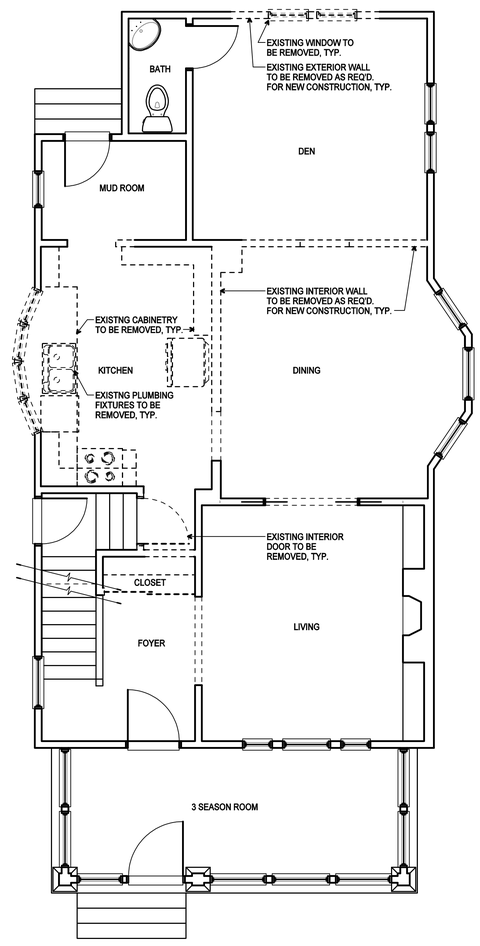


1 BASEMENT FLOOR PLAN - DEMOLITION — UNFINISHED



2 FIRST FLOOR PLAN - DEMOLITION — 882 S.F. FINISHED

DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL PERFORM WALK-THROUGH OF AREA WITH OWNER SO THAT OWNER MAY IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
2. REMOVE EXISTING FLOORING AND BASE AS REQUIRED, PREP FLOOR FOR NEW FINISHES AND LEVELING IF NECESSARY
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL DEMOLITION NEEDS WITH MECHANICAL AND ELECTRICAL DOCUMENTS FOR REMOVAL OF ALL EXISTING LINES FOUND IN CASEWORK, MILLWORK, PLUMBING ITEMS, EQUIPMENT, ETC. BEING DELETED.
4. CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY IDENTIFIED IN DRAWINGS FOR INSTALLATION OF WORK. CONTRACTOR SHALL PROTECT EXISTING FINISHES FROM DAMAGE; ANY DAMAGE TO THE EXISTING FACILITY SHALL BE REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REROUTING ANY EXISTING SERVICES THAT MAY BE EFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT FULL CONTINUATION OF SERVICE SHALL BE MAINTAINED.
6. PATCH ALL EXISTING WALLS AS NECESSARY.

DEMOLITION ELECTRICAL NOTES

1. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, REMOVE WIRE AND CONDUIT TO LAST ACTIVE DEVICE.
2. ELECTRICAL DEVICES INDICTED IN WALLS TO REMAIN SHALL REMAIN ACTIVE, CONTRACTOR SHALL TRACE CIRCUITS AND ADJUST WIRING TO KEEP ACTIVE.
3. DISCONNECT AND REMOVE ALL EXISTING LIGHTING IN AREAS SCHEDULED FOR DEMOLITION, FLUORESCENT FIXTURES SHALL BE PROPERLY DISPOSED INCLUDING FLUORESCENT LAMPS AND BALLASTS.
4. ALL TELECOMMUNICATION WIRING TO DEVICES SCHEDULED FOR DEMOLITION SHALL BE REMOVED BACK TO SOURCE.
5. THE DEMOLITION CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL.

DEMOLITION PLUMBING NOTES

1. DISCONNECT AND REMOVE ALL PLUMBING FIXTURES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, CAP WATER LINES AT SOURCE.
2. SANITARY CONNECTIONS SHALL BE REMOVED BACK AT ACTIVE SOURCE OR CLEAN OUT.
3. PLUMBING FIXTURES SHALL BE DISPOSED OF PROPERLY.

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL L. KEISER
11548
REGISTERED ARCHITECT

KEISER DESIGN GROUP

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Phone: 614.864.9999
www.keiserdesigngroup.com

KDG PROJECT # 2019-209	SHEET NUMBER
BASEMENT & 1ST FLOOR PLAN - DEMOLITION SCALE: 1/4" = 1'-0"	D1-0
CONSTRUCTION DOCUMENTS	11.27.2019

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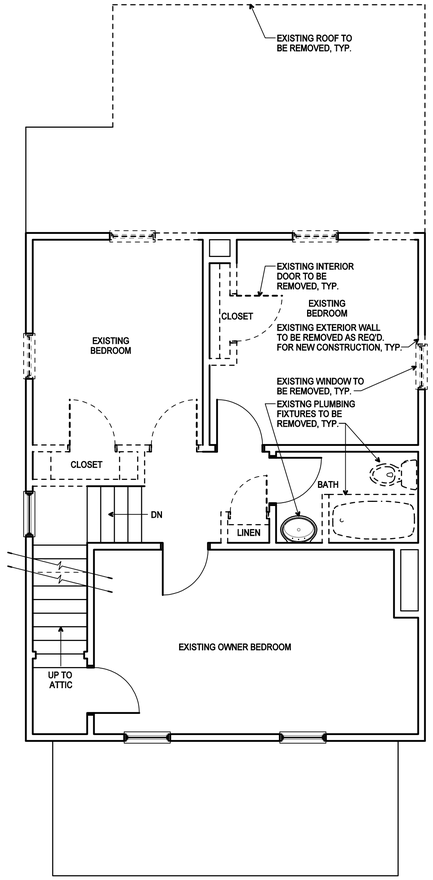
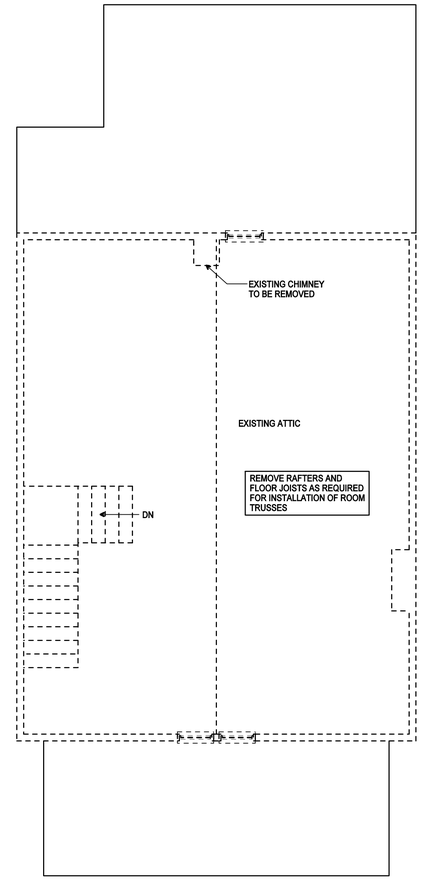


1 SECOND FLOOR PLAN - DEMOLITION 573 S.F.



2 THIRD FLOOR PLAN - DEMOLITION 573 S.F.

DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL PERFORM WALK-THROUGH OF AREA WITH OWNER SO THAT OWNER MAY IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
2. REMOVE EXISTING FLOORING AND BASE AS REQUIRED, PREP FLOOR FOR NEW FINISHES AND LEVELING IF NECESSARY
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6. PATCH ALL EXISTING WALLS AS NECESSARY.

DEMOLITION ELECTRICAL NOTES

1. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, REMOVE WIRE AND CONDUIT TO LAST ACTIVE DEVICE.
2. ELECTRICAL DEVICES INDICTED IN WALLS TO REMAIN SHALL REMAIN ACTIVE, CONTRACTOR SHALL TRACE CIRCUITS AND ADJUST WIRING TO KEEP ACTIVE.
3. DISCONNECT AND REMOVE ALL EXISTING LIGHTING IN AREAS SCHEDULED FOR DEMOLITION, FLUORESCENT FIXTURES SHALL BE PROPERLY DISPOSED INCLUDING FLUORESCENT LAMPS AND BALLASTS.
4. ALL TELECOMMUNICATION WIRING TO DEVICES SCHEDULED FOR DEMOLITION SHALL BE REMOVED BACK TO SOURCE.
5. THE DEMOLITION CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL.

DEMOLITION PLUMBING NOTES

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2. SANITARY CONNECTIONS SHALL BE REMOVED BACK AT ACTIVE SOURCE OR CLEAN OUT.
3. PLUMBING FIXTURES SHALL BE DISPOSED OF PROPERLY.

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND & THIRD FLOOR PLAN - DEMOLITION SCALE: 1/4" = 1'-0"	D1-1
CONSTRUCTION DOCUMENTS	11.27.2019

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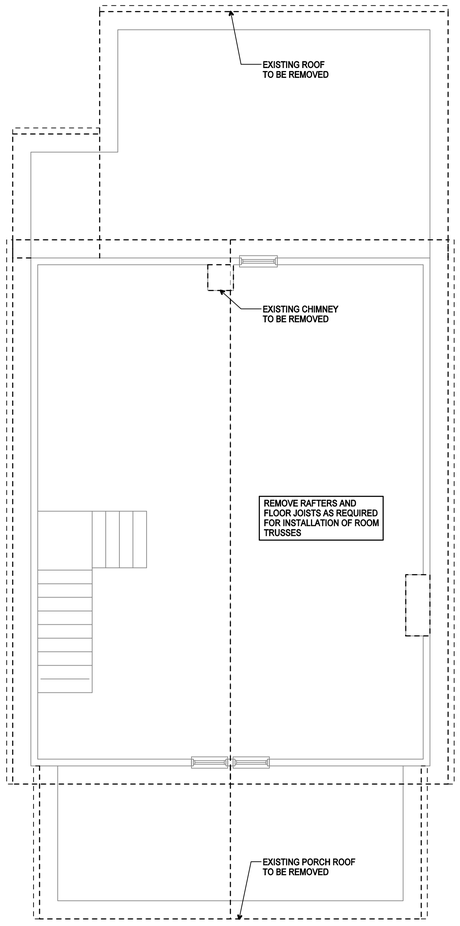

1 ROOF PLAN - DEMOLITION

2 NOT USED

DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL PERFORM WALK-THROUGH OF AREA WITH OWNER SO THAT OWNER MAY IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
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6. PATCH ALL EXISTING WALLS AS NECESSARY.

DEMOLITION ELECTRICAL NOTES

1. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, REMOVE WIRE AND CONDUIT TO LAST ACTIVE DEVICE.
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4. ALL TELECOMMUNICATION WIRING TO DEVICES SCHEDULED FOR DEMOLITION SHALL BE REMOVED BACK TO SOURCE.
5. THE DEMOLITION CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL.

DEMOLITION PLUMBING NOTES

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2. SANITARY CONNECTIONS SHALL BE REMOVED BACK AT ACTIVE SOURCE OR CLEAN OUT.
3. PLUMBING FIXTURES SHALL BE DISPOSED OF PROPERLY.

WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND & THIRD FLOOR PLAN - DEMOLITION SCALE: 1/4" = 1'-0"	D1-2
CONSTRUCTION DOCUMENTS	11.27.2019

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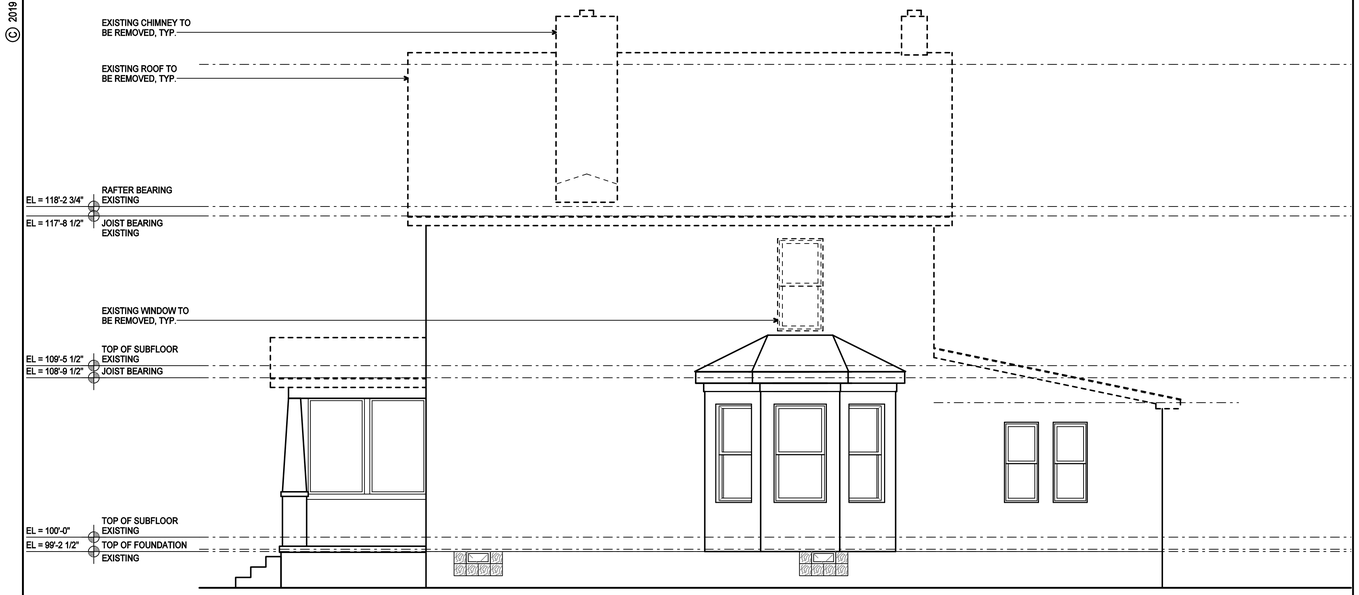
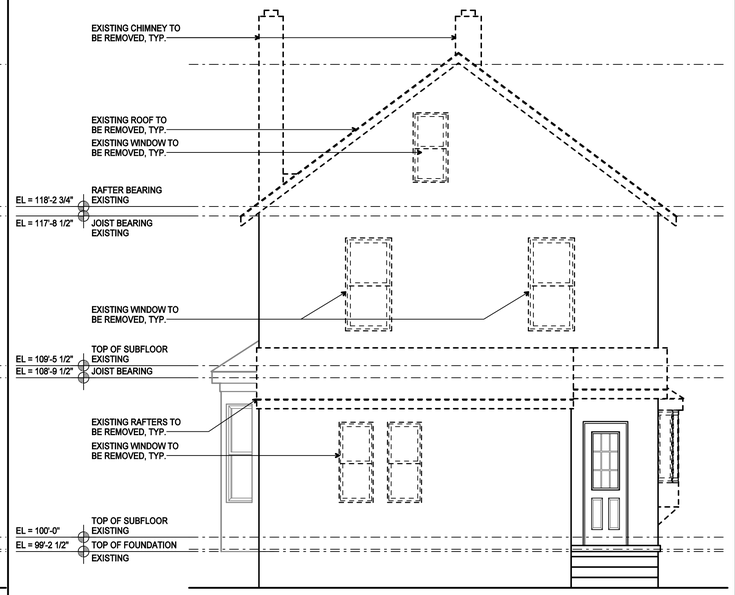
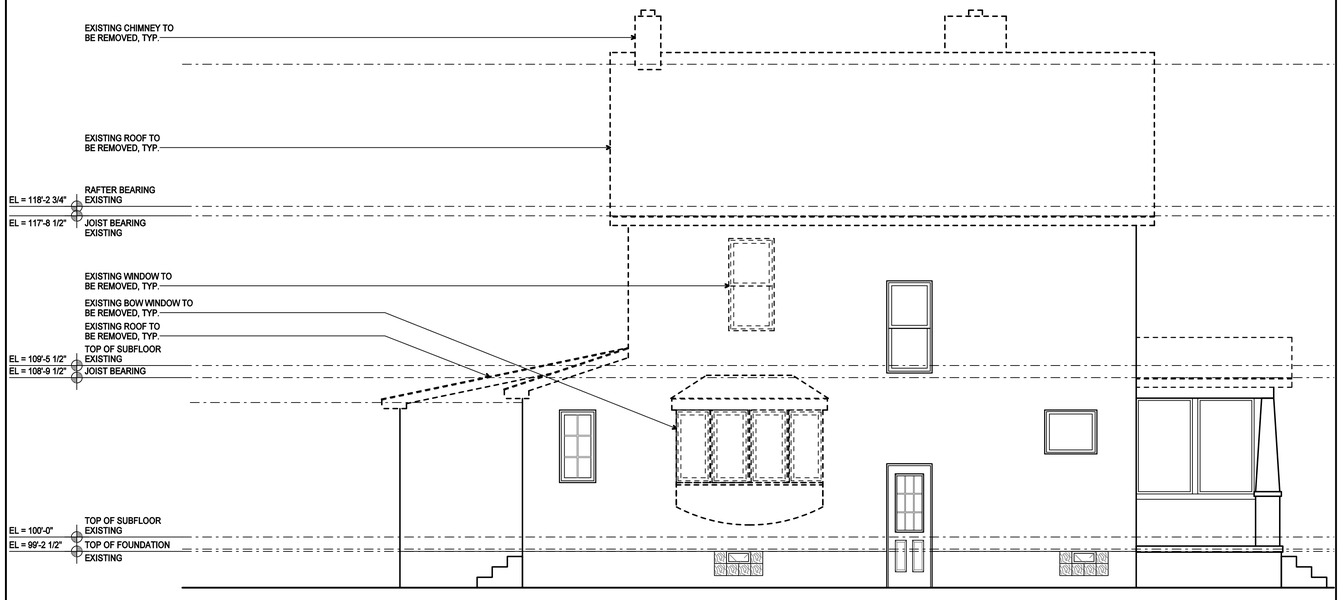


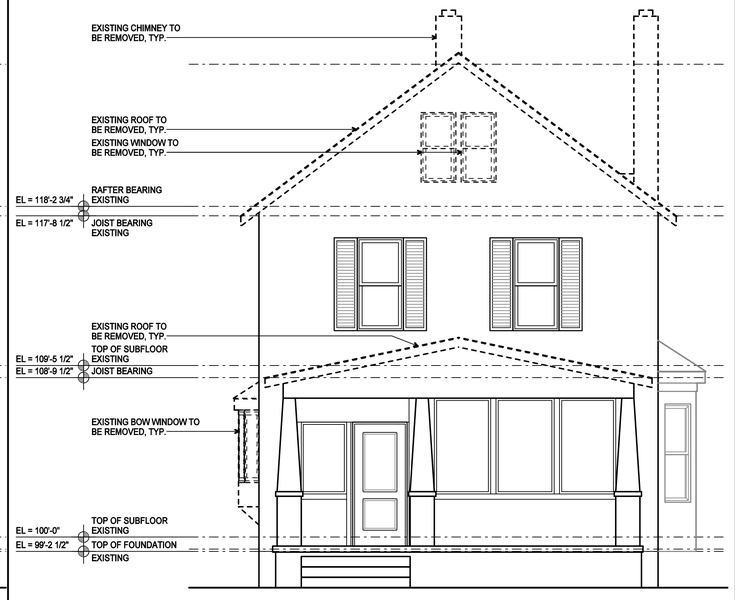
3 RIGHT ELEVATION - DEMOLITION



4 REAR ELEVATION - DEMOLITION



1 LEFT ELEVATION - DEMOLITION



2 FRONT ELEVATION - DEMOLITION

DEMOLITION GENERAL NOTES

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6. PATCH ALL EXISTING WALLS AS NECESSARY.

DEMOLITION ELECTRICAL NOTES

1. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, REMOVE WIRE AND CONDUIT TO LAST ACTIVE DEVICE.
2. ELECTRICAL DEVICES INDICTED IN WALLS TO REMAIN SHALL REMAIN ACTIVE, CONTRACTOR SHALL TRACE CIRCUITS AND ADJUST WIRING TO KEEP ACTIVE.
3. DISCONNECT AND REMOVE ALL EXISTING LIGHTING IN AREAS SCHEDULED FOR DEMOLITION, FLUORESCENT FIXTURES SHALL BE PROPERLY DISPOSED INCLUDING FLUORESCENT LAMPS AND BALLASTS.
4. ALL TELECOMMUNICATION WIRING TO DEVICES SCHEDULED FOR DEMOLITION SHALL BE REMOVED BACK TO SOURCE.
5. THE DEMOLITION CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL.

DEMOLITION PLUMBING NOTES

1. DISCONNECT AND REMOVE ALL PLUMBING FIXTURES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, CAP WATER LINES AT SOURCE.
2. SANITARY CONNECTIONS SHALL BE REMOVED BACK AT ACTIVE SOURCE OR CLEAN OUT.
3. PLUMBING FIXTURES SHALL BE DISPOSED OF PROPERLY.

ELEVATION LEGEND

- DIMENSIONAL SHINGLES (EXISTING TO REMAIN)
- BRICK VENEER (EXISTING TO REMAIN)
- VINYL SIDING (TO BE REMOVED)
- BOARD AND BATTEN SIDING (TO BE REMOVED)

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL L. KEISER
11548
REGISTERED ARCHITECT

KEISER DESIGN GROUP

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KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - DEMOLITION SCALE: 1/4" = 1'-0"	D2-1
CONSTRUCTION DOCUMENTS	11.27.2019

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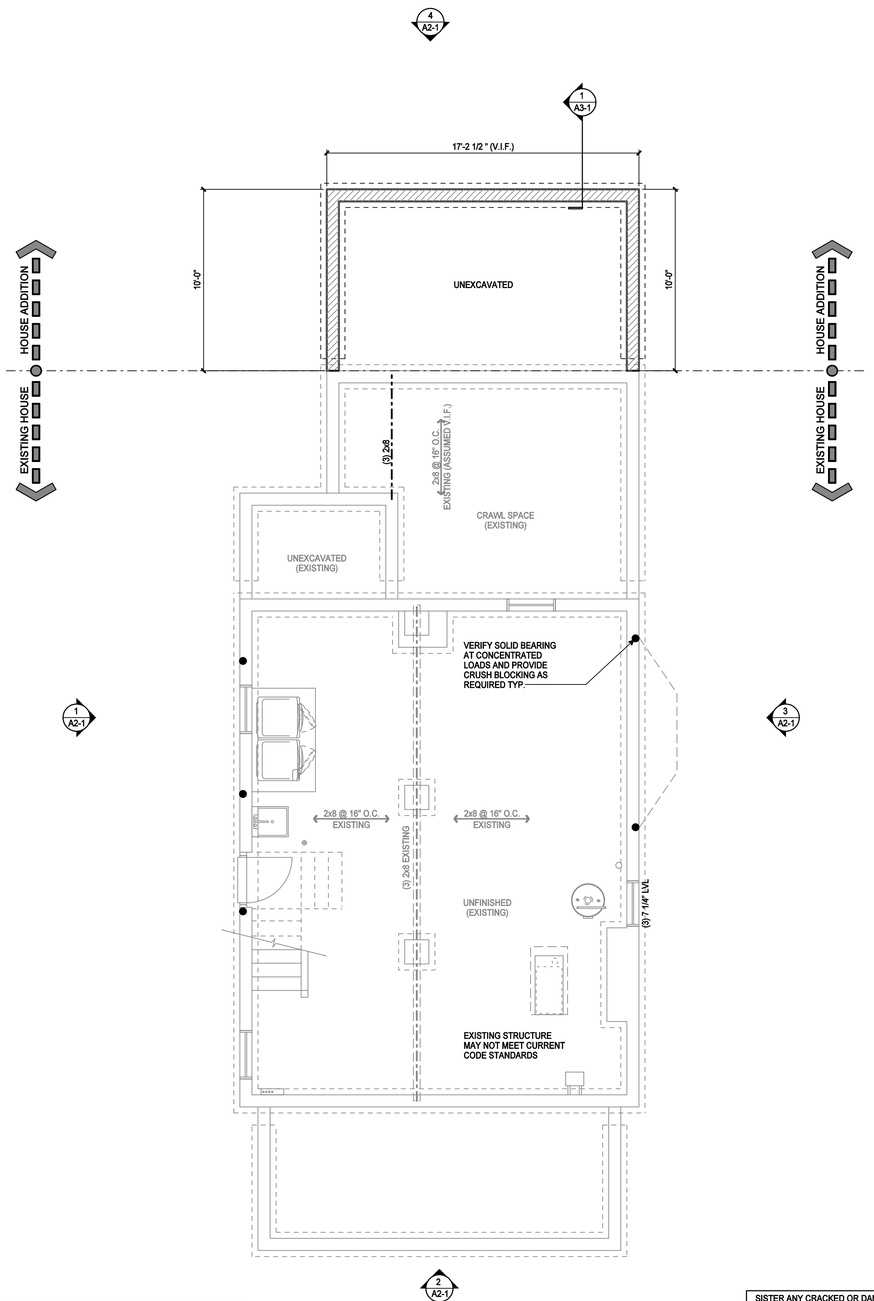
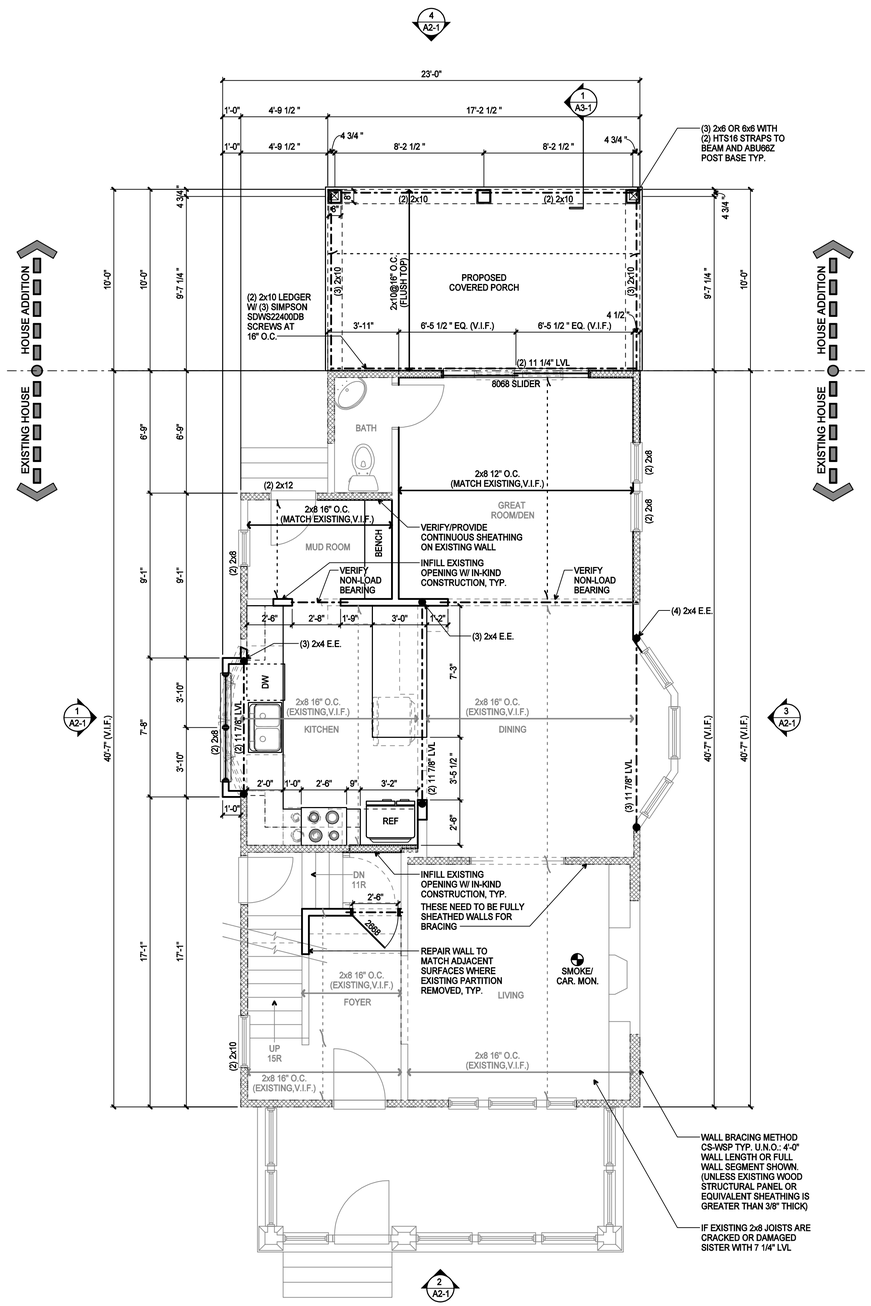


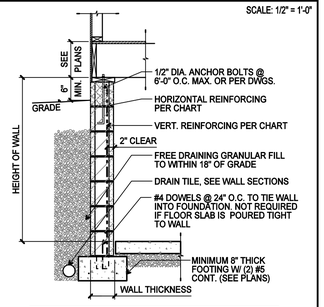


FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING W/ (2) #5 CONT.
2. ALL 12" FOUNDATION WALLS SHALL HAVE A MINIMUM 20" x 8" CONTINUOUS POURED CONCRETE FOOTING W/ (2) #5 CONT.
3. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION
4. STEEL DIA. PIPE SIZES TO BE: 3" DIA. = .216 (OUTSIDE DIA. = 3.5") & 4" DIA. = .237 (OUTSIDE DIA. = 4.5")
5. BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
6. CEILING HEIGHTS IN BASEMENTS SHALL NOT BE LESS THAN 7'-6" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-8" MINIMUM.
7. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
8. WINDOW WELLS WITH A VERTICAL DEPTH OF 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFIXED LADDER OR STEPS USABLE WITH THE WINDOWS IN THE FULLY OPEN POSITION. LADDER OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

FOUNDATION WALL REINFORCING

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



FND. WALL DESIGN - CMU WALLS W/ GRANULAR BACKFILL REINFORCING fy MIN. = 60,000 PSI MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF				
WALL MAX HEIGHT		WALL THICKNESS		
		8" WALL	10" WALL	12" WALL
7'-0"	REINFORCING	#5 @ 48" O.C.	NONE	NONE
8'-0"		#6 @ 48" O.C.	#5 @ 48" O.C.	NONE
9'-0"		#6 @ 32" O.C.	#5 @ 32" O.C.	#6 @ 48" O.C.
10'-0"		#6 @ 24" O.C.	#6 @ 32" O.C.	#6 @ 40" O.C.
FND. WALL DESIGN - CMU WALLS W/O GRANULAR BACKFILL				
REINFORCING fy MIN. = 60,000 PSI MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF				
WALL MAX HEIGHT		WALL THICKNESS		
		8" WALL	10" WALL	12" WALL
7'-0"	REINFORCING	#6 @ 48" O.C.	NONE	NONE
8'-0"		#6 @ 32" O.C.	#6 @ 48" O.C.	#6 @ 48" O.C.
9'-0"		#6 @ 24" O.C.	#5 @ 24" O.C.	#6 @ 40" O.C.
10'-0"		#6 @ 16" O.C.	#6 @ 24" O.C.	#6 @ 24" O.C.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- HEADER / BEAM / DBL JOIST (SEE PLAN FOR SIZE)
- GIRDER TRUSS / SITE BUILT TRUSS (SEE PLAN)
- CONCRETE FOOTER, 12" DEEP (SEE PLAN FOR SIZE)
- STEEL COLUMN
- STEEL BEAM
- POINT LOAD LOCATION
- LOAD BEARING WALL
- DIRECTION OF ROOF PITCH
- WALL BRACING METHOD CS-PF
- WALL BRACING METHOD CS-WSP

SEE SHEET A4-1 FOR STRUCTURAL NOTES

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL L. KEISER
11548
REGISTERED ARCHITECT

FIRE RESISTANCE OF FLOORS: FLOOR ASSEMBLIES, NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2" INCH GYPSUM BOARD MEMBRANE OR A 5/8 INCH WOOD STRUCTURAL PANEL MEMBRANE OR AN EQUIVALENT MATERIAL ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER WHICH COMPLIES WITH SECTION 302.14.
EXCEPTIONS:
1. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTIONS 313.1.1 OR 313.2.1.
2. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER AN UNDERFLOOR SPACE AS REFERENCED IN SECTION 408 WHICH IS NOT INTENDED FOR STORAGE OR FUEL-FIRED APPLIANCES.
3. PORTIONS OF FLOOR ASSEMBLIES CAN BE UNPROTECTED WHEN COMPLYING WITH THE FOLLOWING:
   3.1. THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS SHALL NOT EXCEED 80 SQUARE FEET PER STORY.
   3.2. FIRE BLOCKING IN ACCORDANCE WITH SECTION 302.11.1 SHALL BE INSTALLED ALONG THE PERIMETER OF THE UNPROTECTED PORTION FROM THE REMAINDER OF THE FLOOR ASSEMBLY.
4. WOOD FLOOR ASSEMBLIES USING DIMENSION LUMBER OR STRUCTURAL COMPOSITE LUMBER EQUAL TO OR GREATER THAN 2-INCH BY 10-INCH NOMINAL DIMENSIONS, OR OTHER APPROVED FLOOR ASSEMBLIES DEMONSTRATING EQUIVALENT FIRE PERFORMANCE.

MOST NEW CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, PLEASE CHECK FOR CORROSIVE CAMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER

SISTER ANY CRACKED OR DAMAGED FLOOR JOISTS, TYP.

IF ANY STRUCTURAL ELEMENTS ARE FOUND TO BE DAMAGED THAT ARE NOT COVERED BY THE EXTENTS OF THESE DOCUMENTS, CONTACT THE ARCHITECT IMMEDIATELY

NOTE: FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD

PROVIDE BLOCKING AT 24" O.C. AT JOIST PARALLEL TO FOUNDATION, TYP.

LVL DATA SHEETS MUST BE PROVIDED AT FRAMING INSPECTION.

ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
A. GLAZING IN SWINGING, SLIDING OR FIXED DOORS, INCLUDING FIXED PANELS AND SIDE LIGHTS.
B. GLAZING FOR DOORS AND SURROUNDS OF WHIRLPOOLS, TUBS AND SHOWERS
C. GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION.
D. GLAZING WITHIN 18" OF THE FINISH FLOOR
E. GLAZING IN RAILINGS
F. GLAZING IN WALLS AND FENCES ENCLOSING A SWIMMING POOL WITH THE BOTTOM EDGE WITHIN 60" OF THE FLOOR.
G. GLAZING ADJACENT TO TUBS & SHOWERS

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O.S.B. ROOF, WALL AND FLOOR SHEATHING: LEAVE 1/8" MINIMUM GAP ON EDGES AND AROUND OPENINGS TO ALLOW FOR EXPANSION AND CONTRACTION OF SHEATHING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

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KDG PROJECT # 2019-209	SHEET NUMBER
BASEMENT FLOOR PLAN - PROPOSED SCALE: 1/4" = 1'-0"	A1-0
CONSTRUCTION DOCUMENTS	11.27.2019

1 BASEMENT FLOOR PLAN - PROPOSED — UNFINISHED

2 FIRST FLOOR PLAN - PROPOSED — 882 S.F. FINISHED

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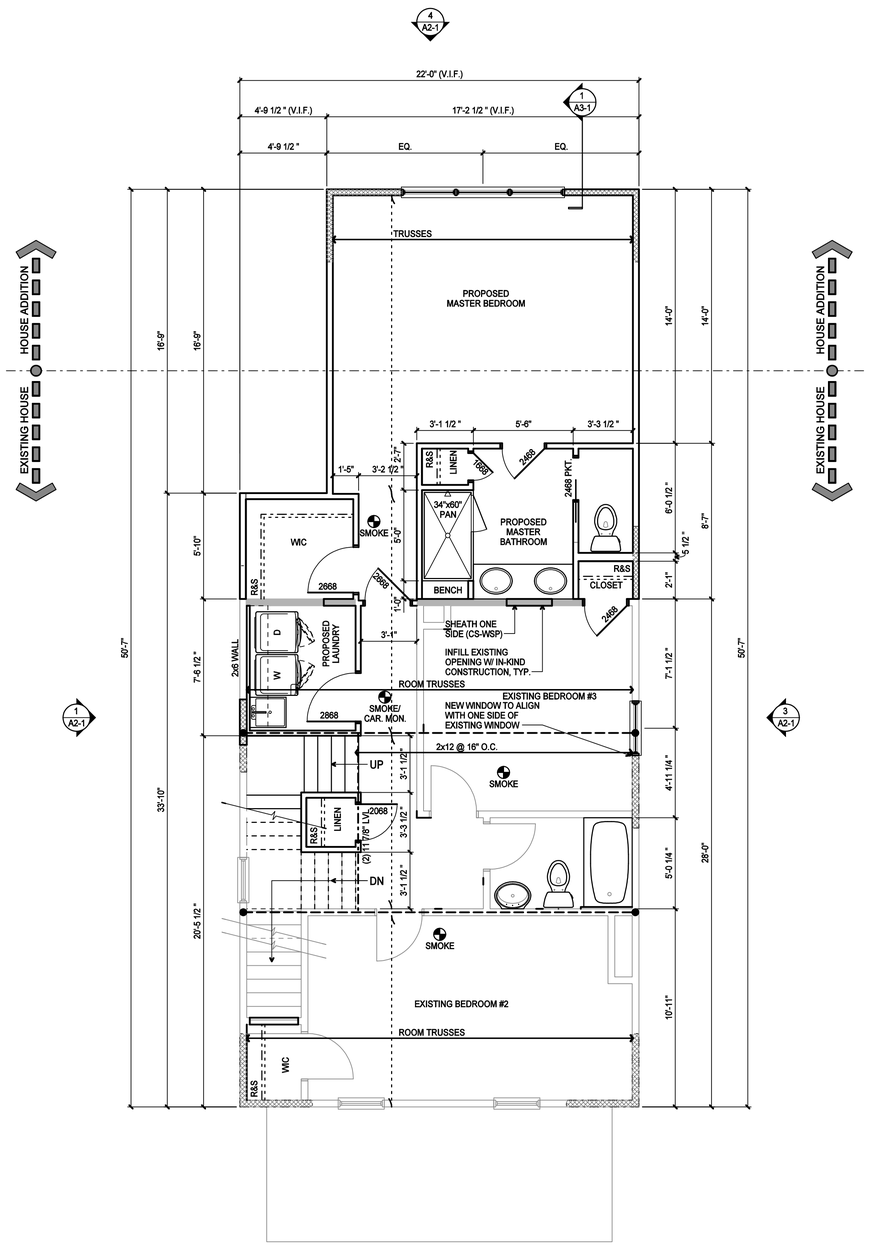

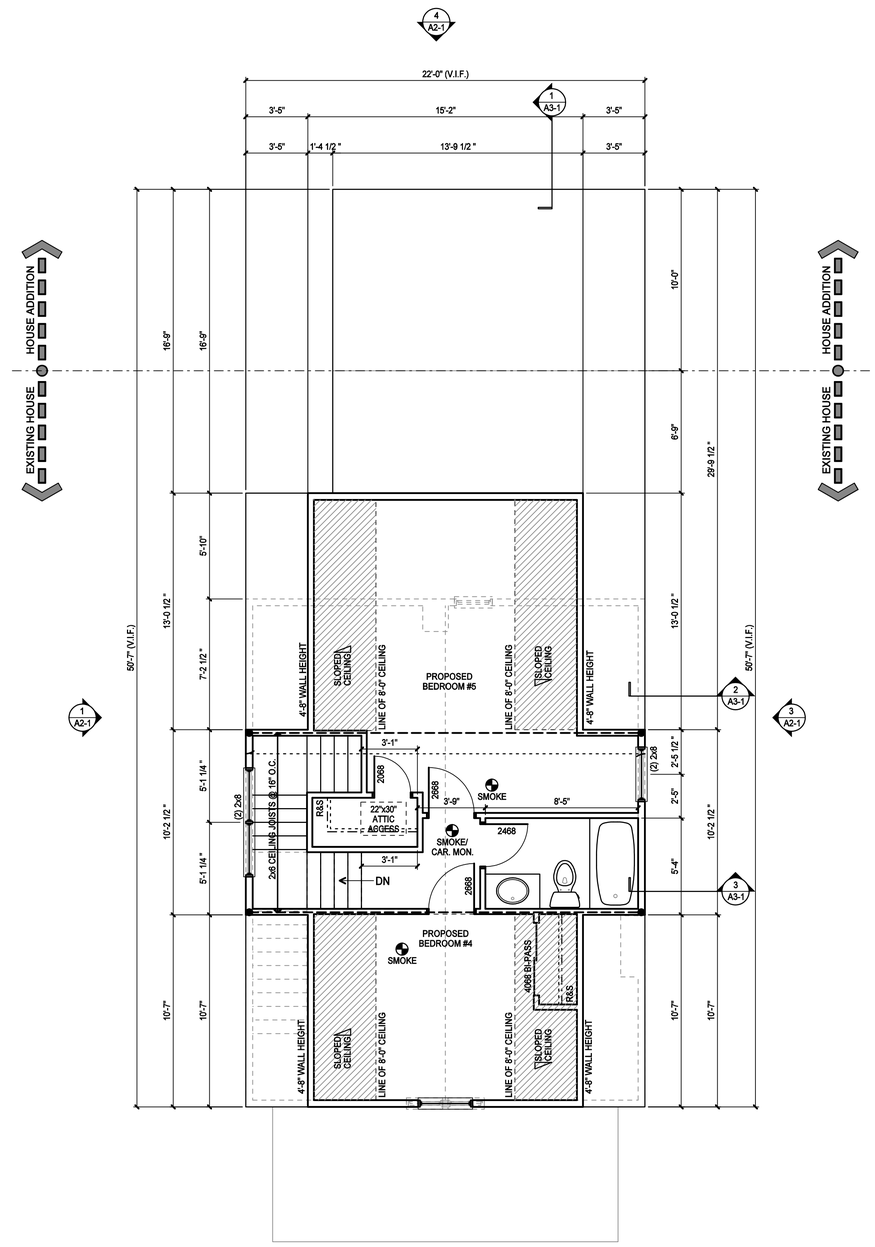

FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE. CLOSET DOORS TO BE CENTERED IN CLOSET U.N.O.
2. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF SHEATHING
3. A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22" x 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30".
4. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO KEISER DESIGN GROUP IN WRITING FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
7. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
8. ALL WOOD, CONCRETE, AND STEEL MEMBERS SHALL MEET OR EXCEED ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE OR MASONRY, OR IN DIRECT CONTACT WITH GROUND.
10. WALL STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF 2 STUDS AT EACH SIDE OF ALL OPENINGS.
11. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MINIMUM OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
12. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- HEADER / BEAM / DBL JOIST (SEE PLAN FOR SIZE)
- GIRDER TRUSS / SITE BUILT TRUSS (SEE PLAN)
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- STEEL COLUMN
- STEEL BEAM
- POINT LOAD LOCATION
- LOAD BEARING WALL
- DIRECTION OF ROOF PITCH
- WALL BRACING METHOD CS-PF
- WALL BRACING METHOD CS-WSP

SEE SHEET A4-1 FOR STRUCTURAL NOTES

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION
2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
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SISTER ANY CRACKED OR DAMAGED FLOOR JOISTS, TYP.

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NOTE: FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD

PROVIDE BLOCKING AT 24" O.C. AT JOIST PARALLEL TO FOUNDATION, TYP.

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C. GLAZING WITHIN 24" OF ANY DOOR IN THE CLOSED POSITION.
D. GLAZING WITHIN 18" OF THE FINISH FLOOR
E. GLAZING IN RAILINGS
F. GLAZING IN WALLS AND FENCES ENCLOSING A SWIMMING POOL WITH THE BOTTOM EDGE WITHIN 60" OF THE FLOOR.
G. GLAZING ADJACENT TO TUBS & SHOWERS

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FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

KDG PROJECT # 2019-209	SHEET NUMBER
SECOND AND THIRD FLOOR PLAN - PROPOSED SCALE: 1/4" = 1'-0"	A1-1
CONSTRUCTION DOCUMENTS	11.27.2019

1	SECOND FLOOR PLAN - PROPOSED	961 S.F.	2	THIRD FLOOR PLAN - PROPOSED	531 S.F.

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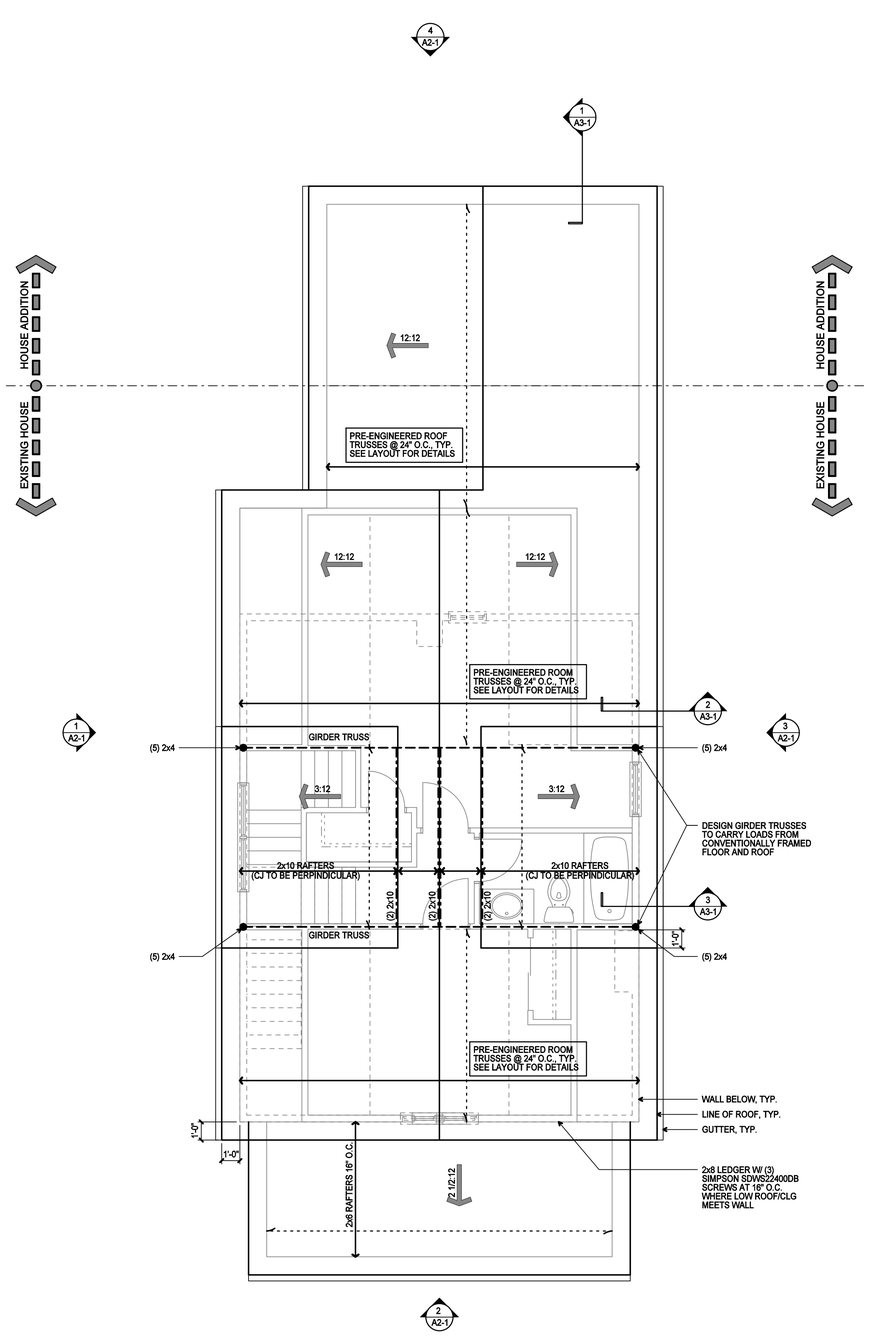

ROOF VENT NFVA CALCULATION:
CONTINUOUS RIDGE VENT ASSUMED TO BE 18" NET FREE VENT AREA PER LINEAR FOOT OF RIDGE VENT.
ROOF LOUVERS (HAT VENTS) ASSUMED TO BE 50" NET FREE VENT AREA PER INDIVIDUAL ROOF LOUVER.
CATHEDRAL VENT (SHED VENT) ASSUMED TO BE 9" NET FREE VENT AREA PER LINEAR FOOT OF VENT.
UNDEREAVE VENT ASSUMED TO BE 9" NET FREE VENT PER LINEAR FOOT OF VENT (CONTINUOUS), 28" NET FREE AREA PER VENT (16"x4")

THE THICKNESS OF BLOWN OR SPRAYED ROOF / CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES (MM) ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQUARE FEET (28 M^2) THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MIN. INITIAL INSTALLED THICKNESS WITH NUMBERS A MIN. OF 1 INCH (25MM) IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER.

ATTIC VENTILATION (RCO SECTION 806): ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS- VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING

1,033 S.F. / 300 = 3.44 / 2 = 1.72 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 1.72 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

CONTRACTOR TO PROVIDE TRUSS DATA AND TRUSS LAYOUT ON SITE AT FRAMING INSPECTION

PROVIDE ICE AND WATER SHIELD AT:

1. ALL VALLEYS AND ROOF PENETRATRIONS.
2. 3' TALL HORIZONTALLY EXTENDING FROM THE BOTTOM OF THE ROOF.
3. WHERE ROOF PLANES INTERSECT VERTICAL WALLS (18" MIN UP WALL AND ONTO ROOF.)

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION

ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPPING WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER

OVERLAY FRAMING: @ 24" O.C.
0'-0" - 6'-0" SPAN = 2x4s
6'-0" - 9'-0" SPAN = 2x6s
9'-0" - 12'-0" SPAN = 2x8s
12'-0" - 15'-0" SPAN = 2 x 10s
15'-0" - 18'-0" SPAN = 2 x 12s

1 ROOF PLAN - PROPOSED

2 NOT USED

FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE. CLOSET DOORS TO BE CENTERED IN CLOSET U.N.O.
2. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF SHEATHING
3. A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22" x 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30".
4. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO KEISER DESIGN GROUP IN WRITING FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
7. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
8. ALL WOOD, CONCRETE, AND STEEL MEMBERS SHALL MEET OR EXCEED ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE OR MASONRY, OR IN DIRECT CONTACT WITH GROUND.
10. WALL STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF 2 STUDS AT EACH SIDE OF ALL OPENINGS.
11. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS SHALL BE A MINIMUM OF 5.7 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
12. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.

STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- HEADER / BEAM / DBL JOIST (SEE PLAN FOR SIZE)
- GIRDER TRUSS / SITE BUILT TRUSS (SEE PLAN)
- CONCRETE FOOTER, 12" DEEP (SEE PLAN FOR SIZE)
- STEEL COLUMN
- STEEL BEAM
- POINT LOAD LOCATION
- LOAD BEARING WALL
- DIRECTION OF ROOF PITCH
- WALL BRACING METHOD CS-PF
- WALL BRACING METHOD CS-WSP

SEE SHEET A4-1 FOR STRUCTURAL NOTES

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COEY RESIDENCE REMODEL AND ADDITION

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KDG PROJECT # 2019-209	SHEET NUMBER
ROOF PLAN - PROPOSED SCALE: 1/4" = 1'-0"	A1-2
CONSTRUCTION DOCUMENTS	11.27.2019

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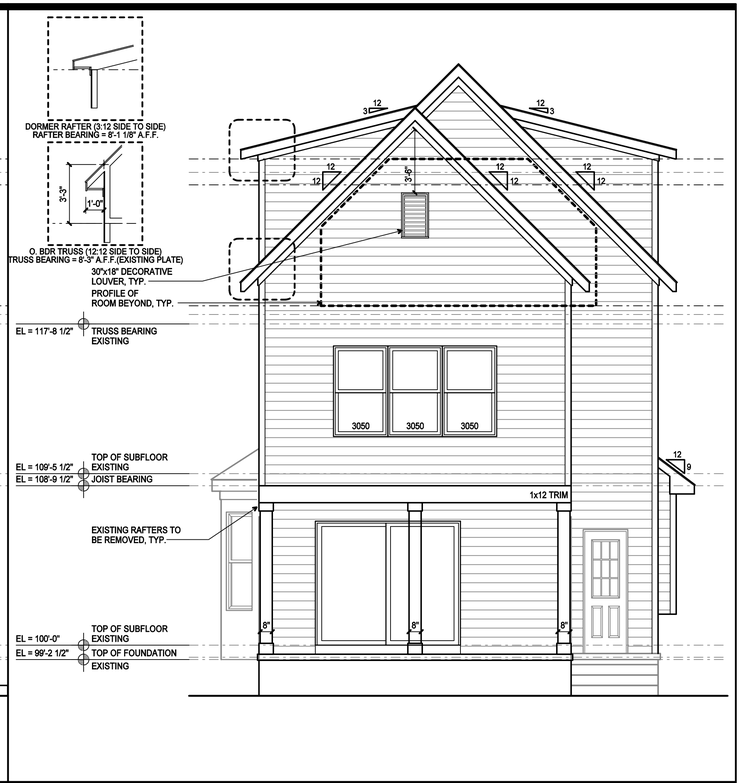
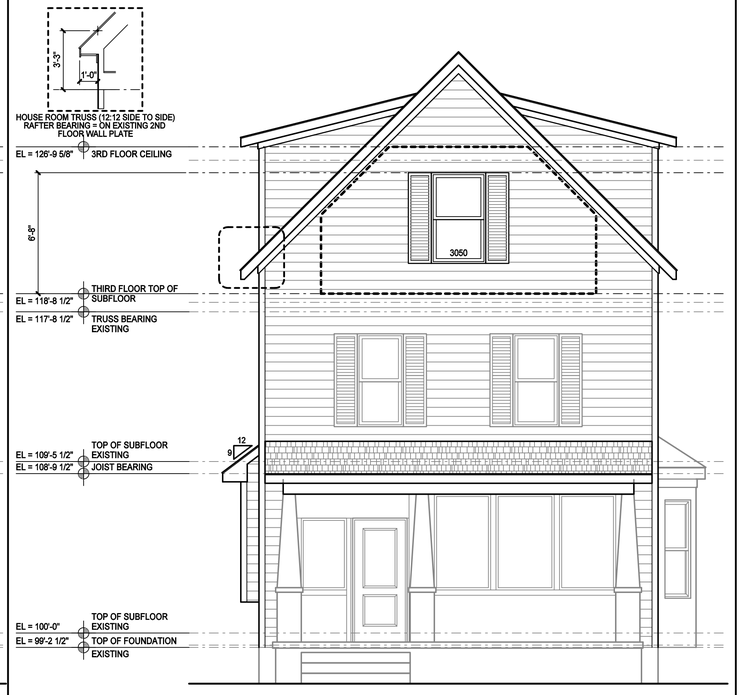
3 RIGHT ELEVATION - PROPOSED



4 REAR ELEVATION - PROPOSED

1 LEFT ELEVATION - PROPOSED



2 FRONT ELEVATION - PROPOSED

DEMOLITION GENERAL NOTES

1. PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL PERFORM WALK-THROUGH OF AREA WITH OWNER SO THAT OWNER MAY IDENTIFY ITEMS TO BE SALVAGED AND TURNED OVER TO THE OWNER.
2. REMOVE EXISTING FLOORING AND BASE AS REQUIRED, PREP FLOOR FOR NEW FINISHES AND LEVELING IF NECESSARY
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL DEMOLITION NEEDS WITH MECHANICAL AND ELECTRICAL DOCUMENTS FOR REMOVAL OF ALL EXISTING LINES FOUND IN CASEWORK, MILLWORK, PLUMBING ITEMS, EQUIPMENT, ETC. BEING DELETED.
4. CONTRACTOR SHALL LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY IDENTIFIED IN DRAWINGS FOR INSTALLATION OF WORK. CONTRACTOR SHALL PROTECT EXISTING FINISHES FROM DAMAGE; ANY DAMAGE TO THE EXISTING FACILITY SHALL BE REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REROUTING ANY EXISTING SERVICES THAT MAY BE EFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT FULL CONTINUATION OF SERVICE SHALL BE MAINTAINED.
6. PATCH ALL EXISTING WALLS AS NECESSARY.

DEMOLITION ELECTRICAL NOTES

1. DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, REMOVE WIRE AND CONDUIT TO LAST ACTIVE DEVICE.
2. ELECTRICAL DEVICES INDICTED IN WALLS TO REMAIN SHALL REMAIN ACTIVE, CONTRACTOR SHALL TRACE CIRCUITS AND ADJUST WIRING TO KEEP ACTIVE.
3. DISCONNECT AND REMOVE ALL EXISTING LIGHTING IN AREAS SCHEDULED FOR DEMOLITION, FLUORESCENT FIXTURES SHALL BE PROPERLY DISPOSED INCLUDING FLUORESCENT LAMPS AND BALLASTS.
4. ALL TELECOMMUNICATION WIRING TO DEVICES SCHEDULED FOR DEMOLITION SHALL BE REMOVED BACK TO SOURCE.
5. THE DEMOLITION CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIAL.

DEMOLITION PLUMBING NOTES

1. DISCONNECT AND REMOVE ALL PLUMBING FIXTURES LOCATED IN WALLS SCHEDULED FOR DEMOLITION, CAP WATER LINES AT SOURCE.
2. SANITARY CONNECTIONS SHALL BE REMOVED BACK AT ACTIVE SOURCE OR CLEAN OUT.
3. PLUMBING FIXTURES SHALL BE DISPOSED OF PROPERLY.

ELEVATION LEGEND

DIMENSIONAL SHINGLES

VINYL SIDING

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KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - PROPOSED SCALE: 1/4" = 1'-0"	A2-1
CONSTRUCTION DOCUMENTS	11.27.2019

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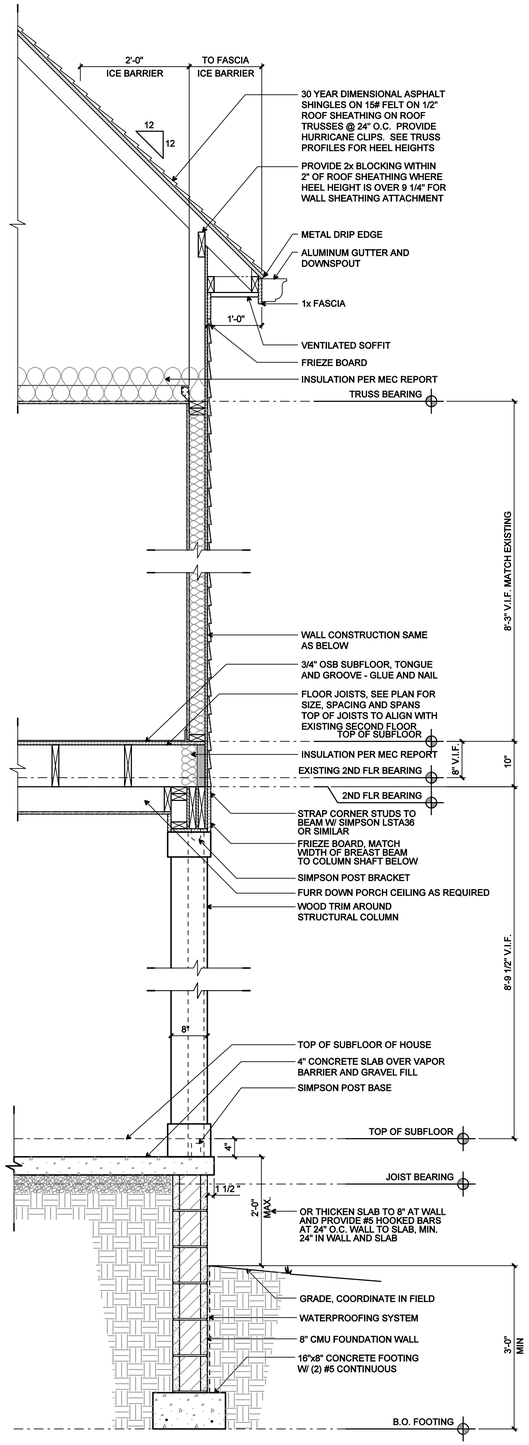
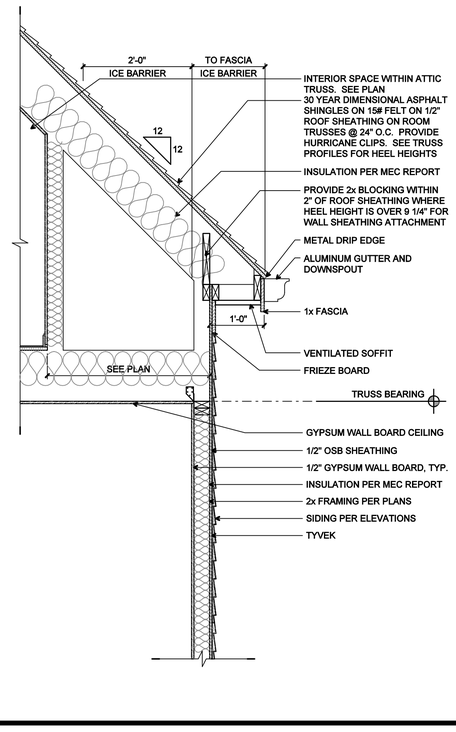


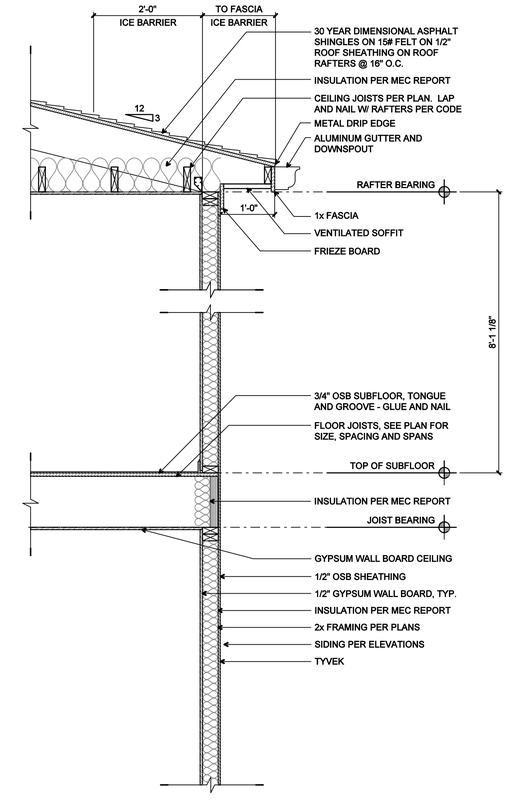
IF WALL SECTION IS WITHIN 5'-0" OF THE LOT LINE, WALL SECTION TO BE FIRE RATED PER UL305, SEE A4-3 FOR DETAILS

3 PORCH/OWNERS BEDROOM WALL SECTION

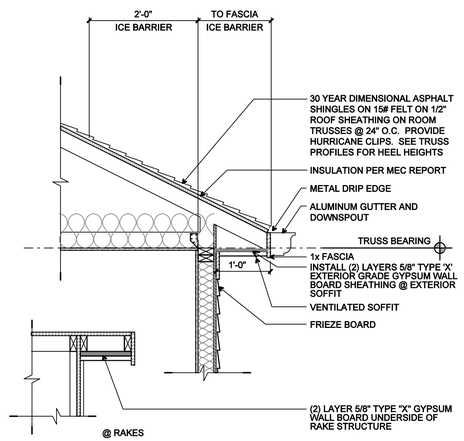


2 TYPICAL WALL SECTION AT ROOM TRUSSES

4 NOT USED



1 DORMER WALL SECTION



3 FIRE RATED SOFFIT AS REQUIRED PER UL305

WALL SECTION NOTES

1. ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES.
2. SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
3. ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO KEISER DESIGN GROUP, INC. IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
4. GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
5. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
   - A: AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
   - B: AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
   - C: UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
   - D: WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OF FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
   - E: AT ALL WALL AND ROOF INTERSECTIONS
6. WEEP SCREEDS - A MINIMUM 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM) SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

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KDG PROJECT # 2019-209	SHEET NUMBER
WALL SECTIONS SCALE: 3/4" = 1'-0"	A3-1
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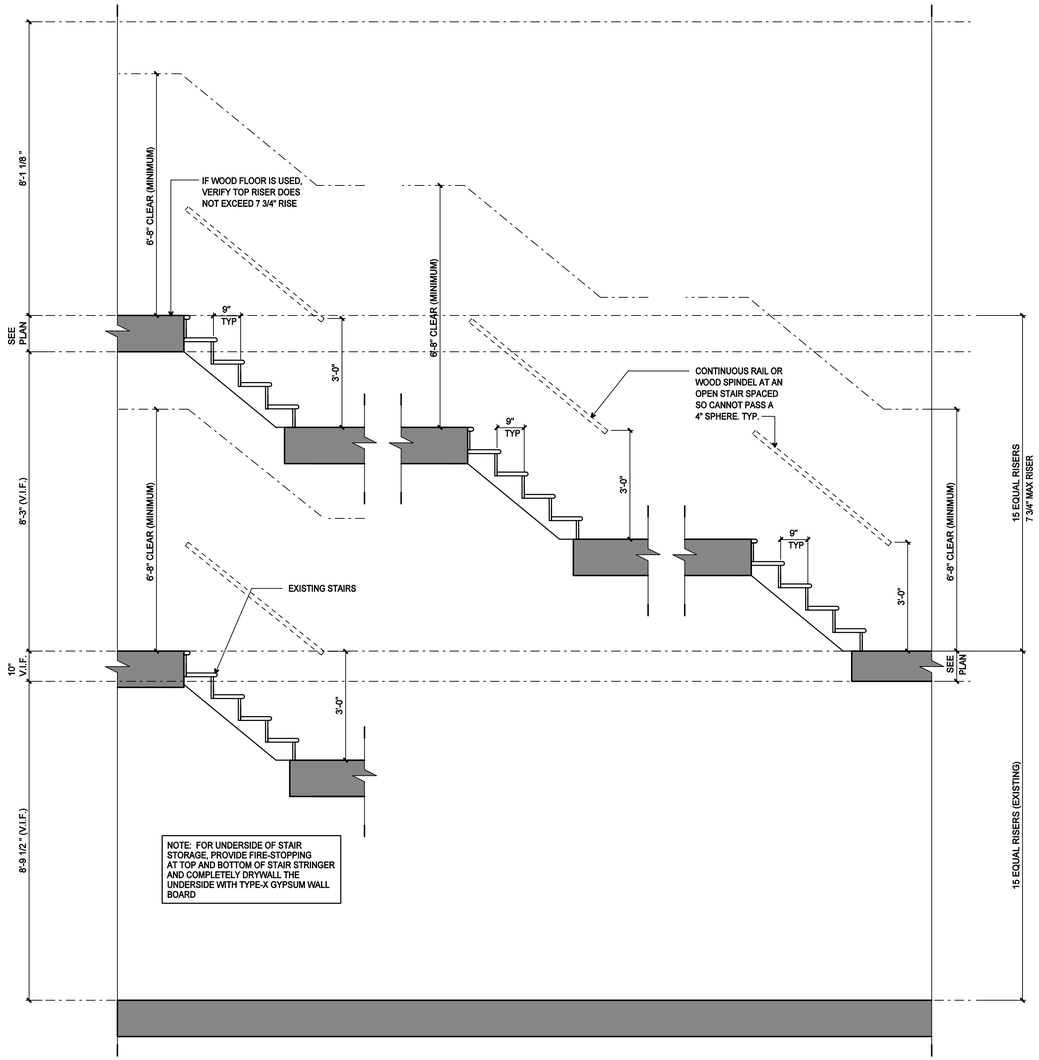
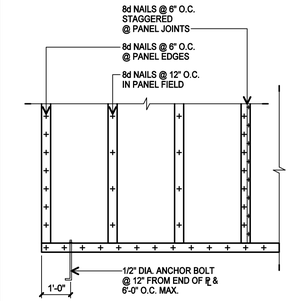


2	NOT USED
1	STAIR SECTION

STAIR SECTION NOTES

1. HANDRAILS SHALL HAVE A HEIGHT OF 34" - 38", AND SHALL RUN CONTINUOUS THE FULL LENGTH OF THE STAIRS, AND SHALL EXTEND 6" BEYOND THE TOP AND BOTTOM RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POST. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ANY OPEN SIDES SHALL HAVE BALUSTERS WITH LESS THAN 4" CLEAR BETWEEN.
2. MAXIMUM RISER HEIGHT TO BE 8 1/4".
3. MINIMUM TREAD DEPTH TO BE 9".
4. NOSING TO BE 1" PROTRUSION
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING AT THE TOP AND BOTTOM OF THE STAIR. EXTERIOR STAIRS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIR.
THE CONTROL FOR ARTIFICIAL LIGHT SOURCE(S) FOR AN INTERIOR STAIRWAY SHALL BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH STAIR WITHOUT TRAVERSING ANY STEP OF THE STAIR. THE ILLUMINATION OF EXTERIOR STAIRS SHALL BE CONTROLLED FROM INSIDE THE DWELLING UNIT UNLESS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY ACTIVATED.

BRACED WALL DETAIL



TYPICAL BRACED WALL SHEATHING ATTACHMENT

WALL BRACING DESIGN CRITERIA

EXTERIOR BRACED WALL PANEL (ALL EXTERIOR WALLS)
CONTINUOUS SHEATHING, MINIMUM 7/16" OSB OR PLYWOOD PER CODE:

METHOD CS-WSP PER TABLE 602.10.4 ATTACHED PER TABLE 602.3(3) WITH 1/2" GYPSUM BOARD ON OPPOSITE SIDE OF WALL ATTACHED PER TABLE 702.3.5.

TABLE 602.10.1.3 - BRACED WALL LINE SPACING 60 FT MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO

SECTION 602.10.4.2 - CONTINUOUS SHEATHING METHODS

TABLE 602.10.5 - MINIMUM LENGTH OF BRACED WALL PANELS

INTERIOR BRACED WALL PANEL (IF NOTED ON PLANS)
GYPSUM WALL BOARD FASTENED BOTH SIDES PER CODE:

METHOD GB PER TABLE 602.10.4 - 1/2" GYPSUM BOARD WITH 7" O.C. FIELD AND EDGE NAILING

TABLE 602.10.4 - MINIMUM 48" LENGTHS OF PANELS

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KDG PROJECT # 2019-209	SHEET NUMBER
STAIR SECTIONS / WALL BRACING METHOD CS-PF	A3-2
CONSTRUCTION DOCUMENTS	11.27.2019

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DOCUMENT OWNERSHIP:
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GENERAL REQUIREMENTS:

WORK PERFORMANCE SHALL COMPLY WITH THE FOLLOWING:
1) PACKAGE CONTAINING BOTH SPECIFICATIONS (IF PROVIDED) AND DRAWINGS.
2) APPLICABLE STATE AND LOCAL BUILDING CODES AND THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK.

INTENT OF CONTRACT DOCUMENTS:
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR AND SUBCONTRACTOR.

WORKMANSHIP:
ALL THE WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS. THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND FEES.

ON-SITE & EXISTING CONDITIONS VERIFICATION:
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID TO REVIEW THE PROJECT WITH THE OWNER AND TO BECOME FAMILIAR WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING THE WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

COORDINATION OF THE WORK:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK AND METHODS OF CONSTRUCTION.

INTERPRETATION OF CONTRACT DOCUMENTS:
SHOULD DISCREPANCIES OR AMBIGUITIES IN, OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATION BE FOUND, OR INQUIRIES RELATIVE TO THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE SUBMITTED TO THE ARCHITECT AND WILL BE ANSWERED BY ADDENDA. SUCH INSTRUCTIONS AND OTHER ADDENDA ISSUED PRIOR TO DATE OF THE SIGNING OF THE AGREEMENT WILL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BE BINDING TO THE CONTRACT AND SUBCONTRACTOR.

MANUFACTURERS PRODUCTS AND FABRICATIONS:
ALL MANUFACTURERS AND FABRICATORS PRINTED WARNING FOR HANDLING OF HIS PRODUCTS MUST BE STRICTLY OBSERVED. ALSO AS PER LOCAL CODES AND OTHER REQUIREMENTS.

ALL PRODUCTS AND MATERIALS MUST BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. IN THE EVENT OF CONFLICT BETWEEN THE DRAWINGS OR THE SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS, NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

FIREPLACE NOTES:
CHIMNEY OUTLETS SHALL BE LOCATED A MINIMUM OF 3-0 ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY PENETRATES THE ROOF. CHIMNEY OUTLETS SHALL BE A MINIMUM OF 2-0 HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10-0.

CONSTRUCTION DEBRIS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DIRT AND DEBRIS FROM THE EXCAVATION, DEMOLITION AND CONSTRUCTION AS REQUIRED.

PROPERTY PROTECTION:
PRECAUTIONS SHALL BE TAKEN TO PROTECT THE GROUNDS, PLANTINGS, DRIVE, ETC. FROM ANY DAMAGE. DAMAGE INCURRED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DUST PROOF BARRIERS AT AREAS WHICH ARE UNDER CONSTRUCTION.

CONSTRUCTION MATERIALS:
ALL MATERIALS SHALL BE STORED ON THE SITE AS DIRECTED BY THE OWNER OR GENERAL CONTRACTOR.

MISCELLANEOUS NOTES:
ROOF TRUSS PROFILES ARE SHOWN FOR CONFIGURATION ONLY. TRUSS MANUFACTURER AND CONTRACTOR TO COORDINATE ALL DIMENSIONAL RELATIONSHIPS. ALL ROOF TRUSSES AND GIRDERS TO BE ENGINEERED BY TRUSS SUPPLIER AND MANUFACTURER. SEND TRUSS SHOP DRAWINGS TO ARCHITECT FOR REVIEW OF ARCHITECTURAL CONFIGURATION. ALL TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED IN THESE DOCUMENTS.

THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL CONNECTIONS, FRAMING, SHEAR WALLS, X BRACING, AND EXTERIOR LOAD BEARING MASONRY WALLS ARE COMPLETE AND HAVE ACHIEVED DESIGN STRENGTH. CONTRACTOR IS SOLELY RESPONSIBLE TO MAINTAIN STRUCTURAL STABILITY DURING ERECTION AND CONSTRUCTION. TEMPORARY BRACING SYSTEMS ARE NOT TO BE REMOVED UNTIL STRUCTURAL WORK IS COMPLETED.

CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL ANGLED WALLS ARE A 45 OR 90 DEGREE ANGLE, UNLESS OTHERWISE NOTED.

ADJUST OVERHANGS TO MAINTAIN CONSISTENT LEVEL WHEN THE PLANS CALL FOR (2) DIFFERENT PITCHES AT A HIP.

FINISHED SQUARE FOOTAGES ARE MEASURED TO THE OUTSIDE OF ALL WALLS THEY INCLUDE INTERIOR FIREPLACES AND EVERY LOCATION IN WHICH THE FLOOR JOISTS PROJECT FROM THE FOUNDATION.

NOT INCLUDED IN SQUARE FOOTAGES: WINDOW BOXES WHERE THE FLOOR JOISTS DO NOT PROJECT FROM THE FOUNDATION, 2-STORY ENTRIES, GARAGES, DECKS, PATIOS, PORCHES, UNFINISHED STORAGE AREAS, BASEMENTS OR ANY OTHER UNFINISHED STORAGE AREAS.

OWNERS PERSONAL PROPERTY:
THE OWNER SHALL BE RESPONSIBLE FOR REMOVING PERSONAL PROPERTY AS REQUIRED BY THE CONTRACTOR TO PROVIDE CLEAR AND EASY ACCESS TO ALL AREAS UNDER CONSTRUCTION.

POST CONSTRUCTION NOTES:
AT THE COMPLETION OF THE PROJECT AND DURING THE PROJECT AS NECESSARY, CONTRACTOR SHALL THOROUGHLY CLEAN ALL WORK, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
1) REMOVAL OF MORTAR SPLATTERS OR STRAINS FROM ALL INTERIOR AND EXTERIOR FINISHES.
2) REMOVAL OF MASONRY WATERPROOFING ABOVE FINISH GRADE.
3) REMOVAL OF ANY SPLATTERS OR STAINS FROM EXTERIOR SIDING, ROOFING, OR OTHER EXTERIOR MATERIALS.
4) REMOVAL OF ALL STAINS FROM ALL EXPOSED CONCRETE WORK, WITH EXCEPTION OF CRAWL SPACE CONCRETE.
5) REMOVAL OF STAINS AND CLEANING OF ALL INTERIOR FINISHES (COUNTERTOPS, PLUMBING FIXTURES, FLOORING, ETC.). THOROUGH CLEANING OF FAUCET SCREENS AND PLUMBING TRAPS.
6) VACUUMING OF ALL FLOORS, FOLLOWED BY WET MOPPING OF ALL HARD SURFACE FLOORS.
7) DUSTING OF ALL WALLS, CEILINGS, TRIM, DOORS, WINDOWS, CABINETS, ETC., INCLUDING THE INTERIOR SURFACES OF ALL CABINETS.
8) REMOVAL OF ALL WINDOWS AND DOORS STICKERS, INCLUDING GLUE RESIDUE, PAINT OR STAIN OVERLAPPING ON GLASS AND OTHER GLASS SPLATTERS.
9) POLISHING OF ALL WINDOWS, MIRRORS OR SURFACES WITH REFLECTIVE OR TRANSPARENT QUALITIES.
10) ADDITIONALLY, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, INCLUDING VACUUMING, OF ALL CONSTRUCTION, OR OTHER DEBRIS, FROM JOIST, RAFTER, STUD OR OTHER CAVITIES, PRIOR TO GYPSUM BOARD, INSULATION, FINISHED FLOORING OR SURFACING.

DEMOLITION NOTES: (IF APPLICABLE)
WHERE EXISTING STRUCTURE IS TO BE REMOVED, REMAINING STRUCTURE SHALL BE ADEQUATELY SUPPORTED USING TEMPORARY BRACING, UNDERPINNING, OR OTHER SHORING, AS NECESSARY, PRIOR TO THE BEGINNING OF DEMOLITION. TEMPORARY SUPPORT TO REMAIN IN PLACE AND UNDISTURBED TILL FINAL CONSTRUCTION OR PERMANENT STRUCTURE COMPLETED.

DISMANTLE ALL STRUCTURES, FLOORS, FLOORING, WALLS, WINDOWS, DOORS, CABINETS, SHELVING, ETC. AS SHOWN OR REQUIRED. SALVAGE OF MATERIALS TO BE DICTATED BY OWNER. REMOVE, TERMINATE OR RELOCATED ALL EXISTING ELECTRICAL, PLUMBING, HVAC, IT, STEREO WIRING, CENTRAL VACUUM, IRRIGATION SYSTEMS, OR OTHER DEVICES AS REQUIRED FOR DEMOLITION OR NEW CONSTRUCTION. ALL WASTE AND DEBRIS FROM DEMOLITION WORK SHALL PROMPTLY BE REMOVED FROM THE SITE.

CONTRACTOR SHALL UTILIZE ALL MEANS NECESSARY DURING DEMOLITION AND NEW CONSTRUCTION TO INSURE THAT ALL NEW CONSTRUCTION AND EXISTING FINISHED SPACES ARE THOROUGHLY PROTECTED FROM WATER, THERMAL AND WIND DAMAGE, AND SHALL REMEDY, AT THE CONTRACTORS EXPENSE, ANY SUCH DAMAGE THAT MAY OCCUR.

STRUCTURE SHALL BE PROTECTED, AS NECESSARY, WITH TEMPORARY ENCLOSURES FOR WEATHER RELATED PROTECTION AND SECURITY PURPOSES. CONSTRUCTION MATERIALS STORED OUTSIDE SHALL BE COVERED AND PROTECTED WITH WATERPROOF TARPS AND ADEQUATELY SECURED FROM NATURAL AND INDUCED MOVEMENT. WOOD AND SIMILAR MATERIALS SHALL NOT BE STORED IN CONTACT WITH THE GROUND.

BARRIERS, BARRICADES, SIGNS, WARNING LIGHTS OR OTHER SAFETY DEVICES SHALL BE PROVIDED TO INSURE SAFETY TO THE OWNER, WORKERS AND THE GENERAL PUBLIC FROM HAZARDOUS CONDITIONS WHICH MAY ARISE AS A RESULT OF THE WORK. TO MINIMIZE INTRUSION OF DUST AND OTHER DEBRIS, CONSTRUCTION AREAS SHALL BE SEALED-OFF FROM INTERIOR SPACES WITH PLASTIC ENCLOSURES WITH ZIPPERED DOORWAY, OR SIMILAR. DUST, DEBRIS, AIRBORNE PAINTS, DISTURBING OR TOXIC FUMES OR OTHERS, ARE TO BE ISOLATED FROM EXISTING FINISH SPACES, AS WELL AS FROM THE GENERAL PUBLIC. DAMAGE RESULTING FROM THE PREVIOUSLY MENTIONED TO BE REMEDIED BY THE CONTRACTOR.

WHERE DEMOLITION, CONSTRUCTION, OR RELATED ACTIVITIES ARE TO OCCUR IN AREAS WITH EXISTING CARPET, HARDWOOD, VINYL OR CERAMIC FLOOR FINISH, ADEQUATE PROTECTIVE COVERINGS SHALL BE TEMPORARILY INSTALLED, BY THE CONTRACTOR, TO PROTECT FINISHES FROM DAMAGE. HVAC LOUVERS AND DIFFUSERS SHALL BE COVERED WITH TEMPORARY FILTERS DURING THE DEMOLITION AND CONSTRUCTION PHASE.

WHERE NECESSARY, CONTRACTOR SHALL PROVIDE A PORTABLE TOILET FOR USE BY ALL PERSONNEL, LOCATED WHERE DIRECTED BY OWNER, WHICH SHALL BE CLEANED AND SERVICED ON A REGULAR BASIS. CONTRACTOR RESPONSIBLE FOR ALL PERMITS AND ZONING ORDINANCES AFFILIATED WITH PORTABLE TOILETS, WHERE APPLICABLE.

4 GENERAL NOTES

A. GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLEY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND IT'S COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIE-DOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.
2. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
5. DESIGN ROOF SNOW LOAD: 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER ASCE7.
   GROUND SNOW LOAD (Pg) = 25 PSF | FLAT ROOF SNOW LOAD = 20 PSF |
   SNOW EXPOSURE FACTOR (Ce) = 1.0 | SNOW LOAD IMPORTANCE FACTOR (I) = 1.0
6. DESIGN LIVE LOADS:
   FIRST FLOOR = 40 PSF + 15 PSF DEAD LOAD | SECOND FLOOR = 40 PSF + 15 PSF DEAD LOAD | ATTIC = 20 PSF (AREAS WHERE HEIGHT IS 30" OR GREATER) | EXTERIOR BALCONIES AND DECKS = 40 PSF OR OCCUPANCY SERVED | ROOF = 25 PSF + 20 PSF DEAD LOAD
7. WIND DESIGN PARAMETERS:
   BASIC WIND SPEED = 115 MPH | WIND LOAD IMPORTANCE FACTOR = 1.0 | WIND EXPOSURE = EXPOSURE B
8. SEISMIC DESIGN PARAMETERS
   OCCUPANCY CATEGORY = II | SITE CLASS = D
9. SOIL DESIGN ASSUMPTIONS
   a. ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1500 PSF FIRM STABLE, NATURAL SOILS OR ENGINEERED FILL
   b. EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF
   c. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE ASSUMED WALL LOADING IS CORRECT.

B. REINFORCED CONCRETE

1. MATERIALS:
   a. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE." ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," AND ACI 332-14 "RESIDENTIAL CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
   b. STRUCTURAL CONCRETE

CLASS	LOCATION	F'C
I	FOOTINGS, PIERS AND UNDERPINNING	3000
II	INTERIOR SLABS ON GRADE, WALLS, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.	3500
III	EXTERIOR SLABS ON GRADE, RETAINING WALLS, BASEMENT WALL, PIERS AND COLUMNS PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED.	4000 (WITH AIR)

   c. ALL DEFORMED REINFORCING BARS: FY = 60,000
   d. ALL WELDED WIRE MESH: ASTM A-185 MINIMUM 8" LAPS
2. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED OR THE BASEMENT WALLS HAVE BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY BACKFILL.
3. ALL ALL OPENINGS AND REENTRANT CORNERS IN FOUNDATION WALLS, PROVIDE MINIMUM ONE #4 REBAR x 24" LONG DIAGONALLY AT EACH CORNER.
4. PROVIDE CONTROL JOINTS IN SLAB-ON-GRADE AT 10' O.C. MAXIMUM SPACING EACH WAY WITH A MAXIMUM ASPECT RATIO OF 1.5:1.

C. MASONRY

1. SPECIFICATIONS: MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MATERIALS:
   a. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.
   b. MORTAR: ASTM C270 (USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2), TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.
   c. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER RCO SECTION 609.
   d. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIDE WIRES AND CROSS WIRES, EXCEPT USE 3/16 INCH DIAMETER SIDE WIRES WHERE "HEAVY WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.
   e. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
   f. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).
   g. PROVIDE 100% SOLID BEARING, MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS.
   h. FILL CORE SOLID AROUND ANCHOR BOLTS.
   i. PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.
3. LINTELS
   PROVIDE LINTELS OVER ALL MASONRY OPENINGS AS INDICATED ON THE DRAWINGS OR WHERE NOT NOTED, PROVIDE THE FOLLOWING FOR EACH 4 INCHES OF WALL THICKNESS. USE 6 INCHES MINIMUM BEARING EACH END.
   MASONRY OPENINGS SECTION | TO 4'-0" L 3 1/2 x 3 1/2 x 5/16 | 4'-1" TO 5'-6" L 4 x 3 1/2 x 5/16 LLV | 5'-7" TO 6'-0" L 5 x 3 1/2 x 5/16 LLV
   6'-1" TO 8'-0" L 6 x 3 1/2" x 5/16" LLV

D. STRUCTURAL STEEL

1. MATERIALS:
   a. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN; SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT TZ," SIMPSON STRONG-TIE "STRONG BOLT" OR APPROVED EQUAL. ADHESIVE ANCHORS: HILTI "HIT-ICE/HIT HY 150," SIMPSON STRONG-TIE "ACRYLIC-TIE," ITW RED-HEAD "AT ACRYLIC."
   b. MINIMUM BEAM BEARING ON MASONRY = 7-1/2, ON CONCRETE = 5 INCHES UNLESS NOTED OTHERWISE.
   c. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS:
      1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT | 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT
   d. ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS.
2. CONNECTIONS:
   a. WOOD NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:

FLANGE WIDTH	BOLTS	POWDER ACTUATED FASTENERS
4"	3/8" DIA. @ 30" O.C.	.145" DIA. @ 18" O.C.
5" OR GREATER	1/2" DIA. @ 42" O.C.	.145" DIA. @ 18" O.C.

   b. BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TAB OR CAP PLATE TYPE CONNECTIONS, WHERE A CONTINUOUS BEAM WITH A CAP PLATE IS USED, PROVIDE MIN. 3/8" STIFFENER PLATES EACH SIDE OF BEAM WEB CENTERED OVER COLUMN.
   c. CONNECTIONS TO BE SELECTED BY THE FABRICATOR TO DEVELOP THE FULL UNIFORM LOAD CAPACITY OF THE MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER IS GREATER.
   d. BEAM CONNECTIONS AT OPEN POCKETS IN A FOUNDATION , BEAM CONNECTIONS TO COLUMNS, AND COLUMN CONNECTIONS TO FOUNDATIONS SHALL COMPLY WITH RCO SECTIONS 502.6.3 AND 502.9.1 MINIMUM UNLESS MORE STRICT PROVISIONS ARE SPECIFIED OR REQUIRED BY DESIGN.

E. STRUCTURAL LUMBER

1. MATERIALS:
   a. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2018 EDITION; 19% MAX. M.C.
   b. PLYWOOD: CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH MIN.
   c. OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR ROOFS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 23/32 INCH THICK, STURD-I-FLOOR WITH SPAN RATING OF 24 OC, EXPOSURE 1, TONGUE AND GROOVE.
   d. MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON ILEVEL TRUS JOIST.
2. SPECIFICATIONS:
   UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | U.S. PRODUCT STANDARD PS1 | 2018 INTERNATIONAL RESIDENTIAL CODE
3. CONNECTIONS:
   a. JOISTS TO SIDES OF BEAMS: 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
   b. JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.
   c. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE. SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
   d. SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USED 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
   e. SHEATHING TO WALLS - NAILED - USE 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. ALL VERTICAL AND HORIZONTAL JOINTS ARE TO BE VER A COMMON STUD, PLATE, BAND BOARD, OR 2x BLOCKING.
   f. ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.
   g. SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 12" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.
   h. BUILT UP WOOD BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".
   i. MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.

3b STRUCTURAL NOTES

4. MISCELLANEOUS:
   a. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.
   b. IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE IF SHEATHING IS NOT PROVIDED, USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.
   c. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
   d. USE DOUBLE STUDS AT BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE. (1) JACK STUD & (1) KING STUD, GLUE AND NAIL)
   e. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
   f. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
   g. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
   h. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
   i. WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2x BLOCKING EQUAL TO THE JOIST DEPTH AT MAXIMUM 24 INCHES ON CENTER BETWEEN BAND BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM THREE JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

F. PREFABRICATED WOOD TRUSSES

1. MATERIALS:
   a. LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2018 EDITION; 19% MAX. M.C.
   b. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS G60 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.
2. DESIGN:
   a. TOP CHORD LIVE LOAD = 25 PSF | TOP CHORD DEAD LOAD: = 10 PSF
      BOTTOM CHORD DEAD LOAD = 5 PSF | BOTTOM CHORD LIVE LOAD = 5 PSF OR PER RCO 301.5
      NET WIND UPLIFT = 8 PSF
   b. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
   c. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
   d. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.
   e. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
3. MISCELLANEOUS:
   a. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.
   b. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 x 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
   c. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL, APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, OFFICE OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.

G. PRE-ENGINEERED WOOD JOISTS

1. MATERIALS: PROVIDE ENGINEERED WOOD PRODUCTS AND INSTALLED SYSTEMS WHICH HAVE BEEN ENGINEERED, MANUFACTURED, FABRICATED AND INSTALLED TO MEET THE SPECIFIED REQUIREMENTS AND REFERENCED BUILDING CODE.
2. DESIGN:
   a. DEFLECTION REQUIREMENTS: MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
   b. LOADING REQUIREMENTS: LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF MINIMUM FOR FLOORS, INCREASE WHERE REQUIRED FOR SPECIFIC FLOOR FINISHES.
   c. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
   d. SHOP DRAWINGS AND CALCULATIONS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE JOIST DESIGN.
   e. PRODUCT DATA: SUBMIT MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING, PREPARATION INSTRUCTIONS AND RECOMMENDATIONS, STORAGE AND HANDLING REQUIREMENTS, INSTALLATION METHODS.
3. MISCELLANEOUS:
   a. STORE PRODUCTS UNTIL READY FOR INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO PROTECT AND PREVENT DAMAGE.
   b. MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER FOR OPTIMUM RESULTS. DO NOT INSTALL PRODUCTS UNDER ENVIRONMENTAL CONDITIONS OUTSIDE MANUFACTURER'S LIMITS.
   c. PROVIDE ENGINEERED CONNECTORS SPECIFICALLY DESIGNED FOR CONNECTION TYPE AND APPLICATIONS.
   d. PROVIDE NAIL AND FASTENER TYPE AND SIZES PER MEMBER MANUFACTURER'S DETAILS AND RECOMMENDATIONS.
   e. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SHOP DRAWINGS.
   f. CONDITIONS AND PRACTICES NOT PERMITTED:
      DO NOT PLACE HOLES CLOSER TO SUPPORTS THAN RECOMMENDED BY MANUFACTURER.
      DO NOT CUT HOLES AND DAMAGE FLOOR JOISTS
      DO NOT MAKE HOLES WITH HAMMER UNLESS A

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BXUV - FIRE RESISTANCE RATINGS - ANSI/UL 263

BXUV7 - FIRE RESISTANCE RATINGS - CAN/ULC-S101 CERTIFIED FOR CANADA

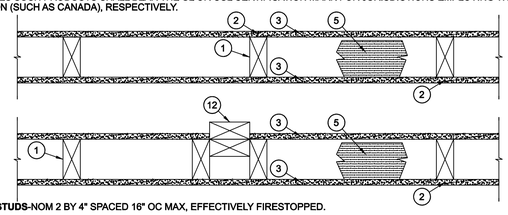
SEE GENERAL INFORMATION FOR FIRE-RESISTANCE RATINGS - ANSI/UL 263
SEE GENERAL INFORMATION FOR FIRE RESISTANCE RATINGS - CAN/ULC-S101 CERTIFIED FOR CANADA

DESIGN NO. U305

JUNE 27, 2014
BEARING WALL RATING - 1 HR.
FINISH RATING - SEE ITEMS 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J AND 3L.

STC RATING - 56 (SEE ITEM 9)
THIS DESIGN WAS EVALUATED USING A LOAD DESIGN METHOD OTHER THAN THE LIMIT STATES DESIGN METHOD (E.G., WORKING STRESS DESIGN METHOD). FOR JURISDICTIONS EMPLOYING THE LIMIT STATES DESIGN METHOD, SUCH AS CANADA, A LOAD RESTRICTION FACTOR SHALL BE USED - SEE GUIDE BXUV OR BXUV7.

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.



1. **WOOD STUDS**-NOM 2 BY 4" SPACED 16" OC MAX, EFFECTIVELY FIRESTOPPED.

2. **JOINTS AND NAIL-HEADS**-JOINTS COVERED WITH JOINT COMPOUND AND PAPER TAPE. JOINT COMPOUND AND PAPER TAPE MAY BE OMITTED WHEN SQUARE EDGE BOARDS ARE USED. AS AS ALT., NOM 3/32" THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD WITH THE JOINTS REINFORCED WITH PAPER TAPE. NAILHEADS EXPOSED OR COVERED WITH JOINT COMPOUND.

3. **GYPSUM BOARD***-5/8" THICK PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZ. FOR AS ALT. METHOD OF ATTACHMENT OF GYPSUM PANELS, REFER TO ITEM 6, 6A OR 6B, STEEL FRAMING MEMBERS*.

WHEN ITEM 6 ,6B, OR 6C STEEL FRAMING MEMBERS*, ARE USED, GYPSUM PANELS ATTACHED TO FURRING CHANNELS WITH 1" LONG TYPE S BUGLE-HEAD STEEL SCREWS SPACED 12" OC.

WHEN ITEM 6A, STEEL FRAMING MEMBERS*, IS USED, TWO LAYERS OF GYPSUM PANELS ATTACHED TO FURRING CHANNELS. BASE LAYER ATTACHED TO FURRING CHANNELS WITH 1" LONG TYPE S BUGLE-HEAD STEEL SCREWS SPACED 12" OC. FACE LAYER ATTACHED TO FURRING CHANNELS WITH 1-5/8" LONG TYPE S BUGLE-HEAD STEEL SCREWS SPACED 12" OC. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS. ONE LAYER OF GYPSUM BOARD ATTACHED TO OPPOSITE SIDE OF WOOD STUD WITHOUT FURRING CHANNELS AS DESCRIBED IN ITEM 3.

WHEN ITEM 7, RESILIENT CHANNELS ARE USED, 5/8" THICK, 4 FT WIDE GYPSUM PANELS APPLIED VERT. SCREW ATTACHED FURRING CHANNELS WITH 1" LONG, SELF-DRILLING, SELF-TAPPING TYPE S OR S-12 STEEL SCREWS SPACED 8" OC, VERT. JOINTS LOCATED MIDWAY BETWEEN STUDS.

ACADIA DRYWALL SUPPLIES LTD. -TYPE X (FINISH RATING 22 MIN), 5/8 TYPE X, MOISTURE RESISTANT TYPE X, GYPSUM SHEATHING TYPE X, MOLD & MILDEW RESISTANT TYPE X AND MOLD & MILDEW RESISTANT AR TYPE X, TYPE BLUEGLASS EXTERIOR SHEATHING.
AMERICAN GYPSUM CO.-TYPES AGX-1(FINISH RATING 23 MIN.), M-GLASS (FINISH RATING 23 MIN.), TYPE AGX-11 (FINISH RATING 26 MIN), TYPE LIGHTROC (FINISH RATING 22 MIN) OR TYPE AG-C
BEIJING NEW BUILDING MATERIALS PUBLIC LTD., CO. -TYPE DBX-1 (FINISH RATING 24 MIN).
CERTAINTEED GYPSUM, INC.-TYPE 1, TYPE SF3 (FINISH RATING 20 MIN) OR FRPC, TYPE C OR TYPE X (FINISH RATING 26 MIN), TYPE EGRG OR GLASROC (FINISH RATING 23 MIN)
CGC INC.-TYPE AR (FINISH RATING 24 MIN), TYPE C (FINISH RATING 24 MIN), TYPE IP-AR (FINISH RATING 24 MIN), TYPE IPC-AR (FINISH RATING 24 MIN), TYPE IP-X1 (FINISH RATING 24 MIN), TYPE IP-X2 (FINISH RATING 24 MIN), TYPE SCX (FINISH RATING 24 MIN), TYPE SHX (FINISH RATING 24 MIN), TYPE ULX (FINISH RATING 22 MIN), TYPE WRC (FINISH RATING 24 MIN), TYPE WRX (FINISH RATING 24 MIN).
CONTINENTAL BUILDING PRODUCTS OPERATING CO, LLC. -TYPE LGFC6A (FINISH RATING 34 MIN), TYPE LGFC2A, TYPE LGFC-C/A, TYPE LGFC-WD, TYPE LGLLX (FINISH RATING 21 MIN).
GEORGIA-PACIFIC GYPSUM, LLC.-TYPE 5 (FINISH RATING 26 MIN), TYPE 6 (FINISH RATING 23 MIN), TYPE 9 (FINISH RATING 26 MIN), TYPE C (FINISH RATING 26 MIN), TYPE DGG (FINISH RATING 20 MIN), TYPE GPFS1 (FINISH RATING 20 MIN), TYPE GPFS2 (FINISH RATING 20 MIN), TYPE GPFS6 (FINISH RATING 26 MIN), TYPE DS, TYPE DAP, TYPE DD (FINISH RATING 20 MIN), TYPE DA, TYPE DAPC, TYPE LS (FINISH RATING 23 MIN), TYPE X, VENEER PLASTER BASE-TYPE X, WATER RATED-TYPE X, SHEATHING-TYPE X, SOFFIT-TYPE X, TYPE LWX (FINISH RATING 22 MIN), VENEER PLASTER BASE-TYPE LWX (FINISH RATING 22 MIN), SHEATHING TYPE-LWX (FINISH RATING 22 MIN), SOFFIT-TYPE LWX (FINISH RATING 22 MIN), TYPE DGLW (FINISH RATING 22 MIN), WATER RATED-TYPE DGLW (FINISH RATING 22 MIN), SHEATHING TYPE- DGLW (FINISH RATING 22 MIN), SOFFIT-TYPE DGLW (FINISH RATING 22 MIN), TYPE LWX (FINISH RATING 22 MIN), TYPE LW2X (FINISH RATING 22 MIN), VENEER PLASTER BASE-TYPE LW2X (FINISH RATING 22 MIN), WATER RATED-TYPE LW2X (FINISH RATING 22 MIN), SHEATHING-TYPE LW2X (FINISH RATING 22 MIN), SOFFIT-TYPE LW2X (FINISH RATING 22 MIN), TYPE DGL2W (FINISH RATING 22 MIN), WATER RATED-TYPE DGL2W (FINISH RATING 22 MIN), SHEATHING-TYPE DGL2W (FINISH RATING 22 MIN).
NATIONAL GYPSUM CO.-TYPE FSK (FINISH RATING 20 MIN), TYPE FSK-G (FINISH RATING 20 MIN), TYPE FSW (FINISH RATING 20 MIN), TYPE FSW-2 (FINISH RATING 24 MIN), TYPE FSW-3 (FINISH RATING 20 MIN), TYPE FSW-5 (FINISH RATING 22 MIN), TYPE FSW-G (FINISH RATING 20 MIN), TYPE FSK-C (FINISH RATING 20 MIN), TYPE FSW-C (FINISH RATING 20 MIN), TYPE FSMR-C, TYPE FSW-6 (FINISH RATING 20 MIN), TYPE FSL (FINISH RATING 24 MIN), TYPE FSW-8.
PABCO BUILDING PRODUCTS, LLC., DBA PABCO GYPSUM-TYPES C, PG-2 (FINISH RATING 20 MIN), PG-3 (FINISH RATING 20 MIN), TYPES PG-3W, PG-5W (FINISH RATING 20 MIN), TYPE PG-4 (FINISH RATING 20 MIN), TYPE PG-6 (FINISH RATING 23 MIN), TYPES PG-3WS, PG-5WS, PGS-WRS (FINISH RATING 20 MIN), TYPES PG-5, PG-9 (FINISH RATING 26 MIN), PG-11 OR TYPE PG-C.
PANEL REY S. A.-TYPE GREX, PRX; TYPES RHX, MDX, ETX (FINISH RATING 22 MIN).
SIAM GYPSUM INDUSTRY (SAARABURI) CO. LTD.-TYPE EX-1 (FINISH RATING 26 MIN).
THAI GYPSUM PRODUCTS PCL.-TYPE C, TYPE X (FINISH RATING 26 MIN).
UNITED STATES GYPSUM CO. -TYPE AR (FINISH RATING 24 MIN), TYPE C (FINISH RATING 24 MIN), TYPE FRX-G (FINISH RATING 29 MIN), TYPE IP-AR (FINISH RATING 24 MIN), TYPE IPC-AR (FINISH RATING 24 MIN), TYPE IP-X1 (FINISH RATING 24 MIN), TYPE IP-X2 (FINISH RATING 24 MIN), TYPE SHX (FINISH RATING 24 MIN), TYPE SCX (FINISH RATING 24 MIN), TYPE SGX (FINISH RATING 24 MIN), TYPE ULX (FINISH RATING 22 MIN), TYPE WRX (FINISH RATING 24 MIN), TYPE WRC (FINISH RATING 24 MIN).
USG MEXICO S. A. DE. C. V.-TYPE AR (FINISH RATING 24 MIN), TYPE C (FINISH RATING 24 MIN), TYPE WRX (FINISH RATING 24 MIN), TYPE WRC (FINISH RATING 24 MIN), TYPE IP-X1 (FINISH RATING 24 MIN), TYPE IP-X2 (FINISH RATING 24 MIN), TYPE SHX (FINISH RATING 24 MIN), TYPE SCX (FINISH RATING 24 MIN), TYPE IP-AR (FINISH RATING 24 MIN), TYPE IPC-AR (FINISH RATING 24 MIN), TYPE ULX (FINISH RATING 22 MIN).

3A. **GYPSUM BOARD***-(AS AS ALT. TO ITEM 3)-5/8" THICK GYPSUM PANELS, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS FASTENED TO FRAMING WITH 1-1/4" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED A MAX 8" OC, WITH LAST SCREW 1" FROM EDGE OF BOARD. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., GYPSUM BOARDS ARE TO BE INSTALLED HORIZ.

AMERICAN GYPSUM CO.-TYPES AGX-1 (FINISH RATING 25 MIN.), M-GLASS (FINISH RATING 25 MIN.), TYPE AG-C (FINISH RATING 25 MIN.).
CERTAINTEED GYPSUM, INC.-TYPE C OR TYPE X (FINISH RATING 26 MIN).
CGC INC.-TYPE AR (FINISH RATING 24 MIN), TYPE C (FINISH RATING 24 MIN), TYPE IP-AR (FINISH RATING 24 MIN), TYPE IPC-AR (FINISH RATING 24 MIN), TYPE IP-X1 (FINISH RATING 24 MIN), TYPE SCX (FINISH RATING 24 MIN), TYPE SHX (FINISH RATING 24 MIN), TYPE WRC (FINISH RATING 24 MIN), TYPE WRX (FINISH RATING 24 MIN).
UNITED STATES GYPSUM CO. -TYPE AR (FINISH RATING 24 MIN), TYPE SCX (FINISH RATING 24 MIN), TYPE SGX (FINISH RATING 24 MIN), TYPE C (FINISH RATING 24 MIN), TYPE WRX (FINISH RATING 24 MIN), TYPE WRC (FINISH RATING 24 MIN), TYPE IP-X1 (FINISH RATING 24 MIN), TYPE IP-X2 (FINISH RATING 24 MIN), TYPE SHX (FINISH RATING 24 MIN), TYPE FRX-G (FINISH RATING 24 MIN), TYPE IP-AR (FINISH RATING 24 MIN), TYPE IPC-AR (FINISH RATING 24 MIN).
USG MEXICO S. A. DE. C. V.-TYPE AR (FINISH RATING 24 MIN), TYPE C (FINISH RATING 24 MIN), TYPE WRX (FINISH RATING 24 MIN), TYPE WRC (FINISH RATING 24 MIN), TYPE IP-X1 (FINISH RATING 24 MIN), TYPE IP-X2 (FINISH RATING 24 MIN), TYPE SHX (FINISH RATING 24 MIN), TYPE SCX, TYPE IP-AR (FINISH RATING 24 MIN), TYPE IPC-AR (FINISH RATING 24 MIN).

3B. **GYPSUM BOARD***-(AS AS ALT. TO ITEM 3)-NOM 3/4" THICK, INSTALLED WITH 1-7/8" LONG CEMENT COATED NAILS AS DESCRIBED IN ITEM 3 OR 1-3/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS AS DESCRIBED IN ITEM 3A.

CGC INC.-TYPE AR, IP-AR.
UNITED STATES GYPSUM CO.-TYPES AR, IP-AR.
USG MEXICO S. A. DE. C. V.-TYPES AR, IP-AR.

3C. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3, 3A AND 3B)-5/8" THICK, 2 FT WIDE, TONGUE AND GROOVE EDGE, APPLIED HORIZ. TO ONE SIDE OF THE ASSEMBLY. INSTALLED WITH 1-7/8" LONG CEMENT COATED NAILS AS DESCRIBED IN ITEM 3 OR 1-1/4" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS AS DESCRIBED IN ITEM 3A. JOINT COVERING (ITEM 2) NOT REQ'D.

CGC INC.-TYPE SHX.
UNITED STATES GYPSUM CO.-TYPE SHX.
USG MEXICO S. A. DE. C. V.-TYPE SHX.

3D. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3, 3A, 3B, OR 3C-NOT SHOWN) FOR DIRECT APPLICATION TO STUDS ONLY- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD. LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 1-1/2" WIDE, MAX 10 FT LONG WITH A MAX THICKNESS OF 0.125" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS OR TABS MAY BE USED IN LIEU OF OR IN ADDITION TO THE LEAD BATTEN STRIPS OR OPT'L AT OTHER LOCATIONS. MAX 3/4" DIAM BY MAX 0.125" THICK LEAD DISCS COMPRESSION FITTED OR ADHERED OVER STEEL SCREW HEADS OR MAX 1/2" BY 1-1/4" BY MAX 0.125" THICK LEAD TABS PLACED ON GYPSUM BOARDS UNDERNEATH SCREW LOCATIONS PRIOR TO THE INSTALLATION OF THE SCREWS. LEAD BATTEN STRIPS TO HAVE A PURITY OF 99.9% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADE "C".

RAY-BAR ENGINEERING CORP. -TYPE RB-LBG (FINISH RATING 24 MIN).

3E. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3, 3A, 3B, 3C, AND 3D)-5/8" THICK GYPSUM PANELS, WITH SQUARE EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS FASTENED TO FRAMING WITH 1-1/4" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED A MAX 8" OC, WITH LAST 2 SCREWS 1 AND 4" FROM EDGE OF BOARD OR NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., GYPSUM BOARDS ARE TO BE INSTALLED HORIZ.

GEORGIA-PACIFIC GYPSUM, LLC.-GREENGLASS TYPE X (FINISH RATING 23 MIN).

3F. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3, 3A, 3B, 3C, 3D, AND 3E)-5/8" GLASS-MAT FACED WITH SQUARE EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS NAILED 7" OC AROUND THE PERIMETER AND IN THE FIELD WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. NAILS SHALL BE PLACED 1 INCH AND 3 INCH FROM HORIZONTAL JOINTS AND 7 INCH OC THEREAFTER.

UNITED STATES GYPSUM CO. -TYPE USGX (FINISH RATING 22 MIN.)

3G. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3 THROUGH 3F)-5/8" THICK PAPER SURFACED APPLIED VERT. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

GEORGIA-PACIFIC GYPSUM, LLC.-TYPE X COMFORTGUARD SOUND DEADENING GYPSUM BOARD (FINISH RATING 27 MIN).

3H. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3)-NOT TO BE USED WITH ITEMS 6 OR 7. 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

NATIONAL GYPSUM CO.-SOUNDBREAK XP TYPE X GYPSUM BOARD

3I. **GYPSUM BOARD ***-(AS AS ALT. TO ITEMS 3 THROUGH 3H, NOT SHOWN)-NOMINAL 5/8" THICK, 4 FT WIDE PANELS, APPLIED VERT. PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. PANEL JOINTS COVERED WITH PAPER TAPE AND TWO LAYERS OF JOINT COMPOUND. NAILHEADS COVERED WITH TWO LAYERS OF JOINT COMPOUND.

PABCO BUILDING PRODUCTS, LLC., DBA PABCO GYPSUM -TYPE QUIETROCK ES (FINISH RATING 20 MIN).

3J. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3)-NOT TO BE USED WITH ITEMS 6 OR 7. 5/8" THICK PAPER SURFACED APPLIED VERT. ONLY. GYPSUM PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS.

CERTAINTEED GYPSUM, INC.-TYPE SILENTFX.

3K. **GYPSUM BOARD***-(AS AS ALT. TO ITEM 3)-5/8" THICK GYPSUM PANELS, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZ. OR VERT. GYPSUM PANELS FASTENED TO FRAMING WITH 1-1/4" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED A MAX. 8" OC WITH THE LAST SCREW 1" FROM THE EDGE OF THE BOARD. WHEN USED IN WIDTHS OTHER THAN 48 IN., GYPSUM PANELS ARE TO BE INSTALLED HORIZ.

NAT**IONAL GYPSUM CO.**-TYPE FSK (FINISH RATING 20 MIN), TYPE FSK-G (FINISH RATING 20 MIN), TYPE FSW (FINISH RATING 20 MIN), TYPE FSW-2 (FINISH RATING 24 MIN), TYPE FSW-3 (FINISH RATING 20 MIN), TYPE FSW-5 (FINISH RATING 22 MIN), TYPE FSW-G (FINISH RATING 20 MIN), TYPE FSK-C (FINISH RATING 20 MIN), TYPE FSW-C (FINISH RATING 20 MIN), TYPE FSMR-C, TYPE FSW-6 (FINISH RATING 20 MIN).

3L. **GYPSUM BOARD***-(AS AS ALT. TO ITEM 3) FOR DIRECT APPLICATION TO STUDS ONLY- NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED A MAX. 8" OC AT PERIMETER AND IN THE FIELD. LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 10 FT LONG WITH A MAX THICKNESS OF 0.140" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH TWO 1" LONG TYPE S-8 PAN HEAD STEEL SCREWS, ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, MAX 5/16" DIAM BY MAX 0.140" THICK COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS TO HAVE A PURITY OF 99.5% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADES "B, C OR D".

MAYCO INDUSTRIES, INC.-"X-RAY SHIELDED GYPSUM"

3M. **GYPSUM BOARD***-(AS AS ALT. TO ITEMS 3) FOR DIRECT APPLICATION TO STUDS ONLY- FOR USE AS THE BASE LAYER OR AS THE FACE LAYER, NOM 5/8" THICK LEAD BACKED GYPSUM PANELS WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERT. VERT. JOINTS CENTERED OVER STUDS AND STAGGERED MIN 1 STUD CAVITY ON OPPOSITE SIDES OF STUDS. WALLBOARD SECURED TO STUDS WITH 1-5/8" LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED 8" OC AT PERIMETER AND IN THE FIELD WHEN APPLIED AS THE BASE LAYER. WHEN APPLIED AS THE FACE LAYER SCREW LENGTH TO BE INCREASED TO 2-1/2" LEAD BATTEN STRIPS REQ'D BEHIND VERT. JOINTS OF LEAD BACKED GYPSUM WALLBOARD AND OPT'L AT REMAINING STUD LOCATIONS. LEAD BATTEN STRIPS, MIN 2" WIDE, MAX 8 FT LONG WITH A MAX THICKNESS OF 0.14" PLACED ON THE FACE OF STUDS AND ATTACHED TO THE STUD WITH CONSTRUCTION ADHESIVE AND TWO 1" LONG TYPE S-12 PAN HEAD STEEL SCREWS. ONE AT THE TOP OF THE STRIP AND ONE AT THE BOTTOM OF THE STRIP. LEAD DISCS, NOMINAL 3/8" DIAM BY MAX 0.085" THICK, COMPRESSION FITTED OR ADHERED OVER THE SCREW HEADS. LEAD BATTEN STRIPS AND DISCS TO HAVE A PURITY OF 99.9% MEETING THE FEDERAL SPECIFICATION QQ-L-201F, GRADE "C". FASTENERS FOR FACE LAYER GYPSUM PANELS (ITEMS 4, 4A OR 4B) WHEN INSTALLED OVER LEAD BACKED BOARD TO BE MIN 2-1/2" TYPE S-12 BUGLE HEAD STEEL SCREWS SPACED AS DESCRIBED IN ITEM 4.

RADIATION PROTECTION PRODUCTS, INC.-TYPE RPP-LEAD LINED DRYWALL

3N. **GYPSUM BOARD***-(AS AS ALT. TO ITEM 3)-5/8" THICK, 4 FT. WIDE, APPLIED VERT. WITH VERT. JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. SECURED AS DESCRIBED IN ITEM 3.

CERTAINTEED GYPSUM, INC.-5/8" EASI-LITE TYPE X (FINISH RATING 24 MIN)

3O. **WALL AND PARTITION FACINGS AND ACCESSORIES*** -(AS AS ALT. TO ITEM 3, NOT SHOWN)-NOMINAL 5/8" THICK, 4 FT WIDE PANELS, APPLIED VERT. PANELS NAILED 7" OC WITH 6D CEMENT COATED NAILS 1-7/8" LONG, 0.0915" SHANK DIAM AND 15/64" DIAM HEADS. PANEL JOINTS COVERED WITH PAPER TAPE AND TWO LAYERS OF JOINT COMPOUND. NAILHEADS COVERED WITH TWO LAYERS OF JOINT COMPOUND.

PABCO BUILDING PRODUCTS, LLC., DBA PABCO GYPSUM -TYPE QUIETROCK 527 (FINISH RATING 24 MIN).

3P. **GYPSUM BOARD***-(AS AS ALT. TO ITEM 3, NOT SHOWN)-TWO LAYERS NOM. 5/16" THICK GYPSUM PANELS APPLIED VERT. OR HORIZ. HORIZONTAL EDGE JOINTS AND HORIZONTAL BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED OR BACKED BY WOOD STUD. HORIZONTAL JOINTS ON THE SAME SIDEBETWEEN FACE AND BASE LAYERS NEED NOT BE STAGGERED. BASE LAYER GYPSUM PANELS FASTENED TO STUDS WITH 1-1/4" LONG DRYWALL NAILS SPACED 8" OC. FACE LAYER GYPSUM PANELS FASTENED TO STUDS WITH 1-7/8" LONG DRYWALL NAILS SPACED 8" OC STARTING WITH A 4" STAGGER.

NATIONAL GYPSUM CO.-TYPE FSW (FINISH RATING 25 MIN)

4. **STEEL CORNER FASTENERS**-(OPT'L)-FOR USE AT WALL CORNERS. CHANNEL SHAPED, 2" LONG BY 1" HIGH ON THE BACK SIDE WITH TWO 1/8" WIDE CLEATS PROTRUDING INTO THE 5/8" WIDE CHANNEL, FABRICATED FROM 24 GAUGE GALV STEEL. FASTENERS APPLIED ONLY TO THE END OR CUT EDGE (NOT ALONG TAPERED EDGES) OF THE GYPSUM BOARD, NO GREATER THAN 2" FROM CORNER OF GYPSUM BOARD, MAX SPACING 16" OC. NAILED TO ADJACENT STUD THROUGH TAB USING ONE NO. 6D CEMENT COATED NAIL PER FASTENER. CORNERS OF WALL BOARD SHALL BE NAILED TO TOP AND BOTTOM PLATE USING NO. 6D CEMENT COATED NAILS.

5. **BATTS AND BLANKETS*** -(OPT'L-REQ'D WHEN ITEM 6A IS USED (RC-1)) GLASS FIBER OR MINERAL WOOL INSULATION. PLACED TO COMPLETELY OR PARTIALLY FILL THE STUD CAVITIES. WHEN ITEM 6A IS USED, GLASS FIBER OR MINERAL WOOL INSULATION SHALL BE FRICTION-FITTED TO COMPLETELY FILL THE STUD CAVITIES.

CERTAINTEED CORP.
GUARDIAN FIBERGLASS, INC.
JOHNS MANVILLE INTERNATIONAL, INC.
KNAUF INSULATION GMBH.
MANSON INSULATION, INC.
OWENS CORNING H/T INC., DIV OF OWENS CORNING-CORNING FIBERGLAS CORP.
ROCK WOOL MANUFACTURING CO.-DELTA BOARD.
ROXUL, INC.-ACOUSTICAL FIRE BATTS.
THERMAFIBER, INC.-TYPE SAFB.

5A. **FIBER, SPRAYED***-(NOT SHOWN-NOT FOR USE WITH ITEM 6) AS AS ALT. TO BATTS AND BLANKETS (ITEM 5)-SPRAY APPLIED CELLULOSE MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT WITH A NOMINAL DRY DENSITY OF 2.7 LB/FT3. ALTERNATE APPLICATION METHOD: THE FIBER IS APPLIED WITHOUT WATER OR ADHESIVE AT A NOMINAL DRY DENSITY OF 3.5 LB/FT3, IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. WHEN ITEM 6B IS USED, FIBER, SPRAYED SHALL BE INS735, INS745, INS765LD OR INS770LD.

US GREENFIBER, LLC.-INS735 & INS745 FOR USE WITH WET OR DRY APPLICATION. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, AND INS770LD ARE TO BE USED FOR DRY APPLICATION ONLY.

5B. **FIBER, SPRAYED***-(NOT SHOWN-NOT FOR USE WITH ITEM 6) AS AN ALT. TO BATTS AND BLANKETS (ITEM 5) AND ITEM 5A-SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO INTERIOR SURFACES IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. APPLIED TO COMPLETELY FILL THE ENCLOSED CAVITY. MIN. DRY DENSITY OF 4.3 POUNDS PER CUBIC FT.

NU-WOOL CO., INC.-CELLULOSE INSULATION

5C. **BATTS AND BLANKETS*** -REQ'D FOR USE WITH RESILIENT CHANNELS, ITEM 7, 3" THICK MINERAL WOOL BATTS, FRICTION-FITTED TO FILL INTERIOR OF WALL.

THERMAFIBER, INC.-TYPE SAFB

5D. **GLASS FIBER INSULATION**-(AS AS ALT. TO ITEM 5C)-3" THICK GLASS FIBER BATTS BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING AND/OR FIRE RESISTANCE, FRICTION-FITTED TO FILL THE INTERIOR OF THE WALL. SEE BATTS AND BLANKETS (BKNV OR BZJZ) CATEGORIES FOR NAMES OF CLASSIFIED COMPANIES.

5E. **BATTS AND BLANKETS***-(REQ'D FOR USE WITH WALL AND PARTITION FACINGS AND ACCESSORIES, ITEM 3D)-GLASS FIBER INSULATION, NOM 3-1/2" THICK, MIN. DENSITY OF 0.80 PCF, WITH A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPED OF 50 OR LESS, FRICTION-FITTED TO COMPLETELY FILL THE STUD CAVITIES. SEE BATTS AND BLANKETS CATEGORY (BKNV) FOR NAMES OF MANUFACTURERS.

5F. **FIBER, SPRAYED***-(OPT'L, NOT SHOWN-NOT FOR USE WITH ITEM 6, 6A OR 6B). AS AS ALT. TO BATTS AND BLANKETS (ITEM 5) AND ITEM 5A-SPRAY APPLIED GRANULATED MINERAL FIBER MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. SEE FIBER, SPRAYED (CCAZ).

AMERROCK PRODUCTS LP-ROCKWOOL

5G. **FIBER, SPRAYED***-(OPT'L, NOT SHOWN-NOT FOR USE WITH ITEMS6, 6A OR 6B). AS AS ALT. TO BATTS AND BLANKETS (ITEM 5) AND ITEM 5A-BROWN COLORED SPRAY APPLIED CELLULOSE FIBER. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED STUD CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. THE MIN. DRY DENSITY SHALL BE 4.30 LBS/FT3.

INTERNATIONAL CELLULOSE CORP. -CELBAR-RL.

6. **STEEL FRAMING MEMBERS**-(OPT'L, NOT SHOWN)*-FURRING CHANNELS AND STEEL FRAMING MEMBERS AS DESCRIBED BELOW:

a. FURRING CHANNELS-FORMED OF NO. 25 MSG GALV STEEL. 2-9/16" OR 2-23/32" WIDE BY 7/8" DEEP, SPACED 24" OC PERPENDICULAR TO STUDS. CHANNELS SECURED TO STUDS AS DESCRIBED IN ITEM B. ENDS OF ADJOINING CHANNELS ARE OVERLAPPED 6" AND TIED TOGETHER WITH DOUBLE STRAND OF NO. 18 SWG GALV STEEL WIRE NEAR EACH END OF OVERLAP. AS AS ALT., ENDS OF ADJOINING CHANNELS MAY BE OVERLAPPED 6" AND SECURED TOGETHER WITH TWO SELF-TAPPING #6 FRAMING SCREWS, MIN. 7/16" LONG AT THE MIDPOINT OF THE OVERLAP, WITH ONE SCREW ON EACH FLANGE OF THE CHANNEL. GYPSUM BOARD ATTACHED TO FURRING CHANNELS AS DESCRIBED IN ITEM 3.
b. STEEL FRAMING MEMBERS*-USED TO ATTACH FURRING CHANNELS (ITEM 6A) TO STUDS. CLIPS SPACED 48" OC. RSIC-1 AND RSIC-1 (2.75) CLIPS SECURED TO STUDS WITH NO. 8x2-1/2" COARSE DRYWALL SCREW THROUGH THE CENTER GROMMET. RSIC-V AND RSIC-V (2.75) CLIPS SECURED TO STUDS WITH NO. 8x1-1/2" COARSE DRYWALL SCREW THROUGH THE CENTER HOLE. FURRING CHANNELS ARE FRICTION FITTED INTO CLIPS. RSIC-1 AND RSIC-V CLIPS FOR USE WITH 2-9/16" WIDE FURRING CHAN

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

A Mortgage Location Survey prepared for and certified to:

AmeriTitle and/or American Eagle Mortgage

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being 0.235 Acres in Half Section 19, Township 5, Range 22

Applicant: Coey 1902070sam

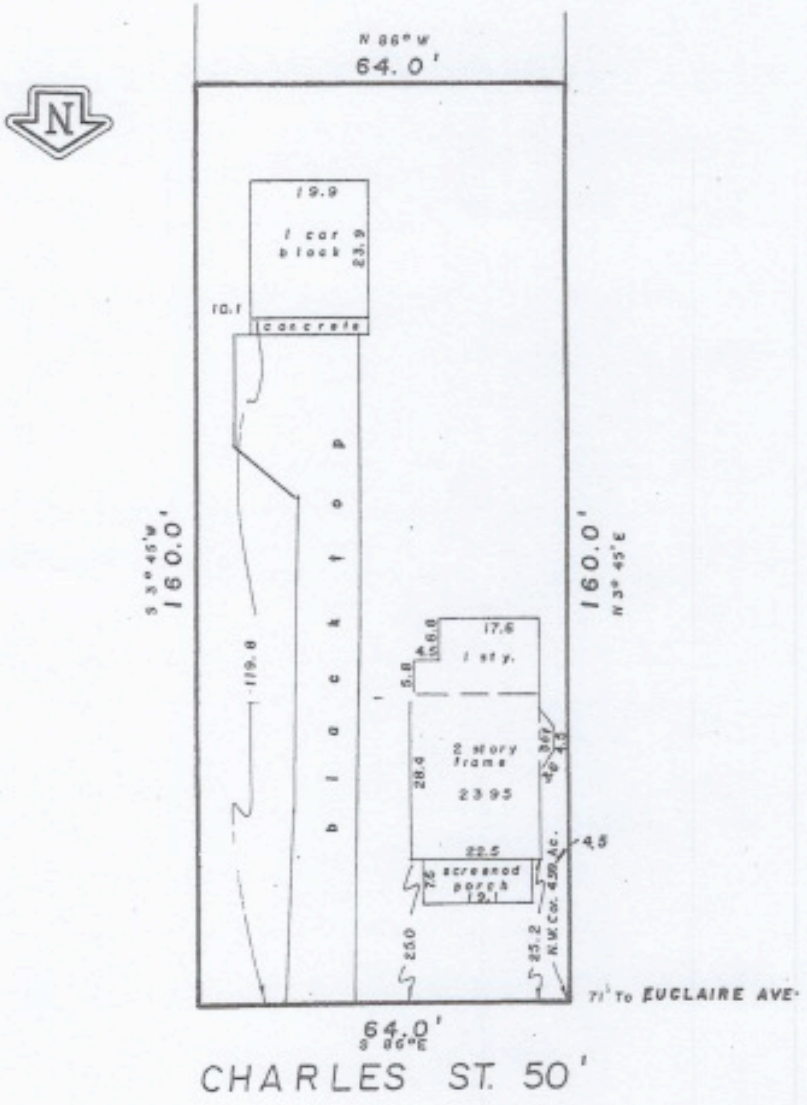
Posted Address: 2395 Charles St., Bexley, Ohio

Apparent Encroachments: 1) None

30' 15' 0' 30'

Scale 1" = 30'

Date: 05/03/2019



3 AC

STATE OF OHIO
ALBERT J. MYERS
6579
REGISTERED PROFESSIONAL SURVEYOR

We hereby certify that the foregoing Mortgage Location survey was prepared from actual field

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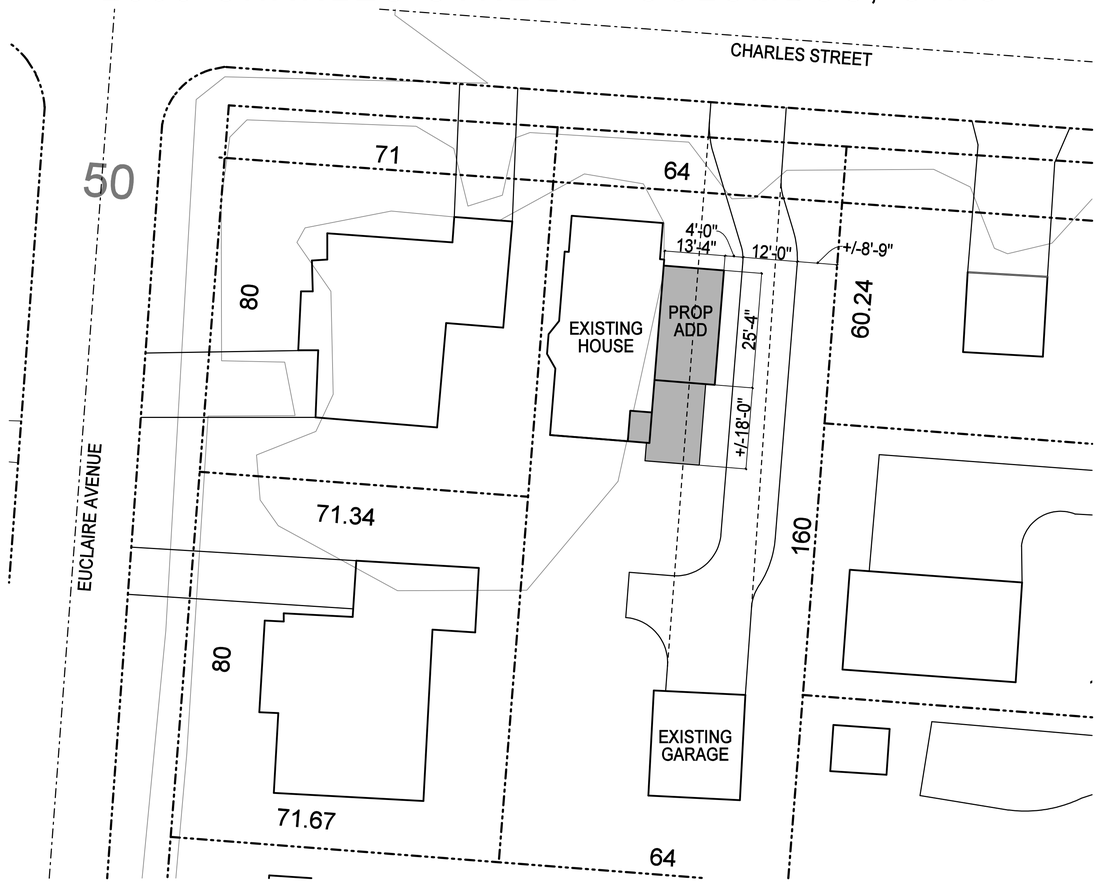
KEISER DESIGN GROUP PROJECT # 2019-209

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET - COLUMBUS, OHIO



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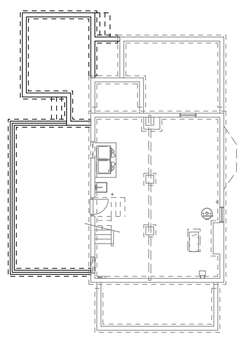	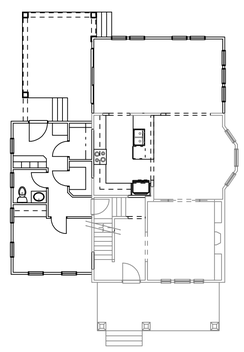	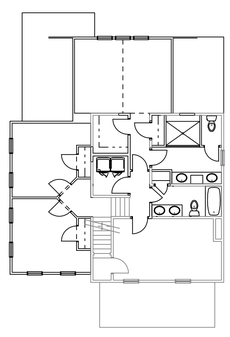	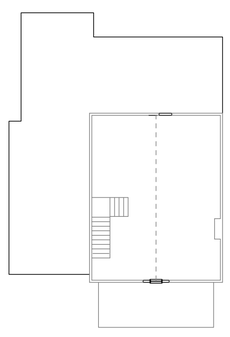	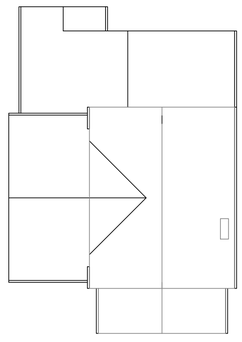

DRAWING INDEX

A0-0 COVER SHEET
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D1-2 SECOND FLOOR / ATTIC PLAN - DEMO
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A1-1 BASMENT / FIRST FLOOR PLAN - PROPOSED
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A1-3 ROOF PLAN - PROPOSED
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A2-2 EXTERIOR ELEVATIONS - PROPOSED
~~A3-1 WALL SECTIONS~~
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~~A4-1 GENERAL NOTES / STRUCTURAL NOTES / LIGHT AND VENT SCHEDULE~~
~~A4-3 UL ASSEMBLY 305 DETAILS~~

KEISER DESIGN GROUP

800 Cross Pointe Road, Suite M I Gahanna, OH 43230
Phone: 614.864.9999
www.keiserdesigngroup.com

STATE OF OHIO — DANIEL L. KEISER — 11548 — REGISTERED ARCHITECT — PRELIMINARY — NOT FOR CONSTRUCTION

DANIEL L. KEISER, LICENSE #11548 EXPIRATION DATE: 12/31/2021

KDG PROJECT # 2019-209	SHEET NUMBER
COVER SHEET SCALE: N.T.S.	A0-0
SCHEMATIC DESIGN	03.19.2020

TITLE

COEY RESIDENCE REMODEL AND ADDITION
2395 CHARLES STREET COLUMBUS, OH 43209

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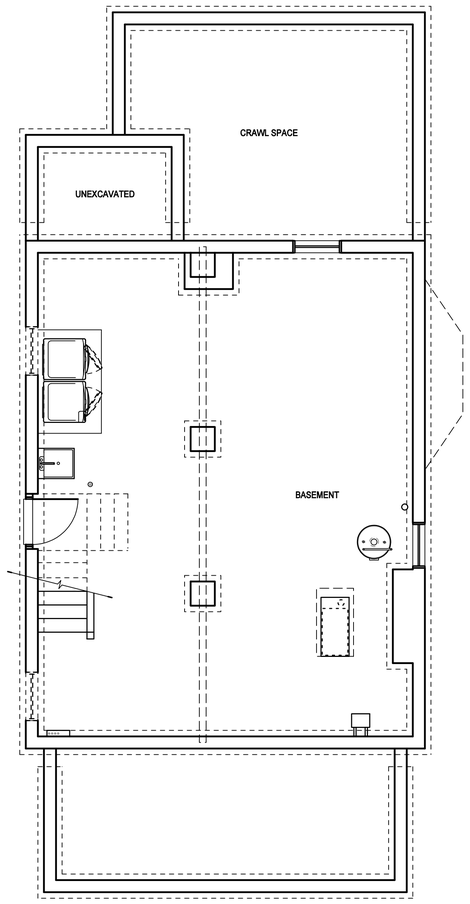
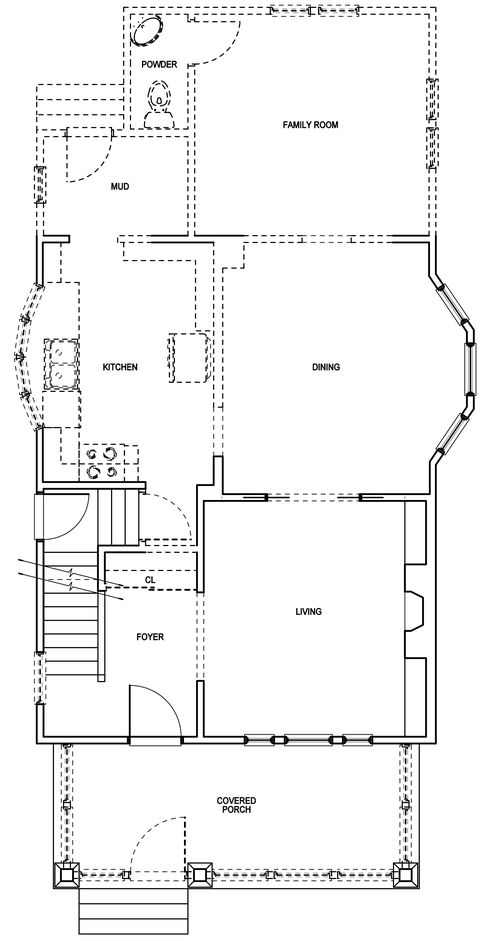


1 BASEMENT FLOOR PLAN - DEMOLITION



2 FIRST FLOOR PLAN - DEMOLITION

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL KEISER
11548
REGISTERED ARCHITECT
CERTIFICATE EXPIRES 12/31/2021

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KDG PROJECT # 2019-209	SHEET NUMBER
BSMT / FIRST FLOOR PLAN DEMOLITION SCALE: 1/4" = 1'-0"	D1-1
SCHEMATIC DESIGN	03.19.2020

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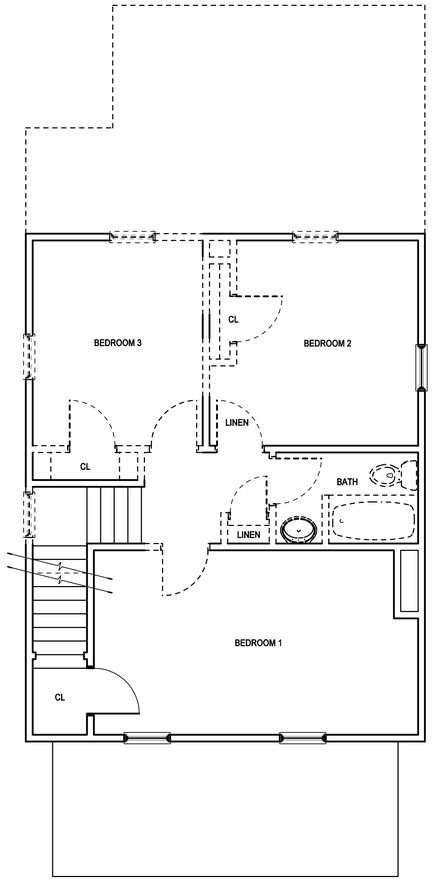
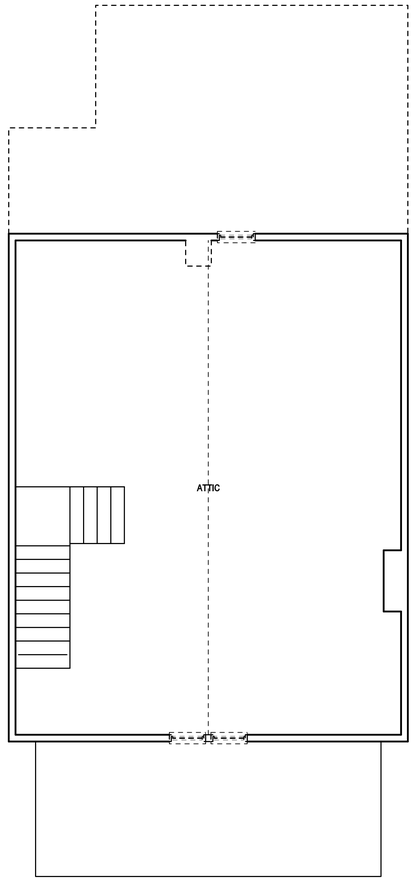


1 SECOND FLOOR PLAN - DEMOLITION



2 ATTIC PLAN - DEMOLITION

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND FLR / ATTIC PLAN DEMOLITION SCALE: 1/4" = 1'-0"	D1-2
SCHEMATIC DESIGN	03.19.2020

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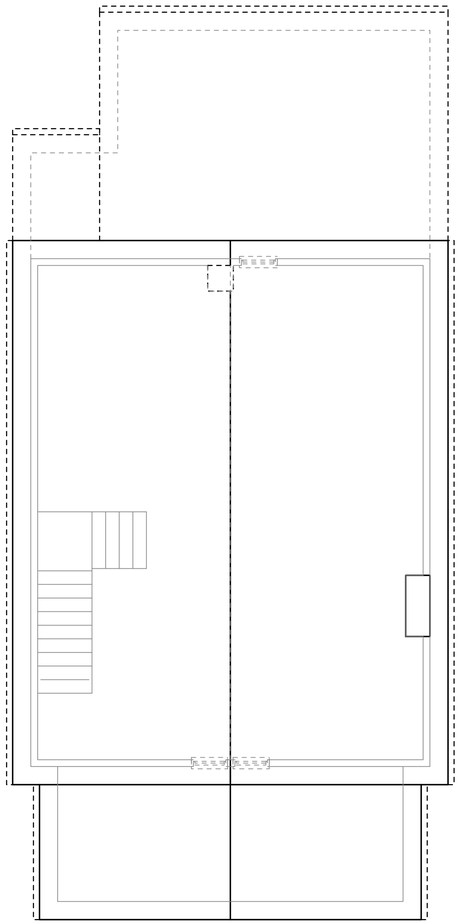

1 ROOF PLAN - DEMOLITION

2 NOT USED

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

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COLUMBUS, OHIO

STATE OF OHIO
DANIEL KEISER
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CERTIFICATE OF AUTHORIZATION

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KDG PROJECT # 2019-209		SHEET NUMBER
ROOF PLAN DEMOLITION	SCALE: 1/4" = 1'-0"	D1-3
SCHEMATIC DESIGN		03.19.2020

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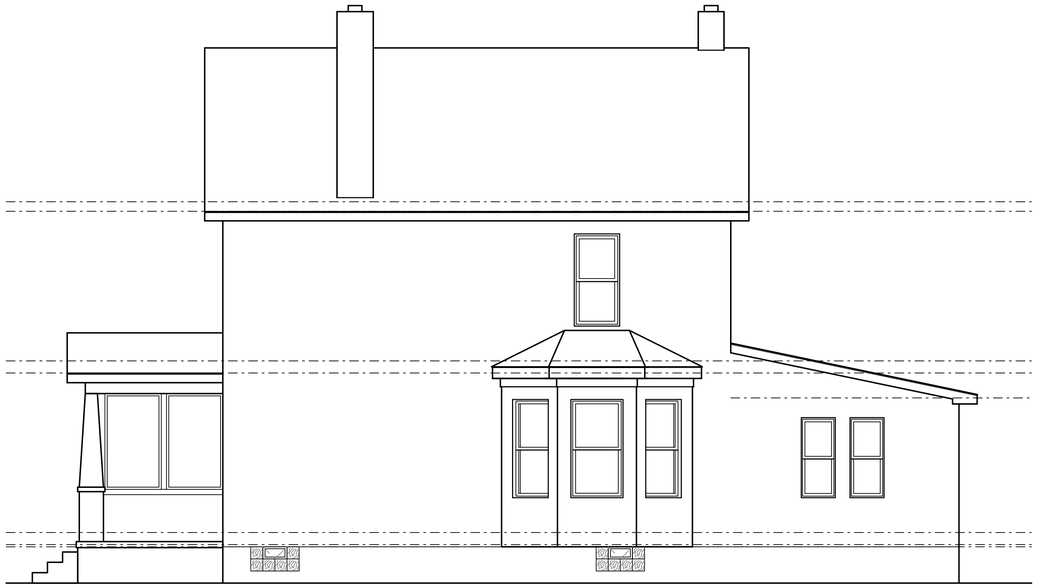
3 REAR ELEVATION - EXISTING



4 RIGHT ELEVATION - EXISTING

1 FRONT ELEVATION - EXISTING

2 LEFT ELEVATION - EXISTING

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

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KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - EXISTING SCALE: 1/4" = 1'-0"	D2-1
SCHEMATIC DESIGN	03.19.2020

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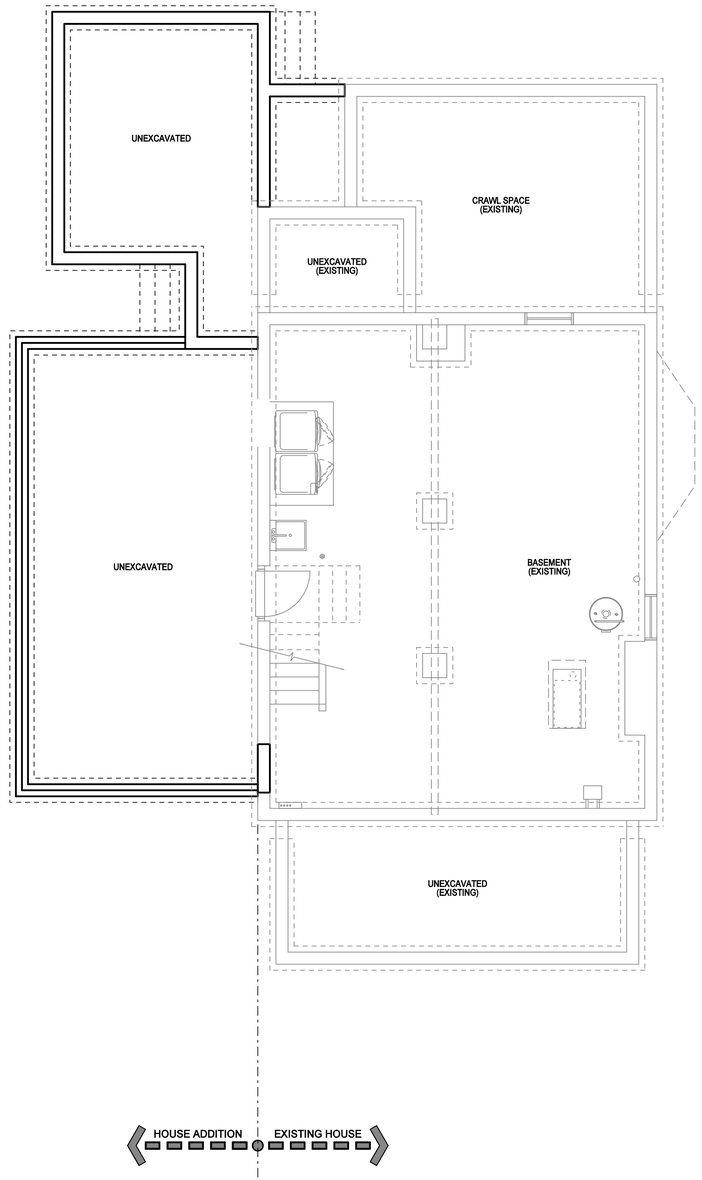
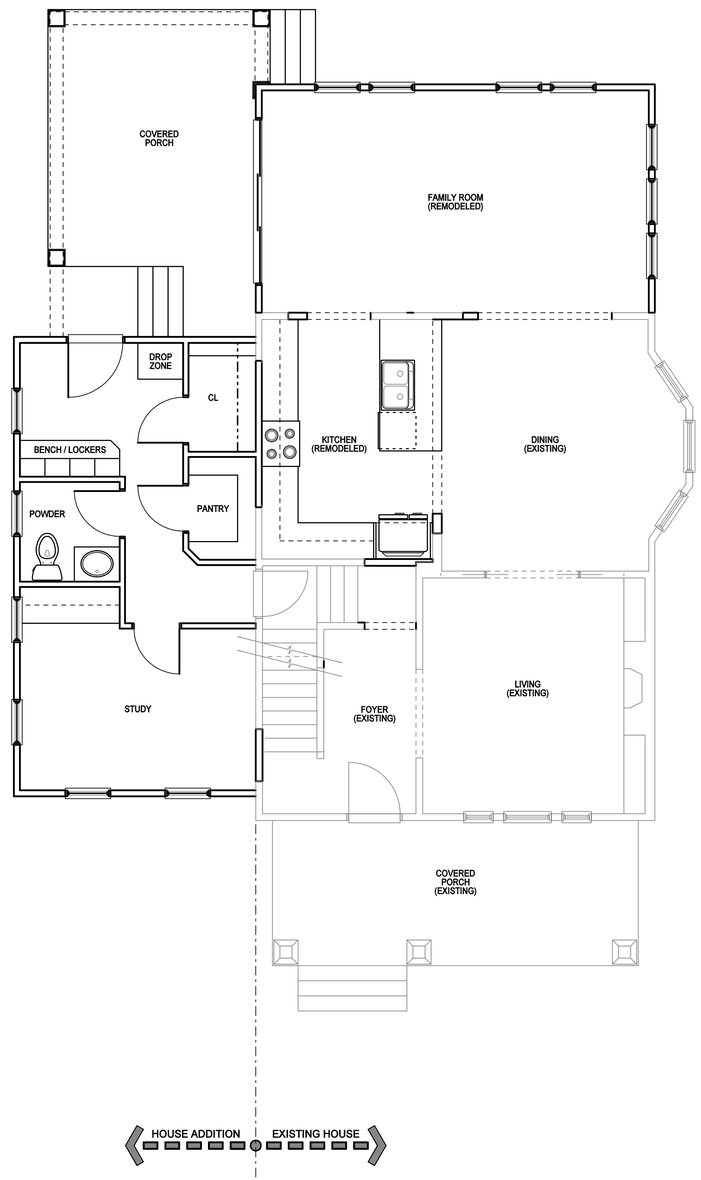


1 | BASEMENT FLOOR PLAN - PROPOSED | UNFINISHED



2 | FIRST FLOOR PLAN - PROPOSED | 861 S.F (EXISTING) 370 S.F.(ADDITION)

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY
RESIDENCE
REMODEL
AND
ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL
KEISER
11548
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KDG PROJECT # 2019-209	SHEET NUMBER
BSMT / FIRST FLOOR PLAN PROPOSED SCALE: 1/4" = 1'-0"	A1-1
SCHEMATIC DESIGN	03.19.2020

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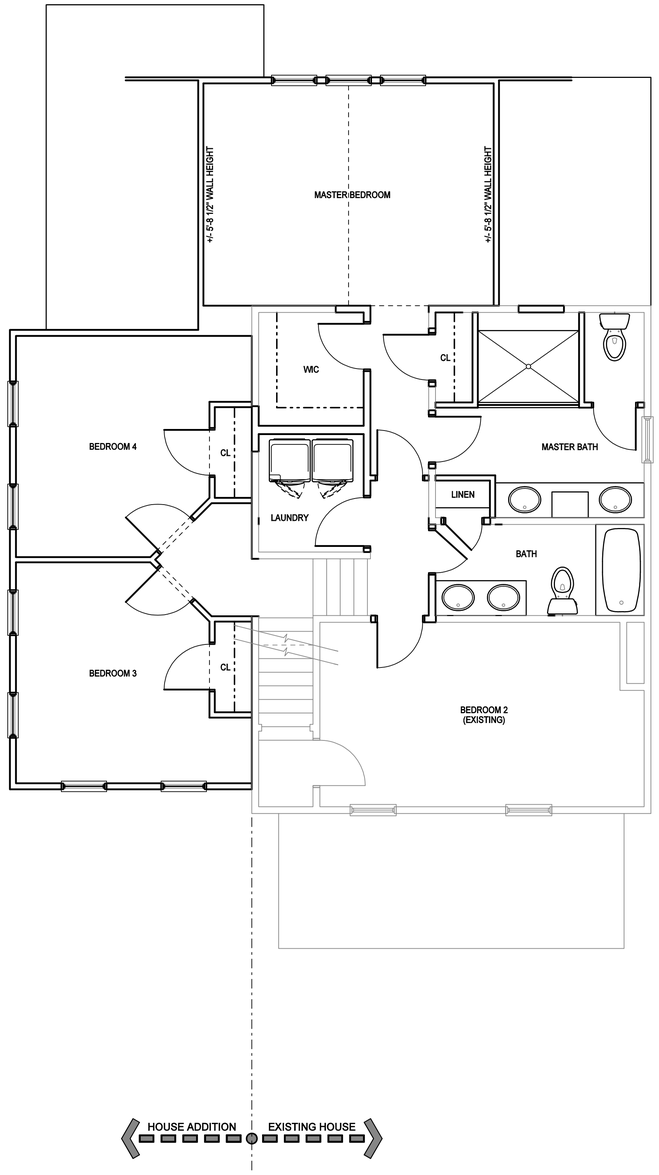
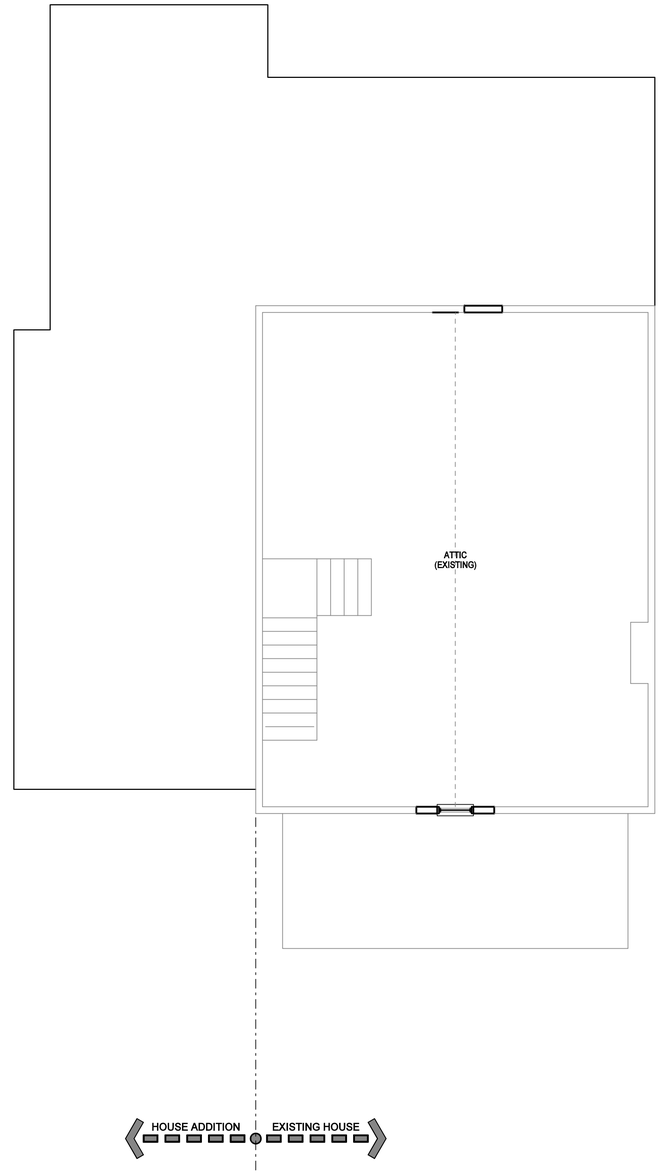


1 | SECOND FLOOR PLAN - PROPOSED | 616 S.F (EXISTING) 550 S.F. (ADDITION)



2 | ATTIC PLAN - PROPOSED | (UNFINISHED)

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL L KEISER 11848
REGISTERED ARCHITECT
CERTIFICATE OF AUTHORIZATION

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KDG PROJECT # 2019-209	SHEET NUMBER
SECOND FLR / ATTIC PLAN PROPOSED SCALE: 1/4" = 1'-0"	A1-2
SCHEMATIC DESIGN	03.19.2020

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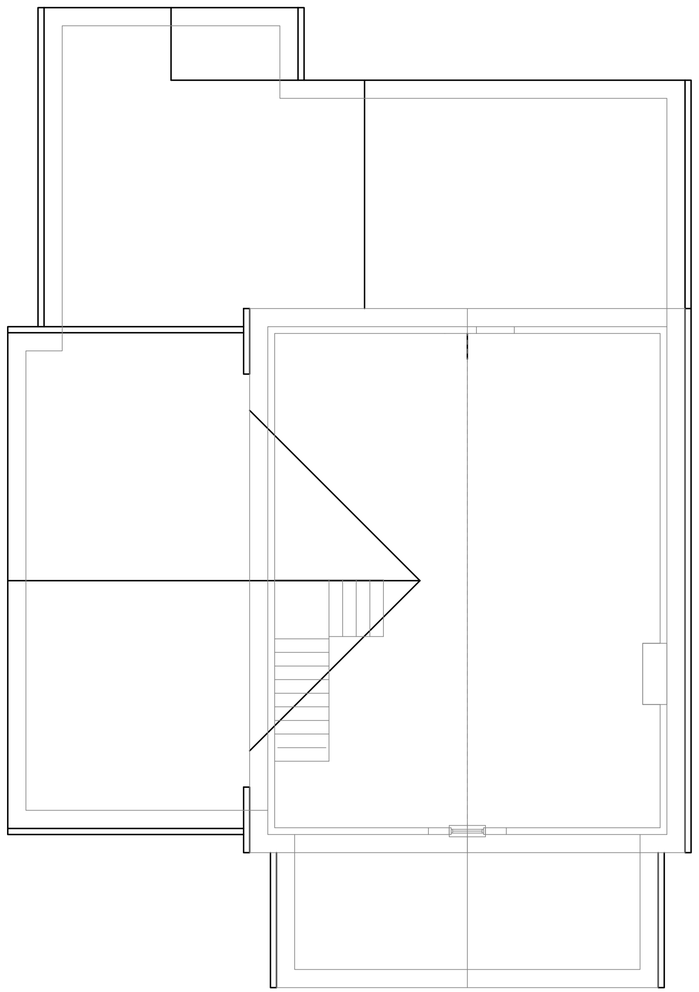

1 | ROOF PLAN - PROPOSED

2 | NOT USED

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL L KEISER
21548
REGISTERED ARCHITECT
CERTIFICATE OF AUTHORIZATION

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KDG PROJECT # 2019-209		SHEET NUMBER
ROOF PLAN PROPOSED	SCALE: 1/4" = 1'-0"	A1-3
SCHEMATIC DESIGN		03.19.2020

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2 REAR ELEVATION - PROPOSED

1 FRONT ELEVATION - PROPOSED

ELEVATION LEGEND

- DIMENSIONAL SHINGLES
- HORIZONTAL SIDING
- SHAKE SIDING
- BRICK (EXISTING)
- CMU (EXISTING OR NEW)

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL KEISER
11548
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KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - PROPOSED SCALE: 1/4" = 1'-0"	A2-1
SCHEMATIC DESIGN	03.19.2020

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2 RIGHT ELEVATION - PROPOSED

1 LEFT ELEVATION - PROPOSED

ELEVATION LEGEND

- DIMENSIONAL SHINGLES
- HORIZONTAL SIDING
- SHAKE SIDING
- BRICK (EXISTING)
- CMU (EXISTING OR NEW)

#	DATE	ISSUED WITH / CHANGE DESCRIPTION

COEY RESIDENCE REMODEL AND ADDITION

2395 CHARLES STREET
COLUMBUS, OHIO

STATE OF OHIO
DANIEL KEISER
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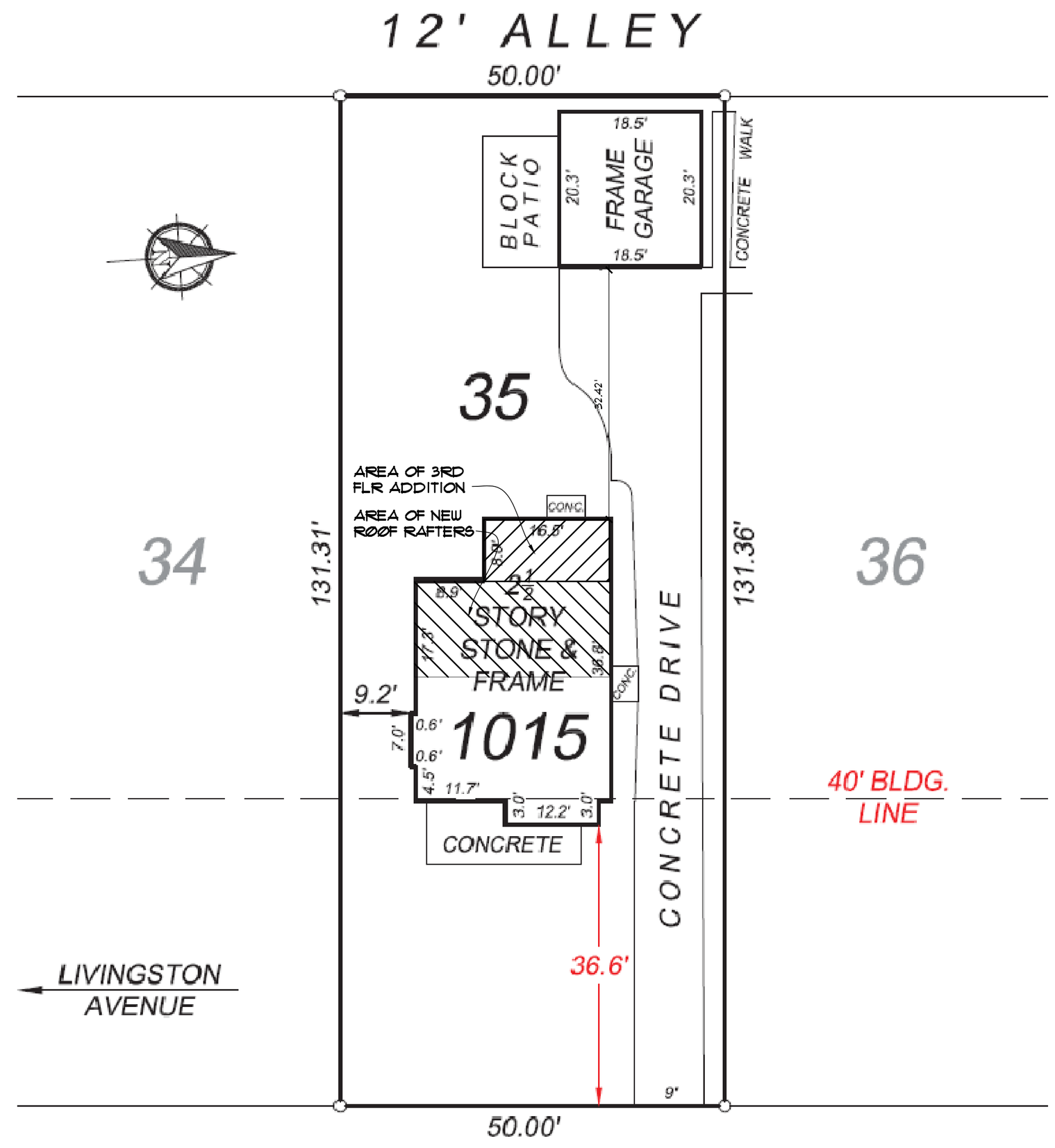
KDG PROJECT # 2019-209	SHEET NUMBER
EXTERIOR ELEVATIONS - PROPOSED SCALE: 1/4" = 1'-0"	A2-2
SCHEMATIC DESIGN	03.19.2020

920



AREAS:

TOTAL LOT AREA:	6,550 SF
EXISTING HOUSE FOOTPRINT:	902.6 SF
EXISTING GARAGE FOOTPRINT	375.6 SF
PAVED (CONCRETE/BRICK/BLACKTOP) AREA:	1,501.6 SF
GREEN SPACE AREA:	4,142.8 SF
OPEN GREEN SPACE (%):	63%
LOT COVERAGE BY STRUCTURE (%):	20%

NOTES:

1. THERE IS NO INCREASE IN BUILDING FOOTPRINT.

N

10 20 30

Site Plan

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

PROJECT ADDRESS

1015 MONTROSE AVE
BEXLEY PH 43209

OWNER

THEODORE P. PENNINGTON
1015 MONTROSE AVE
BEXLEY PH 43209

FCA INFO

PID: 020-003432-00

TWO STORY SINGLE FAMILY STRUCTURE

PROPERTY CLASS R - RESIDENTIAL

LAND USE 510 - ONE-FAMILY DWLG ON PLATTED LOT

CITY/VILLAGE - BEXLEY CITY

SCOPE OF WORK

TWO STORY ADDITION TO ONE STORY PORTION OF THE RESIDENTIAL STRUCTURE - 256 SF.

DRAWING INDEX

S1 PROJECT INFO / SITE PLAN / NOTES

D1 DEMO PLANS / NOTES

1 FLOOR PLANS

2 ELEVATIONS

CLARKE ARCHITECTS, INC.

7844 Flint Rd.
Columbus, Ohio 43235-6407
Office: 614-791-1200
Mobile: 614-271-8420
jclarke@clarkearchitects.com

REVIEW SET - NOT FOR CONSTRUCTION

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DATE: MARCH 2, 2020

REVISION DATES:

PROJECT:

PENNINGTON RESIDENCE
ADDITION/REMODEL
1015 MONTROSE AVENUE
BEXLEY, OHIO 43209

PROJECT NUMBER: CA1201959

SHEET TITLE:

PROJECT INFO/ SITE PLAN/NOTES

SHEET NUMBER:

S1

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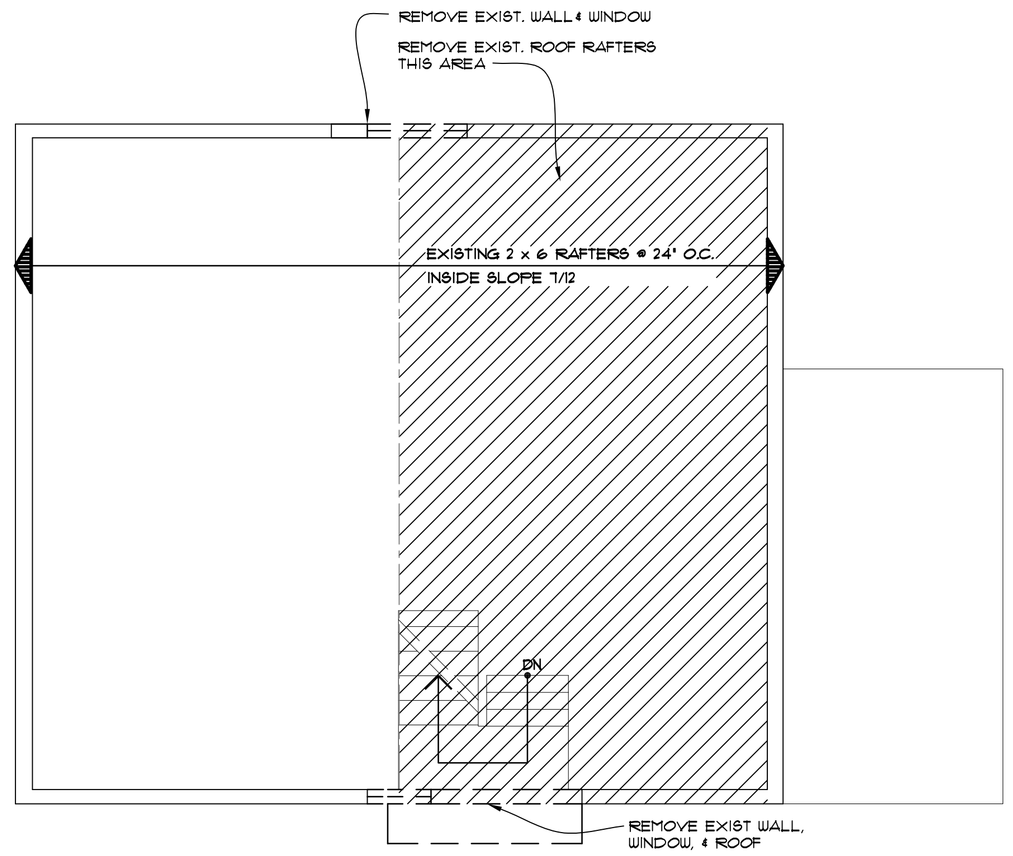
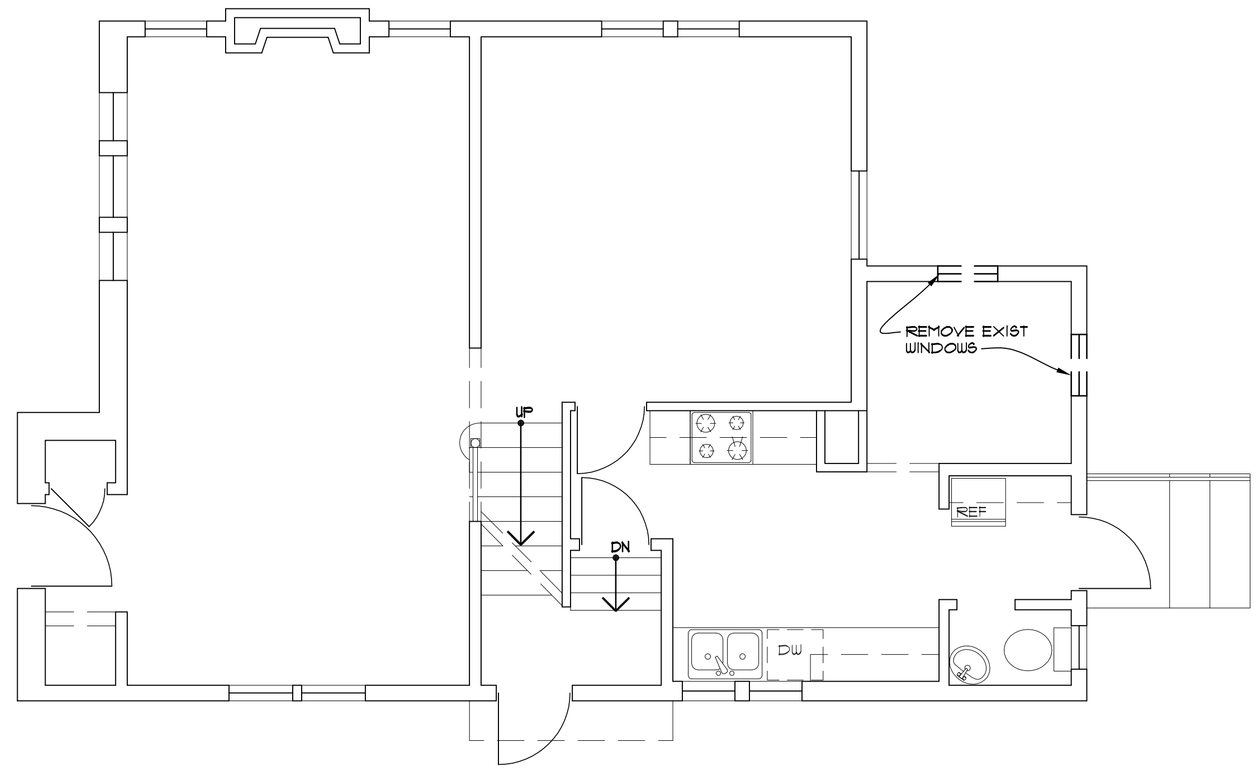


3 D1 EXISTING THIRD FLOOR PLAN

1/4" = 1'-0"

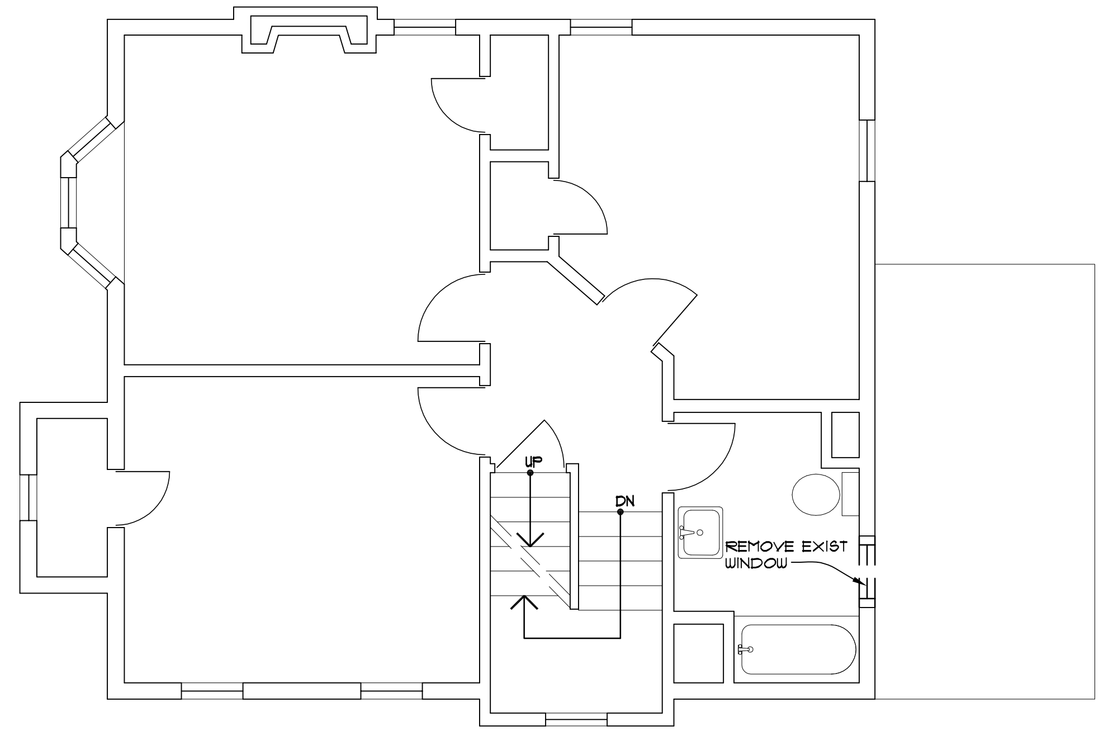


1 D1 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

DEMO NOTES:

1. ADDITIONAL DEMO MAY BE REQ'D, SEE THE PLANS FOR NEW WORK.
2. COORD. W/ THE OWNER FOR THE REMOVAL OF ALL MATERIALS NOT INDICATED ON DWGS.
3. BEFORE REMOVAL OF INTERIOR WALLS OR NEW OPENINGS COORD. W/ THE OWNER. FIELD VERIFY ALL CONDITIONS. COORD. EXISTING BEARING & STRUCTURAL CONDITIONS, BRACE AS REQ'D
4. VERIFY EXISTING MECH. & ELECTRICAL IN EXISTING AREAS BEING REMOVED, COORD. NEW LOCATIONS W/ DRAWINGS & THE OWNER.
5. IF THE EXISTING EXTERIOR WALL SHEATHING IS PLYWOOD, OSB OR 1 x MEMBERS, THIS MATERIAL CAN REMAIN. ANY THING ELSE USED FOR EXTERIOR WALL SHEATHING HAS TO BE REMOVED



2 D1 EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

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jclarke@clarkearchitects.com

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DATE: MARCH 2, 2020

REVISION DATES:

PROJECT:

PENNINGTON RESIDENCE
ADDITION/REMODEL
1015 MONTROSE AVENUE
BEXLEY, OHIO 43209

PROJECT NUMBER: CA1201959

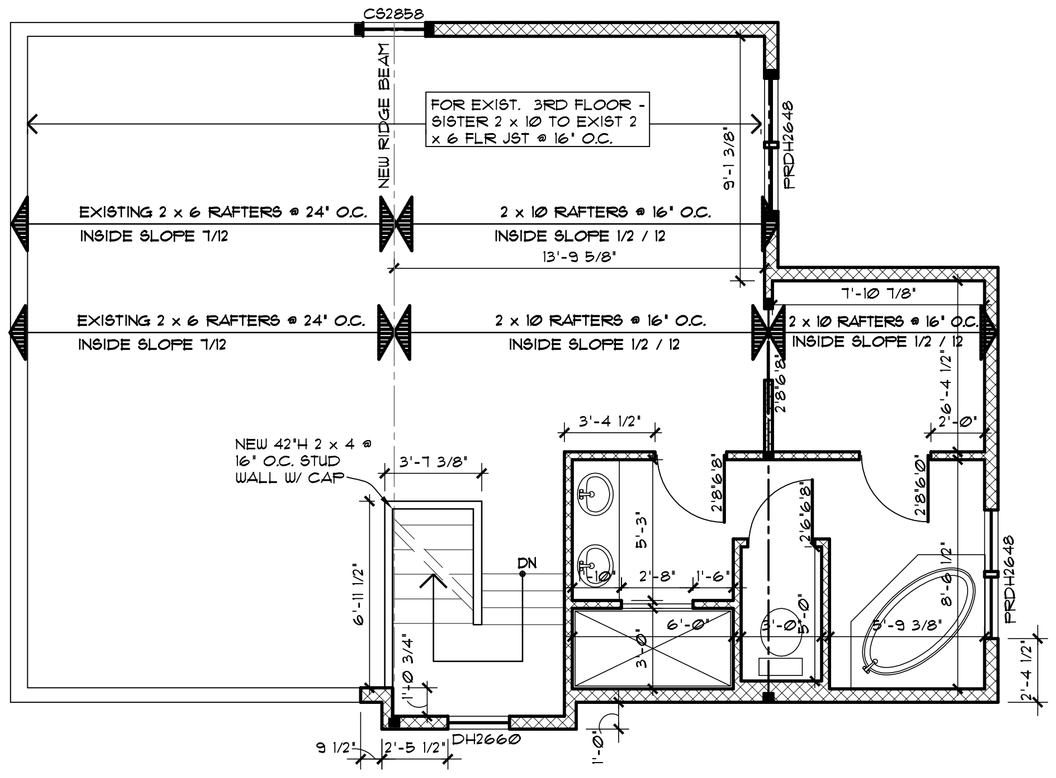
SHEET TITLE:

EXISTING/DEMO PLANS/ NOTES

SHEET NUMBER:

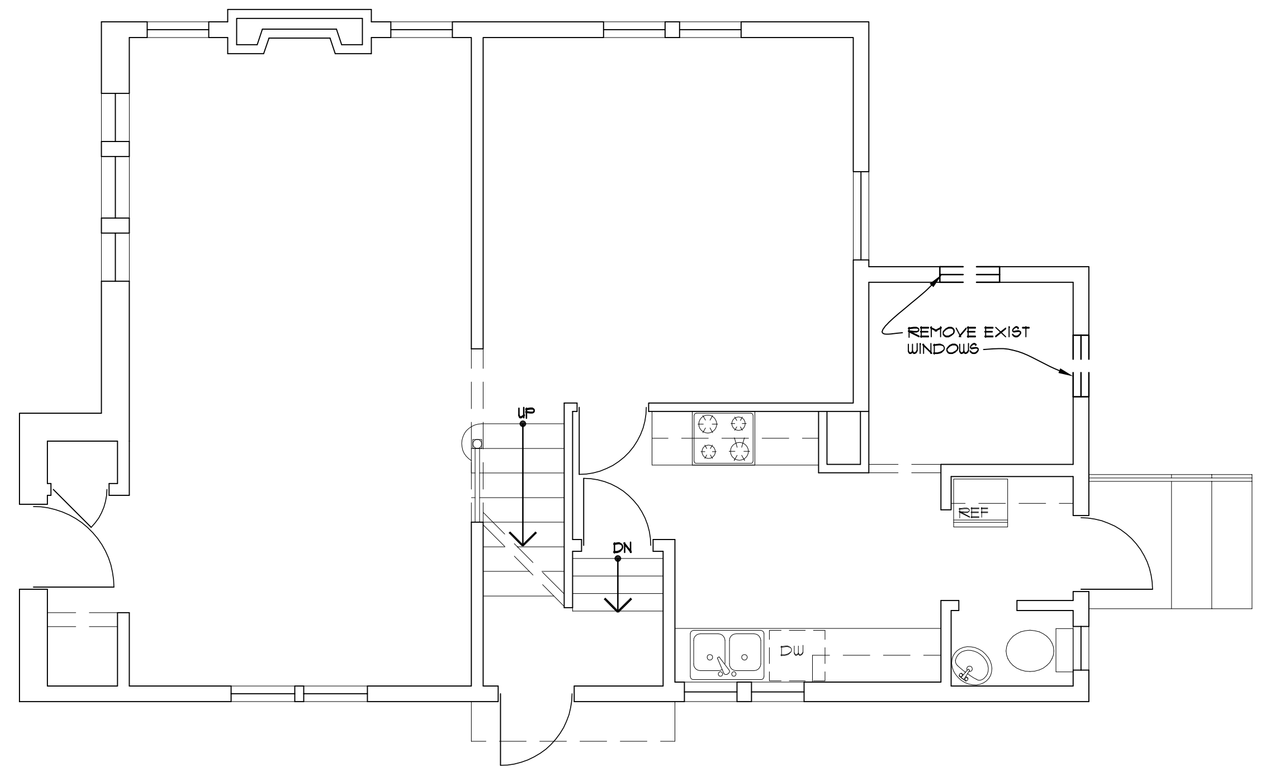
D1

NAME: CLARKE X:\RESIDENTIAL\YCA\-RESIDENTIAL\-ADDITIONS-REMODELS\PENNINGTON\02-D1 DEMO.DWG DATE: MAR 02, 2020 TIME: 2:19 PM



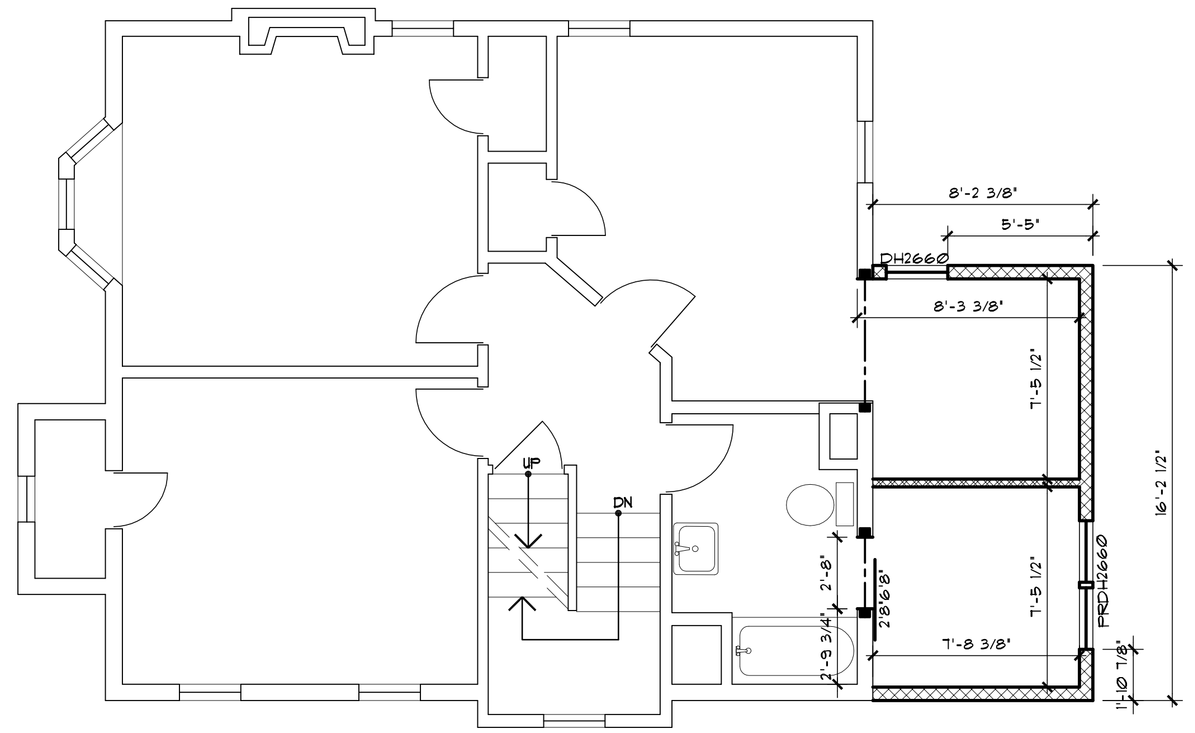
2 / 3 THIRD FLOOR PLAN

1/4" = 1'-0"



1 / D1 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



1 / 3 SECOND FLOOR PLAN

1/4" = 1'-0"

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PENNINGTON RESIDENCE
ADDITION/REMODEL
1015 MONTROSE AVENUE
BEXLEY, OHIO 43209

PROJECT NUMBER: CA1201959

SHEET TITLE:

PLANS

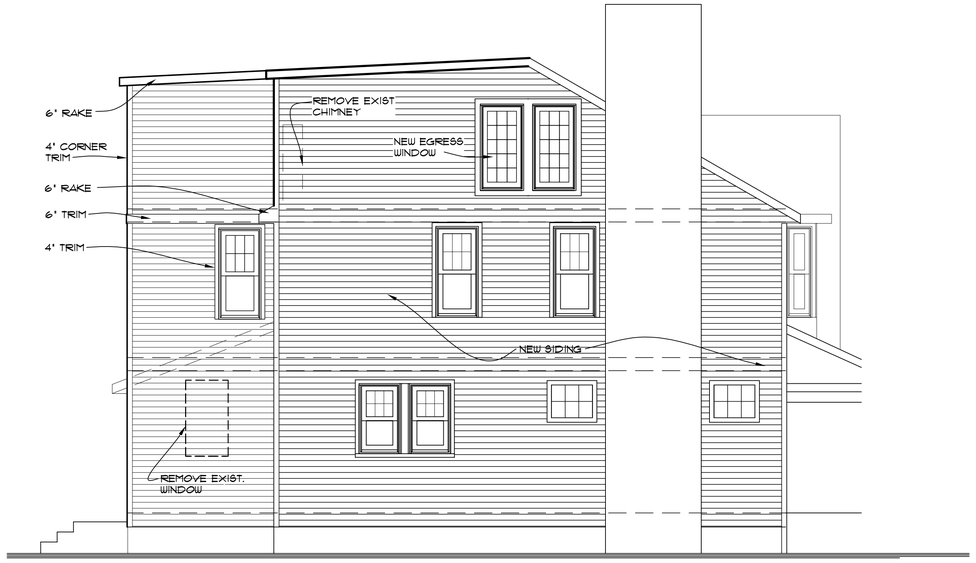
SHEET NUMBER:

1

NAME: CLARKE X:\RESIDENTIAL\CA-RESIDENTIAL\ADDITIONS-REMODELS\PENNINGTON\03-1 PLANS.DWG DATE: MAR 02, 2020 TIME: 2:22 PM

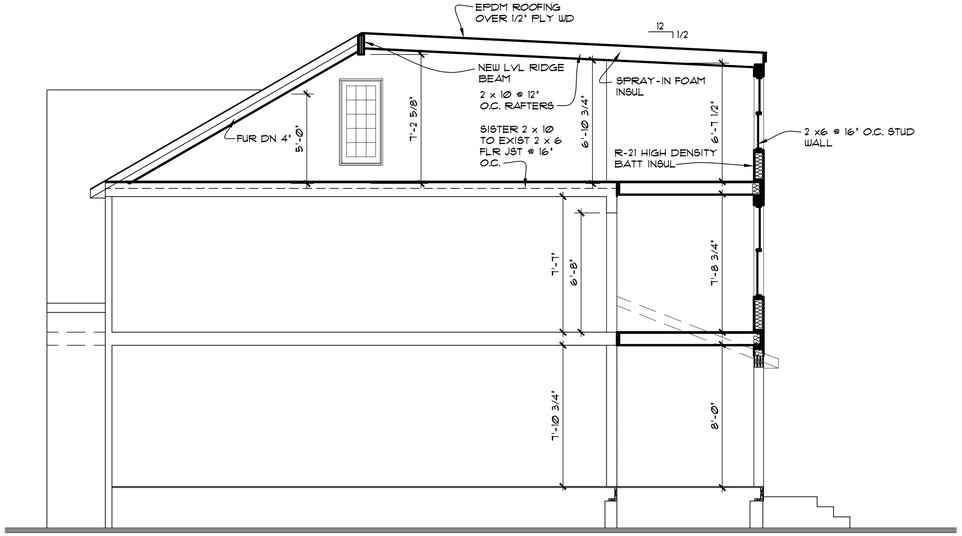
3/4 EAST ELEVATION

1/4" = 1'-0"



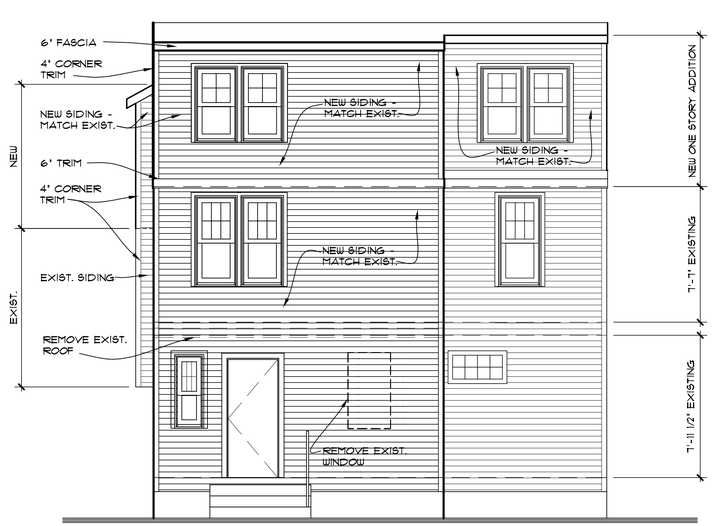
1/4 SOUTH ELEVATION

1/4" = 1'-0"



4/4 SECTION

1/4" = 1'-0"



2/4 WEST ELEVATION

1/4" = 1'-0"

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PROJECT:

PENNINGTON RESIDENCE
ADDITION/REMODEL
1015 MONTROSE AVENUE
BEXLEY, OHIO 43209

PROJECT NUMBER: CA1201959

SHEET TITLE:

ELEVATIONS/SECTION

SHEET NUMBER:

2

NAME: CLARKE X:\RESIDENTIAL\YCA\-RESIDENTIAL\ADDITIONS-REMODELS\PENNINGTON\04-2 ELEVATIONS_REF SEC.DWG DATE: MAR 02, 2020 TIME: 2:25 PM

020-003432 02/18/2017

SHEET A.1

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

☑ Architectural Review ☐ Conditional Use ☐ Demolition ☐ Planned Unit Dev. ☐ Rezoning ☐ Landscape Review ☐ Special Permit

Property & Project Information:

Property Address:	1015 Montrose Avenue, Bexley, Ohio 43209
Brief Project Description:	Two (2) story addition to the first floor and attic expansion at back of house.

Applicant Information:

Applicant Name:	David Jamison			
Applicant Address:	7844 Flint Road	Columbus	Ohio	43235
Applicant Email & Phone:	dejamison@clarkearchitects.com	614-791-1200		

Property Owner Information:

Owner Name:	Theodore P. Pennington			
Owner Address:	1015 Montrose Avenue	Bexley	Ohio	430209
Owner Email & Phone:	ted_pennington@hotmail.com	614-296-9090		

Attorney/Agent Information:

Agent Name:	David Jamison, Clarke Architects, Inc			
Agent Address:	7844 Flint Road	Columbus	Ohio	43235
Agent Email & Phone:	dejamison@clarkearchitects.com	614-791-1200		

Completed Worksheets: ☐ Project Worksheet (Sheet A) ☑ Architectural Review (Sheet B) ☐ Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:	David E. Jamison — Digitally signed by David E. Jamison DN: cn=David E. Jamison, o=Clarke Architects, Inc., ou=Project Facilitator, email=dejamison@clarkearchitects.com, c=US Date: 2020.02.19 15:31:39 -05'00'	Date:	3-2-2020
Owner Signature:	Theodore P. Pennington — Digitally signed by Theodore P. Pennington Date: 2020.02.20 14:40:00 -05'00'	Date:	3-2-2020
Agent Signature:	David E. Jamison — Digitally signed by David E. Jamison DN: cn=David E. Jamison, o=Clarke Architects, Inc., ou=Project Facilitator, email=dejamison@clarkearchitects.com, c=US Date: 2020.02.19 15:32:06 -05'00'	Date:	3-2-2020

Internal Use:

Application #: _____ Board Referalls: ☐ ARB ☐ BZAP ☐ City Council ☐ Tree Commission

Staff Signature: _____ Date: _____

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: $ 25,00.00

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:	- $50.00 for 1st $10,000 valuation	$
	- $5.00 for each additional $10,000 valuation.	$

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:	- $90.00 for the 1st $10,000 valuation	$ 90.00
	- $5.00 for each additional $10,000 valuation	$ 10.00
	- $600.00 cap	$
	- $50.00 resubmittal fee	$

Variance Review

Single Family:	$100.00	$
Commercial Property:	$100.00	$
Fences or Special Permits:	$65.00	$
All others:	$90.00	$

Zoning Fees

Rezoning:	- $250.00 up to 1 acre site	$ 250.00
	- $60.00 for each additional acre (or part thereof)	$
Requests for amendment to PUD Plans:	$300.00	$
Split of lot or existing parcel:	$250.00	$
Replatting or new plat:	$250.00	$

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
$0 to $5,000	$100.00	$
$5,001 to $25,000	$200.00	$
$25,001 to $75,000	$250.00	$
$75,001 to $200,000	$600.00	$
$200,001 to $750,000	$1,000.00	$
Over $750,000	$350.00	$
Fences and walls:	$65.00	$
Special Permit, Conditional Uses and All others:	$90.00	$
Re-submittal Fee:	$50.00	$

Appeals

Appeal of ARB decision to BZAP:	$50.00	$
Appeal of BZAP decision to City Council:	$250.00	$

Fee Total: $ 350.00

SHEET B CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Project Worksheet

☑ Residential ☐ Commercial

Property Address: 1015 Montrose Avenue, Bexley, Ohio 43209

Zoning District:

- ☐ R-1 (25% Building & 40% Overall)
- ☐ R-2 (25% Building & 50% Overall)
- ☐ R-3 (25% Building & 50% Overall)
- ☑ R-6 (35% Building & 60% Overall)
- ☐ R-12 (35% Building & 70% Overall)
- ☐ Other:

** Overall coverage includes hardscape*

Lot Info: Width (ft.): 50 Depth (ft.): 131.3 Total Area (SF): 6,550

Primary Structure Info:

Existing Footprint (SF):	902.6
Proposed Addition (SF):	256
Removing (SF):	0
Proposed new primary structure or residence (SF):	
Total Square Footage:	256

2nd & 3rd story addition - no increase in footprint SF

(Type of Structure:)

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):		New Structure Type:	
Proposed Addition (SF):		Ridge Height:	
Proposed New Structure (SF):		Is there a 2nd floor?	☐ Yes ☐ No
Total of all garage and accessory structures (SF):		2nd Floor SF:	
Total building lot coverage (SF):		=	% of lot

Is this replacing an existing garage and/or accessory structure? ☐ Yes ☐ No

Hardscape: Existing Driveway (SF): Existing Patio (SF): Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals: Total **overall** lot coverage (SF): = % of lot

Applicant Initial:

Internal Use: Staff Review Date: ☐ Meets Zoning ☐ ARB Only ☐ Variance or Modifications Needed

Staff Comments: Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

☐ **Please provide photos of the existing structure with this form**

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

☐ **Roofing** ☐ House or Principal Structure ☐ Garage Only ☐ House & Garage

Existing Roof Type: ☐ Slate ☐ Clay Tile ☐ Wood Shake ☐ Std. 3-tab Asphalt Shingle
☐ Arch. Dimensional Shingles ☐ EPDM Rubber ☐ TPO Rubber ☐ Metal

New Roof Type: ☐ Slate ☐ Clay Tile ☐ Wood Shake ☐ Std. 3-tab Asphalt Shingle
☐ Arch. Dimensional Shingles ☐ EPDM Rubber ☐ TPO Rubber ☐ Metal

New Shingle Manufacturer:

New Roof Style & Color:

☑ **Windows** ☑ House or Principal Structure ☐ Garage Only ☐ House & Garage

Existing Window Type: ☐ Casement ☑ Fixed ☐ Exterior Storm ☐ Other:
☑ Double Hung ☐ Awning ☐ Horizontal Sliding

Existing Window Materials: ☐ Aluminum Clad Wood ☐ Wood ☐ Metal
☑ Vinyl Clad Wood ☐ Aluminum ☐ Other:

New Window Manufacturer: Match Existing

New Window Style/Mat./Color: Match Existing

☐ **Doors** ☐ House or Principal Structure ☐ Garage Only ☐ House & Garage

Existing Entrance Door Type: ☐ Wood ☐ Insulated Metal ☐ Fiberglass ☐ Sidelights ☐ Transom Windows

Existing Garage Door Type: ☐ Wood ☐ Insulated Metal ☐ Fiberglass

Door Finish: ☐ Stained ☐ Painted

Proposed Door Type: **Style:** **Color:**

☑ **Exterior Trim**

Existing Door Trim: ☐ Cedar ☐ Redwood ☐ Pine ☐ Std. Lumber Profile
☐ Wood Composite ☐ Aluminum Clad ☐ Molding ☑ Vinyl ☐ Other:

Proposed New Door Trim: Match Existing

Existing Window Trim: ☐ Wood ☐ Redwood ☐ Pine ☐ Std. Lumber Profile
☑ Vinyl ☐ Other:

Proposed New Window Trim: Match Existing **Trim Color(s):** Match Existing

Do the Proposed Changes Affect the Overhangs? ☐ Yes ☑ No

Architectural Review Worksheet (Continued)

☑ **Exterior Wall Finishes**

Existing	Proposed	Type:	Manfacturer, Style, Color:
☐	☐	Natural Stone	
☐	☐	Cultured Stone	
☐	☐	Brick	
☐	☐	Mortar	
☐	☐	Stucco	
☐	☐	Wood Shingle	
☐	☐	Wood Siding	
☑	☑	Vinyl Siding	Match Existing
☐	☐	Aluminum Siding	
☐	☐	Other	

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

12. 19. 2019

12. 19. 2019

12. 19. 2019

12. 19. 2019