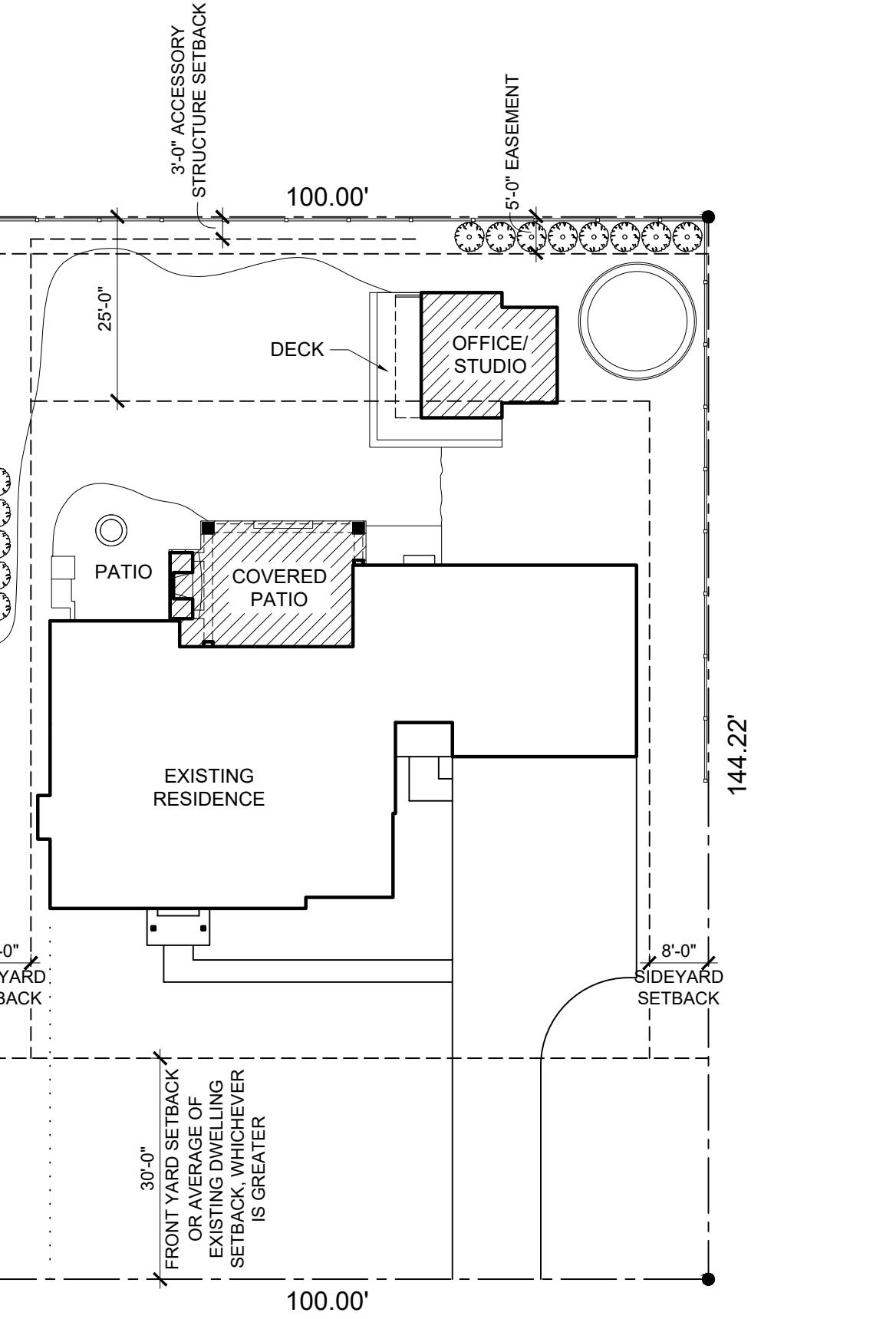


BEXLEY PARK RD.



BEXLEY PARK RD.

SITE PLAN

EXISTING

SCALE: 1" = 20'-0"

ZONING INFORMATION

ZONING DISTRICT	R-6 HIGH DENSITY RESIDENTIAL
PARCEL ID:	020-002703-00
LOT AREA	14,422 SQ. FT.
EXISTING BUILDING COVERAGE	2,632 SQ. FT.
PERMITTED BUILDING COVERAGE	5,048 SQ. FT.
EXISTING DEVELOPMENT COVERAGE	4,853 SQ. FT.
PERMITTED DEVELOPMENT COVERAGE	8,653 SQ. FT.
ACCESSORY STRUCTURE	35% FOOTPRINT (908.6) OF PRINCIPAL STRUCTURE OR 624 SQ. FT.

SITE PLAN

PROPOSED

SCALE: 1" = 20'-0"

ZONING INFORMATION

ZONING DISTRICT	R-6 HIGH DENSITY RESIDENTIAL
PARCEL ID:	020-002703-00
LOT AREA	14,422 SQ. FT.
PROPOSED BUILDING COVERAGE	3,627 SQ. FT.
PERMITTED BUILDING COVERAGE	5,048 SQ. FT.
PROPOSED DEVELOPMENT COVERAGE	5,351 SQ. FT.
PERMITTED DEVELOPMENT COVERAGE	8,653 SQ. FT.
ACCESSORY STRUCTURE	475 SQ. FT.

GENERAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE RESIDENTIAL CODE OF OHIO FOR ONE, TWO, AND THREE BEDROOM FAMILY DWELLINGS AS AMENDED IN 2019. REPORT ANY CONFLICTS OR INCONSISTENCIES TO THE ARCHITECT.
2. OBTAIN MISSING DIMENSIONS OR INFORMATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS.
3. SOME DETAILS, SYSTEMS AND MEANS OF CONSTRUCTION ARE SHOWN TYPICALLY FOR A SINGLE CONSTRUCTION DETAIL BUT ARE INTENDED TO BE USED WITH REASONABLE MODIFICATIONS BY THE CONTRACTOR TO APPLY TO ALL REMAINING SIMILAR DETAILS.
4. ALL CONTRACTORS SHOULD NOTE THAT A COMPLETE SET OF CONSTRUCTION DOCUMENTS CONSISTS OF THE DRAWINGS, SPECIFICATIONS, CONTRACT, BUILDING AND REGULATORY CODES. THE LEVEL OF WORK WILL BE THE GREATER STANDARD IN THE EVENT OF A CONFLICT BETWEEN THE DOCUMENTS.
5. ALL WALLS AND EQUIPMENT ARE PERPENDICULAR TO THE 90 DEGREE GRID UNLESS SPECIFICALLY NOTED OTHERWISE.
6. NEW WALLS ARE 5/8" AND 3/4" WOOD STUD PARTITIONS, STUDS 16" O.C., UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE THE ACTUAL SITE CONDITIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR REMOVAL OF SPOILS, CUTTINGS, DROPPINGS, EXCESS MATERIALS AND DEBRIS.
9. DO NOT REMOVE SALVAGEABLE MATERIALS FROM THE SITE WITHOUT THE APPROVAL OF THE OWNERS.
10. ALL MATERIAL AND COLOR SELECTIONS SHALL BE FURNISHED BY THE ARCHITECT AND/OR OWNER.
11. GENERAL CONTRACTOR TO COORDINATE ROUGH FRAMING DIMENSIONS WITH APPLIANCES, CABINETRY, ETC., PRIOR TO INSTALLATION.
12. FIELD VERIFY ALL DIMENSIONS REQUIRED FOR EQUIPMENT, APPLIANCES, CABINETRY, WINDOWS ETC., PRIOR TO INSTALLATION.
13. ALL DIMENSIONS ARE FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.
14. BUILDING PERMIT WILL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. ALL PERMITS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY MEASURES, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
16. THE ARCHITECT AND ENGINEERING CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION NOT HEREIN SPECIFIED.
17. SHOP DRAWINGS TO BE SUBMITTED TO THE ARCHITECT FOR ALL CANTERY AND ROOF TRUSSES.
18. GENERAL CONTRACTOR RESPONSIBLE FOR SIZING, CONFIGURATION AND LAYOUT OF HVAC SYSTEM. SUBMIT PROPOSED HVAC SYSTEM AND LAYOUT TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
19. ALL LUMBER TO BE NO. 1 NO. 2 SPRUCE-PINE-FIR OR BETTER, UNLESS NOTED OTHERWISE.
20. WINDOWS AND DOORS ARE TO BE MARVIN, SIGNATURE COLLECTION WOOD CLAD, WITH LOW-E ARGON-FILLED INSULATING GLAZING.
21. INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL HAVE EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS HALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE AFTER INSTALLATION. THE FOLLOWING ARE CONSIDERED HAZARDOUS LOCATIONS FOR PURPOSES OF GLAZING:
 - a) GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS, EXCEPT OPENINGS THROUGH WHICH A 6 INCH DIAMETER SPHERE IS UNABLE TO PASS- SEE CODE FOR EXCEPTIONS (R310.4-1);
 - b) GLAZING AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH AREA OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE- SEE CODE FOR EXCEPTIONS (R310.4-1);
 - c) GLAZING IN THE INDIVIDUAL, FIXED OR OPERABLE PANEL THAT MEET ALL THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF THE INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR;
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. (R308.4-3)
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE- SEE CODE FOR EXCEPTIONS (R308.4-7)
22. WINDOW MARKED EGRESS IN THE FLOOR PLAN SHALL MEET THE FOLLOWING REQUIREMENTS. EGRESS WINDOWS SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. THESE WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. (R310.1)
23. ALL NEW TREADS AND RISERS SHALL MEET THE FOLLOWING REQUIREMENTS: THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AS MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT VARY BY MORE THAN 3/8". THE MINIMUM TREAD DEPTH SHALL BE 9", AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT VARY MORE THAN 3/8". (R311.7.4) THE PROFILE OF THE RADIUS OF CURVATURE AT THE NOSING SHALL BE IN ACCORDANCE WITH R311.7.4.3.
24. SMOKE ALARMS
 - a) GENERAL SMOKE ALARMS SHALL COMPLY WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72 AND SECTION 314.
 - b) LISTINGS SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND UL 2034.
 - c) PHOTOELECTRIC TECHNOLOGIES, ONE EACH LEVEL WITHIN EACH DWELLING UNIT, SHALL BE APPROVED PHOTOELECTRIC AND IONIZATION TECHNOLOGIES SHALL BE INSTALLED SEPARATELY OR. DUAL-SENSING SMOKE ALARMS MAY BE USED. A SMOKE ALARM LOCATED IN ACCORDANCE WITH SECTION 314.3(2) SHALL INCLUDE PHOTOELECTRIC TECHNOLOGY. EXCEPTION: A SYSTEM MEETING THE REQUIREMENTS OF SECTION 314.7 IS NOT REQUIRED TO INCLUDE BOTH TECHNOLOGIES.
25. 314.2.2 ALTERATIONS, REPAIRS, AND ADDITIONS, WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING AN APPROVAL OCCUR, SMOKE ALARMS SHALL BE INSTALLED, AS REQUIRED FOR NEW CONSTRUCTION, AS FOLLOWS:
 - a) WHEN ALTERATIONS OR REPAIRS ARE MADE TO SPACES DESCRIBED IN ITEMS 1 AND 2 OF SECTION 314.3, SMOKE ALARMS SHALL BE PROVIDED IN THOSE AREAS.
 - b) WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED TO OR CREATED IN EXISTING DWELLING UNITS, THE NEW SLEEPING ROOMS AND THE IMMEDIATE VICINITY OUTSIDE EACH SLEEPING ROOM SHALL BE EQUIPPED WITH SMOKE ALARMS.
26. 314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - a) IN EACH SLEEPING ROOM.
 - b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS.
 - c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR REMOVAL UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM SHALL BE INSTALLED ON THE UPPER LEVEL. SIMILAR NOTICE FOR THE ADJACENT LOWER LEVEL IS PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - d) SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
27. 314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 314.3:
 - a) IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (609 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - b) IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - c) PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
28. 314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION 314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED AND LABELED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.
29. 314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
30. 314.6 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

EXCEPTIONS:

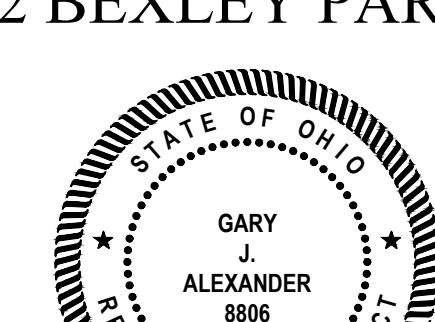
 - a) SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER.
 - b) HARD-WIRED SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR HARD WIRING WITHOUT THE REMOVAL OF INTERIOR FINISHES.
31. 315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. IN EXISTING DWELLING UNITS, HAVING FUEL-FIRED APPLIANCES OR AN ATTACHED GARAGE, WHERE AN APPLICATION FOR APPROVAL IS REQUIRED FOR WORK INVOLVING ANY OF THE FOLLOWING AREAS OR SYSTEMS WITHIN THAT DWELLING UNIT, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS:
 - a) THE ADDITION OR CREATION OF A NEW SLEEPING ROOM.
 - b) AN ALTERATION OF A SLEEPING ROOM.
 - c) AN ALTERATION IN THE IMMEDIATE VICINITY OUTSIDE OF A SLEEPING ROOM
 - d) AN ADDITION OF, OR AN ALTERATION TO, AN ATTACHED GARAGE.
 - e) AN ADDITION, ALTERATION, REPAIR OR REPLACEMENT OF A FUEL-BURNING APPLIANCE.
32. 315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
33. 315.4 COMBINATION ALARMS. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
34. FIRE RESISTANT CONSTRUCTION. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH HORIZONTAL AND VERTICAL, AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11) FIREBLOCKING MATERIALS, IN ACCORDANCE WITH R302.11, SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - a) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT TO EXCEED 10 FEET;
 - b) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DRO CEILINGS, COVE CEILINGS, WOOD FRAME BATHTUB DECKS, ETC.
 - c) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH R302.7;
 - d) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH APPROVED MATERIALS AS REQUIRED BY THE CODE. (R302.11)
35. CEILING JOISTS AND RAFTER CONNECTIONS: CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R802.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED IN ACCORDANCE WITH TABLE R802.5.1(9) WHERE THEY MEET INTERNAL PARTITIONS AND BE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS ACCORDING TO THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS, THE CEILING JOISTS SHALL BE INSTALLED AS RATER TIES. RATER TIES SHALL BE INSTALLED AS A MINIMUM OF 2-INCH BY 4-INCH (NOMINAL) INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE R802.5.1(9). OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED, WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R802.3(1). COLLAR TIES SHALL BE A MINIMUM OF 1-INCH BY 4-INCH (NOMINAL), SPACED NOT MORE THAN 4 FEET ON CENTER (R802.3.1) BEARING: THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE. (R802.3.1)
36. ALL ROOF WATER FROM BUILDINGS, INCLUDING DETACHED ACCESSORY GARAGES, SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER, STORM DITCH, OR STORM SEWER THROUGH THE CALLED POLYVINYL CHLORIDE PIPE (PVC), HAVING A MINIMUM DIAMETER OF FOUR INCHES (4") BEDDED IN SAND AND LAID TO PROPER GRADE.

WITH TABLE R802.5.1(9), AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R802.3(1).

CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED IN ACCORDANCE WITH TABLE R802.5.1(9) WHERE THEY MEET INTERNAL PARTITIONS AND BE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS ACCORDING TO THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS, THE CEILING JOISTS SHALL BE INSTALLED AS RATER TIES. RATER TIES SHALL BE INSTALLED AS A MINIMUM OF 2-INCH BY 4-INCH (NOMINAL) INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE R802.5.1(9). OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED, WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, COLLAR TIES OR RIDGE STRAPS TO RESIST WIND UPLIFT SHALL BE CONNECTED IN THE UPPER THIRD OF THE ATTIC SPACE IN ACCORDANCE WITH TABLE R802.3(1). COLLAR TIES SHALL BE A MINIMUM OF 1-INCH BY 4-INCH (NOMINAL), SPACED NOT MORE THAN 4 FEET ON CENTER (R802.3.1) BEARING: THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1/2 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE. (R802.3.1)

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ADDITIONS TO THE THE MUGLER RESIDENCE 2562 BEXLEY PARK RD

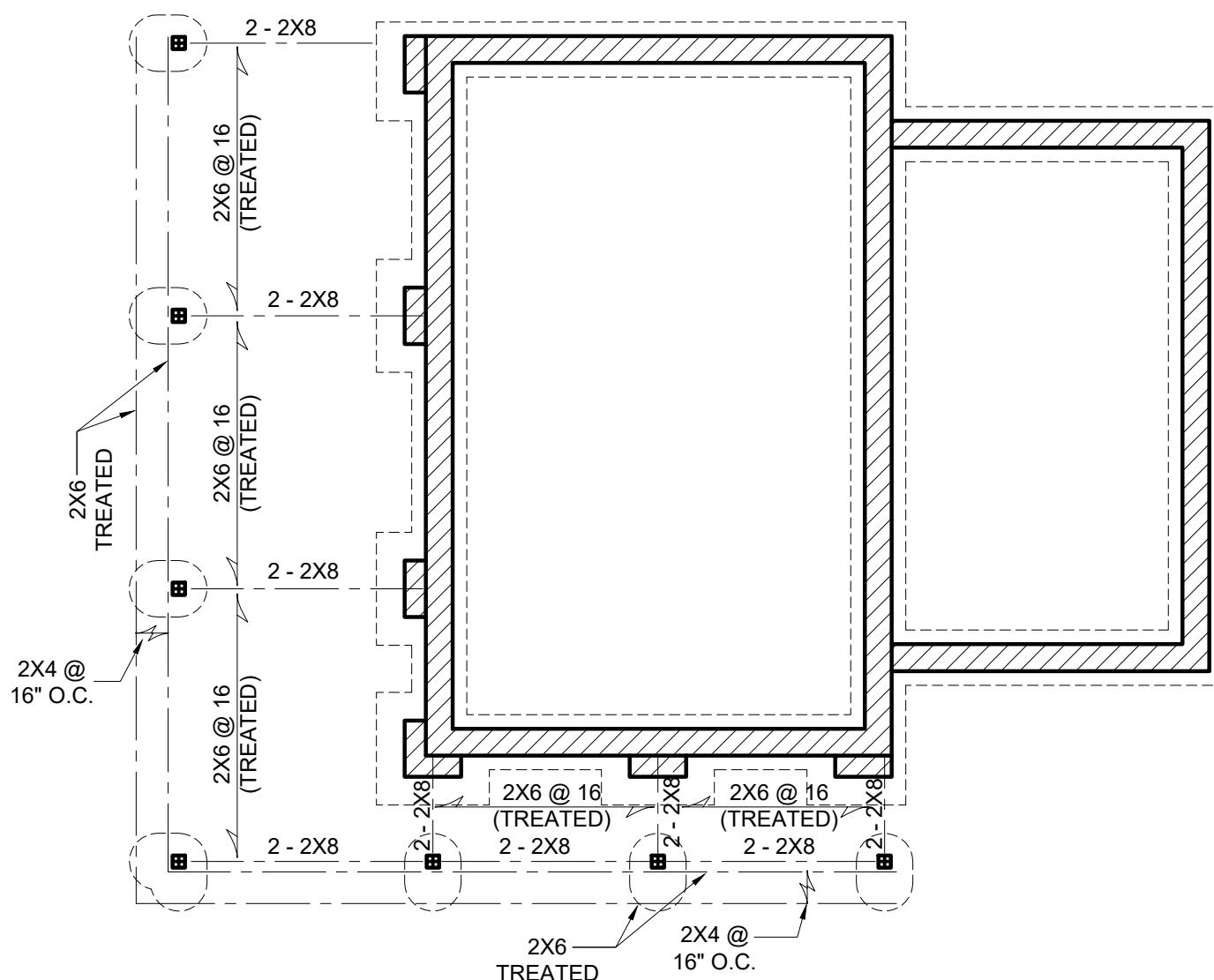


Gary J. Alexander,
Architect

1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

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A-1

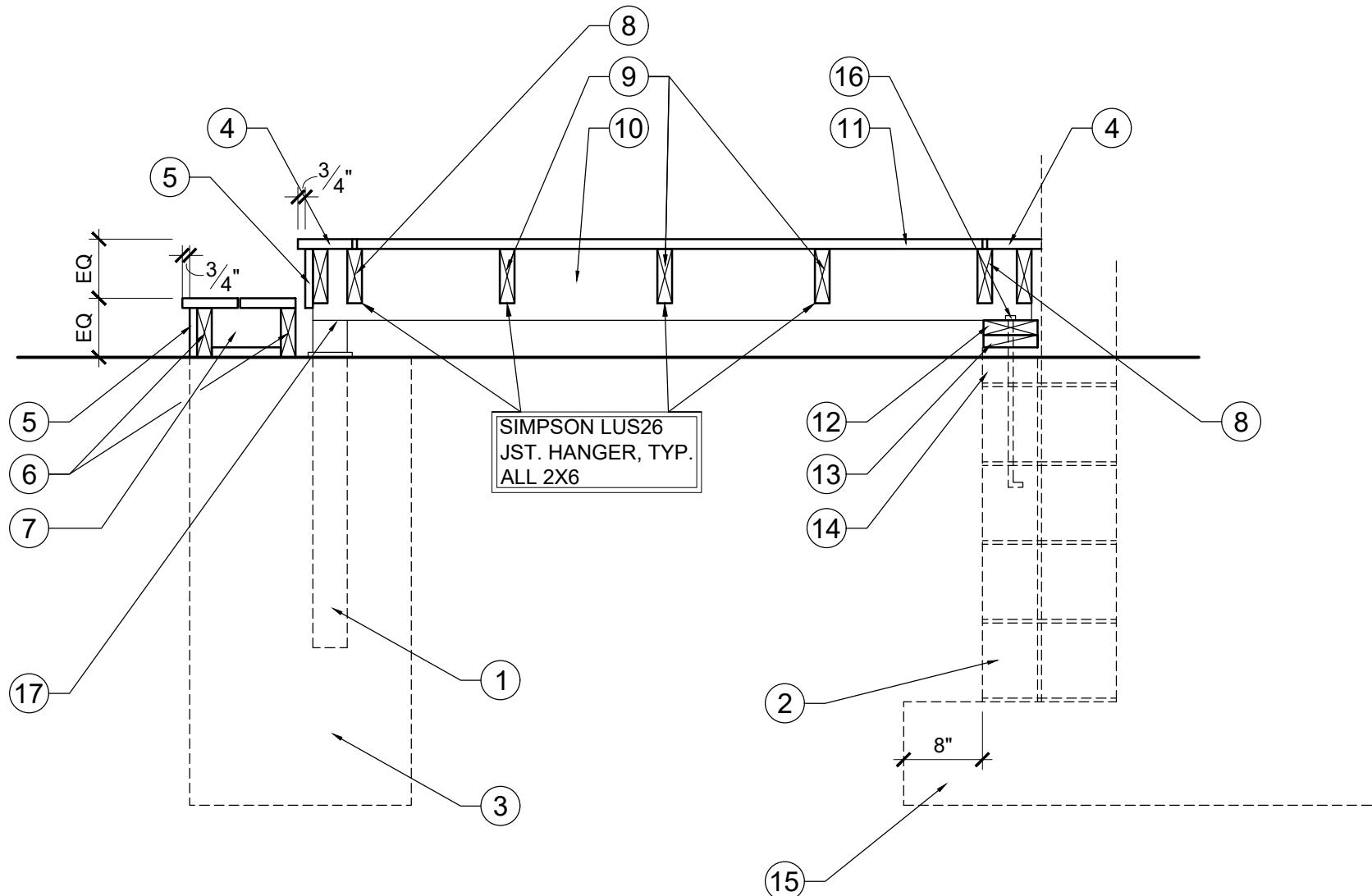


② C1 BEARING PLATE DETAIL
SCALE: 3/4" = 1'-0"

C1 = HSS 5 X 5 X 5/16 COLUMN
BASE PL 3/4 X 5 1/4
(2) 3/4" DIA. A. BOLTS X 15" LG
GROUT SOLID INTO CORES

DECK FRAMING PLAN

SCALE: 1/4" = 1'-0"
ALL FRAMING LUMBER FOR DECK TO BE TREATED WOOD
LIVE LOAD = 40PSF



① DETAIL

DECK FRAMING
SCALE: 3/4" = 1'-0"

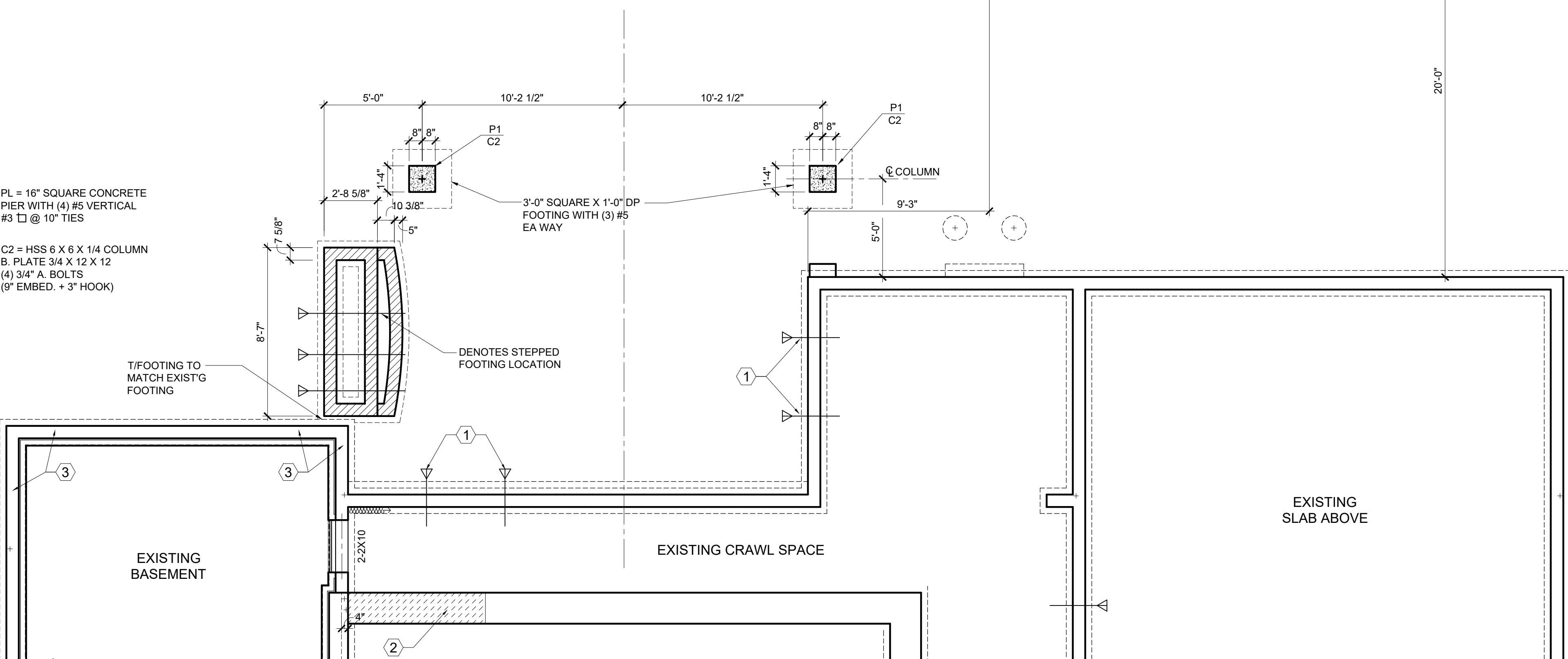
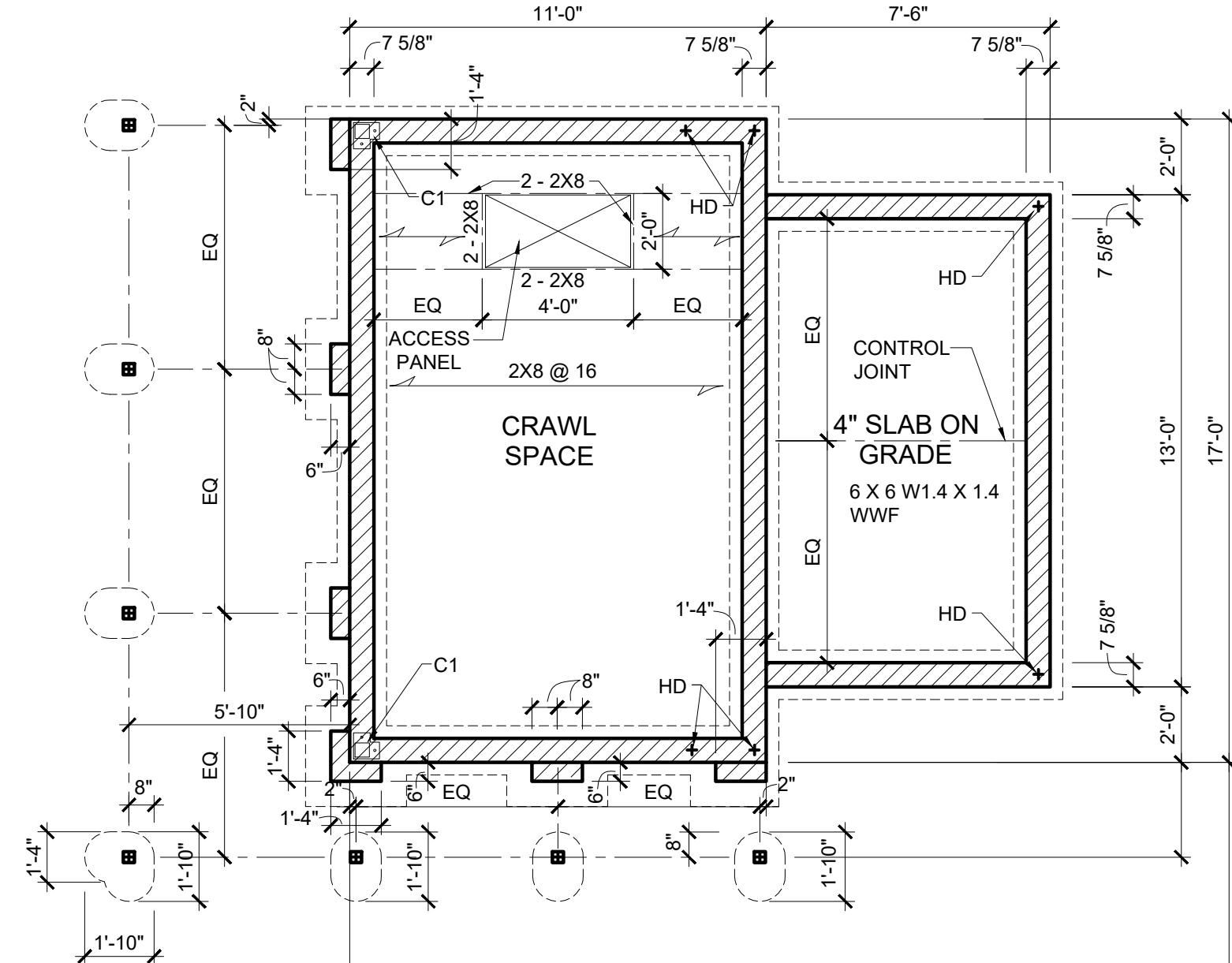
DETAIL MATERIALS LIST

- 4X4 POST, ALL SURFACES OF POST IN CONTACT WITH CONCRETE TO BE COVERED WITH SELF-ADHESIVE WATER PROOF MEMBRANE
- 6" X 16" PIER AT 2-2X8 BEARING, TIE 6" BLOCK BACK TO 8" FOUNDATION WALL
- 1 1/4" X 1-10" CONCRETE PIER, BOTTOM OF PIER TO BE AT LEAST 3'-0" BELOW GRADE
- 5/4 X 6 BOARD PICTURE FRAMING DECK
- TRIM BOARD BY COMPOSITE DECKING MANUFACTURER
- 2X6 TREATED WOOD SLEEPERS BEARING ON PIER, TRIM AS REQUIRED
- 2X4 TREATED, 16" O.C.
- 2X6 TREATED, AT JOINT IN DECKING
- 2X6 TREATED, 16" O.C. HUNG FROM 2-2X8 BEYOND
- 2-2X8, BEAM BEYOND
- COMPOSITE DECKING, INSTALLED PER MANUFACTURER'S SPECIFICATIONS, TREX TRANSCEND OR APPROVED EQUAL
- 2X6 TREATED WOOD PLATE + (2) SIMPSON MUDSILL ANCHOR BOLTS (GALVANIZED)
- SHIM AS REQUIRED
- 6 X 4 X 16 CMU
- EXTEND FOOTING 8" AROUND PIER TYPICAL
- SIMPSON A35
- SIMPSON EPC42 POST CAP

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HD = SIMPSON HDU4 - SDS2.5 TO BE INSTALLED ON MINIMUM DOUBLE FULL HEIGHT STUD PER SIMPSON SPECIFICATIONS. PROVIDE 5/8" A. BOLT WITH 18" EMBEDMENT INTO GROUTED SOLID BLOCK, WITH DBL NUT AT END



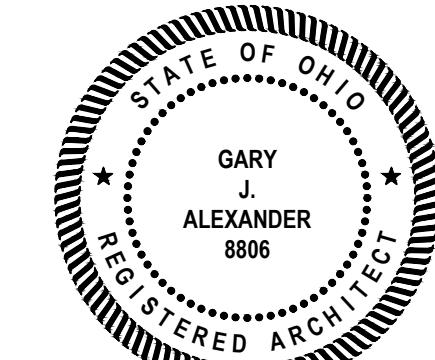
FOUNDATION PLAN/FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"
LIVE LOAD = 40 PSF
ALL WOOD TO NO.1/NO.2 S.P.F.

FOUNDATION PLAN NOTES

- FOOTING STEPS INSTALLED DURING CONSTRUCTION OF EARLIER ADDITION
- UNDERPINNING INSTALLED DURING CONSTRUCTION OF EARLIER ADDITION
- REINFORCED MASONRY FOUNDATION WALL, INSTALLED DURING CONSTRUCTION OF EARLIER ADDITION

ADDITIONS TO THE
THE MUGLER RESIDENCE
2562 BEXLEY PARK RD

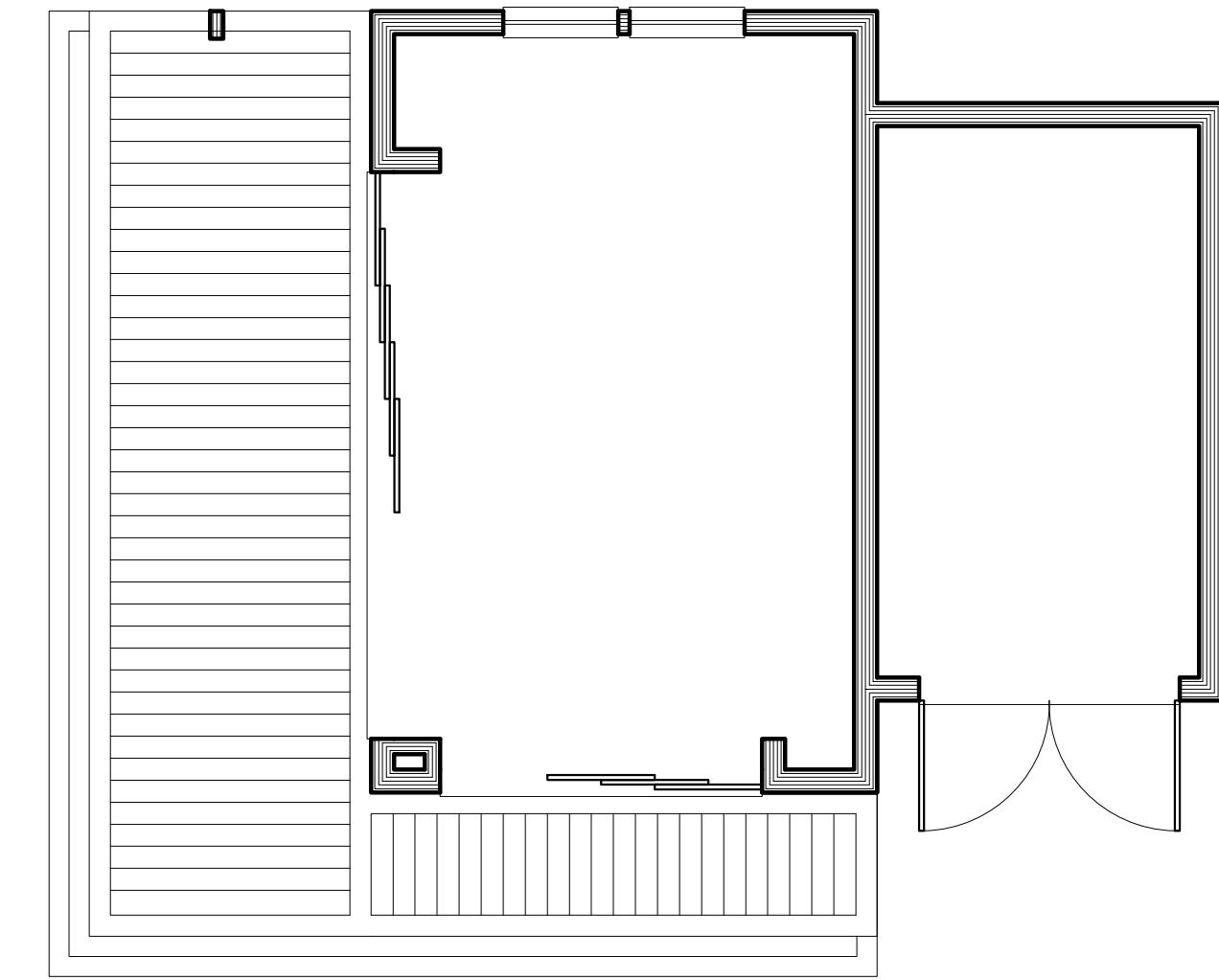
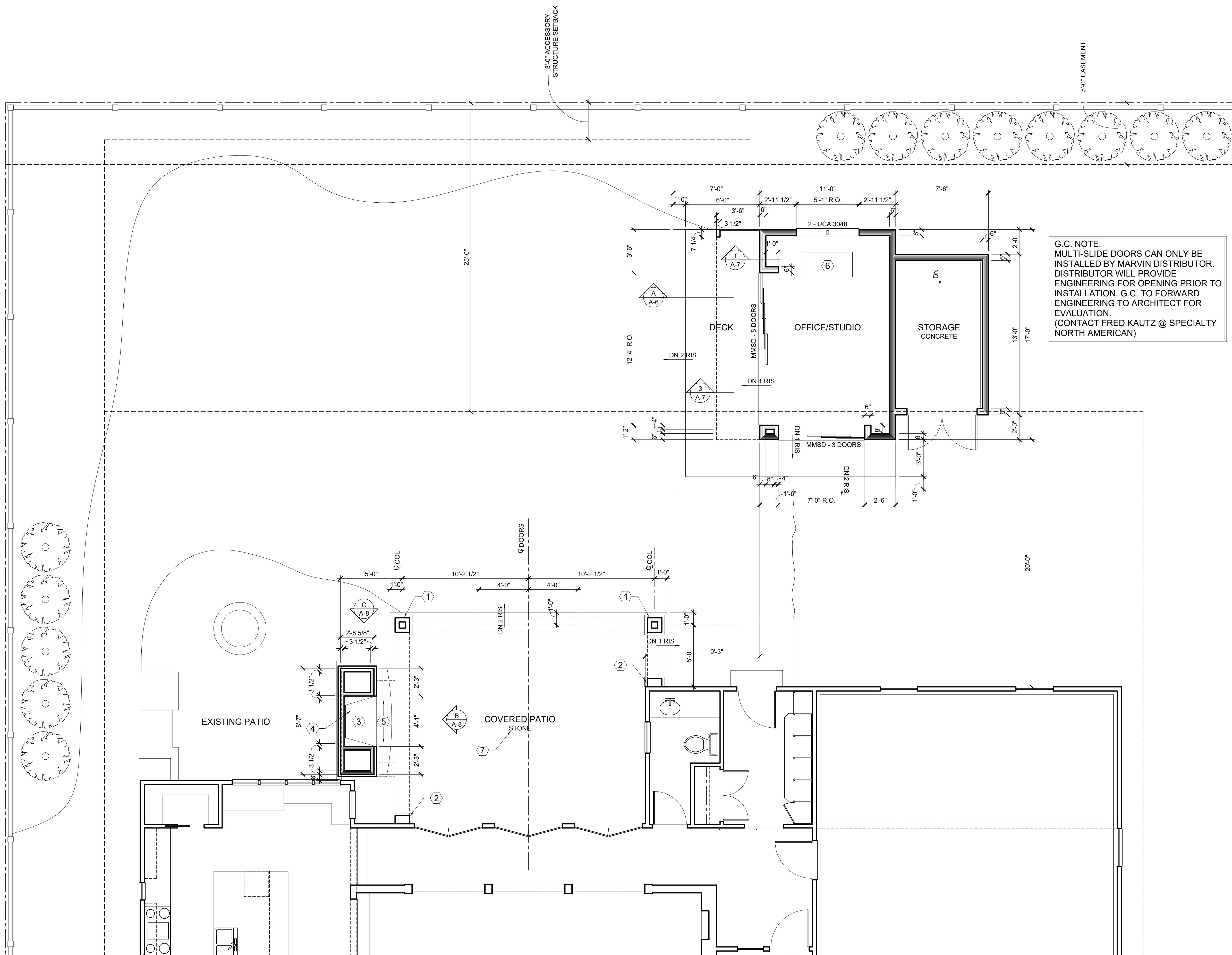


Gary J. Alexander,
Architect

1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

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A-2



ADDITIONS TO THE
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2562 BEXLEY PARK RD



Gary J. Alexander,
Architect

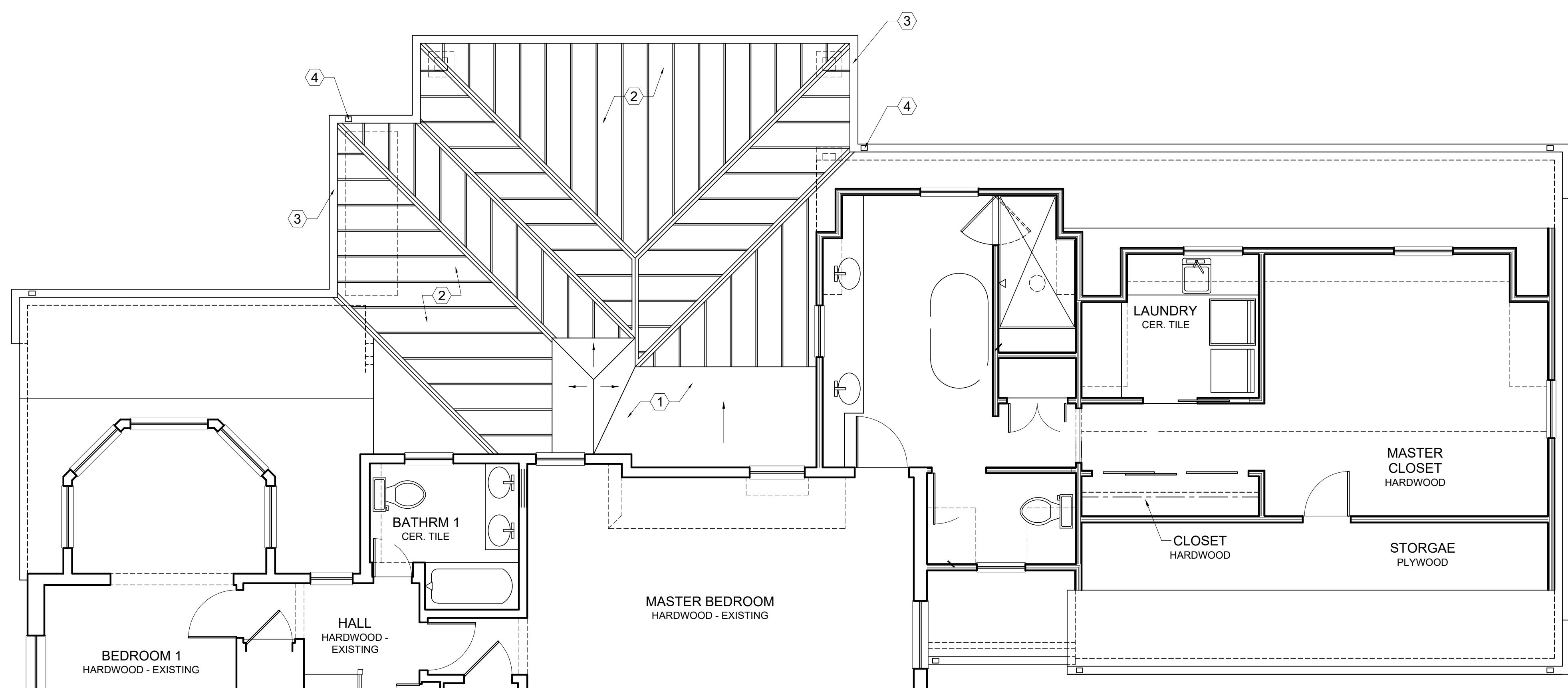
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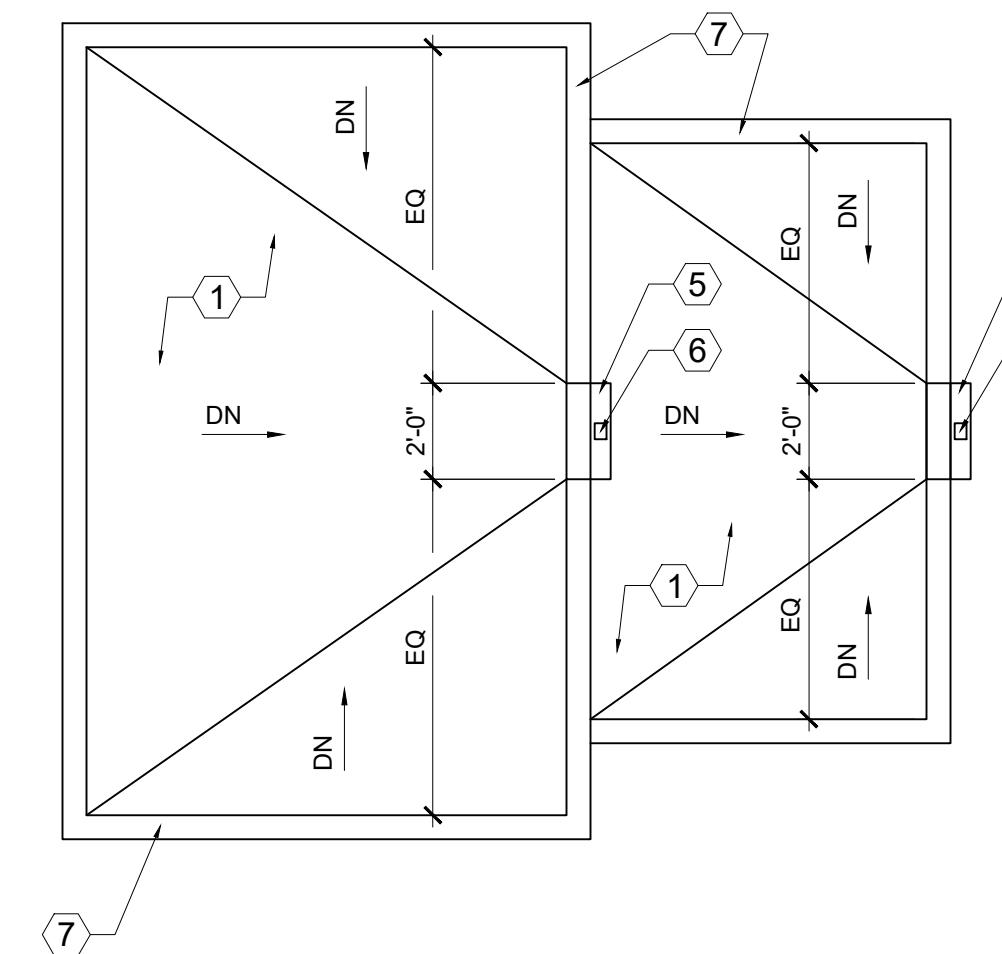


ROOF PLAN

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

ROOF PLAN NOTES

1. REINFORCED RUBBER MEMBRANE ROOFING
2. PREFINISHED METAL STANDING SEAM ROOF
3. PREFINISHED Ogee PROFILE ALUMINUM GUTTER TO MATCH EXISTING
4. PREFINISHED ALUMINUM DOWNSPOUT TO MATCH EXISTING 5" WIDE X 6" DEEP PREFINISHED ALUMINUM COLLECTION BOX
5. 4"X4" PREFINISHED ALUMINUM DOWNSPOUT
6. PREFINISHED METAL COPING SLOPED TO DRAIN



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ADDITIONS TO THE
THE MUGLER RESIDENCE
2562 BEXLEY PARK RD



Gary J. Alexander,
Architect

1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

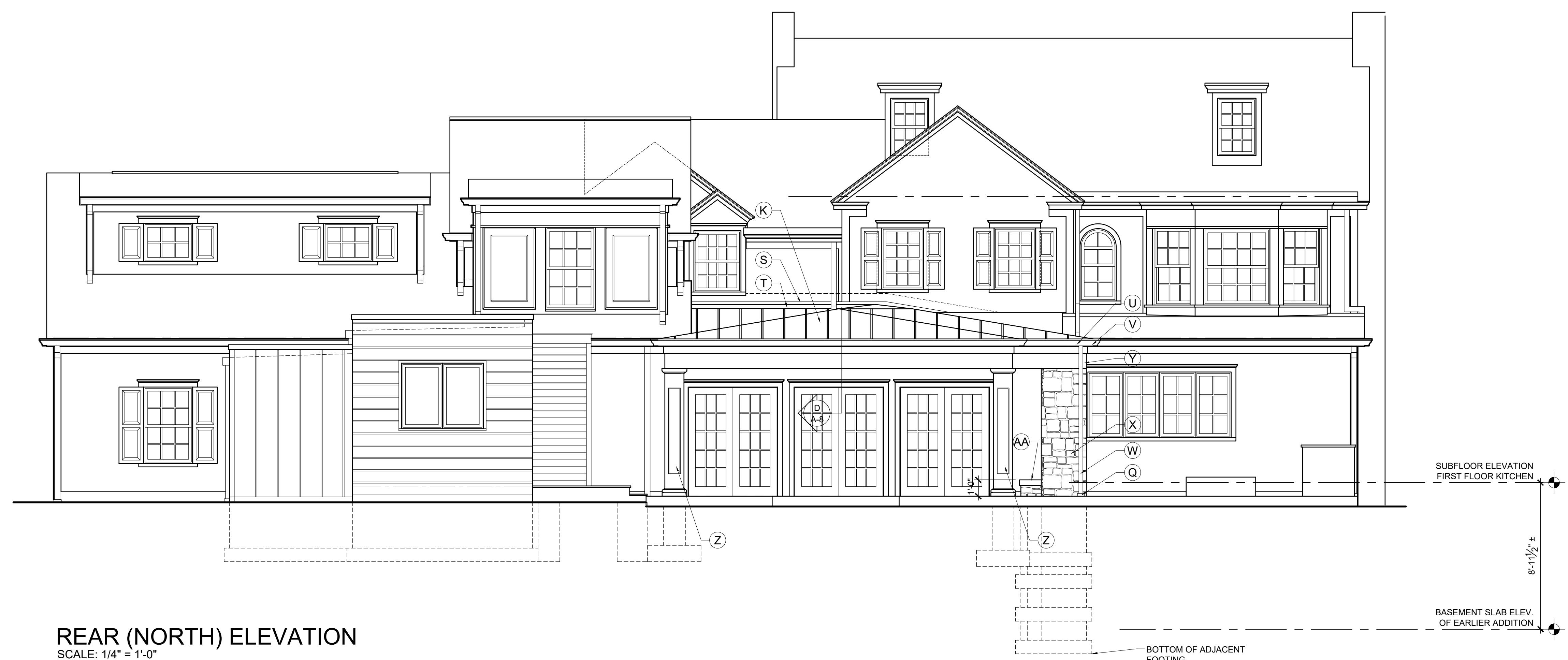
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A-4



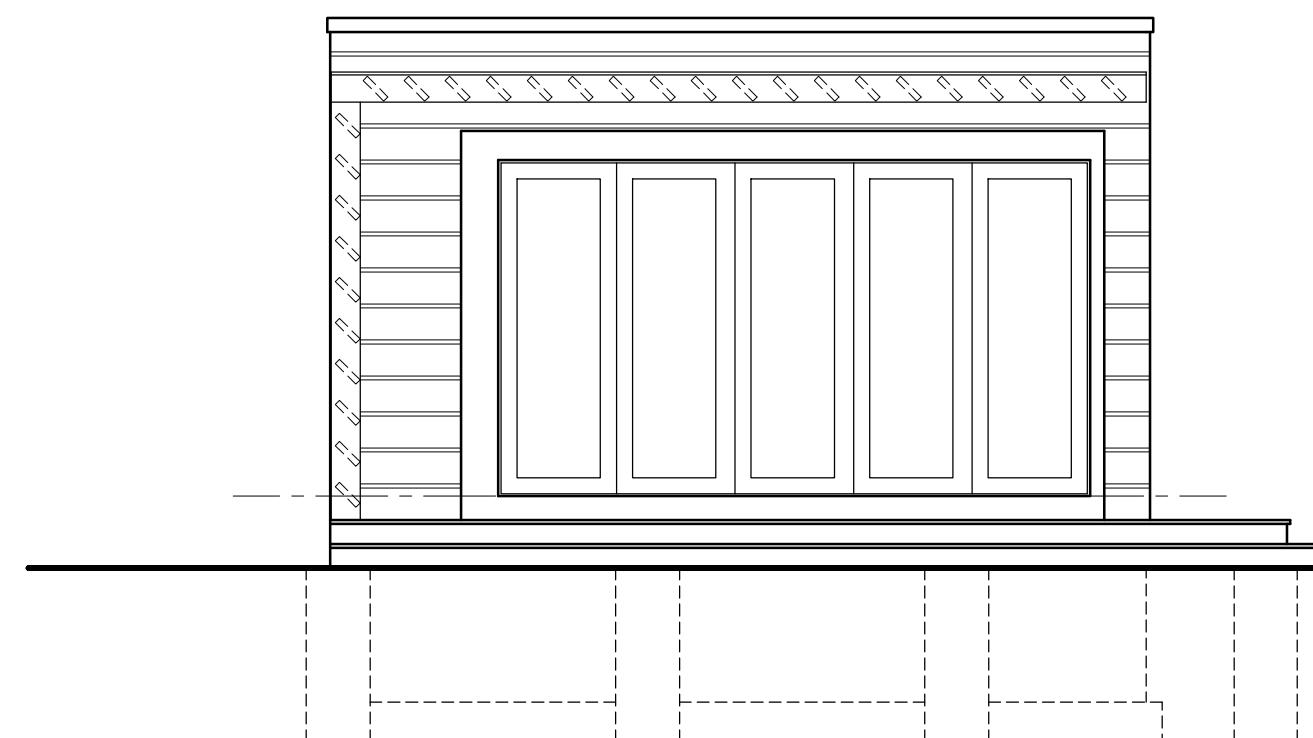
SIDE (EAST) ELEVATION

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



REAR (NORTH) ELEVATION

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



SIDE (WEST) ELEVATION

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

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SUBFLOOR ELEVATION
FIRST FLOOR KITCHEN

8-1 1/2"

BASEMENT SLAB ELEV.
OF EARLIER ADDITION

8-1 1/2"

ELEVATION MATERIALS LIST

- L. PREFINISHED METAL COPING. MATERIAL OF COPING TO BE COMPATIBLE WITH MATERIAL OF WALL PANEL.
- M. OUTSIDE CORNER TRIM PER METAL PANEL MANUFACTURER'S SPECIFICATIONS.
- N. INSIDE CORNER TRIM PER METAL PANEL MANUFACTURER'S SPECIFICATIONS.
- O. 5" WIDE X 6" DEEP PREFINISHED ALUMINUM COLLECTION BOX.
- P. 4"X4" PREFINISHED ALUMINUM DOWNSPOUT.
- Q. DOWNSPOUT BOOT.
- R. EXPOSED CMU.
- S. WALL FLASHING. EXTEND UP BEHIND SIDING. HOLD SIDING 2" AWAY FROM SURFACE OF ROOF.
- T. REINFORCED RUBBER MEMBRANE ROOFING.
- U. 1X WOOD FASCIA TO MATCH AND ALIGN WITH EXISTING.
- V. PREFINISHED Ogee PROFILE ALUMINUM GUTTER TO MATCH EXISTING.
- W. PREFINISHED ALUMINUM DOWNSPOUT TO MATCH EXISTING.
- X. CULTURED STONE TO MATCH EXISTING ON SITE.
- Y. 5/4" WOOD TRIM.
- Z. 5/4" WOOD TRIM.
- H. HB&C PERMACAST RECESSED PANEL COLUMN, 14" COLUMN WIDTH, 8'-0" HEIGHT.
- I. TREX DECKING.
- J. 1X WOOD SLATS.
- AA. 4" CUT LIMESTONE AT RAISED HEARTH.
- BB. HB&C PERMACAST RECESSED PANEL 1/2" COLUMN, 14" COLUMN WIDTH, 8'-0" HEIGHT.
- K. PREFINISHED DOUBLE LOCKED STANDING SEAM METAL PANEL. PANELS 16" WIDE.

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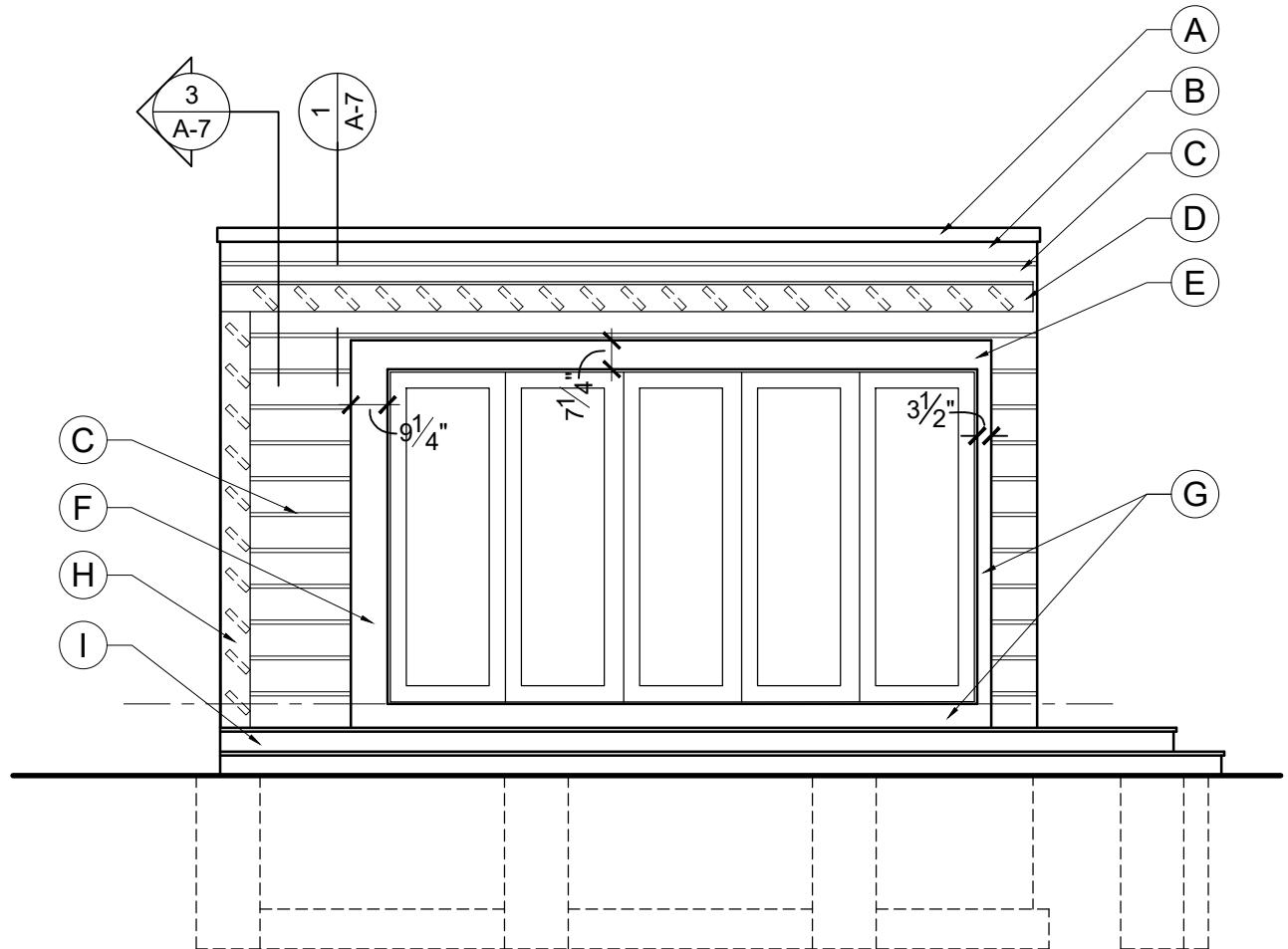


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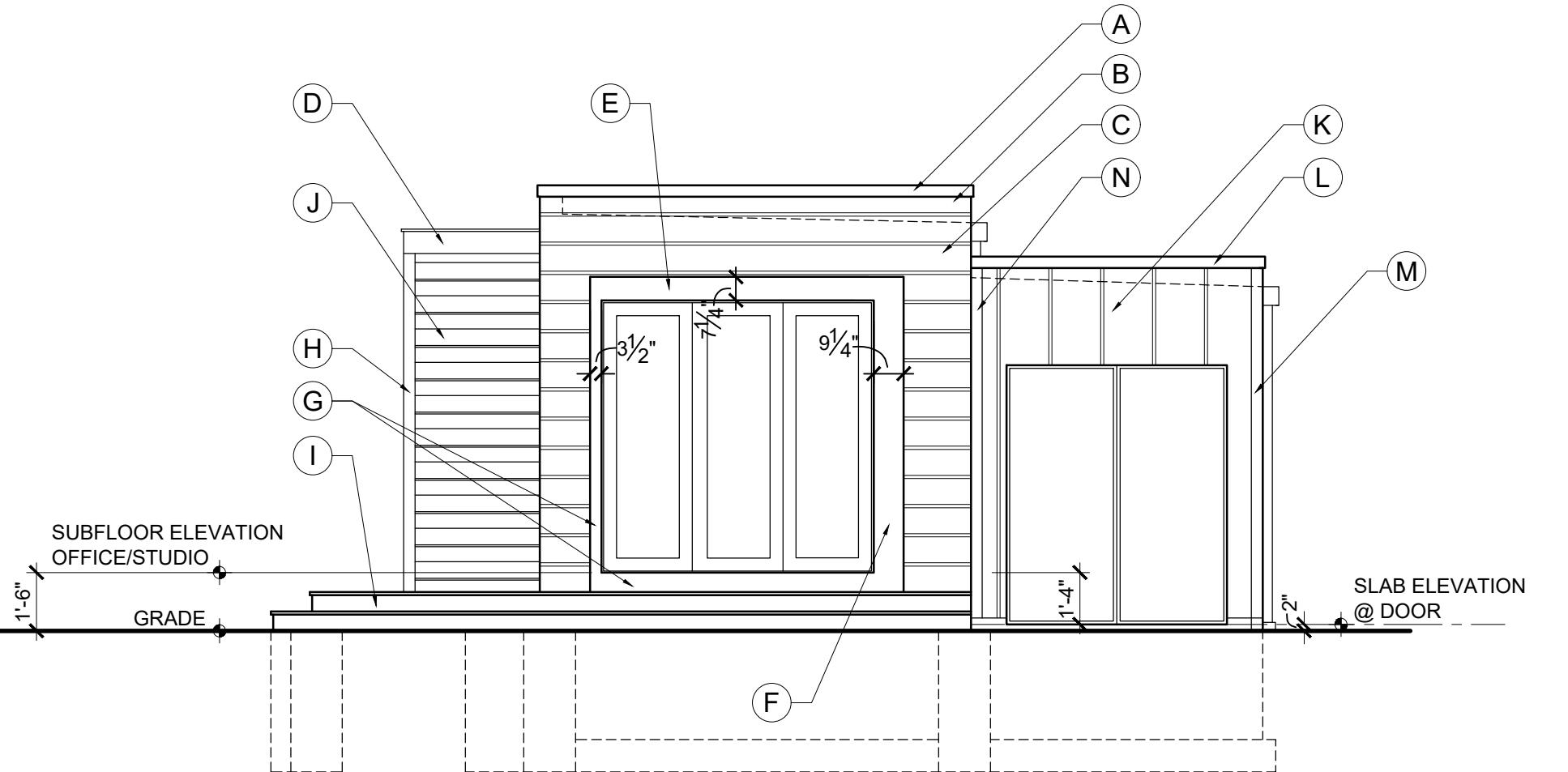
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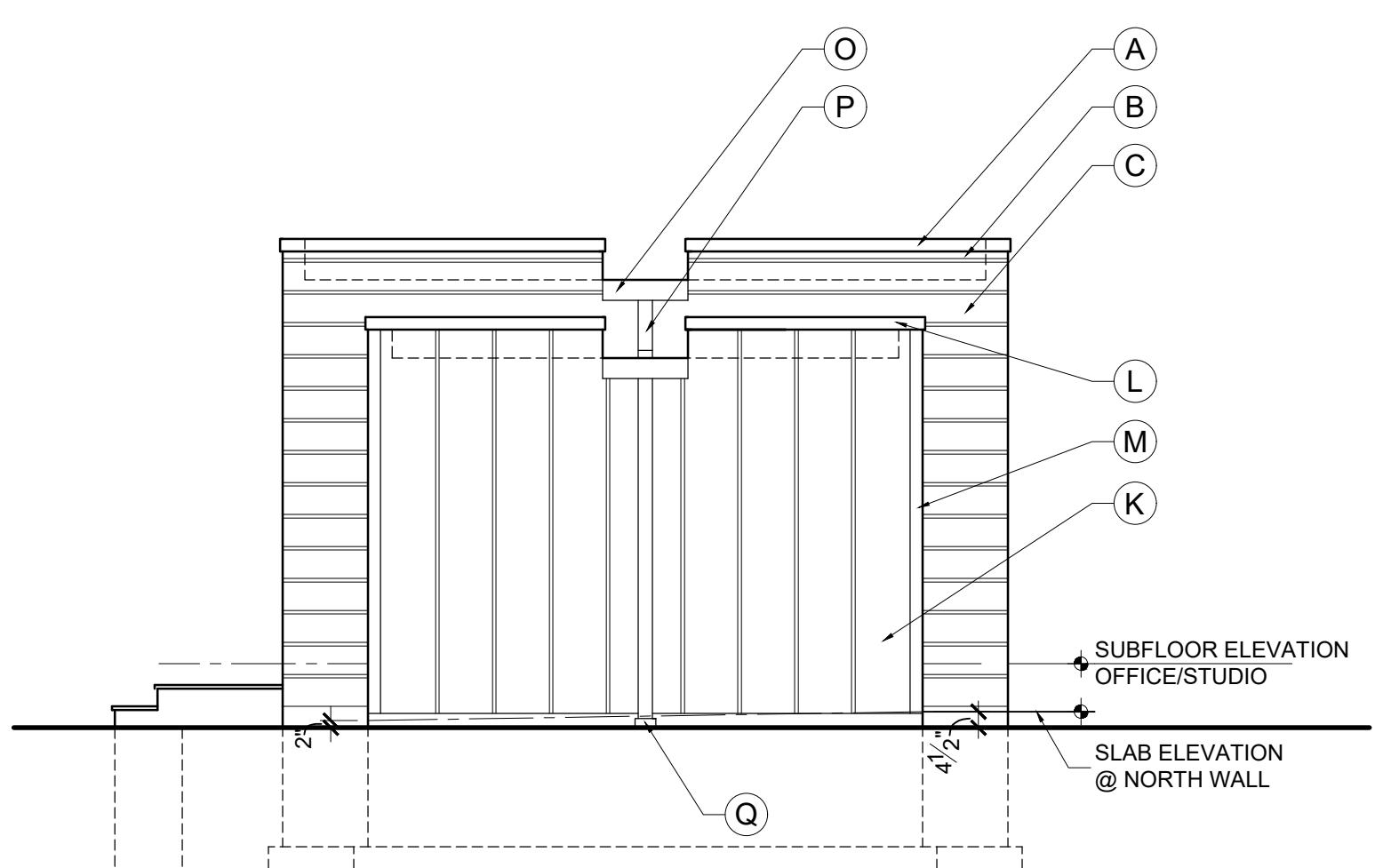
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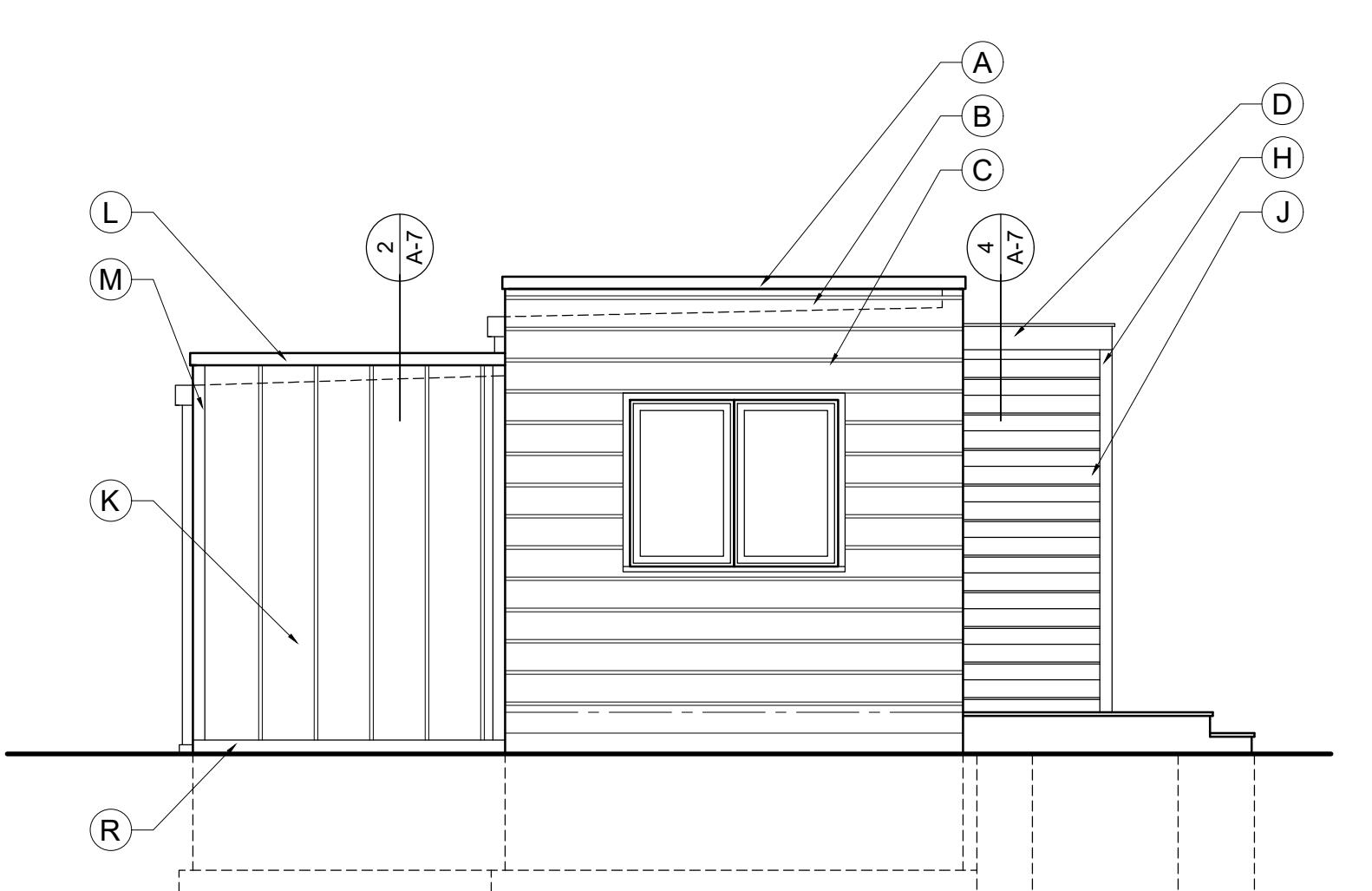
WEST ELEVATION
SCALE: 1/4" = 1'-0"



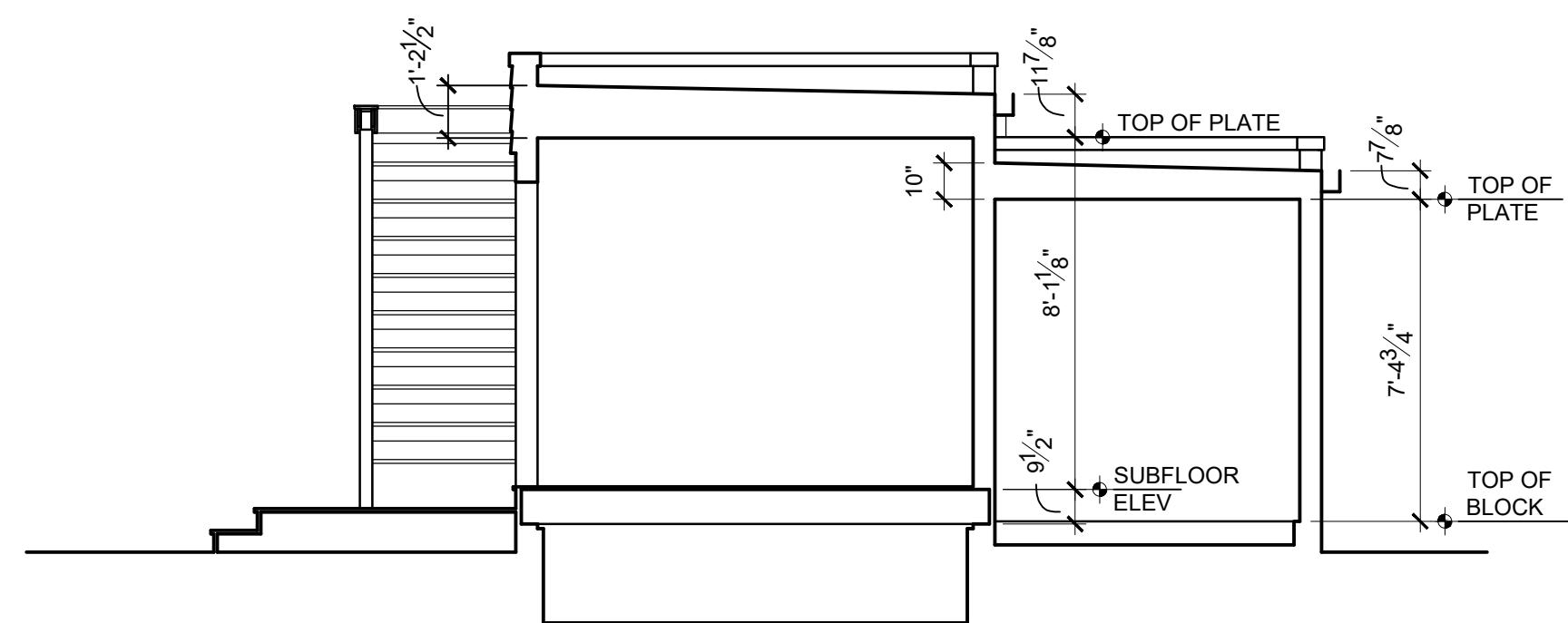
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILE ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS.

- A. PREFINISHED ALUMINUM COPING
- B. 5/4 WOOD TRIM WITH 2 1/2" EXPOSURE
- C. CEMENT FIBER ARTISAN SIDING, SQUARE CHANNEL, 9" EXPOSURE BLIND NAILED, CORNERS MITERED
- D. 1X WOOD TRIM OVER STEEL TUBE
- E. 5/4 X 8 WOOD TRIM WITH HEAD FLASHING
- F. 5/4 X 10 WOOD TRIM
- G. 5/4 WOOD TRIM
- H. 4X8 WOOD POST
- I. TREX DECKING
- J. 1X8 WOOD SLATS
- K. PREFINISHED DOUBLE LOCKED STANDING SEAM METAL
- L. PREFINISHED METAL COPING, MATERIAL OF COPING TO BE COMPATIBLE WITH MATERIAL OF WALL PANEL
- M. OUTSIDE CORNER TRIM PER METAL PANEL MANUFACTURER'S SPECIFICATIONS
- N. INSIDE CORNER TRIM PER METAL PANEL MANUFACTURER'S SPECIFICATIONS
- O. 5" WIDE X 6" DEEP PREFINISHED ALUMINUM COLLECTION BOX
- P. 4"X4" PREFINISHED ALUMINUM DOWNSPOUT
- Q. DOWNSPOUT BOOT
- R. EXPOSED CMU
- S. WALL FLASHING, EXTEND UP BEHIND SIDING, HOLD SIDING 2" AWAY FROM SURFACE OF ROOF
- T. REINFORCED RUBBER MEMBRANE ROOFING
- U. 1X WOOD FASCIA TO MATCH AND ALIGN WITH EXISTING
- V. PREFINISHED Ogee PROFILE ALUMINUM GUTTER TO MATCH EXISTING
- W. PREFINISHED ALUMINUM DOWNSPOUT TO MATCH EXISTING
- X. CULTURED STONE TO MATCH EXISTING ON SITE
- Y. 1X WOOD TRIM
- Z. HB&G PERMACAST RECESSED PANEL COLUMN, 14" COLUMN WIDTH, 8'-0" HEIGHT
- AA. 4" CUL LIMESTONE AT RAISED HEARTH
- BB. HB&G PERMACAST RECESSED PANEL 1/2 COLUMN, 14" COLUMN WIDTH, 8'-0" HEIGHT

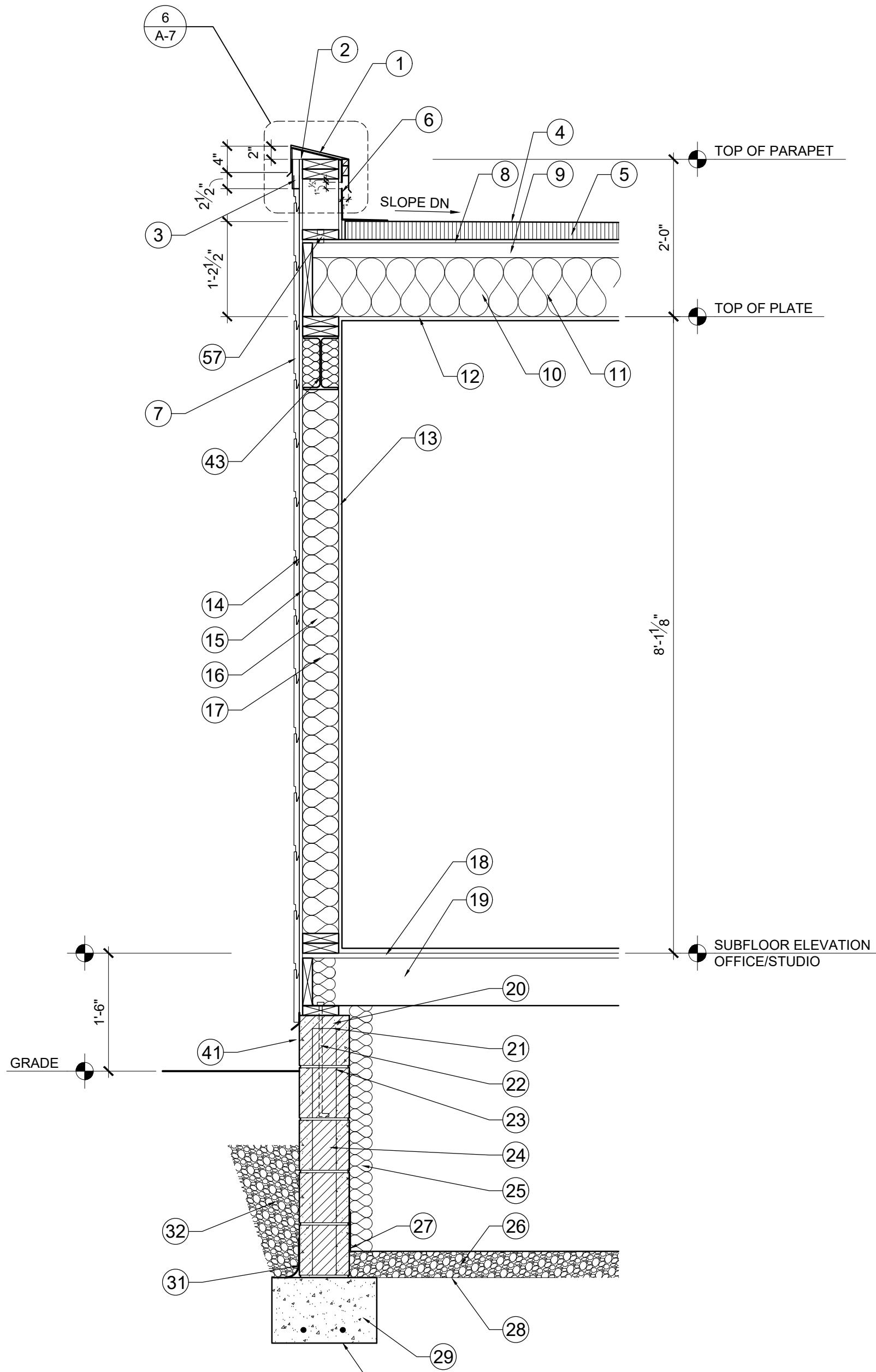
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Gary J. Alexander,
Architect

1265 Neil Avenue, Columbus, Ohio 43201
(614) 487-0637

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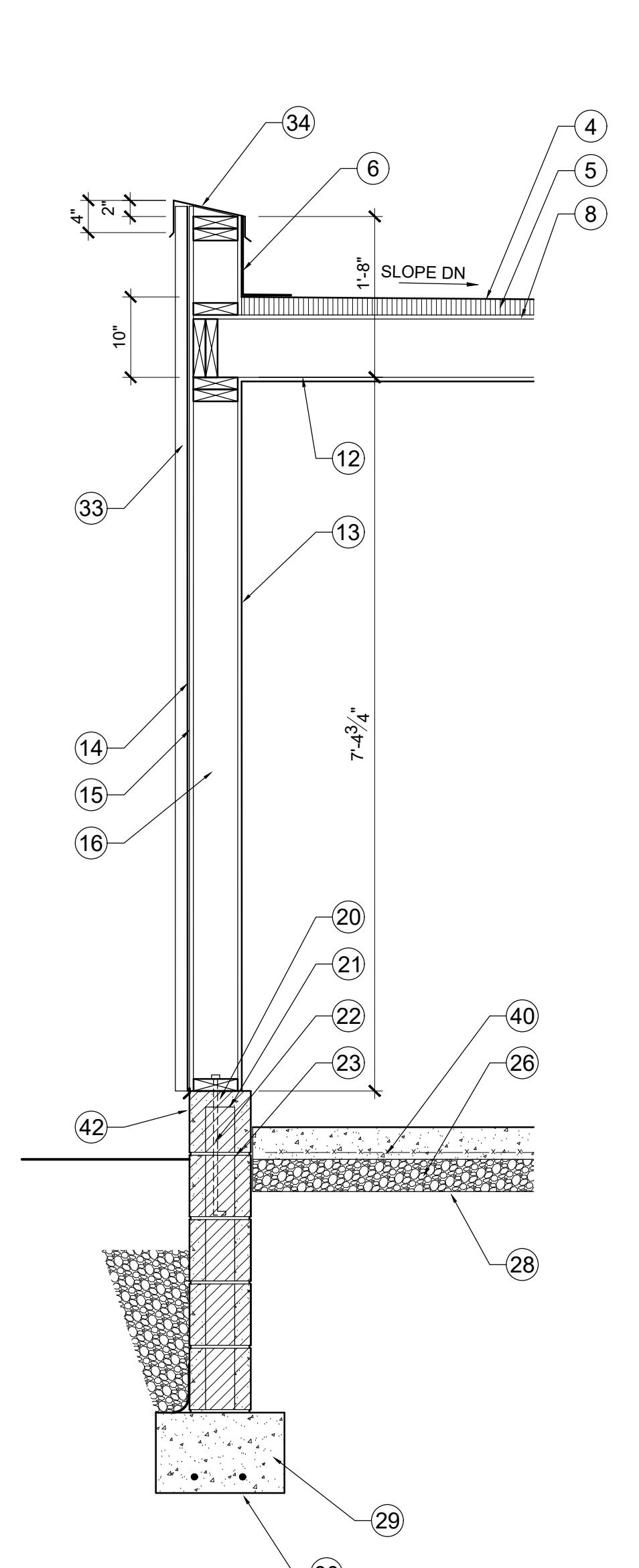


① WALL SECTION

OFFICE/STUDIO
SCALE: 3/4" = 1'-0"

② WALL SECTION

STORAGE ROOM
SCALE: 3/4" = 1'-0"



③ DETAIL

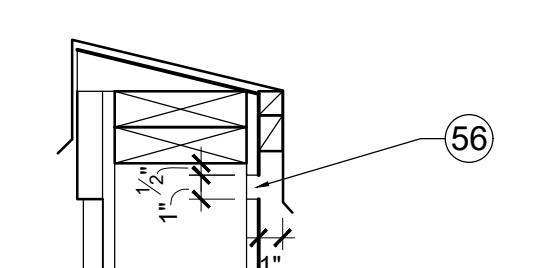
SCREEN
SCALE: 3/4" = 1'-0"

④ DETAIL

SCREEN AND TRELLIS
SCALE: 3/4" = 1'-0"

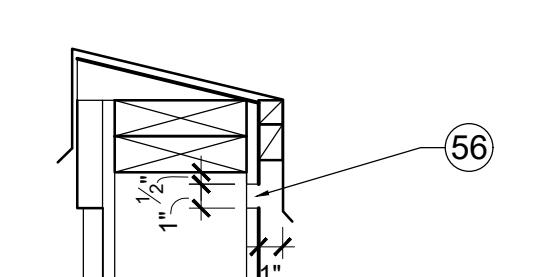
⑤ DETAIL

COLUMN AND TRIMMED BEAM
SCALE: 3/4" = 1'-0"



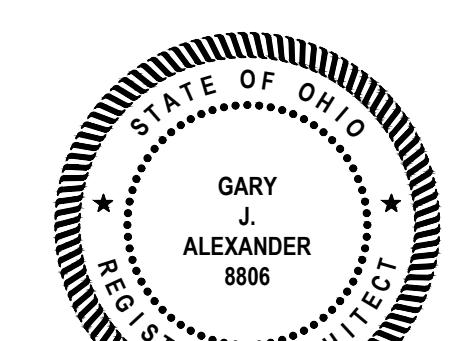
⑥ DETAIL

PARAPET CAP AND VENT AT OFFICE/STUDIO
SCALE: 1 1/2" = 1'-0"



MATERIALS LIST	
1.	PREFINISHED ALUMINUM COPING
2.	BLOCKING AS REQUIRED
3.	5/4" WOOD TRIM WITH 2 1/2" EXPOSURE
4.	REINFORCED RUBBER MEMBRANE ROOFING
5.	TAPERED INSULATION
6.	REINFORCED RUBBER MEMBRANE FLASHING. EXTEND UP UNDER COPING
7.	CEMENT FIBER ARTISAN SIDING, SQUARE CHANNEL, 9" EXPOSURE
8.	BLIND NAILED, CORNERS MITERED
9.	5/8" ROOF SHEATHING
10.	AIR SPACE
11.	R-38 INSULATION
12.	2X12 CEILING JOISTS, 24" O.C.
13.	5/8" GYPSUM WALLBOARD (CEILINGS)
14.	1/2" GYPSUM WALLBOARD
15.	WATER RESISTANT, BREATHABLE, AIR BARRIER, TYVEK HOMEWRAPE OR EQUAL
16.	1/2" WALL SHEATHING
17.	2X6 STUDS @ 16" O.C.
18.	R-21 FIBERGLASS BATT INSULATION WITH VAPOR RETARDER
19.	3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED
20.	2X10 FLOOR JOISTS @ 16" O.C.
21.	2X6 TREATED WOOD PLATE
22.	FIBERGLASS SILL SEAL
23.	1/2" DIAMETER ANCHOR BOLT, 1'-6" LONG, EMBEDDED AT LEAST 1'-3" DEEP, 6" FROM CORNER AND NOT MORE THAN 1'-0" FROM ANY CORNER
24.	8X8X16 CMU TERMITE BLOCK
25.	1/2" INSULATION DRAPE
26.	VAPOR BARRIER, 6 MIL POLY
27.	EXTEND VAPOR BARRIER UP WALL, SECURE TO WALL WITH CONTINUOUS SEALED ATTACHMENT
28.	GRAVEL, 1"
29.	10X16 CONCRETE FOOTING
30.	2#5 REINFORCING BARS
31.	DAMPPROOFING PER CODE REQUIREMENTS
32.	GRAVEL BACKFILL TO WITHIN 1'-0" OF GRADE
33.	PREFINISHED DOUBLE LOCKED STANDING SEAM METAL PANEL, PANELS 16" WIDE
34.	PREFINISHED METAL COPING. MATERIAL OF COPING TO BE COMPATIBLE WITH MATERIAL OF WALL PANEL
35.	HSS 5" X 3" X 5/16" STEEL TUBE
36.	1X BLOCKING SECURED TO STEEL TUBE
37.	1X WOOD TRIM
38.	4X8 COLUMN
39.	1X6
40.	4" CONCRETE SLAB WITH 6X6, W1.4/W1.4 WWF
41.	WALL FLASHING
42.	FLASHING BY STANDING SEAM METAL PANEL MANUFACTURER
43.	W8X18 STEEL BEAM. SEE STRUCTURAL INFORMATION FOR ALL HARDWARE AND ASSEMBLY DETAILS
44.	PREFINISHED DOUBLE LOCK STANDING SEAM METAL PANEL ROOFING.
45.	PRE-FINISHED FELTS
46.	PREFINISHED METAL DRIP EDGE, COMPATIBLE WITH METAL ROOFING
47.	1X WOOD FASCIA TO MATCH AND ALIGN WITH EXISTING
48.	2X SUBFASCIA
49.	PREFINISHED Ogee PROFILE GUTTER TO MATCH AND ALIGN WITH EXISTING
50.	2" CONTINUOUS SOFFIT VENT
51.	SOFFIT MATERIAL TO MATCH EXISTING
52.	1X TRIM BAND TO MATCH AND ALIGN WITH EXISTING
53.	1X BLOCKING
54.	5/4 X 6 GROOVE DECKING
55.	BLOCKING AS REQUIRED
56.	CONTINUOUS VENT SLOT WITH CORROSION RESISTANT SCREEN
57.	1" DIAMETER AIR HOLE, 3 PER JOIST SPAN

ADDITIONS TO THE THE MUGLER RESIDENCE 2562 BEXLEY PARK RD



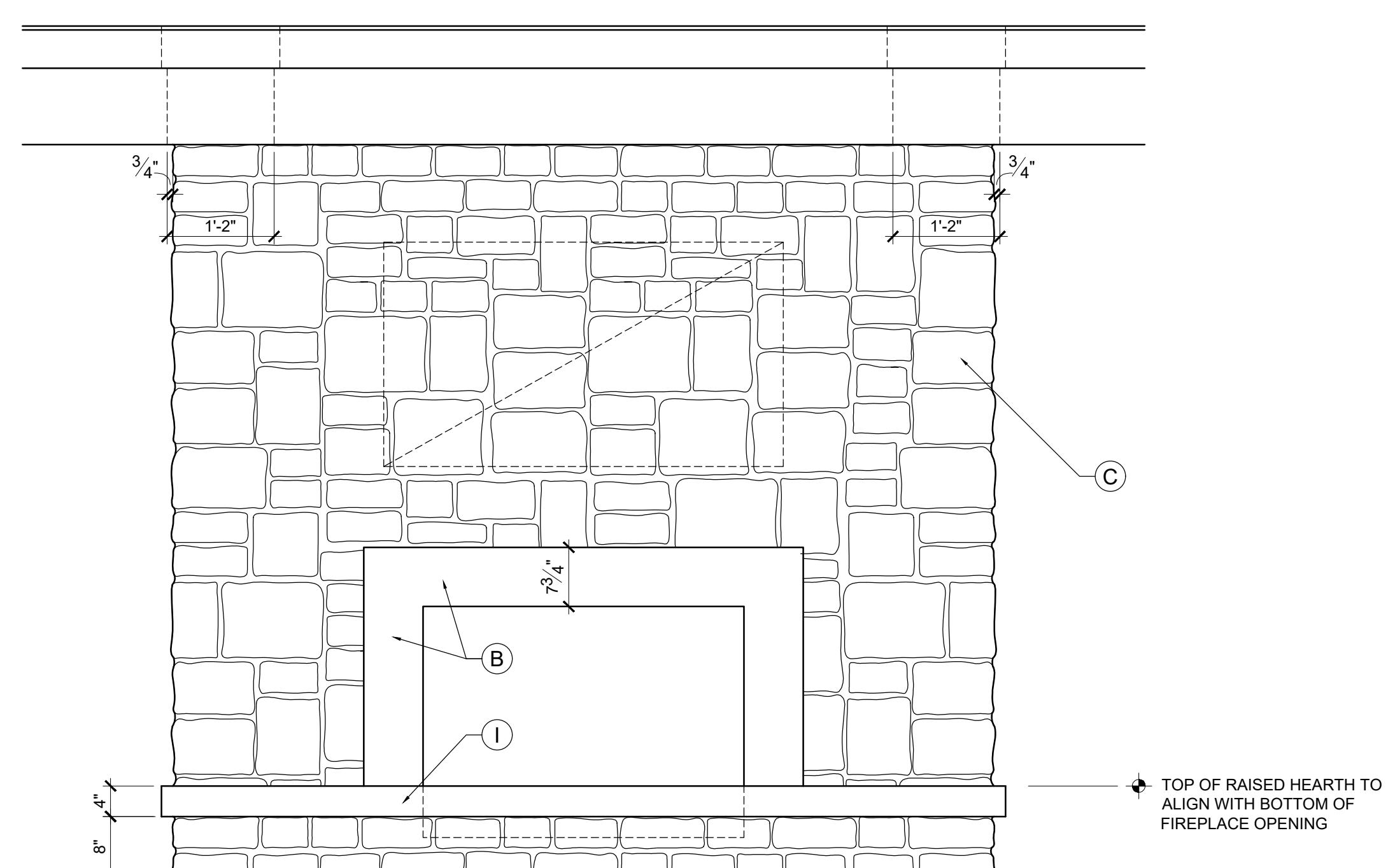
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Architect
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(614) 487-0637

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A-7

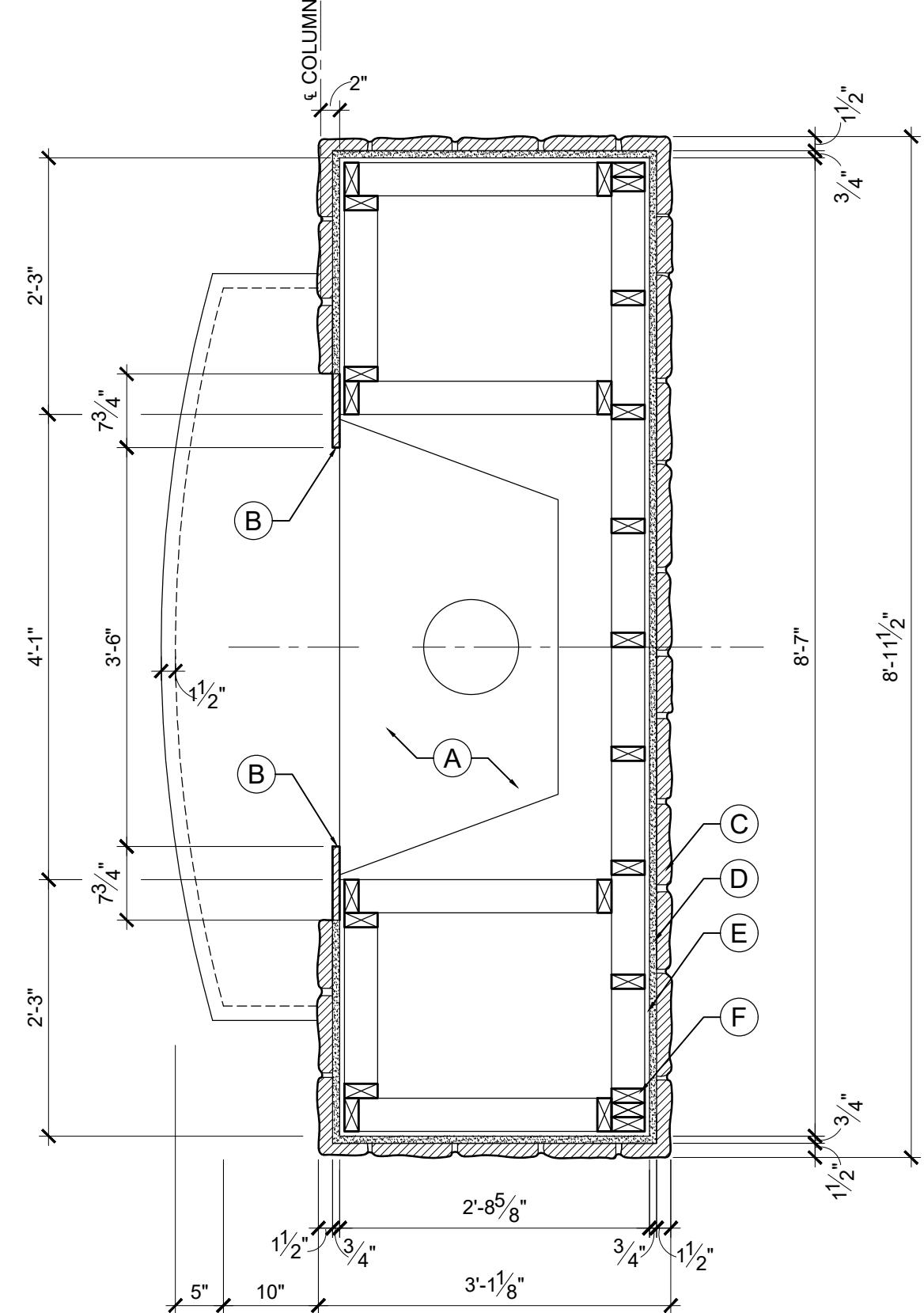
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(B) FIREPLACE FRONT ELEVATION
SCALE: 3/4" = 1'-0"

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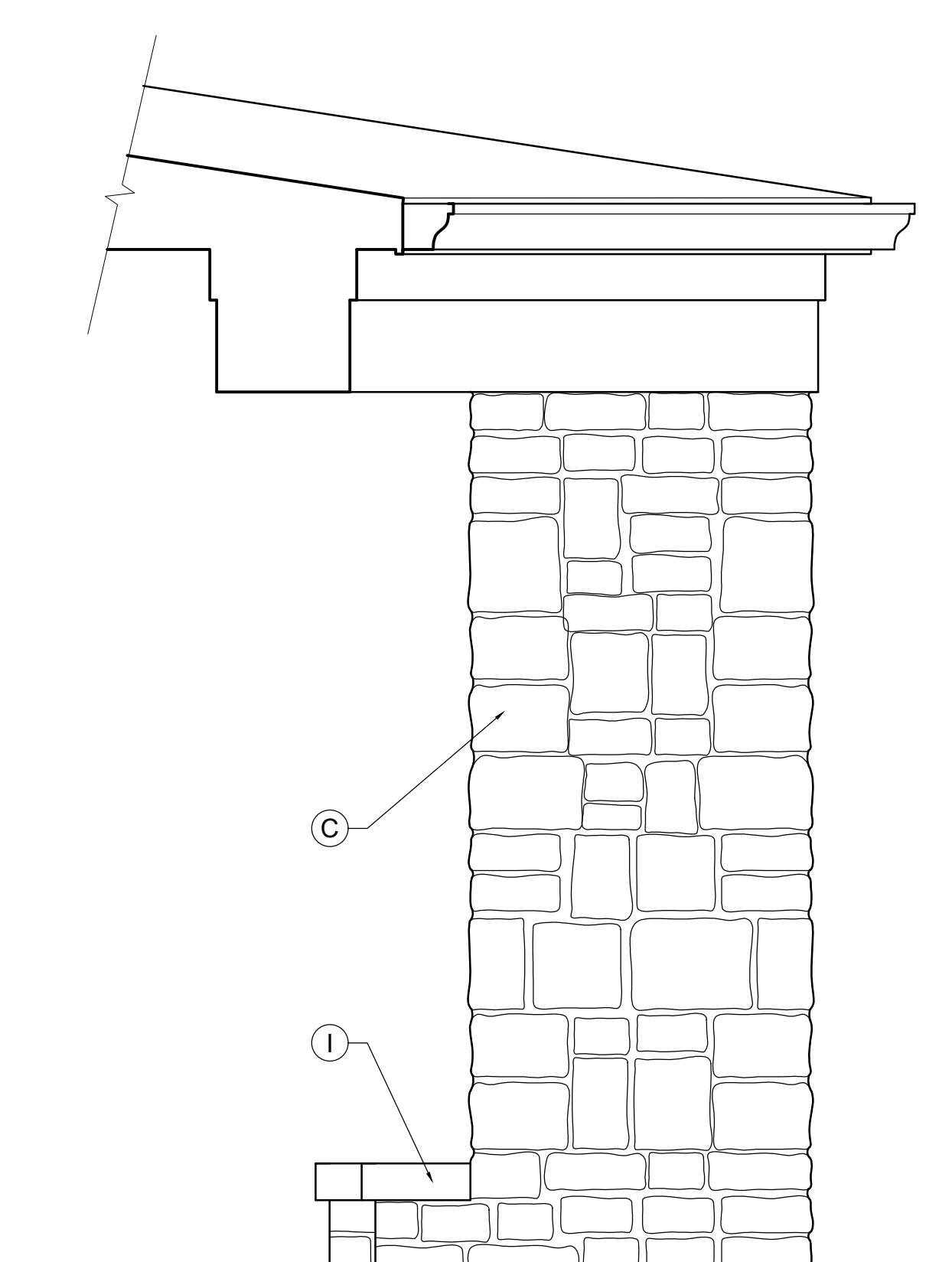


A FIREPLACE PLAN

SCALE: 3/4" = 1'-0"

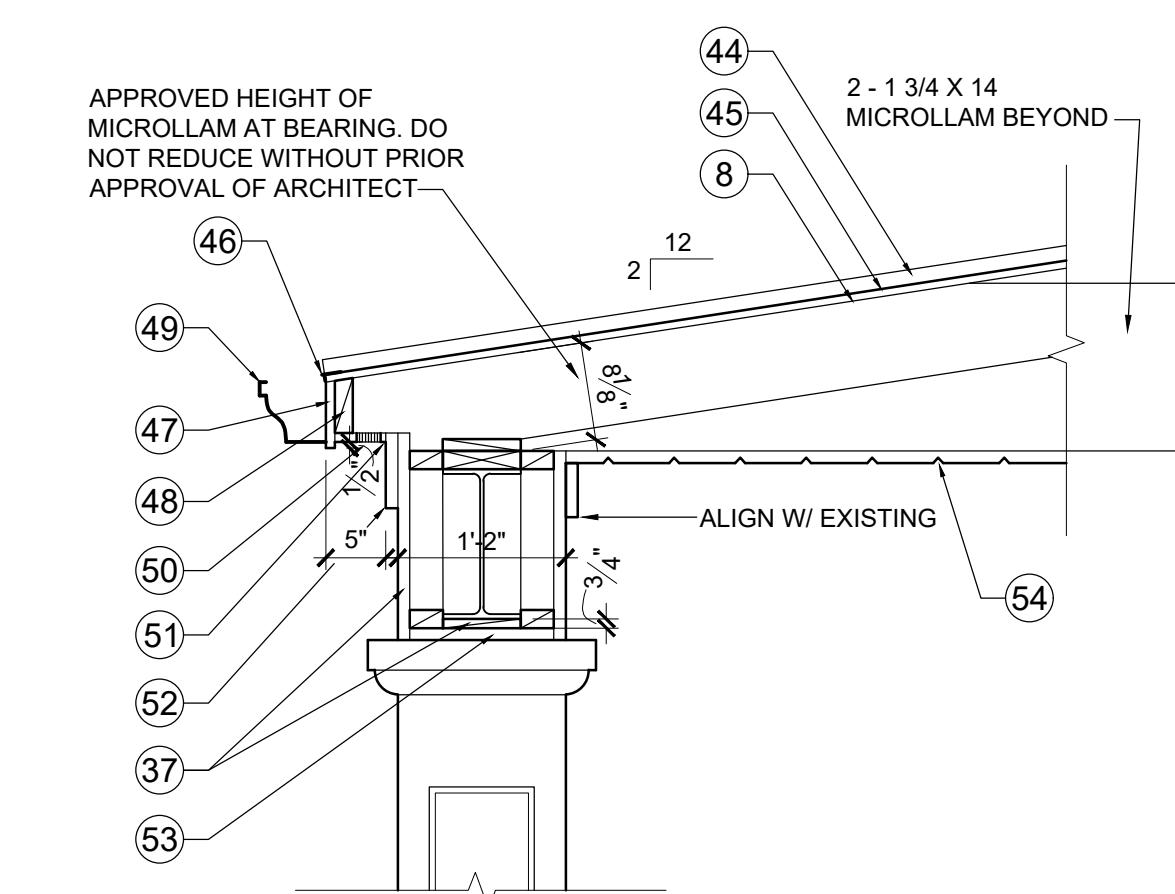
FIREPLACE MATERIAL LIST

- A. HEATILATOR, MONTANA 42, OUTDOOR GAS FIREPLACE
- B. STONE SURROUNDS, TO BE SELECTED BY OWNER
- C. CULTURED STONE TO MATCH EXISTING ON SITE
- D. MORTAR
- E. $\frac{1}{2}$ " WALL SHEATHING
- F. 2X4 TREATED WOOD STUDS
- G.
- H. MOUNT TV ABOVE FIREPLACE, G.C. TO COORDINATE HEIGHT
WITH FIREPLACE AND TV MANUFACTURER
- I. 4" THICK-CUT LIMESTONE
- J. EXTENT OF FIREPLACE OPENING



C FIREPLACE SIDE ELEVATION
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"



D DETAIL
PORCH BREAST @ COVERED PATIO
SCALE: 3/4" = 1'-0"

PORCH BREAST @ COVERED PATIO
SCALE: 3/4" = 1'-0"

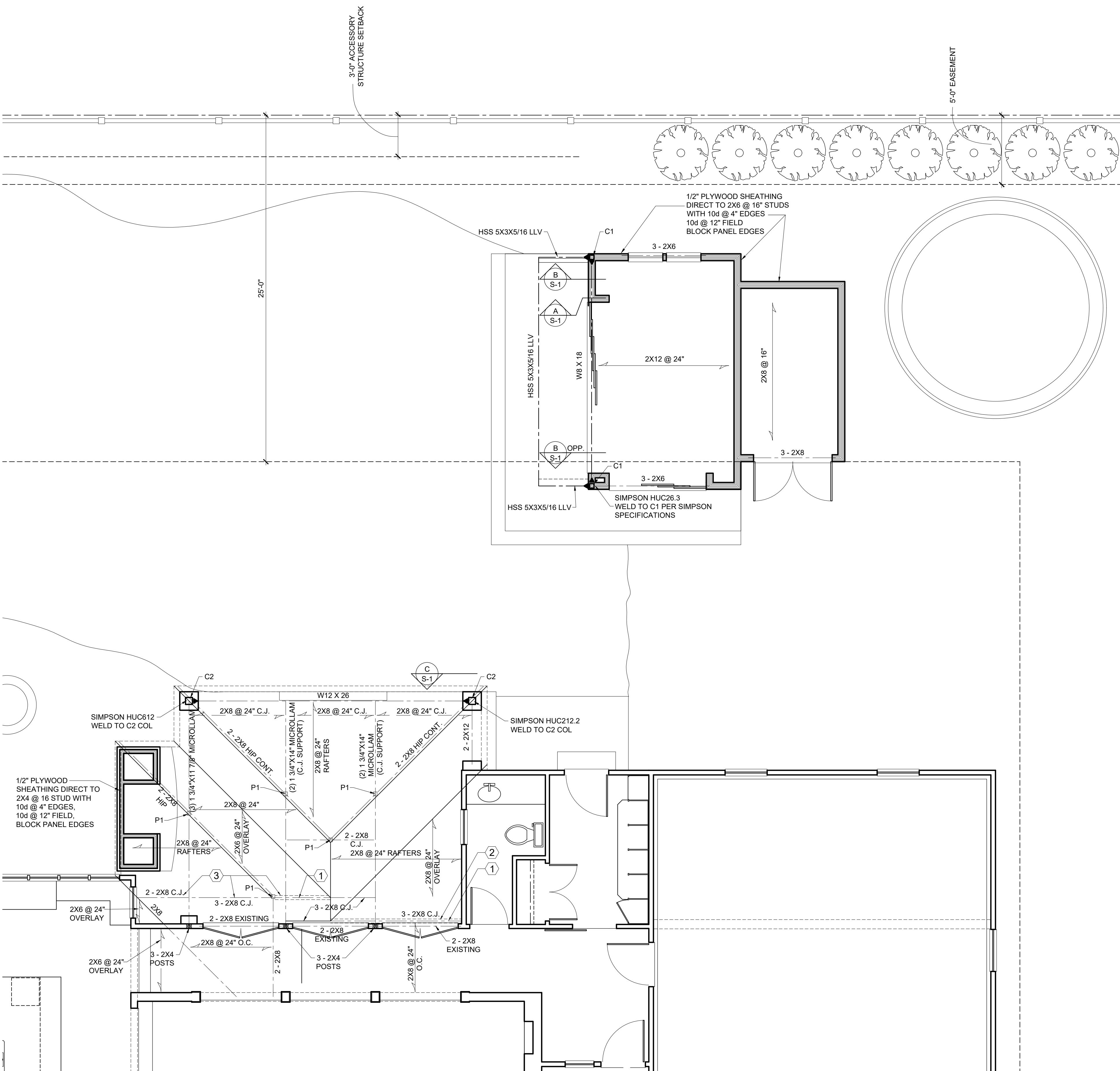
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Architect

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(614) 487-0637

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ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"
LIVE LOAD = 25 PSF
ALL WOOD NO.1/NO.2 S.P.F.
FIGURES ►— DENOTE WELDED MOMENT CONNECTIONS. SEE SECTION B
GALVANIZE ALL STEEL EXPOSED TO WEATHER
P-1 = 2 - 2X6 POST TO SUPPORTING BEAM AT CEILING JOISTS

 ROOF FRAMING PLAN NOTES

1. 2X4 KNEE WALL ATOP 3 - 2X8 C.J.
2. LOCATE CEILING JOIST AND KNEE WALL AT POINT WHERE VALLEY MEETS RIDGE
3. LOCATE CEILING JOIST BENEATH POINT WHERE ELEVATION OF TOP OF HIP MATCHES HEIGHT OF RIDGE

C SECTION

SECTION

NOTE: ALL FULL PENETRATION WELDS TO BE APPROVED BY AN INDEPENDENT WELD TESTING AGENCY. COPIES OF THE WELD REPORT TO BE SUBMITTED TO THE ARCHITECT

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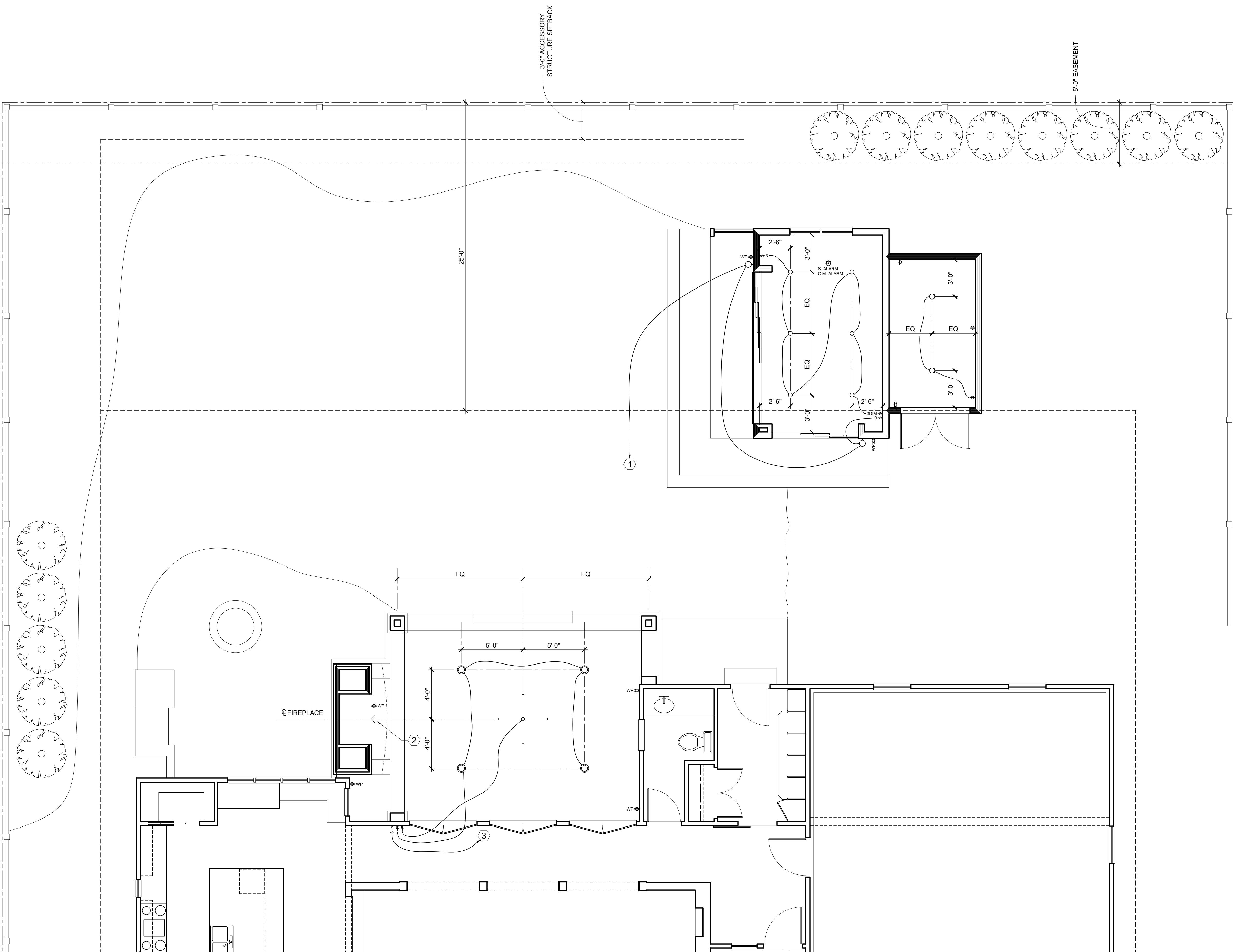
The seal is circular with a black and white striped outer ring. Inside the ring, the words "STATE OF OHIO" are written in a semi-circle at the top, and "REGISTERED ARCHITECT" are written in a semi-circle at the bottom. The center of the seal contains the name "GARY J. ALEXANDER" above the number "8806". There are two five-pointed stars, one on each side of the center text.

Gary J. Alexander, Architect

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S-1



LIGHTING/REFLECTED CEILING PLAN

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

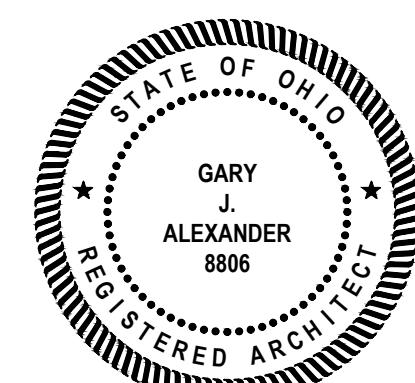
LIGHTING/REFLECTED CEILING PLAN NOTES

1. TO SWITCH IN HOUSE
2. G.C. COORDINATE LOCATION OF RECEPTACLE AND CABLE OUTLET WITH OWNERS' PLANNED LOCATION OF TV
3. TO EXTERIOR LIGHTS AT OFFICE/STUDIO

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E-1