



CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
AGENDA

DATE: May 14, 2020

TIME: 6:00 P.M.

PLACE: 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 April 9th, 2020, ARB meeting.
4. Public Comment:
5. **NEW BUSINESS:**

CONSENT ITEMS:

- a. Application No.: ARB-20-18*
Applicant: Brad Schoch
Owner: Andy & Rachel Abeles
Address: 317 S. Drexel Ave.
ARB Request: The applicant is seeking architectural review and approval of revised elevations and final materials for a new single-family structure previously approved by the ARB
- b. Application No.: ARB-20-22*
Applicant: Jeremy Clifton
Owner: Christopher and Jenny Dersom
Address: 175 S. Roosevelt
ARB Request: The applicant is seeking architectural review and approval, to allow a 2-story addition to the rear of the principal structure and window replacement.
- c. Application No.: ARB-20-27*
Applicant: Amy Lauerhass
Owner: Isaac & Jenna Klopfenstein

Address: 851 S. Remington

ARB Request: The applicant is seeking architectural review and approval to allow a 2-story addition to the rear of the principal structure.

d. Application No.: ARB-20-28*

Applicant: Amy Lauerhass

Owner: David & Amy Lauerhass

Address: 753 Francis

ARB Request: The applicant is seeking architectural review and approval, to allow a new open front porch addition.

e. Application No. ARB-20-24*

Applicant: Architectural Gardens

Owner: Clinton Stahler

Address: 44 Meadow Park

ARB Request: The applicant is seeking architectural review and approval, to allow a pergola addition to the rear (east side) of the principal structure on the raised terrace.

REGULAR AGENDA ITEMS:

f. Application No.: ARB-20-9

Applicant: Katie Shepard

Owner: Shekay LLC

Address: 137 S. Roosevelt

ARB Request: The applicant is seeking architectural review and approval, to allow a new open front porch addition, and modifications to the soffits, windows and doors.

g. Application No.: ARB-20-11*

Applicant: David Jamison

Owner: Theodore Pennington

Address: 1015 Montrose Ave.

ARB Request: The applicant is seeking architectural review and approval, to allow a second and third floor addition at the rear of the principal structure, above the existing 1-story portion of the building.

h. Application No.: ARB-20-26*

Applicant: 3 Pillar Homes

Owner: Joe Chay

Address: 2730 E. Broad St.

ARB Request: The applicant is seeking architectural review and approval, to allow a new 2-story single family dwelling in the vacant lot on the North side of Broad Street between 2720 E. Broad Street and 2738 E. Broad Street.

i. Application No.: BZAP-20-12*

Applicant: Pete Foster

Owner: Jason Lessard & Anne Brown

Address: 69 S. Cassingham

ARB Request: In the event that a variance is required, the applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a 587sq' detached garage with 2nd floor shed dormers.

j. Application No.: BZAP-20-11*

Applicant: Pete Foster

Owner: Thomas & Sarah Fusonie

Address: 2590 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval to allow a 2nd floor shed dormer on the rear of the principal structure.



**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 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

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

Location

317 S DREXEL AV
 Bexley, OH 43209

ARB-20-18

Submitted On: 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.

--

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

R3

Use Classification

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

Other Classification

--

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

Other existing window type

--

Existing Window Materials

Aluminum Clad Wood

Other existing window materials

--

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

Door Finish

Painted

Proposed Door Style

French Door with Sidelites

Existing Garage Door Type

Fiberglass

Proposed Door Type

Carriage Style

Proposed Door Color

Stained - cappuccino color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Other Existing Door Trim

--

Existing Window Trim

Wood

Proposed New Window Trim

5 1/2" Composite Wood

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Wood Composite

Proposed New Door Trim

5 1/2" Composite Wood

Other Existing Window Trim

--

Trim Color(s)

White

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Other Existing Finishes

--

Proposed Finishes

Cultured Stone

Proposed Finishes Manufacturer, Style, Color

Casa Di Sasi , LedgeStone , Old World European

Existing Finishes

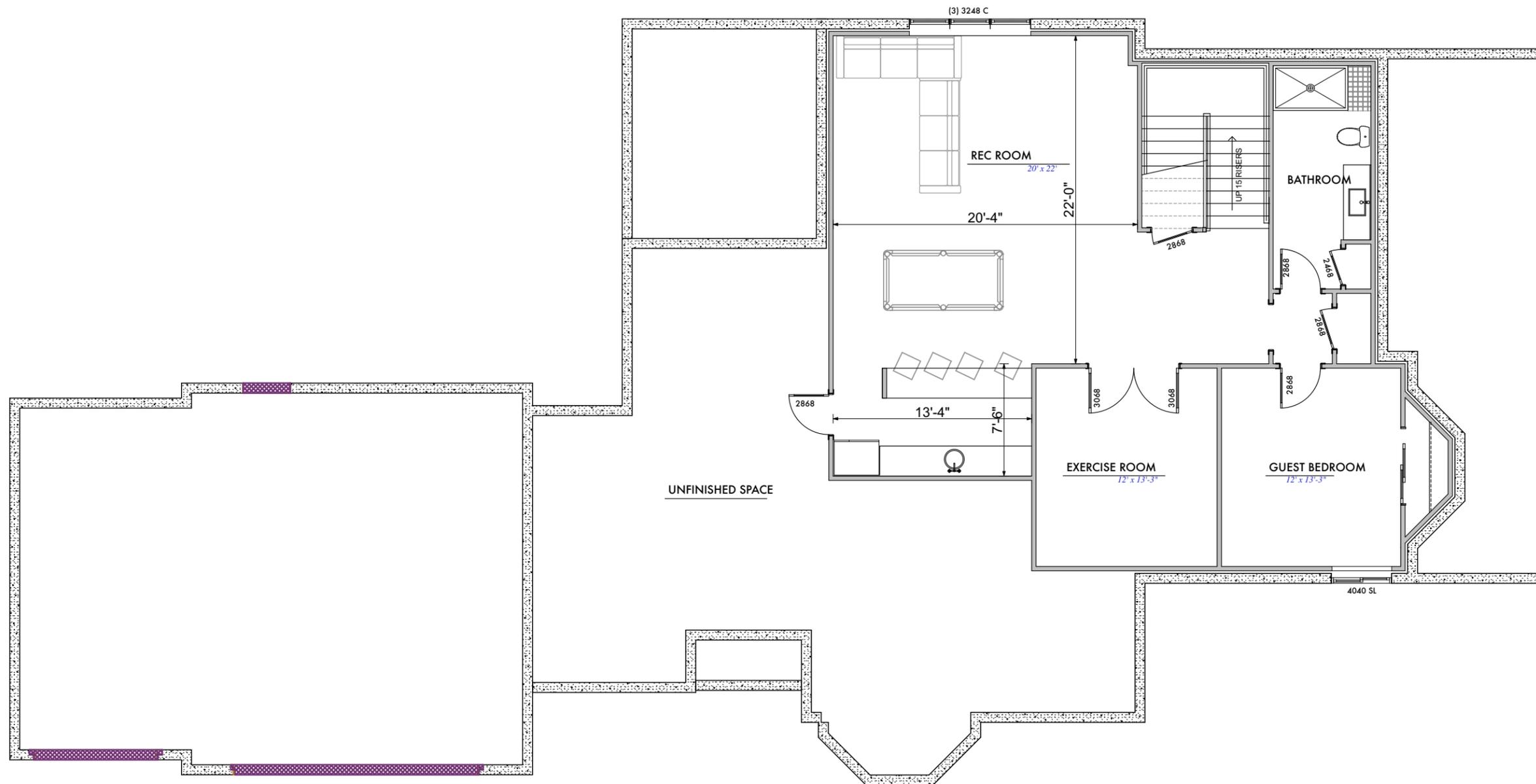
Natural Stone

Existing Finishes Manufacturer, Style, Color

Natural Stone - Ohio Limestone color

Other Proposed Finishes

--



FOUNDATION PLAN

1,361 FIN. SQ.FT.

1/8" = 1'-0"

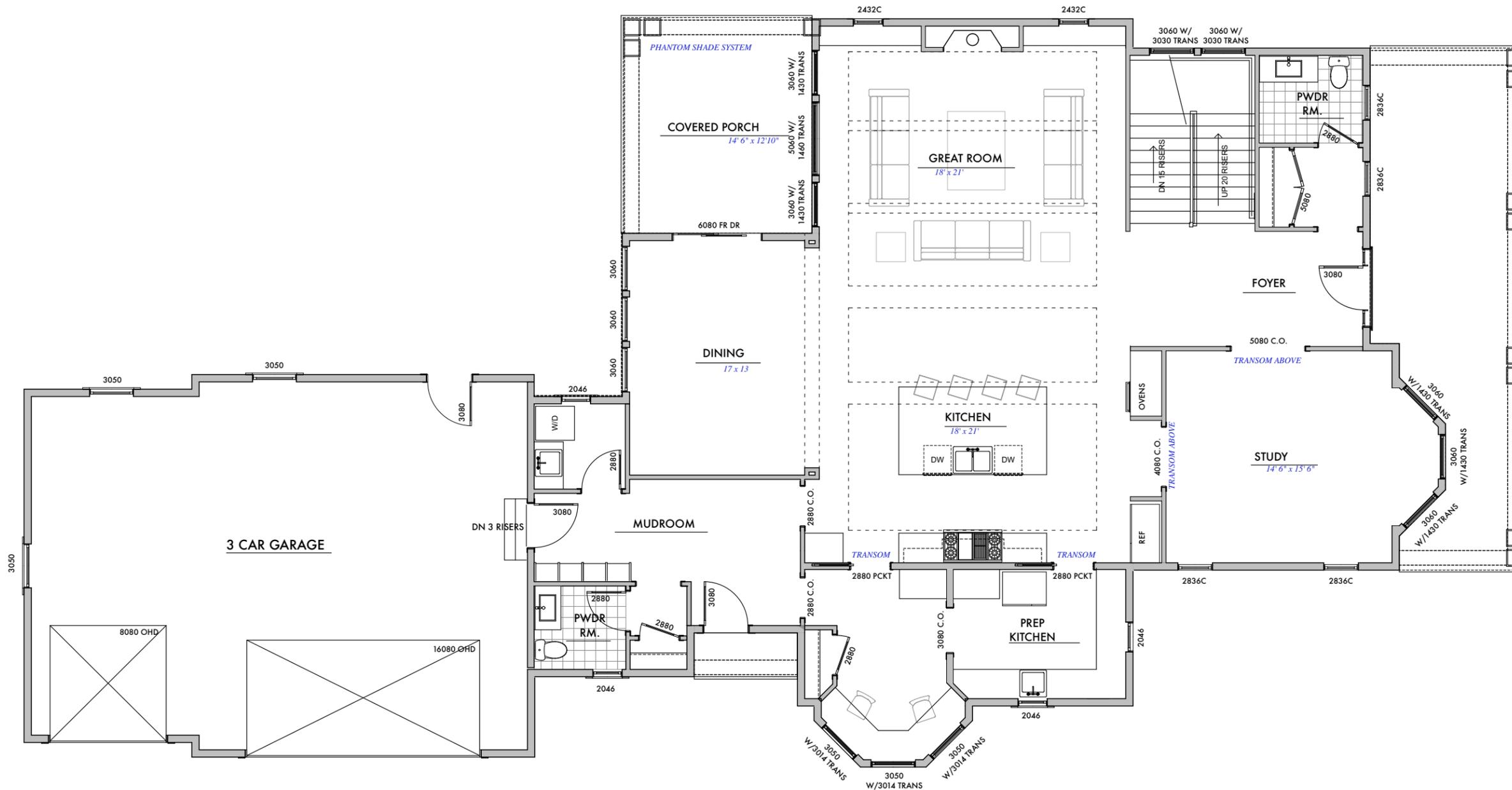


Romanelli & Hughes
BUILDING COMPANY

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		
4/28/20	ARB SUBMITTAL REV		
ABELES RESIDENCE			
317 S. DREXEL AVE.			



FIRST FLOOR PLAN

2,200 SQUARE FEET

1/8" = 1'-0"

326 FRONT PORCH SQ.FT.

190 REAR PORCH SQ.FT.

883 GARAGE SQ.FT.



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317 S. DREXEL AVE.



SECOND FLOOR PLAN

1,882 FIN. SQ.FT.

1/8" = 1'-0"

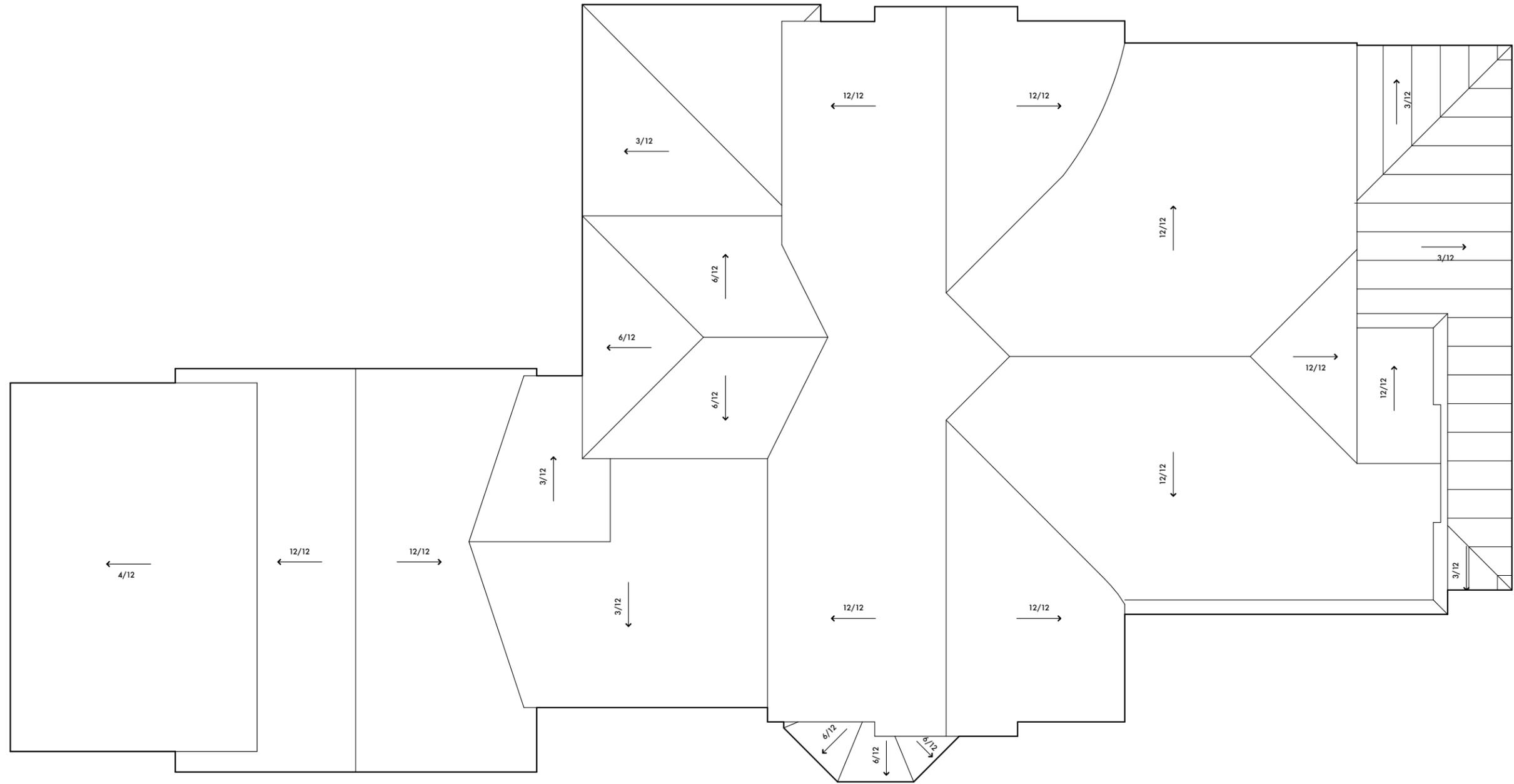


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ROOF PLAN

1/8" = 1'-0"



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ABELES RESIDENCE
317 S. DREXEL AVE.

PREVIOUS FRONT ELEVATION



PREVIOUS REAR ELEVATION



- 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.

REAR ELEVATION - WEST

BOARD & BATTEN SIDING



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ABELES RESIDENCE			
317 S. DREXEL AVE.			



FRONT OF HOUSE



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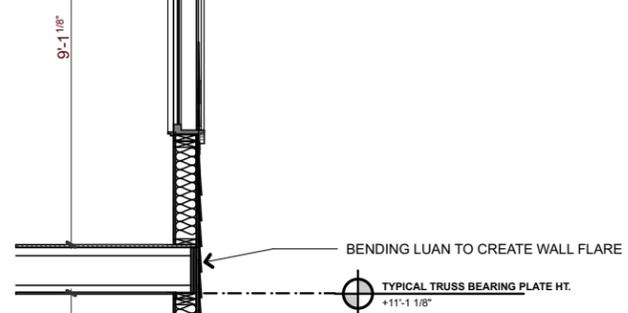
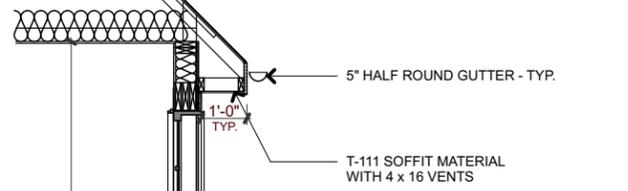
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ABELES RESIDENCE
317 S. DREXEL AVE.

- TYPICAL FRAME ROOF CONSTRUCTION**
- 30YR. ASPHALT SHINGLES
 - ICE & WATER SHIELD OVER
 - 15# FELT PAPER
 - 7/16" OSB SHEATHING
 - PRE-ENGINEERED TRUSSES -- SEE TRUSS PLAN AND MNFCTR. SHOP DRAWINGS FOR TRUSS SPECIFICATIONS
 - R-36 BATT FACED INSULATION
 - 1/2" GYP. BD. AT CEILING



TYPICAL WALL CONSTRUCTION

- 6" REVEAL CEDAR SHAKE SHINGLES
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 BATT FACED INSULATION.
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

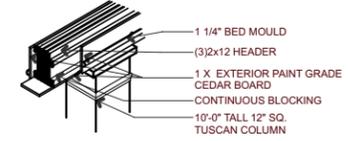
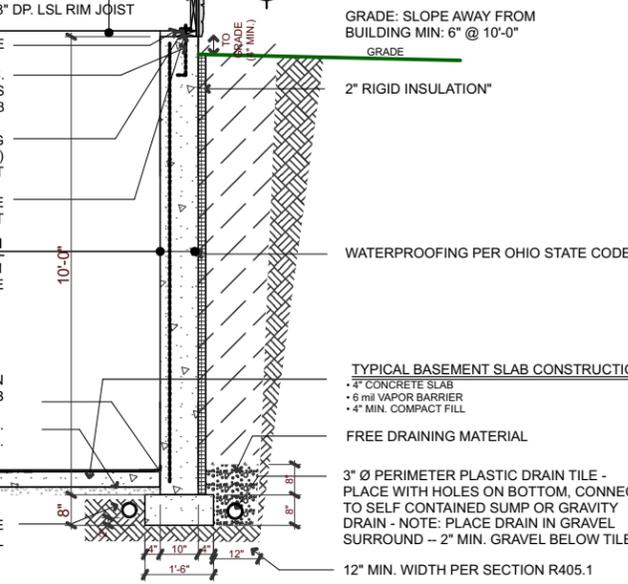
- SCHEDULED FINISH FLOOR -- SEE FLOOR PLANS
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & NAILED
- 11-7/8" TJI JOISTS

TYPICAL FNDN WALL CONSTRUCTION

- 8" WIDE POURED CONCRETE WALL w/ #4 BARS @ 16" o.c. VERT. - MIN. 1 1/2" CLEAR FROM INSIDE FACE
- TREATED 2 x 8 SILL PLATE
- 1/2" ø x 10" ANCHOR BOLT @ 72" O.C. MIN. 7" EMBED MAX. 12" FROM CORNERS - GALVANIZED PER ASTM123
- PROVIDE 2 WASHERS PRIOR TO ANCHORING NUT: (1) WASHER FOR 1/2" ø BOLT & (1) WASHER FOR 3/4" ø BOLT
- PROVIDE 9/16" ø HOLES IN SILL PLATE FOR ANCHOR BOLT

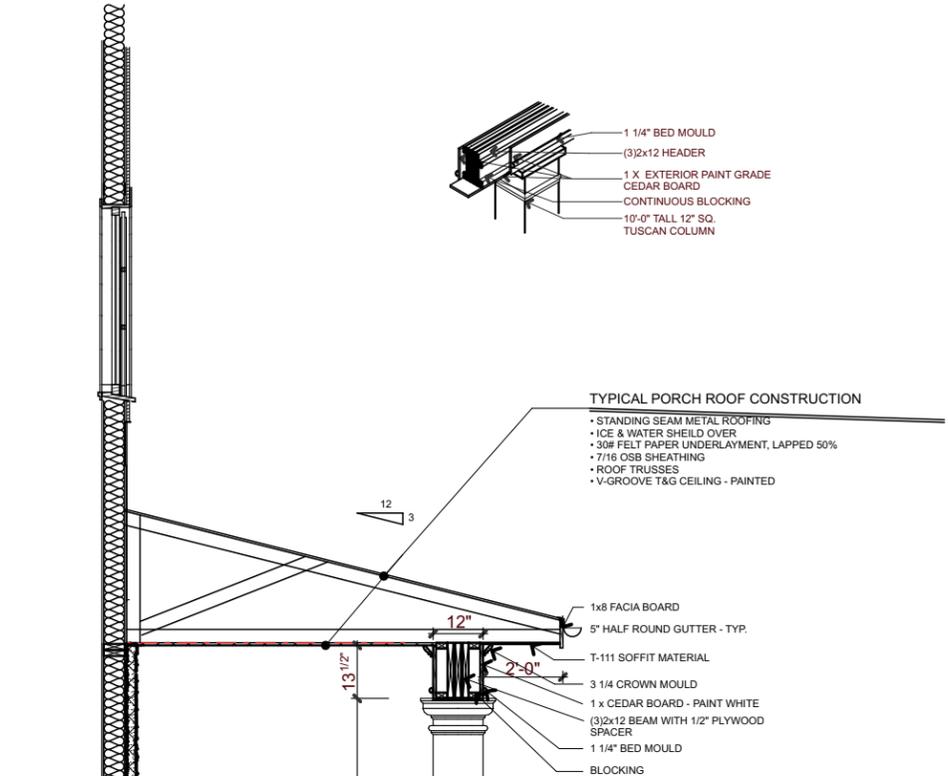
TYPICAL BASEMENT SLAB CONSTRUCTION

- 4" CONCRETE SLAB
- 6 mil VAPOR BARRIER
- 4" MIN. COMPACT FILL
- FREE DRAINING MATERIAL
- 3" Ø PERIMETER PLASTIC DRAIN TILE - PLACE WITH HOLES ON BOTTOM, CONNECT TO SELF CONTAINED SUMP OR GRAVITY DRAIN - NOTE: PLACE DRAIN IN GRAVEL SURROUND -- 2" MIN. GRAVEL BELOW TILE
- 12" MIN. WIDTH PER SECTION R405.1



TYPICAL PORCH ROOF CONSTRUCTION

- STANDING SEAM METAL ROOFING
- ICE & WATER SHIELD OVER
- 30# FELT PAPER UNDERLAYMENT, LAPPED 50%
- 7/16 OSB SHEATHING
- ROOF TRUSSES
- V-GROOVE T&G CEILING - PAINTED



TYPICAL WALL CONSTRUCTION

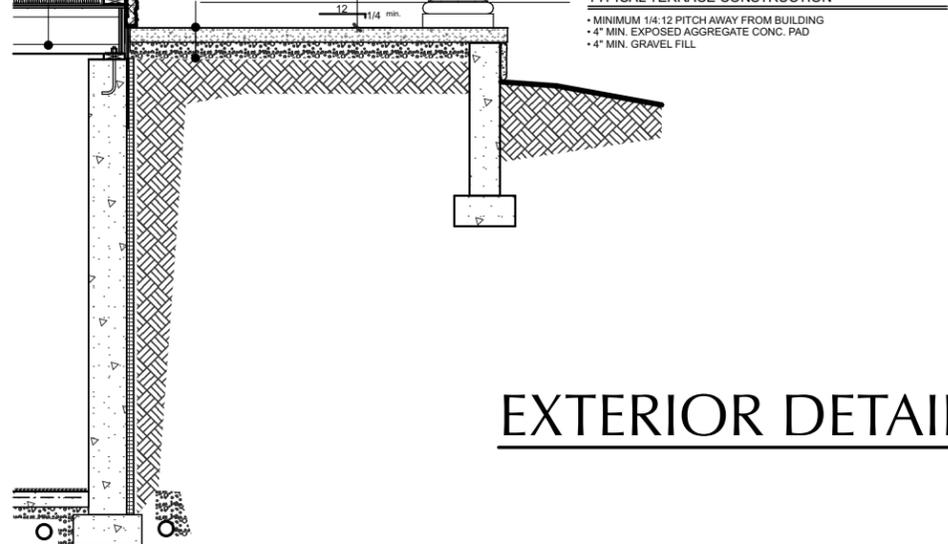
- MANUF STONE VENEER -- SEE ELEVATION
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 FIBERGLASS BATT INSULATION
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

- SCHEDULED FINISHED FLOOR -- SEE A-106
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 14" TJI 350'S @ 16" o.c. 1ST FLOOR / 11 7/8" TJI 250'S @ 16" o.c. 2ND FLOOR
- 1/2" GYP. BD. CEILING

TYPICAL TERRACE CONSTRUCTION

- MINIMUM 1/4:12 PITCH AWAY FROM BUILDING
- 4" MIN. EXPOSED AGGREGATE CONC. PAD
- 4" MIN. GRAVEL FILL



EXTERIOR DETAILS



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ABELES RESIDENCE
317 S. DREXEL AVE.



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD**

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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-20-22

Applicant: Jeremy Clifton

Owner: Christopher and Jenny Dersom

Address: 175 S. Roosevelt

ARB Request: The applicant is seeking architectural review and approval, to allow a 2-story addition to the rear of the principal structure and window replacement.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

***(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

 Jeremy Clifton
 7406243718
 jeremy.d.clifton@att.net

Location

175 S ROOSEVELT AV
 Bexley, OH 43209

ARB-20-22

Status: Active

Submitted: Mar 27, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

2 story home addition, with kitchen and living area on first level, master bedroom and bathroom on second story, and possible window replacements to match new windows in addition

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Jeremy Clifton

Agent Address

PO Box 1559, Hebron, OH 43025

Agent Email

jeremy.d.clifton@att.net

Agent Phone

7406243718

Property Owner Name

Christopher and Jenny Dersom

Property Owner phone

6143958836

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

240000

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
--	--
Appeal of ARB decision to BZAP	Appeal of BZAP decision to City Council
--	--

B: Project Worksheet: Property Information

Occupancy Type Residential or Commercial	Zoning District
Residential	R-6
Use Classification	
R-2 (25% Building and 50% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
50	127
Total Area (SF)	
6534	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1085	351
Removing (SF)	Type of Structure
--	--
Proposed New Primary Structure or Residence (SF)	Total Square Footage
702	1787

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

Existing Footprint (SF)	Proposed Addition (SF)
360	0
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
0	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
360	360
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
11	No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1196

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

40

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)

1236

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

3073

Total overall lot coverage (% of lot)

47

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House or Principal Structure

Existing Roof Type

Slate

New Roof Type

Slate

New Single Manufacturer

--

New Roof Style and Color

--

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

Andersen

New Window Style/Mat./Color

Woodwright, 400 series, Vinyl clad, White

C.1 Architectural Review Worksheet: Doors**Doors**

false

Structure

House or Principal 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

Pine

Proposed New Window Trim

Painted Boral or 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

Wood Siding

Existing Finishes Manufacturer, Style, Color

Stone and wood lap siding, painted white/cream

Proposed Finishes

Wood Siding

Proposed Finishes Manufacturer, Style, Color

Wood or cement siding to match existing, color to be determined

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

--

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)

doc **Slate or Tile Roof replacements**
Mar 27, 2020

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

pdf **Photographs (required)**

Mar 27, 2020

pdf **Site Plan**

Mar 27, 2020

pdf **Permission for Agent to represent owner.**

Mar 27, 2020

Untitled **Andersen Windows - Replacement**

Mar 27, 2020

Untitled **Andersen Windows - Addition**

Mar 27, 2020

Timeline

Payment

Status: Paid March 27th 2020, 11:35 am

Zoning Officer

Status: Completed March 29th 2020, 8:53 pm

Assignee: Kathy Rose

Kathy Rose March 27th 2020, 1:39:10 pm

what is the distance from the south side property line and the addition? if less than 8' it will require a BZAP application instead of an ARB

Jeremy Clifton March 27th 2020, 2:19:55 pm

Hi Kathy, the addition does not protrude past the existing home so it will be the same distance from the south side of the property line which is approx, 8'

Kathy Rose March 27th 2020, 2:25:47 pm

The survey indicates 7.2' which means it's a variance regardless of what the existing setback is. We did add a code section that allows an addition, if it is held back 8", which in this case would put you back at 8', Let me know what you want to do.

Jeremy Clifton March 27th 2020, 4:39:53 pm

Got it! We do not want to go for a variance so we will hold the addition back a minimum of 8" to reach the minimum 8' set back. Please let me know what you need from me if anything to proceed with this. Hard copies will be dropped off Monday.

Kathy Rose March 29th 2020, 8:53:38 pm

Sounds good and please update the plans attached to this application.

Jeremy Clifton April 1st 2020, 1:50:19 pm

The plans attached have been updated with a note stating the setback will be a minimum of 8'. I also dropped 2 paper copies with the same note in the plastic bin Monday. Thank you.

Kathy Rose April 2nd 2020, 8:42:10 am

Thanks! I look for this to be on my May 14th Agenda.

Jeremy Clifton April 2nd 2020, 10:37:57 am

Kathy - I know this was a last minute submission, but is there any way we can get this on the April 9 agenda? I called and spoke to a gentleman before competing the application and was led to believe this was a possibility. With the recent turn in economic events, and some jobs recently being shut down, I would like to be able to keep my crews working. If there is any possible way, I would greatly appreciate it. If you need additional information to move it along, I will gladly supply it.

Kathy Rose April 2nd 2020, 11:09:04 am

Jeremy, The deadline for the April meeting was March 12th. I have 13 cases as of now and after figuring out what is proposed in each application, that all of the documents are complete, and if all the codes are met in order to only go to only the Architectural Review Board. I then write up notices for each case and send the notices out to the the neighbors 2 weeks prior to the meeting. The gentleman in the office is very helpful but can not promise something based on a conversation over the phone. Especially when we are not aware if it complies with setback regulations, which it did not, and it was assumed that as long as it met the same setback of the existing structure it was fine. There is a good reason for my deadlines and my job is no simple task.

The best I can do is allow you to apply for a building permit at your own risk and get that process started, and that it only be issued

subject to the ARB approval. That way the construction documents can be reviewed for building code compliance now instead of after the May 14th meeting . Any modifications by the ARB can be submitted as an addendum.

Kathy Rose April 2nd 2020, 11:48:59 am

if you do decide to submit the plans for building permit at this time, please make sure they are the modified version that meets the 8' side yard setback. Thanks

Robin Shetler April 2nd 2020, 12:18:13 pm

@Kathy Rose , I read all of the info regarding this app. I do understand it. If he decides to apply for his building permit now, he will submit addendum changes if needed once he goes before the board.

Jeremy Clifton April 2nd 2020, 12:18:54 pm

Kathy - thank you. I meant no disrespect in my request and do understand the time involved and importance of your job and deadlines. I submitted the marked up version with the 8' setback noted in hardcopy Monday and uploaded the marked up version electronically yesterday. I appreciate your help navigating this. Thanks again. Jeremy

Kathy Rose April 2nd 2020, 12:32:31 pm

no problem. File for your building permit to get a jump-start if you'd like.

Jeremy Clifton April 6th 2020, 12:08:03 pm

Hi Kathy - when I go to the BZAP link it says that this step is already in process and it won't allow me to request the variance. Am I in the wrong spot?

Robin Shetler April 6th 2020, 12:11:56 pm

I don't see that you have started a BZAP application? Do you have an application # that we can research?

Jeremy Clifton April 7th 2020, 12:37:10 pm

Hi Robin - we are going to work with the architect to revise the plans for the 8' setback instead of requesting a variance. Thank you for help - have a great day!

Robin Shetler April 7th 2020, 2:02:49 pm

@Kathy Rose , see his note above

Jeremy Clifton April 13th 2020, 12:14:37 pm

Hi Kathy/Robin - I just uploaded the new stamped drawings indicating the minimum 8' set-back. Please let me know if you need anything else for ARB.

Kathy Rose April 13th 2020, 12:26:45 pm

Thanks! meets the setback and only requires ARB review - May 14, 2020

Robin Shetler April 13th 2020, 12:27:10 pm

@Kathy Rose , will this be one that gets a notice for April 30th? Just wanted to keep track.

Kathy Rose April 13th 2020, 4:30:47 pm

@Karen Bokor Have you had a chance to look at this?

Kathy Rose April 27th 2020, 12:05:33 pm

@Karen Bokor have you looked at this?

Jeremy Clifton April 30th 2020, 11:55:05 am

Hi Kathy - I uploaded the plans labeled "Construction Documents" to the plan examiner for the building permit. Do I need to also do the same for the ARB review or are we good for that? Just wanted to double check. Thanks - Jeremy

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Karen Bokor April 28th 2020, 2:39:45 pm

Reviewed and on my list for May 14 ARB

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress



5/8/2020

Tree Commission

Status: In Progress

Arborist

Status: In Progress

MORTGAGE LOCATION SURVEY

0491-17

TITLE COMPANY: CLEAN TITLE AGENCY, INC.
 LENDER:
 BUYER: CHRISTOPHER D. DERSOM AND JENNIFER DERSOM
 SELLER: SARAH E. LYNN, TRUSTEE
 DATE: 06/06/17
 ORDER NO.: 0491-17



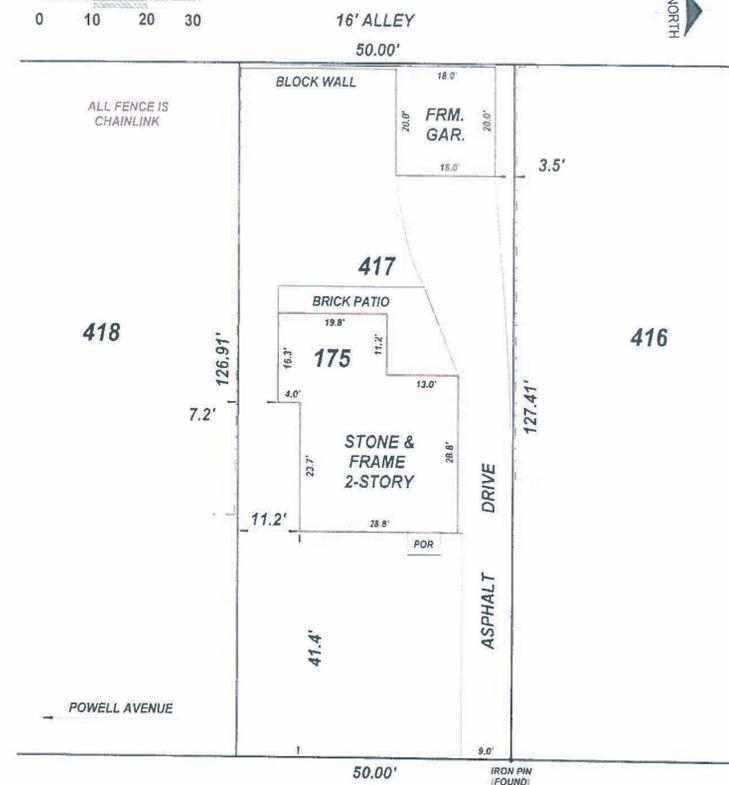
APPARENT ENCROACHMENTS: NONE

LEGAL DESCRIPTION: BEING LOT NO. 417 OF ARDMORE NO. 2 OF RECORD IN PLAT BOOK 11, PAGE 9, FRANKLIN COUNTY RECORDER'S OFFICE CITY OF BEXLEY, STATE OF OHIO.

PARCEL NO.: 020-000995-00 TITLE CO. FILE NO. 31933

SCALE: 1" = 20'

0 10 20 30



SOUTH ROOSEVELT AVENUE (50')



P.O. Box 1902
 Westerville, Ohio 43086-1902
 Phone: (614)378-9140
 CompassSurveying@hotmail.com

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements. Liability for this survey limited to actual cost of survey.

By: *[Signature]*
 G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272



2017 LOCATION SURVEY

SCALE: NTS



AERIAL VIEW

SCALE: NTS



PARCEL MAP

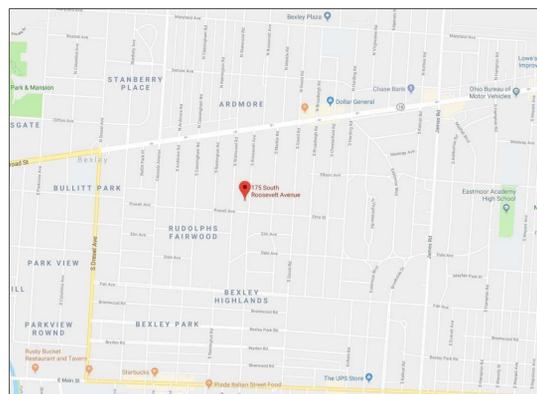
SCALE: NTS



020-000995 02/18/2017

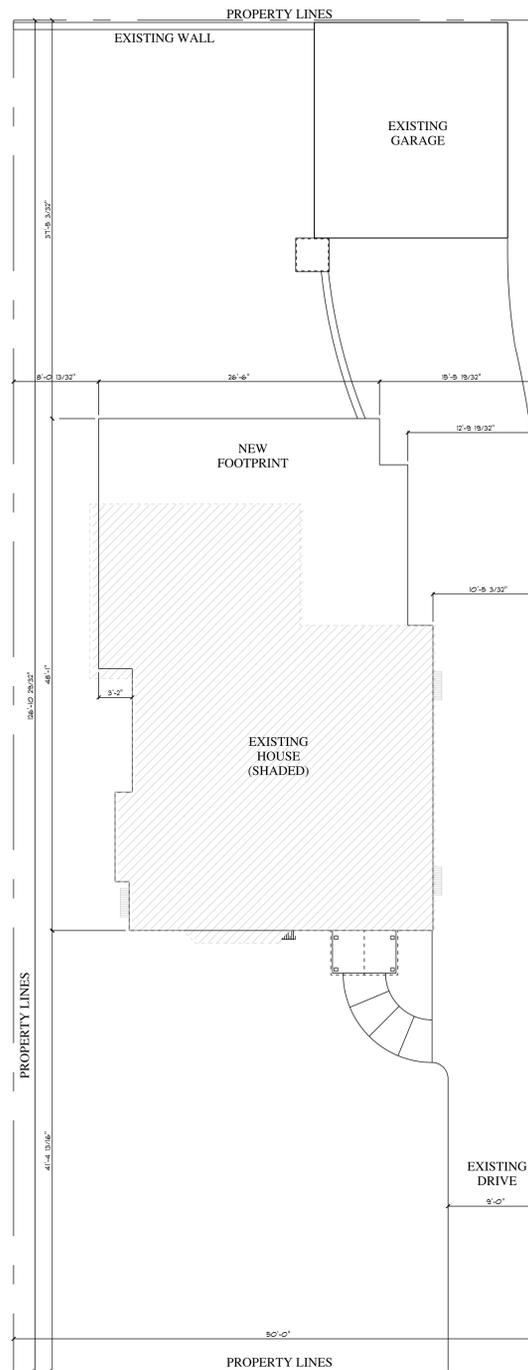
2017 PHOTO

SCALE: NTS



VICINITY MAP

SCALE: NTS



SITE PLAN

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

PROJECT INFORMATION

OWNER: DERSOM, DREW & JENNIFER

ADDRESS: 175 S ROOSEVELT AVE
 COLUMBUS, OHIO 43209

CITY/VILLAGE: BEXLEY
 COUNTY: FRANKLIN
 PARCEL NO.: 020-000995-00
 MAP-RT: 020-N010L-120-00
 LOT NO.: 417
 ZONING DISTRICT: R6

EXISTING BUILDING to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 EXISTING HOUSE FOOTPRINT: 1085 SQ. FT.
 EXISTING GARAGE FOOTPRINT: 360 SQ. FT.
 BUILDING TOTAL: 1445 SQ. FT.
 BUILDING COVERAGE: 22 %

NEW BUILDING to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 NEW HOUSE FOOTPRINT: 1436 SQ. FT.
 EXISTING GARAGE FOOTPRINT: 360 SQ. FT.
 BUILDING TOTAL: 1796 SQ. FT.
 BUILDING COVERAGE: 27 %

OVERALL to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 NEW HOUSE FOOTPRINT: 1436 SQ. FT.
 GARAGE FOOTPRINT: 360 SQ. FT.
 FRONT PORCH: 18 SQ. FT.
 MASONRY STOOP/CANOPY: 04 SQ. FT.
 REAR BLOCK WALL: 19 SQ. FT.
 DRIVEWAY: 1196 SQ. FT.
 SIDEWALKS: 40 SQ. FT.
 OVERALL TOTAL: 3073 SQ. FT.
 OVERALL COVERAGE: 47 %

DRAWING SCHEDULE

COVER PAGE	1
FOUNDATION FLOOR PLANS	2
MAIN LEVEL FLOOR PLANS	3
UPPER LEVEL FLOOR PLANS	4
EAST and SOUTH ELEVATIONS	5
WEST and NORTH ELEVATIONS	6
SECTIONS & ROOF PLAN	7
ELECTRICAL PLANS	8

GENERATION

A

PRELIMINARY
 CONSTRUCTION
 DOCUMENTS

MOUNT HOPE
 CONSTRUCTION, LLC
 8715 Worthington Road, Bldg B
 Alexandria, Ohio 45001
 JEREMY CLIFTON
 Mobile: 740-624-3718
 www.mounthopeconstruction.com

DERSOM RESIDENCE
 175 ROOSEVELT AVE.
 COLUMBUS, OHIO 43209
 FRANKLIN COUNTY
 PARCEL NUMBER: 020-000995-00
 LOT NUMBER: 417

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

STAMP
 (IF REQUIRED)

DATE
 4/7/2020

DRAWN BY:
 ROPD,LLC

SHEET NO:

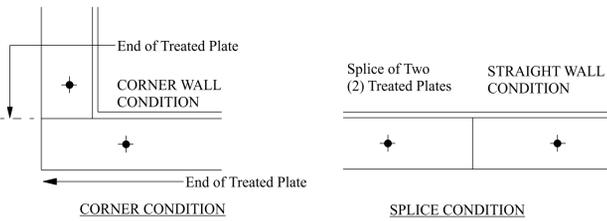
1

FOUNDATION PLAN NOTES

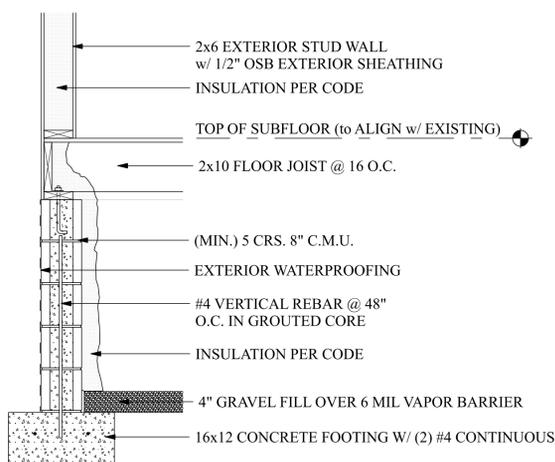
All footings are 16" wide x 8" deep unless noted otherwise.
 To tie footings to different levels together, hold high footings back from lower levels. Use poured lintels to bridge and tie.
 All footing designs are based on 1500 PSI soil bearing.
 All footings are to be placed on undisturbed soil located below the frost line dictated by the construction location.
 Waterproof/dampproof per local code.
 Grade is to be 8" or more below top of foundation. Sloping away from the house min. 6" fall in first 10'-0".

NOTE:

Anchor Bolts to be a Max. 6'-0" o.c. and Max. 12" from end of ea. Plate Section. Bolts to be a Min. of 1/2" Dia. and extend a Min. of 7" into Masonry/Concrete



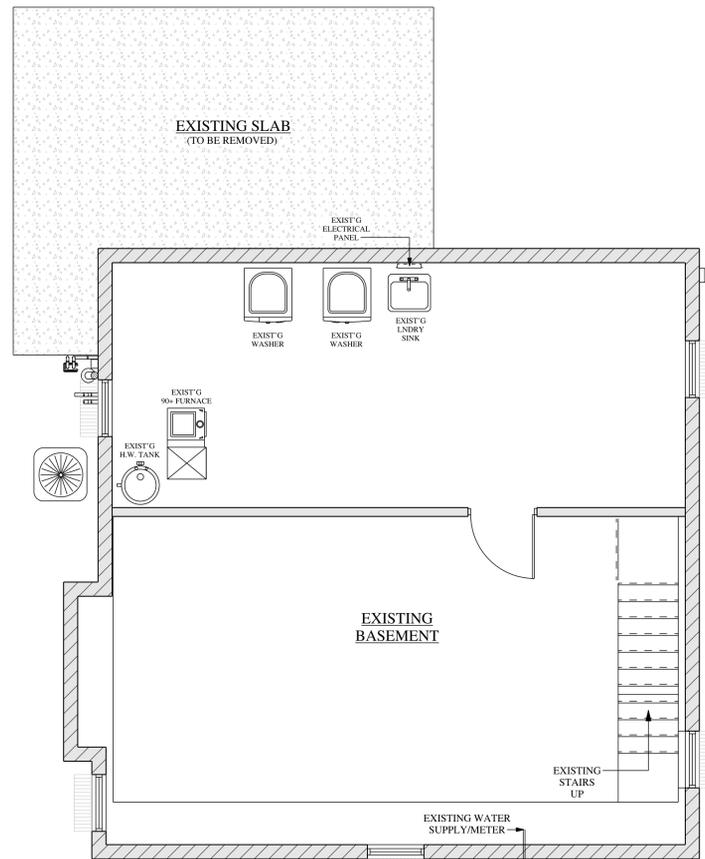
A DETAIL-ANCHOR BOLTS
SCALE: 1/4" = 1'-0"



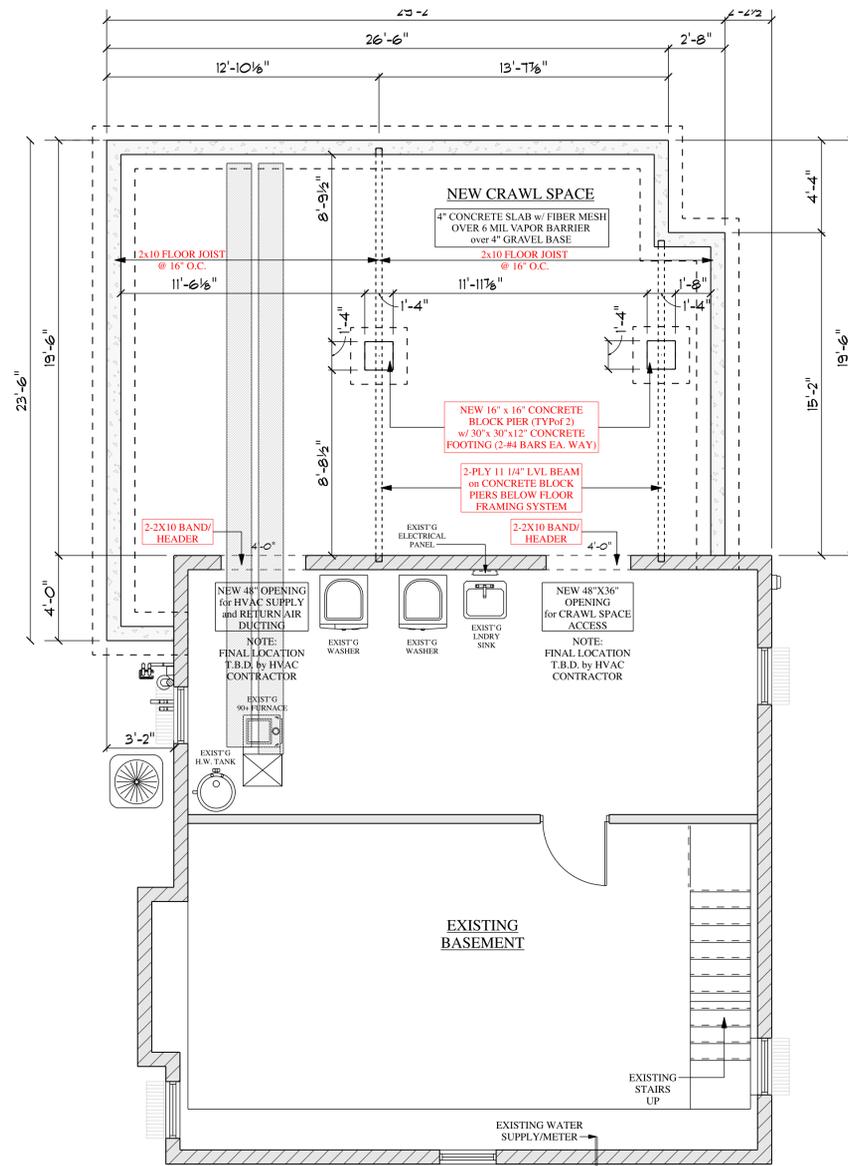
B CRAWL FOUNDATION WALL DETAIL
SCALE: 3/4" = 1'-0"

GARAGE AREA SCHEDULE

NAME	AREA
GARAGE FLOOR PLAN AREA	715.0 sq. ft.



EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



NEW FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

WALL SCHEDULE

	EXISTING CONCRETE SLAB
	EXISTING HOUSE FOUNDATION WALLS
	NEW ADDITION (CRAWL) FOUNDATION WALLS
	EXISTING INTERIOR BEARING WALL
	NEW 16" x 16" CONCRETE BLOCK PIER

STATE OF OHIO
 DAVID ALLEN HOLTZAPPE
 REGISTERED PROFESSIONAL ENGINEER
 45911
 4/13/2020

GENERATION

A

PRELIMINARY CONSTRUCTION DOCUMENTS

MOUNT HOPE CONSTRUCTION, LLC
 8713 Worthington Road, Bldg B
 Alexandria, Ohio 43001
 JEREMY CULFTON
 P-051161, T-614-694-3718
 www.mounthopconconstruction.com

MOUNT HOPE
 CONSTRUCTION, LLC

DERSOM RESIDENCE
 175 ROOSEVELT AVE.
 COLUMBUS, OHIO 43209
 FRANKLIN COUNTY
 PARCEL NUMBER: 020-000995-00
 LOT NUMBER: 417

FOUNDATION FLOOR PLANS
 SCALE: 1/4" = 1'-0"

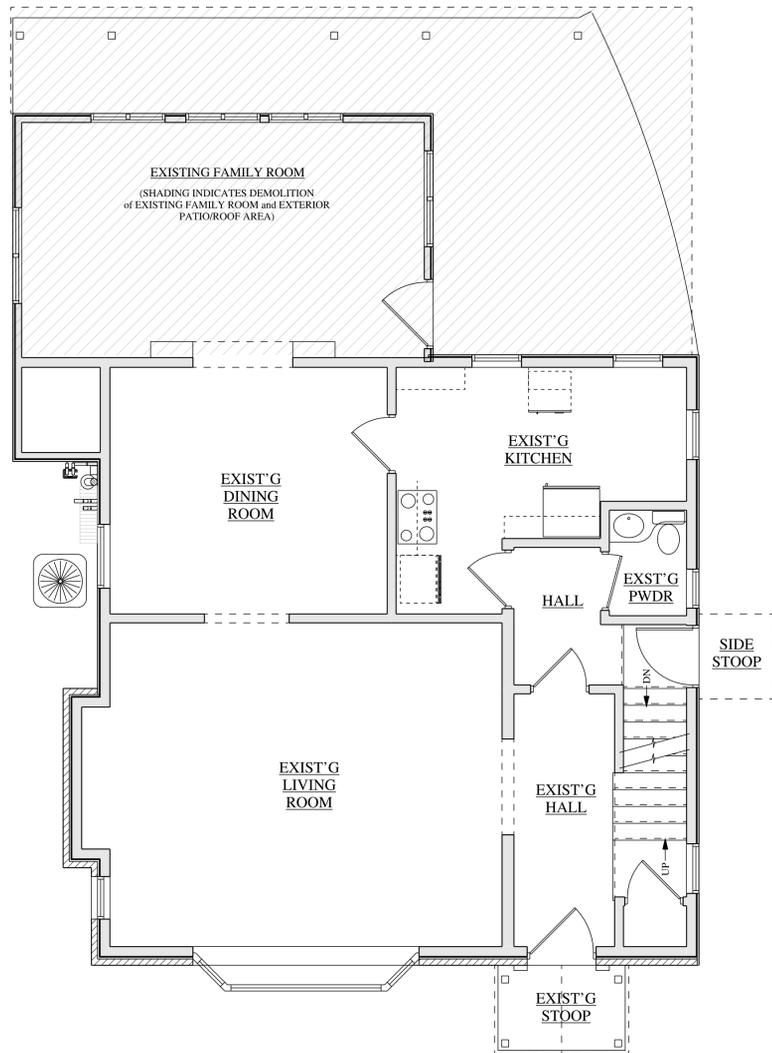
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DATE
4/7/2020

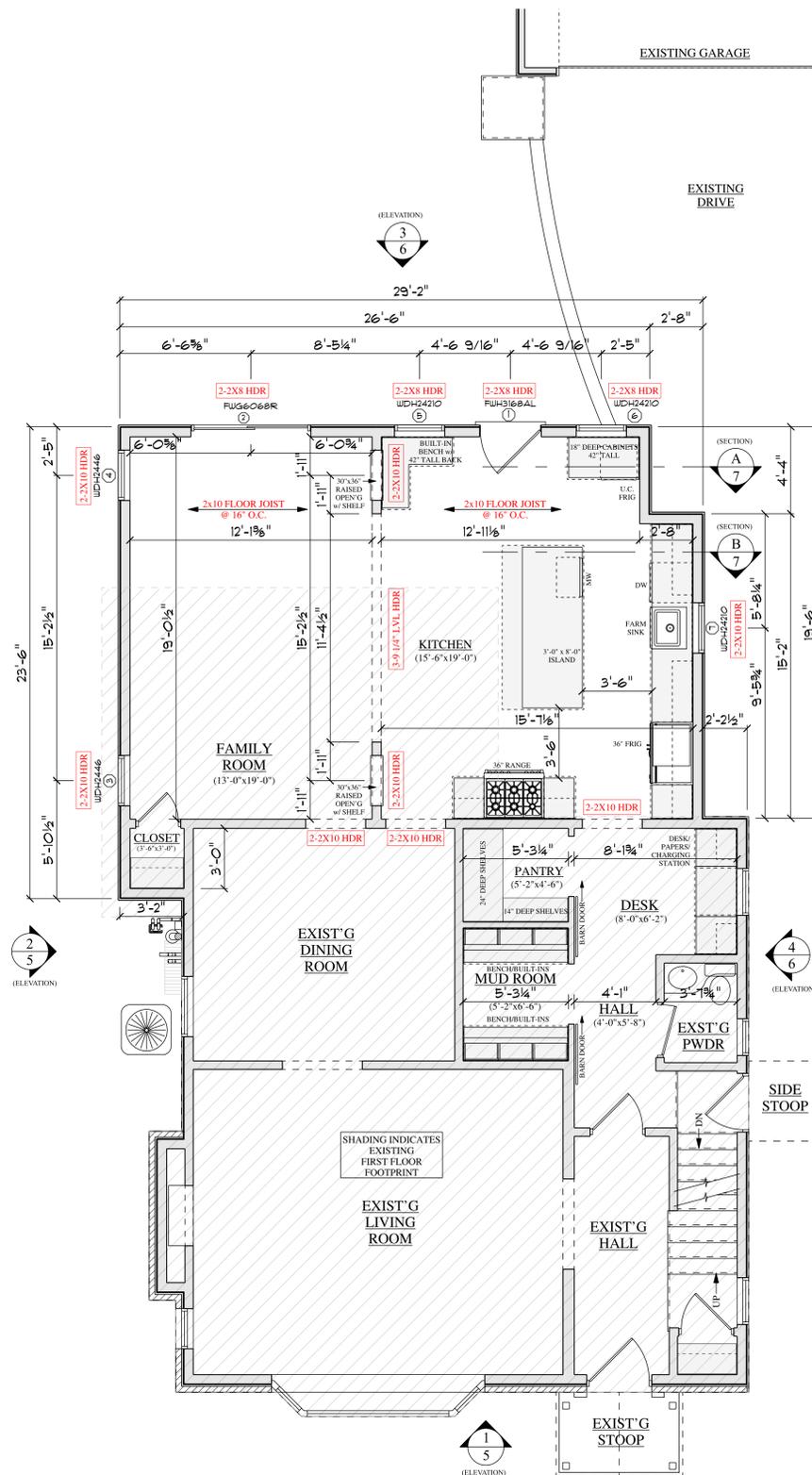
DRAWN BY:
ROPD, LLC

SHEET NO:

2



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



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

OPENING ID	LOCATION	PRODUCT CODE	R.O. WIDTH	R.O. HEIGHT	TYPE
1	KITCHEN	FWH3168AL	3'-1"	6'-8"	INSWING DOOR
2	FAMILY ROOM	FWG6068R	6'-0"	6'-8"	SLIDING PATIO DOOR
3	FWH3168AL	WDH2446	2'-6 1/2"	4'-8 1/2"	DOUBLE HUNG WINDOW
4	FWH3168AL	WDH2446	2'-6 1/2"	4'-8 1/2"	DOUBLE HUNG WINDOW
5	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW
6	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW
7	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW



GENERATION
A
PRELIMINARY
CONSTRUCTION
DOCUMENTS

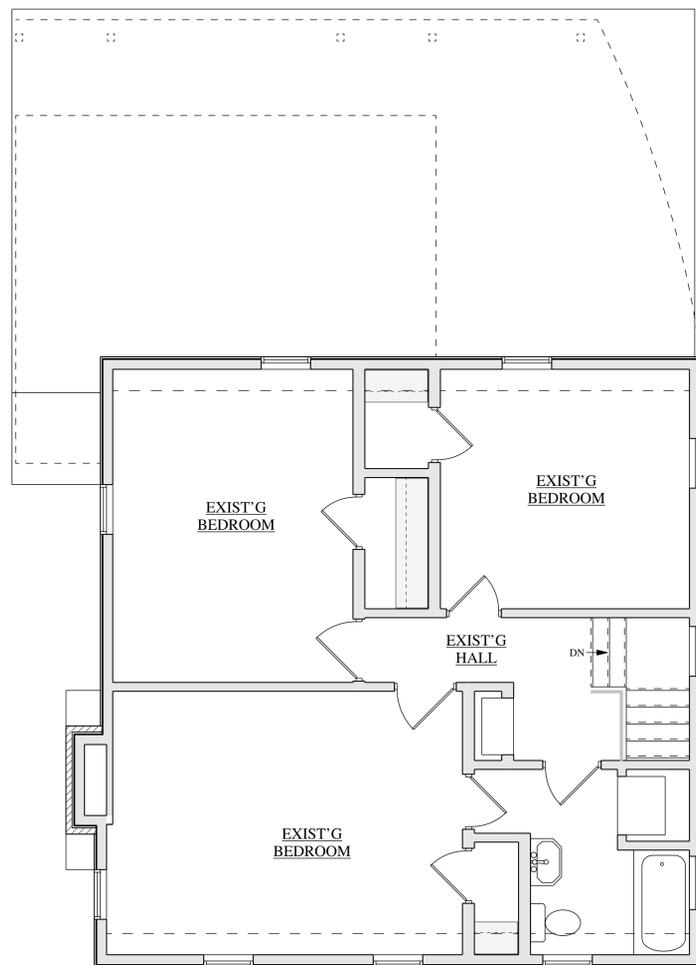
MOUNT HOPE
CONSTRUCTION, LLC
8713 Worthington Road, Bldg B
Alexandria, Ohio 43001
JEREMY CLIFTON
Mobile: 740-624-3718
www.mounthopeconstruction.com

DERSON RESIDENCE
175 ROOSEVELT AVE.
COLUMBUS, OHIO 43209
FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

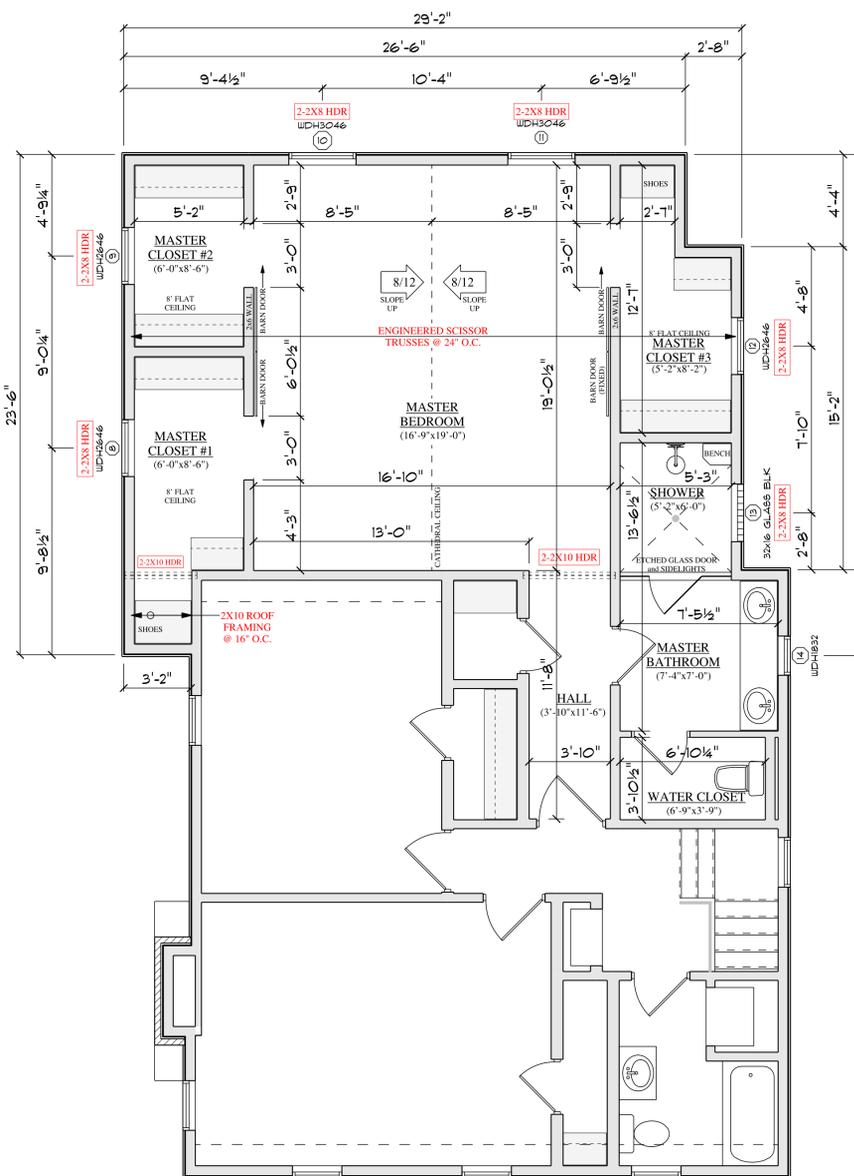
MAIN LEVEL FLOOR PLANS
SCALE: 1/4" = 1'-0"

STAMP
(IF REQUIRED)
DATE
4/7/2020
DRAWN BY:
ROPD,LLC
SHEET NO:

3



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



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

ELECTRICAL LEGEND

ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 01	1	
can light 6inch	22	
fan	2	
switch	14	
wall mounted alba	2	

OPENING SCHEDULE

OPENING ID	LOCATION	PRODUCT CODE	R.O. WIDTH	R.O. HEIGHT	TYPE
8		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
9		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
10		WDH3046	3'-2 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
11		WDH3046	3'-2 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
12		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
13		WDH2646	2'-8" (VERIFY)	1'-6" (VERIFY)	GLASS BLOCK WINDOW
14		WDH1832	2'-10 1/4"	4'-4 1/4"	DOUBLE HUNG WINDOW



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COLUMBUS, OHIO 43209
FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

EAST and SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"

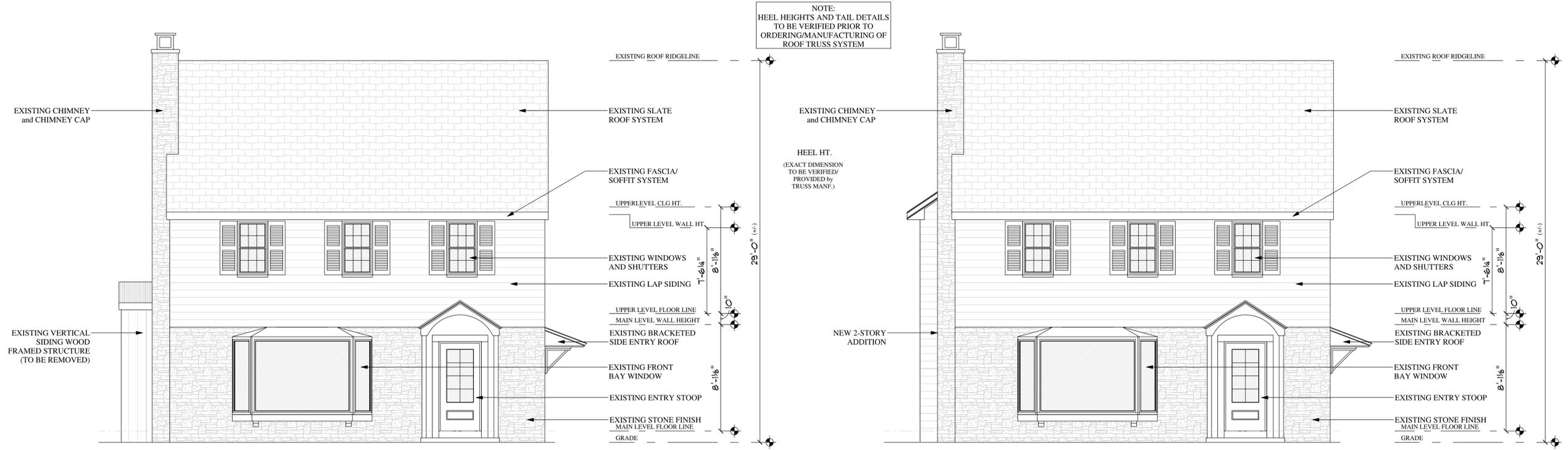
STAMP
(IF REQUIRED)

DATE
4/7/2020

DRAWN BY:
ROPD,LLC

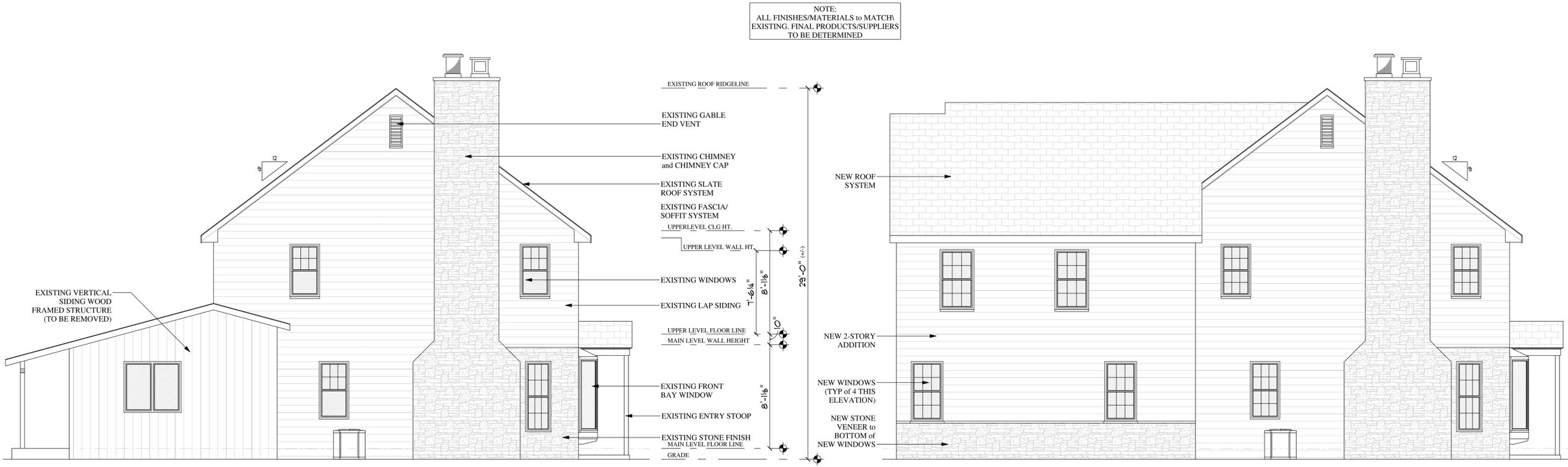
SHEET NO:

5



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

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



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

② NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MOUNT HOPE CONSTRUCTION, LLC
8713 Worthington Road, Bldg B
Alexandria, Ohio 43001

MOUNT HOPE CONSTRUCTION, LLC

DERSON RESIDENCE
175 ROOSEVELT AVE.
COLUMBUS, OHIO 43209

FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

STAMP (IF REQUIRED)

DATE
4/7/2020

DRAWN BY:
ROPD,LLC

SHEET NO:

6

NOTE:
HEEL HEIGHTS AND TAIL DETAILS
TO BE VERIFIED PRIOR TO
ORDERING/MANUFACTURING OF
ROOF TRUSS SYSTEM

NOTE:
ALL FINISHES/MATERIALS TO MATCH
EXISTING. FINAL PRODUCTS/SUPPLIERS
TO BE DETERMINED



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



3 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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

WEST and NORTH ELEVATIONS
SCALE: 1/4" = 1'-0"

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175 ROOSEVELT AVE.
COLUMBUS, OHIO 43209

FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

SECTIONS & ROOF PLAN
SCALE: 1/4" = 1'-0"

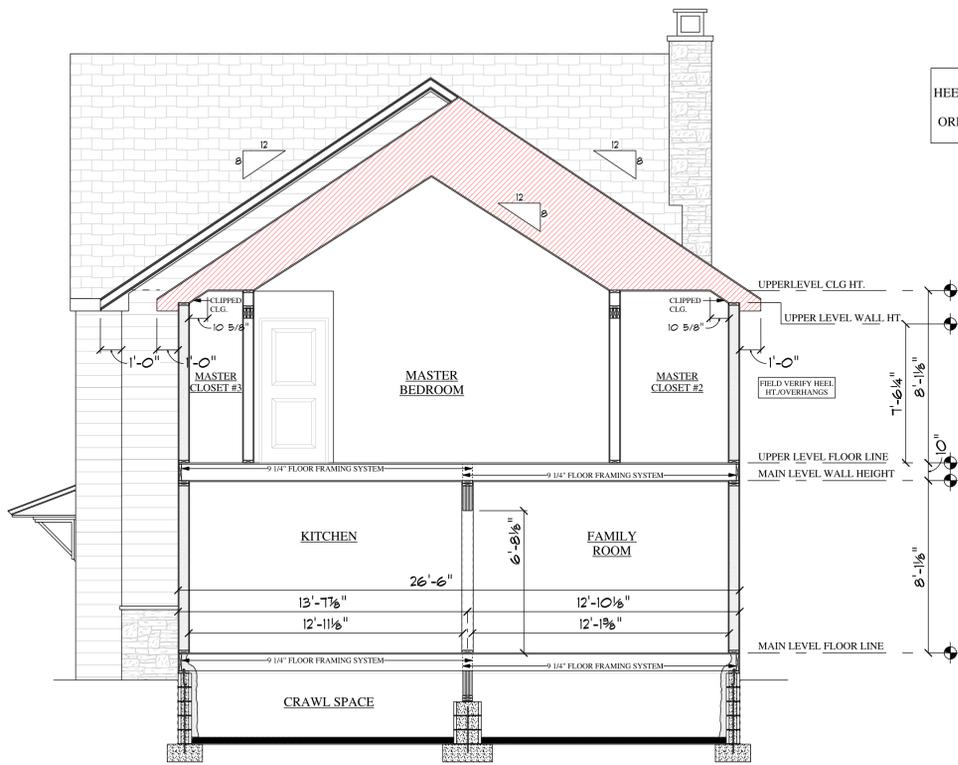
STAMP
(IF REQUIRED)

DATE
4/7/2020

DRAWN BY:
ROPD,LLC

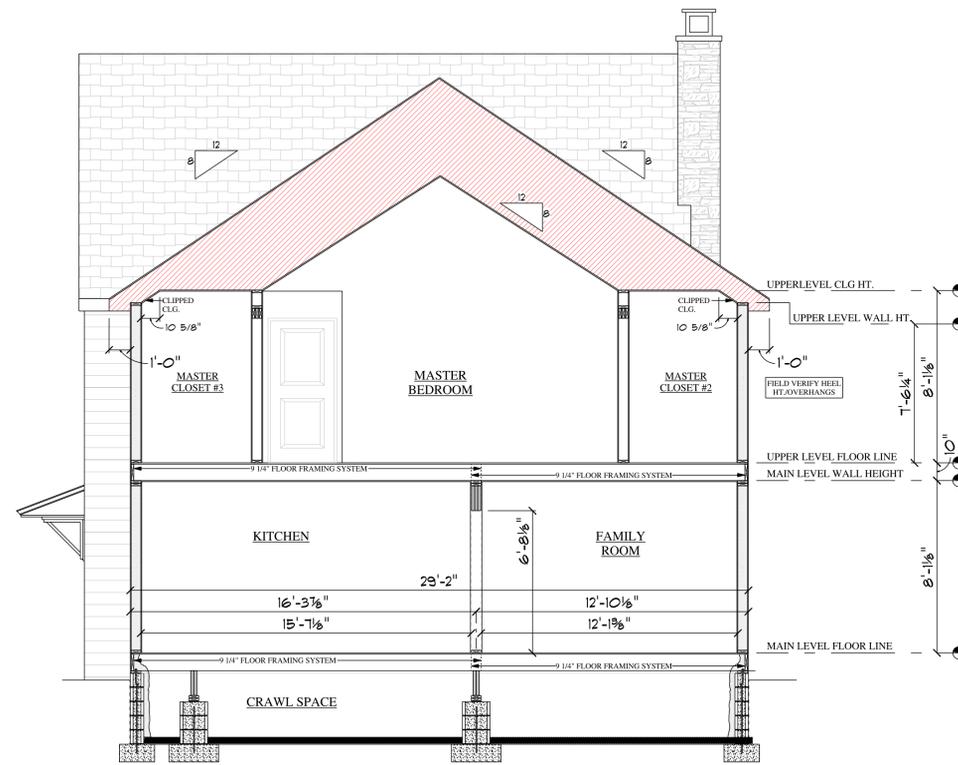
SHEET NO:

7

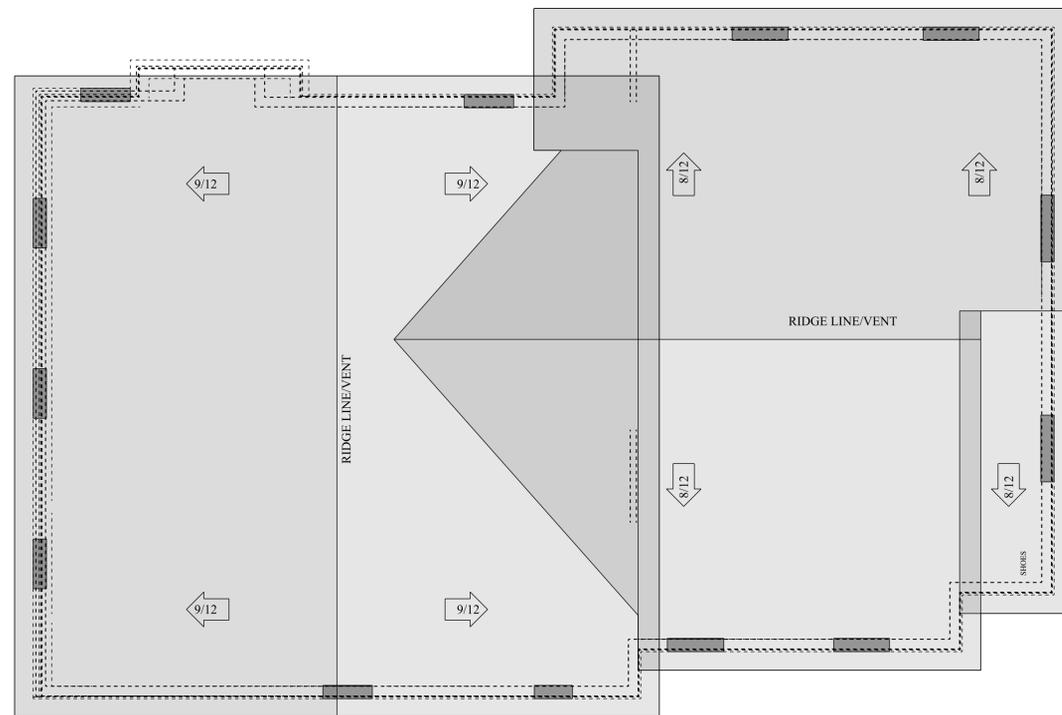


A SECTION
SCALE: 1/4" = 1'-0"

NOTE:
HEEL HEIGHTS AND TAIL DETAILS
TO BE VERIFIED PRIOR TO
ORDERING/MANUFACTURING OF
ROOF TRUSS SYSTEM



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

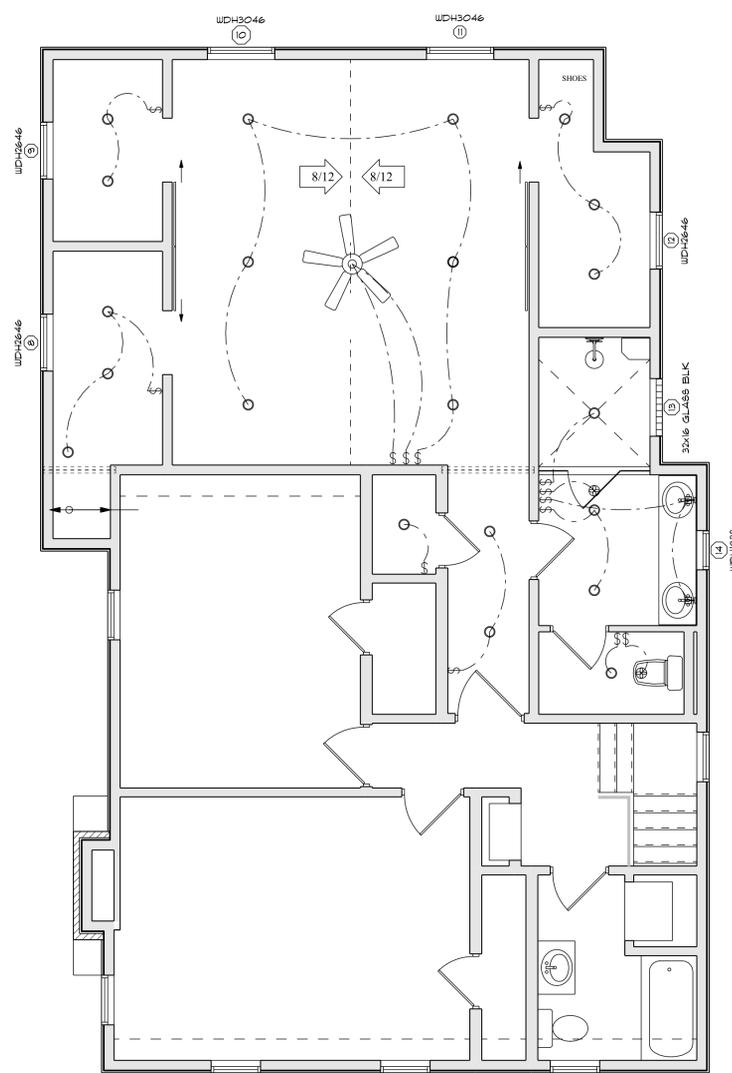


NOTE:
HEEL HEIGHTS AND TAIL
DETAILS TO BE VERIFIED
PRIOR TO ORDERING/
MANUFACTURING OF
ROOF TRUSS SYSTEM

FIELD VERIFY ALL
EXISTING CONDITIONS
(OVERHANG DETAILS,
EXISTING ROOF PITCH, ETC.)

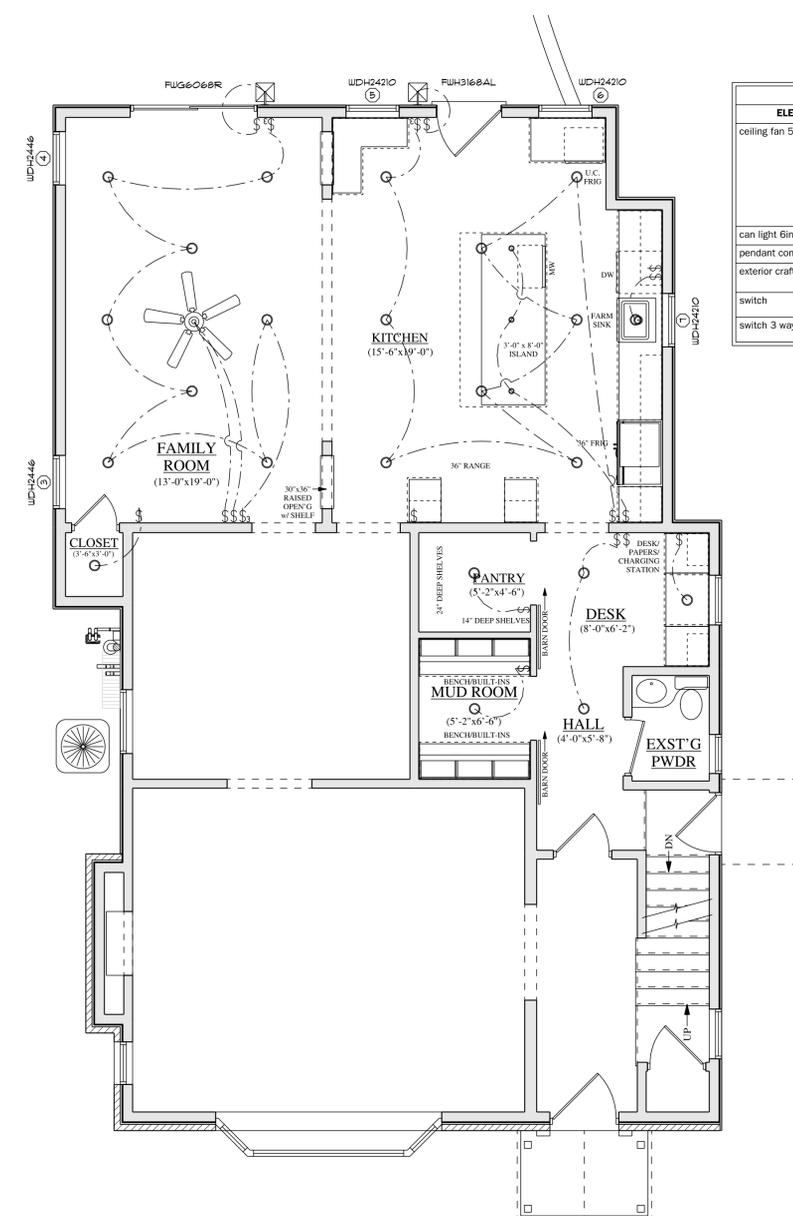
ROOF PLAN
SCALE: 1/4" = 1'-0"





UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 01	1	
can light 6inch	22	
fan	2	
switch	14	
wall mounted alba	2	



MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 02	1	
can light 6inch	23	
pendant cone	3	
exterior craftsman light fixture	2	
switch	15	
switch 3 way - rocker style	4	

ELECTRICAL NOTES:
ALL ELECTRICAL WORK to be COMPLETED by a LICENSED ELECTRICIAN.
ALL ELECTRICAL WORK to COMPLY w/ STATE and LOCAL CODES.
LAYOUT of ELECTRICAL OUTLETS to be COORDINATED w/ HOME OWNER and COMPLY w/ STATE and LOCAL CODES.

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

STAMP
(IF REQUIRED)

DATE
4/7/2020

DRAWN BY:
ROPD,LLC

SHEET NO:





Andersen Windows - Abbreviated Quote Report



Project Name: Dersom Residence Replacement

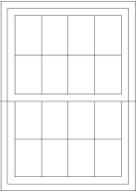
Quote #: 1377

Print Date: 03/03/2020

Quote Date: 03/02/2020

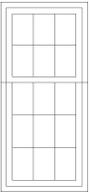
iQ Version: 20.0

Dealer:	Customer: Jeremy Clifton
Sales Rep: Administrator - DO NOT REMOVE	Billing Address:
Created By:	Phone: Fax:
	Contact: Trade ID: 020490 Promotion Code:



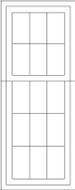
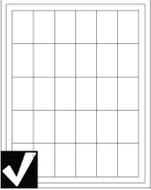
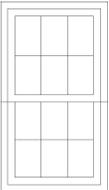
Viewed from Exterior

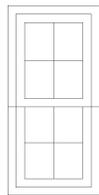
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	WDH3042E (AA)	dining Room	\$ 1023.76	\$ 1023.76
RO Size = 3' 2 1/8" W x 4' 4 7/8" H Unit Size = 3' 1 5/8" W x 4' 4 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Glass, Divided Light without Spacer, Colonial, 4W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



Viewed from Exterior

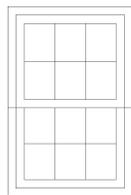
0003	1	WDH2452C (AA)	Fireplace living Room	\$ 1208.03	\$ 1208.03
RO Size = 2' 6 1/8" W x 5' 4 7/8" H Unit Size = 2' 5 5/8" W x 5' 4 7/8" H 400 Series Unit, Cottage, White/Pre-finished White, (Top Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, (Bottom Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W3H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, Traditional, White, 1 Sash Locks Cottage, TruScene Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0004	2 WDH2052C (AA)	flankers on bay	\$ 1017.36	\$ 2034.72
RO Size = 2' 2 1/8" W x 5' 4 7/8" H Unit Size = 2' 1 5/8" W x 5' 4 7/8" H 400 Series Unit, Cottage, White/Pre-finished White, (Top Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, (Bottom Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W3H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, Traditional, White, 1 Sash Locks Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					
 Viewed from Exterior	0005	1 WPW4252 (F)	center unit on bay - stationary	\$ 1656.45	\$ 1656.45
RO Size = 4' 3 7/8" W x 5' 4 7/8" H Unit Size = 4' 3 5/16" W x 5' 4 7/8" H 400 Series Unit, White/Pre-finished White, High Performance Low-E4 Glass, Divided Light without Spacer, Colonial - Cottage Alignment, 6W5H, 3/4", Ext Grille - White, Int Grille - Prefinished White Zone: Northern U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes					
 Viewed from Exterior	0006	1 WDH2442E (AA)	stair unit	\$ 942.03	\$ 942.03
RO Size = 2' 6 1/8" W x 4' 4 7/8" H Unit Size = 2' 5 5/8" W x 4' 4 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



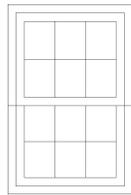
Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0007	1	WDH1836 (AA)	Downstairs Bathroom	\$ 838.19	\$ 838.19
RO Size = 1' 10 1/8" W x 3' 8 7/8" H Unit Size = 1' 9 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 2W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, TruScene Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



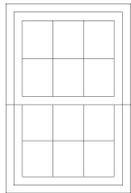
Viewed from Exterior

0008	1	WDH2436 (AA)	second floor bath	\$ 1000.84	\$ 1000.84
RO Size = 2' 6 1/8" W x 3' 8 7/8" H Unit Size = 2' 5 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, TruScene Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



Viewed from Exterior

0009	1	WDH2436 (AA)	second floor stairwell	\$ 876.42	\$ 876.42
RO Size = 2' 6 1/8" W x 3' 8 7/8" H Unit Size = 2' 5 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0010	4	WDH2436 (AA)	second floor master bedroom/ twins bedroom	\$ 906.88	\$ 3627.52
RO Size = 2' 6 1/8" W x 3' 8 7/8" H Unit Size = 2' 5 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, TruScene Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					

Customer Signature _____

Dealer Signature _____

Total Load Factor

2.298

Subtotal	\$ 13,207.96
Tax (7.500%)	\$ 990.60
Grand Total	\$ 14,198.56

**** All graphics viewed from the exterior**

**** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



ASK ABOUT ENERGY STAR

Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of November 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments: _____

Item**Qty****Item Size (Operation)****Location****Unit Price****Ext. Price**



**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, May 14, 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-20-27

Applicant: Amy Lauerhass

Owner: Isaac & Jenna Klopfenstein

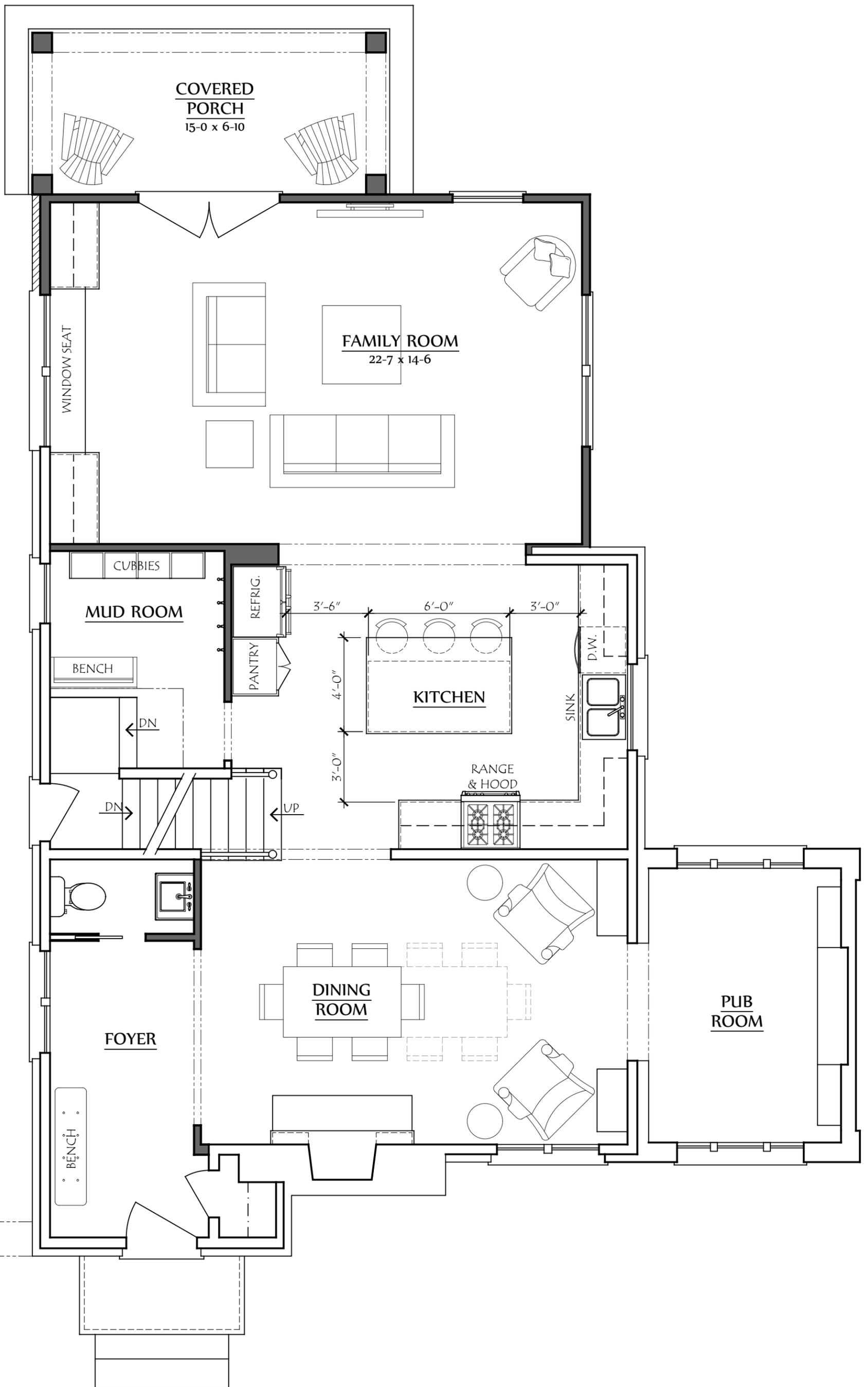
Address: 851 S. Remington

ARB Request: The applicant is seeking architectural review and approval, to allow a 2-story 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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020



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Date:
1 April 2020

Project Number:
19-123

Drawing Title:
First Floor Plan

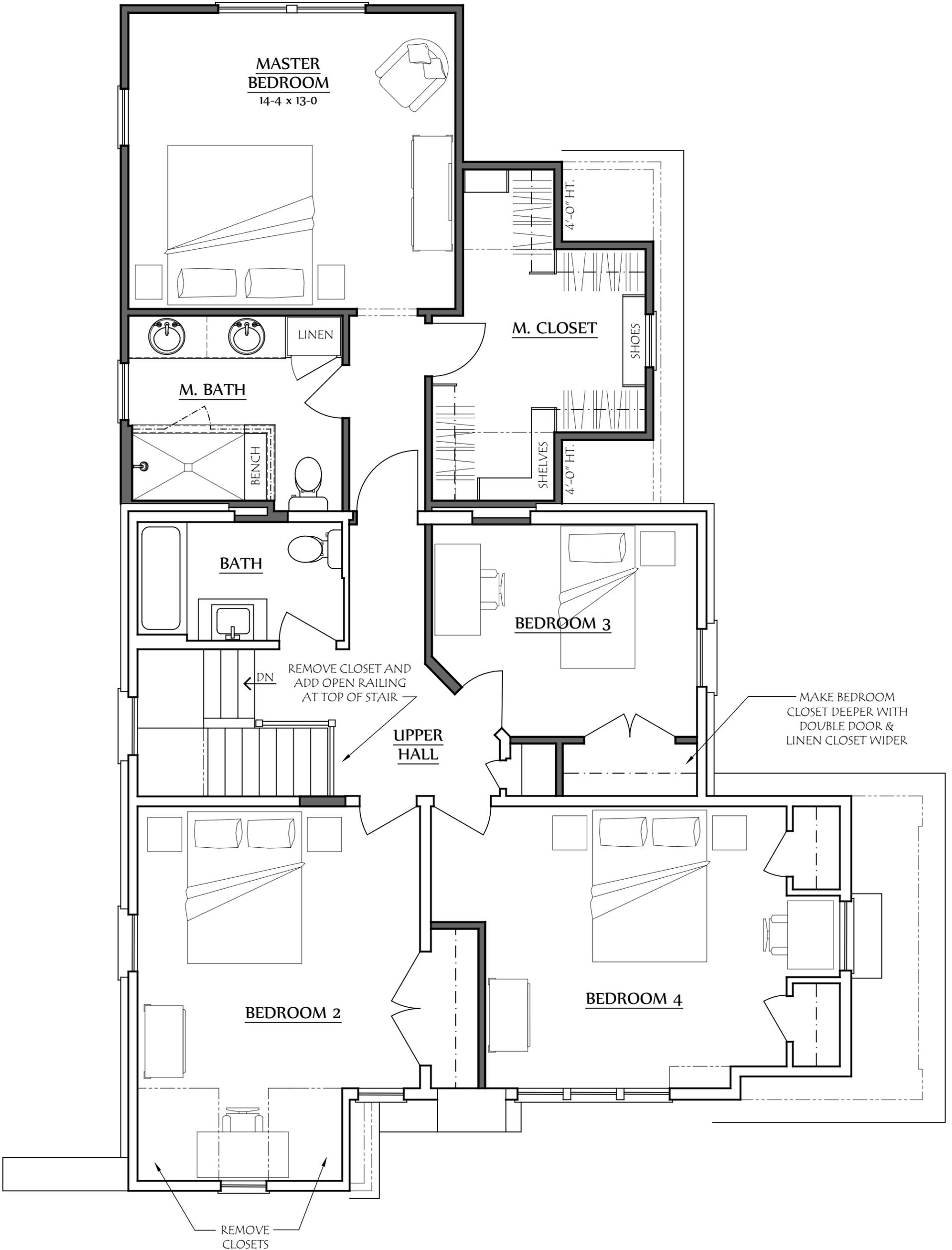
Project Name:
The Klopfenstein Residence

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

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date: 1 April 2020

Project Number: 19-123

Drawing Title: **Second Floor Plan**

Project Name: The Klopfenstein Residence

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

Sheet Number: A-2

Lauerhass Architecture
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Date:
1 April 2020

Drawing Title:
West Elevation

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

Project Number:
19-123

Project Name:
The Klopfenstein Residence

Sheet Number:
A-3



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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<u>Date:</u> 1 April 2020	<u>Drawing Title:</u> North Elevation	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 19-123	<u>Project Name:</u> The Klopfenstein Residence	<u>Sheet Number:</u> A-4





SOUTH ELEVATION



EAST ELEVATION
NO WORK THIS ELEVATION

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Date:
1 April 2020

Drawing Title:
Elevations

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

Project Number:
19-123

Project Name:
The Klopfenstein Residence

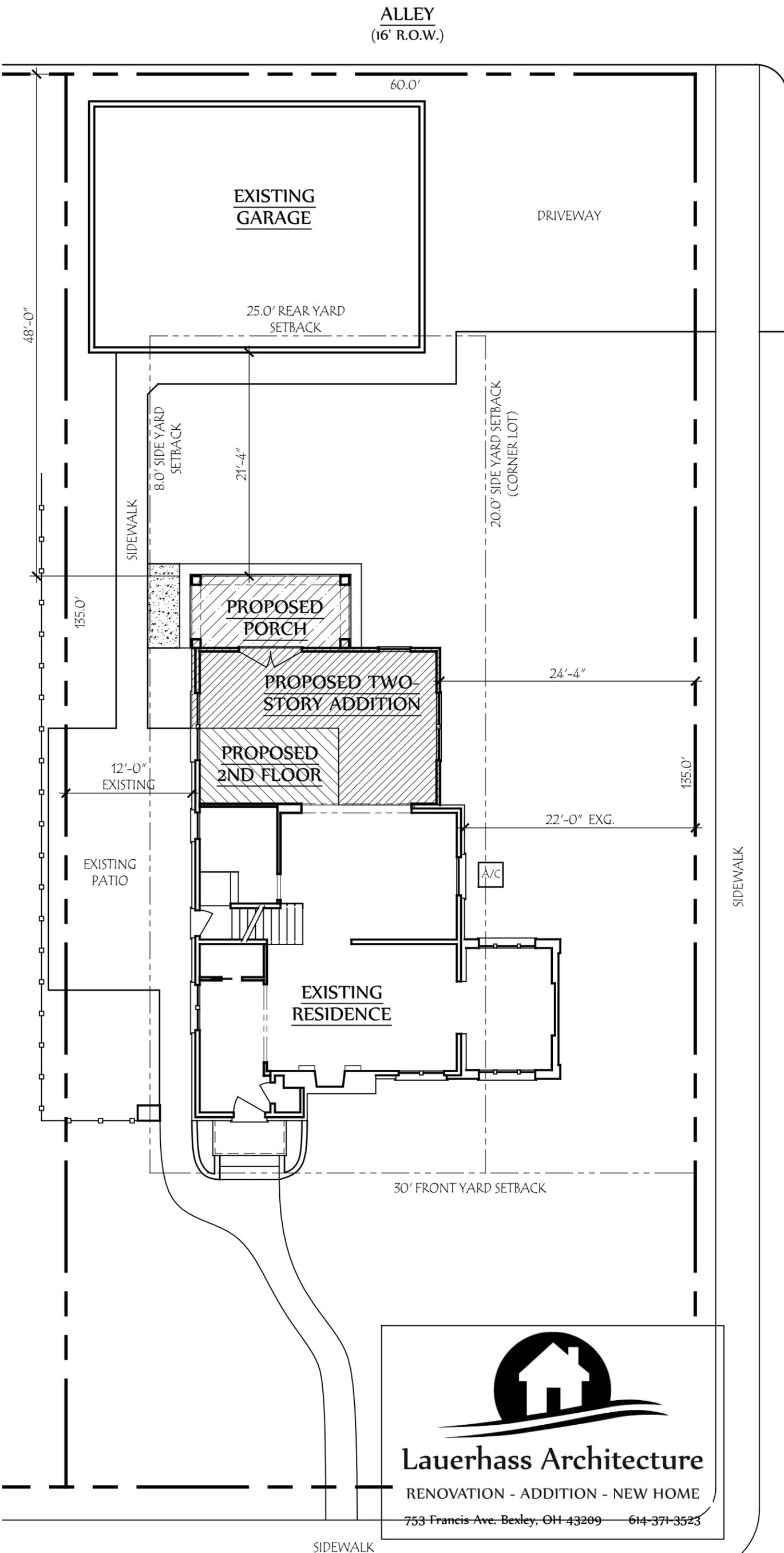
Sheet Number:
A-5



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

ADDITION & RENOVATION FOR: THE KLOPFENSTEIN RESIDENCE

851 SOUTH REMMINGTON ROAD
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 8100 SF
MAXIMUM BUILDING COVER	35% = 2835 SF
PROPOSED LOT COVER:	
EXISTING HOUSE	= 965 SF
EXISTING GARAGE	= 768 SF
PROPOSED ADDITIONS	= 355 SF
TOTAL BUILDING COVER	25.8% = 2088 SF
MAXIMUM DEVELOP. COVER	60% = 4860 SF
PROPOSED DEVELOP. COVER:	
BUILDING COVER	= 2088 SF
SIDEWALKS	= 349 SF
DRIVEWAY	= 645 SF
PATIO	= 380 SF
TOTAL	42.7% = 3462 SF

ASTOR AVENUE
(50' R.O.W.)

SQUARE FOOTAGE

EXISTING FIRST FLOOR	= 897 SF
EXISTING SECOND FLOOR	= 773 SF
TOTAL: MAIN RESIDENCE	= 1670 SF
PROPOSED FIRST FLOOR	= 230 SF
PROPOSED SECOND FLOOR	= 428 SF
TOTAL PROPOSED ADDITION	= 658 SF
TOTAL FINISHED RESIDENCE	= 2328 SF
EXISTING BASEMENT FINISHED	= 332 SF



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



SOUTH ELEVATION



WEST ELEVATION



NORTHWEST ELEVATION



EAST ELEVATION

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Date:
14 April 2020

Project Number:
19-123

Drawing Title:
Existing Photos

Project Name:
The Klopfenstein Residence

Scale:
n/a

Sheet Number:
1 of 1



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, May 14, 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-20-28

Applicant: Amy Lauerhass Architecture

Owner: David & Amy Lauerhass

Address: 753 Francis

ARB Request: The applicant is seeking architectural review and approval, to allow a new open front porch addition.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

*(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

753 FRANCIS AV

Bexley, OH 43209

ARB-20-28

Status: Active**Submitted:** Apr 15, 2020**A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department****Brief Project Description :**

Addition of front porch. Replacement of some windows. Siding replacement or repair of existing wood.

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**

50000

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 or Commercial**

Residential

Zoning District

R-6

Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

70

Depth (ft)

150

Total Area (SF)

10500

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

1635

Proposed Addition (SF)

164

Removing (SF)

--

Type of Structure

--

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1799

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

615

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)

2414

Total building lot coverage (% of lot)

23

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

--

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1538

Existing Patio (SF)

380

Existing Private Sidewalk (SF)

138

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

2056

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

4470

Total overall lot coverage (% of lot)

42.6

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

GAF Timberline "Shakewood"

New Roof Style and Color

"Shakewood"

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 "Architect Reserve"

New Window Style/Mat./Color

Double Hung/Clad Wood/Cream

C.1 Architectural Review Worksheet: Doors**Doors**

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Existing Garage Door Type

--

Door Finish

Painted

Proposed Door Type

Entry Door

Proposed Door Style**Proposed Door Color**

Half Glass

Painted Dark Green

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Other Existing Door Trim

Wrapped Aluminum

Existing Window Trim

Other

Proposed New Window Trim

Fiber Cement

Existing Door Trim

Other

Proposed New Door Trim

Fiber Cement

Other Existing Window Trim

Wrapped Aluminum

Trim Color(s)

Cream

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes Manufacturer, Style, Color

Vinyl Siding

Other Proposed Finishes

Fiber Cement

Existing Finishes

Vinyl Siding

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

If wood siding under vinyl is in good shape, we will repaint. If not, replace with fiber cement horizontal siding.

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

--

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)

- pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Apr 15, 2020
 - pdf **Photographs (required)**
Apr 15, 2020
 - pdf **Site Plan**
Apr 15, 2020
-

Timeline

Payment
Status: Paid April 15th 2020, 11:20 am

Zoning Officer
Status: Completed April 15th 2020, 11:38 am
Assignee: Kathy Rose

Kathy Rose April 15th 2020, 11:36:19 am
Amy: glad you were able to book this architect - she's so busy!!!

Design Planning Consultant
Status: In Progress
Assignee: Karen Bokor

Karen Bokor April 28th 2020, 2:43:54 pm
Reviewed and on my list for May 14 ARB

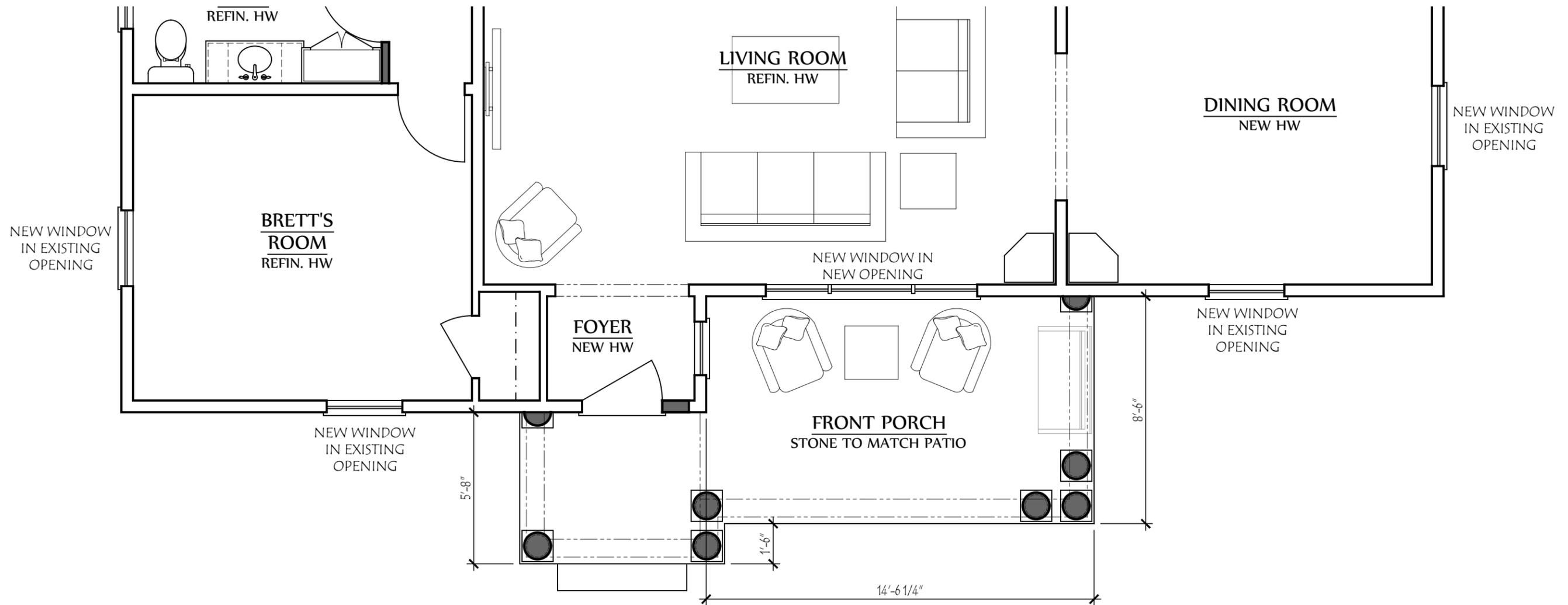
Architectural Review Board
Status: In Progress

Board of Zoning and Planning
Status: In Progress

City Council
Status: In Progress

Tree Commission
Status: In Progress

Arborist
Status: In Progress



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<u>Date:</u> 15 April 2020	<u>Drawing Title:</u> Porch Plan	<u>Scale:</u> 1/4" = 1'-0"
<u>Project Number:</u> n/a	<u>Project Name:</u> The Lauerhass Residence	<u>Sheet Number:</u> A-1





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Date:
15 April 2020

Project Number:
n/a

Drawing Title:
Front Elevation

Project Name:
The Lauerhass Residence

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

Sheet Number:
A-2



Lauerhass Architecture

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Date:
15 April 2020

Project Number:
n/a

Drawing Title:
Side Elevations

Project Name:
The Lauerhass Residence

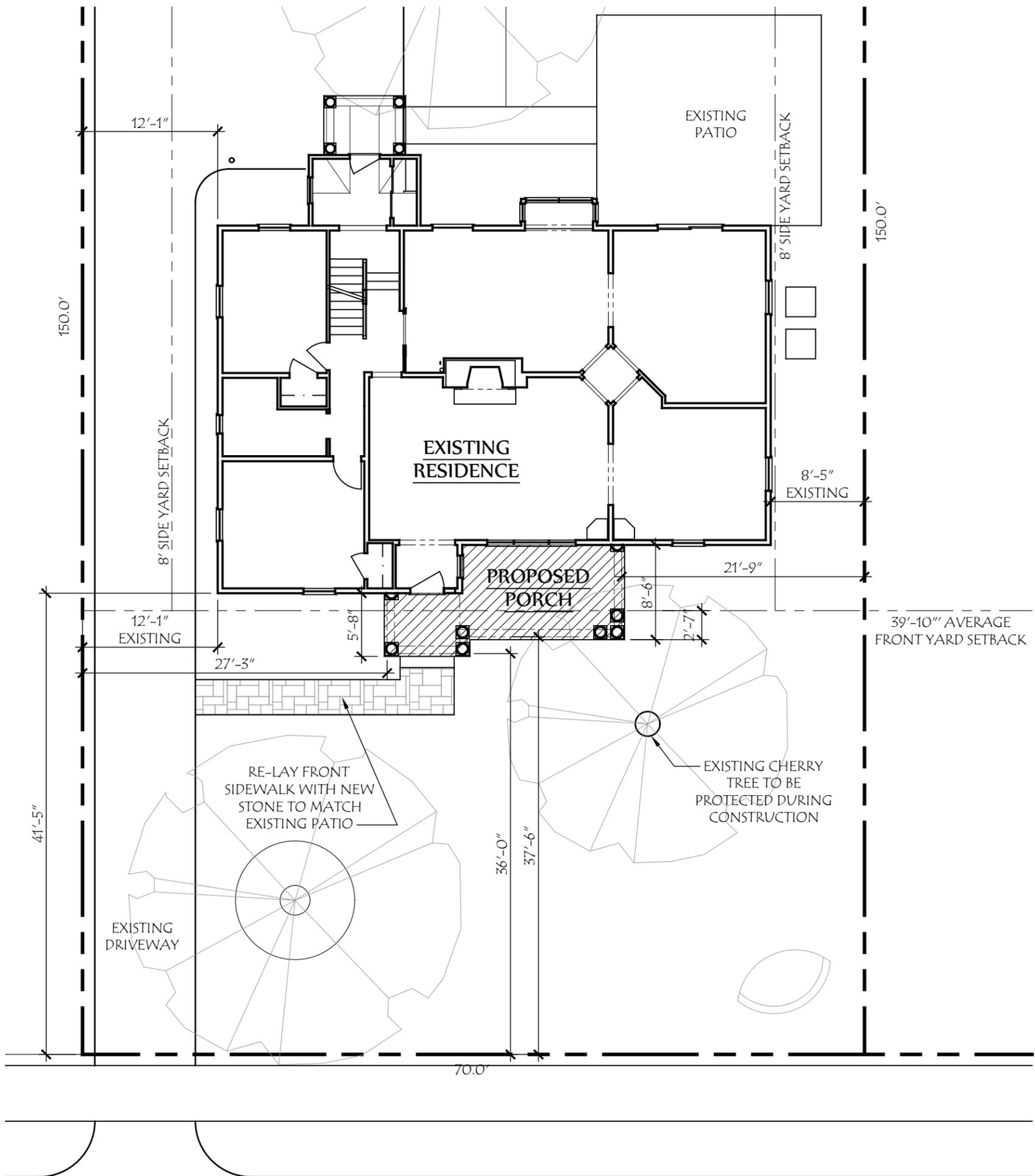
Scale:
3/16" = 1'-0"

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

PORCH ADDITION FOR:
Amy & Dave Lauerhass
 753 FRANCIS AVE.
 BEXLEY, OHIO 43209



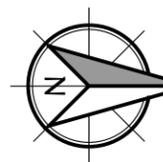
DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
 TOTAL LAND AREA = 10,500 SF

MAXIMUM BUILDING COVER 35% = 3675 SF
 PROPOSED LOT COVER:
 EXISTING HOUSE = 1635 SF
 EXISTING GARAGE = 615 SF
 PROPOSED PORCH = 164 SF
 TOTAL BUILDING COVER 23% = 2414 SF

MAXIMUM DEVELOP. COVER 60% = 6300 SF
 PROPOSED DEVELOP. COVER:
 BUILDING COVER = 2414 SF
 SIDEWALKS = 138 SF
 DRIVEWAY = 1538 SF
 PATIO = 380 SF
 TOTAL 42.6% = 4470 SF

FRANCIS AVENUE
 (50' R.O.W.)



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

AVERAGE FRONT YARD SETBACKS

721 FRANCIS AVE. = 38'-10"
 733 FRANCIS AVE. = 41'-7"
 745 FRANCIS AVE. = 41'-9"
 753 FRANCIS AVE. = 41'-5"
 767 FRANCIS AVE. = 41'-5"
 773 FRANCIS AVE. = 41'-1"
 783 FRANCIS AVE. = 33'-1"
 AVERAGE OF 7 = 39'-10"



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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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 SHALL NOT BE USED WITHOUT THE EXPRESS
 WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date: 15 April 2020	Drawing Title: Existing Photos	Scale: n/a
Project Number: n/a	Project Name: The Lauerhass Residence	Sheet Number: 1 of 1





**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, May 14, 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-20-24

Applicant: Architectural Garden

Owner: Clinton Stahler

Address: 44 Meadow Park

ARB Request: The applicant is seeking architectural review and approval, to allow a pergola addition to the rear (east side) of the principal structure on the raised terrace.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

***(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

Architectural Gardens, Inc.
 614-476-1233
 @ weave@archgardens.com

Location

44 MEADOW PARK AV
 Bexley, OH 43209

ARB-20-24

Status: Active

Submitted: Apr 07, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

A pergola addition to the rear (East) side of the house that will aid the transition from the back door onto the raised terrace.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Mark A. Schieber

Agent Address

2807 Delmar Dr. Suite B

Agent Email

landarch@schieberassociates.com

Agent Phone

6147548752

Property Owner Name

Clinton Stahler

Property Owner phone

6143308511

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

14500

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 or Commercial**

Residential

Zoning District

R-3

Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

90

Depth (ft)

140

Total Area (SF)

12600

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

1720

Proposed Addition (SF)

--

Removing (SF)

--

Type of Structure

House

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1720

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

475

Proposed Addition (SF)

--

New Structure Type

Pergola

Ridge Height

10

Proposed New Structure (SF)

--

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

475

Total building lot coverage (SF)

2195

Total building lot coverage (% of lot)

21.6

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1450

Existing Patio (SF)

600

Existing Private Sidewalk (SF)

80

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

2130

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

4325

Total overall lot coverage (% of lot)

34.3

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

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

--

--

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)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Apr 07, 2020

pdf **Photographs (required)**
Apr 07, 2020

pdf **Site Plan**

5/8/2020

Apr 07, 2020

pdf **Permission for Agent to represent owner.**

Apr 07, 2020

pdf **STAHLER RESIDENCE-L2-HARDSCAPE LAYOUT- 2020-03-16.pdf**

Apr 07, 2020

pdf **STAHLER RESIDENCE-L3-HARDSCAPE DETAILS-2020-03-16.pdf**

Apr 07, 2020

pdf **STAHLER RESIDENCE-L4-ARBOR DETAILS-2020-03-16.pdf**

Apr 07, 2020

Timeline

Payment

Status: Paid April 7th 2020, 12:22 pm

Zoning Officer

Status: Completed April 7th 2020, 4:47 pm

Assignee: Kathy Rose

Architectural Gardens, Inc. April 7th 2020, 2:28:16 pm

I need to change 1 number if I can. Under the Garage and/or Accessory Structure Info... the Ridge Height should be 10'9" rather than 10'.

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Karen Bokor April 14th 2020, 1:56:05 pm

@Kathy Rose looks good for May meeting - could be a consent agenda item

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

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 Special Permit

Property & Project Information:

Property Address:

44 Meadow Park Ave, Bexley, OH 43209

Brief Project Description:

A pergola addition to the rear (east) side of house will aid the transition from the back door onto the raised terrace.

Applicant Information:

Applicant Name:

Charles Weaver / Architectural Gardens

Applicant Address:

313 Rocky Fork Dr. , Gahanna , OH 43230

Applicant Email & Phone:

weave@archgardens.com (614) 476-1233

Property Owner Information:

Owner Name:

Clinton Stahler

Owner Address:

44 Meadow Park Ave , Bexley , OH 43209

Owner Email & Phone:

(614) 330-8511

Attorney/Agent Information:

Agent Name:

Mark A. Schieber

Agent Address:

2801 Delmar Dr, Suite B , Bexley , OH 43209

Agent Email & Phone:

landarch@schieberassociates.com (614) 754-8752

Completed Worksheets:

- Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet C)

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:

Charles Weaver

Date:

April 3, 2020

Owner Signature:

Clinton Stahler

Date:

Agent Signature:

Mark A. Schieber

Date:

April 3, 2020

Internal Use:

Application #:

Board Referrals:

 ARB BZAP City Council Tree Commission

Staff Signature:

Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 14,500

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
- \$5.00 for each additional \$10,000 valuation \$ 5
- \$600.00 cap \$ —
- \$50.00 resubmittal fee \$ —

Variance Review

Single Family:	\$100.00	\$ <u>—</u>
Commercial Property:	\$100.00	\$ <u>—</u>
Fences or Special Permits:	\$65.00	\$ <u>—</u>
All others:	\$90.00	\$ <u>—</u>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <u>—</u>
	- \$60.00 for each additional acre (or part thereof)	\$ <u>—</u>
Requests for amendment to PUD Plans:	\$300.00	\$ <u>—</u>
Split of lot or existing parcel:	\$250.00	\$ <u>—</u>
Replatting or new plat:	\$250.00	\$ <u>—</u>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <u>—</u>
\$5,001 to \$25,000	\$200.00	\$ <u>—</u>
\$25,001 to \$75,000	\$250.00	\$ <u>—</u>
\$75,001 to \$200,000	\$600.00	\$ <u>—</u>
\$200,001 to \$750,000	\$1,000.00	\$ <u>—</u>
Over \$750,000	\$350.00	\$ <u>—</u>

Fences and walls:	\$65.00	\$ <u>—</u>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <u>—</u>
Re-submittal Fee:	\$50.00	\$ <u>—</u>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <u>—</u>
Appeal of BZAP decision to City Council:	\$250.00	\$ <u>—</u>

Fee Total: \$ 95

Project Worksheet

Residential

Commercial

Property Address:

Zoning District:

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

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

R-2 (25% Building & 50% Overall)

R-12 (35% Building & 70% Overall)

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

Other:

** Overall coverage includes hardscape*

Lot Info:

Width (ft.):

Depth (ft.):

Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

(Type of Structure):

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

New Structure Type:

Ridge Height:

Is there a 2nd floor?

Yes No

2nd Floor 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:

New Window Style/Mat./Color:

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:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile

Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant:

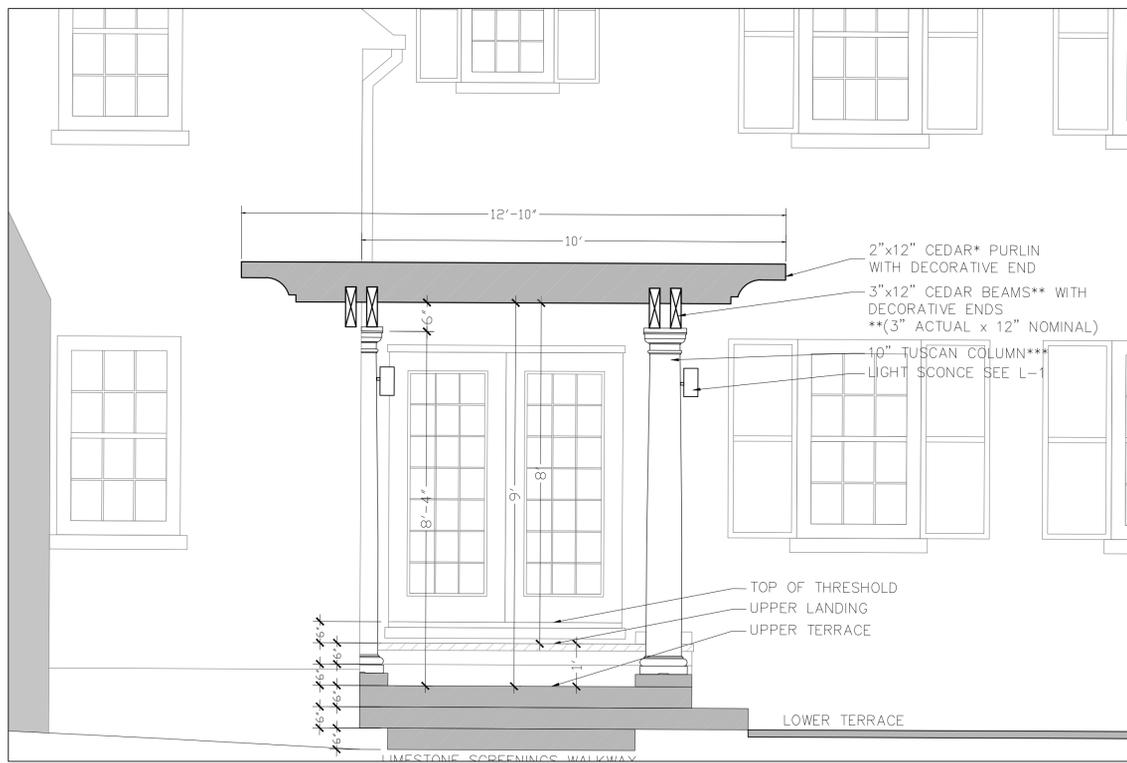
Date of Review:

Approved By:

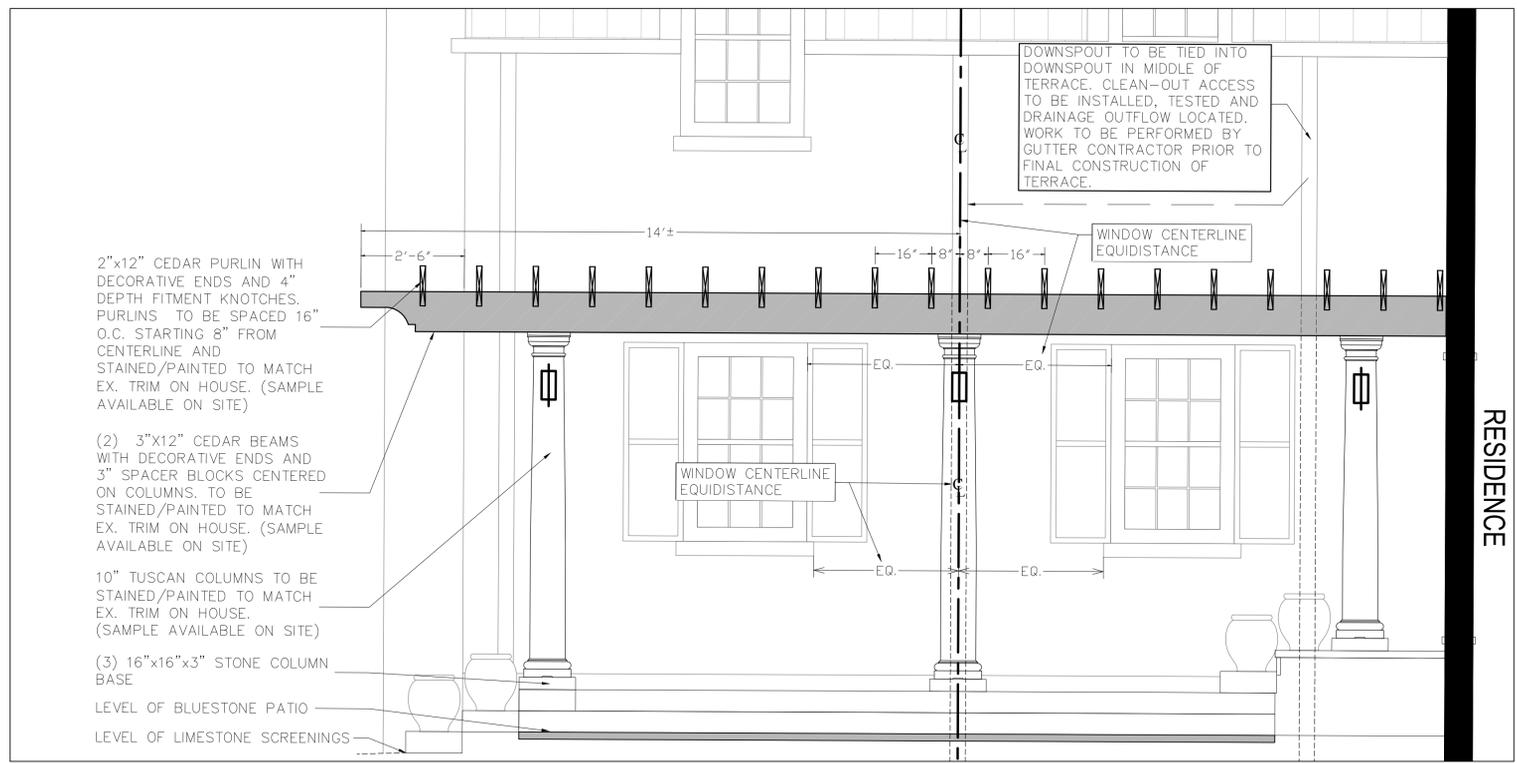
To be reviewed by ARB on:

Conditions/Stipulations:

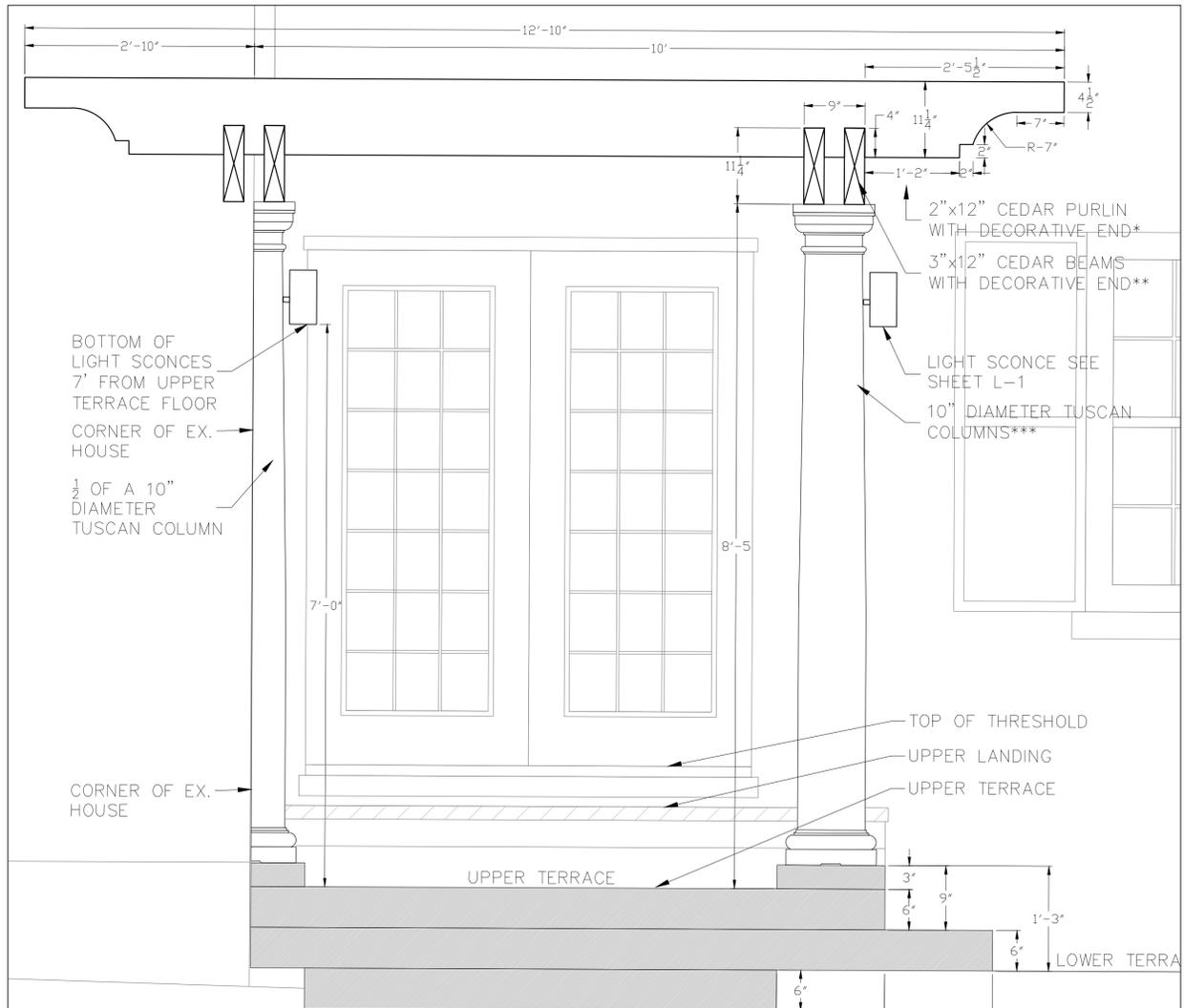
Staff Initials:



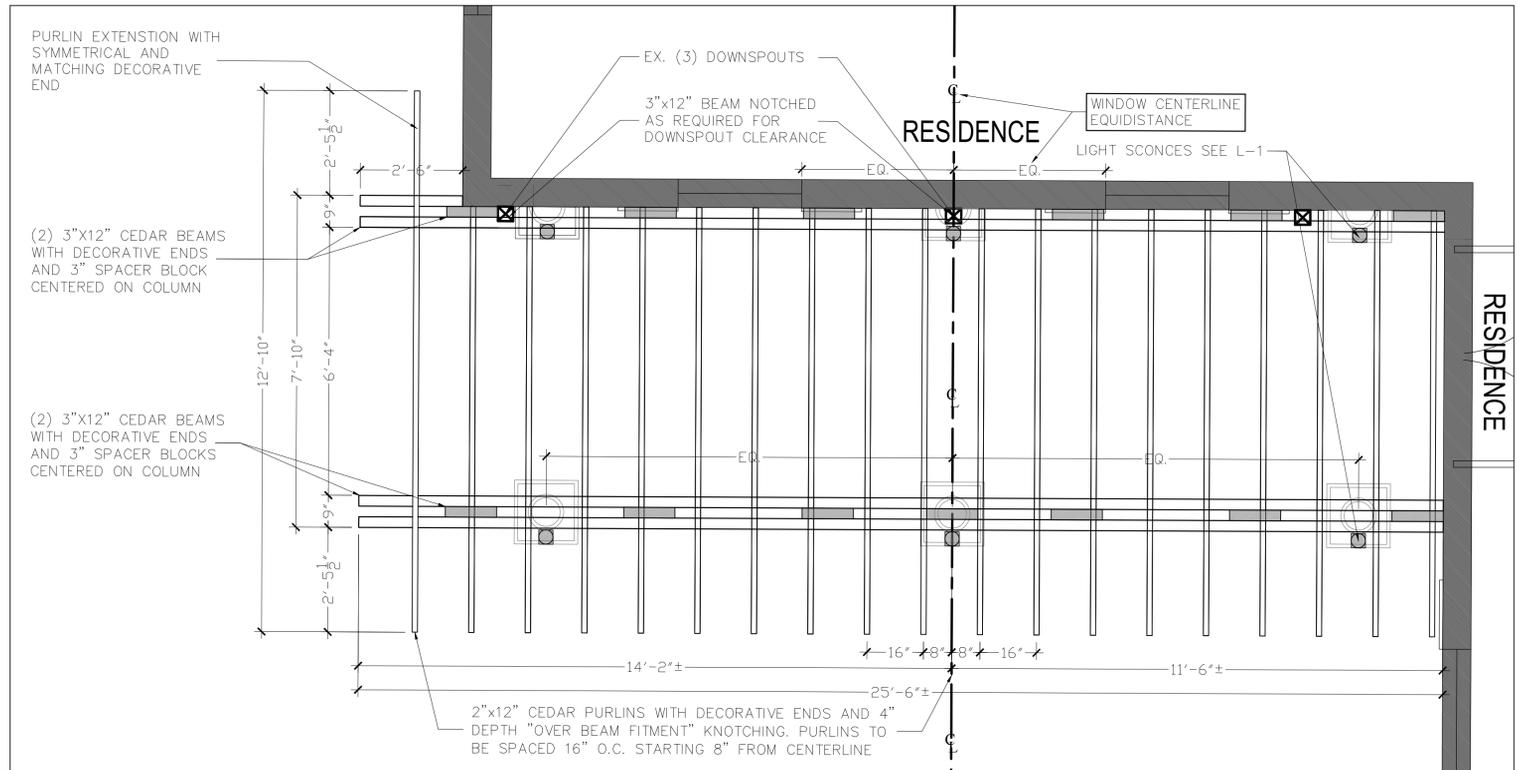
1 ARBOR- EAST ELEVATION
SCALE: 1/2" = 1'-0"



2 ARBOR- NORTH ELEVATION
SCALE: 1/2" = 1'-0"



3 ARBOR- ENLARGEMENT DETAIL
SCALE: 1" = 1'-0"



4 ARBOR- NORTH ELEVATION
SCALE: 1/2" = 1'-0"

***ARBOR NOTES:**

- * ARBOR TO BE CONSTRUCTED OF CEDAR AND PAINTED/STAINED TO MATCH EXISTING TRIM ON HOUSE.
- ** 3' BEAMS ARE ACTUAL 3" WIDTHS (NOT NOMINAL). TO BE NOTCHED AS REQUIRED FOR DOWNSPOUT CLEARANCE
- *** 10" DIAMETER TUSCAN COLUMNS TO BE PAINTED/STAINED TO MATCH EXISTING TRIM ON HOUSE. COLUMN HEIGHT TO BE ADJUSTED TO ENSURE PROPER FITMENT OF COLUMN CAPS AND BASES.

COLOR SAMPLE FOR PAINT/STAIN MATCHING AVAILABLE ON SITE

PROJECT START DATE: 05/10/2019
APPROVAL DATE:
CONSTRUCTION ISSUE DATE: 00/00/2019

REVISIONS

1.	
2.	
3.	
4.	

MARK A. SCHIEBER ASSOCIATES, LLC.
A Studio of Landscape Architecture & Horticulture
2807 B Delmar Dr.
Bexley, Ohio 43209
Mobile (614) 496-1303
Office (614) 754-8752

STAHLER RESIDENCE
44 Meadow Park Avenue
Bexley, Ohio 43209

ELEVATIONS & DETAILS
FOR YARD IMPROVEMENTS

DATE: 12/10/2019
UPDATED: 03/12/2020
SEAL:
PROJ. NO: 19-06R013

PROJECT START DATE:	05/10/2019
APPROVAL DATE:	
CONSTRUCTION ISSUE DATE:	00/00/2019
REVISIONS	
1.	
2.	
3.	
4.	

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 RESIDENCE
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ELEVATIONS
 & DETAILS
 FOR YARD
 IMPROVEMENTS

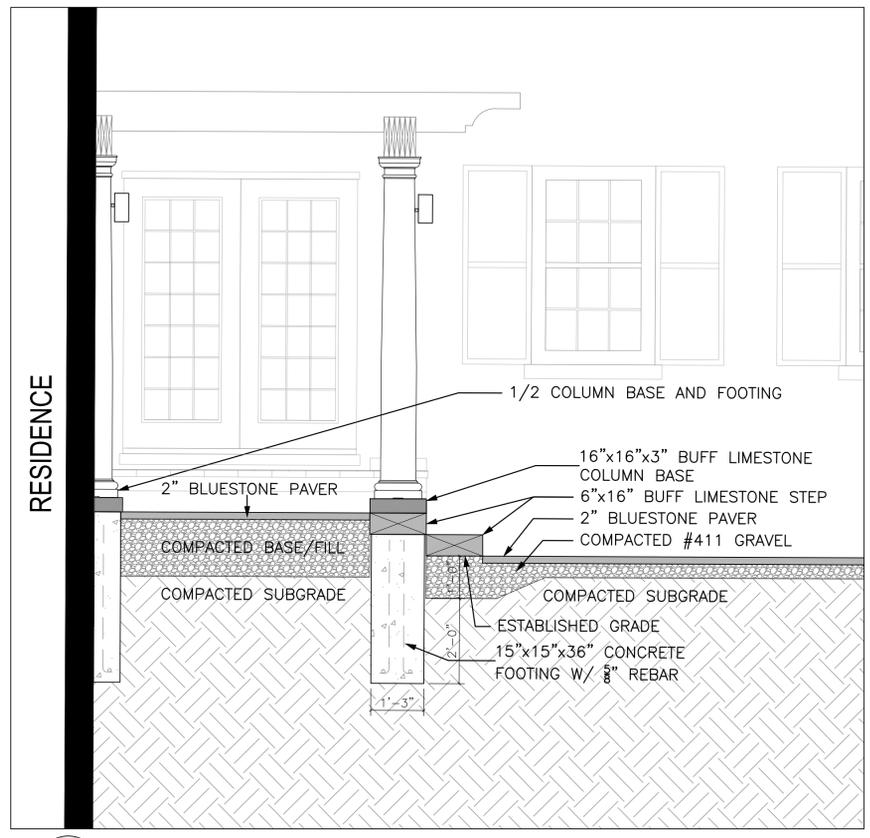
DATE: 12/10/2019
 UPDATED: 03/12/2020

SEAL:

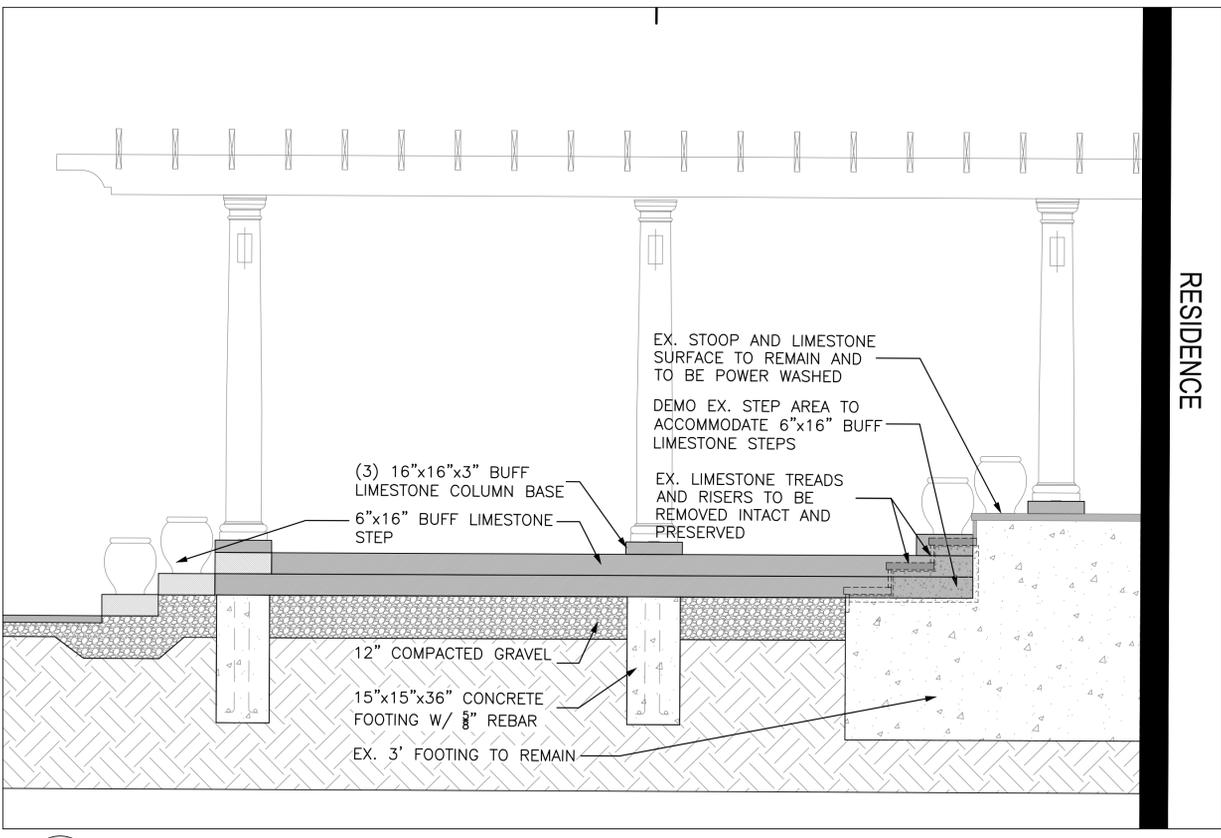
PROJ. NO: 19-06R013



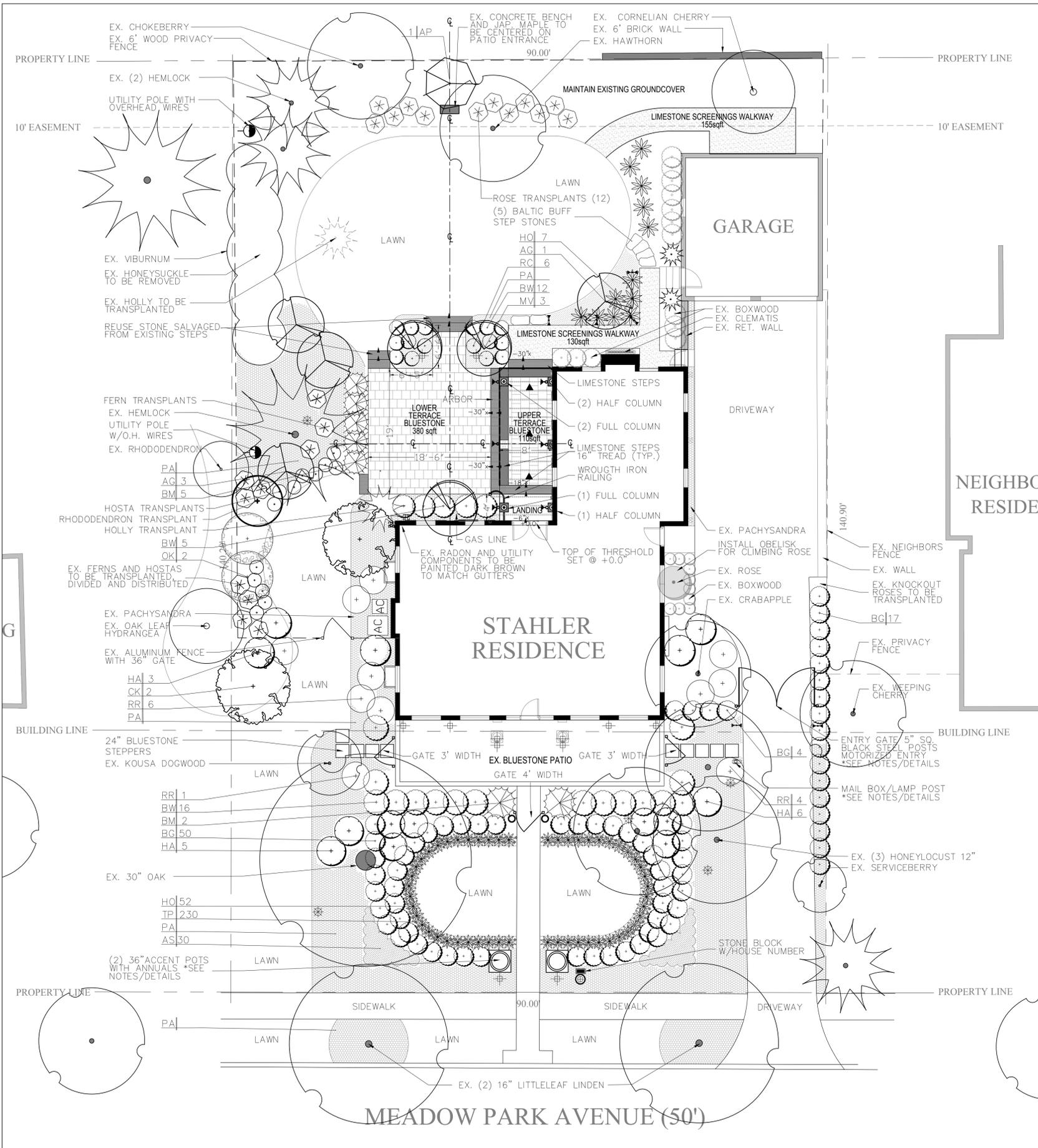
1 NORTH ELEVATION
 SCALE: 1/2" = 1'-0"



A UPPER AND LOWER TERRACE SECTION
 SCALE: 1/2" = 1'-0"



B UPPER TERRACE FOUNDATION SECTION/DETAIL
 SCALE: 1/2" = 1'-0"



NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

MULTI-STEM TREES PLANTED IN WINDY CONDITIONS SHALL BE STAKED TO THE LARGEST BRANCHES WITH 2 OR 3 STAKES WITH WIRE AND RUBBER HOSE OR APPROVED MATERIALS.

LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GC OR SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.

MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.

PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES. FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.

BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 2" HARDWOOD MULCH AT TIME OF NEW PLANTING. MULCH IS NOT TO BE MOUND UP AROUND TRUNKS OF TREES. KEEP MULCH 2" AWAY FROM MAIN STEM OF PLANT OR TRUNK OF TREES. PLANTING BEDS TO BE MAINTAINED WITH NO MORE THAN A 2" MULCH DEPTH MAXIMUM.

PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS".

ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES, AND NON-BIODEGRADABLE MATERIALS. ALL TREES TO BE STAKED AND WRAPPED WITH ASPHALTIC WRINKLE KRAFT TREE WRAP.

PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER IS TO BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

SEED ALL AREAS WITHIN AND BEYOND PROPERTY LINES THAT ARE DISTURBED BY CONSTRUCTION.

SEED IS TO BE RTF SEED MIX OR EQUIVALENT. SOW AT A RATE OF 8# PER 1000 SQ. FT.

ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".

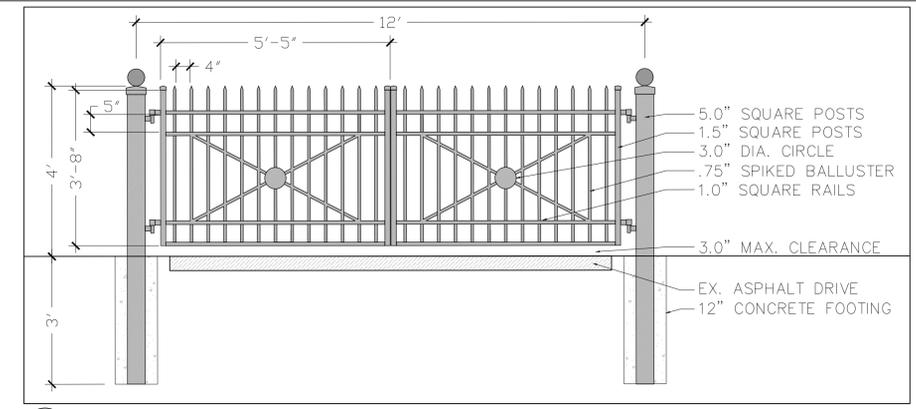
THE LANDSCAPE CONTRACTOR MAY SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM THE INSTALLATION CONTRACT.

PROJECT START DATE: 05/10/2019
 APPROVAL DATE:
 CONSTRUCTION ISSUE DATE: 09/10/2019

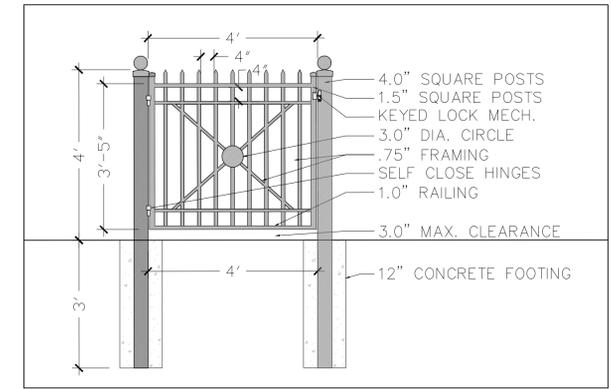
REVISIONS

1.- GATE DESIGN REV. -09/10/2019
 2.-
 3.-
 4.-

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(X) MOTORIZED ENTRY DRIVE GATE
 L2 SCALE: 1/2" = 1'-0"



(X) 4' SELF CLOSING GATE
 L2 SCALE: 1/2" = 1'-0"

CITY OF BEXLEY DEVELOPMENT INFORMATION

ZONING DISTRICT: RX
 TOTAL LAND AREA: 12,600 SF

MAXIMUM BUILD COVER 35% = 4,100 SF
 PROPOSED LOT COVER = 4,100 SF
 -EXISTING HOUSE = 1720 SF
 -EXISTING GARAGE = 475 SF
 -PROPOSED ADDITION = 0.00 SF
 TOTAL BUILDING COVER 17.4% = 2,195 SF

MAXIMUM DEV. COVER 60% = 7560 SF
 PROPOSED DEVELOP. COVER = 2,195 SF
 -BUILDING COVER = 1,450 SF
 -DRIVEWAY = 80 SF
 -EXISTING PRIVATE SIDEWALK = 600 SF
 -PROPOSED PATIO = 600 SF
 TOTAL HARDSCAPE = 2,130 SF

TOTAL OVERALL COVERAGE 34.3% = 4,325 SF

LIGHTING SCHEDULE

SYMBOL	QTY.	REAR	QTY.	FRONT	TYPE	MAN.	PRODUCT #	VOLT	WATT	LAMP
☼	1	5			ACCENT	WAC	5011-30B7	12 V.	2-16	LED
☼	3	10			MINI-ACCENT	WAC	5111-30BZ	12 V.	1-7	LED
☼	4	2			PATH LIGHT	JT	5K437	12 V.	3	LED
☼	6				WALL SCONCE	JT	X0328	12 V.	6.5	LED
⊙	-	1			INDICATOR	WAC	1021-30SS	12 V.	2.0	LED
⊙	-	2			INDICATOR	WAC	2091-30SS	12 V.	4.1	LED
▲	3				PERGOLA-OPT	CORONA	CL-392-AB	12 V.	20	MR16

UNDERGROUND UTILITIES

TWO WORKING DAYS BEFORE YOU DIG
 CALL 1-800-362-2764 (TOLL FREE)
 OHIO UTILITIES PROTECTION SERVICE
 NON-MEMBERS MUST BE CALLED DIRECTLY

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	D/E	QTY	SIZE	REMARKS/COMMENTS
TREES						
AC	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	D	3	6"	CONT. OR B&B
AP	ACER PALMATUM	JAPANESE MAPLE	D	3	6"	CONT. OR B&B
CK	CORNUS KOUSA	KOUSA DOGWOOD	D	3	6"	CONT. OR B&B
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	D	3	7-8"	CONT. OR B&B
SHRUBS						
BM	BUXUS SEMPERVIRENS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	E	7	36"	CONT. OR B&B
BG	BUXUS SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	E	83	18"	CONT. OR B&B
BW	BUXUS SEMPERVIRENS 'WINTER GEM'	WINTER GEM BOXWOOD	E	21	24"	CONT. OR B&B
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	E	12	24"	CONT. OR B&B
RR	RHODODENDRON 'ROSEUM ELEGANS'	RHODODENDRON	E	9	24"	CONT. OR B&B
RC	RHODODENDRON 'CONLED'	ENCORE AZALEA AUTUMN CORAL	E	11	24"	CONT. OR B&B
PERENNIALS/ANNUALS						
AS	ASTILBE	ASTILBE		30	1 GAL	CONT.
HO	HOSTA 'PATRIOT'	PATRIOT HOSTA		64	1 GAL	CONT.
PA	PACHYSANDRA TERMINALIS	PACHYSANDRA			1500sqft	FLATS
TP	TULIPA	WHITE TULIPS		230	BULB	CONT.
GC	GROUNDCOVER OTHER	GROUNDCOVER OTHER			150sqft	FLATS

STAHLE RESIDENCE

LANDSCAPE PLAN FOR YARD IMPROVEMENTS

DATE: 07/24/2019
 UPDATED: 03/12/2020

PROJ. NO: 19-06R013













**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, May 14, 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-20-9

Applicant: Katie Shepard

Owner: Shekay LLC

Address: 137 S. Roosevelt

ARB Request: The applicant is seeking architectural review and approval, to allow a new open front porch addition, and modifications to the soffits, windows and doors.

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 have applicants and neighbors with standing to attend a virtual meeting. Any questions regarding an application should be emailed to Kathy Rose at: krrose@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: 04-30-2020

*(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

 Katie Shepard
 6143763979
 katie.shepard@remax.net

Location

137 S ROOSEVELT AV
Bexley, OH 43209

ARB-20-9

Status: Active

Submitted: Feb 13, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

--

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Katie Shepard

Agent Address

377 S Roosevelt. Ave.

Agent Email

katie.shepard@remax.net

Agent Phone

614-376-3979

Property Owner Name

Katie Shepard

Property Owner phone

614-376-3979

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

20000

Minor Architectural Review

true

Major Architectural Review

--

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Fences and Walls

Appeal of ARB decision to BZAP

--

Appeal of BZAP decision to City Council

--

B: Project Worksheet: Property Information**Occupancy Type Residential or Commercial**

Residential

Zoning District

--

Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

50

Depth (ft)

130

Total Area (SF)

0.1492

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

2266

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

Add porch roof, porch floor, soffit on front and new backdoor entrance

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

48

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

2266

Proposed Addition (SF)

0

New Structure Type

porch roof

Ridge Height

10

Proposed New Structure (SF)

--

Is there a 2nd Floor

--

Total of all garage and accessory structures (SF)

462

Total building lot coverage (SF)

1986

Total building lot coverage (% of lot)

--

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

183

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

0

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

2169

Total overall lot coverage (% of lot)

33

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

--

New Roof Style and Color

standing seam slate gray

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

House or Principal Structure

Existing Window Type

Other

Other existing window type

glass block

Existing Window Materials

Other

Other existing window materials

glass block

New Window Manufacturer

apco

New Window Style/Mat./Color

double paned white, centered on front porch

C.1 Architectural Review Worksheet: Doors**Doors**

--

Structure

House or Principal Structure

Existing Entrance Door Type

Insulated Metal

Existing Garage Door Type

--

Door Finish**Proposed Door Type**

Painted

--

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

true

Other

Other Existing Finishes

Existing Finishes Manufacturer, Style, Color

cement board siding

cement board siding, primed, never painted

Proposed Finishes

Other Proposed Finishes

Other

board and batten vertical cement siding

Proposed Finishes Manufacturer, Style, Color

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

Vertical board and batten to be added by front porch area and on the front of the dormer area on the ne corner

--

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

--

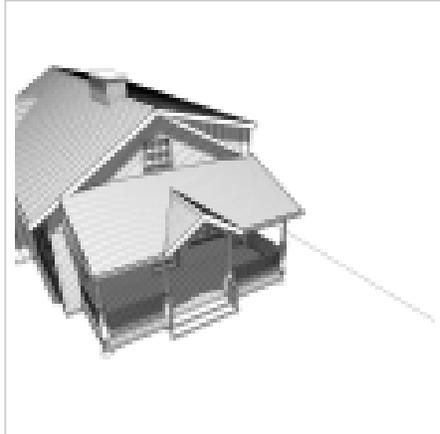
Attachments (15)



Photographs (required)
Feb 13, 2020



Front Elevation.jpg
Apr 30, 2020



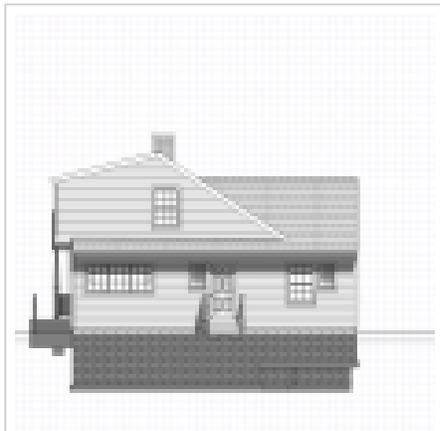
Front Perspective 1.jpg
Apr 30, 2020



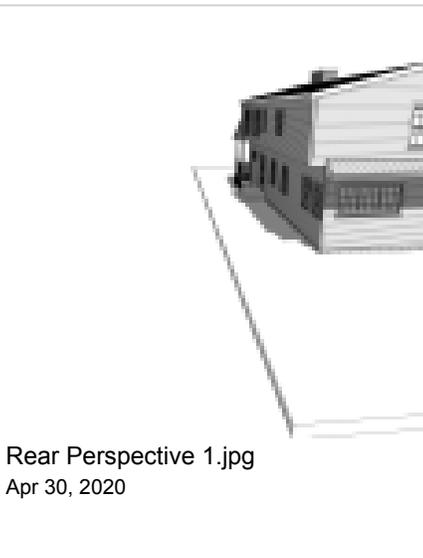
Left Elevation.jpg
Apr 30, 2020



Right Elevation.jpg
Apr 30, 2020



Rear Elevation.jpg
Apr 30, 2020



Rear Perspective 1.jpg
Apr 30, 2020

pdf **Landscape Plan for New Principal Structures**
Feb 13, 2020

pdf **Site Plan**
Feb 13, 2020

pdf **Floor Plan.pdf**

Feb 27, 2020

pdf **Notes.pdf**

Feb 27, 2020

pdf **137 s Roosevelt elevatio_20200227144327.pdf**

Feb 27, 2020

pdf **SURVEY.pdf**

Mar 19, 2020

pdf **137 Setback distances.pdf**

Apr 23, 2020

pdf **137 South Roosevelt FINAL Drawings.pdf**

Apr 28, 2020

Timeline

Payment

Status: Paid February 27th 2020, 2:38 pm

Zoning Officer

Status: Completed April 2nd 2020, 3:51 pm

Assignee: Kathy Rose

Kathy Rose February 20th 2020, 11:24:52 am

I need a survey and/or accurate site plan which indicates how far the existing structures are from the side, rear, and front property lines (my greater concern is the distance to the south side property line. also is this a shared driveway and are there easement agreements?)

Kathy Rose February 26th 2020, 1:43:10 pm

Not enough adequate information to evaluate.

Kathy Rose February 26th 2020, 2:13:35 pm

Katie: This would require Board review - therefore the fee is a major review and starts at \$90. I see you have paid \$55. so far.

Karen Bokor February 26th 2020, 8:43:33 pm

This submission does not have enough information to take to the Board - I would be happy to meet with you to show you the type of information we need to move forward.

Katie Shepard February 27th 2020, 10:01:06 am

Hi ladies! We are not planning on building on to any structure, we are just adding a roof over existing front stoop. There is tile on top of the stoop and we are not sure if there is a footer. If there is not a footer they plan to cut out the southeast corner to add a post and dig a footer for it. I'm sure you need this in more technical terms but we are not building any structure besides the porch roof and new soffit. Is there anyway I can stop and clarify this today? I'm available pretty much anytime before 3. My number is 614-376-3979. I'd really like to get this on for March so we can keep our contractors moving along.

Kathy Rose February 28th 2020, 9:34:27 am

Not having the survey to help determine the proximity to the side property line, and verify the lot coverage, allows me to know as to whether this goes to Architectural Review only or also Board of Zoning and Planning.

Katie Shepard March 19th 2020, 8:57:37 am

Are we good for April?

Kathy Rose March 19th 2020, 12:09:37 pm

No

Kathy Rose March 19th 2020, 12:13:50 pm

No survey, no "detailed" information (for the porch or soffit changes) what size?, material?. We need more than just a pretty picture . Please upload the necessary information, in order to be considered for the next meeting.

Karen Bokor March 21st 2020, 11:08:51 am

Hi Katie - It would be helpful to you to look on our city website at past cases (check out any application done by Amy Lauerhass - see puts together a great application packet) to see what documentation is needed - for example - to have an elevation that is a true

elevation - not a perspective - with dimensions and materials - in this case specifically it would be could to do a side by side elevation of the before and after. I would be more than happy to talk you through this via phone or an online meeting.

Kathy Rose March 31st 2020, 5:33:49 pm

@Robin Shetler did you say there is someone else taking over this application. It's still in Katie's name - I'll check to see if there is another application for this.

Robin Shetler March 31st 2020, 7:52:56 pm

@Kathy Rose , yes it is Steven Baldwin. He just got registered, I will change the building permit to his name as well. He is the one that is doing the phase I interior and then submitting for the phase II exterior changes.

Robin Shetler March 31st 2020, 7:58:13 pm

@Kathy Rose , I am also thinking that he is starting fresh and will be submitting his own applications since he is still working on his plans to submit for interior and then go before the board for exterior. I will respond to his email and ask him if he is submitting a new application in his name only.

Kathy Rose April 2nd 2020, 2:24:48 pm

@Robin Shetler I did get a survey which rules out the variance on the side yard porch roof addition. I'm thinking that if you partner adds the modified plans to this application, we might get somewhere.

Kathy Rose April 2nd 2020, 2:25:38 pm

Katie, the survey is what I needed to rule out the side yard variance. Thanks

Kathy Rose April 2nd 2020, 3:52:32 pm

@Karen Bokor still waiting on updated plans for the exterior improvements

Kathy Rose April 22nd 2020, 11:50:17 am

Katie: At what point were the measurements taken from on you setbacks?

Katie Shepard April 22nd 2020, 1:50:50 pm

Hi Kathy. It was explained to me that they were to be taken from the edge of the sidewalk closest to the house going up to the first enclosed living space of the house. Is that correct? thank you!

Kathy Rose April 22nd 2020, 3:33:15 pm

I'm wondering because it says your house is 42' 1" behind the sidewalk and the others are ranging from 74' - 93' However it does not appear that way - any clue as to why??

Katie Shepard April 23rd 2020, 2:18:43 pm

Hi Kathy...my measurements were incorrect but I got them done today, and will attached the updated sheet. Thanks!

Katie Shepard April 27th 2020, 2:22:08 pm

Hi Kathy, I just wanted to make sure you are comfortable with the information I've provided for review board? This should include front porch and office addition. Please let me know what else you need from me! I'm excited to get this project moving along :)

Kathy Rose April 27th 2020, 5:05:15 pm

Katie you really need to look at Karen Bokor's comments If she does not have what is needed, I'm not sure we can proceed. Please review her comments.

Katie Shepard April 27th 2020, 5:29:13 pm

I did submit a ton of architectural drawings with measurements, build plans ect on April 16th. I have not heard anything from her since then, so I was under the impression we were still proceeding for May review. Should I reach out to her directly?

Kathy Rose April 28th 2020, 9:16:20 am

I have the average setback at approximately 40' 6" Can you tell me the depth of the full front porch w the cover?

Kathy Rose April 28th 2020, 9:19:16 am

Katie I sent Karen screen shots that include: 3 different front elevations, 2 different floor plans and 2 different rear elevations. Can you explain why or which ones you are going forward with?

Katie Shepard April 28th 2020, 10:55:16 am

Yes, per the plans it looks like the deck is a total of 8.6ft. 7 ft porch with 18" of steps, putting the set back to 32 ft. This is noted on page 1 (set back) and page 3 (measurements) for porch.

Katie Shepard April 28th 2020, 11:02:00 am

And to just keep all correspondence in one place the plans I originally submitted in February were for the house when we were planning to flip the home and were working with a designer. When we realized these plans didn't provide enough detail we hired an architect and the contractor, Steve Baldwin, Lean Construction. He then took over correspondence with you all and coordinated demo, framing, plumbing and HVAC which is what has been done to this date. Over the past 8 weeks he has caused me nothing but headache and misinformation so we parted ways. Now I'm trying to get the permits approved and manage this until we hire another general contractor.

Karen Bokor April 29th 2020, 5:34:36 am

Hi Katie - wow - alot of different versions are still on the application. I would suggest removing the plans that are no longer relevant to the application so that Kathy and I can clearly understand what your final design is going to be. Hopefully we can streamline this to get it to the Board in a clear and understandable packet.

Katie Shepard May 3rd 2020, 10:06:49 am

Hi Karen, Are we good on this with the revisions I sent you from the draftsman?

Katie Shepard May 4th 2020, 12:29:20 pm

Hi Kathy, I've been working with Karen for review board approval and am curious what else I need to do for the interior permit? Last we spoke you were going to issue the top floor permit. I don't think my contractors will work until we have a full permit because they said it's not worth their time to come do 1/2 the job when they have all their tools/supplies there. Please let me know what you need from me to proceed. Thank you!

Katie Shepard May 5th 2020, 10:27:48 am

Any update?

Karen Bokor May 5th 2020, 11:19:58 am

Hi Katie - I have taken a good look at the new drawings and while I am ok with you coming to the Board I think they are still far from ready. It looks to me that your draftsperson simply took what I did in red - which were very surface level notations - and made them part of the drawings - that's a good start but the details need to be worked out technically and your architect or designer needs to do that. Best case scenario is that the application could be approved with conditions that you continue to work with me and more likely scenario is that the application is tabled.

Katie Shepard May 5th 2020, 11:24:36 am

Ok, thanks! So two questions my end. Could I have the builder I'm hiring give details on how it would be attached? And be part of the meeting with the board to answer any questions? This guy just keeps racking up my bill and doesn't seem to be getting to the detail level needed. Also, can I submit window and door information to you so I can get those ordered?

Karen Bokor May 5th 2020, 12:20:12 pm

You are welcome to have anyone testify for you on your behalf at the Board meeting. You will ultimately need technically correct accurate drawings for permitting and for review by the building inspector. Typically these details are worked out before coming to the architectural review board - it is only helpful and will save you money in the long run. You are welcome to order doors and windows that are replacements to what is currently existing but any windows and doors that are ordered for new construction or replacements that are not the same size or design will be at your own risk given the Board may request changes at the meeting.

Karen Bokor May 5th 2020, 12:21:05 pm

@Kathy Rose @Robin Shetler Please read the above conversation to catch up on this one!

Kathy Rose May 5th 2020, 12:21:46 pm

@Karen Bokor Please make sure I have a breakdown of your time spent on this case to add to her building permit. This is way more than is expected and I'm already upset that she has allowed the interior remodel to proceed under her assumption that we gave her a go ahead - which we did not. Any contractor working without a permit is subject to triple fees. so that includes building, electric, and plumbing - without permits!! all who are off the job because of a fall-out between the contractor and owner now.

Katie Shepard May 5th 2020, 12:48:56 pm

Ok, thank you! Will I receive details on how/when the meeting is taking place?

Karen Bokor May 5th 2020, 12:52:37 pm

The meeting will be held via zoom at its regular time (6:00, Thursday, May 14th) - the link can be found on the City's website which is Bexley.org (//Bexley.org) click on the link to the Architectural Review Board meeting and it will put you in the waiting room until your case is called.

Katie Shepard May 5th 2020, 1:00:51 pm

Great, thank you!

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Kathy Rose February 26th 2020, 2:27:02 pm

@Karen Bokor - I called Katie and left a voice message today that the application is inadequate and we have not received a response to our previous emails. K.R.

Karen Bokor February 26th 2020, 8:44:00 pm

This submission does not have enough information to take to the Board - I would be happy to meet with you to show you the type of information we need to move forward.

Kathy Rose February 27th 2020, 2:49:37 pm

@Karen Bokor - I received additional information, but did not send out a notice as I do not know the setbacks and you may have comments for the applicant on the elevation information submitted as of this date.

Karen Bokor April 14th 2020, 2:48:08 pm

@Kathy Rose what is the status with this?

Kathy Rose April 20th 2020, 11:42:15 am

If you would like to add a front porch - I will need you to provide the setback measurement from the sidewalk to "enclosed" living space for this house and the 3 houses to the south and the one house to the north.

Kathy Rose April 20th 2020, 11:57:09 am

@Karen Bokor I see they just uploaded new plan and I'm so confused what or which exactly they are asking for. Looks like we have 4 entrances on one plan and 3 on another. I will also need setback (which I've asked for) in order to rule out any variance for the addition of a front porch. You might want to talk with them to suggest what direction they go with this. Or we might create an "informal review" on our monthly agendas!!

Katie Shepard April 20th 2020, 12:33:11 pm

Ok! I will get that tonight. Any idea how long the interior plans will take for review so we can get inspections? And who do I need to get door and window approval from?

Kathy Rose April 20th 2020, 2:40:19 pm

Katie: I did not see a wall section framing plan in your construction documents and I also did not see a before and after floor plan in order to know what is changing. also there are 3 exterior doors on one plan, and 4 exterior doors on another. I'm not comfortable moving this building permit until we have a concrete plan for the inspector to follow, many things that are further subject to board review and approval. I would get that plan in shape first, for me to write a notice. Also, I cannot send an incomplete application to the Board.

Karen Bokor April 29th 2020, 5:47:01 am

@Kathy Rose I put this one on the list but I don't think it's ready for the Board

Architectural Review Board

Status: In Progress

Karen Bokor February 21st 2020, 11:23:06 am

For the Architectural Review Board we will need all elevations (not in perspective) and floor plans. It would also be helpful to submit photos from all sides of home.

Kathy Rose March 18th 2020, 6:28:45 pm

Still need a survey to determine the distance from the south property line to the porch roof proposed.

Katie Shepard April 28th 2020, 2:04:17 pm

Hi Karen! I've just attached final plans for porch addition, enclosed office addition, new doors and windows as well as interior floorplan layout. I believe this what was also submitted on April 16th but to avoid further confusion I've just added them again. Please let me know if you have any questions or concerns. I'm really hoping these drawings are sufficient but am happy to do whatever we need to keep moving us forward. Thank you!

Karen Bokor April 29th 2020, 5:39:46 am

Katie - lets talk today so I can get an idea of what plan is what and also we should talk through some technical issues on the details.

My cell is 614-214-1381 - just send me a text of good times to speak - I don't have alot scheduled so Im fairly free.

Katie Shepard May 5th 2020, 10:34:51 am

Hi Karen, any update?

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

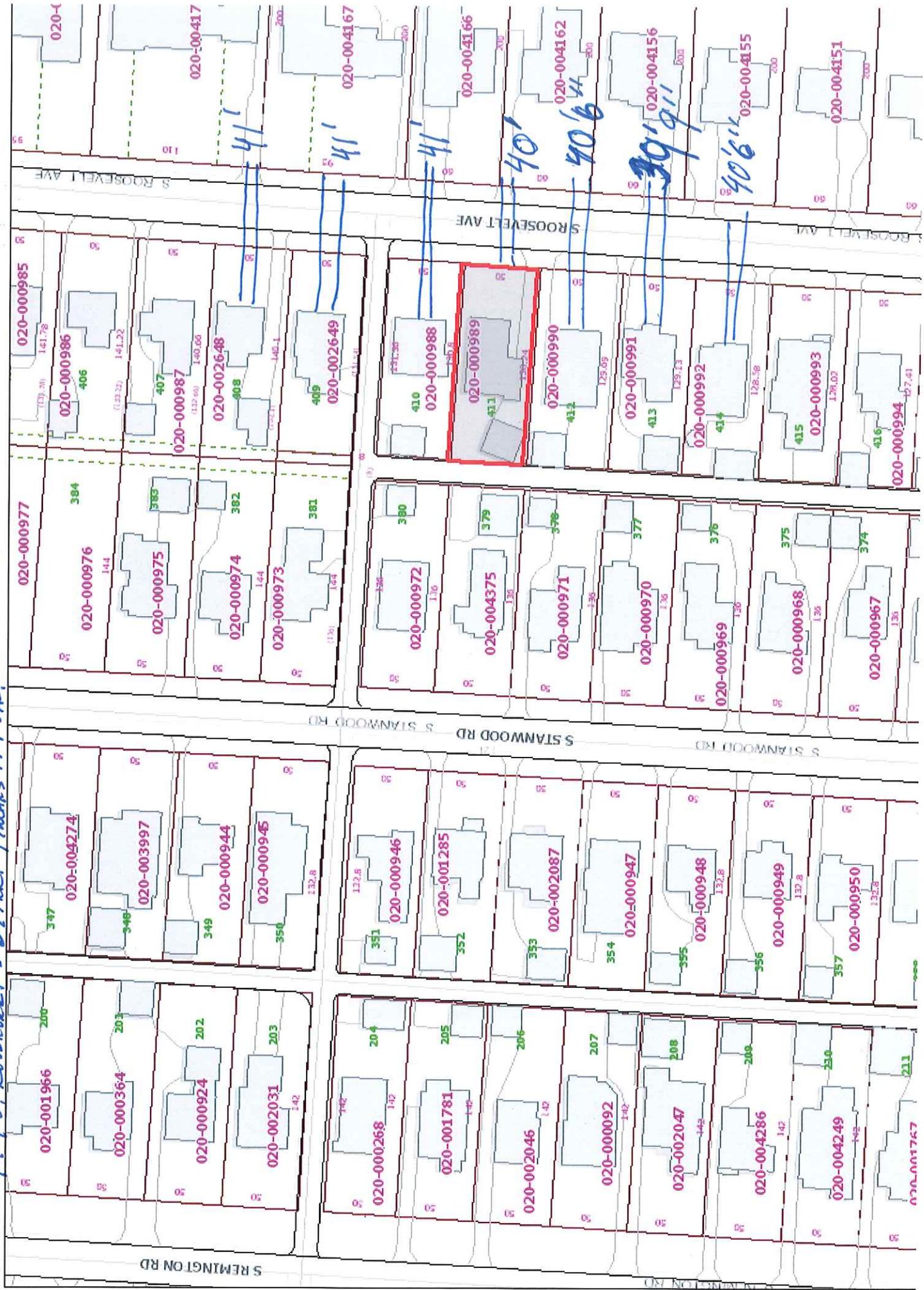
Status: In Progress

Arborist

Status: In Progress

020N010L 12600

137 S. ROOSEVELT = 40 FEET
143 S. ROOSEVELT = 40 FEET 6 INCHES
149 S. ROOSEVELT = 39 FEET 9 INCHES
155 S.R. = 40 FEET 6 INCHES
131 S.R. =
125 S.R. =
117 S.R. =



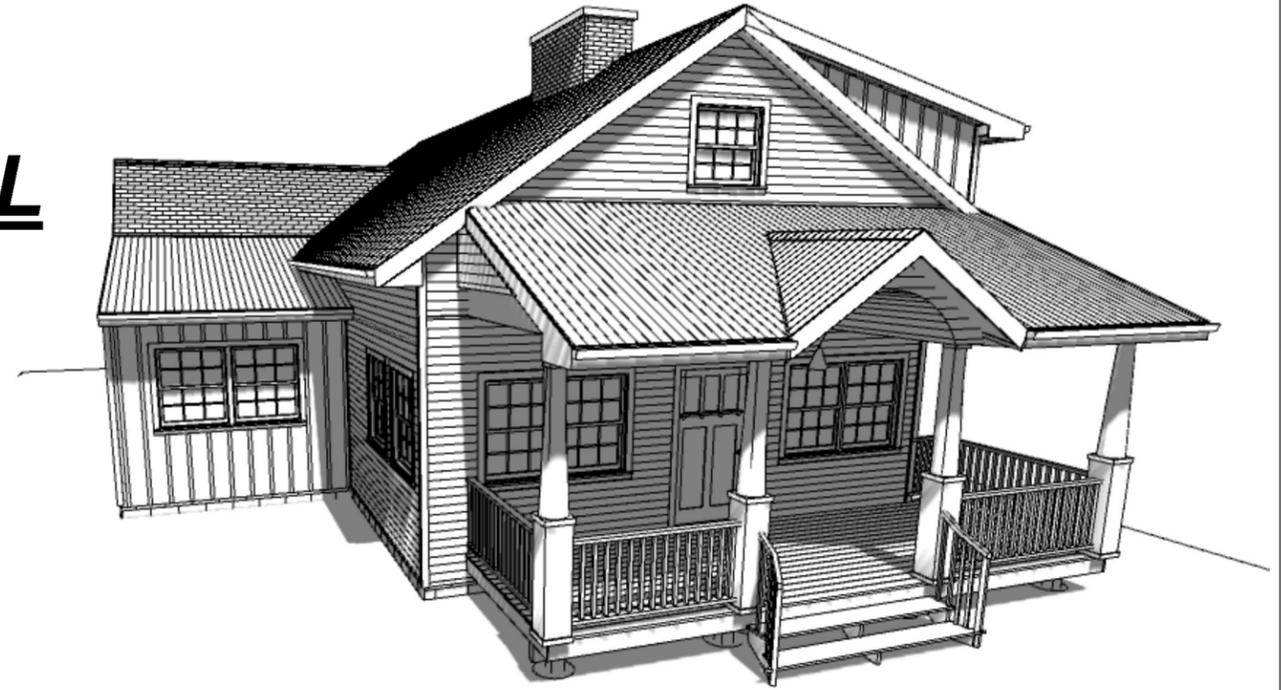
SINGLE-FAMILY HOME REMODEL



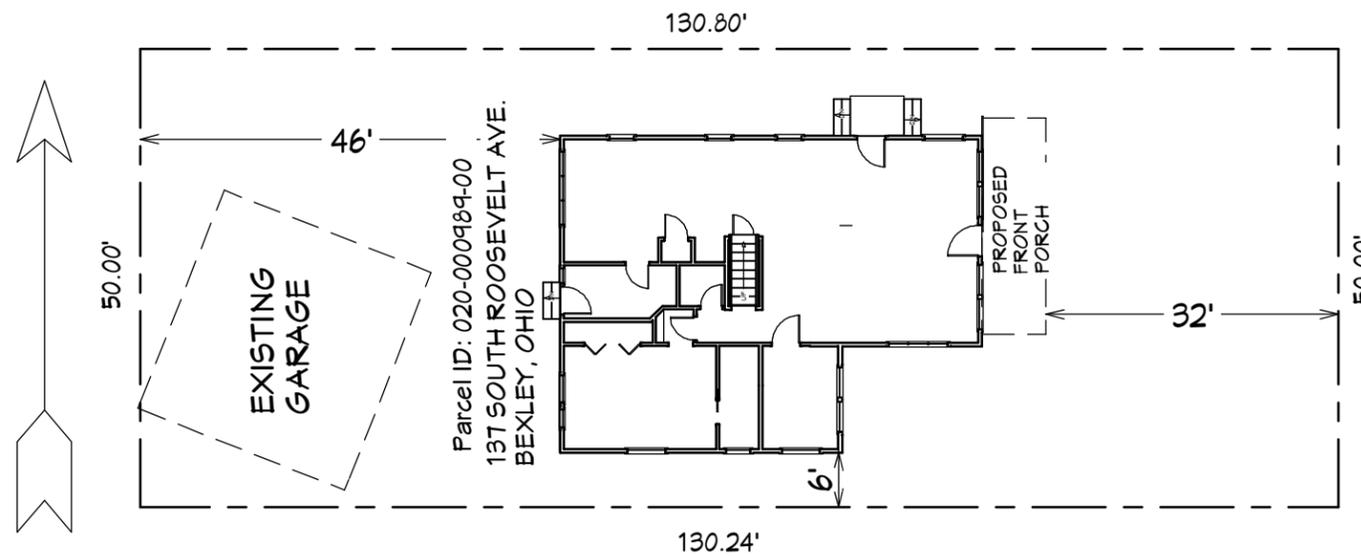
REAR PERSPECTIVE



EXISTING CONDITIONS



FRONT PERSPECTIVE



SOUTH ROOSEVELT AVENUE

SITE PLAN
SCALE: 1"=20'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SITE PLAN

PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

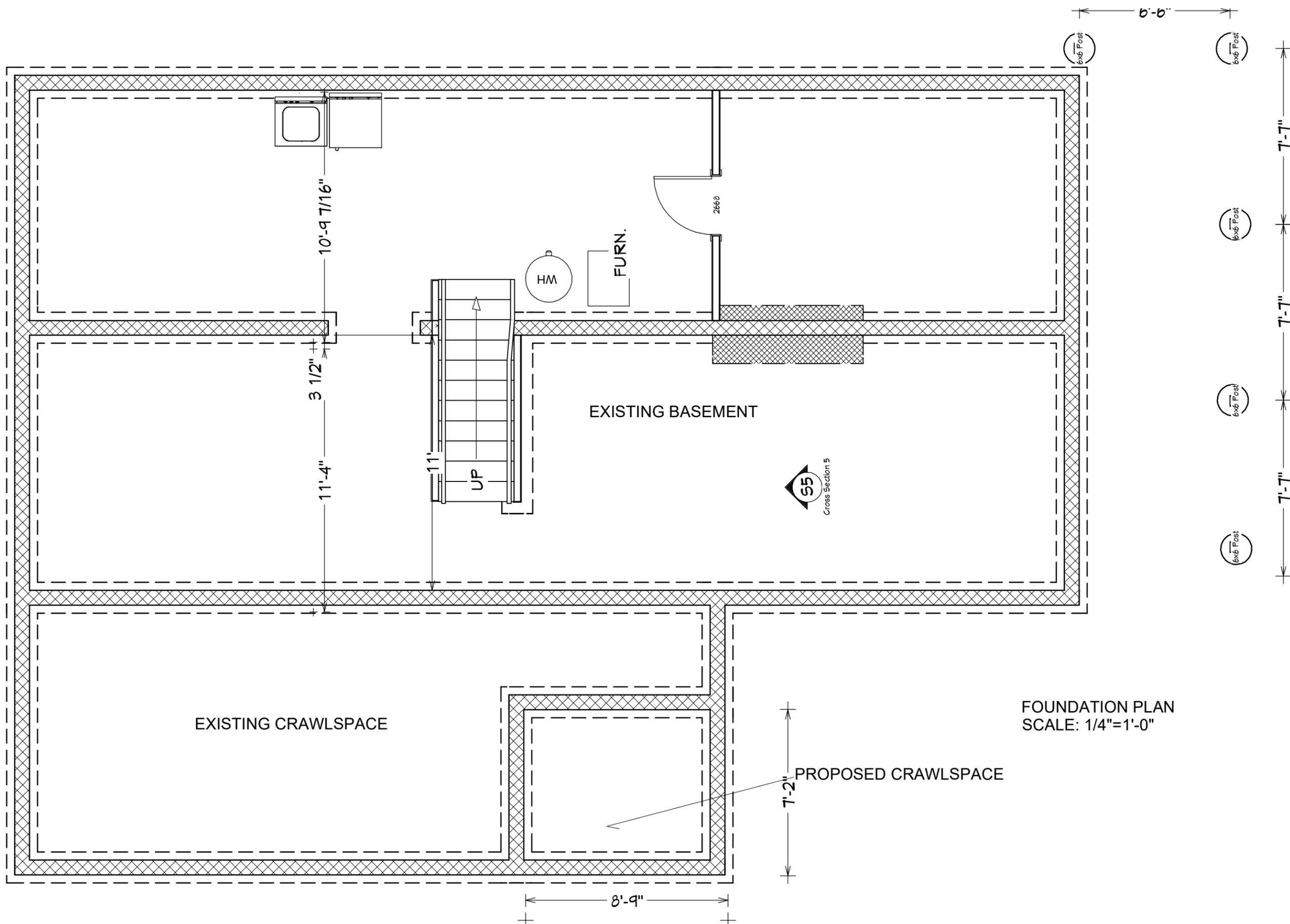
DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
jgeorgedesigns@yahoo.com**

DATE:
4/22/2020

SCALE:

SHEET:

A-1



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

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**BASEMENT/
FOUNDATION**

PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

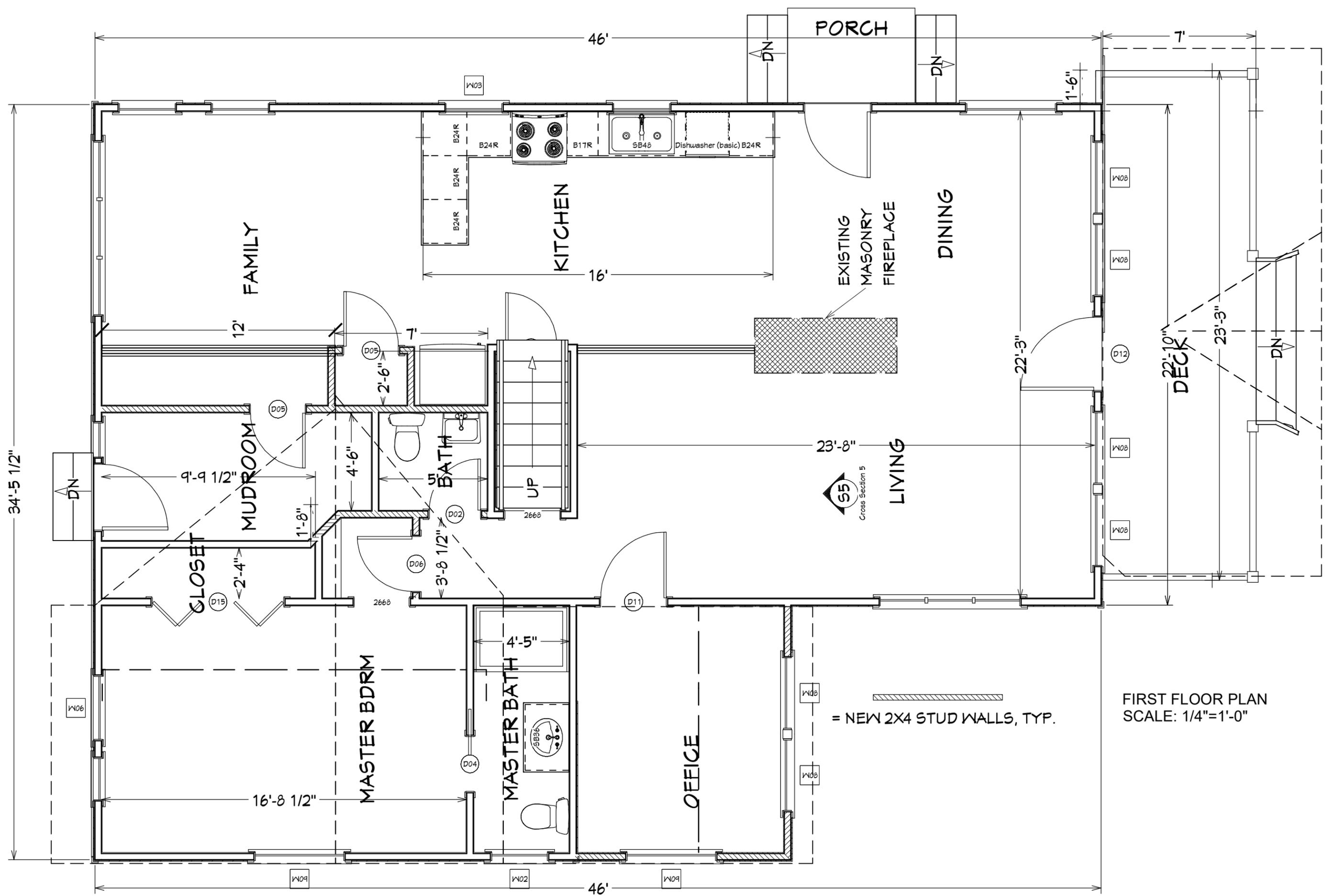
DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
jgeorgedesigns@yahoo.com**

DATE:
4/22/2020

SCALE:

SHEET:

A-2



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

▨ = NEW 2X4 STUD WALLS, TYP.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FIRST FLOOR

PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

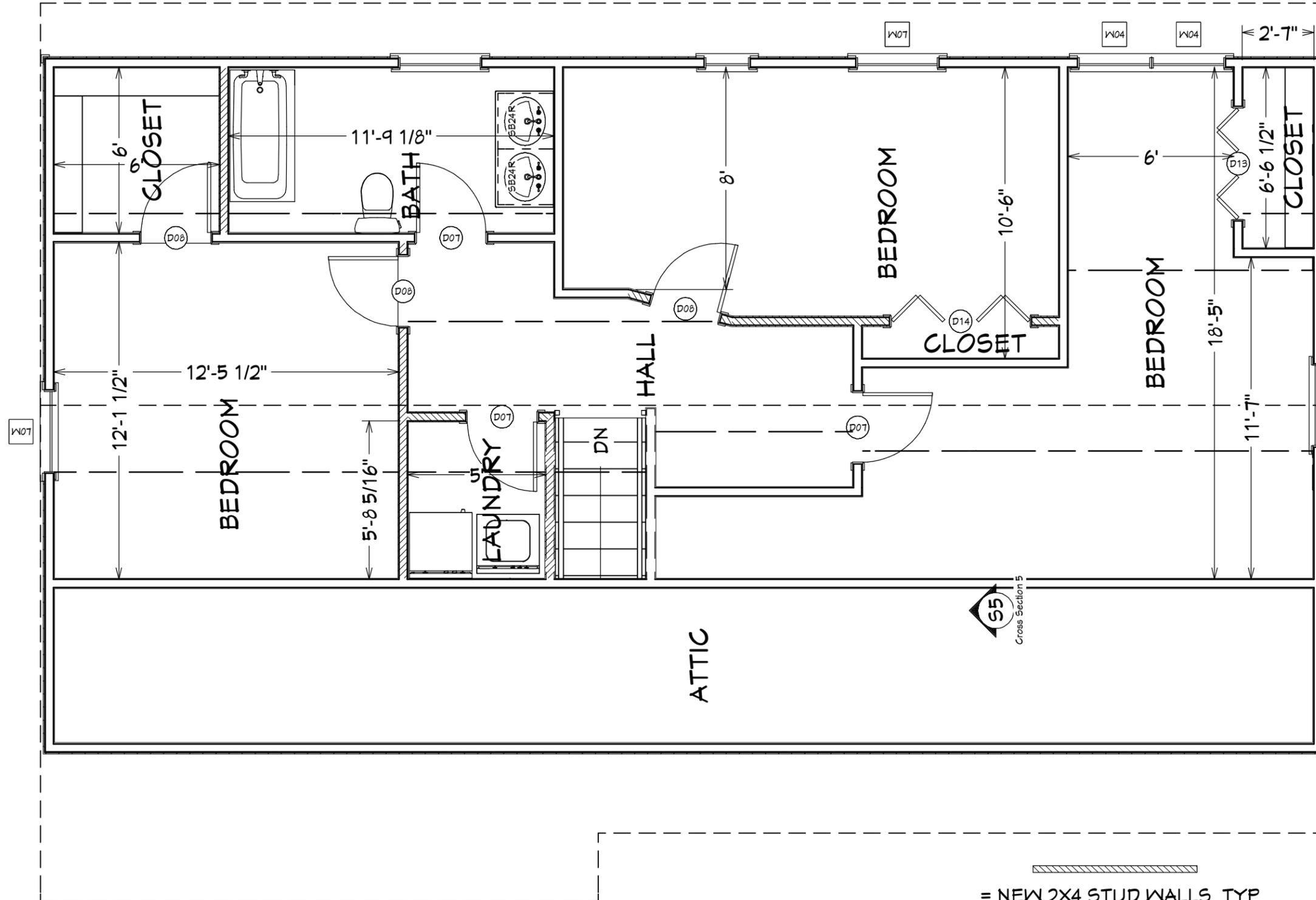
DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
jgeorgedesigns@yahoo.com**

DATE:
4/22/2020

SCALE:

SHEET:

A-3



= NEW 2X4 STUD WALLS, TYP.

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

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:
WHOLE HOUSE REMODEL
 137 S. ROOSEVELT AVENUE
 BEXLEY, OHIO

SHEET TITLE:
SECOND FLOOR

DRAWINGS PROVIDED BY:
JIM GEORGE
 937-718-0842
 jgeorgedesigns@yahoo.com

DATE:
 4/22/2020

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

SHEET:
A-4

NEW DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2468	1	1	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"
D02	2468	1	1	2468 R IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"
D04	2668	1	1	2668 L	30 "	80 "	62"X82 1/2"	POCKET-DOOR P04	2X6X65" (2)	1 3/8"
D05	2668	2	1	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D06	2668	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D07	2668	3	2	2668 L IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D08	2668	3	2	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D11	3068	1	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-DOOR P04	2X6X41" (2)	1 3/8"
D12	3468	1	1	3468 L EX	40 "	80 "	42"X83"	EXT. HINGED-DOOR E21	2X6X45" (2)	1 3/4"
D13	4068	1	2	4068 L/R	48 "	80 "	50"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X8X53" (2)	1 3/8"
D14	5068	1	2	5068 L/R	60 "	80 "	62"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X8X65" (2)	1 3/8"
D15	6068	1	1	6068 L/R	72 "	80 "	74"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X10X77" (2)	1 3/8"

NEW WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W02	2816FX	1	1	2816FX	32 "	18 "	33"X19"		FIXED GLASS	2X6X36" (2)
W03	2840DH	1	1	2840DH	32 "	48 "	33"X49"		DOUBLE HUNG	2X6X36" (2)
W04	2848DH	2	2	2848DH	32 "	56 "	33"X57"	YES	DOUBLE HUNG	2X6X36" (2)
W06	3048DH	1	1	3048DH	36 "	56 "	37"X57"		DOUBLE HUNG	2X6X40" (2)
W07	3048DH	2	2	3048DH	36 "	56 "	37"X57"	YES	DOUBLE HUNG	2X6X40" (2)
W08	3440DH	6	1	3440DH	40 "	48 "	41"X49"		DOUBLE HUNG	2X6X44" (2)
W09	4216FX	2	1	4216FX	50 "	18 "	51"X19"		FIXED GLASS	2X8X54" (2)

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
DOOR AND WINDOW SCHEDULES

PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
 137 S. ROOSEVELT AVENUE
 BEXLEY, OHIO**

DRAWINGS PROVIDED BY:
**JIM GEORGE
 937-718-0842
 jgeorgedesigns@yahoo.com**

DATE:
 4/22/2020

SCALE:

SHEET:
A-5



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



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



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



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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

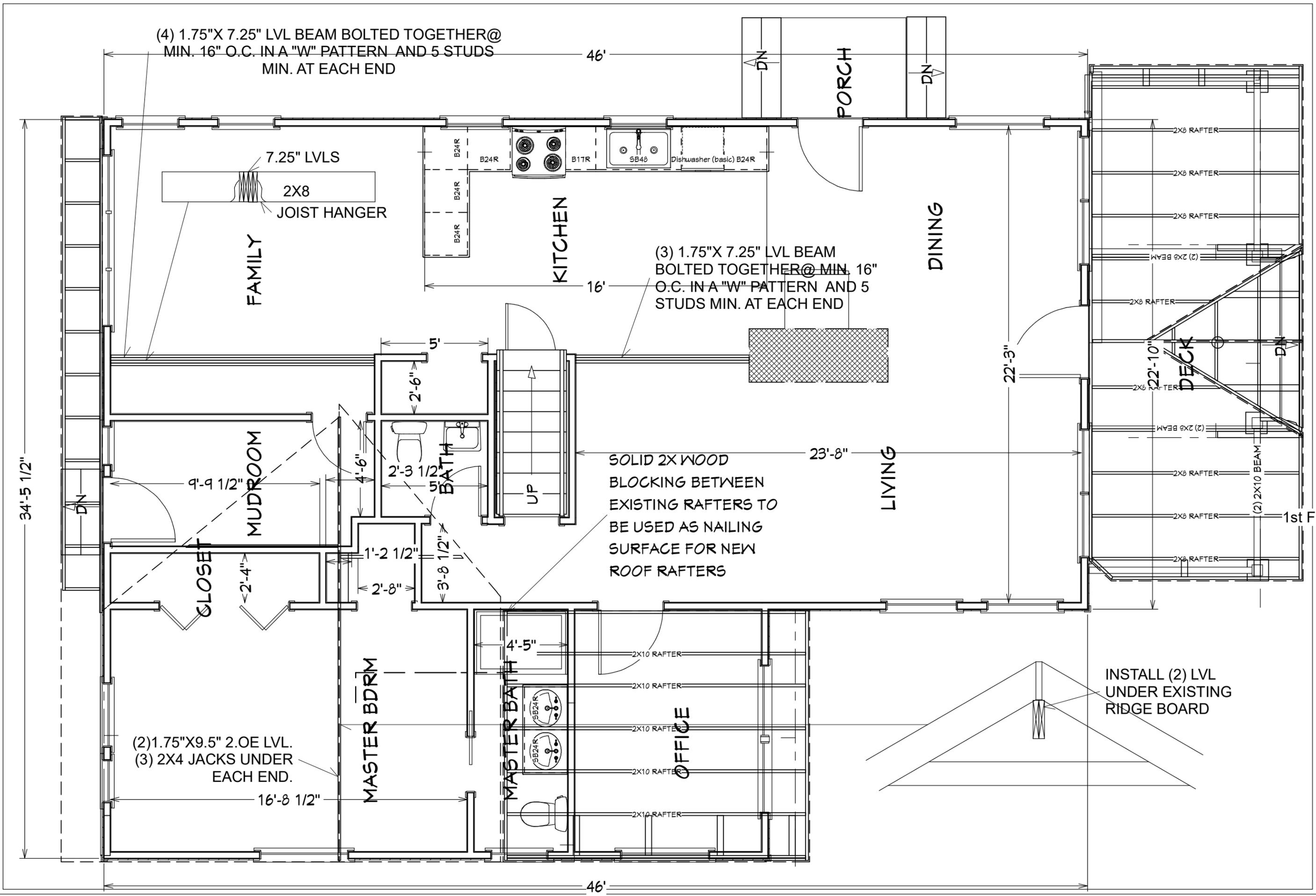
PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
jgeorgedesigns@yahoo.com**

DATE:
4/22/2020

SCALE:

SHEET:
A-6



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
NEW ROOF FRAMING

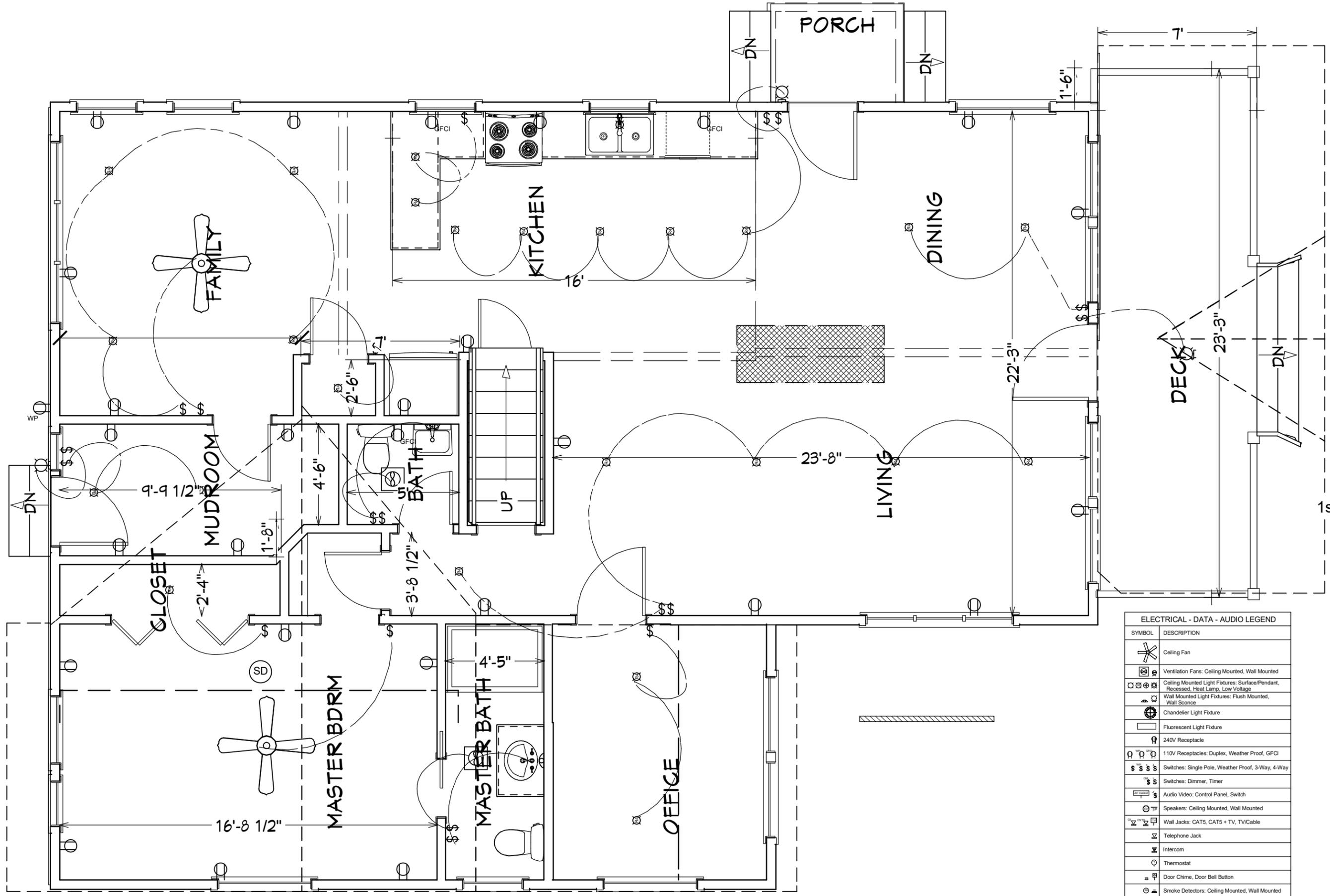
PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
 137 S. ROOSEVELT AVENUE
 BEXLEY, OHIO**

DRAWINGS PROVIDED BY:
**JIM GEORGE
 937-718-0842
 jgeorgedesigns@yahoo.com**

DATE:
 4/22/2020

SCALE:

SHEET:
A-7



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:
WHOLE HOUSE REMODEL
 137 S. ROOSEVELT AVENUE
 BEXLEY, OHIO

SHEET TITLE:
FIRST FLOOR ELECTRICAL

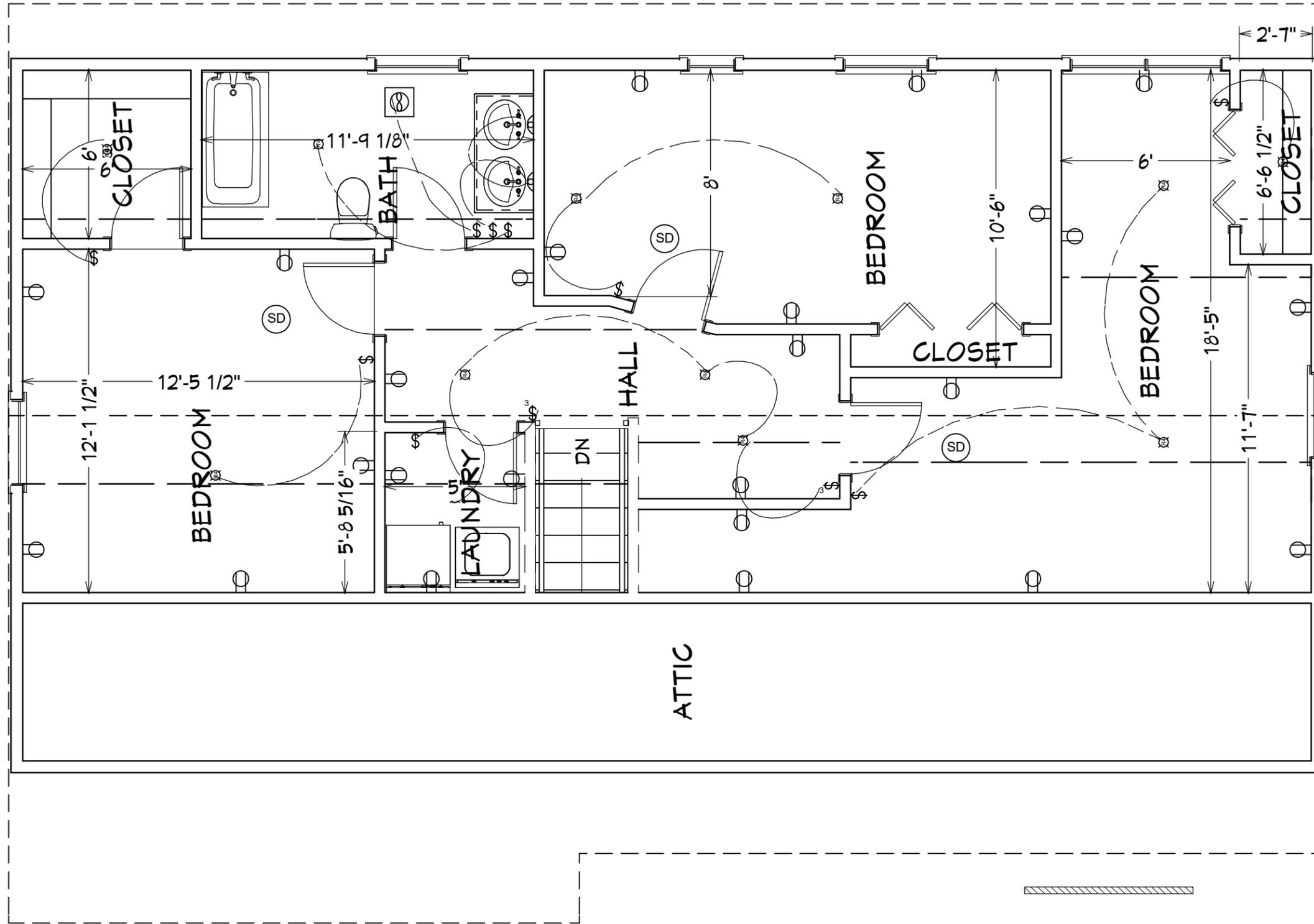
DRAWINGS PROVIDED BY:
JIM GEORGE
 937-718-0842
 jgeorgedesigns@yahoo.com

DATE:
 4/22/2020

SCALE:

SHEET:

A-8



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

2nd Floor

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SECOND FLOOR ELECTRICAL

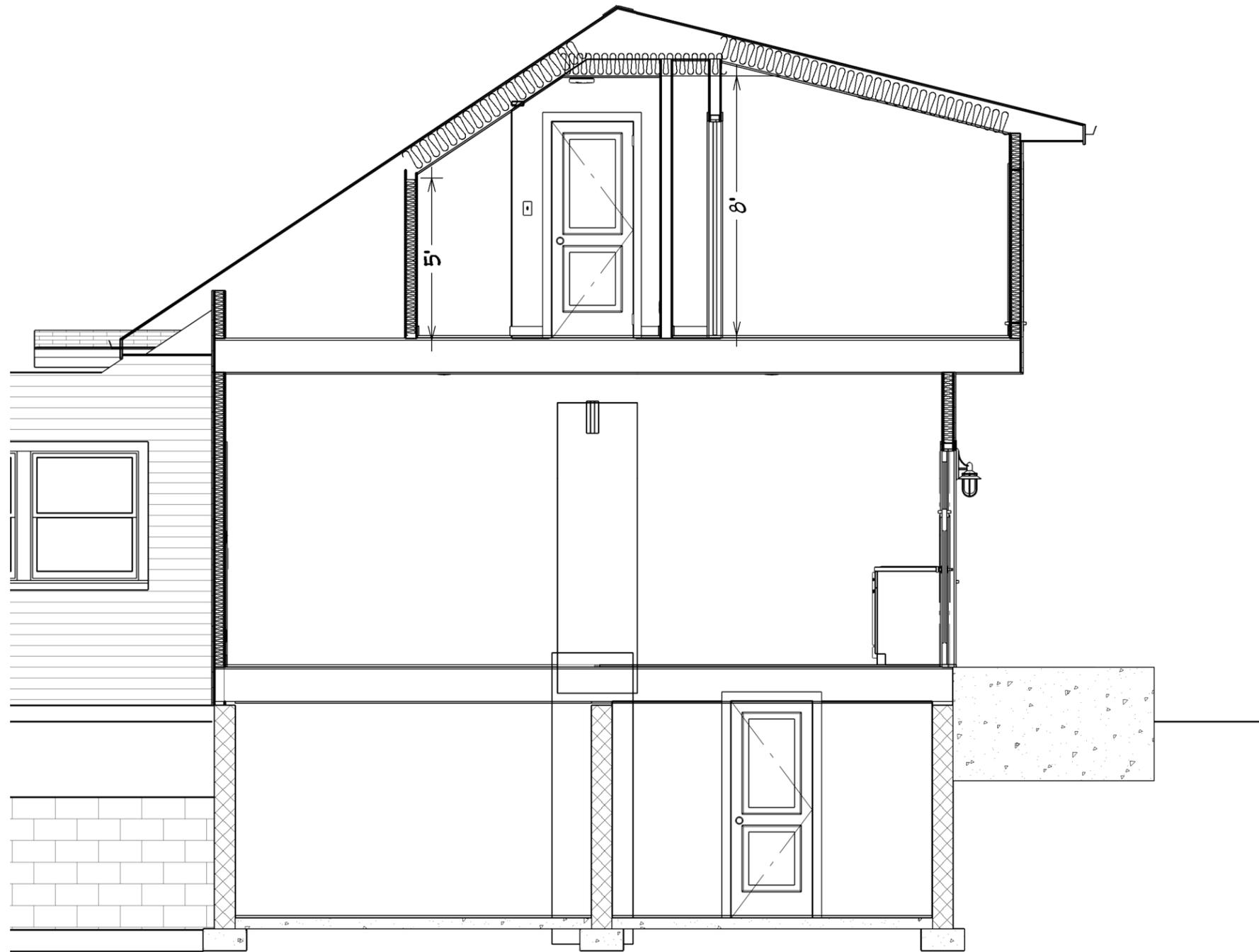
PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
jgeorgedesigns@yahoo.com**

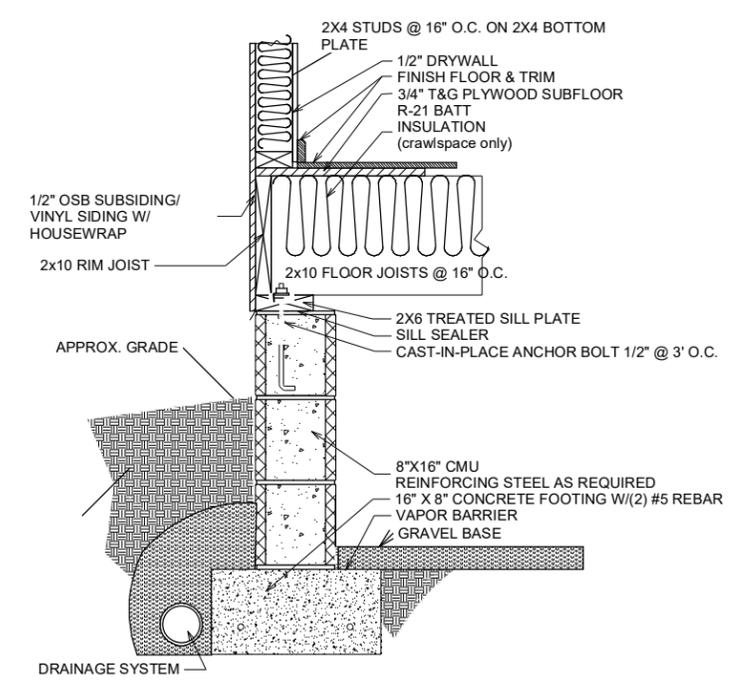
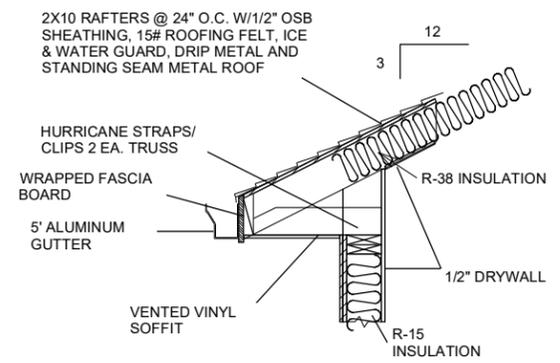
DATE:
4/22/2020

SCALE:

SHEET:
A-9



BUILDING SECTION, TYP.
SCALE: 1/4"=1'-0"



Typical CMU Crawl Space

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SECTIONS

PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

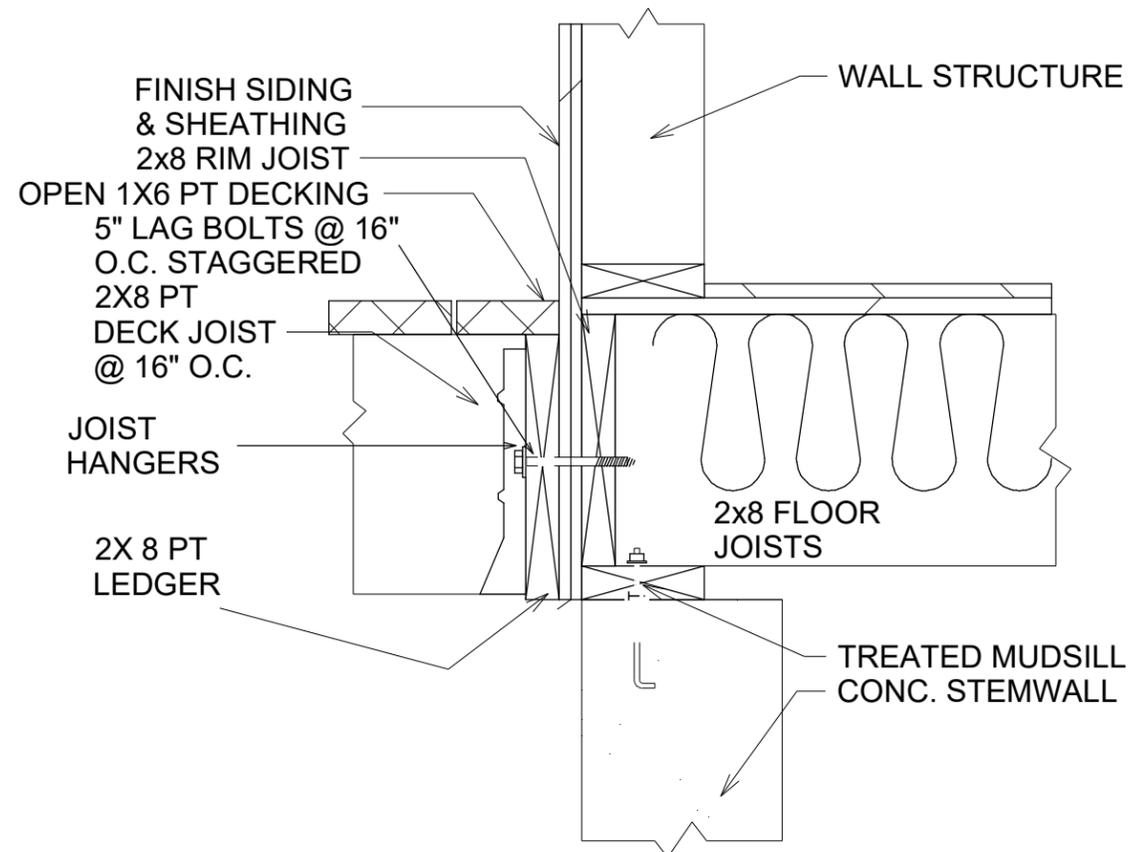
DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
jgeorgedesigns@yahoo.com**

DATE:
4/22/2020

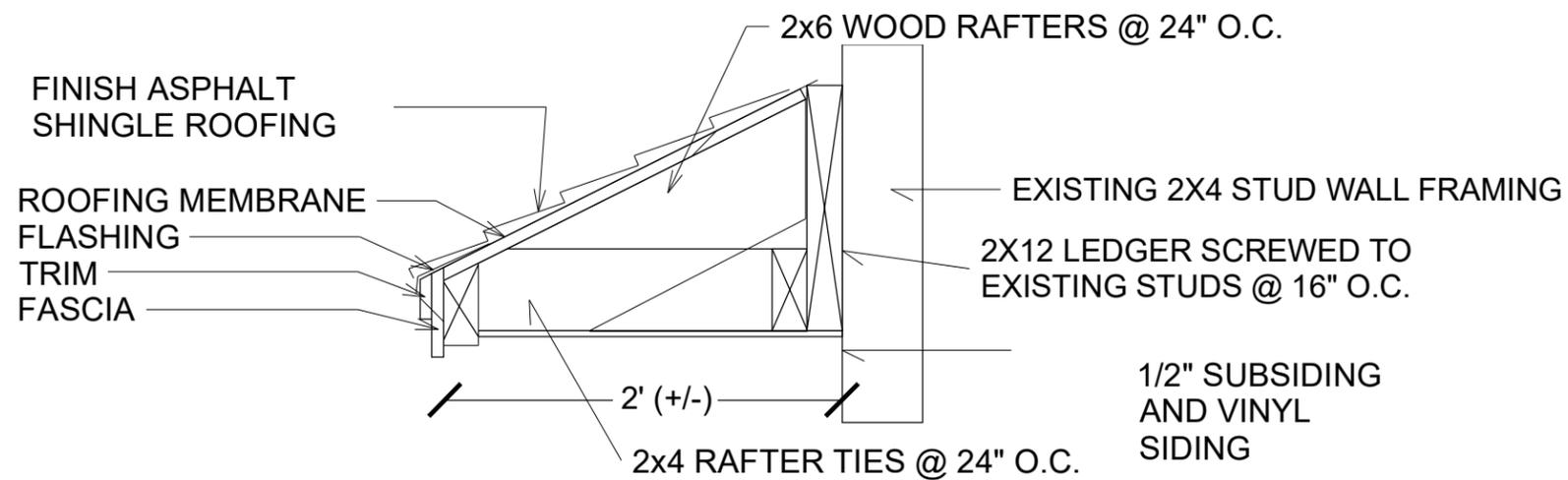
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SHEET:

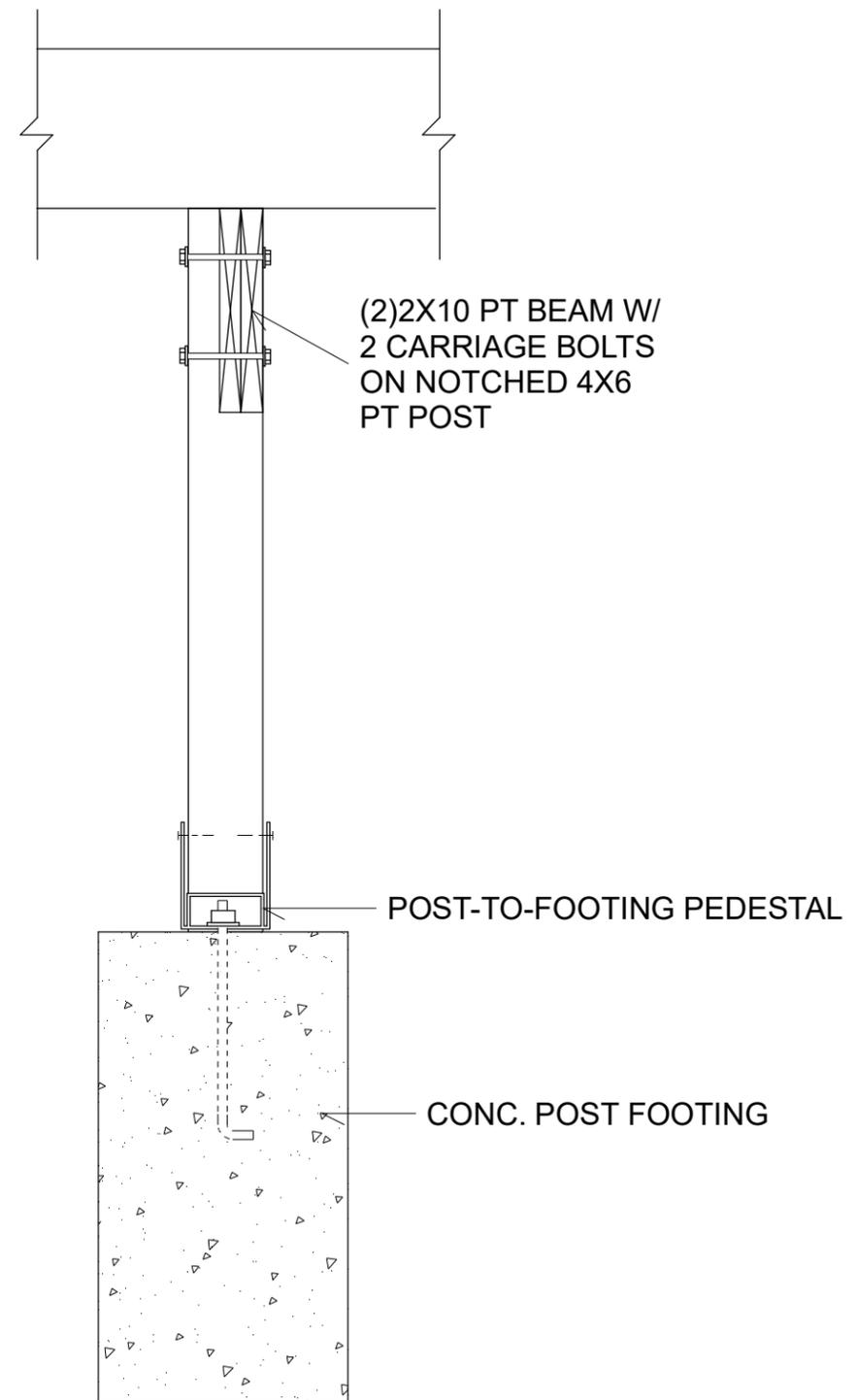
A-10



DECK TO HOUSE CONNECTION



REAR EAVE EXTENSION



POST TO FOOTING DETAIL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
DETAILS

PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

DRAWINGS PROVIDED BY:
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937-718-0842
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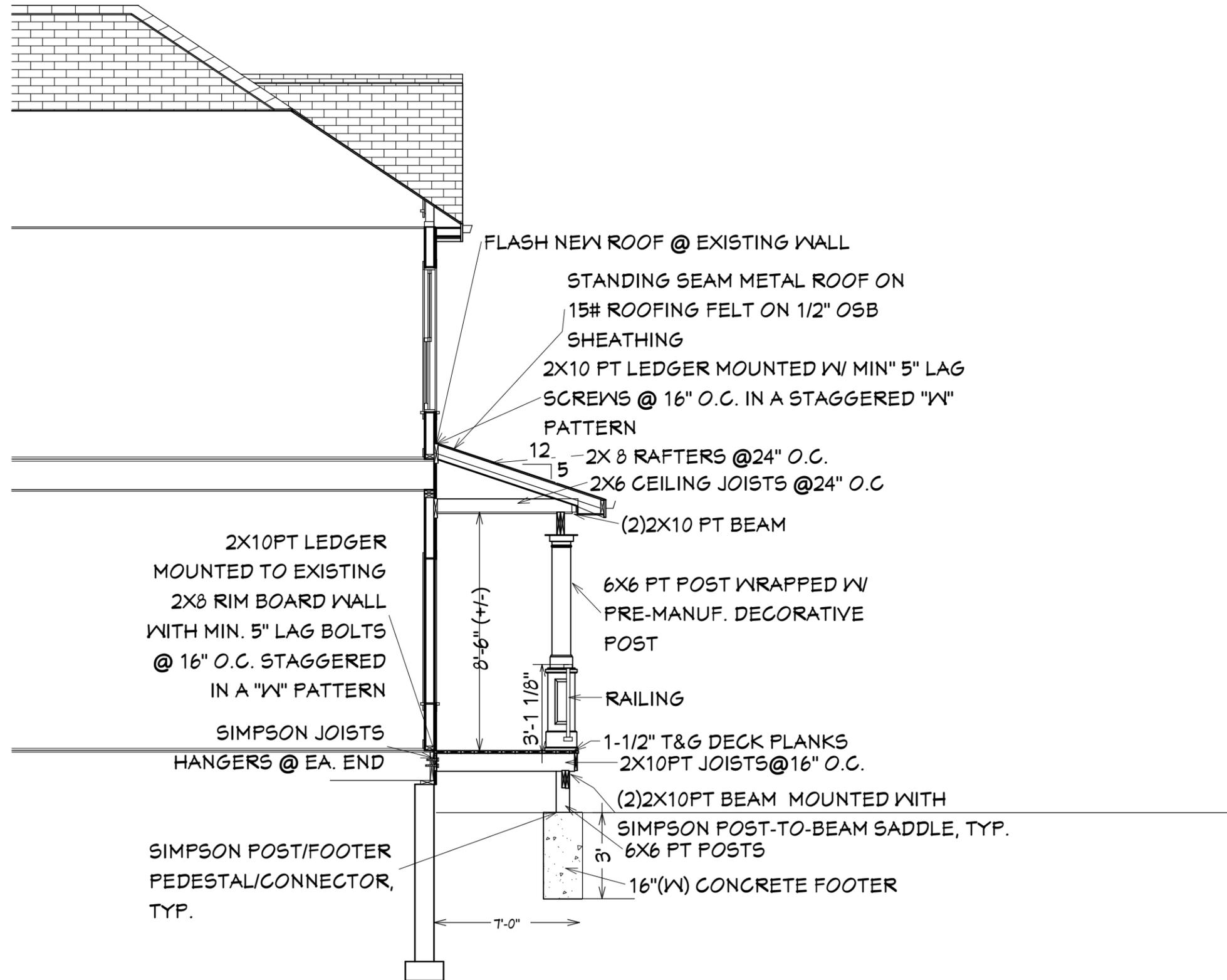
DATE:

4/22/2020

SCALE:

SHEET:

A-11



Cross Section 8

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**FRONT PORCH
SECTION**

PROJECT DESCRIPTION:
**WHOLE HOUSE REMODEL
137 S. ROOSEVELT AVENUE
BEXLEY, OHIO**

DRAWINGS PROVIDED BY:
**JIM GEORGE
937-718-0842
jgeorgedesigns@yahoo.com**

DATE:
4/22/2020

SCALE:

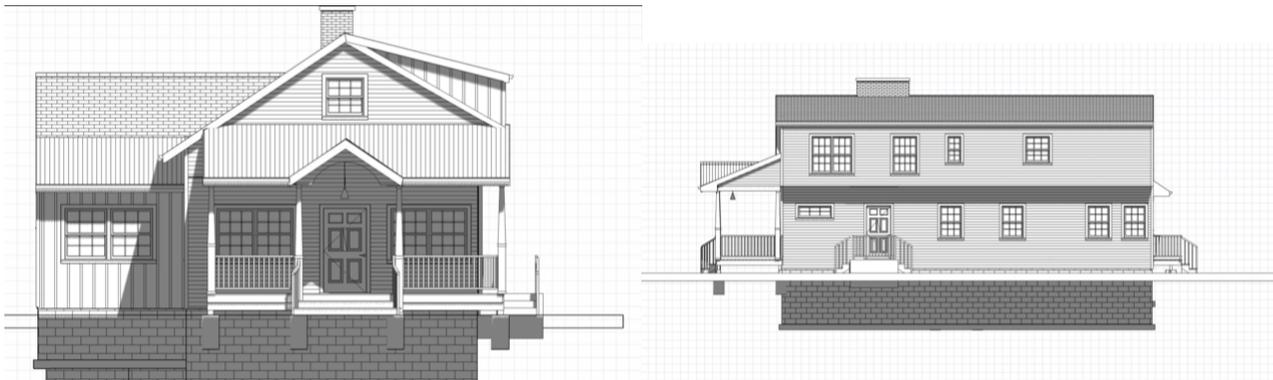
SHEET:

A-12



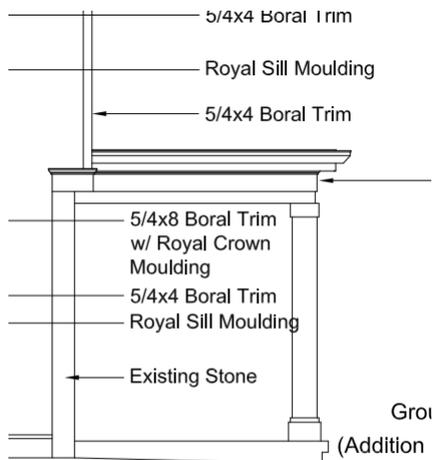
137

Here 2 of the drawings that were submitted on April 30th -



They are definitely better - which is something I have already shared - but there are still a lot of details that are strange and not worked out - the column bases are still floating off the porch, columns are weirdly proportioned, the railing in back don't connect, the steps in the back are disconnected from the new stoop - are they the same unit? wood? concrete? Just so many details that the Board will ask about and I am certain it will get tabled to work on these details. I am allowing this to come to the Board but want to be realistic about what you should expect. I am really at a loss how else to point out all of these details without doing them myself which I cannot. Below is an example of how we need to see details... I believe I sent you some example drawings already too and you can access our past applications to look at other applicants successful drawings on the city's website under documents/agendas and meetings....

Detail of columns on a porch from another application - this is the kind of detail and notation we expect....



Building Rain Cap
: Skirt Board

[Quoted text hidden]



**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, May 14, 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-20-11

Applicant: David Jamison

Owner: Theodore Pennington

Address: 1015 Montrose

ARB Request: The applicant is seeking architectural review and approval, to allow a second and third floor addition at the rear of the principal structure, above the existing 1-story portion of the building.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

*(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



David Jamison

614-791-1200

dejamison@clarkearchitects.com

Location

1015 MONTROSE AV
Bexley, OH 43209

ARB-20-11

Status: Active

Submitted: Mar 02, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

Two story addition to the one story portion of the existing structure. No increase in the footprint of the structure.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

David Jamison

Agent Address

7844 Flint Road, Columbus, Ohio 43235

Agent Email

dejamison@clarkearchitects.com

Agent Phone

614-791-1200

Property Owner Name

Theodore Pennington

Property Owner phone

614-296-9090

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

30000

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 or Commercial**

Residential

Zoning District

High Density Residential

Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

50

Depth (ft)

131

Total Area (SF)

6550

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

902

Proposed Addition (SF)

256

Removing (SF)

--

Type of Structure

wood frame

Proposed New Primary Structure or Residence (SF)

902

Total Square Footage

902

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)**

902

Total overall lot coverage (% of lot)

20

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

Match Existing

New Roof Style and Color

Match Existing

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Vinyl Clad Wood

New Window Manufacturer

Match Existing

New Window Style/Mat./Color

Match Existing

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

Vinyl

Proposed New Door Trim

Vinyl - Match Existing

Existing Window Trim

Vinyl

Proposed New Window Trim

Vinyl - Match Existing

Trim Color(s)

Match Existing

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

--

Proposed Finishes

Vinyl Siding

Proposed Finishes Manufacturer, Style, Color

Match Existing

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

--

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 (17)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Mar 02, 2020

pdf **Photographs (required)**
Mar 02, 2020

pdf **Site Plan**

Mar 02, 2020

zip **001-Unified Zoning Application.zip**

Mar 02, 2020

pdf **03-1 Plans.pdf**

Apr 14, 2020

pdf **04-2 Elevations.pdf**

Apr 14, 2020

pdf **Elevations Op3 4-20-20.pdf**

Apr 27, 2020

pdf **Plans Op3 4-20-21.pdf**

Apr 27, 2020

pdf **Elevations_ Op4 - 4-21-20.pdf**

Apr 27, 2020

pdf **Plans_Op4 - 4-21-20.pdf**

Apr 27, 2020

pdf **Op5_1 Plans.pdf**

Apr 30, 2020

pdf **Op5_2 Elevations.pdf**

Apr 30, 2020

pdf **SUBMITTAL Elevations - Op6 4-30-20.pdf**

May 01, 2020

pdf **1 Plans - FOR ARB REVIEW.pdf**

May 01, 2020

pdf **2 Elevations - FOR ARB REVIEW.pdf**

May 01, 2020

pdf **1 Plans.pdf**

May 07, 2020

pdf **2 Elevations.pdf**

May 07, 2020

Timeline



Payment

Status: Paid March 3rd 2020, 1:29 pm



Zoning Officer

Status: Completed April 30th 2020, 2:01 pm

Assignee: Kathy Rose

Kathy Rose April 7th 2020, 9:06:13 am

@Karen Bokor I spoke with owner and explained you were reaching out to the architect to discuss massing of the addition. I suggested he get some feedback from the Board to understand what needs addressed, unless there is some evidence that the architect has other options that are more appropriate.

Kathy Rose April 15th 2020, 9:21:19 am

informal review at April 9th meeting. Need to revise and submit when ready for formal review.

Kathy Rose April 27th 2020, 11:09:57 am

Do you have any updated plans?

David Jamison April 27th 2020, 11:53:18 am

I just uploaded addition elevations and plans. They are all just options for consideration at this point to see what may be acceptable to the board.

David Jamison April 30th 2020, 3:48:28 pm

Kathy, I don't see how to delete all the versions I uploaded. Is it possible to do so? If so, how? Thanks.

Kathy Rose May 1st 2020, 10:10:06 am

David, I can upload to the city website the documents you want the Board to review. Can you tell me the Ridge height of the house and what the gross volume of the 3rd floor will be?

David Jamison May 1st 2020, 12:39:12 pm

Kathy, I have uploaded the final plans & elevations for ARB review and indicated that is what they are. The ridge height is 27'-8 7/8". The attic/3rd floor gross volume is 110,107 cubic feet. The usable square feet of the attic/3rd floor is 493 square feet.

Kathy Rose May 1st 2020, 2:14:30 pm

Thank you

David Jamison May 7th 2020, 1:10:04 pm

I uploaded the final set of drawings. I didn't see, until too late, that I could have uploaded a different version of the ones I previously uploaded. Sorry.

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Kathy Rose May 1st 2020, 11:37:37 am

@Karen Bokor I was curious now that there is all this extra "volume" to the 3rd floor - is it considered a 3rd floor. Code allows 2 1/2 stories for this district, not to exceed 35' - don't believe he exceeds 35, but It may kick us back the my volume inquiry once again.

Karen Bokor May 5th 2020, 1:08:40 pm

We will need a final decision on which proposal to send to the Board members very shortly Thanks

David Jamison May 5th 2020, 1:53:26 pm

Karen, I am waiting on Mr. Pennington's response to my email. What is the deadline for the decision and submittal?

Karen Bokor May 6th 2020, 12:58:31 pm

We need to have a decision as to which version you would like uploaded to the agenda on the City's website ASAP - we can always update the drawings between now and next week but I am writing my staff reports today and will send them out by the end of day.

David Jamison May 7th 2020, 1:09:43 pm

I uploaded the final set of drawings. I didn't see, until too late, that I could have uploaded a different version of the ones I previously uploaded. Sorry.

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

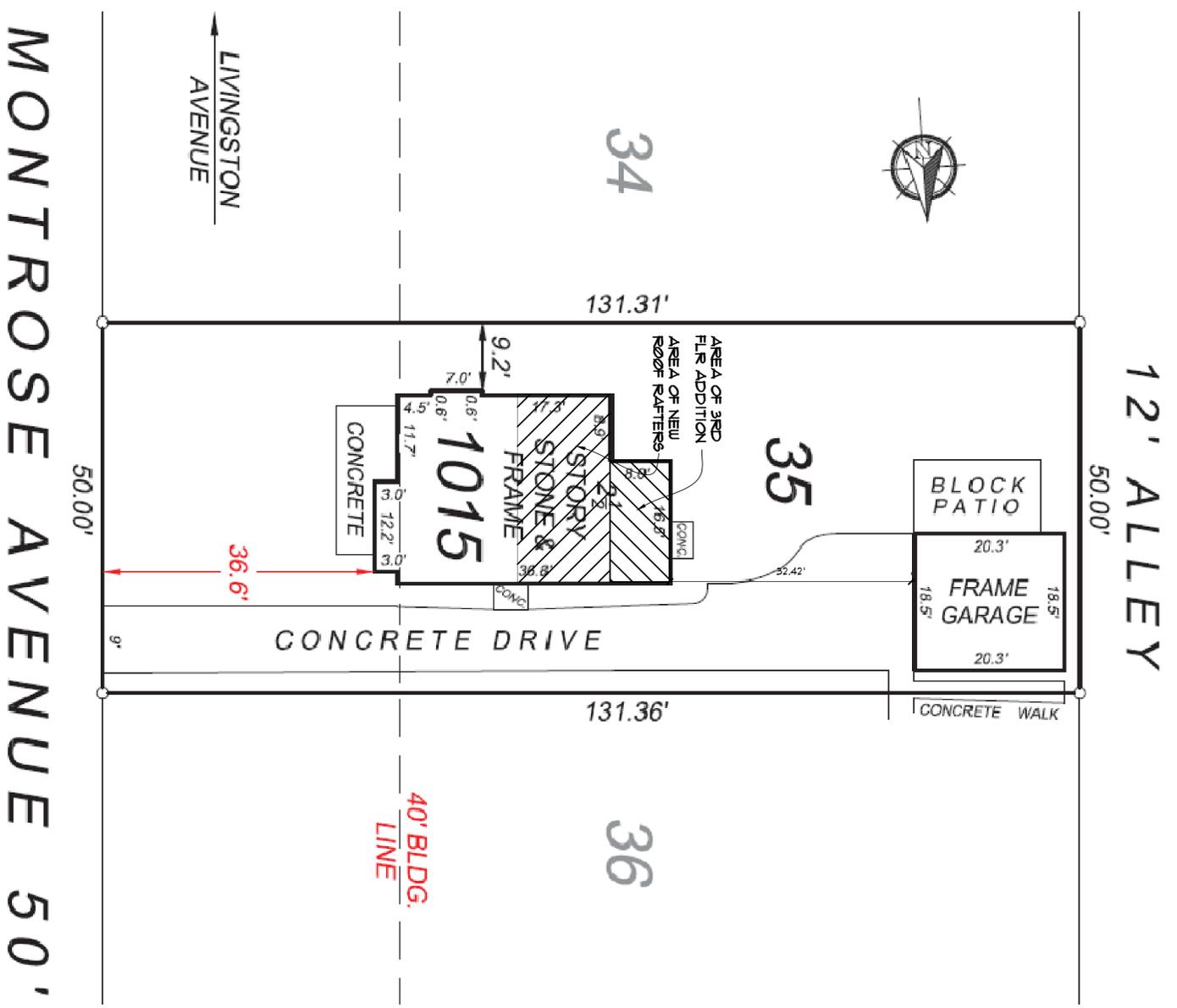
Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress

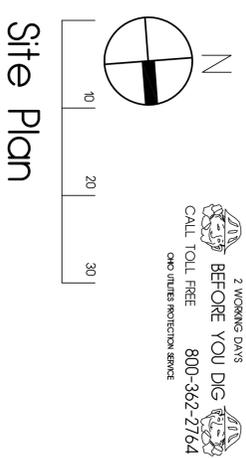


AREAS

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.



PROJECT ADDRESS
1015 MONTROSE AVE
BEXLEY OH 43209

OWNER
THEODORE P. PENNINGTON
1015 MONTROSE AVE
BEXLEY OH 43209

FCA INFO
PID: 020-003432-00
TWO STORY SINGLE FAMILY STRUCTURE
PROPERTY CLASS R - RESIDENTIAL
LAND USE B10 - ONE-FAMILY DULG ON FLATTED LOT
CITY/VILLAGE - BEXLEY CITY

SCOPE OF WORK
TWO STORY ADDITION TO ONE STORY PORTION OF THE RESIDENTIAL STRUCTURE - 256 SF.

DRAWING INDEX

SI	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
jclark@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

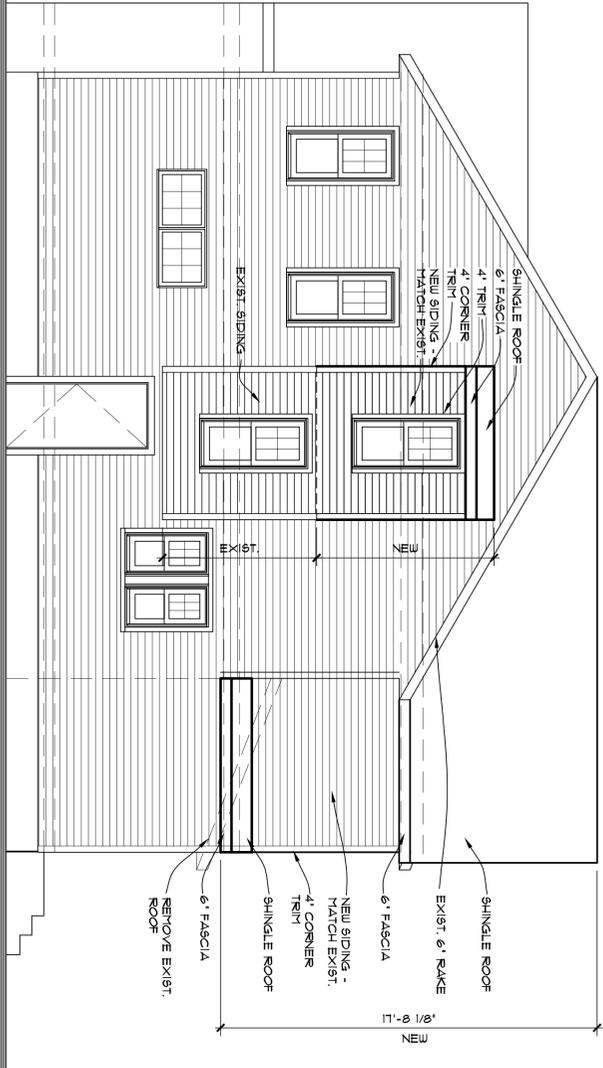
PROJECT NUMBER: CA200199

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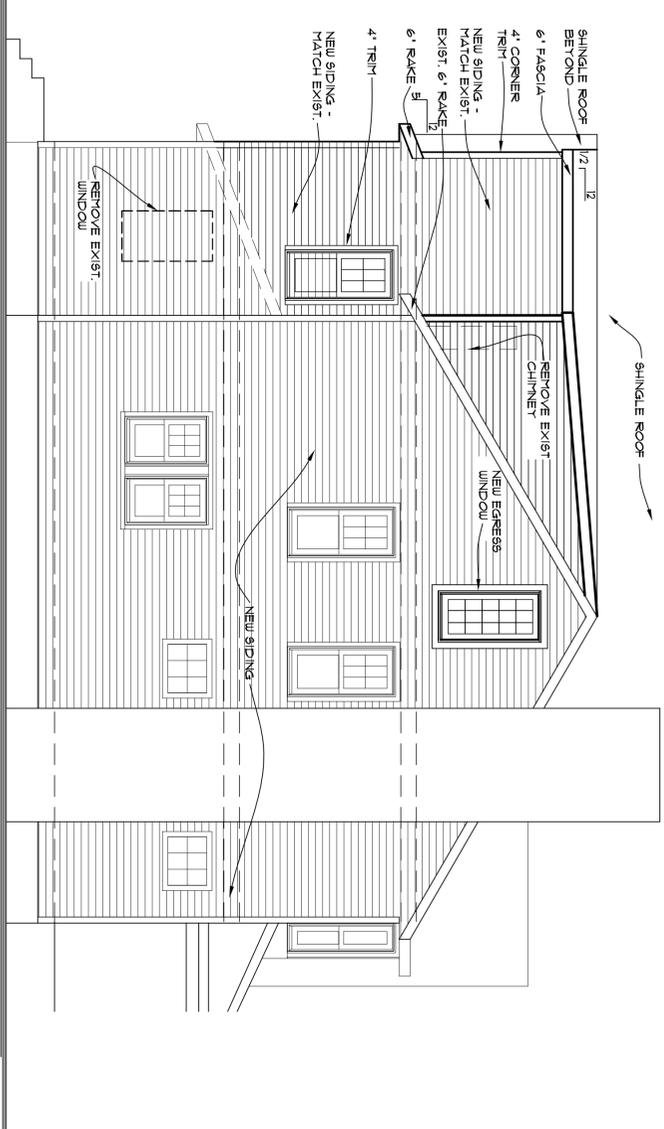
**PROJECT INFO/
SITE PLAN/NOTES**

SHEET NUMBER

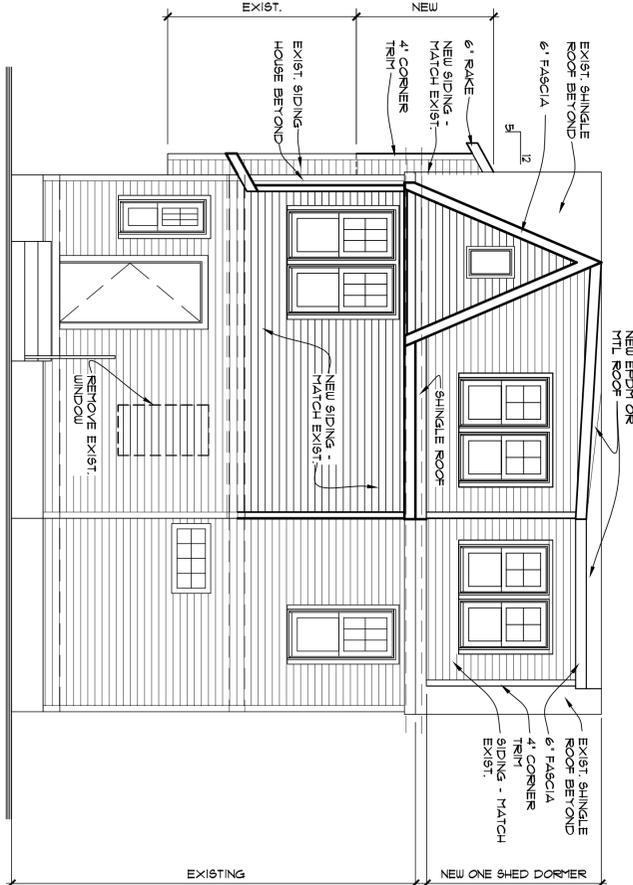
S1



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



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



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



020-003432 02/18/2017



**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, May 14, 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-20-26

Applicant: 3 Pillar Homes

Owner: Joe Chay

Address: 2730 Broad St.

ARB Request: The applicant is seeking architectural review and approval, to allow a new 2-story single family dwelling in the vacant lot on the North side of Broad Street between 2720 E. Broad Street and 2738 E. Broad Street.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

*(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. · Add to a project


Expiration Date

Active



ARB-20-26



Details

Submitted on Apr 13, 2020 4:45 PM



Attachments

20 files



Activity Feed

Latest activity on Apr 14, 2020



Applicant

Joe Chay



Location

2730 BROAD ST, Unit , Bexley, OH 43209

Timeline

Add New ▾

Zoning Officer

Completed Apr 15, 2020 at 1:36pm



Payment

Paid May 13, 2020 at 3:31pm



Design Planning Consultant

In Progress



Architectural Review Board

In Progress



Board of Zoning and Planning

In Progress



City Council



In Progress

Tree Commission

In Progress



Arborist

In Progress



A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

NEW HOUSE BUILD - Proposed Address: 2730 East Broad Street



Architecture Review



Demolition



Planned Unit Dev



Rezoning



A.1: Attorney / Agent Information

Agent Name

Zenios Zenios

Agent Address

Agent Email

zenios@3pillar.com

Agent Phone

614-374-1162

Property Owner Name

Joe Chay

Property Owner phone

614-327-0700

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

Permission Granted. Owner will likely also be present.

A.2: Fee Worksheet

Estimated Valuation of Project

450,000

Major Architectural Review



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 or Commercial

Residential

Zoning District

North Bexley

Use Classification 

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

B: Project Worksheet: Lot Info

Width (ft)

50.1

Depth (ft)

199.95

Total Area (SF)

10,017

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

0

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure
SINGLE FAMILY HOME

Proposed New Primary Structure or Residence (SF)
1,910

Total Square Footage
3,618

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

Existing Footprint (SF)
792

Proposed Addition (SF)

New Structure Type
GARAGE

Ridge Height

Proposed New Structure (SF)
792

Is there a 2nd Floor
No

Total of all garage and accessory structures (SF)
792

Total building lot coverage (SF)
2,702

Total building lot coverage (% of lot)
26.9

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

B: Project Worksheet: Hardscape

Existing Driveway (SF)

0

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

0

Proposed Additional Hardscape (SF)

1,142

Total Hardscape (SF)

1,142

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

3,844

Total overall lot coverage (% of lot)

38.4

C.1 Architectural Review Worksheet: Roofing

Roofing



Structure

House & Garage

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

TBD

New Roof Style and Color

GREY

C.1 Architectural Review Worksheet: Windows

Windows



Structure

House & Garage

Existing Window Type

Existing Window Materials

New Window Manufacturer

TBD

New Window Style/Mat./Color

WHITE VINYL

C.1 Architectural Review Worksheet: Doors

Doors



Structure

House & Garage

Existing Entrance Door Type

Fiberglass

Existing Garage Door Type

Door Finish

Painted

Proposed Door Type

FIBERGLASS

Proposed Door Style

FULL LIGHT

Proposed Door Color

White

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim



Existing Door Trim

Proposed New Door Trim

WOOD COMPOSITE

Existing Window Trim

Proposed New Window Trim
WOOD COMPOSITE

Trim Color(s)
White

Do the proposed changes affect the overhangs?

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes



Existing Finishes
Vinyl Siding

Existing Finishes Manufacturer, Style, Color

Proposed Finishes
Vinyl Siding

Proposed Finishes Manufacturer, Style, Color
VINYL SIDING / STUCCO / STONE - WHITE / BLUE

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review. * 



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

Landscape plans are required for all New Principal structures and modifications on commercial sites. In order to add review of your project to the agenda, staff must verify that the following items have been submitted along with the application.

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

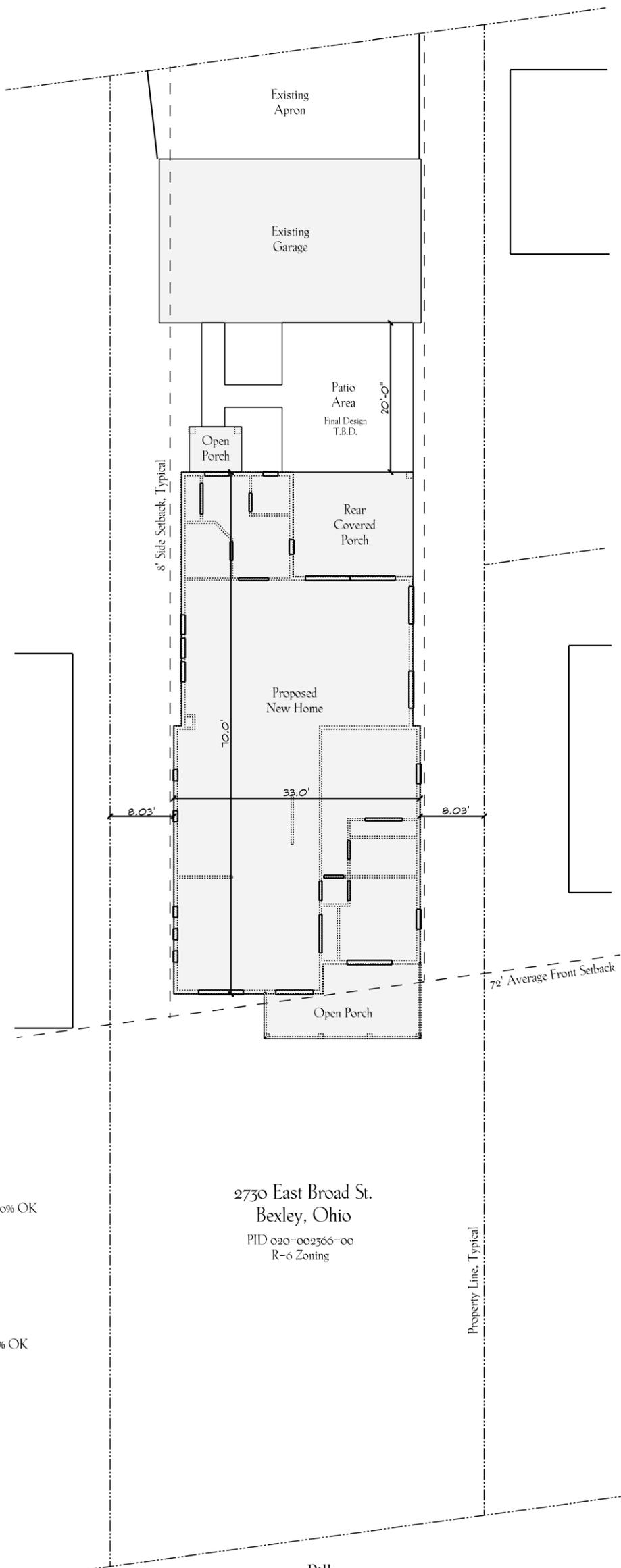
Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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





The Chay Residence



Lot Coverages

Main House:	1,965 sq. ft.
Exg. Garage:	792 sq. ft.
Porches:	400 sq. ft.
Patio & Walks:	670 sq. ft.
Drive Apron:	455 sq. ft.
	<hr/>
	4,282 sq. ft.
Lot Area:	10,017 sq. ft.
	42.747% Coverage < 60% OK

Building Coverages

Main House:	1,965 sq. ft.
Exg. Garage:	792 sq. ft.
Porches:	400 sq. ft.
	<hr/>
	3,157 sq. ft.
	31.516% Coverage < 35% OK

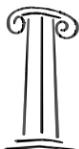
2730 East Broad St.
Bexley, Ohio
PID 020-002366-00
R-6 Zoning



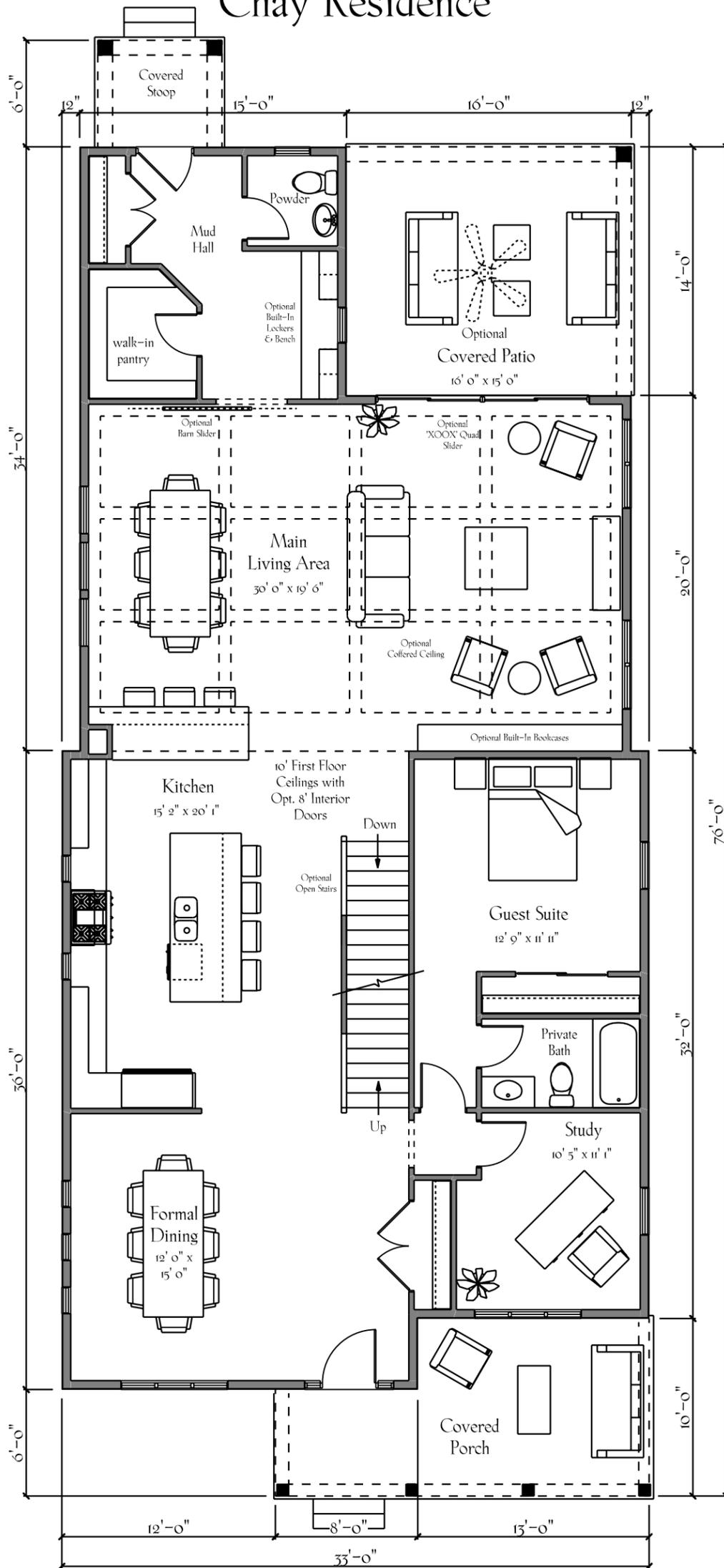
www.3Pillar.com
5/3/2020

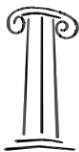


Architectural
Site Study

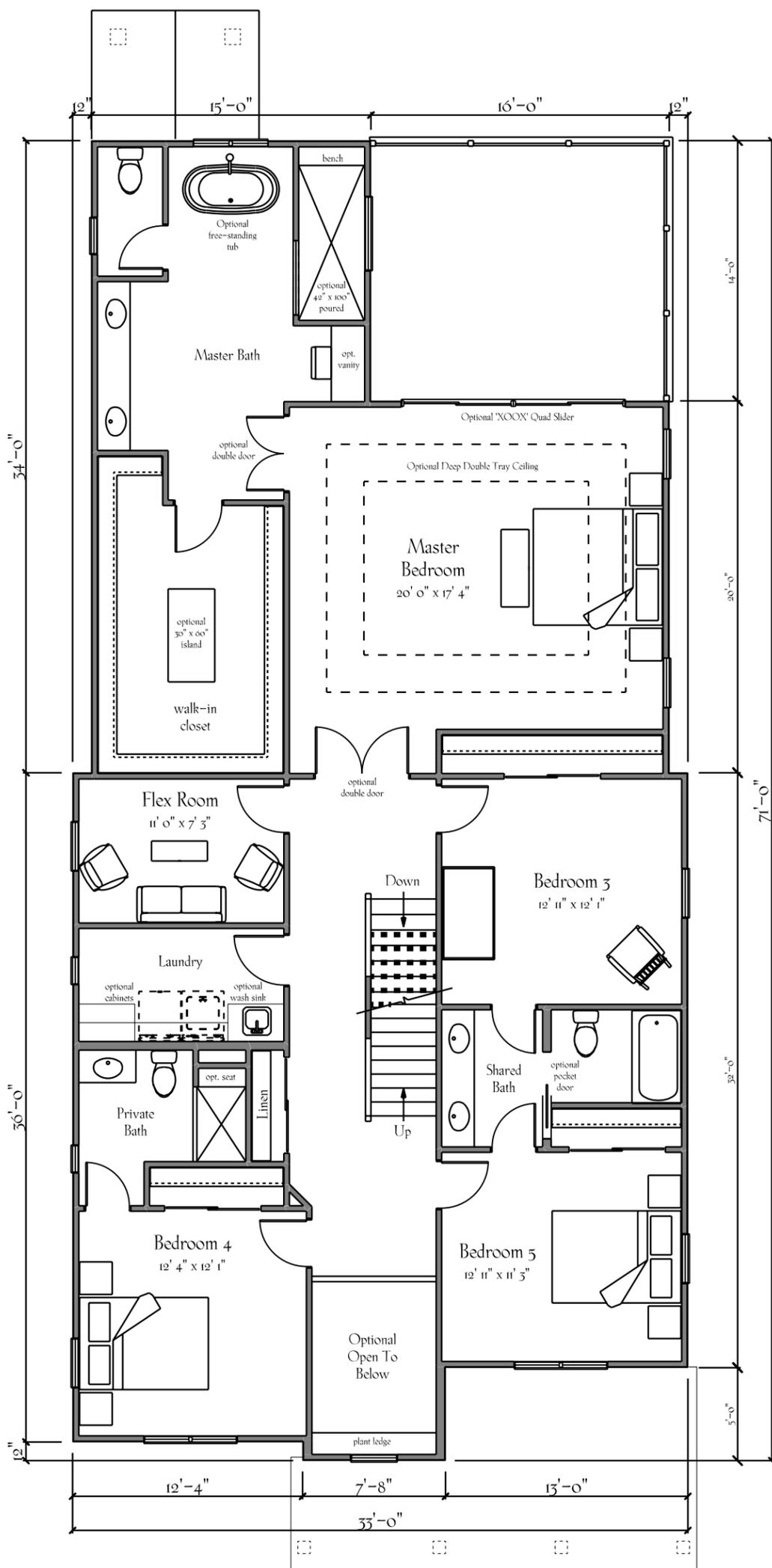


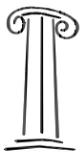
The Chay Residence



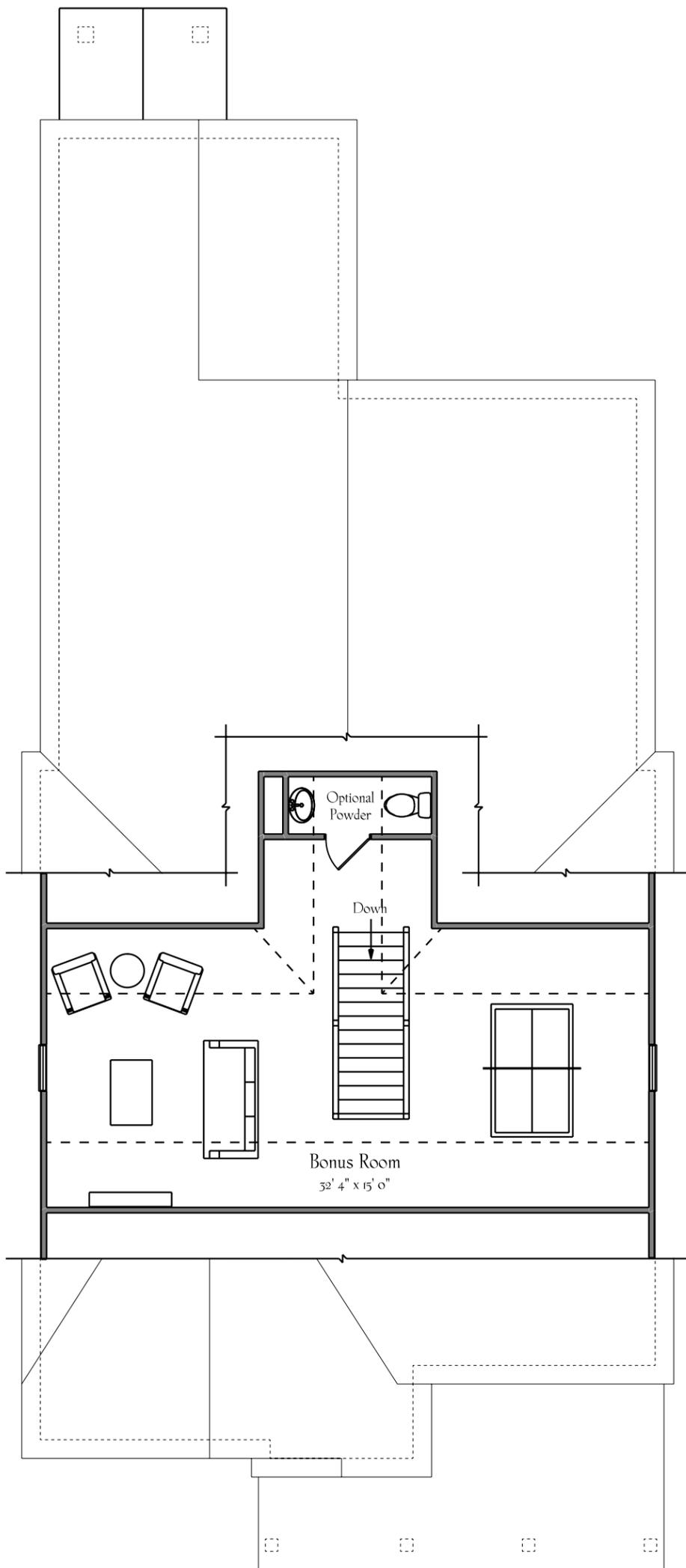


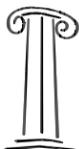
The Chay Residence



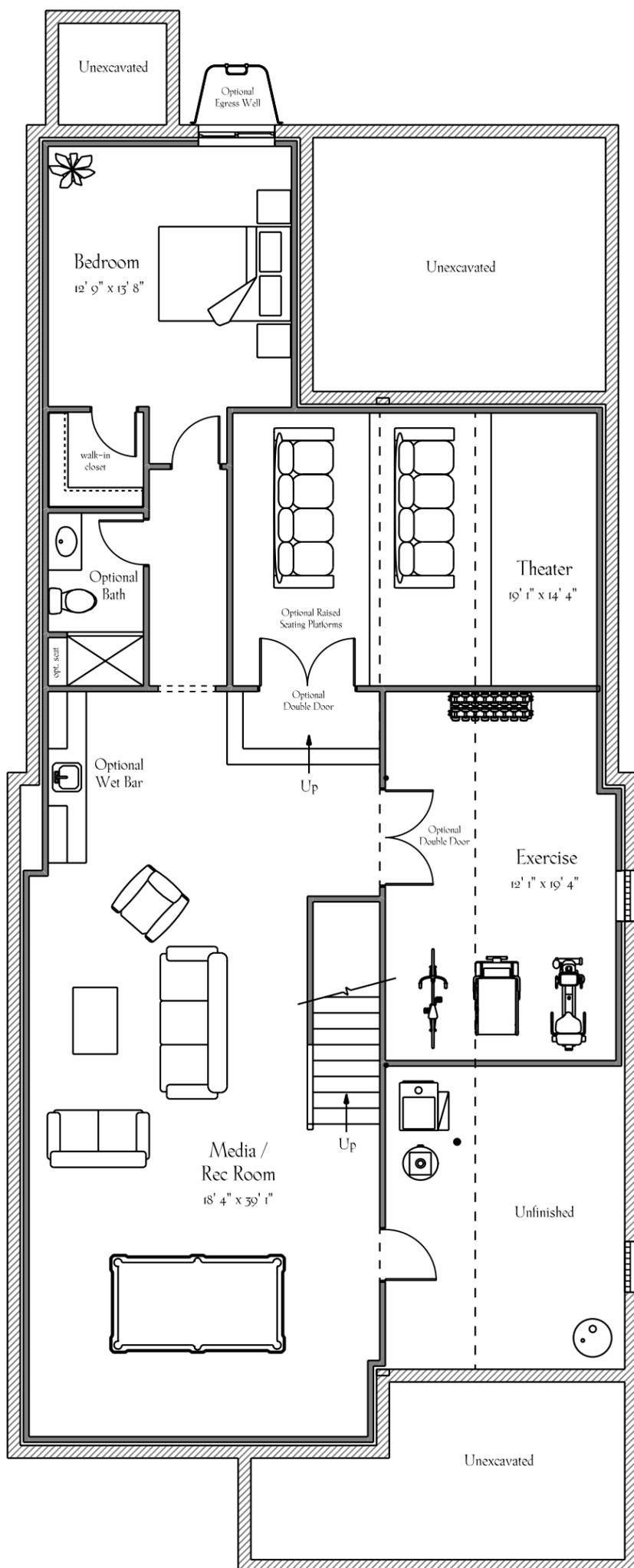


The Chay Residence





The Chay Residence





The Chay Residence





The Chay Residence



ADVANCED DURABILITY FOR LONGER LASTING BEAUTY.®





LP SmartSide Lap, Panel, Trim & Fascia



LP SmartSide Panel, Trim & Fascia



LP SmartSide Lap, Cedar Texture Shakes

LP SmartSide®
TRIM & SIDING

Product Guide & Specifications



01

ENGINEERED TO IMPRESS

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ENGINEERED TO IMPRESS.

With over 20 years of successful performance, it's easy to see why the LP® SmartSide® brand is one of the fastest-growing brands of siding materials in the United States.

A PIONEER OF CHANGE

LP has redefined traditional building materials with treated engineered wood products that are designed to offer game-changing durability, beauty and workability. LP is a building industry leader in a category that is shaping the way homes, outdoor building structures, and light commercial properties are being built.

See the innovation that goes into making LP SmartSide products at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).

Featured: LP SmartSide Lap, Panel & Trim (Board & Batten), Trim & Fascia

BECAUSE STRENGTH IS MAKE OR BREAK



A NATURAL DEFENSE AGAINST NATURE

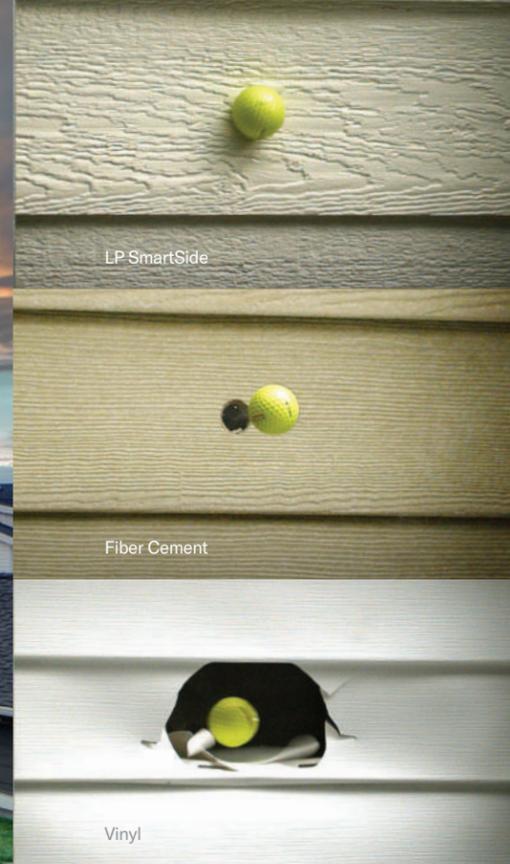
All LP® SmartSide® products are treated to the core through our proprietary SmartGuard® process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

See more about how LP SmartSide products are made at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).



FOUR COMPONENTS OF PROTECTION

LP's proprietary SmartGuard® manufacturing process ensures that every LP SmartSide Trim & Siding product is treated with an advanced formula of adhesive resins, water-resistant waxes and zinc borate, after which a water-resistant, resin-saturated overlay is bonded to the product. The result: four components of protection against water damage, termites and fungal decay.



OUTSTANDING IMPACT RESISTANCE

Testing shows that LP SmartSide strand products resist impact better than vinyl and fiber cement siding, which means they can stand up better against everything from everyday bumps to airborne storm debris. And because it doesn't break as easily as fiber cement siding, LP SmartSide strand siding is also easier to handle and install, and results in less waste.



HAIL AND WIND RESISTANCE

Third-party test results demonstrate that LP SmartSide lap siding resisted hail damage better than fiber cement and vinyl. In fact, the LP SmartSide warranty covers impacts from hail up to 1.75" in diameter. LP SmartSide lap siding is also designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301, Table 2B, Lap Siding.



Untreated wood (left), LP SmartSide (right)

RESISTANCE TO FUNGAL DECAY AND TERMITES

Since 1996, LP SmartSide strand substrate siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high levels of humidity, and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for termites, moisture and fungal decay. Yet our Exterior Exposure Program continues to validate that LP SmartSide siding performs over time.

BACKED BY STRONG WARRANTIES

LP has your back with an industry-leading, transferable limited warranty for LP® SmartSide® products: a 5-year 100% labor and material replacement warranty with a 50-year prorated limited warranty. LP® SmartSide® ExpertFinish® Trim & Siding products include an additional 15-year finish warranty.



For complete warranty details visit [LPCorp.com](https://www.LPCorp.com)

WORKS THE WAY WOOD IS SUPPOSED TO

LP® SmartSide® treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use. Plus, you'll get lengths up to 16', which may mean fewer seams and less waste to haul off the site.

MAKES BUILDING EASIER, FASTER, MORE EFFICIENT

LP SmartSide Trim & Siding cuts with standard woodworking tools, unlike fiber cement cladding that recommends expensive diamond blades. LP SmartSide products weigh less, resist breakage during handling, and make installation more efficient. Plus, all LP SmartSide products come pre-primed and ready to paint to help you save time.

LP HAS WORKABILITY NAILED

- Works and cuts like traditional wood
- Requires fewer tools
- Weighs less, easier to carry, less breakage than fiber cement
- Longer lengths may mean fewer seams and less waste

Watch our **Building Science** videos to see how LP makes treated engineered wood products last longer at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).



GROW WITH US

A SMART CHOICE FOR OUR PLANET

LP® SmartSide® Trim & Siding products are must-have materials to help builders qualify for green building programs. Plus, many homeowners and building owners are demanding sustainable products that have minimal impact on our environment.



We're not just building for the future; we're helping to protect it by using Sustainable Forestry Initiative® (SFI) certified forest management and fiber sourcing systems to help ensure that our wood comes from well-managed forests.

NATURALLY SUSTAINABLE

The LP SmartSide manufacturing process begins with wood, a renewable resource, grown and gathered under strict SFI standards. We target fast-growing trees and use 99% of the log for either the product or the fuel to make it. Plus, all binding agents and resins are low-emitting.

RESPONSIBLY MADE WITH WOOD

- Responsibly made with a renewable resource—wood
- 99% of the log is used
- Qualifies for green building programs

Learn more about LP's environmental programs at [LPCorp.com](https://www.lpcorp.com).

ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

Siding plays a big role in a home's curb appeal. That's why LP® SmartSide® Trim & Siding is built to last and designed to make any home's design vision come to life. Because of its engineered wood strand technology and variety of textures, styles and colors, LP SmartSide products elevate any structure, from traditional homes to modern masterpieces. LP SmartSide products are also available in ExpertFinish® color to add another element of versatile design to your projects.

CEDAR

SMOOTH



CEDAR TEXTURE LAP



SMOOTH FINISH LAP

BRING YOUR DESIGN VISION TO LIFE.

Choose your style. Choose your ExpertFinish® prefinished color. Get the look you want. That's the beauty of working with LP® SmartSide® products—engineered wood offers you versatility in color, texture and style to achieve stunning results with ease.

PICTURE IT BEAUTIFUL

LP SmartSide products help homeowners bring their design visions to life. From the bold look of cedar texture and the classic look of smooth finish to versatile ExpertFinish® prefinished color options, LP SmartSide Trim & Siding is always in style. It's been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive beauty.

See how LP SmartSide products can look on your home with the Home Visualizer tool, available at [LPCorp.com/Home-Visualizer](https://www.lpcorp.com/Home-Visualizer).

DURABLE SIDING. NOW IN COLOR.

The advanced durability you expect from LP® SmartSide® Trim & Siding now comes in color. With 16 versatile prefinished colors there's a color that'll complement your project, no matter your style. Start visualizing how you could bring color to your design today!

BRING COLOR TO YOUR DESIGN

LP® SmartSide® ExpertFinish® Trim & Siding offers more design options than ever. This factory finished siding with uniform color provides durability without sacrificing beauty.

- Installs easier with ExpertFinish Lap, which helps limit the need for most seam caulking, joint moulds, or pan flashing
- Backed by an industry-leading 5/15/50-year limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- May allow for time and labor savings for the installer and builder
- Provides a polished look



Visualize your next project and discover color at LPCorp.com/ExpertFinish.

Which color is best for your build? Explore our collection of 16 versatile prefinished colors.



See the complete list of colors and product availability on pages 35-36.

Please contact your local LP SmartSide sales representative for product availability.



Featured: LP SmartSide ExpertFinish Cedar Texture Lap in Summit Blue, Trim & Fascia in Snowscape White

PREFINISHED COLOR FOR A CLEAN, POLISHED LOOK

LP® SmartSide® ExpertFinish® Trim & Siding can take your vision to the next level with several exclusive products designed to add style and a clean finish to your home. Siding and trim in colors that pop can make your home stand out, while additional details create a polished look that'll last.



EXPERTFINISH LAP



J-BLOCK



MINI-SPLIT



OUTSIDE CORNER



DURABLE SIDING TO COMPLEMENT ANY HOME

Create the look you want with a versatile selection of LP® SmartSide® products. Engineered to stand up to extreme weather, LP SmartSide Lap Siding is a natural, durable choice for structures in any region. Plus, it's the perfect companion cladding for structures partially finished in stucco, stone and brick.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP



CRAFTED TO STAND THE TEST OF TIME

When you use LP® SmartSide® Shakes on your projects, people will notice your attention to every detail. The beautiful aesthetic can be used for accents, gables or siding walls and will take curb appeal to the next level. It's a must-have product for when you want your craftsmanship to stand out on any home or shed.



CEDAR TEXTURE SHAKES



Featured: LP SmartSide Panel & Trim (Board & Batten), Fascia and Soffit

PANELS THAT BOAST CONSISTENCY AND TOUGHNESS

Tough to the core, LP® SmartSide® Panel Siding is a treated engineered wood product that's more durable, stable and consistent than traditional wood panels. It's easy to recommend for multifamily, shed and residential applications that require a premium look and the toughness to combat extreme weather.



CEDAR TEXTURE PANEL

A CHARMING LOOK WITH THE DURABILITY TO LAST

LP SmartSide Vertical Siding lets you re-create the charming appearance of board and batten while providing the added protection of the SmartGuard® process.



CEDAR TEXTURE VERTICAL SIDING



NEW SMOOTH FINISH VERTICAL SIDING



CREATE A LASTING IMPRESSION WITH A FINISHING TOUCH

LP® SmartSide® Trim & Fascia are the finishing touch that's the first to get noticed. With its smooth finish or deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide Trim is a must-have product for when you want your craftsmanship to stand out on any home or shed.



CEDAR TEXTURE TRIM



SMOOTH FINISH TRIM



AN INNOVATIVE WAY TO COVER EVERY DETAIL

When you use LP® SmartSide® Soffit on your projects, people will notice your attention to every detail. You'll get the same woodgrain or smooth look that matches other LP SmartSide products in a soffit that's pre-cut to the width you need. Vented soffits are also available with precisely cut, bug-resistant vents.



CEDAR TEXTURE SOFFIT



VENTED SOFFIT



NEW SMOOTH FINISH SOFFIT

MAKE A **BOLD FIRST** IMPRESSION.

LP® SmartSide® Trim & Siding products come in a variety of styles for homes and other applications, including smooth finish and cedar texture to help create the exact look you want. They also come in 16 prefinished ExpertFinish® colors designed to enhance any project. Use LP SmartSide products on their own or to complement other claddings, such as brick or stone. With products and colors this versatile, the possibilities are virtually endless.



NEW HOME

Every homeowner wants a custom look that they can take pride in. They want a style that helps differentiate their new home from the one next door. LP® SmartSide® products give builders and architects the ability to design a signature look with a wow-factor that leaves a lasting impression.

[LPCorp.com/NewHome](https://www.lpcorp.com/NewHome)

POPULAR CHOICES FOR NEW HOMES:

- LP® SmartSide® Lap Siding
- LP® SmartSide® Cedar Texture Shakes
- LP® SmartSide® Trim & Fascia
- LP® SmartSide® Soffit
- LP® SmartSide® Vertical Siding
- LP® SmartSide® ExpertFinish® Trim & Siding



REMODEL

LP® SmartSide® products can help give any home new life with their beautiful selection of styles and profiles. They easily transform homes from boring to bold with their rich cedar grain texture. When you start using LP SmartSide products, it's easy to see why homeowners love them and professional remodelers love to work with them.

[LPCorp.com/Remodel](https://www.lpcorp.com/Remodel)

POPULAR CHOICES FOR REMODELING:

- LP® SmartSide® Lap Siding
- LP® SmartSide® Cedar Texture Shakes
- LP® SmartSide® Trim & Fascia
- LP® SmartSide® Soffit
- LP® SmartSide® ExpertFinish® Trim & Siding



OUTDOOR BUILDING SOLUTIONS®

LP® Outdoor Building Solutions® engineered wood products feature innovations that help offer more value to customers. With innovations like SilverTech® panel for a brighter and cooler interior and SmartFinish® overlay for a tough, attractive appearance, LP Outdoor Building Solutions products give you quality you can see inside and out.

[LPCorp.com/Shed](https://www.lpcorp.com/Shed)

POPULAR CHOICES FOR OUTDOOR BUILDINGS:

- LP® SmartSide® Panel Siding
- LP® SmartSide® Panel Siding with SilverTech
- LP® SmartSide® Panel Siding with SmartFinish
- LP® SmartSide® Lap Siding
- LP® ProStruct® Flooring with SmartFinish
- LP® ProStruct® Roof with SilverTech
- LP® SmartSide® Trim & Fascia
- LP® SmartSide® ExpertFinish® Trim & Siding

MULTIFAMILY

Designed to combine style and durability, LP® SmartSide® Trim & Siding products are a great fit for multifamily developments. They are compatible with a wide range of styles, claddings and colors, offering flexibility and versatility in both function and design. Because engineered wood is built to last, multifamily structures using LP SmartSide products stand the test of time.

[LPCorp.com/Multifamily](https://www.lpcorp.com/Multifamily)

POPULAR CHOICES FOR MULTIFAMILY:

- LP® SmartSide® Panel Siding
- LP® SmartSide® Lap Siding
- LP® SmartSide® Vertical Siding
- LP® SmartSide® Trim & Fascia
- LP® SmartSide® Soffit
- LP® SmartSide® ExpertFinish® Trim & Siding

TAKE A CLOSER LOOK

GET THE DETAILS ON EACH PRODUCT

LP® SmartSide® products come in different lengths, widths, textures, ExpertFinish® colors and profiles, so there's an ideal product for virtually any set of needs. Each option has its own unique combination of advantages. Find all those details and product specifications here, including ExpertFinish color availability for each product.

Specifications: LP® SmartSide® ExpertFinish® Trim & Siding

EXPERTFINISH®

COLOR	38 Series 6" Lap Cedar Texture & Smooth	38 Series 8" Lap Cedar Texture & Smooth	540 Series 7.25" x 7.25" J-Blocks	540 Series 7.25" x 6.75" Mini Splits	540 Series 2" Trim Cedar Texture	540 Series 4" Trim Cedar Texture & Smooth	540 Series 6" Trim Cedar Texture & Smooth	540 Series 8" Trim Cedar Texture & Smooth	540 Series 10" Trim Cedar Texture & Smooth	540 Series 12" Trim Cedar Texture & Smooth	440 Series 4" Trim Cedar Texture & Smooth	440 Series 6" Trim Cedar Texture & Smooth	440 Series 8" Trim Cedar Texture & Smooth	440 Series 10" Trim Cedar Texture & Smooth	440 Series 12" Trim Cedar Texture & Smooth	190 Series 3" Trim Cedar Texture	38 Series 12" or 16" Vented Soffit	38 Series 4" x 8" Soffit Panel	38 Series 12" or 16" Closed Soffit	38 Series 4" x 8" or 4" x 10" Panel	38 Series 16" x 16" Vertical Siding	540 Series 4" x 10" Outside Corner	540 Series 6" x 10" Outside Corner	38 Series 12" x 48" Cedar Texture Shakes
Snowscape White	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Shoreline Cream	•	•	•	•	•																			
Sand Dunes	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Desert Stone	•	•	•	•	•																			
Quarry Gray	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Prairie Clay	•	•	•	•	•																			
Marshland Moss	•	•	•	•	•																			
Terra Brown	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Timberland Suede	•	•	•	•	•																			
Canyon Brown	•	•	•	•	•																			
Redwood Red	•	•	•	•	•																			
Tundra Gray	•	•	•	•	•																			
Summit Blue	•	•	•	•	•																			
Cavern Steel	•	•	•	•	•																			
Rapids Blue	•	•	•	•	•																			
Abyss Black	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

SNOWSCAPE WHITE

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41715	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41748	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41722	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41729	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.530 in. (13.5 mm)	41721	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41745	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41746	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41747	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41743	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41744	2 PSF
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41726	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41718	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41717	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41725	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41716	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41733	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41734	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41735	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41736	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41731	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41732	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41732	3 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41728	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41719	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41720	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41727	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41724	3 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (29.7 cm)	0.315 in. (8 mm)	42093	2 PSF
38 Series 4' x 8' Cedar Texture Panel NGSE	8 ft. (96 in.)(2.4 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41741	2 PSF
38 Series 4' x 10' Cedar Texture Panel NGSE	10 ft. (120 in.)(3 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41714	2 PSF
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41730	1.5 PSF
38 Series Cedar Texture 4' x 8' Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.315 in. (8 mm)	41742	-
38 Series Cedar Texture 12" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41737	-
38 Series Cedar Texture 12" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41739	-
38 Series Cedar Texture 16" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41738	-
38 Series Cedar Texture 16" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41740	-
540 Series Cedar Texture Outside Corners	10 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	42005	-
	10 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	42006	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41972	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41973	-
Touch-Up Kits	-	-	-	42043	-

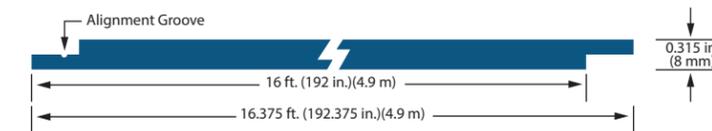
SHORELINE CREAM

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41836	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41856	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41867	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41880	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41868	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41984	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41999	-
Touch-Up Kits	-	-	-	42056	-

DESERT STONE

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41842	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41923	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41903	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41887	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41869	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41977	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41992	-
Touch-Up Kits	-	-	-	42049	-

38 SERIES EXPERTFINISH LAP



* Same specs for all 16 colors on pages 37-46.

SAND DUNES

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41841	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41861	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41879	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41894	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.530 in. (13.5 mm)	41805	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41811	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41814	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41818	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41784	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41787	2 PSF
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41925	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41928	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41932	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41946	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41949	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41871	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41921	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41905	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41908	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41911	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41914	3 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41934	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41936	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41917	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41939	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41943	3 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (29.7 cm)	0.315 in. (8 mm)	42094	2 PSF
38 Series 4' x 8' Cedar Texture Panel NGSE	8 ft. (96 in.)(2.4 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41824	2 PSF
38 Series 4' x 10' Cedar Texture Panel NGSE	10 ft. (120 in.)(3 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41827	2 PSF
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41820	1.5 PSF
38 Series Cedar Texture 4' x 8' Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.315 in. (8 mm)	41952	-
38 Series Cedar Texture 12" x 16' Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41791	-
38 Series Cedar Texture 12" x 16' Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41848	-
38 Series Cedar Texture 16" x 16' Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41794	-
38 Series Cedar Texture 16" x 16' Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41851	-
540 Series Cedar Texture Outside Corners	10 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	42014	-
	10 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	42018	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41983	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41998	-
Touch Up Kits	-	-	-	42055	-

PRAIRIE CLAY

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41834	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41866	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41854	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41881	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41889	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41979	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41994	-
Touch-Up Kits	-	-	-	42051	-

MARSHLAND MOSS

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41838	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41878	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41857	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41897	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41891	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41978	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41993	-
Touch-Up Kits	-	-	-	42050	-

QUARRY GRAY

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41837	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41853	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41860	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41902	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.530 in. (13.5 mm)	41860	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41810	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41815	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41816	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41783	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41786	2 PSF
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41924	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41927	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41930	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41945	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41948	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41890	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41922	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41906	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41909	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41910	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41913	3 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41933	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41937	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41916	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41941	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41942	3 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (29.7 cm)	0.315 in. (8 mm)	42096	2 PSF
38 Series 4' x 8' Cedar Texture Panel NGSE	8 ft. (96 in.)(2.4 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41822	2 PSF
38 Series 4' x 10' Cedar Texture Panel NGSE	10 ft. (120 in.)(3 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41825	2 PSF
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41730	1.5 PSF
38 Series Cedar Texture 4' x 8' Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.315 in. (8 mm)	41951	-
38 Series Cedar Texture 12" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41790	-
38 Series Cedar Texture 12" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41847	-
38 Series Cedar Texture 16" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41793	-
38 Series Cedar Texture 16" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41850	-
540 Series Cedar Texture Outside Corners	10 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	42013	-
	10 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	42017	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41980	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41995	-
Touch-Up Kits	-	-	-	42052	-

TIMBERLAND SUEDE

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41843	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41876	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41886	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41900	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41870	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41987	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	42011	-
Touch-Up Kits	-	-	-	42058	-

CANYON BROWN

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41777	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41778	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41780	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41779	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41789	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41975	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41990	-
Touch-Up Kits	-	-	-	42047	-

TERRA BROWN

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41845	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41884	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41875	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41898	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.530 in. (13.5 mm)	41808	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41812	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41813	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41817	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41785	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41829	2 PSF
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41926	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41929	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41931	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41947	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41950	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41872	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41920	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41904	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41907	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41912	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41915	3 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41935	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41938	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41918	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41940	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41944	3 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (29.7 cm)	0.315 in. (8 mm)	42095	2 PSF
38 Series 4' x 8' Cedar Texture Panel NGSE	8 ft. (96 in.)(2.4 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41823	2 PSF
38 Series 4' x 10' Cedar Texture Panel NGSE	10 ft. (120 in.)(3 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41826	2 PSF
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41821	1.5 PSF
38 Series Cedar Texture 4' x 8' Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.315 in. (8 mm)	41953	-
38 Series Cedar Texture 12" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41792	-
38 Series Cedar Texture 12" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41849	-
38 Series Cedar Texture 16" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41795	-
38 Series Cedar Texture 16" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41852	-
540 Series Cedar Texture Outside Corners	10 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	42015	-
	10 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	42019	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41986	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	42001	-
Touch-Up Kits	-	-	-	42046	-

REDWOOD RED

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41840	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41874	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41862	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41896	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41893	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41982	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41997	-
Touch-Up Kits	-	-	-	42054	-

TUNDRA GRAY

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41846	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41865	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41883	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41901	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41873	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41988	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	42004	-
Touch-Up Kits	-	-	-	42059	-

ABYSS BLACK

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41774	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41773	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41759	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41758	1.5 PSF
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.530 in. (13.5 mm)	41797	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41832	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41762	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41763	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41765	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41764	2 PSF
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41751	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41752	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41753	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41750	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41749	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41788	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41830	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41828	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41769	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41761	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41760	3 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41931	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41757	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41755	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41756	3 PSF
38 Series Cedar Texture Shakes	4 ft. (48.56 in.)(1.2 m)	11.69 in. (29.7 cm)	0.315 in. (8 mm)	42097	2 PSF
38 Series 4' x 8' Cedar Texture Panel NGSE	8 ft. (96 in.)(2.4 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41833	2 PSF
38 Series 4' x 10' Cedar Texture Panel NGSE	10 ft. (120 in.)(3 m)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41771	2 PSF
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41775	1.5 PSF
38 Series Cedar Texture 4' x 8' Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.315 in. (8 mm)	41766	-
38 Series Cedar Texture 12" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41772	-
38 Series Cedar Texture 12" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	41768	-
38 Series Cedar Texture 16" x 16" Closed Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41770	-
38 Series Cedar Texture 16" x 16" Vented Soffit	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	41767	-
540 Series Cedar Texture Outside Corners	10 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	42012	-
	10 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	42016	-
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41974	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41989	-
Touch-Up Kits				42045	-

SUMMIT BLUE

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41844	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41864	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41885	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41899	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41919	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41985	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	42000	-
Touch-Up Kits	-	-	-	42057	-

CAVERN STEEL

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41835	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41877	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41855	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41882	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41888	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41976	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41991	-
Touch-Up Kits	-	-	-	42048	-

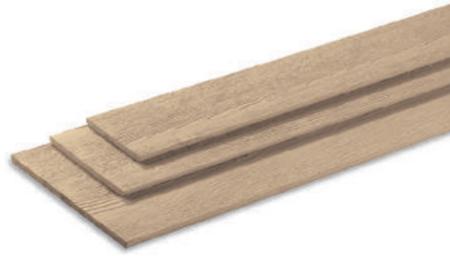
RAPIDS BLUE

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series ExpertFinish Lap - Cedar Texture	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41839	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41863	1.5 PSF
38 Series ExpertFinish Lap - Smooth Finish	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41858	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41895	1.5 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41892	3 PSF
Cedar Texture 7.25" x 7.25" J-Block	7.21 in. (18.3 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41971	-
Cedar Texture 7.25" x 6.75" Mini Split	6.75 in. (17.1 cm)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41996	-
Touch-Up Kits	-	-	-	42053	-

CEDAR TEXTURE LAP

THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- 16' length can result in faster installation
- May create fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option eliminates the need to measure and set lap reveal; eliminating this step in the process is likely to speed up the installation process
- APA-certified lap siding
- Treated engineered wood strand substrate



Cedar Texture

SMOOTH FINISH LAP

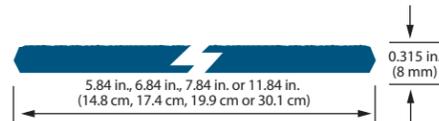
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate



Smooth Finish

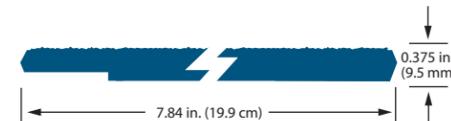
38 SERIES CEDAR TEXTURE LAP



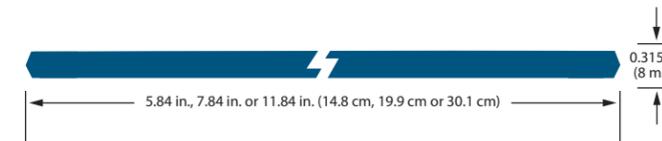
76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



38 SERIES SMOOTH FINISH LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	6.84 in. (17.4 cm)	0.315 in. (8 mm)	40610	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.315 in. (8 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.375 in. (9.5 mm)	25785	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (9.5 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.375 in. (9.5 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (9.5 mm)	30317	1.5 PSF

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.315 in. (8 mm)	41338	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.315 in. (8 mm)	41339	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.315 in. (8 mm)	41340	1.5 PSF

Specifications: LP® SmartSide® Lap Siding Coverage

Lap Siding	Reveal (size)						
	Area (sq. ft.)	3-7/8" (5")	4-7/8" (6")	5 -7/8" (7")	6 -7/8" (8")	8 1/2" (9-1/2")	10-7/8" (12")
100		20 pcs.	16 pcs.	13 pcs.	11 pcs.	9 pcs.	7 pcs.
200		39 pcs.	31 pcs.	26 pcs.	22 pcs.	18 pcs.	14 pcs.
300		59 pcs.	47 pcs.	39 pcs.	33 pcs.	27 pcs.	21 pcs.
400		78 pcs.	62 pcs.	52 pcs.	44 pcs.	35 pcs.	28 pcs.
500		97 pcs.	77 pcs.	64 pcs.	55 pcs.	44 pcs.	35 pcs.
600		117 pcs.	93 pcs.	77 pcs.	66 pcs.	53 pcs.	42 pcs.
700		136 pcs.	108 pcs.	90 pcs.	77 pcs.	62 pcs.	49 pcs.
800		155 pcs.	124 pcs.	103 pcs.	88 pcs.	71 pcs.	56 pcs.
900		175 pcs.	139 pcs.	115 pcs.	99 pcs.	79 pcs.	63 pcs.
1000		194 pcs.	154 pcs.	128 pcs.	110 pcs.	88 pcs.	69 pcs.
1500		291 pcs.	231 pcs.	192 pcs.	164 pcs.	132 pcs.	104 pcs.
2000		388 pcs.	308 pcs.	256 pcs.	219 pcs.	177 pcs.	138 pcs.
2500		484 pcs.	385 pcs.	320 pcs.	273 pcs.	221 pcs.	173 pcs.
3000		581 pcs.	462 pcs.	383 pcs.	328 pcs.	265 pcs.	207 pcs.
3500		678 pcs.	539 pcs.	447 pcs.	382 pcs.	309 pcs.	242 pcs.
4000		755 pcs.	616 pcs.	511 pcs.	437 pcs.	353 pcs.	276 pcs.
4500		871 pcs.	693 pcs.	575 pcs.	491 pcs.	397 pcs.	311 pcs.
5000		968 pcs.	770 pcs.	639 pcs.	546 pcs.	441 pcs.	345 pcs.

Cedar Texture Shakes	Reveal (size)		
	Area (sq. ft.)	9" (12")	10" (12")
100		34 pcs.	30 pcs.
200		67 pcs.	60 pcs.
300		100 pcs.	90 pcs.
400		134 pcs.	120 pcs.
500		167 pcs.	150 pcs.
600		200 pcs.	180 pcs.
700		234 pcs.	210 pcs.
800		267 pcs.	240 pcs.
900		300 pcs.	270 pcs.
1000		334 pcs.	300 pcs.
1500		500 pcs.	450 pcs.
2000		667 pcs.	600 pcs.
2500		834 pcs.	750 pcs.
3000		1000 pcs.	900 pcs.
3500		1167 pcs.	1050 pcs.
4000		1334 pcs.	1200 pcs.
4500		1500 pcs.	1350 pcs.
5000		1667 pcs.	1500 pcs.

Cedar texture shakes offer more options for the designer and craftsman. We've included coverage for the two most common applications, 9" and 10" exposures, for your convenience.

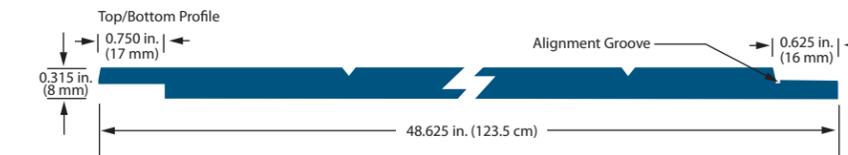
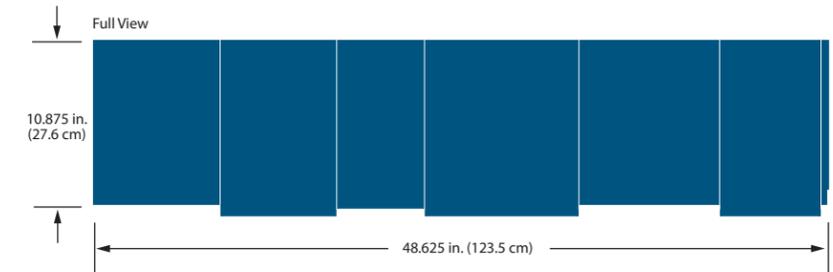
Specifications: LP® SmartSide® Shakes

CEDAR TEXTURE SHAKES

THE LUXURIOUS APPEAL OF CEDAR

- The look of traditional cedar with easier maintenance over time
- Staggered edges offer a lively, textured effect
- Can be used on all exterior walls or as a decorative accent
- Shiplap ends for seamless appearance
- Reversible staggered or straight edge offers exceptional design versatility
- Treated engineered wood strand substrate

CEDAR TEXTURE SHAKES



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
Cedar Texture Shakes	4ft. (48.63 in.)(1.2 m)	11.625 in. (29.5 cm)	0.315 in. (8 mm)	42092	2 PSF



Staggered



Straight

CEDAR TEXTURE PANEL

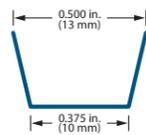
RATED FOR STRUCTURAL USE BY APA®

- Shiplap edges with advanced bead system for easier alignment
- Pre-primed for exceptional paint adhesion
- Significantly lighter than comparable fiber cement panel
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications
- Eliminates need for additional bracing on load-bearing walls
- Ideal exterior for homes in areas of high winds or seismic activity
- Treated engineered wood strand substrate

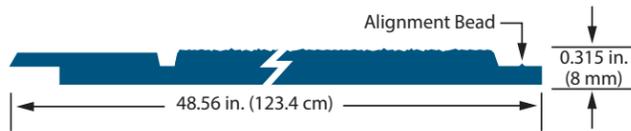


Cedar Texture

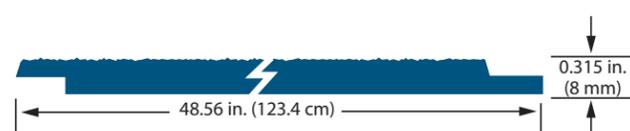
GROOVE DETAIL



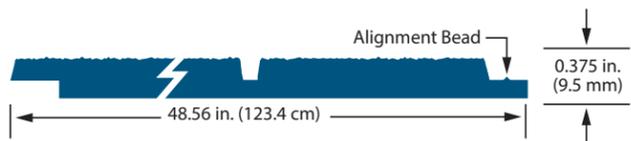
38 SERIES CEDAR TEXTURE PANEL 8" O.C.



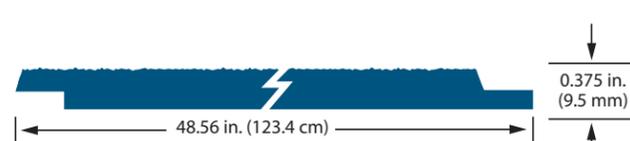
38 SERIES CEDAR TEXTURE PANEL – NO GROOVE



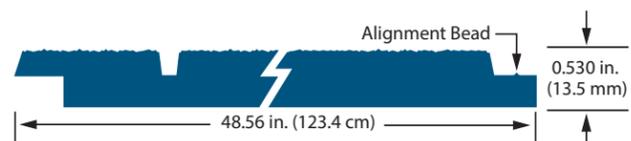
76 SERIES CEDAR TEXTURE PANEL 4" & 8" O.C.



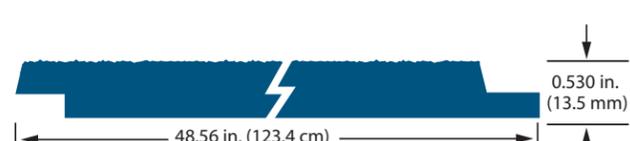
76 SERIES CEDAR TEXTURE PANEL – NO GROOVE



190 SERIES CEDAR TEXTURE PANEL 8" O.C.



190 SERIES CEDAR TEXTURE PANEL – NO GROOVE



DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Panel 8" o.c.	6 ft. (72 in.)(1.8 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	27805	1.5 PSF
	7 ft. (84 in.)(2.1 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	27806	1.5 PSF
	8 ft. (96 in.)(2.4 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	25840	1.5 PSF
	9 ft. (108 in.)(2.7 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	25843	1.5 PSF
	10 ft. (120 in.)(3.0 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.315 in. (8 mm)	25844	1.5 PSF
38 Series Cedar Texture Panel No Groove Shiplap Edge	8 ft. (96 in.)(2.4 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.315 in. (8 mm)	25855 *	1.5 PSF
	9 ft. (108 in.)(2.7 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.315 in. (8 mm)	29189 *	1.5 PSF
	10 ft. (120 in.)(3.0 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.315 in. (8 mm)	25825 *	1.5 PSF
38 Series Cedar Texture Panel No Groove Square Edge	8 ft. (96 in.)(2.4 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.315 in. (8 mm)	41044	1.5 PSF
76 Series Cedar Texture Panel 4" and 8" o.c.	8 ft. (96 in.)(2.4 m)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25831	1.5 PSF
	9 ft. (108 in.)(2.7 m)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25832 *	1.5 PSF
	10 ft. (120 in.)(3.0 m)	4 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25833 *	1.5 PSF
	8 ft. (96 in.)(2.4 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25848	1.5 PSF
	9 ft. (108 in.)(2.7 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25850	1.5 PSF
76 Series Cedar Texture Panel No Groove Shiplap Edge	10 ft. (120 in.)(3.0 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25851	1.5 PSF
	8 ft. (96 in.)(2.4 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25856	1.5 PSF
	9 ft. (108 in.)(2.7 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25857	1.5 PSF
190 Series Cedar Texture 8" o.c.	10 ft. (120 in.)(3.0 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.375 in. (9.5 mm)	25858	1.5 PSF
	8 ft. (96 in.)(2.4 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.530 in. (13.5 mm)	25852	2 PSF
	9 ft. (108 in.)(2.7 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.530 in. (13.5 mm)	25853 *	2 PSF
190 Series Cedar Texture Panel No Groove Shiplap Edge	10 ft. (120 in.)(3.0 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (123.4 cm)	0.530 in. (13.5 mm)	25854 *	2 PSF
	8 ft. (96 in.)(2.4 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.530 in. (13.5 mm)	25859 *	2 PSF
	9 ft. (108 in.)(2.7 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.530 in. (13.5 mm)	25860 *	2 PSF
10 ft. (120 in.)(3.0 m)	No Groove	N/A	48.56 in. (123.4 cm)	0.530 in. (13.5 mm)	25861 *	2 PSF	

Specifications: LP® SmartSide® Vertical Siding

NEW VERTICAL SIDING

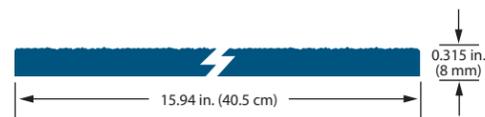
CHARMING STYLE FOR AMERICAN HOMES

- Re-creates the stylish appearance of board & batten
- 16' lengths eliminate horizontal joints
- Coordinates with LP SmartSide Trim
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Treated engineered wood strand substrate



Cedar Texture Smooth Finish

VERTICAL SIDING



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	40503	1.5 PSF
38 Series Smooth Finish Vertical Siding	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42126	1.5 PSF

Specifications: LP® SmartSide® Trim

CEDAR TEXTURE TRIM

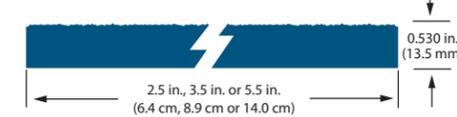


Cedar Texture

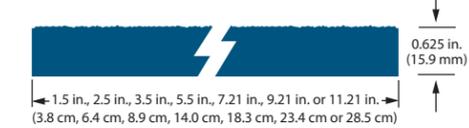
THE CLASSIC APPEARANCE OF CEDAR

- Interior or exterior use, including corner boards, windows and doors
- Narrow widths save cutting time
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood strand substrate

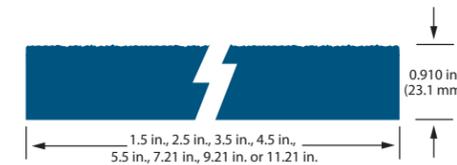
190 SERIES CEDAR TEXTURE TRIM



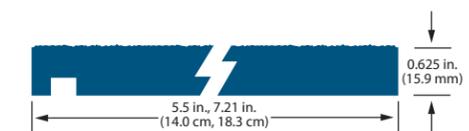
440 SERIES CEDAR TEXTURE TRIM



540 SERIES CEDAR TEXTURE TRIM



440 SERIES CEDAR TEXTURE PLOUGHED FASCIA



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
190 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	2.5 in. (6.4 cm)	0.530 in. (13.5 mm)	28448	2 PSF
	16 ft. (192 in.)(4.9 m)	3.5 in. (8.9 cm)	0.530 in. (13.5 mm)	28450	2 PSF
	16 ft. (192 in.)(4.9 m)	5.5 in. (14.0 cm)	0.530 in. (13.5 mm)	28452	2 PSF
440 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.5 in. (3.8 cm)	0.625 in. (15.9 mm)	25877	2 PSF
	16 ft. (192 in.)(4.9 m)	2.5 in. (6.4 cm)	0.625 in. (15.9 mm)	25878	2 PSF
	16 ft. (192 in.)(4.9 m)	3.5 in. (8.9 cm)	0.625 in. (15.9 mm)	25880	2 PSF
	16 ft. (192 in.)(4.9 m)	5.5 in. (14.0 cm)	0.625 in. (15.9 mm)	25882	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	25883	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	25884	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	25885	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.)(4.9 m)	1.5 in. (3.8 cm)	0.910 in. (23.1 mm)	25886 *	3 PSF
	16 ft. (192 in.)(4.9 m)	2.5 in. (6.4 cm)	0.910 in. (23.1 mm)	25887 *	3 PSF
	16 ft. (192 in.)(4.9 m)	3.5 in. (8.9 cm)	0.910 in. (23.1 mm)	25888	3 PSF
	16 ft. (192 in.)(4.9 m)	4.5 in. (11.4 cm)	0.910 in. (23.1 mm)	25889 *	3 PSF
	16 ft. (192 in.)(4.9 m)	5.5 in. (14.0 cm)	0.910 in. (23.1 mm)	25890	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	25891	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	25892	3 PSF
440 Series Cedar Texture Ploughed Fascia	16 ft. (192 in.)(4.9 m)	5.5 in. (14.0 cm)	0.625 in. (15.9 mm)	27240 *	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	27819 *	2 PSF

SMOOTH FINISH TRIM

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' ft length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- Treated engineered wood strand substrate



Smooth Finish

440 SERIES SMOOTH FINISH TRIM



540 SERIES SMOOTH FINISH TRIM



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
440 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	41640	2 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	41627	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41420	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.625 in. (15.9 mm)	41422	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.625 in. (15.9 mm)	41423	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.625 in. (15.9 mm)	41492	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.625 in. (15.9 mm)	41490	2 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41629	3 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	41628	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41342	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (14.0 cm)	0.910 in. (23.1 mm)	41343	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (18.3 cm)	0.910 in. (23.1 mm)	41344	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (23.4 cm)	0.910 in. (23.1 mm)	41345	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (28.5 cm)	0.910 in. (23.1 mm)	41494	3 PSF

CEDAR TEXTURE SOFFIT

THE FINISHING TOUCH

- The perfect alternative to MDO and plywood soffits
- Cut-to-width eliminates time spent ripping full sheets
- 38 Series engineered for closed soffit applications
- 76 Series and 190 Series are ideal for use as the starter course for roofs with exposed eaves
- Treated engineered wood strand substrate

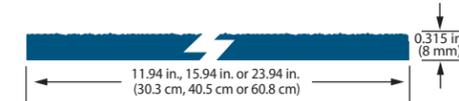


Cedar Texture

38 SERIES 4' x 8' CEDAR TEXTURE SOFFIT



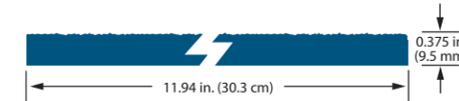
38 SERIES CEDAR TEXTURE SOFFIT - CUT-TO-WIDTH



76 SERIES 4' x 8' CEDAR TEXTURE SOFFIT



76 SERIES CEDAR TEXTURE SOFFIT - CUT-TO-WIDTH



190 SERIES 4' x 8' CEDAR TEXTURE SOFFIT



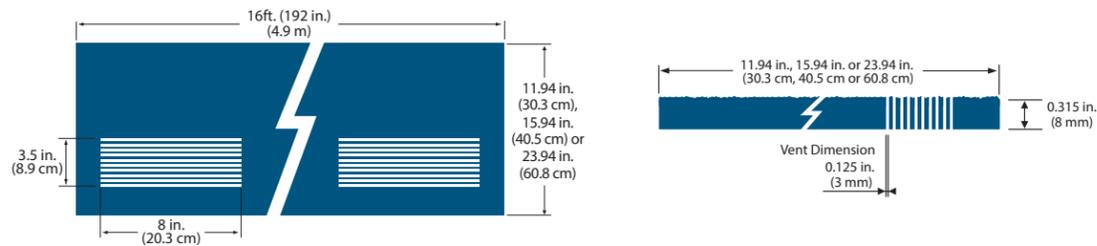
DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series 4' x 8' Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.315 in. (8 mm)	25813	-
76 Series 4' x 8' Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.375 in. (9.5 mm)	25814	-
190 Series 4' x 8' Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (121.6 cm)	0.530 in. (13.5 mm)	25816 *	-
38 Series Cedar Texture Soffit - Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	25805	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	25806	-
	16 ft. (192 in.)(4.9 m)	23.94 in. (60.8 cm)	0.315 in. (8 mm)	25807	-
76 Series Cedar Texture Soffit - Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.375 in. (9.5 mm)	25808	-

VENTED SOFFIT

ENGINEERED TO CUT OUT PROBLEMS

- The perfect alternative to MDO, plywood or hand-installed metal vents
- Precisely cut vents offer 10 square inches of ventilation per linear foot, making it easier to meet code requirements while adding architectural beauty
- Designed to minimize paint buildup and promote continuous airflow
- 1/8" vents to help keep hornets and bees out
- Eliminates time spent ripping full sheets
- Treated engineered wood strand substrate

38 SERIES VENTED CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH



Cedar Texture

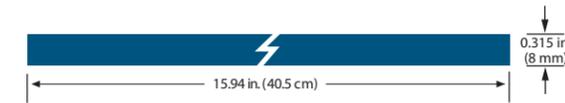
DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Vented Cedar Texture Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (30.3 cm)	0.315 in. (8 mm)	25822	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	25823	-
	16 ft. (192 in.)(4.9 m)	23.94 in. (60.8 cm)	0.315 in. (8 mm)	25824	-

NEW SMOOTH FINISH SOFFIT

THE PERFECT MATCH

- Installs quickly and easily
- Cut-to-width eliminates time spent ripping full sheets
- Pre-primed for exceptional paint adhesion
- Smooth finish
- Treated engineered wood strand substrate

38 SERIES SMOOTH FINISH SOFFIT - CUT-TO-WIDTH



Smooth Finish

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Soffit - Cut-to-Width	16 ft. (192 in.) (4.96 m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42127	-

START STRONG WITH LP BUILDING SOLUTIONS

Inventing a Better Tomorrow with LP

LP's mission is to engineer extraordinary solutions for everyday problems. With a united spirit of discovery, LP is forging ahead with innovative ideas to create new products that offer exceptional performance for today's building challenges.

LP WeatherLogic® Air & Water Barrier

LP WeatherLogic Air & Water Barrier provides moisture management technology for a better build. To protect against air and water during construction and for years to come, LP WeatherLogic Air & Water Barrier creates a tight building envelope, installs easily, and keeps the jobsite clean.

LP® TechShield® Radiant Barrier

The original, #1 brand of radiant barrier, LP TechShield Radiant Barrier may reduce monthly cooling costs by blocking up to 97% of the radiant heat in the panel from emitting into a home's attic, lowering attic temperatures by up to 30° F.

LP Legacy® Premium Sub-Flooring

LP Legacy Premium Sub-Flooring uses Gorilla Glue Technology® for one of the strongest, stiffest sub-floors. The resin in Gorilla Glue Technology binds wood fibers at the molecular level for premium performance.

LP® FlameBlock® Fire-Rated Sheathing

LP FlameBlock Fire-Rated Sheathing has structural design values equal to standard sheathing in the same performance category. ICC-certified (ESR-1365) per AC264 with a Class A and 30-minute Flame Spread Rating (ASTM E84), it combines fire resistance and impressive structural performance in a single panel.



For more information, visit LPCorp.com/SmartSide

 WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

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LPZB0825 4/2020

JELD-WEN
WINDOWS & DOORS

Builders Vinyl Window & Patio Door Features

Double-Hung | Single-Hung | Sliding | Fixed, Radius & Geometric
Sliding | Patio Doors



BASICS DONE BETTER

We understand the basics and we do them right. That's why the window choices you make today will still be satisfying years from now. JELD-WEN Builders Vinyl windows and patio doors are durable, energy efficient and attractive. They're made of high-quality extruded vinyl that resists fading and won't chip or peel, so they're virtually maintenance-free.

Also, most JELD-WEN windows and patio doors with Low-E glass are ENERGY STAR® qualified to provide increased comfort and decreased household energy bills.



Each Builders Vinyl window and patio door is backed by an industry-leading lifetime warranty that is transferable for 10 years. To view the complete warranty, see page 33.

This catalog includes comprehensive information about features and specifications. For installation and care and maintenance instructions, visit www.jeld-wen.com/resources.



LIFETIME
LIMITED
WARRANTY

Each one of our windows and patio doors is built to last. We prove this by supporting our Builders Vinyl product with our lifetime limited warranty.

To view the complete warranty, see page 33.





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INTERIOR

Interior Finishes

Style Cam-Lock



Style Cam-Lock Finishes*



Chestnut
Bronze

Antique
Brass

Brushed
Chrome

Polished
Brass

White

Desert
Sand

WEN-LOCK®



WEN-LOCK® Finishes*



White

Desert
Sand

The WEN-LOCK is our exclusive automatic locking system, which is available on our single-hung and sliding windows. It features a slim profile that's easy to engage, as well as a tamper-resistant design. In fact, this lock has passed all forced-entry resistance tests. It also has a visible latch indicator (VLI) that lets you know if the window is locked. The VLI can be seen only from indoors.



ADA-compliant WEN-LOCK option also available.



Optional Secondary Stops**

Popular flip-out vent stops limit sash opening to 4 inches, providing fractional ventilation on double-hung, single-hung and sliding windows.

A nylon lever and housing allow quick and easy release when the vent stop flips open. When not needed the lever closes easily with the push of a finger.



**Actual colors may vary from the samples displayed and are subject to regional availability. Check with your dealer for details.*

***Secondary stops are not a locking feature. Note: All options are subject to regional availability.*

Contact your local JELD-WEN dealer for more information.

EXTERIOR

Frame Options



Flush Fin



Integral Nailing Fin



Pocket / Block Frame

Pocket frame available with slope sill adapter, head expander and perimeter foam insulation wrap.

Vinyl Colors*



White



Desert Sand



Almond**

**Actual colors may vary from samples displayed.*

***Subject to regional availability.*



PERFORMANCE GLASS OPTIONS



Neat® Glass

With this glass option you gain natural cleaning convenience. By harnessing the sun's UV rays (even when the sky is cloudy) to loosen dirt from the glass, rainwater can easily rinse away grime. No manual activation is required. For more information, visit www.jeld-wen.com.

Tempered Glass

When glass is heat-treated during manufacturing, it is provided with extra strength, enabling it to withstand abnormal force or pressure on its surface—it will not break into sharp pieces. Local codes often require tempered glass to be used in all windows that are close to the floor or near doors, bathtubs or showers.

Laminated Glass

Laminated glass consists of panes of glass with an invisible interlayer, sandwiched together to create an extremely sturdy glass unit. This provides increased protection for home safety and from incidental impact; it also provides an improved barrier against sound and harmful UV rays.

ENERGY STAR®



Many JELD-WEN windows and doors are ENERGY STAR® qualified. Homeowners can save energy – and money – by replacing old windows with ENERGY STAR qualified windows and pay a 7-15 percent lower household energy bill. Lower energy consumption also reduces greenhouse gas emissions from power plants and shrinks a house's carbon footprint. JELD-WEN has been an ENERGY STAR partner since 1998.



Sound Performance

Your home should be a place where you can escape the sometimes hectic and noisy environments of modern living. For that reason, sound reduction is a major consideration when we design our products.

JELD-WEN vinyl windows are a vast improvement over single-pane windows that are found in many homes today.

The same qualities that make our products energy efficient, such as frame designs, enhanced weatherstripping and glazing, make them sound efficient as well.

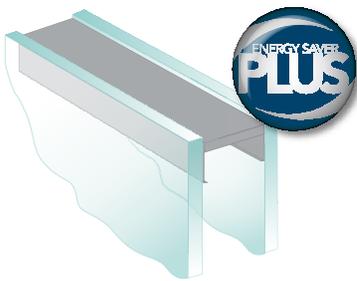


ENERGY SAVING GLASS OPTIONS

Clear Insulating Glass

This glass consists of a sealed airspace sandwiched between two panes of glass. The perimeter of the unit is also sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.

Intercept®
Spacer



Energy Saver® Plus—REDUCE HEAT LOSS UP TO 40%

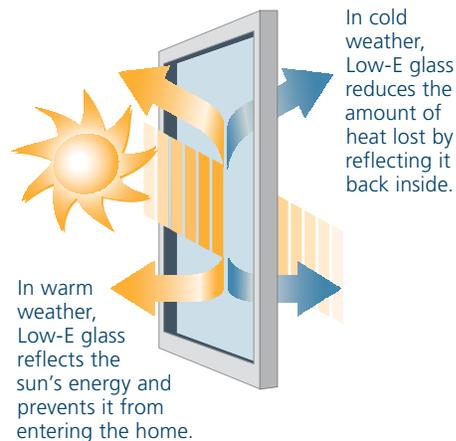
The best value in insulating glass, Energy Saver Plus includes, argon gas for improved thermal performance and LoE³-366 glass. With triple layers of Low-E coating, LoE³-366 helps you save energy through improved thermal performance, reduces solar heat gain and helps protect interior furnishings from fading. Energy Saver Plus reduces heat loss by 40% compared to clear insulating glass.

Low-E & LoE³-366 Insulating Glass

High-performance Low-E insulating glass comes standard and helps lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmittance than tinted glass. We also offer optional LoE³-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and Solar Heat Gain Coefficient (SHGC) combinations that provide significant energy efficiency for a given climate zone. It's easy! Just tell your JELD-WEN dealer you want JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For more information, visit www.jeld-wen.com/energyefficiency.



Intercept®
Spacer



Energy Saver®—REDUCE HEAT LOSS UP TO 30%

Offering the most cost-efficient energy upgrade, the Energy Saver package includes upgrades from clear to Low-E glass and argon gas for improved thermal performance. Energy Saver reduces heat loss by 30% compared to clear insulating glass.

REDUCE GLARE, ENSURE YOUR PRIVACY

Textured Glass*

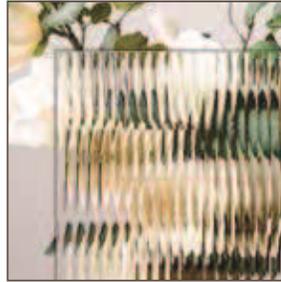
Let light in while maintaining privacy with textured glass. We offer a wide range of textures to meet your aesthetic preferences. Four of our most popular choices are shown below.



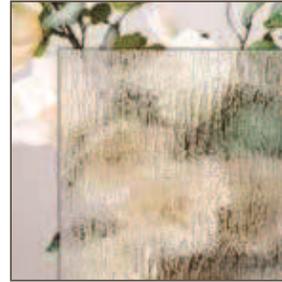
Glue Chip



Obscure



Reed



Rain

**Textures shown may not match exact finish*

Tinted Glass

Tinted glass reduces glare, and is ideal for areas that get a lot of direct sunlight in the summer. Below are our most popular options.



Gray



Bronze

Coated Glass: Low-E and LoE³-366 Insulated Glass

Our standard high-performance Low-E insulated glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. We also offer optional LoE³-366, which provides more protection against solar heat gain and fading, as well as greater energy savings.



Low-E



LoE³-366

WINDOW OPENING CONTROL DEVICE

JELD-WEN® WOCD Meets ASTM F2090-10 Standard

Windows add so much to our daily lives - daylight, ventilation and views. They can also be necessary for emergency escape and rescue, so the building codes in your area may require certain windows to fully open. This means homeowners should take measures to prevent window falls. Factory-installed Window Opening Control Devices (WOCD) from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than 4 inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design of the JELD-WEN WOCD won't obstruct views and preserves the beautiful appearance of your windows, unlike many after-market window guards. Factory-installed WOCDs can be ordered on the double-hung, single-hung, sliding and casement windows.

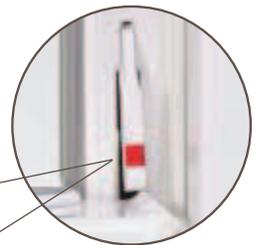
Double-Hung and Single-Hung WOCD



Window in closed position



Interior View. WOCD limits the sash opening to less than 4 inches



Features & Benefits

- » Streamlined design won't obstruct views like many after-market options
- » Automatically limits sash opening to less than 4 inches
- » Manual override for full operation and for emergency escape and rescue
- » Device automatically resets by closing the window
- » Meets the ASTM F2090-10 standard
- » Potential alternative to minimum sill height requirement (consult local building codes)



DECORATIVE GRILLES

Grilles Between the Glass (GBG)

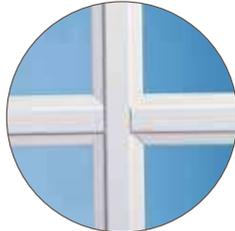
With grilles between the glass, you'll enjoy the look of divided lites without any upkeep because they are placed between the two panes of insulating glass. Available in contour or flat in any of the sizes shown below.

Simulated Divided Lites (SDL)

For a true "paned" window look, our simulated divided lites feature bars that are permanently adhered to both the interior and exterior glass; an optional shadow bar between the panes of glass is also available. Simulated divided lites are available in 7/8" contour slim profile.



Flat Grille



Contour Grille

Contour (Actual Size)



5/8"

7/8"

1"

Flat (Actual Size)



5/8"

7/8"

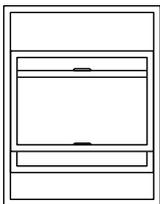
*Available as GBG, or SDL



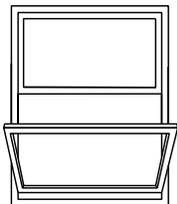
STYLES & CONFIGURATIONS



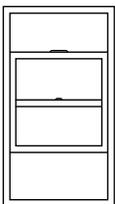
Window & Patio Door Styles



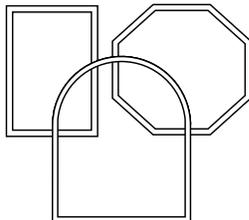
Double-Hung



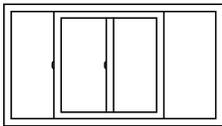
Single-Hung Tilt



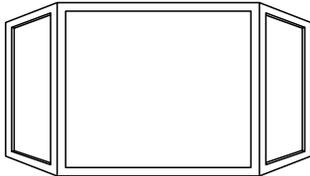
Single-Hung Side Load



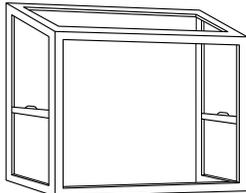
Fixed, Radius & Geometric



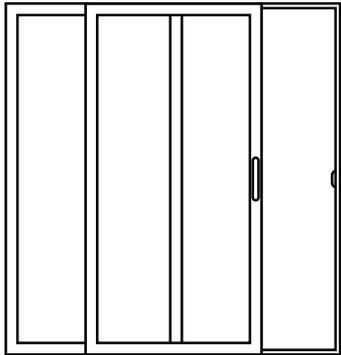
Sliding



Bay



Garden



Sliding Patio Door



PROPER INSTALLATION

Install With Ease

Our Builders Vinyl windows and patio doors are designed to be particularly easy to install in many applications. From new or remodeled residential homes to light construction projects, our products have been tested to meet rating requirements up to DP 50 for light commercial buildings.



Simplify Install with a High Performance System

With a constant focus on quality, we understand the importance of a proper install to protect against air and water. That's why JELD-WEN proudly recommends the OSI® QUAD® Window & Door System for installing our windows and doors.



- 15 Year Installation Warranty -
\$10,000/dwelling for New Construction
with a Certified Installer



OSI® QUAD® Window & Door System

OSI® QUAD® MAX

3-in-1 Sealant – Exterior, Interior, Bedding

OSI® QUAD® FOAM

Low Pressure, Closed Cell Installation Foam

Flashing Tape

Vapor non-permeable flashing membrane

For complete instructions, see installation insert included with product, or visit www.jeld-wen.com.



ANATOMY OF A JELD-WEN WINDOW



ANATOMY OF A VINYL WINDOW

1. Head
2. Simulated Divided Lite (SDL)
3. Glazing/glass
4. Sash
5. Side jamb
6. Stile
7. Rail
8. Sill

The window frame consists of the head, jamb, side jamb and sill

LIFETIME
LIMITED
WARRANTY

Each one of our windows and patio doors is built to last. We prove this by supporting each product with our lifetime limited warranty.

To view the complete warranty, see page 33.



SINGLE-HUNG TILT-SASH & SIDE-LOAD



Single-Hung Tilt-Sash



Single-Hung Side-Load



WEN-LOCK®

1

These one-touch lock styles lock automatically and create an audible click. The integrated, ergonomic pull handle makes it easy to unlock and open the window in one intuitive movement.



Style Cam-Lock

2

Side-Load (Western US) This type of window has a stationary top lite and a bottom sash that slides vertically. The bottom sash may be removed, allowing the homeowner to easily clean their windows.

Tilt-Sash (Eastern US) Each of our single-hung tilt-sash windows includes a stationary top lite and a bottom sash that slides vertically. The ability to tilt the bottom sash in makes cleaning this window particularly easy.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Vinyl Colors



White



Desert Sand



Almond*

Available on the WEN-LOCK® and Style Cam-Lock

Available on the Style Cam-Lock

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



DOUBLE-HUNG TILT-SASH WINDOWS



Double-Hung Tilt-Sash



Double-Hung Tilt-Sash



Style Cam-Lock

A double-hung window features an upper and a lower sash that slide vertically past each other in a single frame. Both sashes tilt in for convenient cleaning. In addition, our double-hung windows can be paired with fixed, radius and geometric windows.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Vinyl Colors



White



Desert Sand



Almond*

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



SLIDING WINDOWS



WEN-LOCK® 1

These one-touch lock styles lock automatically and create an audible click. The integrated, ergonomic pull handle makes it easy to unlock and open the window in one intuitive movement.



Style Cam-Lock 2

Sliding windows are composed of two sashes each – one that's stationary and one that slides to the left or right on tracks. The operating sash can be removed to make cleaning a snap.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Available on the WEN-LOCK® and Style Cam-Lock

Available on the Style Cam-Lock

Vinyl Colors



White



Desert Sand



Almond*

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



FIXED, RADIUS & GEOMETRIC WINDOWS



Our fixed, radius and geometric windows come in a wide variety of shapes, with either curved or straight frames. We design them to be used as freestanding units or in combination with other vinyl windows and patio doors. Additionally, we offer fixed, radius and geometric styles with thicker frames to be used exclusively with double-hung windows.

Vinyl Colors



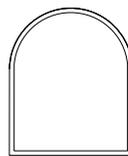
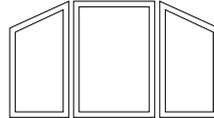
White



Desert Sand



Almond*



Available in these configurations and many more.

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



SLIDING PATIO DOORS

Pet Panel Option Available



Visit jeld-wen.com or see your local dealer for more information



Optional ADA Compliant patio door hardware



Optional Blinds Between the Glass†



Optional Retractable Screens



Adjustable Stainless Steel Rollers

This type of patio door opens by sliding along horizontal stainless steel tracks at the head and sill; adjustable metal rollers ensure easy operation. Our sliding patio doors are fully assembled with either a right or left operating panel.

†Available with or without Low-E glass.

Hardware Finishes



White



Desert Sand



White



Desert Sand



Almond*

Vinyl Colors

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

Actual colors may differ from the samples displayed. *Subject to regional availability. **Available with White interior only.



BAY WINDOWS



Think outside the box. With bay windows, you can add a new dimension to your living space. Bay windows open up a space and can provide a shelf for plants or decorations. All bay windows come with head and seat boards and support systems for reliable installation.

Hardware Finishes



White



Desert Sand



Chestnut Bronze



Brushed Chrome



Polished Brass



Antique Brass

Vinyl Colors



White



Desert Sand



Almond*

EverTone™ Exterior Colors



Chestnut Bronze**



Dark Chocolate**

*Actual colors may differ from the samples displayed. Hardware applies to casement, single - and double-hung configurations only. *Subject to regional availability. **Available with White interior only.*

For life's mishaps, JELD-WEN has you covered.

Accidental Glass Breakage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, and on any other vinyl products ordered with the "RS" glass package, our standard component warranty (Owner-Occupied or Commercial) will extend to accidental glass breakage.

This coverage does not apply to damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling.

Special glazings and ImpactGard® glass are not covered by this glass breakage warranty.



JELD-WEN® VINYL WINDOW & PATIO DOOR LIMITED WARRANTY

OUR WARRANTY TO YOU...

JELD-WEN® Products¹ are designed to create lasting value for your home. This warranty is effective for all JELD-WEN vinyl Products (except United Collection products) manufactured on or after **July 1, 2010** for use in the United States and Canada. Any previous warranties will continue to apply to products manufactured by JELD-WEN prior to this date. For additional information, including care and maintenance instructions, installation instructions, and previous warranties, refer to www.jeld-wen.com or www.jeld-wen.ca.

What this warranty COVERS

Except as set forth in the Special Coverages section below, we warrant that if your JELD-WEN Product exhibits a defect in material or workmanship within the time periods from the date of manufacture as specified below, we will, at our option, repair, replace or refund the purchase price of the Product or component part. Skilled labor² (where deemed necessary by us) to repair or replace any component is provided for **two (2)** years from the date of manufacture.

Owner-Occupied Single-Family Residence

Lifetime Warranty

We warrant our Products to the original owner of the owner-occupied single-family residence in which they are initially installed **for as long as you own and occupy your residence**.

Transferability

The Owner-Occupied Single-Family Residence warranty is transferable as follows. In the event you sell your residence or it becomes occupied by other than the original owner, the warranty is **ten (10)** years from the date of manufacture.

Commercial Ten Year Warranty

(Other than Owner-Occupied Single-Family Residence)

We warrant our Products for a period of **ten (10)** years from the date of manufacture.

Transferability

The Commercial warranty is transferable as follows. In the event you sell the building, this warranty is transferable to subsequent owners.

Special Coverages (Applies to both Owner-Occupied and Commercial)

The following special coverages include **free** replacement parts.

ImpactGard® Glass: We warrant each ImpactGard glass unit for **ten (10)** years.

Special Glazings (including laminate glass units other than ImpactGard): We warrant special glazings (including glass options not listed in our product literature e.g., leaded or decorative glass) for **five (5)** years.

Blinds/Shades Between the Glass: We warrant the insulated glass unit (including the seal), the external control mechanism, and the operation of the shade/blind for **ten (10)** years.

Triple-Glazed Products: We warrant triple-glazed insulated glass units for **twenty (20)** years.

Spontaneous Glass Breakage: We warrant sealed glass units installed in windows and patio doors (excluding laminated glass, and special glazings) for spontaneous breakage for **one (1)** year (to include free replacement glass and skilled labor² necessary to replace the glass for **one (1)** year. Spontaneous breakage occurs when the glass develops a crack without sign of impact.

Retractable Screens: We warrant retractable roll screens for **five (5)** years.

Colored Exterior and Laminated Interior: We warrant that our factory-applied painted exterior color and factory-applied laminate interior finishes will not peel, blister, or flake for **ten (10)** years. Our applied exterior color will not exhibit excessive color change³ for **ten (10)** years. Note: this coverage does not extend to discoloration, polish, surface damage, or alteration caused by the use of natural or chemical solvents or an environmental factor causing such damage.

Accidental Screen Damage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, our standard component warranty (Owner-Occupied or Commercial) will extend to screen damage unless the damage is attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling.

Accidental Glass Breakage: On our Bravo, Primo and Ipex Replacement window and patio door product lines, and on any other vinyl Products ordered with the "RS" glass package, our standard component warranty (Owner-Occupied or Commercial) will extend to accidental glass breakage. This coverage does not apply to damage attributable to acts of nature (e.g. fire, hurricane, etc.), civil disorder, building settling, structural failures of walls or foundations or improper installation, construction job-site mishaps, storage, or handling. Special glazings and ImpactGard glass are not covered by this glass breakage warranty.

How To Get Assistance

If you have a problem with your JELD-WEN Product, contact the dealer/distributor or contractor from whom you purchased your product or contact us directly:

In the United States:

Mail: JELD-WEN Customer Care
Attn: Vinyl Warranty Claims
P.O. Box 1329, Klamath Falls, OR 97601
Phone: 888-JWHelpU (888-594-3578)
Fax: 800-436-5954
Email: CustomerServiceAgents@jeld-wen.com

In Eastern Canada:

Mail: JELD-WEN Service Department
90, rue Industrielle
Saint-Appollinaire, Quebec, Canada GOS 2E0
Phone: 800-463-1930
Fax: 888-998-1599

In Western Canada:

Mail: JELD-WEN Service Department
550 Munroe Avenue
Winnipeg, Manitoba, Canada R2K 4H3
Phone: 888-945-5627
204-668-8230
Fax: 204-663-1072
Email: wpgservice@jeld-wen.com

We can respond quickly and efficiently if you provide the following: a) product identification (from the original order/invoice, spacer code, permanent label, or the window identification number found on corner of glass), b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

What We Will Do

Upon receiving your notification, we will send out an acknowledgement, usually within three business days. We will investigate your claim and will begin to take appropriate action within 30 days after notification. If it is determined that the Product does not have a defect covered by the labor warranty, we may charge an inspection fee for any onsite inspection that is required or requested by you. Because manufacturing materials and techniques can change, replacement part(s) may not be an aesthetic match to the original. Replacement components/products are warranted for the balance of the original product warranty or 90 days, whichever is longer. If we determine we are unable to provide replacement parts and repair is not practicable or cannot be made timely, then we will refund the unit/component purchase price.

Continued on next page

What This Warranty Does NOT Cover

JELD-WEN is not liable for:

- Normal wear and tear; natural weathering of surfaces.
- Normal wear and tear to hardware and naturally occurring changes to hardware finishes (e.g., corrosion or tarnishing).
- Damage caused by chemicals (e.g. brick wash) or a harsh environment (e.g., salt spray or airborne pollutants).
- Product failure due to misuse or abuse; damage caused by failure to provide maintenance, by alteration or modification to the window (e.g. customer applied tints or films, paint finishes, security systems), or as a result of any cause beyond the control of JELD-WEN (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our reasonable control).
- Glass breakage (except as specifically covered above).
- Slight imperfections or wavy distortions in the glass that don't impair structural integrity. Note: wavy distortions in the glass (e.g. related to laminate interlayer or heat strengthening of glass) are not considered a defect. Slight color variations in glass are not considered a defect.
- Improper installation not in conformance with JELD-WEN installation instructions (note: see www.jeld-wen.com for current installation instructions); operational problems and problems related to water and/or air infiltration/leaking as a result of improper installation or flaws in building design or construction.
- Damage or poor product performance resulting from installation into a condition that exceeds product design standards and/or certified performance specifications and/or is not in compliance with building codes.
- Damage caused by extreme artificial temperature buildup or exposure (e.g., where storm doors/windows are present).
- Product or component performance decline due to aging, inert gas dissipation, natural processes or failure to provide proper maintenance. Note: Other than inert gas loss due to seal failure, the migration of an inert gas, such as argon, is a natural process that occurs over time and is not a defect.
- Screen damage due to normal wear and tear, misuse, abuse, or insect or animal activity (except as specifically covered above).
- Condensation or damage as a result of condensation (Note: unless due to insulating glass failure, most condensation problems are related to excessive humidity levels in a structure. Contact a heating/air conditioning specialist for help).
- Labor and materials for repainting or refinishing activities or the removal or disposal of defective product(s); labor exceeding the time periods specified above.
- Incidental or consequential damage. Some states do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

Important Legal Information

This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.

No distributor, dealer or representative of JELD-WEN has the authority to change, modify or expand this warranty. The original purchaser of this Product acknowledges that they have read this warranty, understand it and are bound by its terms and agrees to provide this warranty to the original owner of the structure into which the Product is installed.

¹ "JELD-WEN Products" shall refer to vinyl window and patio door products (except United Collection products) manufactured in the United States and/or Canada and marketed under the JELD-WEN brand name for use in the United States and/or Canada. See our separate United Collection warranty, or our Export Warranty for applicable coverage on products used outside the United States and Canada.

² "Skilled labor" refers to tasks where specialized technical knowledge, experience, methods or tools are required to properly identify, diagnose and/or correct product-related problems.

³ Fading or changing in color of the applied exterior color finish is not a defect unless it exceeds five (5) E units, calculated in accordance with ASTM D2244, paragraph 6.2. Color change shall be measured on an exposed colored surface that has been cleaned of soils, and the corresponding values measured on the original or unexposed colored surface. Fading or color changes may not be uniform if the surfaces are not equally exposed to the sun and elements. If the above ASTM standards change, the standard in effect at the time of purchase applies. As an option to replacement, we may choose to refinish the product.

© 2010, JELD-WEN, inc. | JELD-WEN and ImpactGard are registered trademarks of JELD-WEN, inc., OREGON, USA.



ABOUT JELD-WEN



Since 1960, when JELD-WEN began with one Oregon millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable, energy efficient, and worry-free. Our extensive product offering is available globally through multiple distribution channels, including retail home centers, wholesale distributors and building products dealers.

We strive to conduct our business with the highest ethical standards. That includes providing our customers with superior products, establishing solid relationships in the communities where we live and work, and conserving valuable resources.

JELD-WEN's goal is to be the industry leader in environmentally responsible practices and to conduct our business in a manner that demonstrates environmental stewardship. At JELD-WEN, we believe that a healthy environment and healthy business practices go hand in hand.



The JELD-WEN website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at jeld-wen.com today.



Official window and door provider of Major League Soccer



JELD-WEN is proud to support a better way to build



Made in the USA

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11-562 05/14 (05/14 HPS 10M)



HERITAGE[®]

LAMINATED ASPHALT SHINGLES

JOPLIN



BRING
COLOR & STYLE
HOME



Weathered Wood



Express your style and showcase the beauty of your home with the rustic hues and bold textures of Heritage® Series Laminated Asphalt Shingles. These shingles are available with a Limited Lifetime Warranty. See TAMKO's Limited Lifetime Warranty and Arbitration Agreement for complete details.

See how the Heritage Series can enrich your home's beauty.

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG BUILDING PRODUCTS WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

BRING HERITAGE HOME



HERITAGE®
LAMINATED ASPHALT SHINGLES

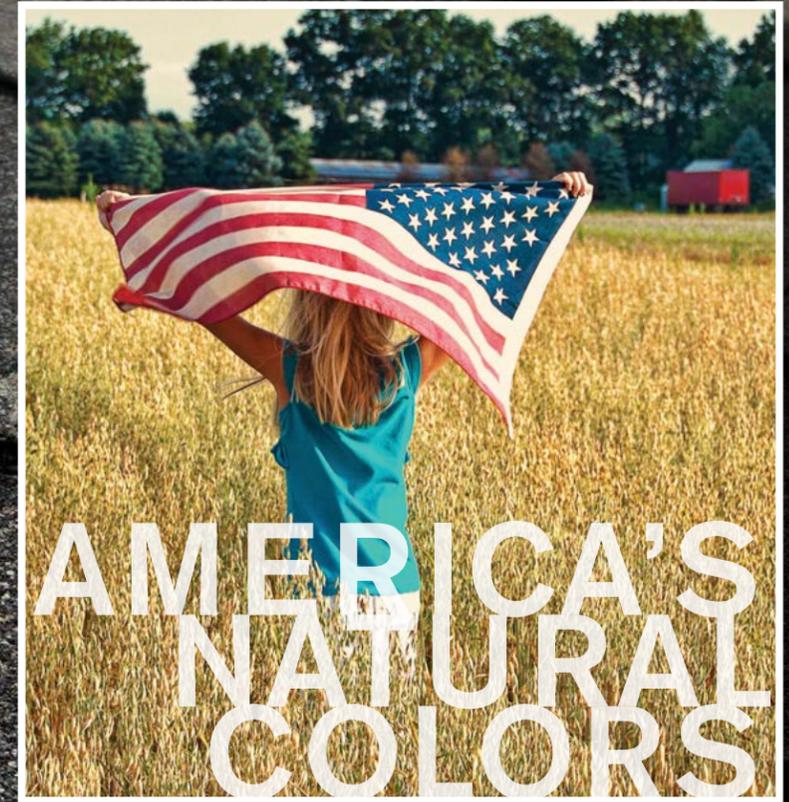
HERITAGE®
Premium
LAMINATED ASPHALT SHINGLES

**VIVID COLORS. DRAMATIC STYLE.
ADD WARMTH AND DIMENSION TO YOUR HOME WITH HERITAGE.**

Our **distinctive granule mix** and **unique color drops** add vivid color and texture to enhance your roof's beauty.

TAMKO's **blended shadowtone** creates dimension, striking contrast and remarkable depth while adding curb appeal to help ensure a look you'll want to call your own.

Thunderstorm Grey



AMERICA'S
NATURAL
COLORS

HERITAGE® AMERICA'S NATURAL COLORS COLLECTION



Painted Desert

Symbols shown beside each color name denote product options and availability. **HP** Heritage Premium Shingles **H** Heritage Shingles



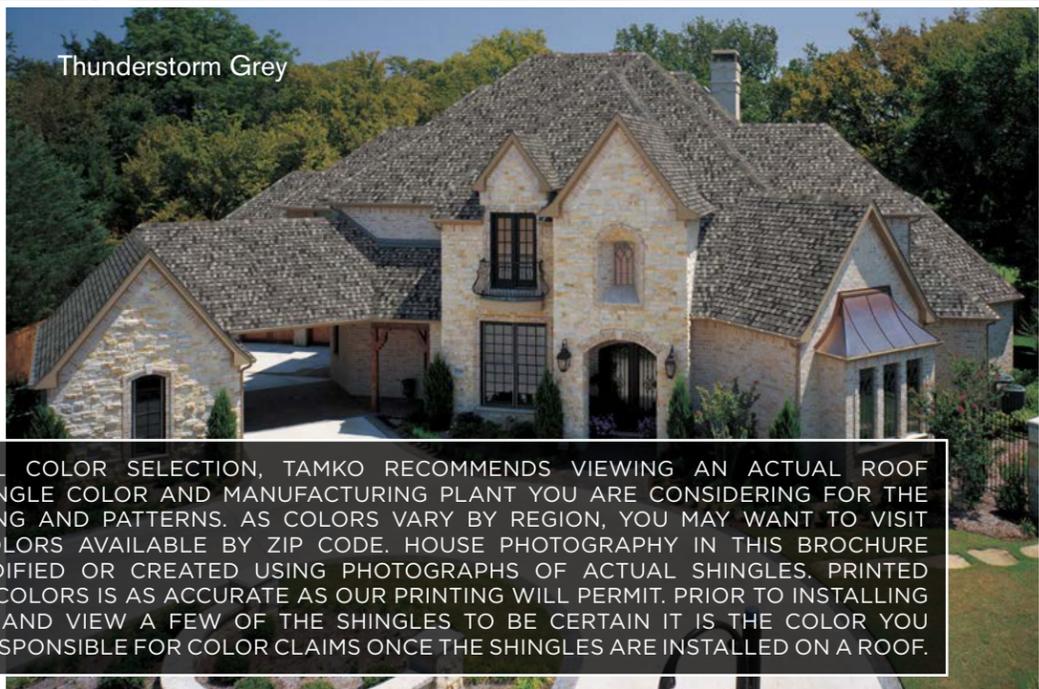
Harvest Gold



Natural Timber



Black Walnut



Thunderstorm Grey

PRIOR TO MAKING YOUR FINAL COLOR SELECTION, TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION OF THE SAME SHINGLE COLOR AND MANUFACTURING PLANT YOU ARE CONSIDERING FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. AS COLORS VARY BY REGION, YOU MAY WANT TO VISIT WWW.TAMKO.COM AND VIEW COLORS AVAILABLE BY ZIP CODE. HOUSE PHOTOGRAPHY IN THIS BROCHURE MAY HAVE BEEN DIGITALLY MODIFIED OR CREATED USING PHOTOGRAPHS OF ACTUAL SHINGLES. PRINTED REPRODUCTION OF THE SHINGLE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT. PRIOR TO INSTALLING THE SHINGLES, OPEN A BUNDLE AND VIEW A FEW OF THE SHINGLES TO BE CERTAIN IT IS THE COLOR YOU SELECTED. TAMKO WILL NOT BE RESPONSIBLE FOR COLOR CLAIMS ONCE THE SHINGLES ARE INSTALLED ON A ROOF.

Welcome beauty home with the lively tones and intense warmth and contrast of America's Natural Colors. Inspired by the woody browns, stormy greys and other vibrant hues found in nature, these colors will help you craft a roof that fits your personal style.

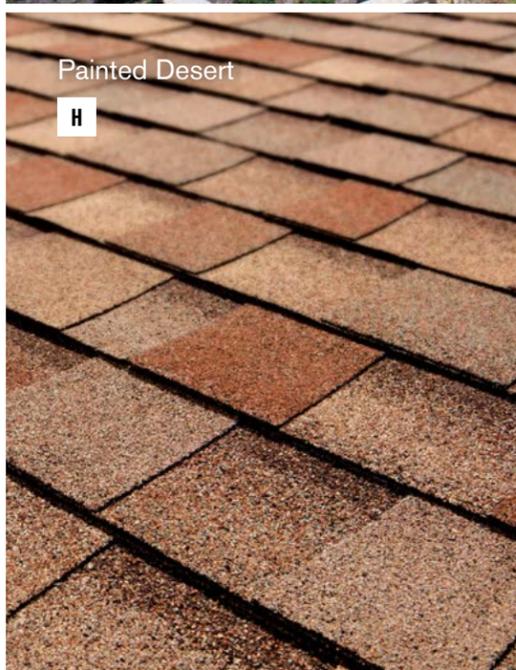


Mountain Slate



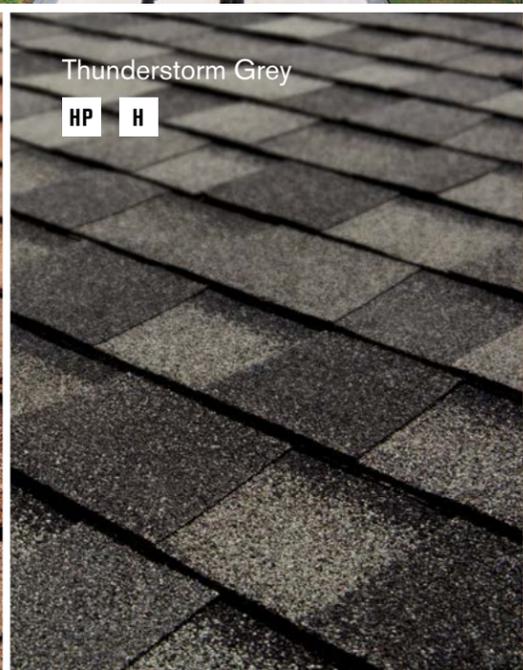
Black Walnut

HP **H**



Painted Desert

H



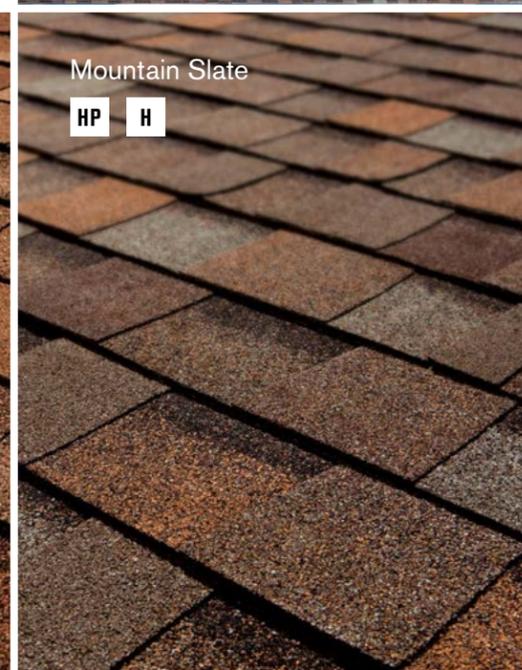
Thunderstorm Grey

HP **H**



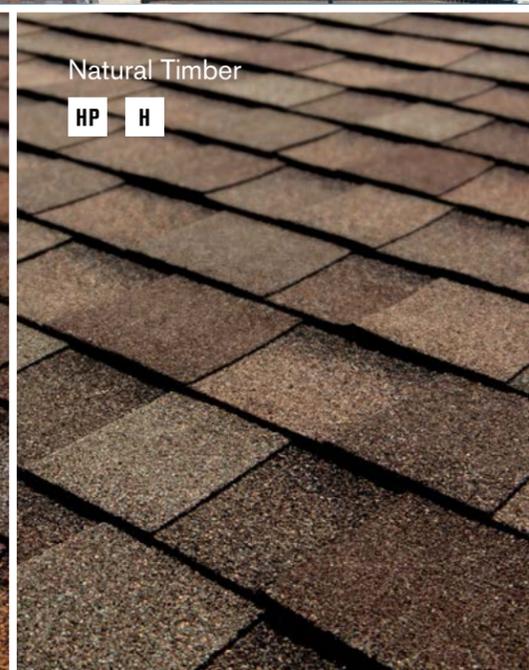
Harvest Gold

H



Mountain Slate

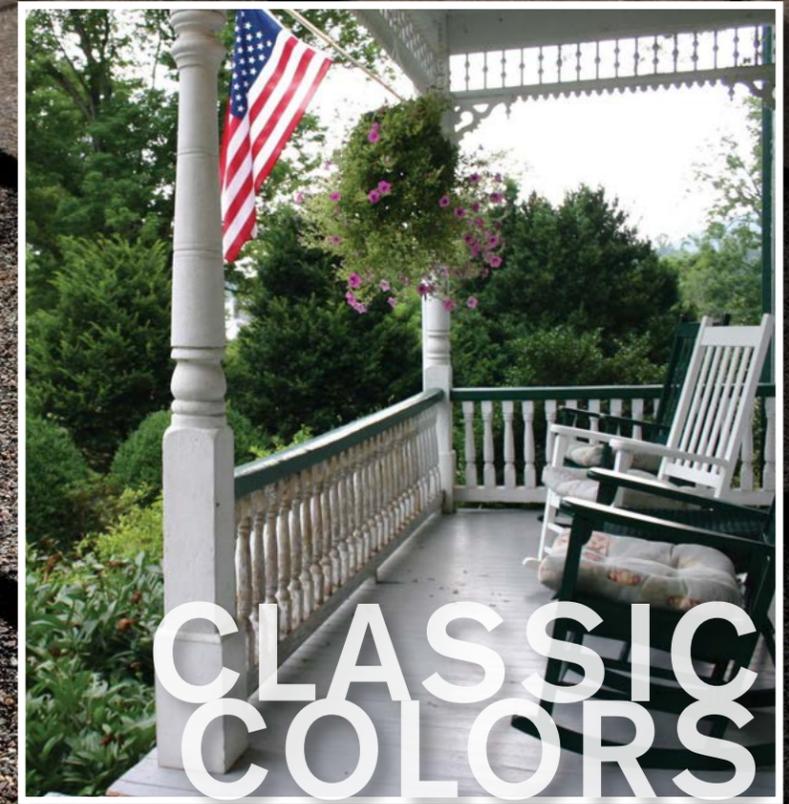
HP **H**



Natural Timber

HP **H**

Weathered Wood



CLASSIC
COLORS

HERITAGE® CLASSIC COLORS COLLECTION



Rustic Redwood

Symbols shown beside each color name denote product options and availability. **HP** Heritage Premium Shingles **H** Heritage Shingles

Make your home a focal point with classic, traditional shades. With Classic Colors, choose from a selection of charming greys, elegant reds and earth tones to create a roof that complements your home's unique style.



Rustic Cedar



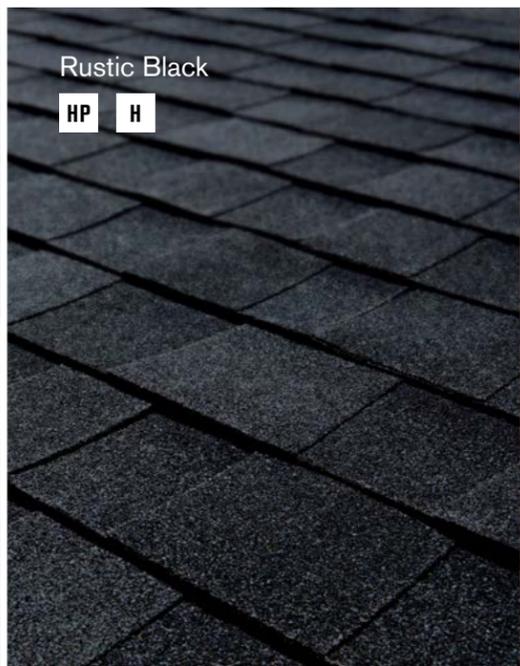
Weathered Wood

“ My Heritage Rustic Cedar roof looks great! The neighbors have been complimentary.”

—Paula C. Phoenix, Arizona



Rustic Black



Rustic Black

HP **H**



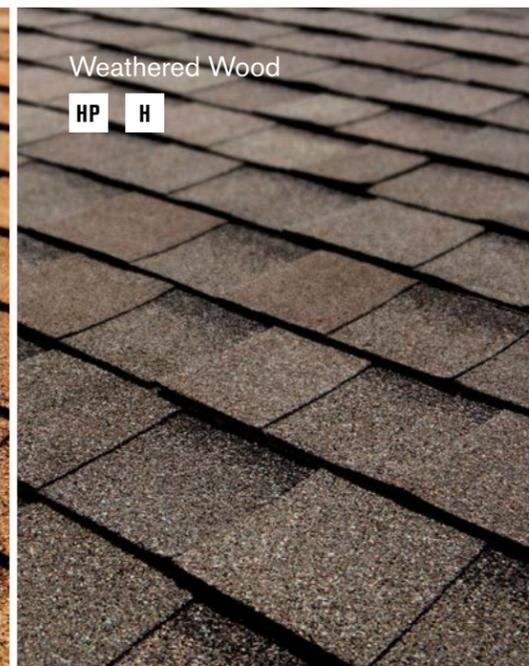
Rustic Redwood

HP



Rustic Cedar

HP **H**



Weathered Wood

HP **H**

HERITAGE® CLASSIC COLORS COLLECTION



Rustic Evergreen

Symbols shown beside each color name denote product options and availability.

HP Heritage Premium Shingles H Heritage Shingles



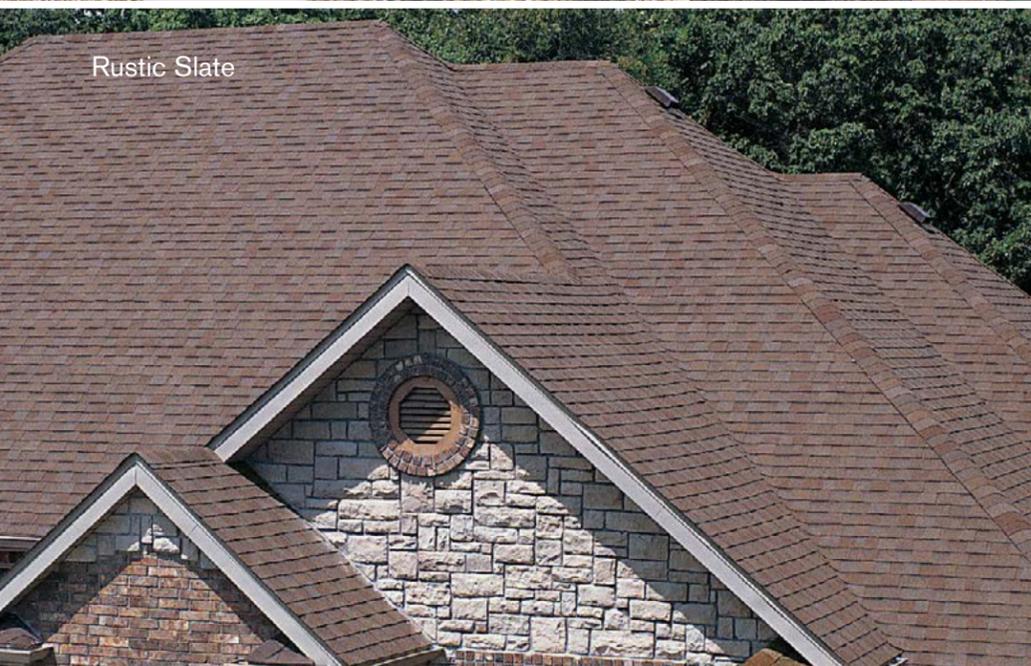
Olde English Pewter



Antique Slate

Invest in curb appeal. Roofing is the highest return on investment for exterior remodeling projects, according to the NARI and National Association of REALTORS.

REALTOR® Mag, Dec. 2015, <http://www.tamko.com/realtormag-value>



Rustic Slate

Rustic Slate

HP H



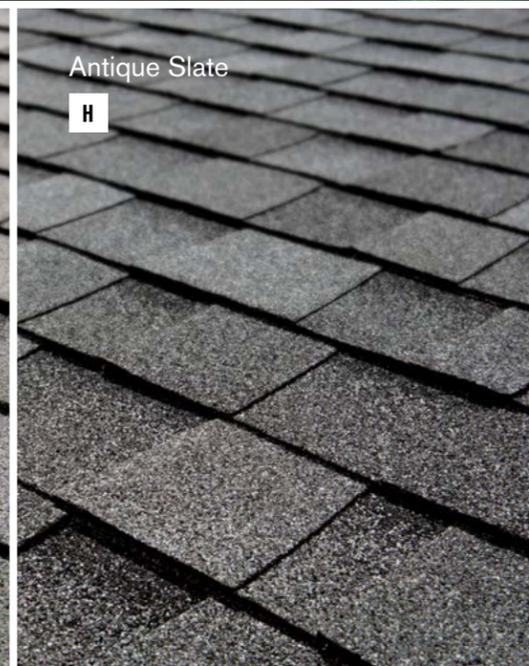
Rustic Evergreen

HP H



Olde English Pewter

HP H



Antique Slate

H



Oxford Grey

Symbols shown beside each color name denote product options and availability. **HP** Heritage Premium Shingles **H** Heritage Shingles

Rustic Brown



Shingles are just the beginning. TAMKO offers a variety of additional accessories for your roof.

Additional accessories include Underlayments, Shingle Starter, Cements & Sealants, Heritage Shingle Options, Ventilation and Hip & Ridge Shingles.

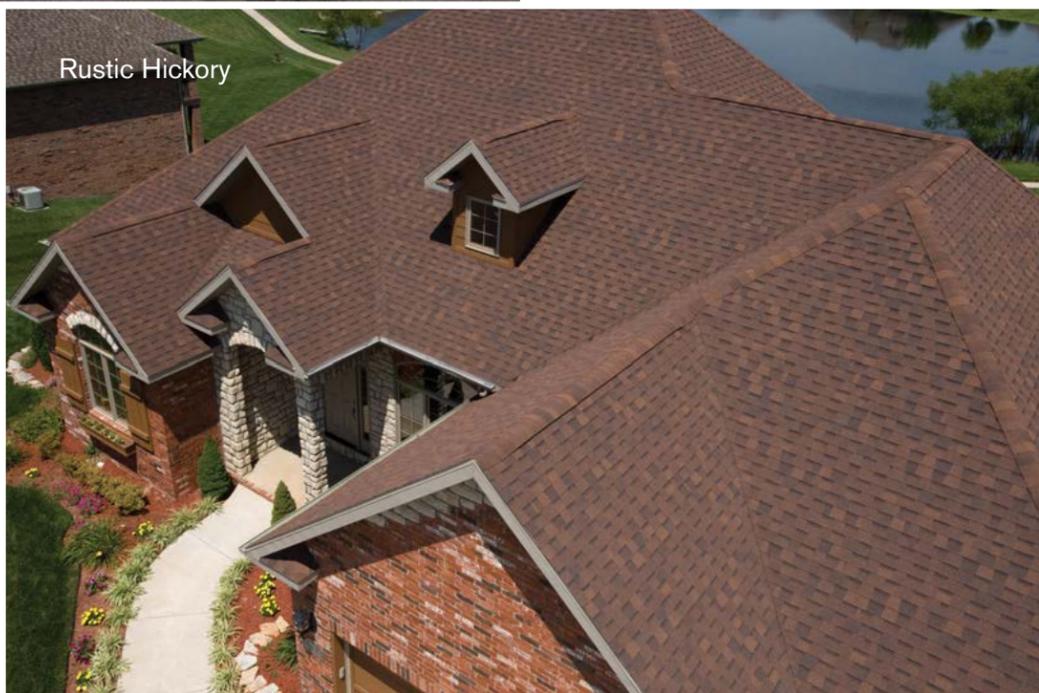
See back for details.

Come home to HERITAGE.

According to the National Association of REALTORS,

61% of homeowners enjoy spending more time at home since completing a roofing project.

2015 Remodeling Impact Report, National Association of REALTORS®/NARI, <http://tamko.com/Remodeling-Report>



Rustic Hickory



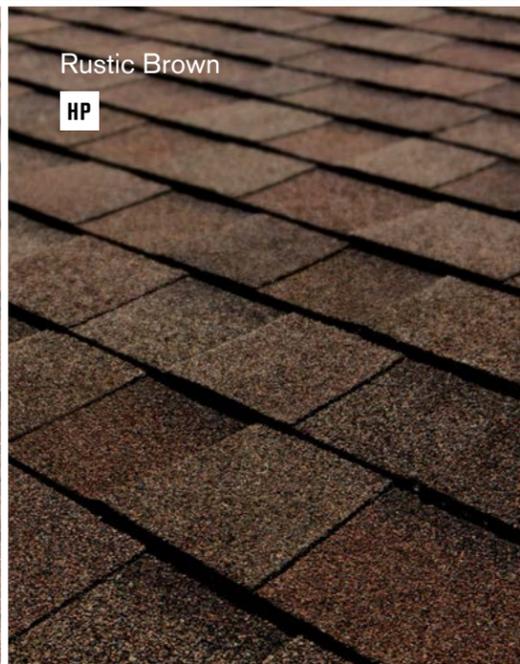
Oxford Grey

H



Rustic Hickory

H



Rustic Brown

HP

SHINGLES BEGIN TO AGE AS SOON AS THEY ARE EXPOSED TO NATURE. BUILDINGS EXPERIENCE AGING FACTORS DIFFERENTLY, SO IT IS DIFFICULT TO PREDICT HOW LONG SHINGLES WILL LAST. THAT'S WHY TAMKO PROVIDES A LIMITED WARRANTY FOR MANY PRODUCTS, THAT INCLUDES A BINDING ARBITRATION CLAUSE AND OTHER TERMS AND CONDITIONS WHICH ARE INCORPORATED HEREIN BY REFERENCE. YOU MAY OBTAIN A COPY OF THE LIMITED WARRANTY AT TAMKO.COM OR BY CALLING 1-800-641-4691.

THE BEAUTY OF HERITAGE® SHINGLES

Heritage shingles deliver vivid color and texture to enhance your roof. These shingles are available with a Limited Lifetime Warranty. See TAMKO's Limited Lifetime Warranty and Arbitration Agreement for complete details. Heritage Premium shingles qualify for the Mastercraft Limited Warranty Enhancement at no additional cost to the homeowner when installed by a TAMKO® Pro Certified Contractor (see tamko.com for details). Heritage shingles also meet the following classifications:

UL Listed for:

Class A Fire Resistance

UL Classified:

Wind Resistance

ASTM D3462 and ICC-ES Acceptance Criteria AC438

UL Evaluation Reports:

UL Evaluation Report ER2919-01

UL Evaluation Report ER2919-02

**Florida Building Code
Product Approval**

FL 18355

Tested in Compliance with:

UL 790/ASTM E 108, Class A

ASTM D3161, Class F

ASTM D7158, Class H

ASTM D3462

ICC-ES Acceptance Criteria AC438



IMPORTANT ACCESSORIES

The beauty of your roof is only half the story. Underneath are several additional layers. TAMKO offers a variety of accessories for your roof.

- 1 Ice & Rain Underlayments
- 2 Underlayments
- 3 Shingle Starter
- 4 Cements & Sealants
- 5 Heritage Shingle Options
- 6 Ventilation
- 7 Hip & Ridge Shingles

The above illustration shows the placement of important accessories for new roof installation and is not meant to show proper installation techniques. Visit tamko.com to download product application instructions.



BUILDING PRODUCTS FOR THE PROFESSIONAL

Since 1944, building professionals and homeowners have looked to TAMKO for building products. Today, we offer a wide range of building products, including Heritage® Laminated Asphalt Shingles, Elite Glass-Seal® 3-tab Shingles, MetalWorks® steel shingles, waterproofing materials, and ventilation products.



198 Four States Drive
P.O. Box 97
Galena, KS 66739-0097
1-800-641-4691
tamko.com

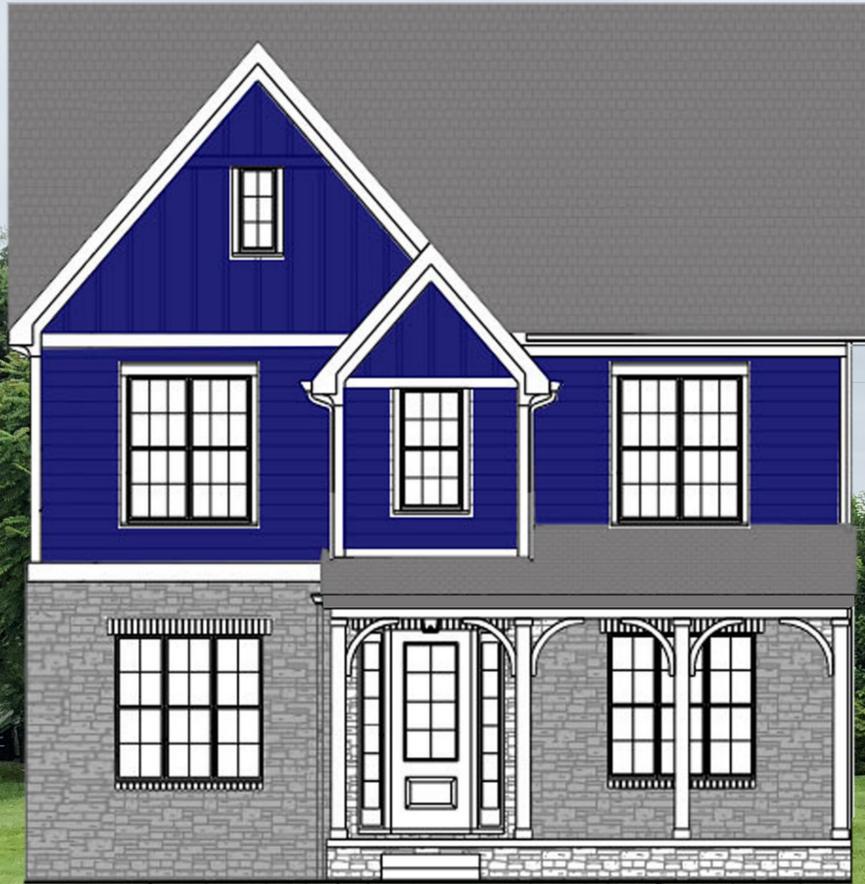
PRIOR TO MAKING YOUR FINAL COLOR SELECTION, TAMKO RECOMMENDS VIEWING AN ACTUAL ROOF INSTALLATION OF THE SAME SHINGLE COLOR AND MANUFACTURING PLANT YOU ARE CONSIDERING FOR THE FULL IMPACT OF COLOR BLENDING AND PATTERNS. AS COLORS VARY BY REGION, YOU MAY WANT TO VISIT WWW.TAMKO.COM AND VIEW COLORS AVAILABLE BY ZIP CODE. HOUSE PHOTOGRAPHY IN THIS BROCHURE MAY HAVE BEEN DIGITALLY MODIFIED OR CREATED USING PHOTOGRAPHS OF ACTUAL SHINGLES. PRINTED REPRODUCTION OF THE SHINGLE COLORS IS AS ACCURATE AS OUR PRINTING WILL PERMIT. PRIOR TO INSTALLING THE SHINGLES, OPEN A BUNDLE AND VIEW A FEW OF THE SHINGLES TO BE CERTAIN IT IS THE COLOR YOU SELECTED. TAMKO WILL NOT BE RESPONSIBLE FOR COLOR CLAIMS ONCE THE SHINGLES ARE INSTALLED ON A ROOF.

Certain colors and products may not be available in your area. Information included in this brochure was current at the time of printing. To obtain a copy of the most current version of this brochure, visit us online at tamko.com or call us at 1-800-641-4691. Front cover shingle color is Weathered Wood.

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020-002876 02/17/2017



020-002418 02/17/2017



020-002804-00 03/27/2010



020-002803 02/17/2017



020-000850 02/17/2017



020-000937 02/17/2017



020-002133 02/17/2017



020-000934-00 06/18/2010



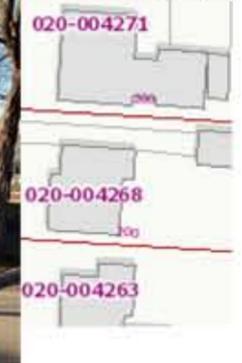
020-000112 02/17/2017



020-000935 02/17/2017



020-002905 02/17/2017

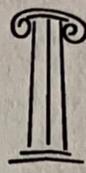


020-004271

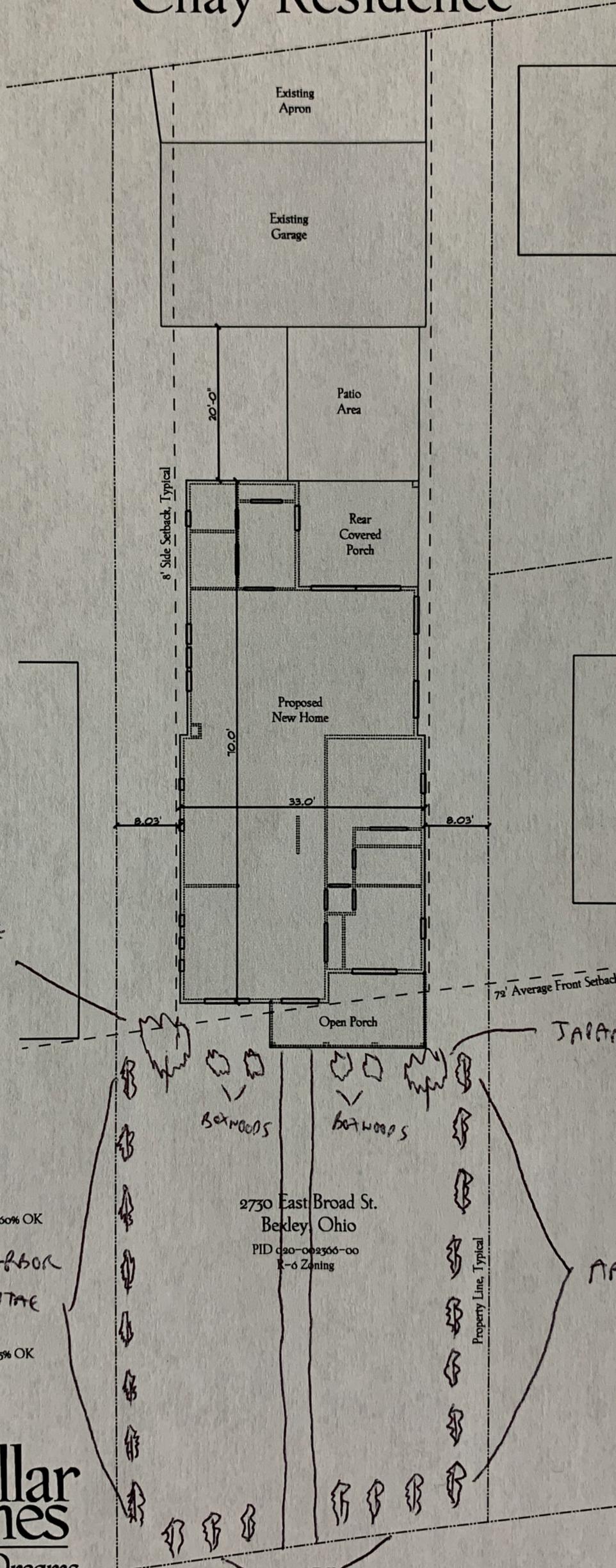
020-004268

020-004263

The



Chay Residence



Lot Coverages

Main House:	1,965 sq. ft.
Exg. Garage:	792 sq. ft.
Porches:	400 sq. ft.
Patio & Walks:	670 sq. ft.
Drive Apron:	455 sq. ft.
<hr/>	
Lot Area:	4,282 sq. ft.
	10,017 sq. ft.
	42.747% Coverage < 60% OK

Building Coverages

Main House:	1,965 sq. ft.
Exg. Garage:	792 sq. ft.
Porches:	400 sq. ft.
<hr/>	
	3,157 sq. ft.
	31.516% Coverage < 35% OK



www.3Pillar.com

ARBOR
VITAE

Architectural
Site Study





**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, May 14, 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, May 28, 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-20-12

Applicant: Pete Foster

Owner: Jason Lessard & Anne Brown

Address: 69 S. Cassingham

ARB Request: In the event that a variance is required, the applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, for a 587sq' detached garage with 2nd floor shed dormers.

BZAP: The applicant is appealing the Zoning Officer's decision and interpretation of the proposed detached garage to be a 2-story structure in accordance with Bexley Code Section 1230.77. If found to be a 2-story structure, the applicant is seeking the alternative of a variance from Bexley Code Section 1252.15 (e) which limits accessory structures to one story in height, ridgeline not to exceed 20', to allow a 2nd floor hobby room in the proposed detached garage and architectural approval of a 587 sq' detached garage with 2nd floor dormers.

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

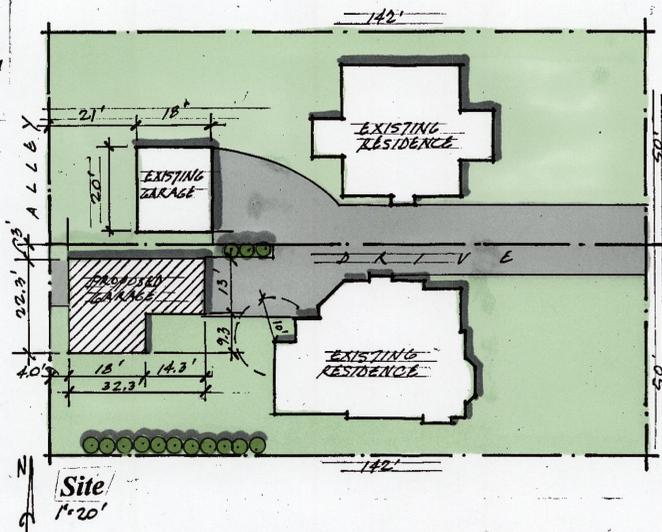
*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website:

www.bexley.org for any special instruction in the event we need have applicants and neighbors with standing to attend a virtual meeting. Any questions regarding an

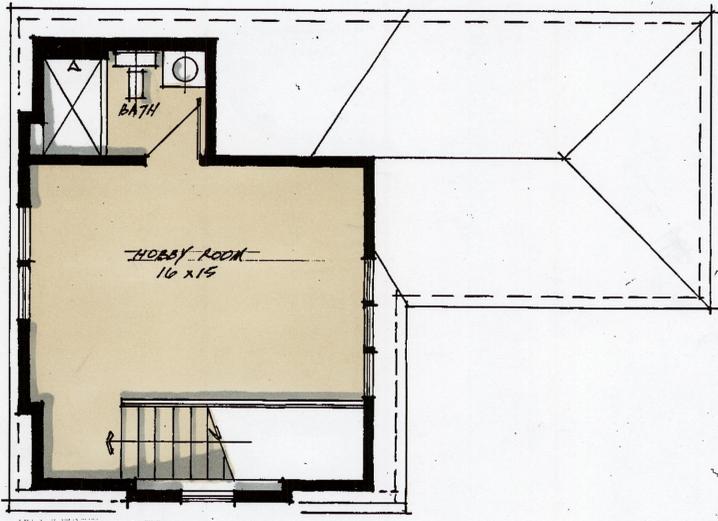
application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or

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: 04-30-2020



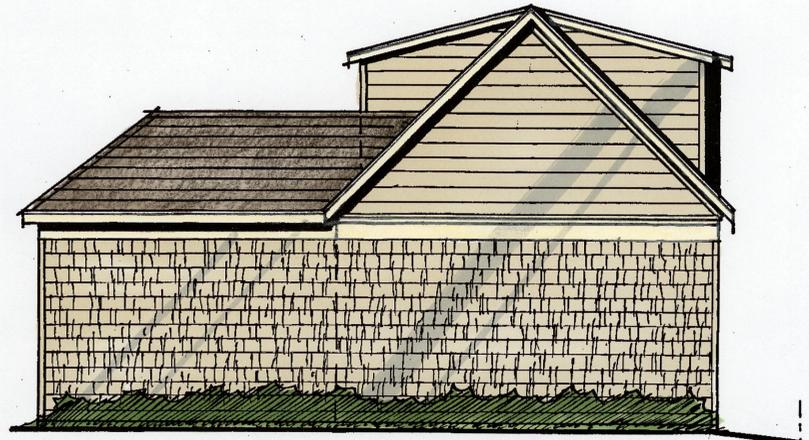
East Elevation
 1/4" = 1'-0"



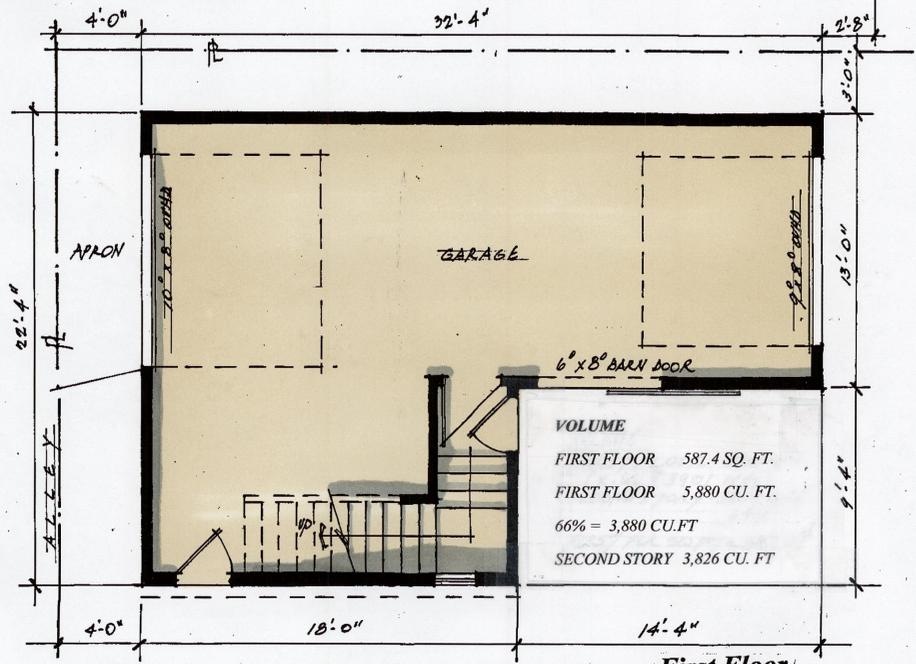
Second Floor
 1/4" = 1'-0"



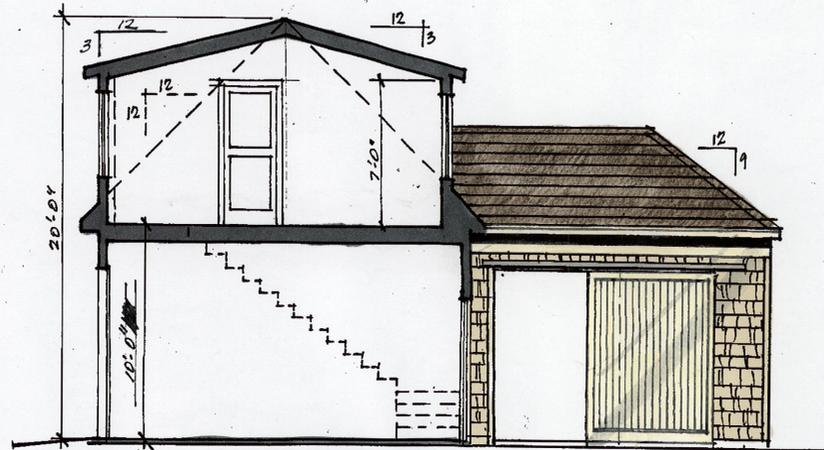
South Elevation
 1/4" = 1'-0"



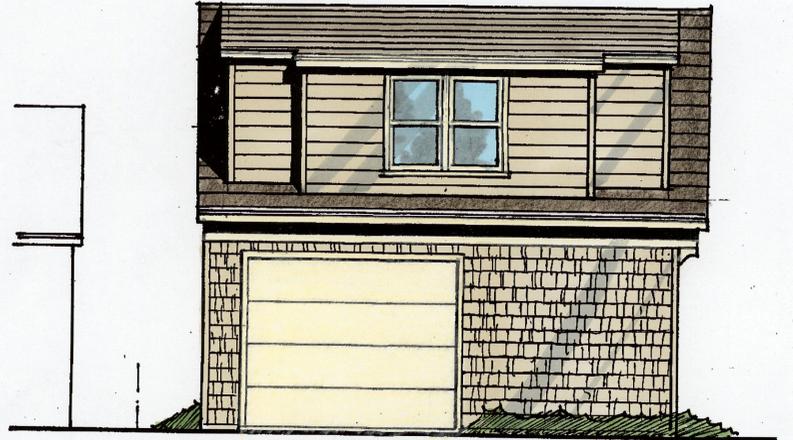
North Elevation
 1/4" = 1'-0"



First Floor
 1/4" = 1'-0"



Section
 1/4" = 1'-0"



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



69







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

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Application No.: BZAP-20-11

Applicant: Pete Foster

Owner: Thomas & Sarah Fusonie

Address: 2590 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and a recommendation the Board of Zoning and Planning, to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard.

BZAP: The applicant is seeking architectural review and approval to allow a 33.6' x 15.3' detached garage/pavilion in the rear yard. The applicant is also seeking a variance from Bexley Code Section 1252.10(1) which require yard requirements along the side street of a corner lot shall be 20' for lots over 50' to 100' in width and 1252.10(2) which requires accessory uses and detached structures shall be located a minimum of five feet farther back from the side street than the principal structure is allowed, to allow the proposed detached garage/pavilion to be located 6' from the east side property line.

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

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www.bexley.org for any special instruction in the event we need have applicants and neighbors with standing to attend a virtual meeting. Any questions regarding an

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the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 04-30-2020

*(BZAP)Board of Zoning & Planning Application - Review of Variance requests for Residential and Commercial Development · Add to a project

 **Expiration Date**
Active
⋮

BZAP 2011

-  Print Record
-  Print Original Record
-  Delete Record



Details

Submitted on Apr 08, 2020 12:01 PM



Attachments

15 files



Activity Feed

Latest activity on Apr 08, 2020



Applicant

Pete Foster



Location

2590 SHERWOOD RD, Bexley, OH 43209

Timeline

Add New ▾

Payment

Paid Apr 8, 2020 at 12:02pm

Zoning Officer

Completed Apr 15, 2020 at 4:03pm



Design Planning Consultant

In Progress



Architectural Review Board

In Progress



Board of Zoning and Planning

In Progress



City Council

In Progress



Tree Commission



In Progress



Arborist

In Progress



A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES OF PLANS TO THE BUILDING DEPARTMENT.

This project is the result the unexpected removal of a detached two car garage on this site due to a fallen tree in a storm a few weeks ago. The design is a one story detached garage to be placed close to the location of the previous garage. This placement requires a variance request to allow for the new garage to sit 19 feet closer to the east side yard property line than the required 25 foot setback.

Architecture Review

Conditional Use

Demolition

Planned Unit Dev

Rezoning

Variance or Special Permit

What requires Major Architectural Review

What requires Minor Architectural Review

Major Architectural Review

Minor Architectural Review

A.1: Attorney / Agent Information

Agent Name

Pete Foster

Agent Address

685 Montrose Avenue

Agent Email

petefastball@aol.com

Agent Phone

6147784701

A.2: Fee Worksheet

Estimated Valuation of Project

100,000

Minor Architectural Review

Major Architectural Review

Variance Review

Variance Review Type

Single Family

Zoning

Zoning Review Type

encroaching into required setback

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

🔗 Appeal of Zoning Officer determination to BZAP

Detailed explanation of appeal

B: Project Worksheet: Property Information

Occupancy Type

Residential

Zoning District

R6

Use Classification ⓘ

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

B: Project Worksheet: Lot Info

Width (ft)

55.6

Depth (ft)

134.7

Total Area (SF)

7,489.32

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)

1,188.95

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)

0

Proposed Addition (SF)

515

New Structure Type

garage

Ridge Height

14'-6"

Proposed New Structure (SF)

515

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

515

Total building lot coverage (SF)

1,703.95

Total building lot coverage (% of lot)

23

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

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

120

Existing Patio (SF)

475

Existing Private Sidewalk (SF)

105

Proposed Additional Hardscape (SF)

243

Total Hardscape (SF)

943

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

2,646.95

Total overall lot coverage (% of lot)

35

C.1 Architectural Review Worksheet: Roofing

Roofing

Structure

House & Garage

Existing Roof Type

Arch. Dimensional Shingles

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

match existing

New Roof Style and Color

match existing

C.1 Architectural Review Worksheet: Windows

Windows

Structure

House & Garage

Existing Window Type

Double Hung

Existing Window Materials

New Window Manufacturer

match existing

New Window Style/Mat./Color

match existing

C.1 Architectural Review Worksheet: Doors

Doors

Structure

Garage Only

Existing Entrance Door Type

Insulated Metal

Existing Garage Door Type

Door Finish
Painted

Proposed Door Type
slider

Proposed Door Style
full glass

Proposed Door Color
undecided

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

Existing Door Trim
Std. Lumber Profile

Proposed New Door Trim
match existing

Existing Window Trim
Std. Lumber Profile

Proposed New Window Trim
match existing

Trim Color(s)
undecided

Do the proposed changes affect the overhangs?
No

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

Existing Finishes

Other

Other Existing Finishes

James Hardie Shake

Existing Finishes Manufacturer, Style, Color

match existing exposure

Proposed Finishes

Other

Other Proposed Finishes

James Hardie Shake

Proposed Finishes Manufacturer, Style, Color

match existing

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant, and Bldg. Dept Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior to the next scheduled meeting and to be placed on the Agenda. This includes the ARB meeting when Design Recommendation is needed prior to Board of Zoning and Planning Review. I understand that incomplete applications may be withheld from the agenda or only offered informal review. *

D: Tree & Public Gardens Commission Worksheet

Review Guidelines and List of Criteria

1. Project Description

Design Concept to include: Brief narrative describing the area to be designed/changed; relevance/significance to the community; general impact that will be created and affect on community; procedures to implement plan.

2. Research

- a. Provide significant examples (articles, visuals, and the like) relating to project's need and future effect on community
- b. Create an agenda describing present plans and future implications relating to project's initiatives and changes

3. Design Documentation Drawings

Design Plans to include:

- a. Plan drawing/s with north directional indication
- b. Elevations of all landscape orientations (north, south, east, west)
- c. Perspectives, isometrics or axonometric renderings, of important features that impact design
- d. A detailed model may substitute for all of the above
- e. Photographs to support design vision
- f. Construction plans, elevations, sections and details as needed for clarity

Specifications to include:

- a. Vegetation
- b. Hardscape
- c. Lighting
- d. Furniture & furnishings
- e. Equipment
- f. Accessories
- g. Materials
- h. Buildings
- i. Other

All documentation should be clear, precise and complete. Package should be presented to commission one week prior to presentation for a quick review check so amendments may be considered.

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

In order to add review of your project to the agenda, staff must verify that the following items have been submitted along with the application

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

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the criteria specified by Bexley City Code.

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

New single story detached one car garage to be placed "close" to the location of the previous two car garage that was on the site and destroyed by a fallen tree. The desired location requires a 19 foot variance to the required 25 foot required setback. Placing the garage in this proposed location creates a "gateway" to the alley with the existing garage to the north that is of similar scale.

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.

There is room for the proposed garage to be placed farther west on the property, but the strength of the streetscape will suffer as it will lose the "edge" that exists from Fair Avenue to Main Street along South Cassingham Road. (In order to study the setbacks and tight street section that exists, please see the attached neighborhood plan as well as the street sections that I have created at

each block on South Remington Road) Many of the primary structures and accessory structures along South Remington Road are non conforming structures.

2. Is the variance substantial? Please describe.

yes. It is a variance of 19 feet.

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.

The proposed placement of the new garage will strengthen of the "edge" that exists from Fair Avenue to Main Street along South Cassingham Road. (In order to study the setbacks and tight street section that exists, please see the attached neighborhood plan as well as the street sections that I have created at each block on South Remington Road)

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.

no

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

yes if garage were to sit 25 feet to the west of the east property line

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

Yes. Placement of the new garage in the proposed location strengthens the streetscape along South Cassingham.

F.1 Fence Variance Worksheet

Background & Requirements

This worksheet is required to be reviewed and completed by property owners wishing to apply for a variance from the City's fence regulations. Fence regulations are outlined in the summary below. Please check next to the regulation you are seeking a variance from.

Side and Rear Yard Restrictions for Interior Lots (non-corner lots):

- **Height Limitations:** Maximum height of 72" (6') as measured from the average grade of the portion of the lot in the rear or side yard. Artificially raising the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height restriction.
- **Front Set-back Lines:** No side yard fence shall extend beyond the front set-back line or the existing front building facade, whichever is greater.
- **Finish Side Rules:** Any fence or wall erected along the front set back line, side or rear property lines must have the finished and no the structural side facing the adjacent property, or street. Interior lots having rear lot lines coincident with alley right-of-way shall be permitted to place the structural side of the fence facing the alley right of way. Chain link, wire mesh or other similar material allowed only along interior lot lines and along rear lot lines coincident with alley right-of-way.

Side and Rear Yard Restrictions for Corner Lots:

- **Height Limitations:** No fence, wall or combination thereof shall exceed forty-eight inches in height in the side yard setbacks area as it faces a public or private street.
- **Special Permits for Taller Fencing:** Fencing or walls exceeding forty-eight inches in height, as measured from the average grade, may be allowed with a special permit from the Board of Zoning and Planning. The Board shall consider the following criteria in reviewing such applications.

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

No person shall erect any fence or wall in any residential zoning district, between the front yard setback line and the street except with the following exceptions:

- Fences or walls which do not comply with this section may be allowed if approved as part of a detailed development plan for a Planned Unit Development District;
- Decorative landscaping walls and fences which do not exceed twenty-four inches in height above ground level may be allowed after review in accordance with subsections (c)(1) through (c)(5) of Chapter 1256 BRC, and issuance of a permit by the Building Department; and
- Decorative landscaping walls and fences which exceed twenty-four inches in height above ground level but not more than forty-two inches above ground level may be allowed with a special permit from the Board of Zoning and Planning. The Board of Zoning and Planning shall consider the following criteria in reviewing such applications:

Fences Adjacent to Commercial Districts

For residential lots abutting a commercial zoning district, no fence, wall or combination thereof shall exceed ninety-six inches in height along that abutting side, as measured from the average grade of that portion of the lot in the rear or side yard. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the ninety-six inch maximum height restriction. (a) Side yard fence shall be allowed to extend beyond the front setback line of the house if adjacent to paved vehicular service areas including parking lots and service drives. Any fence or wall erected along the side or rear property lines must have the finished and not the structural side facing the adjacent property. (b) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

Require Commercial Fences Adjacent to Residential Districts

For commercial uses abutting a residential zoning district, a fence, wall or combination thereof shall be installed along the lot line of adjacency except as otherwise determined for adjacent uses contained in the same Planned Unit Development District. Commercial uses with residential zoning districts located directly across a public alley must also meet this requirement along the interior alley line, subject to sight triangle requirements required by the city Building Department. (a) The height shall be ninety-six inches, as measured from the average grade of that portion of the lot. (b) Any fence or wall erected along the property lines of the commercial use must have the finished and not the structural side facing the adjacent property. (c) The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. (d) No chain link, wire mesh or other similar material shall be installed. (e) The fence design shall be 100-percent opaque from any viewing angle, and approved by the Building Department.

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.

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

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

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

G. Demolition Worksheet

Background

Per Bexley Codified Ordinance, demolition of a residence which is determined to be historically or architecturally significant and worthy of preservation is prohibited in the absence of economic hardship or the existence of unusual and compelling circumstances. Please fill out this worksheet to aid in the determination of eligibility of your property for demolition.

Process for Review

The Board, in deciding whether to issue a certificate of appropriateness approving the demolition or removal of an existing building or structure, shall determine the following:

1. That the structure to be demolished or removed is not historically or architecturally significant and worthy of preservation or;
2. If it is historically or architecturally significant and worthy of preservation, that denial of a certificate of appropriateness would cause:
 - i. A substantial economic hardship, or;
 - ii. That demolition is justified by the existence of unusual and compelling circumstances.
3. The Board may request and consider, among other evidence, a report concerning the proposed demolition and existing structure from a registered architect, historical conservator or other person with appropriate preservation experience.

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

Is your property architecturally significant? Please attached supporting documentation. Recommended 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.



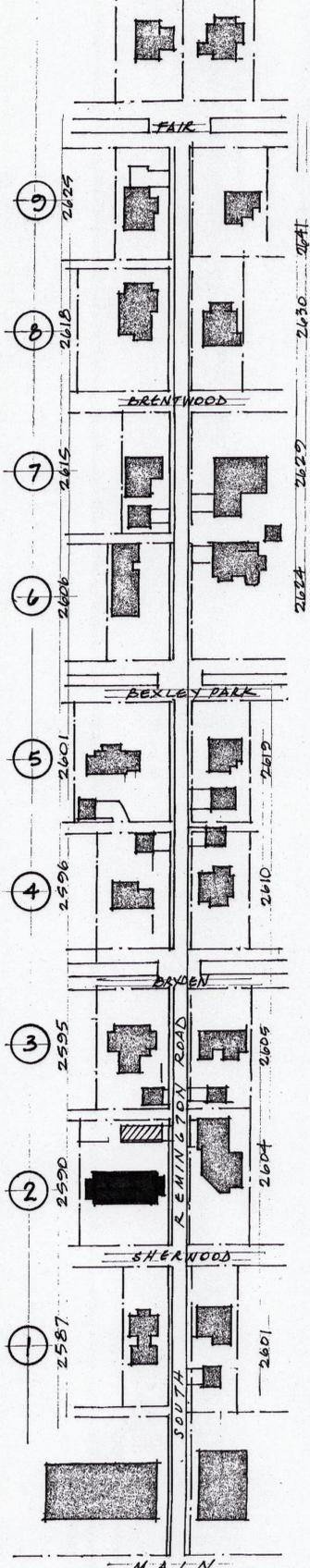








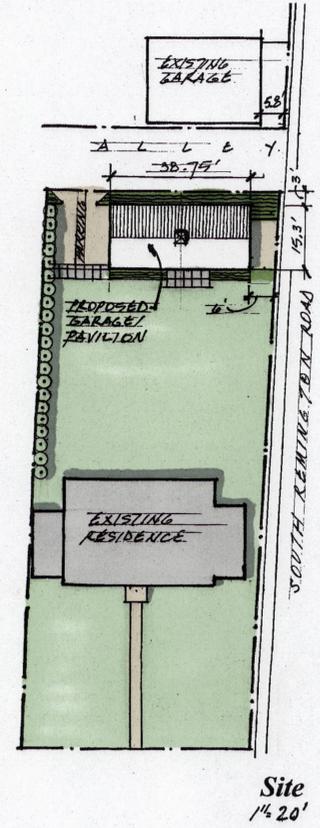
NO PARKING
← →



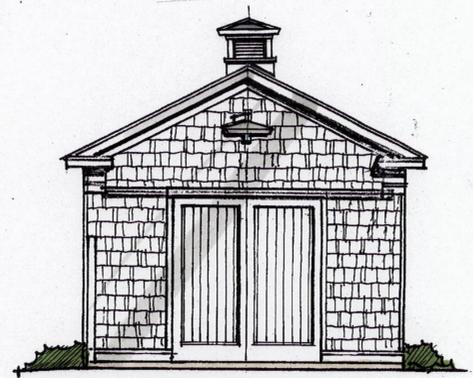
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ROW #	HOUSE	GARAGE	LOT WIDTH	REQ'D	#	HOUSE	GARAGE	LOT WIDTH	REQ'D	
1	2587	10'-8"	15'-8"	54'-0"	20'-0"	2601	8'-10"	20'-0"	62'-0"	20'-0"
2	2590	4'-8"	4'-4"	55'-0"	20'-0"	2604	14'-4"	N/A	75'-0"	20'-0"
3	2595	9'-6"	5'-10"	88'-0"	20'-0"	2605	10'-8"	29'-0"	75'-0"	20'-0"
4	2596	20'-10"	20'-0"	111'-0"	25'-0"	2610	10'-2"	21'-7"	50'-0"	20'-0"
5	2601	37'-0"	91'-0"	117'-0"	25'-0"	2619	25'-7"	30'-0"	75'-0"	20'-0"
6	2606	36'-8"	N/A	67'-0"	20'-0"	2624	33'-10"	N/A	199'-0"	25'-0"
7	2615	13'-8"	25'-0"	52'-0"	20'-0"	2629	15'-0"	N/A	100'-0"	25'-0"
8	2618	18'-9"	N/A	119'-0"	25'-0"	2630	21'-8"	N/A	65'-0"	20'-0"
9	2625	20'-0"	N/A	57'-0"	20'-0"	2641	46'-8"	70'-0"	100'-0"	25'-0"

AVERAGE PRIMARY STRUCTURE SETBACK FROM R.O.W. 20'-2"
AVERAGE DETACHED GARAGE SETBACK FROM R.O.W. 23'-9"

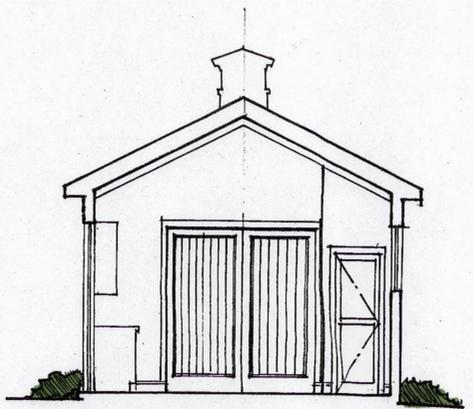
(9) PRIMARY STRUCTURES OUT OF (17) SIT CLOSER THAN THEIR REQUIRED SETBACKS.
(4) DETACHED GARAGES OUT OF (11) SIT CLOSER THAN THEIR REQUIRED SETBACKS.
(4) OF THE (6) DETACHED GARAGES ARE LOCATED ON A CORNER LOT AND DO NOT SIT 5'-0" BEYOND THE SIDE LINE OF THE PRIMARY STRUCTURE AND THEREFORE ARE NON-CONFORMING STRUCTURES.
(13) STRUCTURES OUT OF (28) SIT CLOSER THAN THEIR REQUIRED SETBACKS.



Site
1/4" = 20'



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



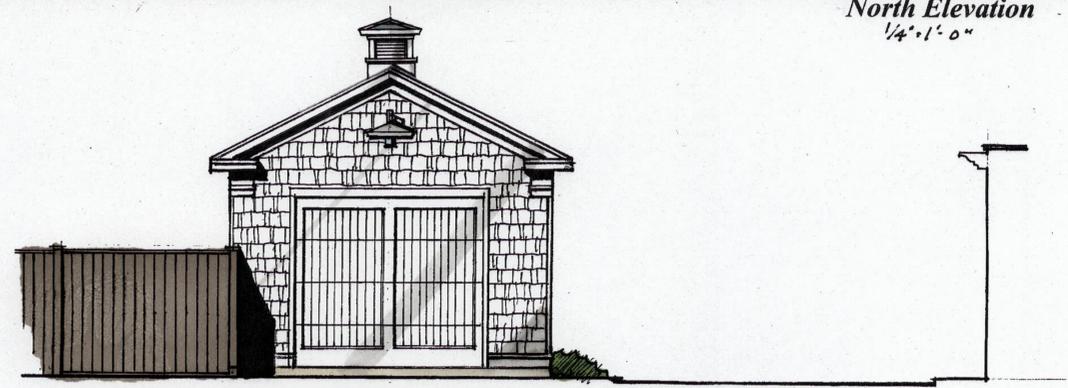
Section
1/4" = 1'-0"



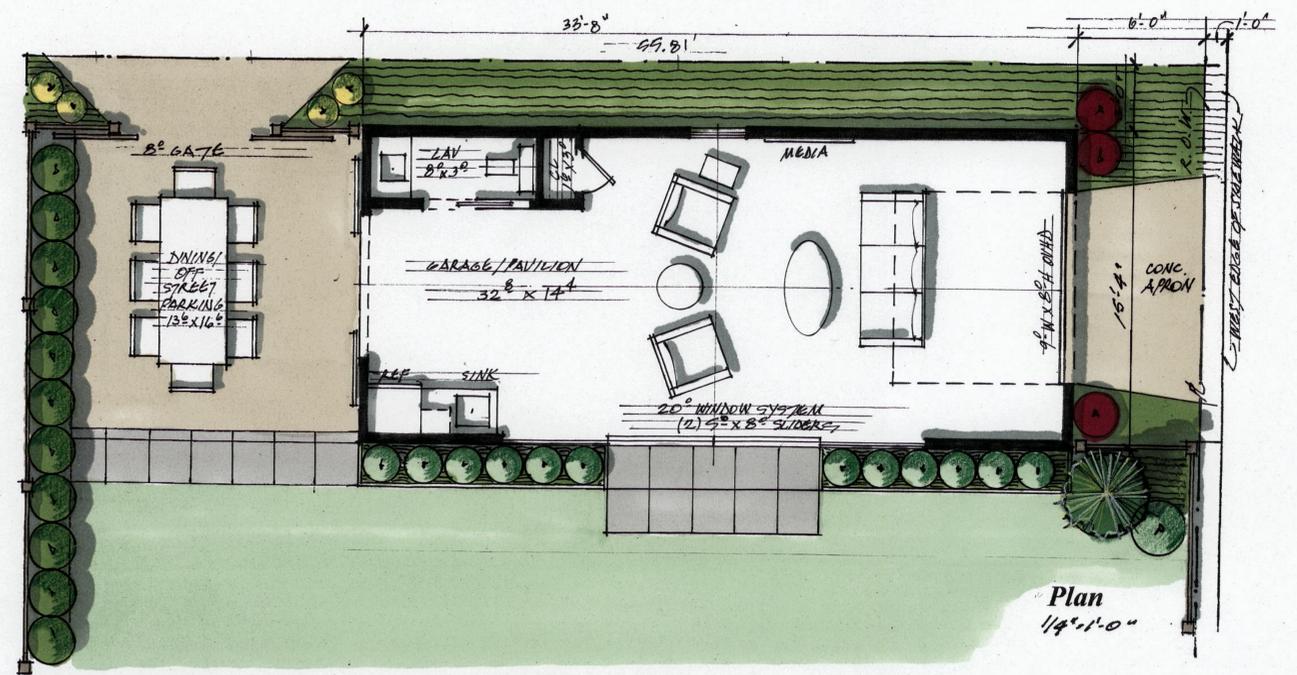
South Elevation
1/4" = 1'-0"



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



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



Plan
1/4" = 1'-0"

May 14, 2020

Via E-mail to Petefastball@aol.com

Mr. Pete Foster
Pete Foster Residential Design LLC
2414 E. Main Street
Columbus, OH 43209

RE: City of Bexley BZAP Application No. 20-11
2590 Sherwood Road, Property Owners: Thomas & Sarah Fusonie

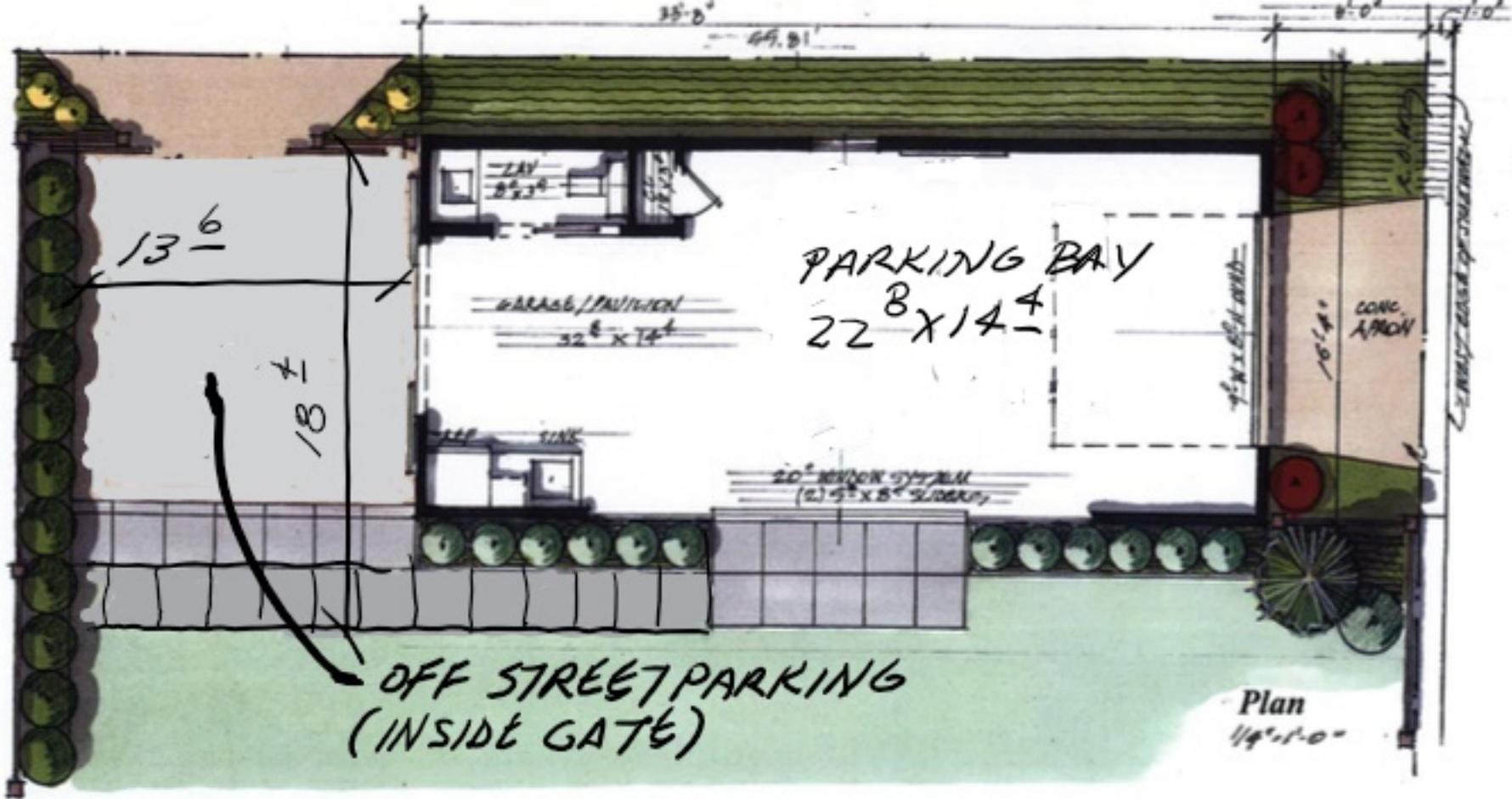
Dear Mr. Foster:

Bexley staff referred Application No. BZAP-20-11 and the plans for a ‘detached garage/pavilion’ in the rear yard of the property located at 2590 Sherwood Road that were filed with the application. The application is scheduled to be on the Agenda of the Architectural Review Board (ARB) today and on the Board of Zoning and Planning (BZAP) on May 28, 2020 for review of code compliance.

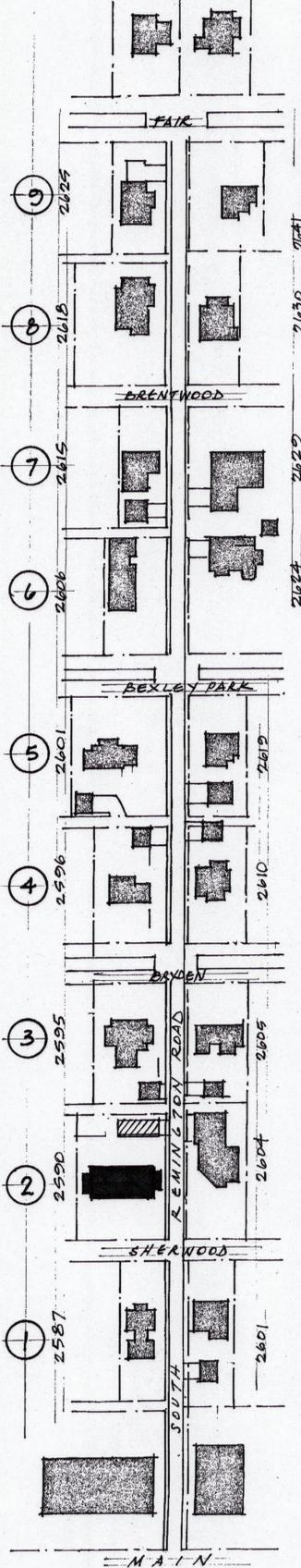
The property located at 2590 Sherwood Road is zoned R-6. Section 1262.02(a) of the Bexley City Code (“BCC”) requires all residences in the R-6 district to provide two off-street parking spaces per dwelling unit. The application as originally submitted does not provide the required off-street parking on the property.

A variance cannot be approved and building permit cannot be issued for the property at 2590 Sherwood Road without an application and site plan that includes two off-street parking spaces that will be both constructed in accordance with the requirements of BCC 1262.01 and be permanently open and available for off-street parking. A revised site plan showing compliance with all zoning code standards will be required before any variances and certificates of appropriateness are approved or permits issued.

This does not prohibit your application from moving forward to ARB this evening since ARB jurisdiction is limited to making a recommendation on the architecture of the proposed building to the BZAP for its consideration and determination of the proposed variance and



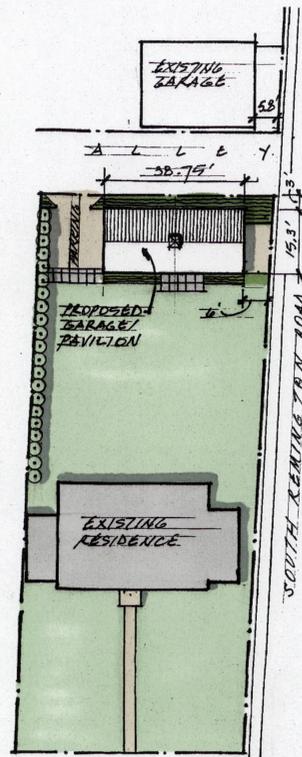
Plan
1/4" = 1'-0"



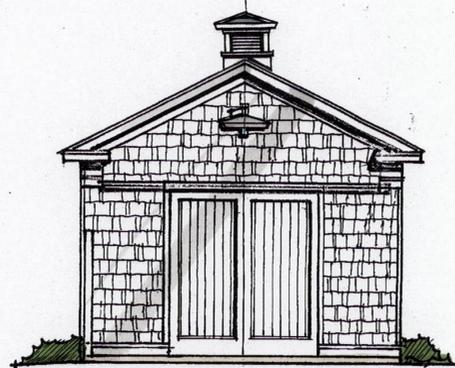
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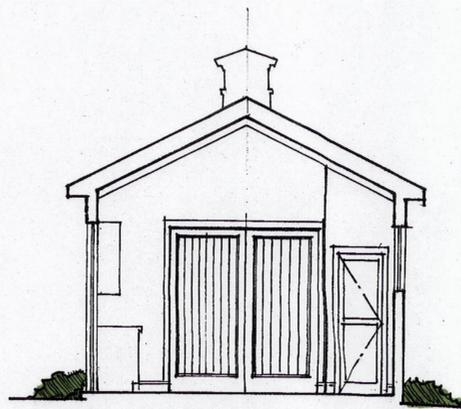
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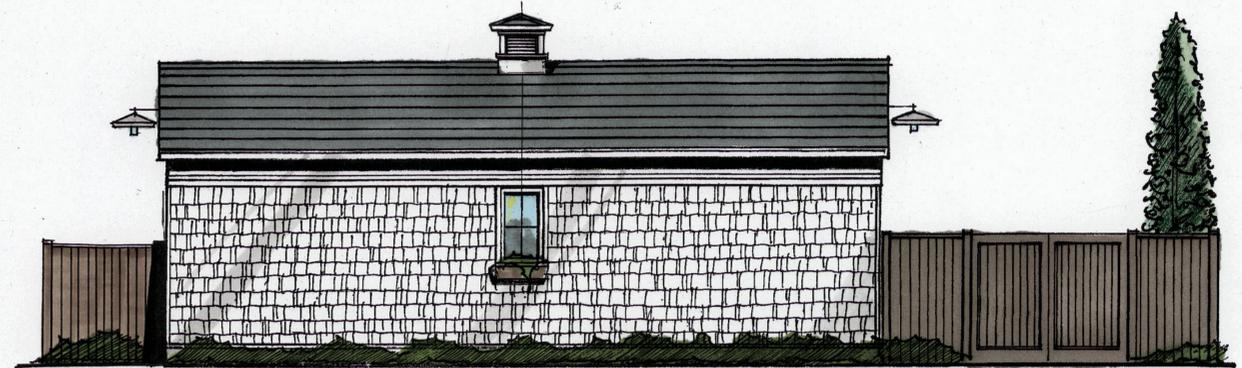
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Section
1/4" = 1'-0"



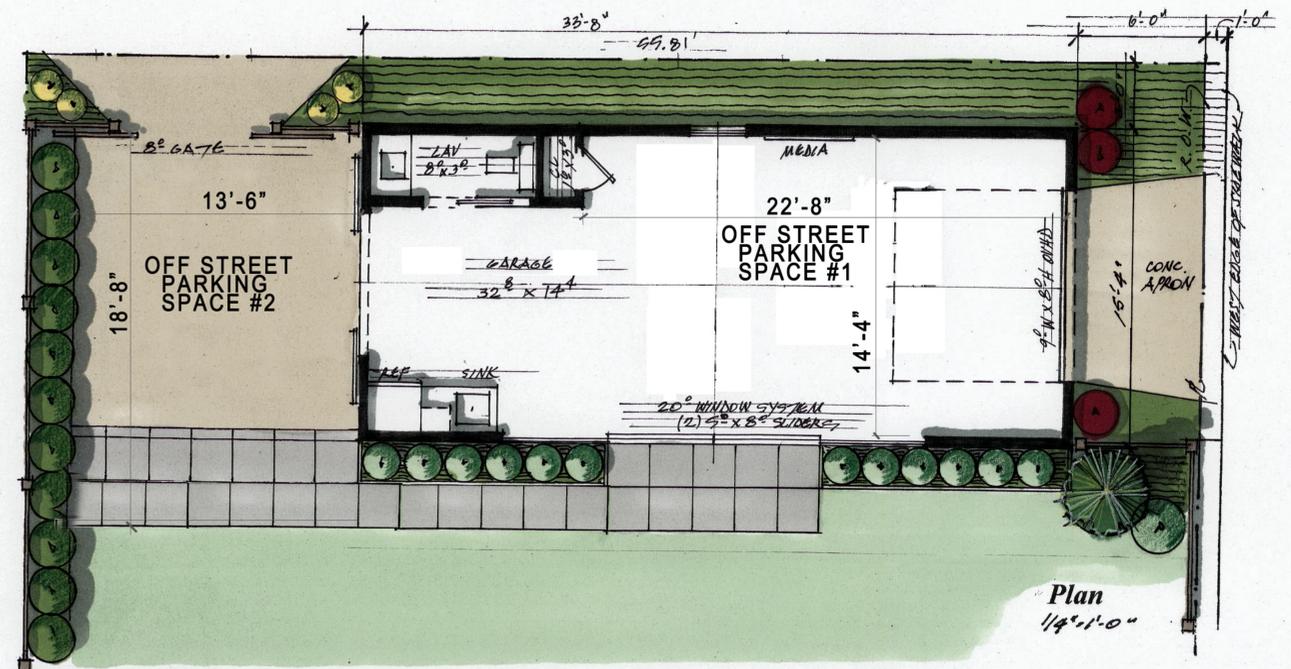
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North Elevation
1/4" = 1'-0"



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



Plan
1/4" = 1'-0"

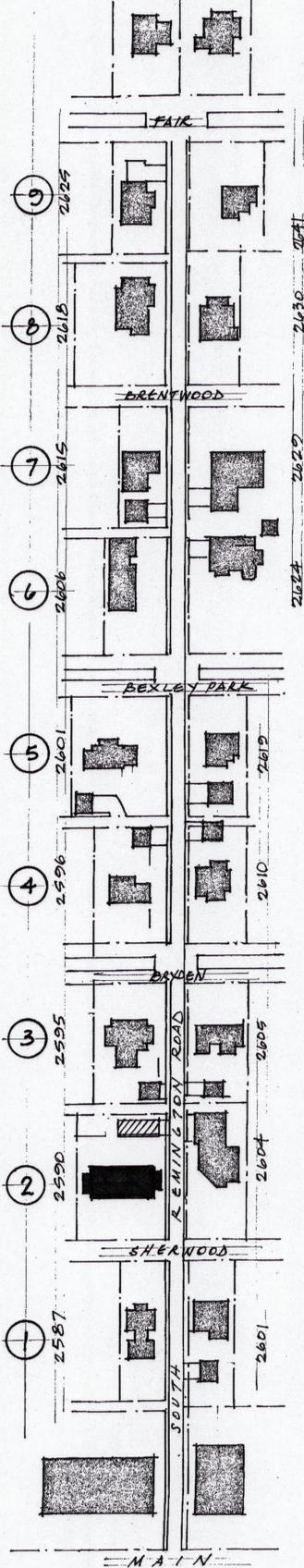
certificate of appropriateness. However, should the off-street parking requirements materially change the proposed accessory building or its architecture, you may be referred back to the ARB for a second review, should you choose to move forward at ARB today.

Sincerely,

Catherine A. Cunningham

Catherine A. Cunningham
Special Counsel to the City of Bexley

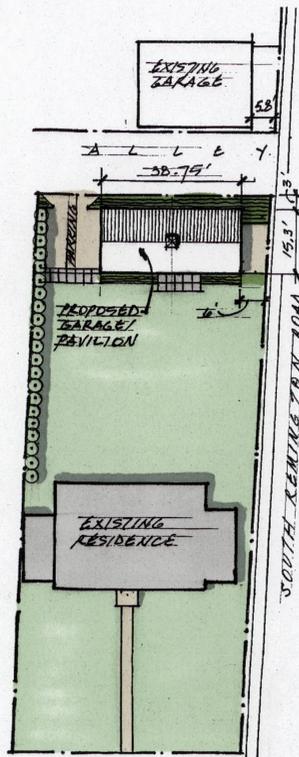
cc: Marc Fishel, City Law Director
Mayor Kessler
Kathy Rose, Director of Zoning and Building



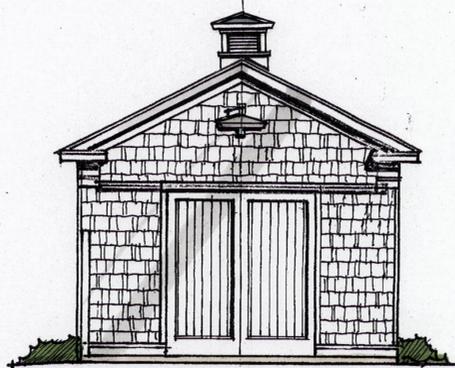
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3	2595	9'-6"	5'-10"	88'-0"	20'-0"	2605	10'-8"	29'-0"	75'-0"	20'-0"
4	2596	20'-10"	20'-0"	111'-0"	25'-0"	2610	10'-2"	21'-7"	50'-0"	20'-0"
5	2601	37'-0"	91'-0"	117'-0"	25'-0"	2619	25'-7"	30'-0"	75'-0"	20'-0"
6	2606	36'-8"	N/A	67'-0"	20'-0"	2624	33'-10"	N/A	199'-0"	25'-0"
7	2615	13'-8"	25'-0"	52'-0"	20'-0"	2629	15'-0"	N/A	100'-0"	25'-0"
8	2618	18'-9"	N/A	119'-0"	25'-0"	2630	21'-8"	N/A	65'-0"	20'-0"
9	2625	20'-0"	N/A	57'-0"	20'-0"	2641	46'-8"	70'-0"	100'-0"	25'-0"

AVERAGE PRIMARY STRUCTURE SETBACK FROM R.O.W. 20'-2"
AVERAGE DETACHED GARAGE SETBACK FROM R.O.W. 23'-9"

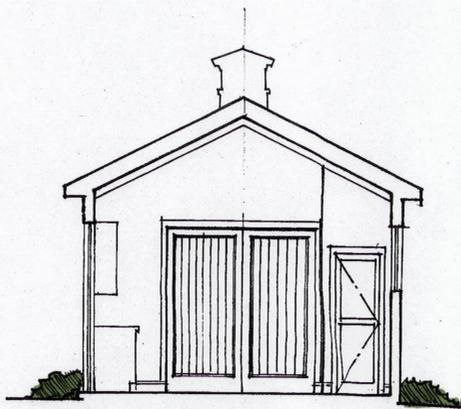
(9) PRIMARY STRUCTURES OUT OF (17) SIT CLOSER THAN THEIR REQUIRED SETBACKS.
(4) DETACHED GARAGES OUT OF (11) SIT CLOSER THAN THEIR REQUIRED SETBACKS.
(4) OF THE (6) DETACHED GARAGES ARE LOCATED ON A CORNER LOT AND DO NOT SIT 5'-0" BEYOND THE SIDE LINE OF THE PRIMARY STRUCTURE AND THEREFORE ARE NON-CONFORMING STRUCTURES.
(13) STRUCTURES OUT OF (28) SIT CLOSER THAN THEIR REQUIRED SETBACKS.



Site
1/4" = 20'



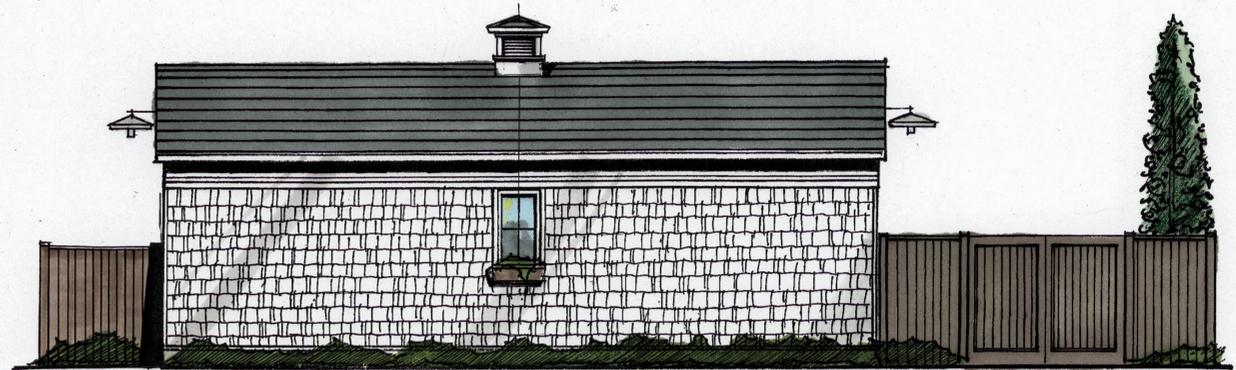
West Elevation
1/4" = 1'-0"



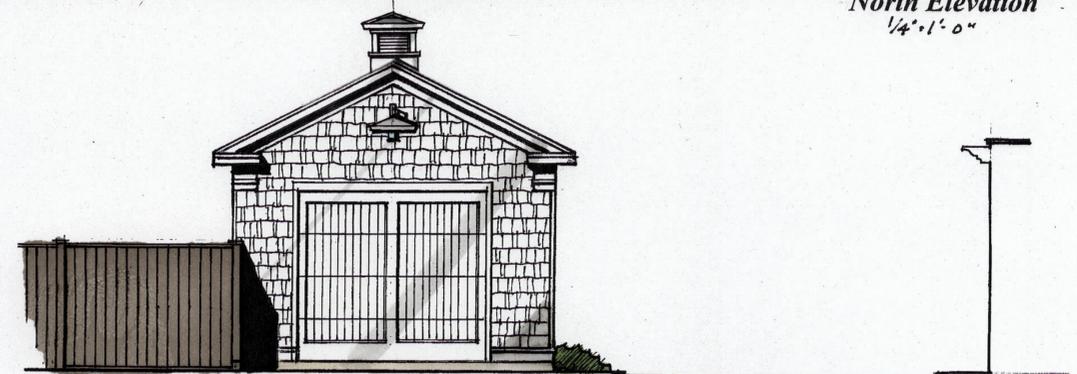
Section
1/4" = 1'-0"



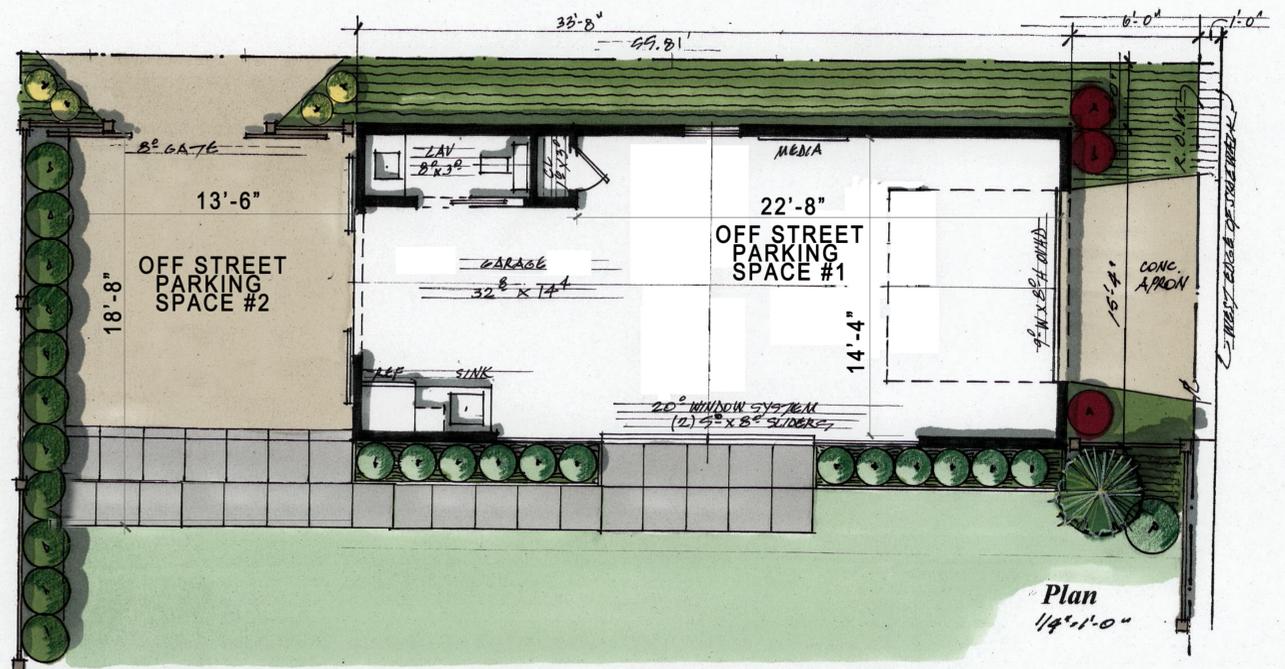
South Elevation
1/4" = 1'-0"



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



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



Plan
1/4" = 1'-0"