



CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: February 14, 2019
TIME: 6:00 P.M.
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the January 10th, 2018 ARB meeting.
4. Public Comment:
5. Other Business:
6. Old Business:

- a. Application No.: 18- 027 Z
Applicant: Andrew J. Meyer Agent: James Reiter
Owner: Nancy W. Meyer
Location: 2824 Delmar Dr.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow the existing open front porch to be enclosed as part of the exterior improvements to the principal structure.
- b. Application No.: 18- 024 Z
Applicant: Bryan Meade
Owner: Bryan Meade
Location: 334 N. Remington Rd.
ARB Request: The applicant is seeking architectural review and approval, to allow an expansion of and modifications to the first floor of the principal structure, which includes a garage addition, and a 2nd-story addition on the northern half of the principal structure. **Please Note: This application was tabled at the January 10th Architectural Review Board Meeting.**

- c. Application No.: 18-0032 Z
Applicant: Brad Schoch
Owner: Greg & Corry Tishkoff
Location: 280 S. Columbia Ave. (vacant lot south of 256 S. Columbia)
ARB Request: The applicant is seeking Architectural Review and Approval of a new single-family dwelling at the above noted location. Please Note: this had an informal review at the January 10th meeting.

New business:

- a. Application No.: 18056-A
Applicant: Brenda Parker
Owner: Louis & Christine Mitchell
Location: 2762 Sherwood Rd.
ARB Request: The applicant is seeking architectural review and approval for new 2-story addition at the rear (north side) of the principal structure, which will replace the existing attached garage and 1-story addition.
- b. Application No.: 19-002A
Applicant: SBA-Studios, LLC
Owner: Paymax Properties, LLC, Joe Grundy
Location: 387 S. Parkview Avenue
ARB Request: The applicant is seeking architectural review for new addition to the north side, and modifications to the principal structure, which includes a window and material changes.
- c. Application No.: 19-003A
Applicant: Brian & Benedetta Leuner
Owner: Same
Location: 156 S. Remington Road
ARB Request: The applicant is seeking architectural review and approval for an addition to the rear (east side) of the principal structure.
- d. Application No.: 19-004A
Applicant: Amy Lauerhass – Lauerhass Architecture
Owner: Dan Jones & Emmie Cheses
Location: 105 N. Roosevelt Ave.
ARB Request: The applicant is seeking architectural review and approval for a 1-story addition to the rear (west side) of the principal structure, which includes an open porch. The addition will replace the existing deck.
- e. Application No.: 19-005A
Applicant: Amy Lauerhass – Lauerhass Architecture

Owner: Mike & Carrie Corlew
Location: 679 S. Roosevelt Ave.

ARB Request: The applicant is seeking architectural review and approval for a 2nd story addition to the rear (west side) of the principal structure.

- f. Application No.: 19002 Z
Applicant: Amy Lauerhass
Owner: Ammie Revelle
Location: 742 S. Cassingham Road

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition the existing detached garage.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 14, 2019 at 6:00 PM,** in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 027 Z
Applicant: Andrew J. Meyer Agent: James Reiter
Owner: Nancy W. Meyer
Location: 2824 Delmar Dr.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow the existing open front porch to be enclosed as part of the exterior improvements to the principal structure.

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

Mailed by: 1-31-2019



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 8, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 027 Z
Applicant: Andrew J. Meyer Agent: James Reiter
Owner: Nancy W. Meyer
Location: 2824 Delmar Dr.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow the existing open front porch to be enclosed, as part of the exterior improvements to the one-story principal structure.

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

Mailed by: 10-25-2018

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:

2824 DELMAR DR.

Brief Project Description:

Enclose Front Porch / Siding of house

Applicant Information:

Applicant Name:

Andrew J. Meyer

Applicant Address:

2770 Bryden Rd. , Bexley , OH 43209

Applicant Email & Phone:

yardbarbers@aol.com 614-207-0720

Property Owner Information:

Owner Name:

Nancy W Meyer

Owner Address:

190 Preston Rd. , Columbus , OH 43209

Owner Email & Phone:

nwm@columbus.rr.com 614-252-4080

Attorney/Agent Information:

Agent Name:

James Reiter

Agent Address:

4648 WINGATE RD. , Columbus , OH 43232

Agent Email & Phone:

reiterj@live.com 419-494-9545

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:

Andrew J. Meyer

Date:

10/11/18

Owner Signature:

Nancy W. Meyer

Date:

10/11/18

Agent Signature:

James Reiter

Date:

10/11/18

Internal Use:

Application #:

Board Referrals:

☐ ARB

☐ BZAP

☐ City Council

☐ Tree Commission

Staff Signature:

Date:

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:

Maybe Commercial

* Overall coverage includes hardscape

Lot Info:

Width (ft.):

80

Depth (ft.):

127

Total Area (SF):

10,236

Primary Structure Info:

Existing Footprint (SF):

856

Proposed Addition (SF):

0

Removing (SF):

0

Proposed new primary structure or residence (SF):

266

Total Square Footage:

1,122

(Type of Structure):

Closed Porch

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

Existing Footprint (SF):

New Structure Type:

Proposed Addition (SF):

Ridge Height:

Proposed New Structure (SF):

Is there a 2nd floor?

☐ Yes☐ No

Total of all garage and accessory structures (SF):

2nd Floor SF:

Total building lot coverage (SF):

= % of lot

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

☐ Yes☐ No

Hardscape:

Existing Driveway (SF):

Existing Patio (SF):

Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF):

=

% of lot

Applicant Initial:

Internal Use:

Staff Review Date:

☐

Meets Zoning

☐

ARB Only

☐

Variance or Modifications Needed

Staff Comments:

Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

☐ Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> House or Principal Structure	<input type="checkbox"/> Garage Only	<input type="checkbox"/> House & Garage	
Existing Roof Type:	<input type="checkbox"/> Slate	<input type="checkbox"/> Clay Tile	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Std. 3-tab Asphalt Shingle
	<input type="checkbox"/> Arch. Dimensional Shingles	<input type="checkbox"/> EPDM Rubber	<input type="checkbox"/> TPO Rubber	<input type="checkbox"/> Metal
New Roof Type:	<input type="checkbox"/> Slate	<input type="checkbox"/> Clay Tile	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Std. 3-tab Asphalt Shingle
	<input type="checkbox"/> Arch. Dimensional Shingles	<input type="checkbox"/> EPDM Rubber	<input type="checkbox"/> TPO Rubber	<input type="checkbox"/> Metal
New Shingle Manufacturer:	<input type="text"/>			
New Roof Style & Color:	<input type="text"/>			

<input checked="" type="checkbox"/> Windows	<input checked="" type="checkbox"/> House or Principal Structure	<input type="checkbox"/> Garage Only	<input type="checkbox"/> House & Garage	
Existing Window Type:	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Fixed	<input type="checkbox"/> Exterior Storm	<input type="checkbox"/> Other: <input type="text"/>
	<input checked="" type="checkbox"/> Double Hung	<input type="checkbox"/> Awning	<input type="checkbox"/> Horizontal Sliding	
Existing Window Materials:	<input type="checkbox"/> Aluminum Clad Wood	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	
	<input checked="" type="checkbox"/> Vinyl Clad Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Other: <input type="text"/>	
New Window Manufacturer:	<input type="text" value="JELD WEN"/>			
New Window Style/Mat./Color:	<input type="text" value="White Vinyl"/>			

<input checked="" type="checkbox"/> Doors	<input checked="" type="checkbox"/> House or Principal Structure	<input type="checkbox"/> Garage Only	<input type="checkbox"/> House & Garage		
Existing Entrance Door Type:	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Insulated Metal	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Sidelights	<input type="checkbox"/> Transom Windows
Existing Garage Door Type:	<input type="checkbox"/> Wood	<input type="checkbox"/> Insulated Metal	<input type="checkbox"/> Fiberglass		
Door Finish:	<input type="checkbox"/> Stained	<input checked="" type="checkbox"/> Painted			
Proposed Door Type:	<input type="text" value="Insulated Metal"/>	Style:	<input type="text" value="6 Panel"/>	Color:	<input type="text" value="white"/>

<input type="checkbox"/> Exterior Trim					
Existing Door Trim:	<input type="checkbox"/> Cedar	<input type="checkbox"/> Redwood	<input checked="" type="checkbox"/> Pine	<input type="checkbox"/> Std. Lumber Profile	
	<input type="checkbox"/> Wood Composite	<input type="checkbox"/> Aluminum Clad	<input type="checkbox"/> Molding	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other: <input type="text"/>
Proposed New Door Trim:	<input type="text" value="Wood Brick Moulding white"/>				
Existing Window Trim:	<input type="checkbox"/> Wood	<input type="checkbox"/> Redwood	<input checked="" type="checkbox"/> Pine	<input type="checkbox"/> Std. Lumber Profile	
	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other: <input type="text"/>			
Proposed New Window Trim:	<input type="text" value="Factory Painted Aluminum"/>				
	Trim Color(s):	<input type="text" value="Clay"/>			
Do the Proposed Changes Affect the Overhangs?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	Vinyl Siding	Timbercrest Clay
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	Ashetos Siding Green

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

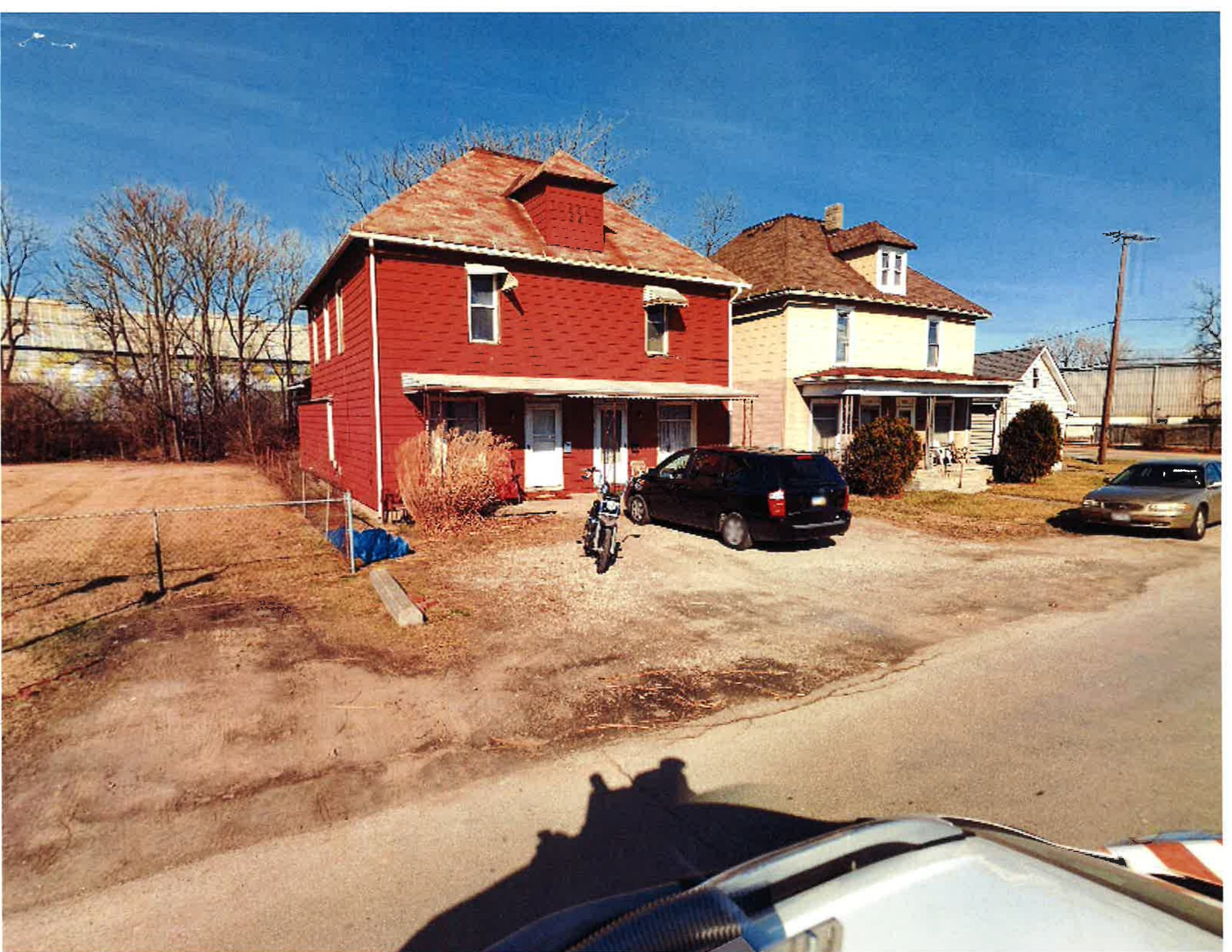
To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:





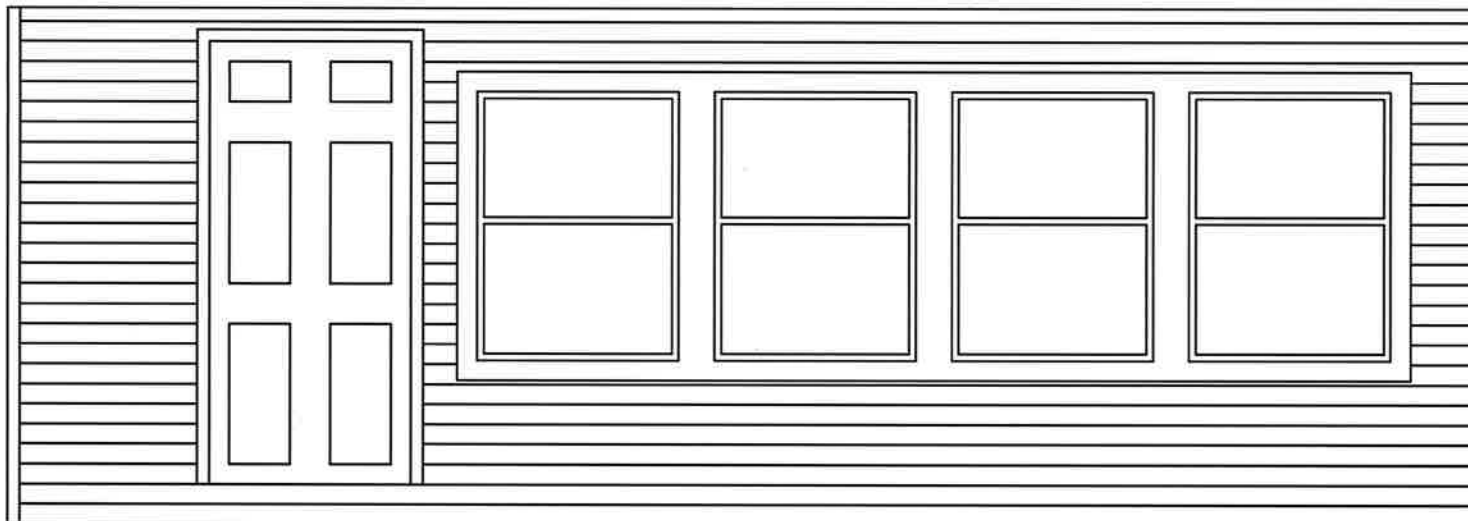




style of what is proposed



CURRENT



South Elevation of Proposed Work Area, West Elevation is Similar
not to scale

2824 Delmar Drive
Bexley, OH. 43209



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD

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- a. Application No.: 18-0032 Z
Applicant: Brad Schoch
Owner: Greg & Corry Tishkoff
Location: 280 S. Columbia Ave. (vacant lot south of 256 S. Columbia)
ARB Request: The applicant is seeking Architectural Review and Approval of a new single-family dwelling at the above noted location.

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

Mailed by: 1-31-2019

2018030

SHEET
A.1**CITY OF BEXLEY UNIFIED PLANNING APPLICATION****Application Cover Sheet: Basic Project Information & Certification****Purpose of Application (check all that apply):**
☒ Architectural Review
 ☐ Conditional Use
 ☐ Demolition
 ☐ Planned Unit Dev.
 ☐ Rezoning
☒ Landscape Review
☐ Special Permit

Property & Project Information: 270 S. Columbia Ave.
256 S. Columbia
Property Address: 256 Columbia Avenue, Bexley Ohio

Brief Project Description:
 Construct new two story frame residence
Applicant Information:
Applicant Name: Brad Schoch - Romanelli & Hughes Building Company

Applicant Address: 148 W. Schrock Rd. , Westerville , OH 43081

Applicant Email & Phone: btschoch@gmail.com - 614 530-9400
Property Owner Information:
Owner Name: Greg and Corry Tishkoff

Owner Address:
Owner Email & Phone: gregtishkoff@gmail.com - 614 403-8265
Attorney/Agent Information:
Agent Name:
Agent Address:
Agent Email & Phone:
Completed Worksheets:
☐ Project Worksheet (Sheet A)
☐ Architectural Review (Sheet B)
☐ Tree Commission (Sheet D)
Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:
Date: 10/18/18

Owner Signature:
Date:
Agent Signature:
Date:
Internal Use:
Application #:
Board Referrals:
☐ ARB
☐ BZAP
☐ City Council
☐ Tree Commission

Staff Signature:
Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 750,000

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.

\$
\$ 3,750

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

\$ 90
\$ 370
\$
\$

Variance Review

Single Family:

\$100.00

\$

Commercial Property:

\$100.00

\$

Fences or Special Permits:

\$65.00

\$

All others:

\$90.00

\$

Zoning Fees

Rezoning:

- \$250.00 up to 1 acre site
- \$60.00 for each additional acre (or part thereof)

\$ 250
\$

Requests for amendment to PUD Plans:

\$300.00

\$

Split of lot or existing parcel:

\$250.00

\$

Replatting or new plat:

\$250.00

\$

Sign Review and Architectural Review for Commercial Properties

Project Value

Fee

\$0 to \$5,000
\$5,001 to \$25,000
\$25,001 to \$75,000
\$75,001 to \$200,000
\$200,001 to \$750,000
Over \$750,000

\$100.00
\$200.00
\$250.00
\$600.00
\$1,000.00
\$350.00

\$
\$
\$
\$
\$
\$

Fences and walls:

\$65.00

\$

Special Permit, Conditional Uses and All others:

\$90.00

\$

Re-submittal Fee:

\$50.00

\$

Appeals

Appeal of ARB decision to BZAP:

\$50.00

\$

Appeal of BZAP decision to City Council:

\$250.00

\$

Fee Total: \$ 4,000

Project Worksheet



Residential



Commercial

Property Address:

256 S. Columbia Avenue, Bexley OH

Zoning District:

R-3

☐ 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.):

141'

Depth (ft.):

250'

Total Area (SF):

35,250'

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: FRAME RESIDENCE

Ridge Height:

31'-8"

Is there a 2nd floor?



Yes



No

2nd Floor SF:

2,383

= 15.6 % 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):

3,867

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF):

9,372

=

26.5

% 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: CERTAINTEED LANDMARK

New Roof Style & Color: WEATHERED WOOD

☒ 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: ANDERSON - 200 SERIES

New Window Style/Mat./Color: FIBERGLASS CLAD EXTERIOR - WHITE

☒ 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: WOOD/GLASS Style: FRENCH Color: TBD

☒ Exterior Trim

Existing Door Trim: ☐ Cedar ☐ Redwood ☐ Pine ☐ Std. Lumber Profile
☐ Wood Composite ☐ Aluminum Clad ☐ Molding ☐ Vinyl ☐ Other:

Proposed New Door Trim: WOOD & GLASS

Existing Window Trim: ☐ Wood ☐ Redwood ☐ Pine ☐ Std. Lumber Profile
☐ Vinyl ☐ Other:

Proposed New Window Trim: WOOD COMPOSITE Trim Color(s): WHITE

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 checked="" type="checkbox"/>	Cultured Stone	NOTE ALL EXTERIOR SELECTIONS ARE IN PROCESS - TO BE PROVIDED SHORTLY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brick	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input checked="" 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:



RENDERINGS

FRONT OF HOUSE

R

H

Romanelli & Hughes

BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081

614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW		
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



BALANCED MASSING : PORTE-COCHERE ONE SIDE



CLAPBOARD SIDING WITH SHAKE SIDING
FRONT PORCH



SHINGLE SIDING - GREY LEDGESTONE

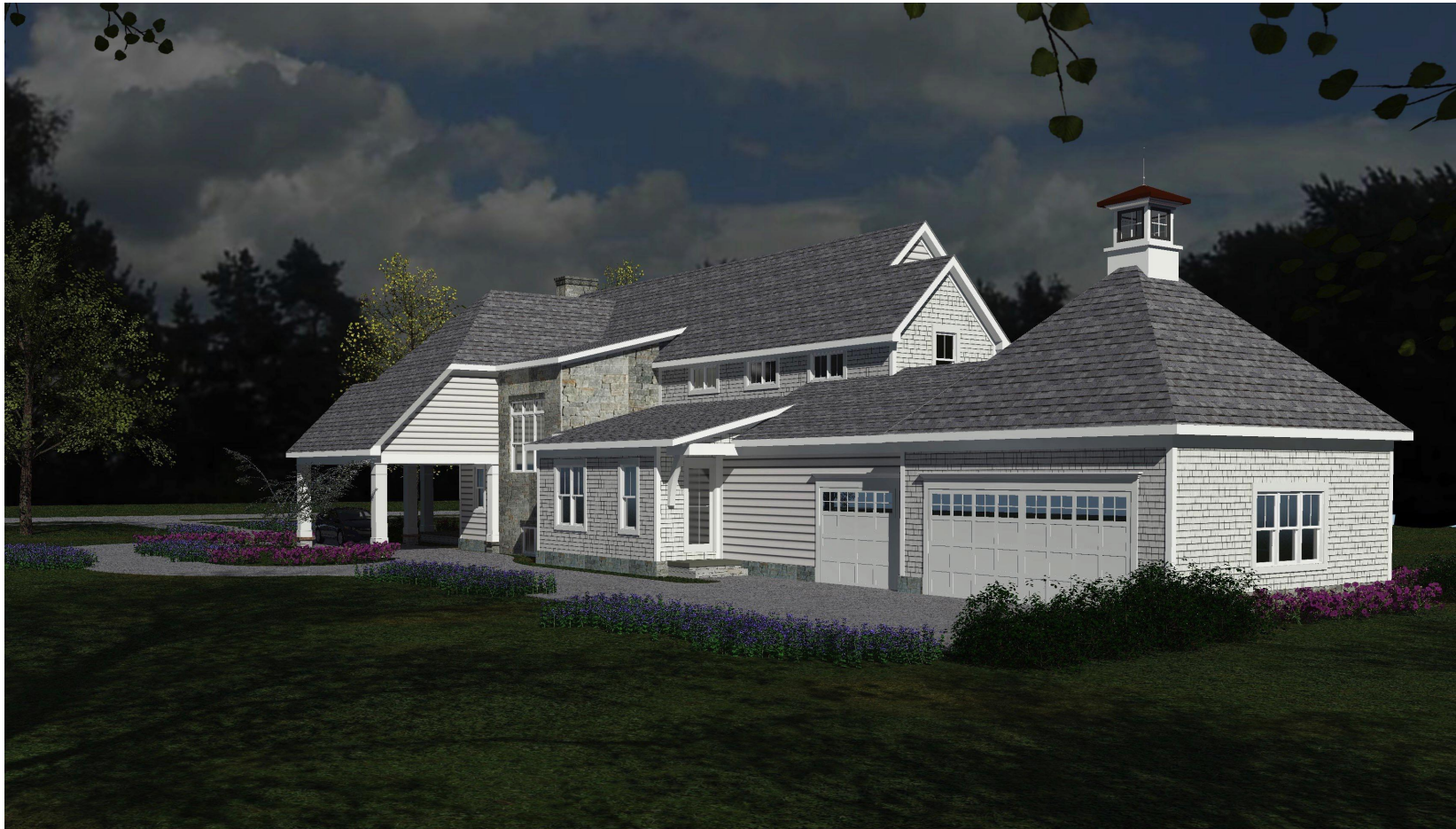


GREY LEDGESTONE

INSPIRATION

Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045
© Romanelli & Hughes Building Co. 2013. All rights reserved.

DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW		
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		
TISHKOFF RESIDENCE			



RENDERINGS

SIDES OF HOUSE

R

H

Romanelli & Hughes

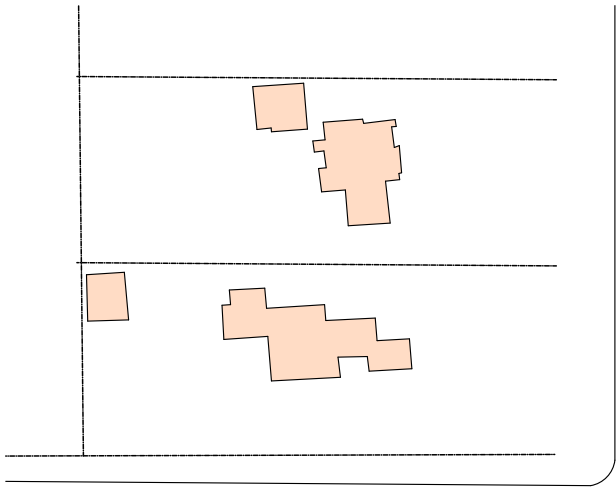
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081

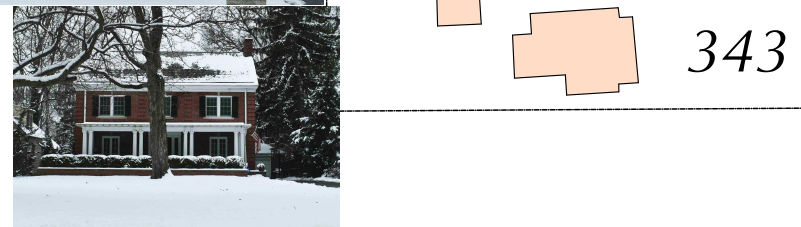
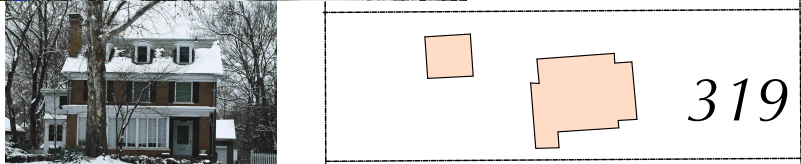
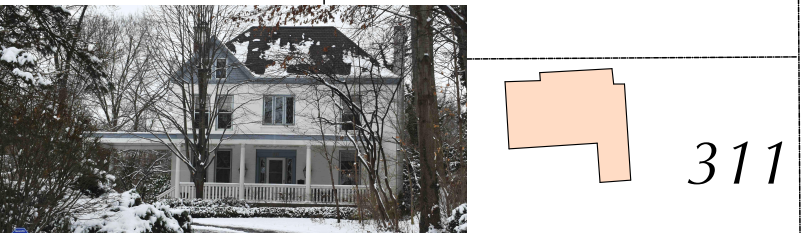
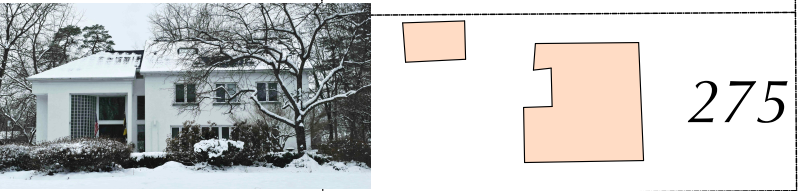
614-891-2042 Fax 614-891-2045

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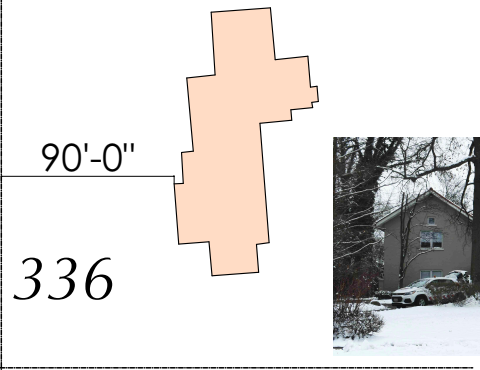
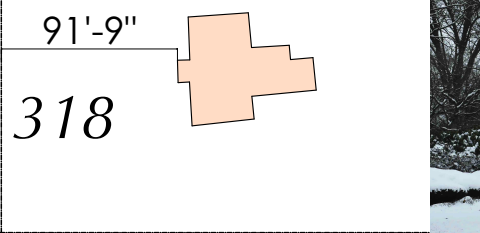
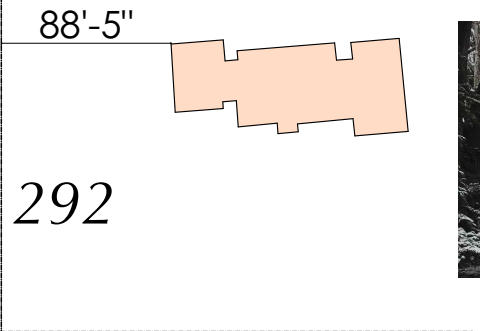
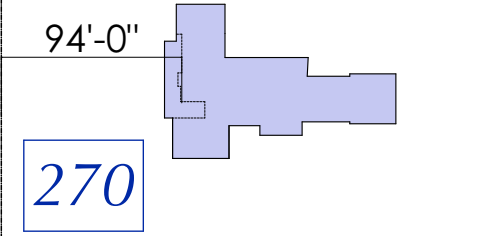
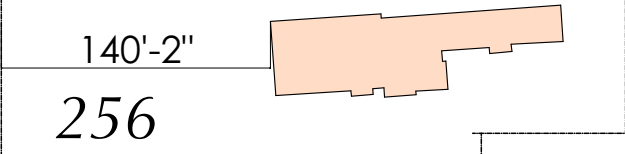
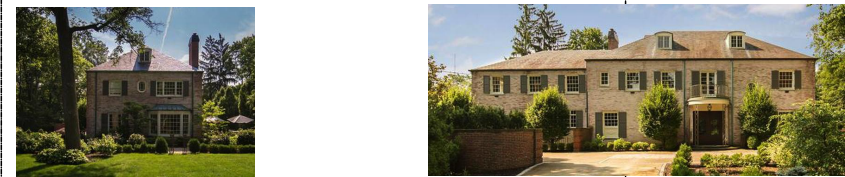
DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW		
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		
TISHKOFF RESIDENCE			



DALE AVENUE



S. COLUMBIA AVENUE



NEIGHBORHOOD
SITE PLAN

R

H

Romanelli & Hughes

BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081

614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
4/25/18	REVIEW		
SCHMITT RESIDENCE			

226



256



PROPOSED NEW HOME
270 S. COLUMBIA



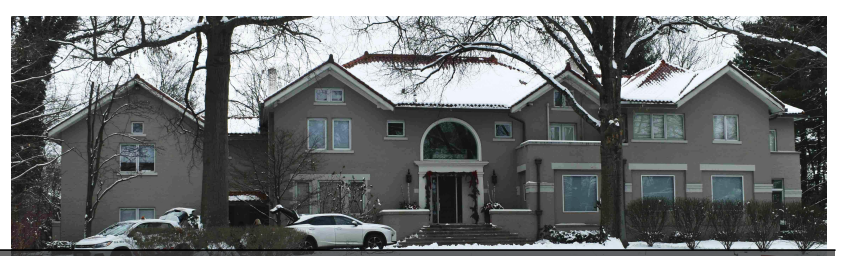
292



318



336



S. COLUMBIA AVE.

STREET ELEVATION

R&H
Romanelli & Hughes
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW		
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		
TISHKOFF RESIDENCE			



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

FRONT ELEVATION



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

REAR ELEVATION



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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		
TISHKOFF RESIDENCE			



DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



RENDERINGS

FRONT OF HOUSE

R

H

Romanelli & Hughes

BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



RENDERINGS

SIDES OF HOUSE

R&H
Romanelli & Hughes
BUILDING COMPANY

148 W. Schrock Road Westerville, Ohio 43081			
614-891-2042 Fax 614-891-2045			
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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		
TISHKOFF RESIDENCE			

226



256



PROPOSED NEW HOME
270 S. COLUMBIA



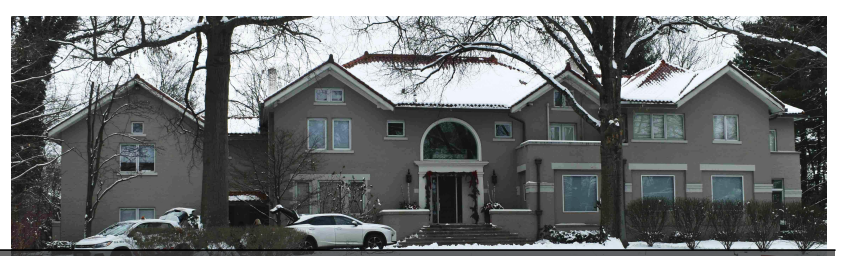
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318



336

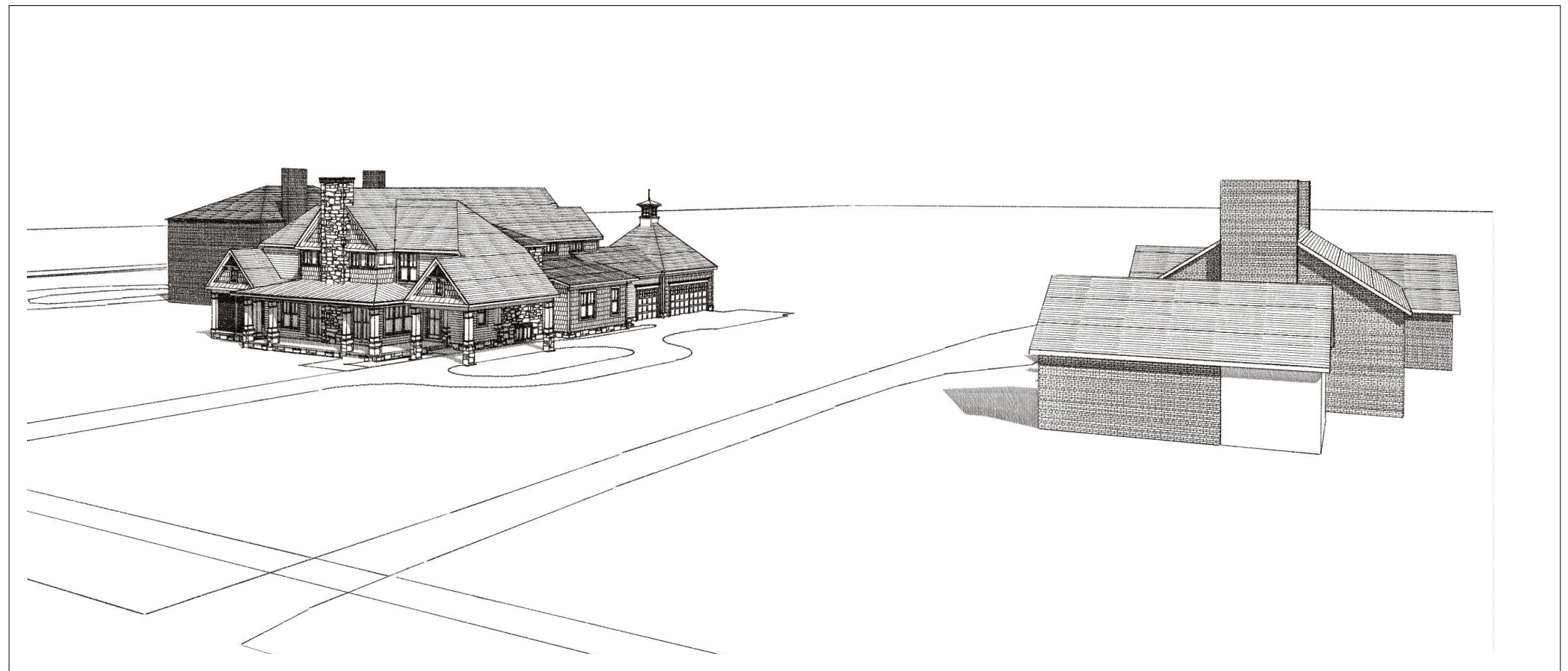


S. COLUMBIA AVE.


STREET ELEVATION



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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW		
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		
TISHKOFF RESIDENCE			



*CONTEXT
RENDERINGS*

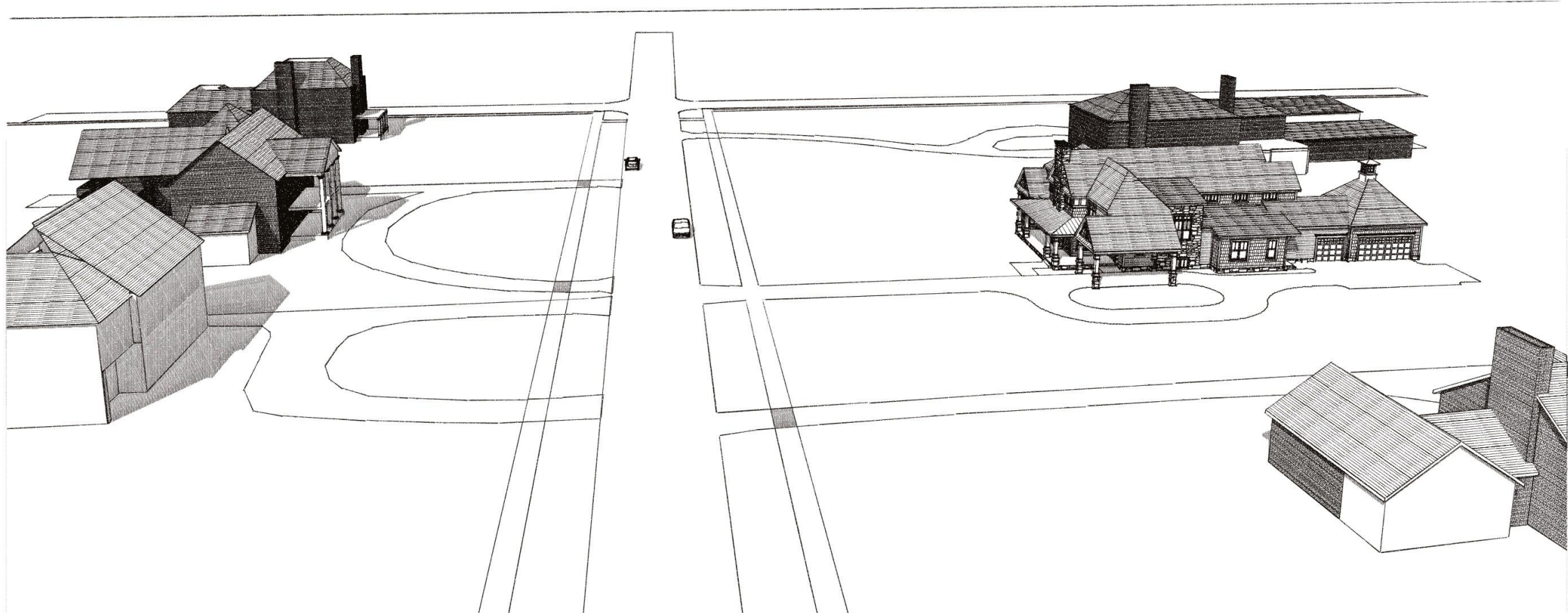


Romanelli & Hughes
BUILDING COMPANY
148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

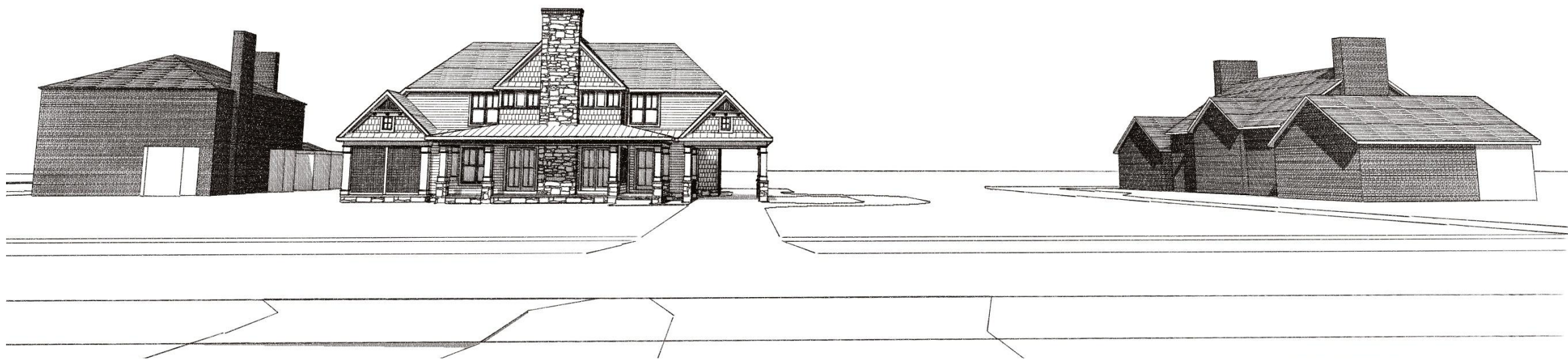
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9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE	



CONTEXT RENDERINGS



148 W. Schrock Road Westerville, Ohio 43081
614-891-2042 Fax 614-891-2045

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DATE	ISSUE	DATE	ISSUE
9/18/18	REVIEW	2/14/19	ARB SUBMITTAL
9/28/18	REVIEW		
10/8/18	SIGN OFF		
10/16/18	SIGN OFF		
10/18/18	ARB SUBMITTAL		

TISHKOFF RESIDENCE



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 14th, 2019 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. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18056-A
Applicant: Brenda Parker
Owner: Louis & Christine Mitchell
Location: 2762 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and approval for new 2-story addition at the rear (north side) of the principal structure, which will replace the existing attached garage and 1-story addition.

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

Mailed by: 1-31-2019

Application Cover Sheet: Basic Project Information & Certification**Purpose of Application (check all that apply):**☒ Architectural Review ☐ Conditional Use ☐ Demolition ☐ Planned Unit Dev. ☐ Rezoning ☒ Landscape Review ☐ Special Permit**Property & Project Information:**

Property Address:

2762 Sherwood Road

Brief Project Description:

Removal of an existing attached garage & previous additions, and construction of a new two-story addition (with full basement) and detached garage.

Applicant Information:

Applicant Name:

Brenda Parker

Applicant Address:

405 N Front Street

Columbus

OH

43215

Applicant Email & Phone:

brenda.parker@cbusarch.com

614-586-5514

Property Owner Information:

Owner Name:

Louis & Christine Mitchell

Owner Address:

2762 Sherwood Road

Bexley

OH

43209

Owner Email & Phone:

CMMitchell@victoria.com

614-937-2067

Attorney/Agent Information:

Agent Name:

Brenda Parker

Agent Address:

405 N Front Street

Columbus

OH

43215

Agent Email & Phone:

brenda.parker@cbusarch.com

614-586-5514

Completed Worksheets:☒ Project Worksheet (Sheet A) ☒ Architectural Review (Sheet B) ☐ Tree Commission (Sheet D)**Signatures:**

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:

Date:

Owner Signature:

Date:

Agent Signature:

Date:

Internal Use:

Application #:

20180510

Board Referrals:

☐ ARB☐ BZAP☐ City Council☐ Tree Commission

Staff Signature:

Date:



Application Cover Sheet: Review Fee WorksheetEstimated Valuation of Project: \$ **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

- \$5.00 for each additional \$10,000 valuation

- \$600.00 cap

- \$50.00 resubmittal fee

\$
\$
\$
\$ **Variance Review**

Single Family:

\$100.00

Commercial Property:

\$100.00

Fences or Special Permits:

\$65.00

All others:

\$90.00

\$
\$
\$
\$ **Zoning Fees**

Rezoning:

- \$250.00 up to 1 acre site

- \$60.00 for each additional acre (or part thereof)

\$
\$

Requests for amendment to PUD Plans:

\$300.00

\$

Split of lot or existing parcel:

\$250.00

\$

Replatting or new plat:

\$250.00

\$ **Sign Review and Architectural Review for Commercial Properties****Project Value**

\$0 to \$5,000

Fee

\$100.00

\$5,001 to \$25,000

\$200.00

\$25,001 to \$75,000

\$250.00

\$75,001 to \$200,000

\$600.00

\$200,001 to \$750,000

\$1,000.00

Over \$750,000

\$350.00

\$
\$
\$
\$
\$
\$
\$

Fences and walls:

\$65.00

\$

Special Permit, Conditional Uses and All others:

\$90.00

\$

Re-submittal Fee:

\$50.00

\$ **Appeals**

Appeal of ARB decision to BZAP:

\$50.00

\$

Appeal of BZAP decision to City Council:

\$250.00

\$ **Fee Total:** \$

Project Worksheet

☐

Residential

☐

Commercial

Property Address:

2762 Sherwood Road

Zoning District:

R-6

☐

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.):

63.18

Depth (ft.):

143.4

Total Area (SF):

9093

Primary Structure Info:

Existing Footprint (SF):

2,340

Proposed Addition (SF):

1,514

Removing (SF):

387

Proposed new primary structure or residence (SF):

3,467

Total Square Footage:

3,467

(Type of Structure):

family, baths

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

Existing Footprint (SF):

378

Proposed Addition (SF):

904

Proposed New Structure (SF):

904

Total of all garage and accessory structures (SF):

904

Total building lot coverage (SF):

2,640

New Structure Type:

garage, porches

Ridge Height:

18'-3"

Is there a 2nd floor?

☐

Yes

☒

No

2nd Floor SF:

= 29 % of lot

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

☒

Yes

☐

No

Hardscape:

Existing Driveway (SF):

1,511

Existing Patio (SF):

325

Existing Private Sidewalk (SF):

114

Proposed Additional Hardscape (SF):

-84

Total Hardscape (SF):

1,866

Totals:

Total overall lot coverage (SF):

4,506

= 50

% 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 checked="" type="checkbox"/>	Wood Shingle	New gables; HardiShingle straight edge, painted
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	1x12 cedar (low); HardiLap Smooth 5" (high), painted
<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:



South (Front)

2762 Sherwood Road
Bexley, Ohio 43209



West (Side)

2762 Sherwood Road
Bexley, Ohio 43209



North (Rear)

2762 Sherwood Road
Bexley, Ohio 43209



East (Side)

2762 Sherwood Road
Bexley, Ohio 43209

Owner:
Mitchell Residence
2762 Sherwood Road
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

GENERAL INFORMATION

Address:	2762 Sherwood Rd. Bexley, Ohio 43209
Parcel:	020-000249-00
Scope of Project:	The project consists of the removal of an existing attached garage and previous additions; and the construction of new two-story addition (with full basement) and detached garage. The addition includes a new kitchen, family room, mudroom, & covered porch on the first floor. The addition includes a new master suite, third bathroom, & laundry at the second floor.
Existing First Floor SF (to remain):	985 sf
First Floor Addition SF:	739 sf
Total First Floor SF:	1,724 sf
Existing Second Floor SF (to remain):	968 sf
Second Floor Addition SF:	775 sf
Total Second Floor SF:	1,743 sf
Total House SF:	3,467 sf
New Covered Porch SF:	252 sf
New Corner Porch SF:	36 sf
New Garage SF:	616 sf

ZONING: R-6

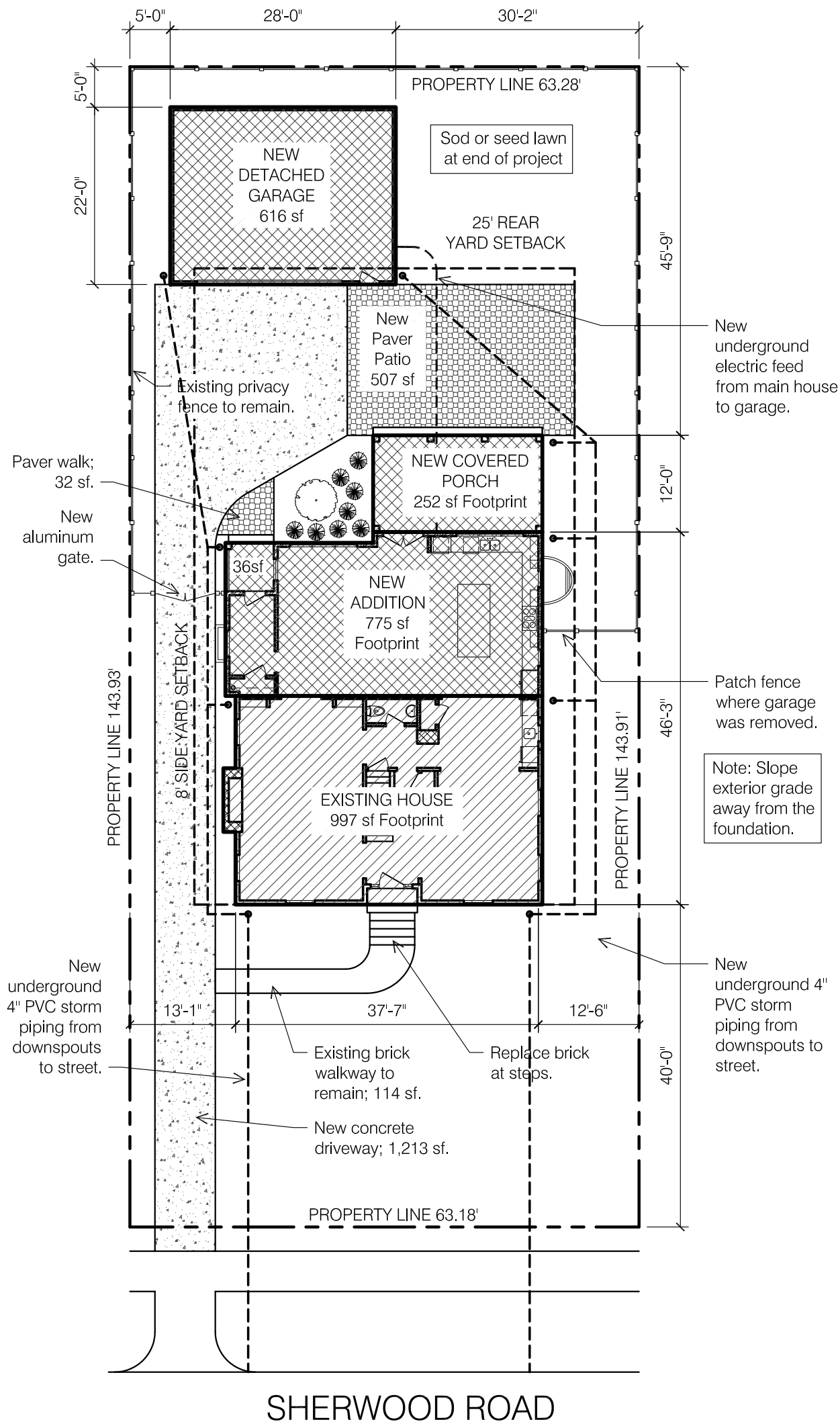
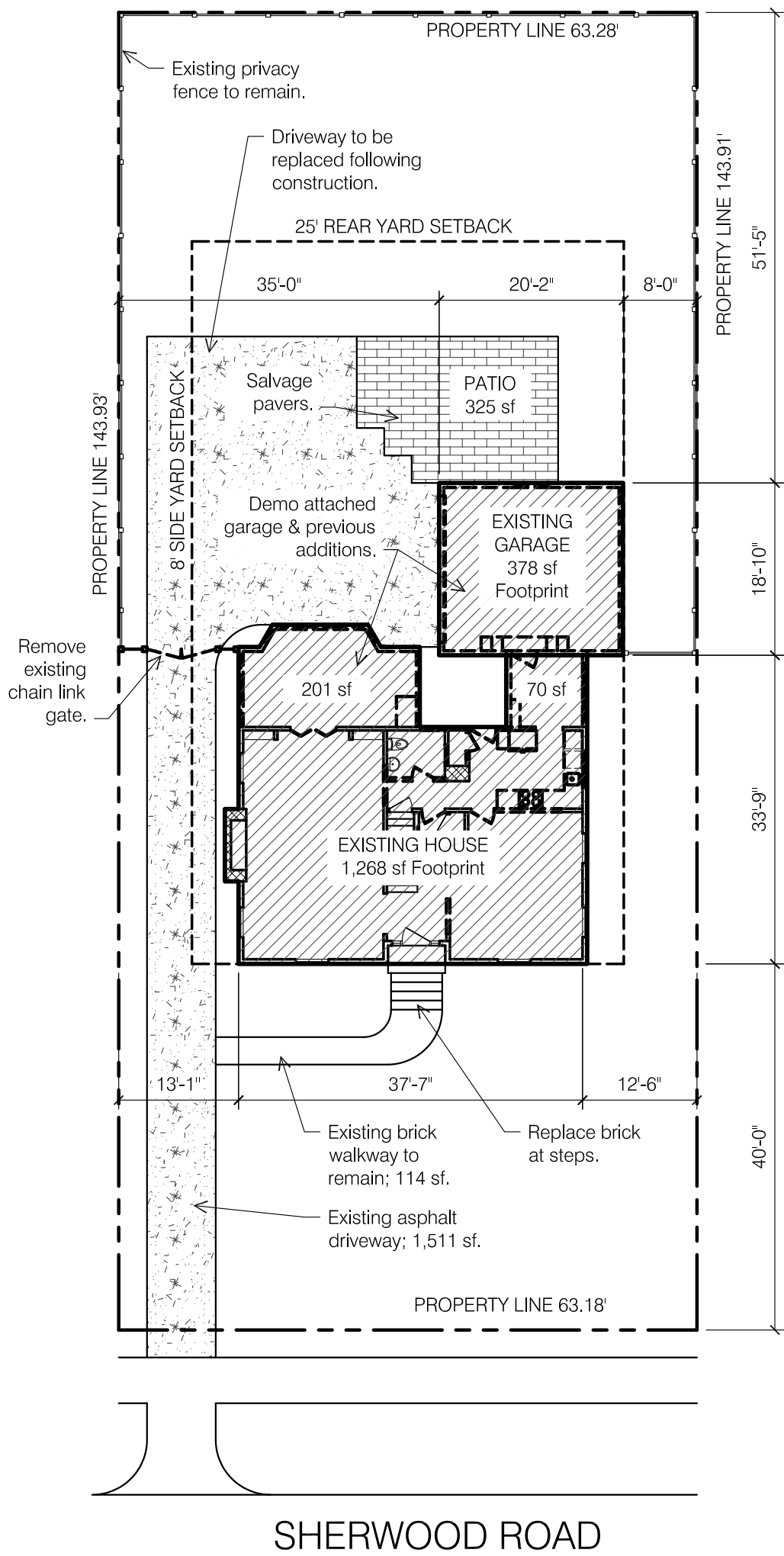
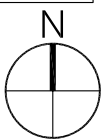
Number of Floors	Actual	Zoning Req't
Existing:	2 (25'-5" height)	1 to 2.5 flr (35')
Proposed:	2 (25'-5" height)	Meets Zoning
Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	9,093 sf	6,000 sf
Lot Width:	63.18'	50'
Lot Depth	143.91'	120'
Building Lot Coverage		
Existing House	997 sf	3,182 sf (35%)
New Addition	775 sf	
New Covered Porch	252 sf	
New Detached Garage	616 sf	
Total Building Coverage	2,640 sf (29%)	Meets Zoning
Total Lot Coverage		
Total Building Coverage	2,640 sf	5,455 sf (60%)
Driveway	1,213 sf	
Front Walk	114 sf	
Rear Paver Walk	32 sf	
Paver Patio	507 sf	
Total Lot Coverage	4,506 sf (50%)	Meets Zoning
New Addition Setbacks	Actual	Zoning Req't
Side Proposed East:	12'-6"	8'-0"
Side Proposed West:	13'-1"	8'-0"
Rear Yard Proposed:	52'-1"	25'-0"
Front Yard Proposed:	41'-11"	41'-11"
Detached Garage	Actual	Zoning Req't
Garage SF:	616 sf	624 sf
Garage Height:	20'-0"	20'-0"
Garage Rear Setback:	5'-0"	3'-0"
Garage Side Setback:	5'-0"	3'-0"

SHEET INDEX

A1.0	Site Plan & General Info
A1.1	Landscape Plan
A2.1	First Floor Plans
A2.2	Second Floor Plans
A2.4	Roof Plan
A2.5	Garage Plans
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations
A3.4	Exterior Elevations
A3.5	Garage Elevations

DESIGN CRITERIA

Design Criteria:
Wind Speed = 90 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Live Load Floors = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%



Owner:
Mitchell Residence
2762 Sherwood Road
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

seal/signature

rev.	date	description
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key plan

issue date
December 16, 2018

phase

issued for
Pricing Set

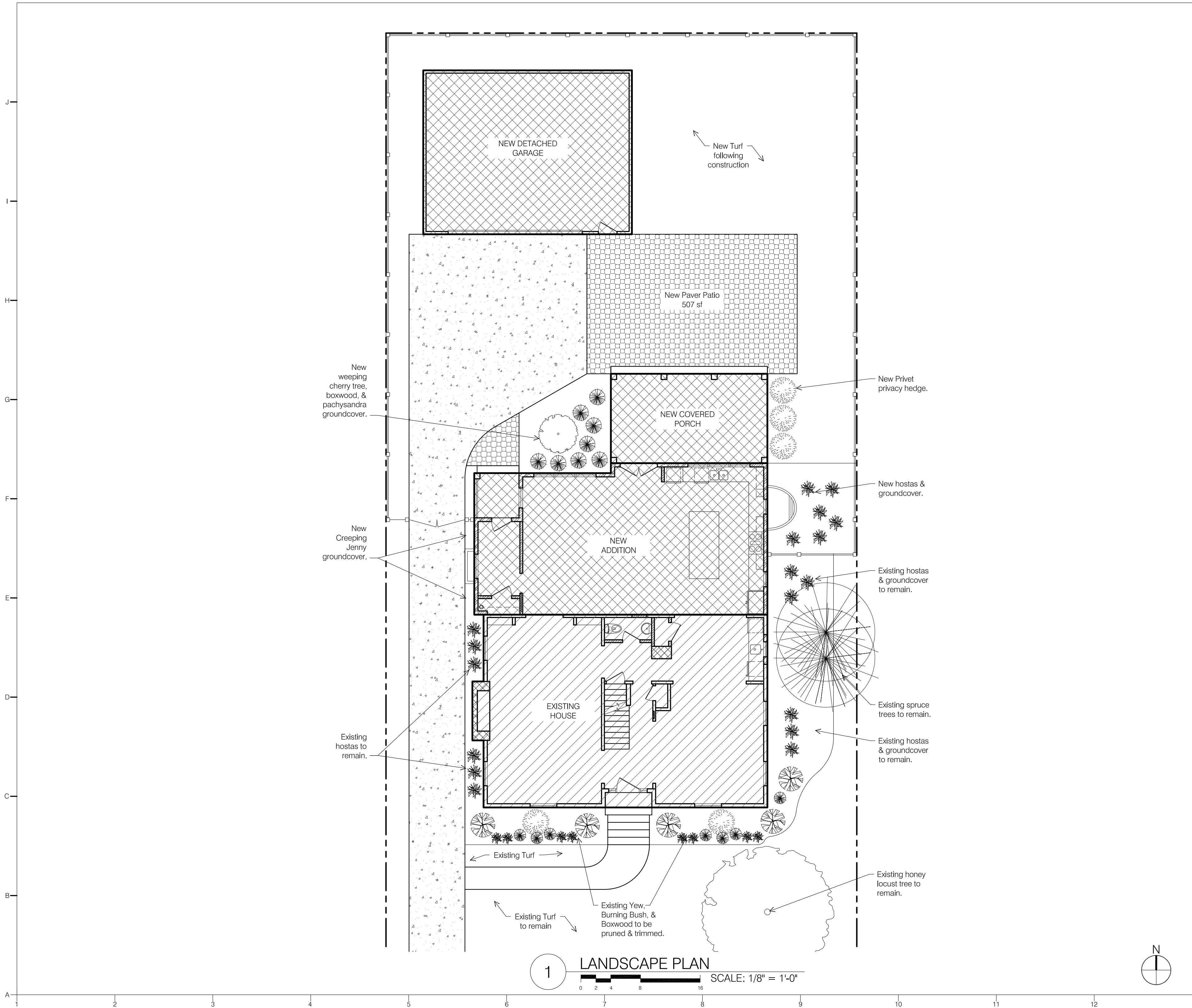
project number
2762 SR

sheet title

LANDSCAPE
PLAN

sheet number

A1.1



Owner:
Mitchell Residence
2762 Sherwood Road
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

sheet number

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930 Northwest Blvd.
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t: 614.586.5514

seal/signature

rev.	date	description
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key plan

issue date
December 16, 2018

phase

issued for
Pricing Set

project number
2762 SR

sheet title

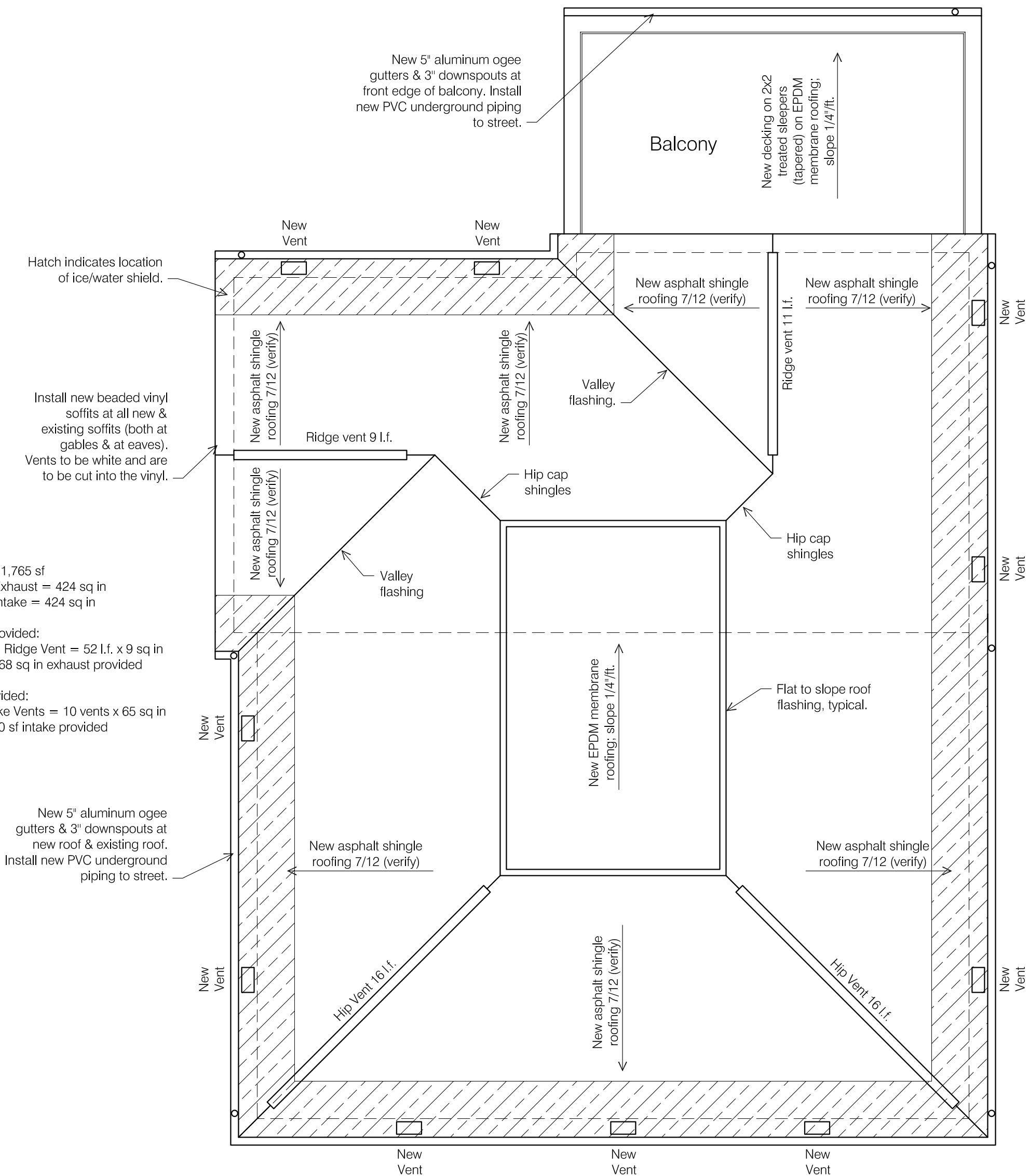
ROOF
PLANS

sheet number

A2.4

J
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1 2 3 4 5 6 7 8 9 10 11 12

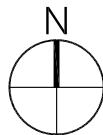


Attic Area: 1,765 sf
Required Exhaust = 424 sq in
Required Intake = 424 sq in

Exhaust Provided:
Hip Vent + Ridge Vent = 52 l.f. x 9 sq in
per l.f. = 468 sq in exhaust provided

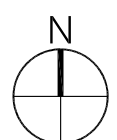
Intake Provided:
8"x16" Intake Vents = 10 vents x 65 sq in
each = 650 sf intake provided

A7 ROOF NEW WORK PLAN
SCALE: 3/16" = 1'-0"



Owner:
Mitchell Residence
2762 Sherwood Road
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

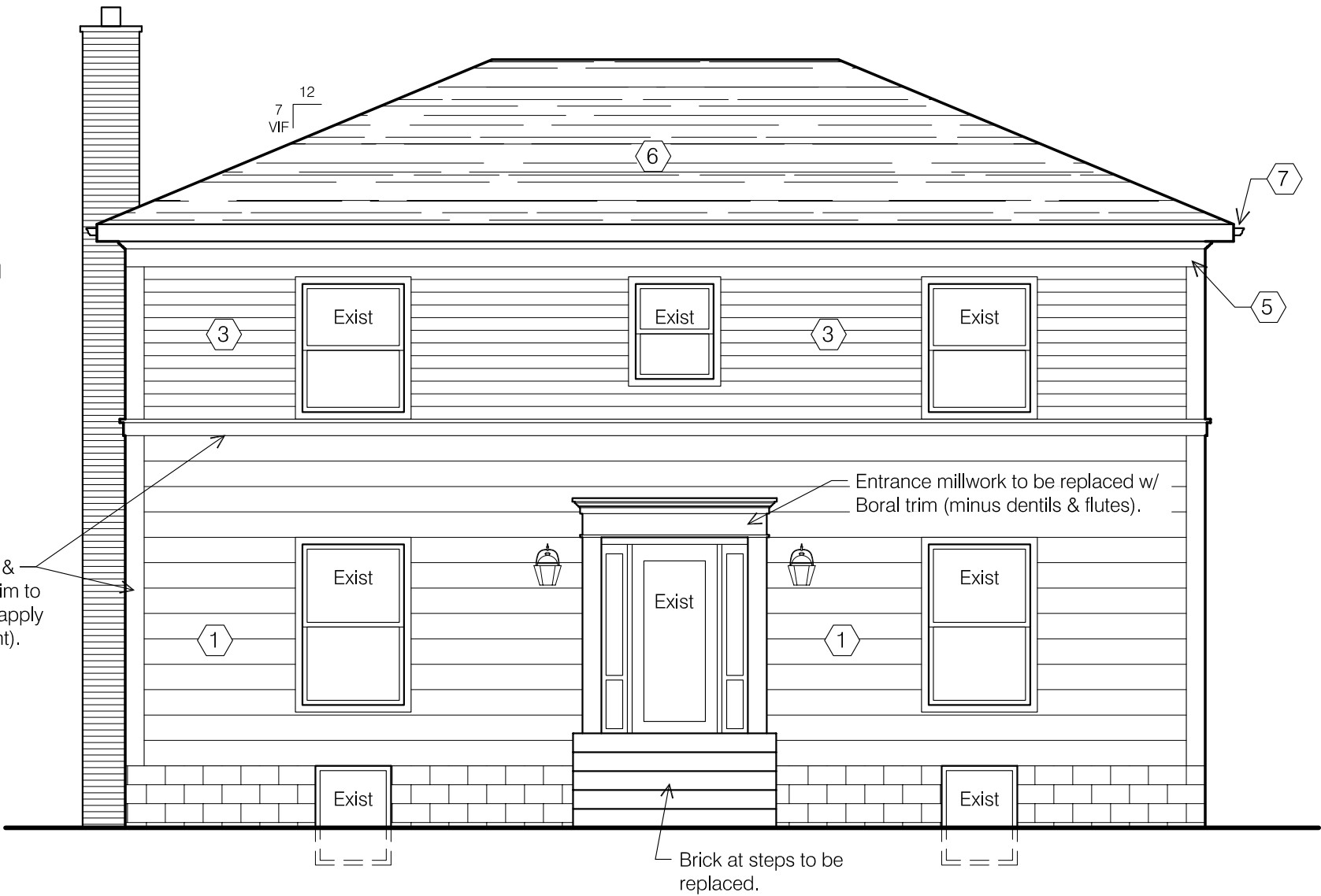
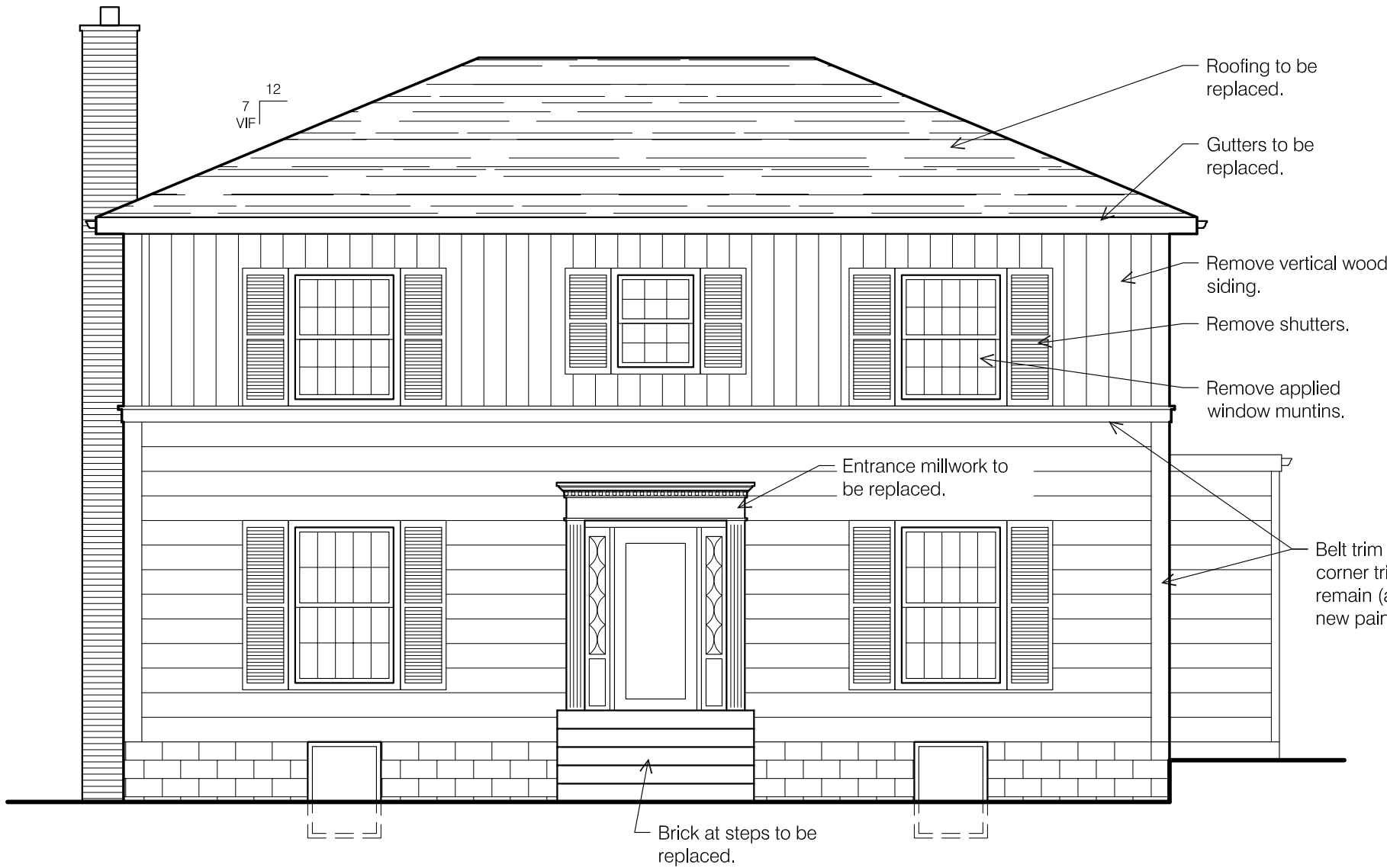


GARAGE PLANS

A2.5

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd	01	Single (Frame Size 3'-3"w x 5'-2"h)	DOUBLE HUNG	Mudroom (dims to match window in living room)
New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	02	Single (Frame Size 2'-8"w x 1'-8"h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6"w x 4'-6"h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Single (Frame Size 2'-8" x 3'-0")	DOUBLE HUNG	Basement Tempered labeled glass
	08	Single (Frame Size 2'-8" x 4'-0")	CASEMENT	Basement - Meet egress 5.7 sf Tempered labeled glass
	11	Single-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Mud Room - Full-Light Tempered labeled glass
	13	Triple-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES					
<div>1</div>	Existing wood siding (10-3/4" exposure) to remain.	<div>5</div>	Exterior Trim: Corner Trim: Boral 5/4 x 6. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with 2x3 sill (sloped top). Eave: Boral 5/4 x 8 w/ 2-1/2" crown. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Boral 5/4 x 12.	<div>8</div>	Foundation: Concrete masonry units painted to match siding.
<div>2</div>	Salvaged (and/or new) cedar wood siding (10-3/4" exposure) to match existing.	<div>6</div>	New asphalt shingle roofing.	<div>9</div>	Corner Porch & Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor (if over 30" to grade): Timbertech Radiance Rail. Railing @ Second Floor: Westbury aluminum railing, Style C70, Black, with clear glass infill panels.
<div>3</div>	New HardiLap siding (5' exposure).	<div>7</div>	5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.		
<div>4</div>	New HardiShingle siding (straight edge).				
GENERAL NOTES					
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.					



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Bexley, Ohio 43209

Owner:
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2762 Sherwood Road
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Architect:
Brenda Parker
930 Northwest Blvd.
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t: 614.586.5514

seal/signature

rev. date description

key plan

issue date December 16, 2018

phase

issued for Pricing Set

project number 2762 SR

sheet title

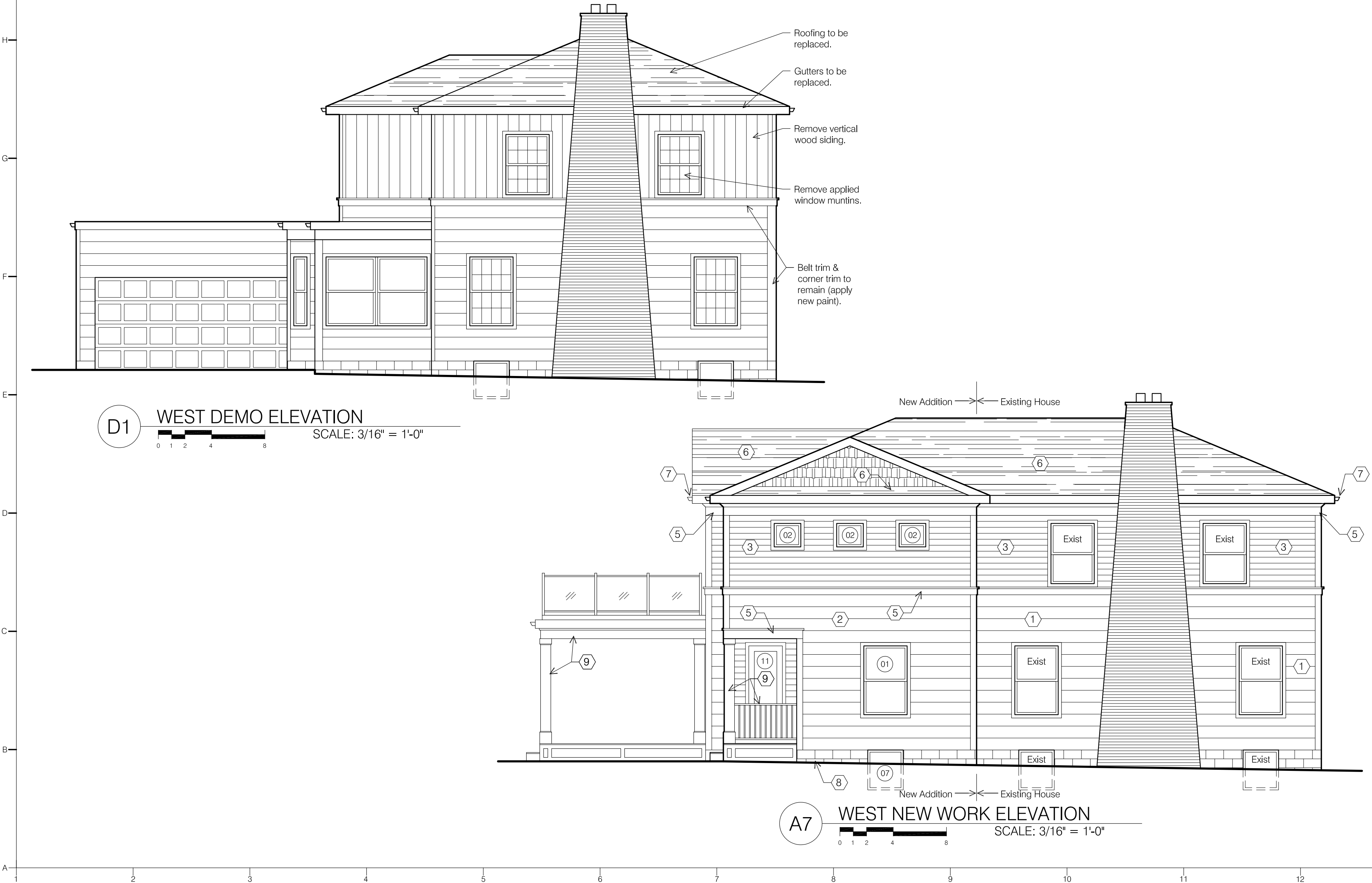
EXTERIOR
ELEVATIONS

sheet number

A3.1

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd	01	Single (Frame Size 3'-3"w x 5'-2"h)	DOUBLE HUNG	Mudroom (dims to match window in living room)
New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	02	Single (Frame Size 2'-8"w x 1'-8"h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6"w x 4'-6"h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Single (Frame Size 2'-8" x 3'-0")	DOUBLE HUNG	Basement Tempered labeled glass
	08	Single (Frame Size 2'-8" x 4'-0")	CASEMENT	Basement - Meet egress 5.7 sf Tempered labeled glass
	11	Single-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Mud Room - Full-Light Tempered labeled glass
	13	Triple-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES		
① Existing wood siding (10-3/4" exposure) to remain.	⑤ Exterior Trim: Corner Trim: Boral 5/4 x 6. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with 2x3 sill (sloped top). Eave: Boral 5/4 x 8 w/ 2-1/2" crown. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Boral 5/4 x 12.	⑧ Foundation: Concrete masonry units painted to match siding.
② Salvaged (and/or new) cedar wood siding (10-3/4" exposure) to match existing.		⑨ Corner Porch & Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor (if over 30" to grade): Timbertech Radiance Rail. Railing @ Second Floor: Westbury aluminum railing, Style C70, Black, with clear glass infill panels.
③ New HardiLap siding (5' exposure).	⑥ New asphalt shingle roofing.	
④ New HardiShingle siding (straight edge).	⑦ 5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.	
GENERAL NOTES		
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.		



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key plan

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EXTERIOR
ELEVATIONS

sheet number

A3.2

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	01	Single (Frame Size 3'-3"w x 5'-2"h)	DOUBLE HUNG	Mudroom (dims to match window in living room)
	02	Single (Frame Size 2'-8"w x 1'-8"h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6"w x 4'-6"h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Single (Frame Size 2'-8" x 3'-0")	DOUBLE HUNG	Basement Tempered labeled glass
	08	Single (Frame Size 2'-8" x 4'-0")	CASEMENT	Basement - Meet egress 5.7 sf Tempered labeled glass
	11	Single-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Mud Room - Full-Light Tempered labeled glass
	13	Triple-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES		
1 Existing wood siding (10-3/4" exposure) to remain.	5 Exterior Trim: Corner Trim: Boral 5/4 x 6. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with 2x3 sill (sloped top). Eave: Boral 5/4 x 8 w/ 2-1/2" crown. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Boral 5/4 x 12.	8 Foundation: Concrete masonry units painted to match siding.
2 Salvaged (and/or new) cedar wood siding (10-3/4" exposure) to match existing.		9 Corner Porch & Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor (if over 30" to grade): Timbertech Radiance Rail. Railing @ Second Floor: Westbury aluminum railing, Style C70, Black, with clear glass infill panels.
3 New HardiLap siding (5' exposure).	6 New asphalt shingle roofing.	
4 New HardiShingle siding (straight edge).	7 5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.	
GENERAL NOTES		
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.		



C2 NORTH DEMO ELEVATION
SCALE: 3/16" = 1'-0"



E8 C8
SCALE: 3/16" = 1'-0"

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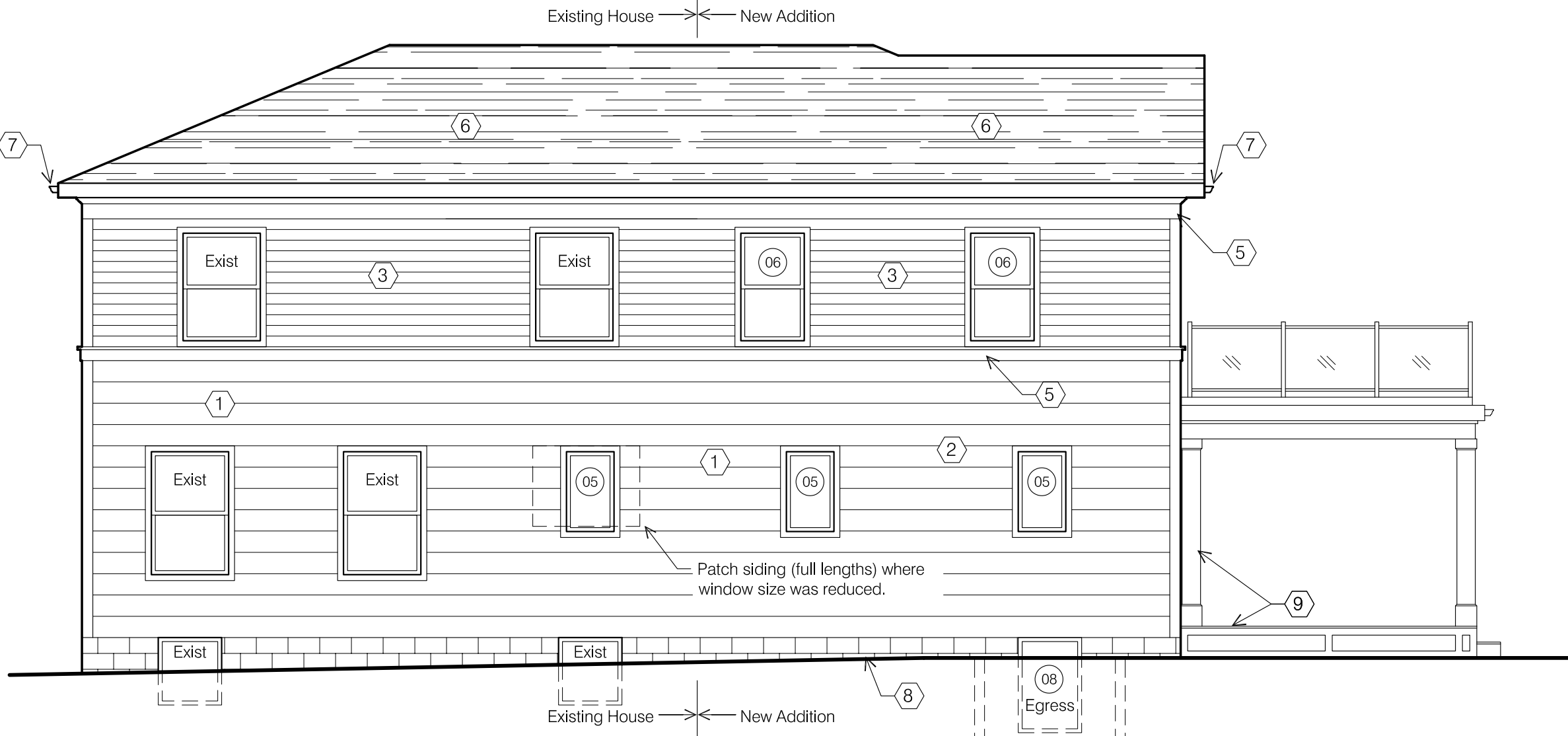
A3.3

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	01	Single (Frame Size 3'-3"w x 5'-2"h)	DOUBLE HUNG	Mudroom (dims to match window in living room)
	02	Single (Frame Size 2'-8"w x 1'-8"h)	AWNING	Master Bath, Bath2 Obscured glass, Tempered labeled glass
	03	Triple (Frame Size 2'-6"w x 4'-6"h)	DOUBLE HUNG	Master Bath Tempered labeled glass
	04	Triple (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Single (Frame Size 2'-8" x 3'-0")	DOUBLE HUNG	Basement Tempered labeled glass
	08	Single (Frame Size 2'-8" x 4'-0")	CASEMENT	Basement - Meet egress 5.7 sf Tempered labeled glass
	11	Single-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Mud Room - Full-Light Tempered labeled glass
	13	Triple-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light Tempered labeled glass
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Kitchen - Full-Light Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Master Bedroom - Full-Light Tempered labeled glass
	16	Single Swinging Door (2'-8" x 6'-8")	Swing Door	Garage - 3/4 light with panel below Tempered labeled glass

CODED NOTES					
1	Existing wood siding (10-3/4" exposure) to remain.	5	Exterior Trim: Corner Trim: Boral 5/4 x 6. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with 2x3 sill (sloped top). Eave: Boral 5/4 x 8 w/ 2-1/2" crown. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Boral 5/4 x 12.	8	Foundation: Concrete masonry units painted to match siding.
2	Salvaged (and/or new) cedar wood siding (10-3/4" exposure) to match existing.	6	New asphalt shingle roofing.	9	Corner Porch & Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor (if over 30" to grade): Timbertech Radiance Rail. Railing @ Second Floor: Westbury aluminum railing, Style C70, Black, with clear glass infill panels.
3	New HardiLap siding (5" exposure).	7	5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.		
4	New HardiShingle siding (straight edge).				
GENERAL NOTES					
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.					



D1 WEST DEMO ELEVATION
SCALE: 3/16" = 1'-0"



A7 WEST NEW WORK ELEVATION
SCALE: 3/16" = 1'-0"

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seal/signature

rev. date description

key plan

issue date
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phase

issued for
Pricing Set

project number
2762 SR

sheet title

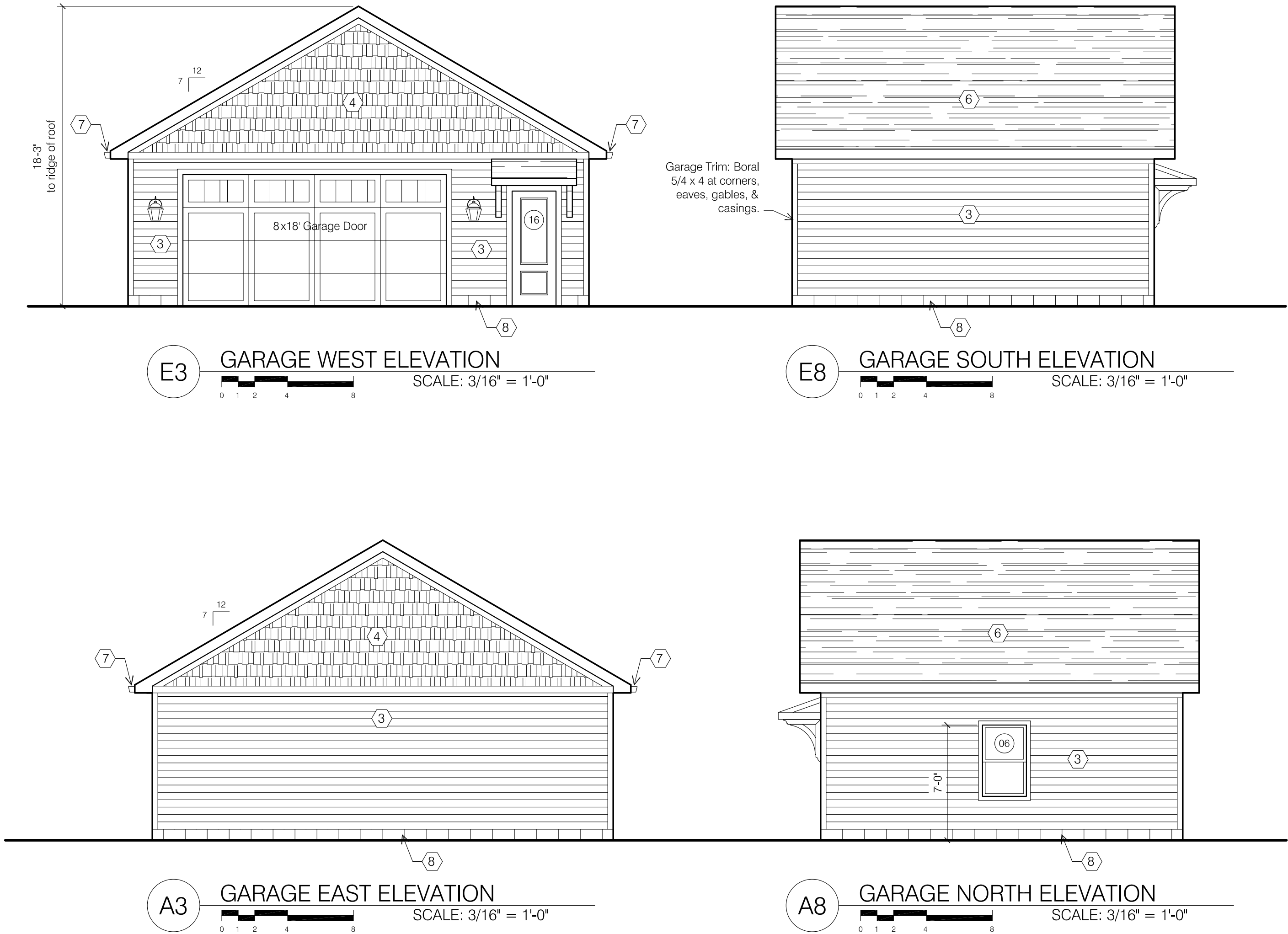
EXTERIOR
ELEVATIONS

sheet number

A3.4

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
2762 Sherwood Rd New Construction Windows to be vinyl. New Construction Patio Doors to be Marvin Ultimate Clad French Doors. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls. Verify all sizes in field prior to placing order.	01	Single (Frame Size 3'-3"w x 5'-2"h)	DOUBLE HUNG	Mudroom (dims to match window in living room)
	02	Single (Frame Size 2'-8"w x 1'-8"h)	AWNING	Master Bath, Bath2
	03	Triple (Frame Size 2'-6"w x 4'-6"h)	DOUBLE HUNG	Master Bath
	04	Triple (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen
	05	Single (Frame Size 2'-4"w x 3'-4"h)	CASEMENT	Kitchen & Wetbar
	06	Single (Frame Size 2'-8" x 4'-6")	DOUBLE HUNG	Master Bedroom & Garage
	07	Single (Frame Size 2'-8" x 3'-0")	DOUBLE HUNG	Basement
	08	Single (Frame Size 2'-8" x 4'-0")	CASEMENT	Basement - Meet egress 5.7 sf
				Tempered labeled glass
	11	Single-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Family Room - Full-Light
	12	Single Swinging Door (2'-6" x 6'-8")	Swing Door	Tempered labeled glass
	13	Triple-Fixed Door Panel (2'-6" x 6'-8")	Fixed Door	Mud Room - Full-Light
	14	Swinging French Door (2'-6" x 6'-8")	French Swing Door	Tempered labeled glass
	15	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Kitchen - Full-Light
	16	Double Sliding French Door (2'-6" x 6'-8")	French Sliding Door	Tempered labeled glass

CODED NOTES		
1 Existing wood siding (10-3/4" exposure) to remain.	5 Exterior Trim: Corner Trim: Boral 5/4 x 6. Casing: Boral 5/4 x 4 with 2x3 sill (sloped top). Belt: Boral 5/4 x 4 with 2x3 sill (sloped top). Eave: Boral 5/4 x 8 w/ 2-1/2" crown. Fascia: Cedar 1x6 (verify, match existing) wrapped with aluminum. Soffit: Boral 5/4 x 12.	8 Foundation: Concrete masonry units painted to match siding.
2 Salvaged (and/or new) cedar wood siding (10-3/4" exposure) to match existing.		9 Corner Porch & Covered Porch: Column: 6x6 treated post furred out & wrapped w/ 1x10 Boral trim. 1x6 top trim & 1x10 base trim with chamfered top edge. Decking: Timbertech Legacy. Ceiling: Paulownia bead board (ptd or stained). Apron: HardiPanel with 1x4 trim. Railing @ First Floor (if over 30" to grade): Timbertech Radiance Rail. Railing @ Second Floor: Westbury aluminum railing, Style C70, Black, with clear glass infill panels.
3 New HardiLap siding (5' exposure).	6 New asphalt shingle roofing.	
4 New HardiShingle siding (straight edge).	7 5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.	
GENERAL NOTES		
Entire exterior is to be painted (siding, trim, doors, & foundation). All new trim & siding components are to be primed. Apply (2) coats of high-quality acrylic paint both new & existing components.		



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sheet title

GARAGE
ELEVATIONS

sheet number

A3.5





2762



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 14th, 2019 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. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 19-002A
Applicant: SBA-Studios, LLC
Owner: Paymax Properties, LLC, Joe Grundy
Location: 387 S. Parkview Avenue

ARB Request: The applicant is seeking architectural review for new addition to the north side, and modifications to the principal structure, which includes a window and material changes.

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

Mailed by: 1-31-2019

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

☒ Architectural Review ☐ Conditional Use ☐ Demolition ☐ Planned Unit Dev. ☐ Rezoning ☐ Landscape Review ☐ Special Permit

Property & Project Information:

Property Address: 387 S. Parkview

Brief Project Description: Additions and modifications to the existing residence,
New connector between garage and home

Applicant Information:

Applicant Name: SBA-Studios's, LLC

Applicant Address: 1565 Dale Ford Road, Delaware, OH 43015

Applicant Email & Phone: dreid@sba-studios.com 740-258-4512

Property Owner Information:

Owner Name: Paymax Properties, LLC Attn: Joe Grundey

Owner Address: P.O. Box 246, Reynoldsburg, OH 43068

Owner Email & Phone: joe.grundey70@gmail.com 614-306-0604

Attorney/Agent Information:

Agent Name:

Agent Address:

Agent Email & Phone:

Completed Worksheets: ☒ Project Worksheet (Sheet A) ☒ Architectural Review (Sheet B) ☐ Tree Commission (Sheet D)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:  Date: 1-17-19

Owner Signature:  Date: 1-17-19

Agent Signature: Date:

Internal Use:

Application #: 2019002A Board Referrals: ☐ ARB ☐ BZAP ☐ City Council ☐ Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 500,000

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

- \$5.00 for each additional \$10,000 valuation

- \$600.00 cap

- \$50.00 resubmittal fee

\$ 90.00
\$ 245.00
\$
\$ **Variance Review**

Single Family:

\$100.00

Commercial Property:

\$100.00

Fences or Special Permits:

\$65.00

All others:

\$90.00

\$
\$
\$
\$ **Zoning Fees**

Rezoning:

- \$250.00 up to 1 acre site

- \$60.00 for each additional acre (or part thereof)

\$
\$

Requests for amendment to PUD Plans:

\$300.00

\$

Split of lot or existing parcel:

\$250.00

\$

Replatting or new plat:

\$250.00

\$ **Sign Review and Architectural Review for Commercial Properties****Project Value**

\$0 to \$5,000

Fee

\$100.00

\$5,001 to \$25,000

\$200.00

\$25,001 to \$75,000

\$250.00

\$75,001 to \$200,000

\$600.00

\$200,001 to \$750,000

\$1,000.00

Over \$750,000

\$350.00

\$
\$
\$
\$
\$
\$

Fences and walls:

\$65.00

\$

Special Permit, Conditional Uses and All others:

\$90.00

\$

Re-submittal Fee:

\$50.00

\$ **Appeals**

Appeal of ARB decision to BZAP:

\$50.00

\$

Appeal of BZAP decision to City Council:

\$250.00

\$ Fee Total: \$

Project Worksheet



Residential



Commercial

Property Address:

387 S. Parkview

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.):

133.0'

Depth (ft.):

250.0'

Total Area (SF):

33,250

Primary Structure Info:

Existing Footprint (SF):

1,860.7

Proposed Addition (SF):

76.4

Removing (SF):

N/A

(Type of Structure):

Wood Frame Home

Proposed new primary structure or residence (SF):

1,937.1

Total Square Footage:

1,937.1

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

Existing Footprint (SF):

776.48

New Structure Type:

N/A

Proposed Addition (SF):

0

Ridge Height:

unchanged

Proposed New Structure (SF):

0

Is there a 2nd floor?



Yes



No

Total of all garage and accessory structures (SF):

776.48

2nd Floor SF:

Total building lot coverage (SF):

776.48

=

% of lot

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

Yes

No

Hardscape:

Existing Driveway (SF):

3987.3

Existing Patio (SF):

0

Existing Private Sidewalk (SF):

44.3

Proposed Additional Hardscape (SF):

0

Total Hardscape (SF):

4,031.6

Totals:

Total overall lot coverage (SF):

6,745.2

=

20.3

% 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:

<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> House or Principal Structure	<input type="checkbox"/> Garage Only	<input checked="" type="checkbox"/> House & Garage	
Existing Roof Type:	<input type="checkbox"/> Slate	<input type="checkbox"/> Clay Tile	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Std. 3-tab Asphalt Shingle
	<input checked="" type="checkbox"/> Arch. Dimensional Shingles	<input type="checkbox"/> EPDM Rubber	<input type="checkbox"/> TPO Rubber	<input type="checkbox"/> Metal
New Roof Type:	<input type="checkbox"/> Slate	<input type="checkbox"/> Clay Tile	<input type="checkbox"/> Wood Shake	<input type="checkbox"/> Std. 3-tab Asphalt Shingle
	<input checked="" type="checkbox"/> Arch. Dimensional Shingles	<input type="checkbox"/> EPDM Rubber	<input type="checkbox"/> TPO Rubber	<input type="checkbox"/> Metal
New Shingle Manufacturer:	GAF			
New Roof Style & Color:	Timberline HD Weather Wood			

<input checked="" type="checkbox"/> Windows	<input checked="" type="checkbox"/> House or Principal Structure	<input type="checkbox"/> Garage Only	<input type="checkbox"/> House & Garage	
Existing Window Type:	<input checked="" type="checkbox"/> Casement	<input checked="" type="checkbox"/> Fixed	<input type="checkbox"/> Exterior Storm	<input type="checkbox"/> Other: <input type="text"/>
	<input type="checkbox"/> Double Hung	<input type="checkbox"/> Awning	<input type="checkbox"/> Horizontal Sliding	
Existing Window Materials:	<input type="checkbox"/> Aluminum Clad Wood	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Metal	
	<input type="checkbox"/> Vinyl Clad Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Other: <input type="text"/>	
New Window Manufacturer:	Jeld-Wen, W-2500			
New Window Style/Mat./Color:	Match Exg., Clad Wood, White			

<input checked="" type="checkbox"/> Doors	<input checked="" type="checkbox"/> House or Principal Structure	<input type="checkbox"/> Garage Only	<input checked="" type="checkbox"/> House & Garage		
Existing Entrance Door Type:	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Insulated Metal	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Sidelights	<input type="checkbox"/> Transom Windows
Existing Garage Door Type:	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Insulated Metal	<input type="checkbox"/> Fiberglass		
Door Finish:	<input checked="" type="checkbox"/> Stained	<input type="checkbox"/> Painted			
Proposed Door Type:	Wood Entry	Style:	Custom	Color:	Stained

<input checked="" type="checkbox"/> Exterior Trim					
Existing Door Trim:	<input type="checkbox"/> Cedar	<input type="checkbox"/> Redwood	<input checked="" type="checkbox"/> Pine	<input type="checkbox"/> Std. Lumber Profile	
	<input type="checkbox"/> Wood Composite	<input type="checkbox"/> Aluminum Clad	<input type="checkbox"/> Molding	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other: <input type="text"/>
Proposed New Door Trim:	Pine to Match				
Existing Window Trim:	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Redwood	<input type="checkbox"/> Pine	<input type="checkbox"/> Std. Lumber Profile	
	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other: <input type="text"/>			
Proposed New Window Trim:	Stucco wrapped to match			Trim Color(s):	White
Do the Proposed Changes Affect the Overhangs?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/>	Cultured Stone	Glen-Gery Limestone, Cashmere
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick	Existing Red tone
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	Aged Pewter to match Shake siding
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Shingle	James Hardie, Staggered edge Shake panel, Aged Pewter
<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:

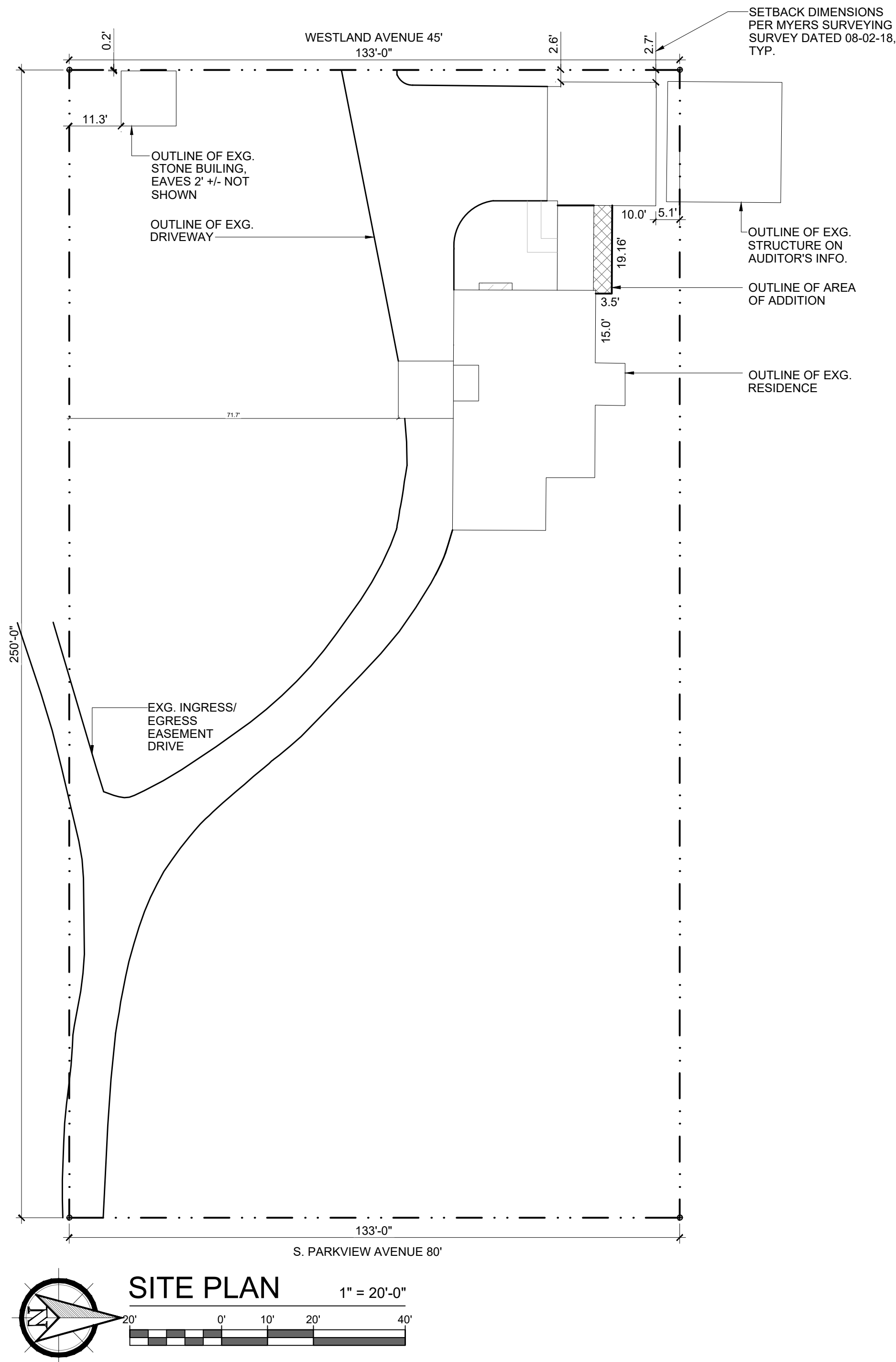
Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:



BEXLEY ZONING: R3

YARD CALCULATIONS:
TOTAL LOT SQUARE FOOTAGE = 33,250 S.F.
BUILDING MAX. 25% = 8,312.5 SQ. FT.
OVERALL MAX. 50% = 16,625.0 SQ. FT.
PROPOSED BUILDING SQ. FT. = 2,713.6, W/ DETACHED STRUC.
EXISTING DRIVEWAY SQ. FT. = 3,987.3
EXISTING PATIOS & WALKS SQ. FT. = 44.3 SQ. FT.

TOTAL YARD MAX. 50% = 16,625.0 SQ. FT.
TOTAL COVERAGE = 6,745.2 SQ. FT. = COMPLIES

SITE PLAN NOTES:

BUILDER TO MAINTAIN A MINIMUM GRADE OF 6" OF FALL IN THE FIRST 10' AWAY FROM THE HOUSE.
BUILDER TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL AS REQUIRED DURING ALL PHASES OF CONSTRUCTION
FINAL GRADING TO BE DETERMINED BY THE GENERAL CONTRACTOR. FIELD VERIFY ALL GRADING WITH OWNER. NOTIFY SBA STUDIOS, LLC IN WRITING IF GRADING IS DIFFERENT THAN EXTERIOR HOUSE ELEVATIONS INDICATE ON DRAWINGS.

THIS SITE PLAN WAS PREPARED WITH INFORMATION PROVIDED BY THE CLIENT & DATA OBTAINED FROM MUNICIPALITY OR COUNTY GIS. THIS SITE PLAN IS TO BE USED BY THE CLIENT FOR THE SOLE PURPOSE OF OBTAINING A BUILDING PERMIT. ALL GRADES, LOCATIONS, AND INFORMATION PROVIDED WITHIN TO BE VERIFIED BY THE GENERAL CONTRACTOR & SURVEYOR PRIOR TO PROVIDING ANY SERVICES AT THIS LOCATION. THE USE OF THIS SITE PLAN FOR ANY OTHER PURPOSE BEYOND OBTAINING A BUILDING PERMIT FOR PLANS PROVIDED BY SBA-STUDIOS, LLC IS PROHIBITED.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO

614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: 1" = 20'-0"

SHEET # / DESCRIPTION

SITE PLAN

A0-1

DATE: 01.16.2019

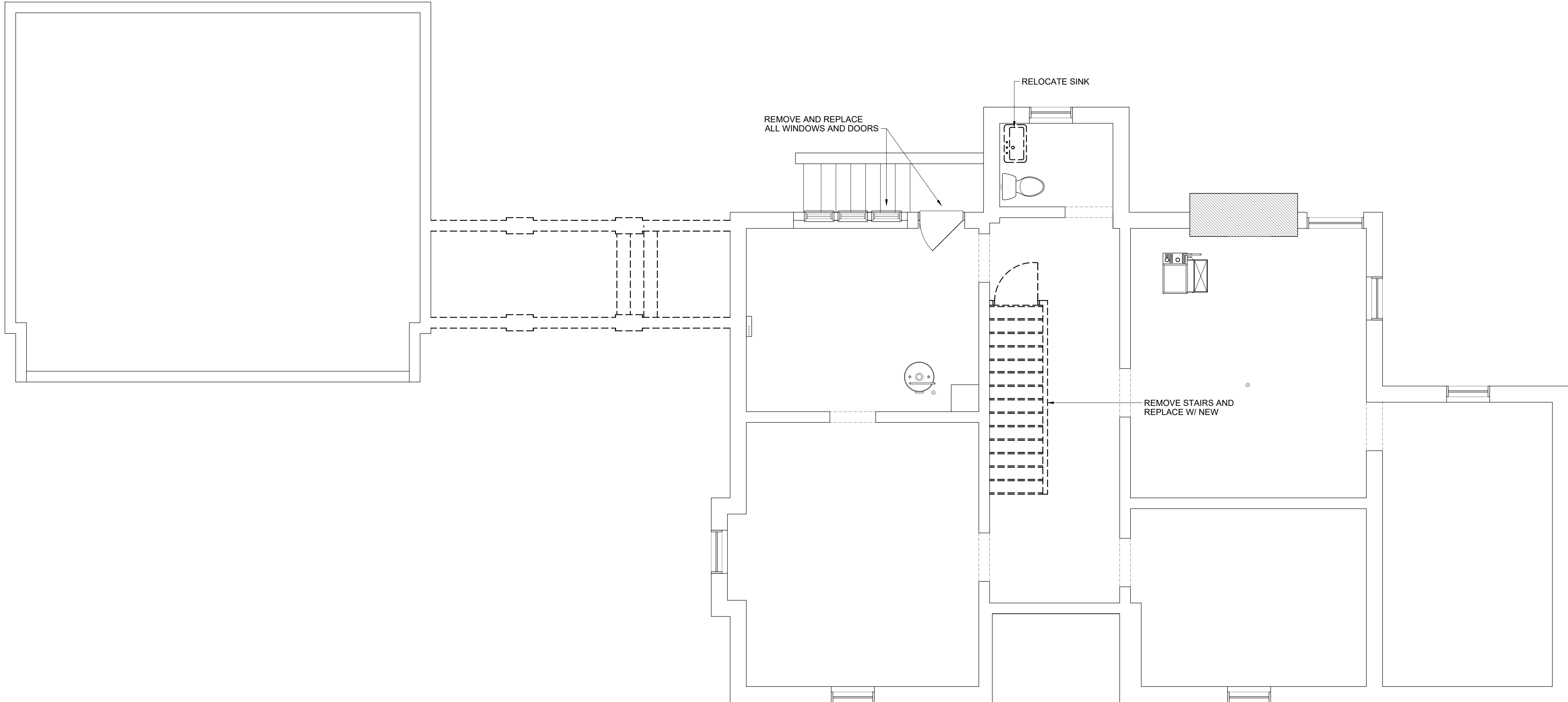
DESIGN REVIEW SUBMISSION

SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019

PRELIMINARY
NOT FOR
CONSTRUCTION

STATE OF OHIO
REGISTERED ARCHITECT
SCOTT BAKER
14654

SBA STUDIOS PROJECT # 2018-428



DEMOLITION NOTES

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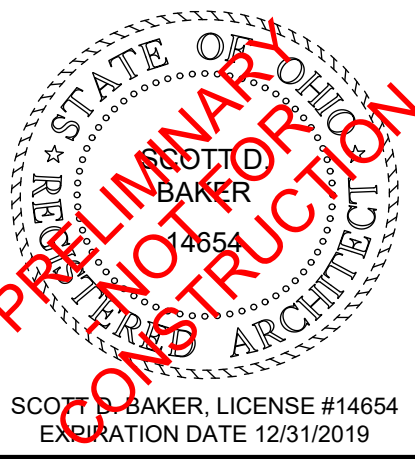
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DEMOLITION WALL LEGEND

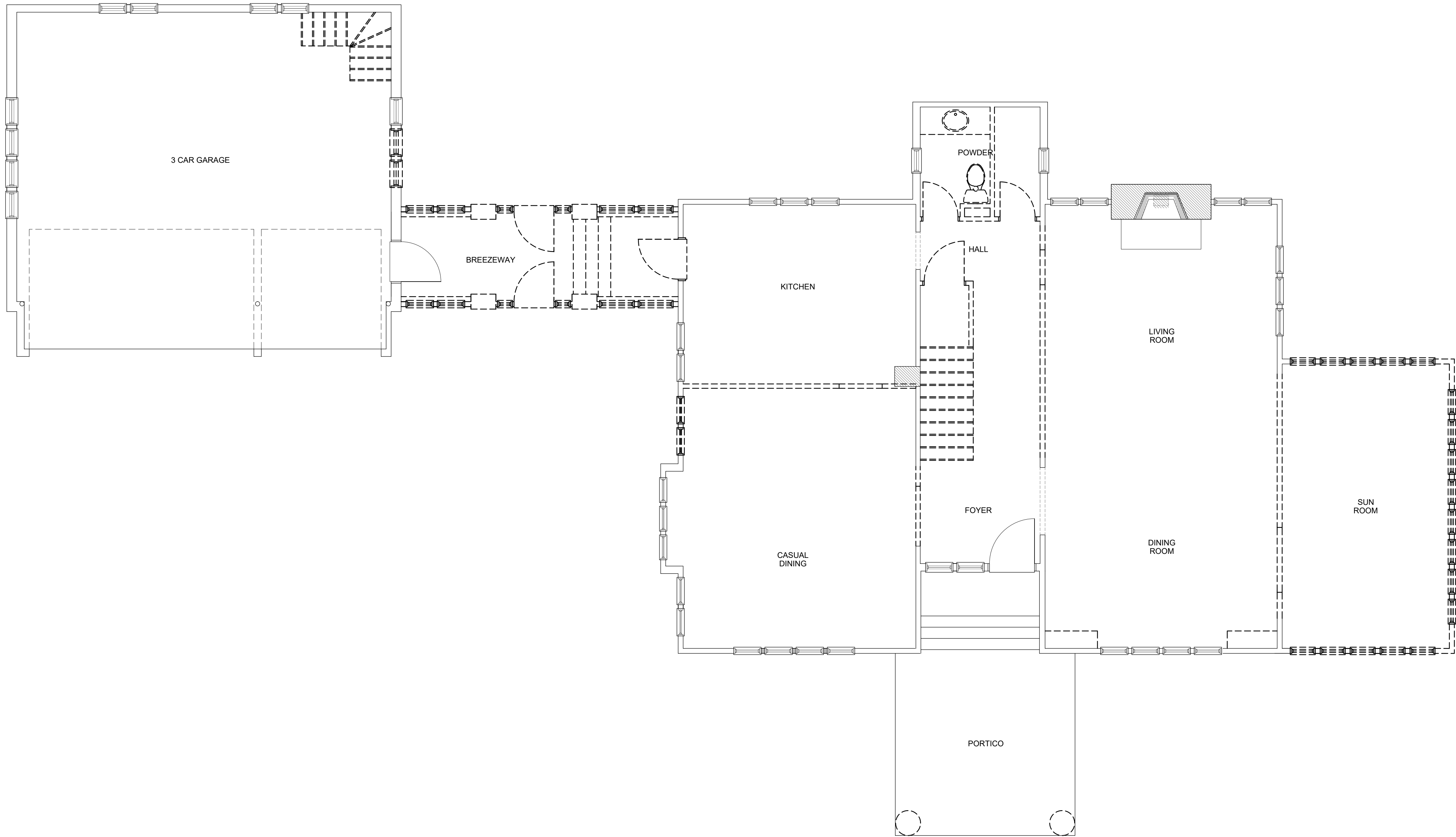
- EXISTING WALL TO REMAIN
- - - EXISTING WALL / ITEMS TO BE REMOVED

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FOUNDATION DEMOLITION PLAN
D1-0
DATE: 01.16.2019
DESIGN REVIEW SUBMISSION
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2018-428



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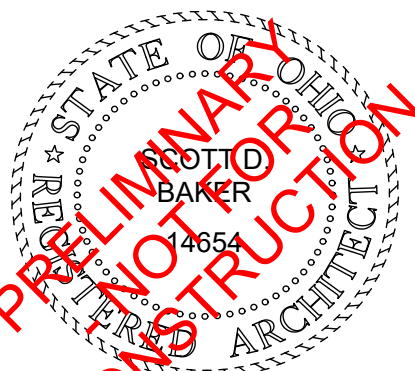
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DEMOLITION WALL LEGEND

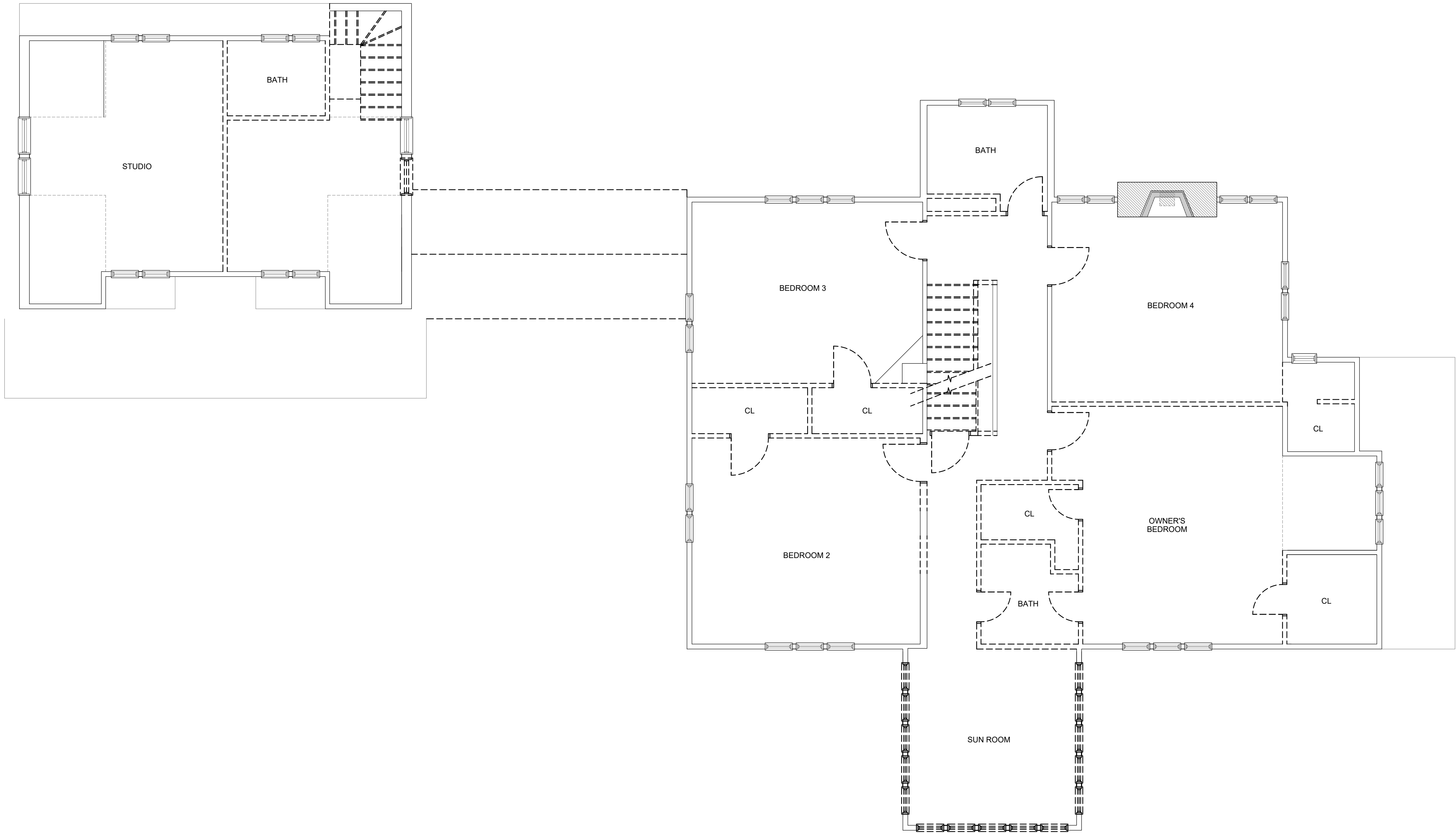
- EXISTING WALL TO REMAIN
- - - EXISTING WALL / ITEMS TO BE REMOVED

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR DEMO. PLAN
D1-1
DATE: 01.16.2019
DESIGN REVIEW SUBMISSION
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
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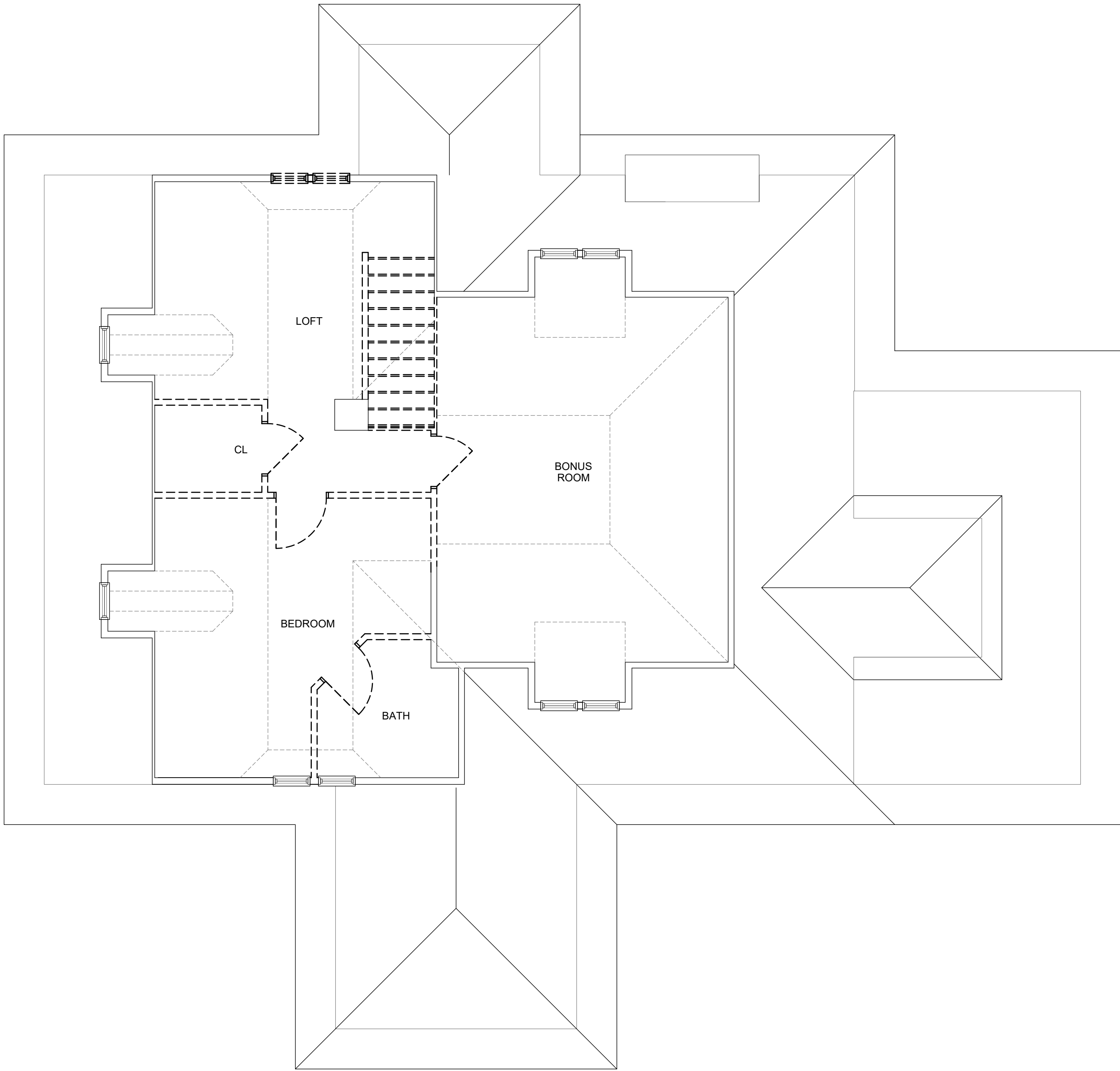
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387 S. PARKVIEW REMODEL
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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR DEMOLITION PLAN
D1-2
DATE: 01.16.2019
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SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
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DEMOLITION WALL LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING WALL / ITEMS TO BE REMOVED

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL

BEXLEY, OHIO

SBA
STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

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

SHEET # / DESCRIPTION
THIRD FLOOR
DEMOLITION PLAN

D1-3

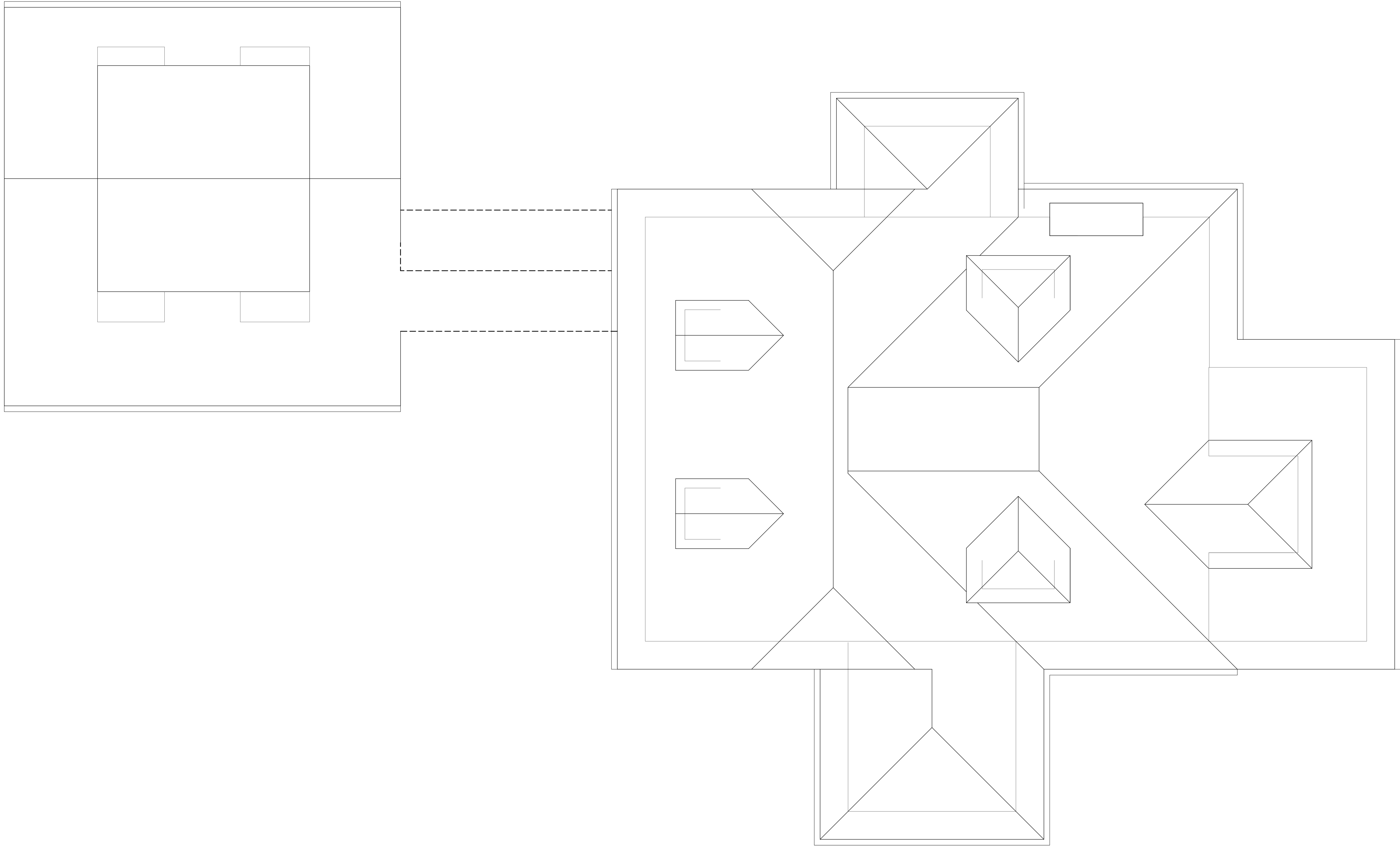
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DESIGN REVIEW SUBMISSION

SBA STUDIOS PROJECT # 2018-428

PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF OHIO
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019



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5. PERFORM ALL REQUIRED EXCAVATING AND BACK FILLING AS REQUIRED. PERFORM CUTTING, REMOVAL AND DEMOLITION WORK BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER PORTIONS OF THE WORK AND SURROUNDING PUBLIC, PERSONAL AND REAL PROPERTY.

NOTE TO CONTRACTORS

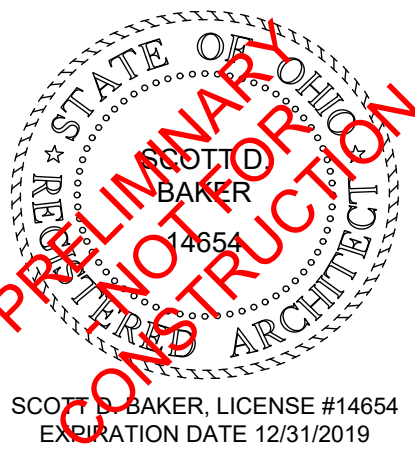
1. IT IS VERY DIFFICULT TO CONFIRM EXACT EXISTING, PRE-BUILT ARCHITECTURAL CONDITIONS SUCH AS ROOF PITCHES, TOPOGRAPHIES, ENCLOSED STRUCTURAL MATERIALS, AND EXISTING MECHANICAL AND PLUMBING CONDITIONS. IF DISCREPANCIES OR CONFLICTS BETWEEN NEWLY DESIGNED SPACES AND EXISTING PORTIONS APPEAR, NOTIFY SBA STUDIOS, LLC IN WRITING IMMEDIATELY AND BEFORE CONTINUING CONSTRUCTION. CONTINUING CONSTRUCTION COULD LEAD TO ADDITIONAL AND POTENTIALLY EXPENSIVE ACCUMULATIVE CIRCUMSTANCES OCCURRING.

DEMOLITION WALL LEGEND

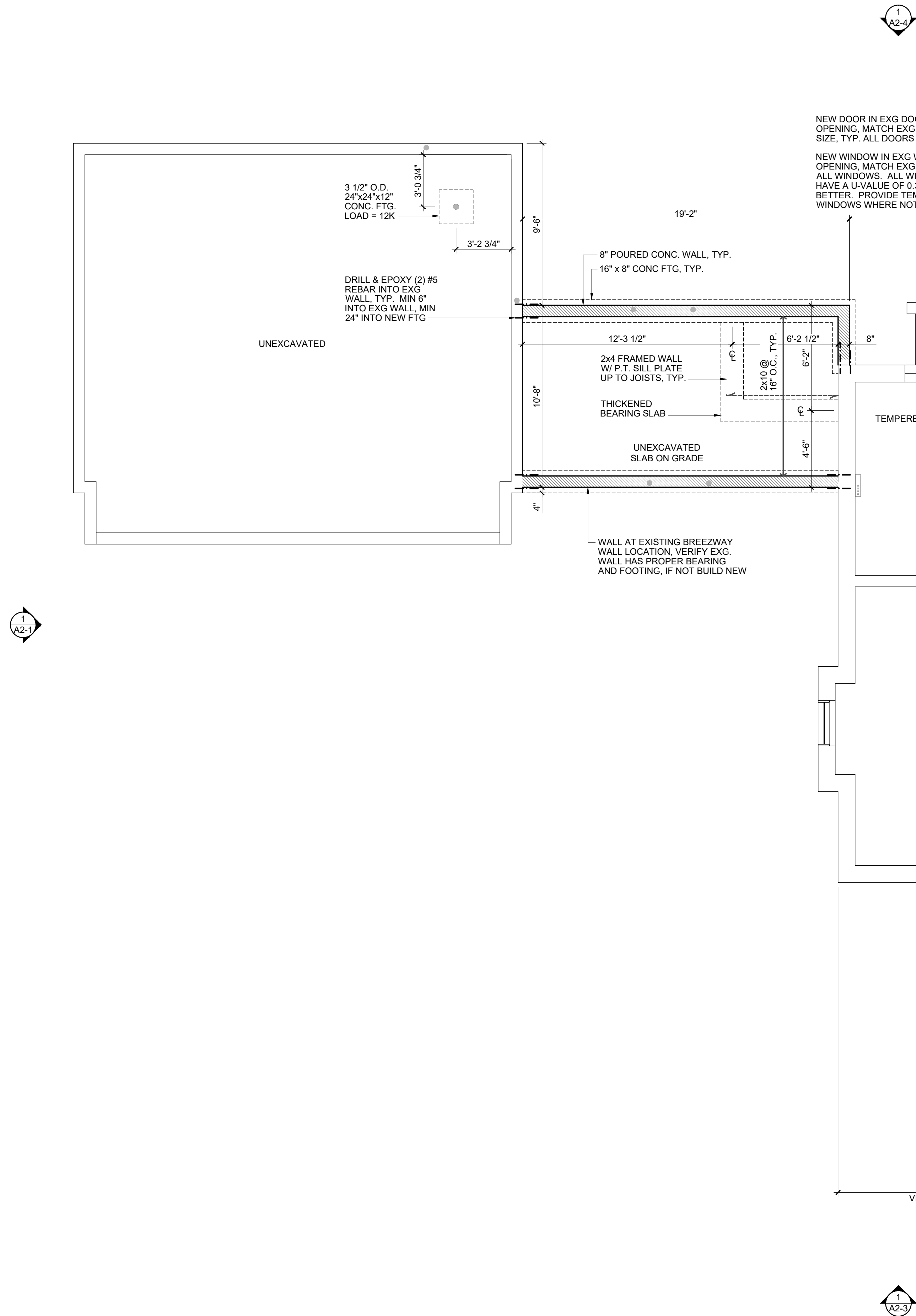
- EXISTING WALL TO REMAIN
- - - EXISTING WALL / ITEMS TO BE REMOVED

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



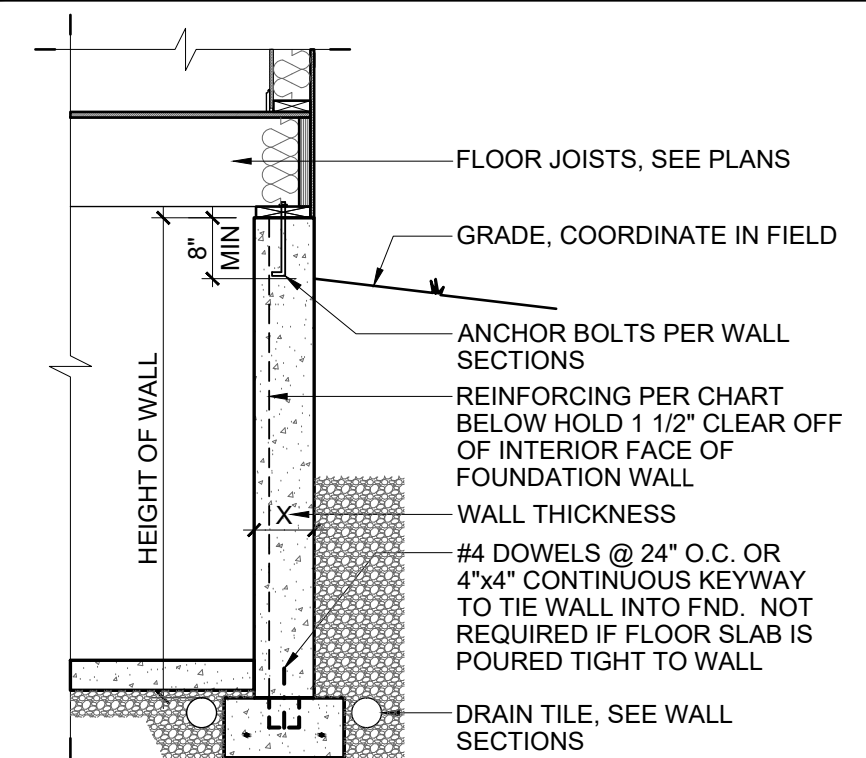
SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
ROOF DEMOLITION PLAN
D1-4
DATE: 01.16.2019
DESIGN REVIEW SUBMISSION
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2018-428



FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING. SEE WALL SECTIONS.
2. CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION (BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION).
3. CEILING HEIGHTS IN BASEMENTS SHALL NOT BE LESS THAN 7'-6" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-8" MINIMUM.
4. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
5. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

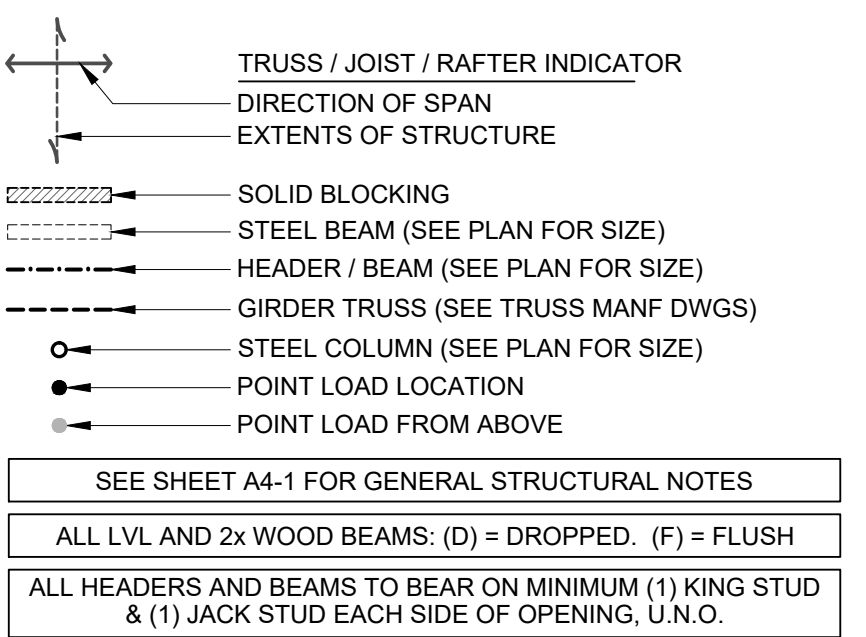
FOUNDATION WALL REINFORCING



MINIMUM HORIZONTAL REINFORCING: 8'-0" OR LESS IN HEIGHT: (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT MID HEIGHT; GREATER THAN 8'-0" IN HEIGHT, PROVIDE (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT THIRD POINTS OF THE WALL.

FOUNDATION WALL DESIGN - POURED WALLS				
CONCRETE = f _c MIN = 3,000 PSI		REINFORCING f _y MIN = 60,000 PSI, MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF		
WALL MAX HEIGHT	WALL THICKNESS	WALL THICKNESS		
		8" THICK WALL	10" THICK WALL	12" THICK WALL
8'-0"	REL	#5 @ 24" O.C.	NONE	NONE
9'-0"	REL	#6 @ 32" O.C.	#6 @ 40" O.C.	NONE
10'-0"	REL	#6 @ 16" O.C.	#6 @ 24" O.C.	#6 @ 32" O.C.

STRUCTURAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



STATE OF OHIO
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019

PRELIMINARY
FOR CONSTRUCTION

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

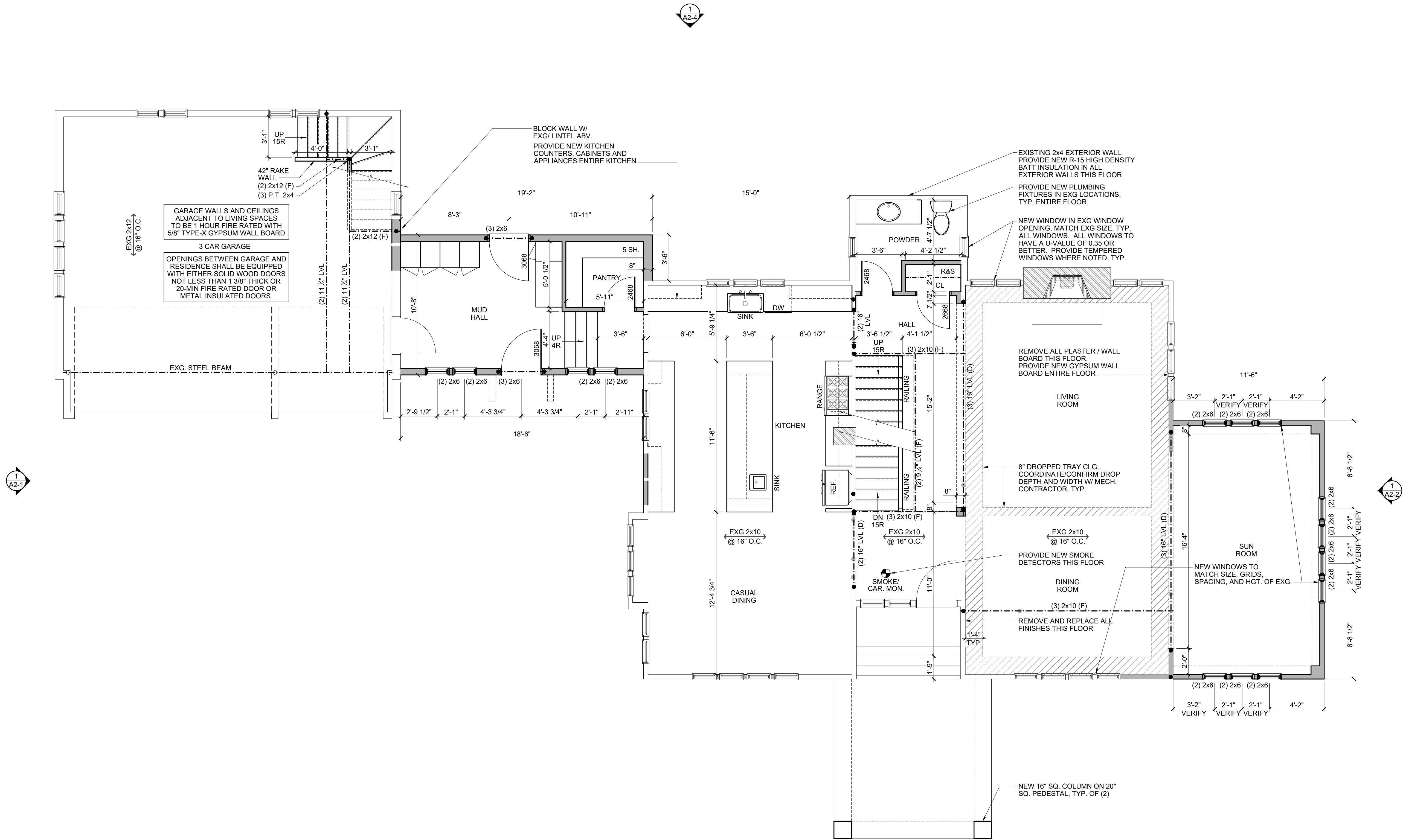
SHEET # / DESCRIPTION
FOUNDATION PLAN

A1-0

DATE: 01.16.2019

DESIGN REVIEW SUBMISSION

SBA STUDIOS PROJECT # 2018-428



FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
4. A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING, NOT LESS THAN 22"x30", SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30".
5. STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF (2) STUDS AT EACH SIDE OF ALL OPENINGS (1) KING STUD & (1) JACK STUD.
6. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
7. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
8. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
11. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
12. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
13. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

STRUCTURAL LEGEND

TRUSS / JOIST / RAFTER INDICATOR
DIRECTION OF SPAN
EXTENTS OF STRUCTURE

SOLID BLOCKING
STEEL BEAM (SEE PLAN FOR SIZE)
HEADER / BEAM (SEE PLAN FOR SIZE)
GIRDER TRUSS (SEE TRUSS MANF DWGS)
STEEL COLUMN (SEE PLAN FOR SIZE)
POINT LOAD LOCATION
POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING. U.N.O.

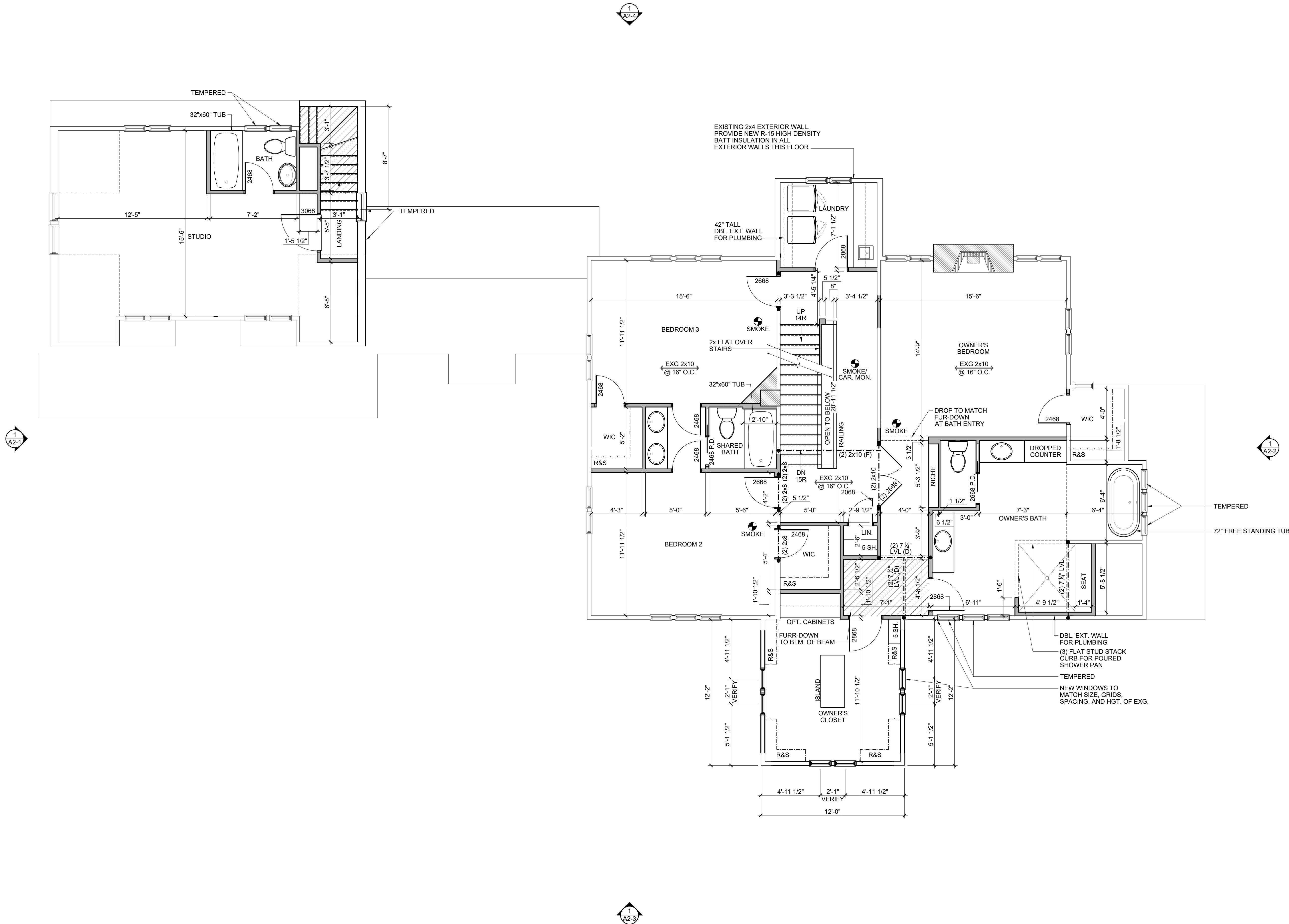
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL

BEXLEY, OHIO

SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR PLAN
A1-1
DATE: 01.16.2019
DESIGN REVIEW SUBMISSION
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2018-428



FLOOR PLAN NOTES

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7. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
8. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
11. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
12. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
13. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

STRUCTURAL LEGEND

TRUSS / JOIST / RAFTER INDICATOR
DIRECTION OF SPAN
EXTENTS OF STRUCTURE

SOLID BLOCKING
STEEL BEAM (SEE PLAN FOR SIZE)
HEADER / BEAM (SEE PLAN FOR SIZE)
GIRDER TRUSS (SEE TRUSS MANF DWGS)

STEEL COLUMN (SEE PLAN FOR SIZE)
POINT LOAD LOCATION
POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING. U.N.O.

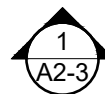
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO




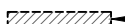
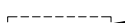


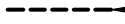


SBA STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR PLAN
A1-2
DATE: 01.16.2019
DESIGN REVIEW SUBMISSION
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2018-428

PRELIMINARY
NOT FOR CONSTRUCTION



STRUCTURAL LEGEND

-
-  TRUSS / JOIST / RAFTER INDICATOR
 DIRECTION OF SPAN
 EXTENTS OF STRUCTURE
 SOLID BLOCKING
 STEEL BEAM (SEE PLAN FOR SIZE)
 HEADER / BEAM (SEE PLAN FOR SIZE)
 GIRDER TRUSS (SEE TRUSS MANF DWGS)
 STEEL COLUMN (SEE PLAN FOR SIZE)
 POINT LOAD LOCATION
 POINT LOAD FROM ABOVE
- SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES
- ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED. (F) = FLUSH
- ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

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BEXLEY, OHIO



SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019

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

SHEET # / DESCRIPTION

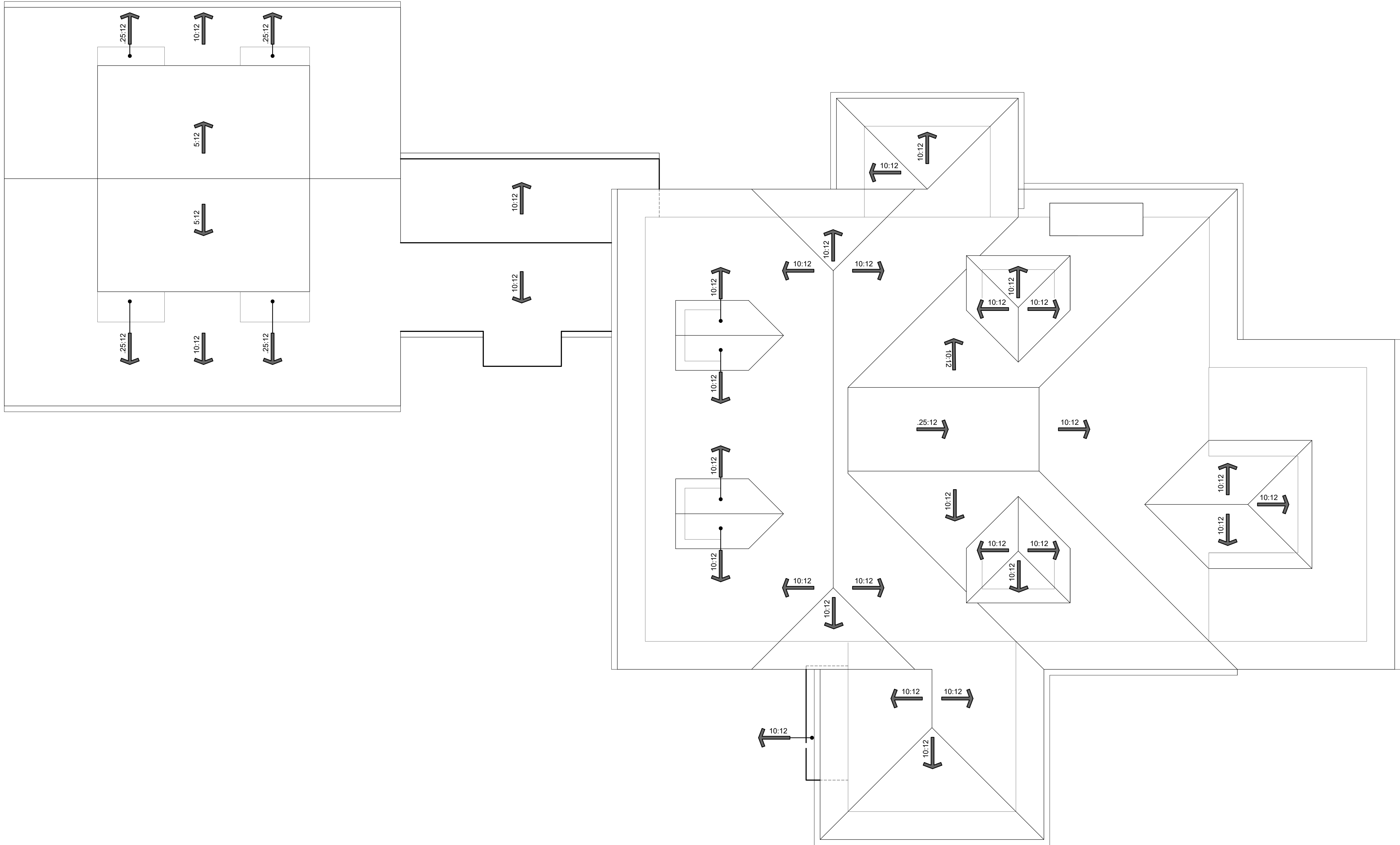
THIRD FLOOR PLAN

A1-3

DATE: 01.16.2019

DESIGN REVIEW SUBMISSION

SBA STUDIOS PROJECT # 2018-428



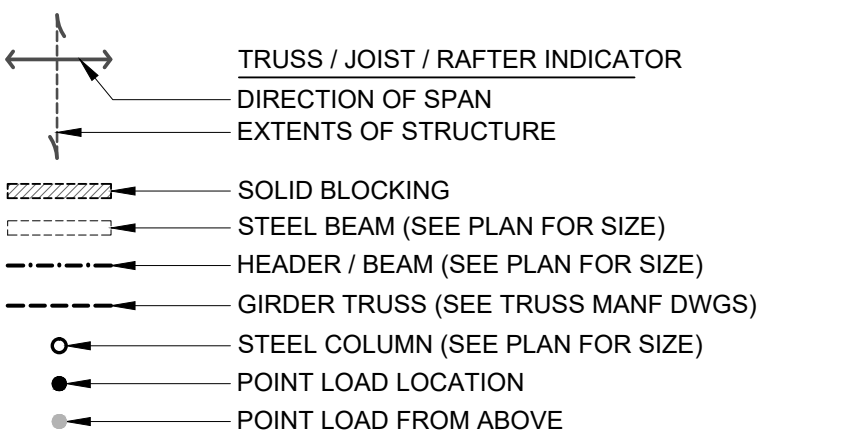
ROOF PLAN NOTES

1. CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER APPLICABLE CODE(S) FOR PROPER ROOF DRAINAGE.
2. TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIAS ALIGN PER EXTERIOR ELEVATIONS.
3. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE RAFTERS ARE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 48" O.C. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
4. RIDGE BOARDS SHALL BE AT LEAST 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 11 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x (AS REQ'D) FURRED TO THE BOTTOM EDGE OF THE 2x12.
5. VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
6. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
7. FALSE CHIMNEYS, DORMERS, CUPOLAS AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM A FIREBOX.
8. CONTRACTOR TO PROVIDE A MINIMUM 22"x30" ATTIC ACCESS TO ALL OVERLAY FRAMED AREAS FROM MAIN ATTIC.

TRUSS & RAFTER NOTES

1. ALL TRUSSES AND RAFTERS TO HAVE A 1'-0" OVERHANG FROM OUTSIDE FACE OF EXTERIOR SHEATHING U.N.O.
2. TRUSS PROFILES ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT PER THE CONSTRUCTION DOCUMENTS. SEE EXTERIOR ELEVATIONS FOR TRUSS PROFILES.
3. FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER/OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT.

STRUCTURAL LEGEND



SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL

BEXLEY, OHIO



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

SHEET # / DESCRIPTION

ROOF PLAN

A1-4

DATE: 01.16.2019

DESIGN REVIEW SUBMISSION

SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019

SBA STUDIOS PROJECT # 2018-428

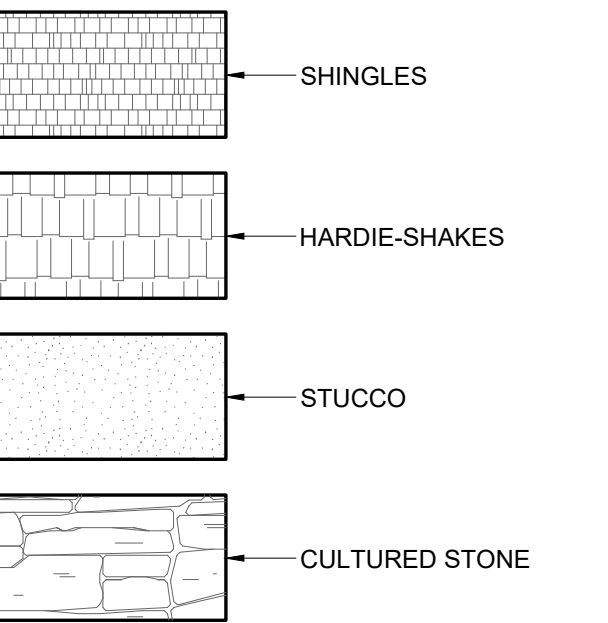


2 EXISTING FRONT ELEVATION (FROM WESTLAND AVE.)



1 PROPOSED FRONT ELEVATION (FROM WESTLAND AVE.)

ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	EXTERIOR ELEVATIONS
	A2-1
	DATE: 01.16.2019
DESIGN REVIEW SUBMISSION	
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019	
SBA STUDIOS PROJECT # 2018-428	

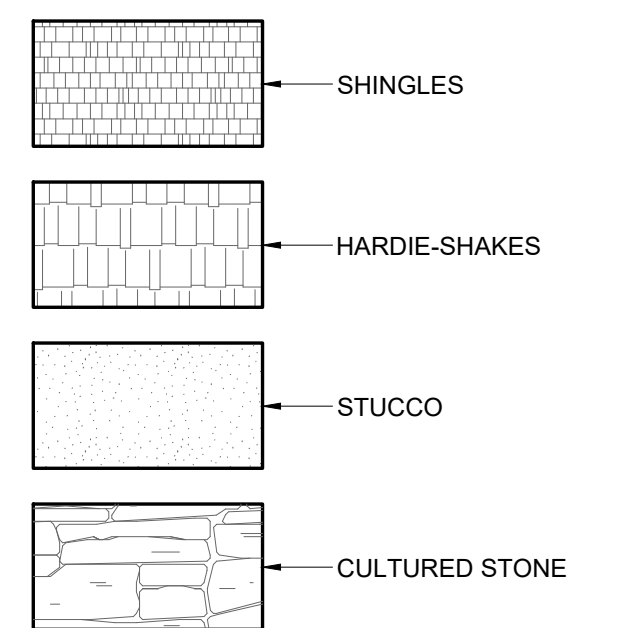


2 EXISTING REAR ELEVATION (FROM WESTLAND AVE.)



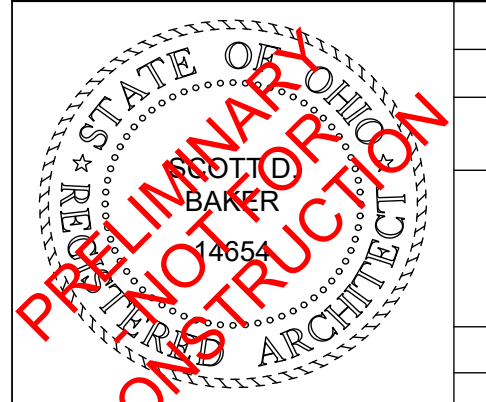
1	PROPOSED REAR ELEVATION (FROM WESTLAND AVE.)
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ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-2
DATE: 01.16.2019
DESIGN REVIEW SUBMISSION
SBA STUDIOS PROJECT # 2018-428



2 EXISTING RIGHT ELEVATION (FROM WESTLAND AVE.)



1 PROPOSED RIGHT ELEVATION (FROM WESTLAND AVE.)

ELEVATION MATERIAL LEGEND

- SHINGLES
- HARDIE-SHAKES
- STUCCO
- CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO

S

B

A

STUDIOS

ARCHITECTURAL DESIGN

614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO

REGISTERED ARCHITECT

SCOTT B. BAKER, LICENSE #14654

EXPIRATION DATE 12/31/2019

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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-3

DATE: 01.16.2019

DESIGN REVIEW SUBMISSION

SBA STUDIOS PROJECT # 2018-428



2 EXISTING LEFT ELEVATION (FROM WESTLAND AVE.)



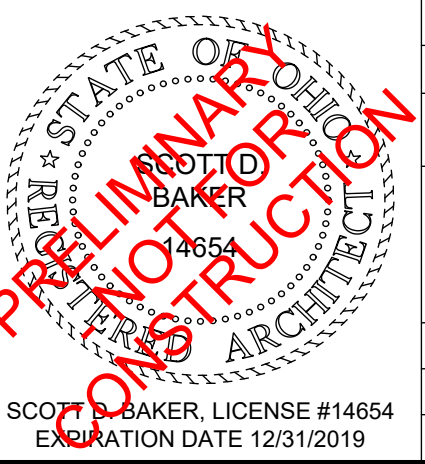
1 PROPOSED LEFT ELEVATION (FROM WESTLAND AVE.)

ELEVATION MATERIAL LEGEND

- SHINGLES
- HARDIE-SHAKES
- STUCCO
- CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

387 S. PARKVIEW REMODEL
BEXLEY, OHIO



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-4
DATE: 01.16.2019
DESIGN REVIEW SUBMISSION
SBA STUDIOS PROJECT # 2018-428























PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 14th, 2019 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. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 19-003A
Applicant: Brian & Benedetta Leuner
Owner: Same
Location: 156 S. Remington Road

ARB Request: The applicant is seeking architectural review and approval for an addition to the rear (east side) of the principal structure.

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

Mailed by: 1-31-2019

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:

156 S Remington Rd

Brief Project Description:

Room addition under existing roof structure. New deck at back addition. Replace existing Kitchen window

Applicant Information:

Applicant Name:

Brian and Benedetta Leuner

Applicant Address:

156 S Remington Rd

Bexley

OH

43209

Applicant Email & Phone:

leuner.1@osu.edu, bleuner@gmail.com

(732) 979-1142

Property Owner Information:

Owner Name:

Brian and Benedetta Leuner

Owner Address:

156 S Remington Rd

Bexley

OH

43209

Owner Email & Phone:

leuner.1@osu.edu, bleuner@gmail.com

(732) 979-1142

Attorney/Agent Information:

Agent Name:

JS Brown & Company

Agent Address:

1522 Hess St

Columbus

OH

43212

Agent Email & Phone:

Courtney@JSbrowncompany.com

614.291.6876

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:

Brian Leuner

Digitally signed by Brian Leuner
Date: 2018.12.10 10:20:58 -05'00'

Date:

12/10/18

Owner Signature:

Benedetta Leuner

Digitally signed by Benedetta Leuner
Date: 2018.12.10 10:22:55 -05'00'

Date:

12/10/18

Agent Signature:

Courtney Bowe

Digitally signed by Courtney Bowe
Date: 2018.12.10 11:57:25 -05'00'

Date:

Internal Use:

Application #:

2019003

Board Referrals:

☐ ARB☐ BZAP☐ City Council☐ Tree Commission

Staff Signature:

Date:

Project Worksheet



Residential



Commercial

Property Address:

156 S Remington Rd

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.):

50

Depth (ft.):

142

Total Area (SF):

7100

Primary Structure Info:

Existing Footprint (SF):

1886

Proposed Addition (SF):

60

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1946

- FRAMING IN
UNDER EXISTING
ROOF

(Type of Structure):

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

Existing Footprint (SF):

480

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 lotIs this replacing an existing garage and/or accessory structure? ☐ Yes ☐ No

Hardscape:

Existing Driveway (SF):

1862

Existing Patio (SF):

60

Existing Private Sidewalk (SF):

131

Proposed Additional Hardscape (SF):

118

Total Hardscape (SF):

1993

60 sqft to be framed in
118 sqft of drive to become elevated deck

Totals:

Total overall lot coverage (SF):

4419

=

62

% of lot

(SAME AS EXISTING)

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

Project Worksheet



Residential



Commercial

Property Address:

156 S Remington Rd

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.):

50

Depth (ft.):

142

Total Area (SF):

7100

Primary Structure Info:

Existing Footprint (SF):

1886

Proposed Addition (SF):

60

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1946

- FRAMING IN
UNDER EXISTING
ROOF

(Type of Structure):

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

Existing Footprint (SF):

480

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):

1862

Existing Patio (SF):

60

Existing Private Sidewalk (SF):

131

Proposed Additional Hardscape (SF):

118

Total Hardscape (SF):

1993

60 sqft to be framed in
118 sqft of drive to become elevated deck

Totals:

Total overall lot coverage (SF):

4419

= 62

% of lot

(SAME AS EXISTING)

Applicant Initial:

Brian
Leune

Internal Use:

Staff Review Date:

Meets Zoning

☐

ARB Only

☐

Variance or Modifications Needed

☐

Staff Comments:

Staff Initial:



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 checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	Straight edge cedar shingle with exposure to match existing- Berni
<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:

Structural Notes; Comply with 2013 Residential Code of Ohio

- 1) Dimensional lumber used for all framing, Spruce-Pine-Fir #2 or better; unless otherwise noted
- 2) All headers shall be 2 - 2x12 with 1/2" plywood or OSB spacer, supported by 3" minimum bearing each end; unless otherwise noted
- 3) All framing shall align throughout the structure as to create a continuous load path from the roof to the foundation
- 4) Roof assemblies which are subject to wind uplift pressures of 20 pounds per square foot or greater shall have roof rafters or trusses attached to their supporting wall assemblies by connections capable of providing the resistance required in Table 902.11
- 5) Sheathing on exterior walls to align with face of foundation
- 6) All lumber in contact with concrete, masonry or earth to be pressure treated
- 7) Double floor joists under walls parallel to joist direction
- 8) Exterior dimensions shown to face of sheathing or face of foundation, interior dimensions shown to face of framing
- 9) Door and windows sized noted in feet/inches, e.g. 2060 = 2'-6" x 6'-0"
- 10) Contractor to provide all means of temporary support, scaffolding, bracing, shoring or guying in order to insure stability during construction
- 11) Fireblocking shall be provided to cut off all concealed horizontal or vertical draft openings
- 12) Final locations and sizing of HVAC registers and supply & return ducting provided by HVAC contractor
- 13) Truss design by truss manufacturer
- 14) Gas and/or wood burning insert fireplace clearances and installation per manufacturers instructions
- 15) All work associated with asbestos, radon, mold abatement or exterminating, if required, is by others under a separate agreement
- 16) All windows noted "Egress" meet minimum net clear opening of 5.7sf (5.0sf for grade floor) and a sill not more than 44 inches above the floor
- 17) Attic access, where required, to be 22"x30" minimum with 30" minimum clearance above
- 18) Crawl access to be 24"x16" minimum when through a perimeter wall
- 19) Garage floor surfaces shall be 3,500psi concrete, sloped toward the main overhead door
- 20) Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" drywall
- 21) Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members or joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional
- 22) Finished grade shall fall a minimum of 6" within the first 10' from building perimeter
- 23) Footings to bear on undisturbed soil or engineered compacted fill
- 24) Minimum footing size: 8" wall, 16" wide 8" deep; 10" wall, 16" wide 8" deep; 12" wall, 20" wide 8" deep
- 25) All concrete to of minimum compressive strength per Table 402.2
- 26) Foundation anchorage shall be 1/2" bolts spaced maximum of 6 feet on center and within 12" of each plate section. Bolts shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units
- 27) Bath fans vent to the exterior
- 28) Exhaust hood and/or ducting installed per manufacturers instructions

Climatic and Geographic Design Criteria

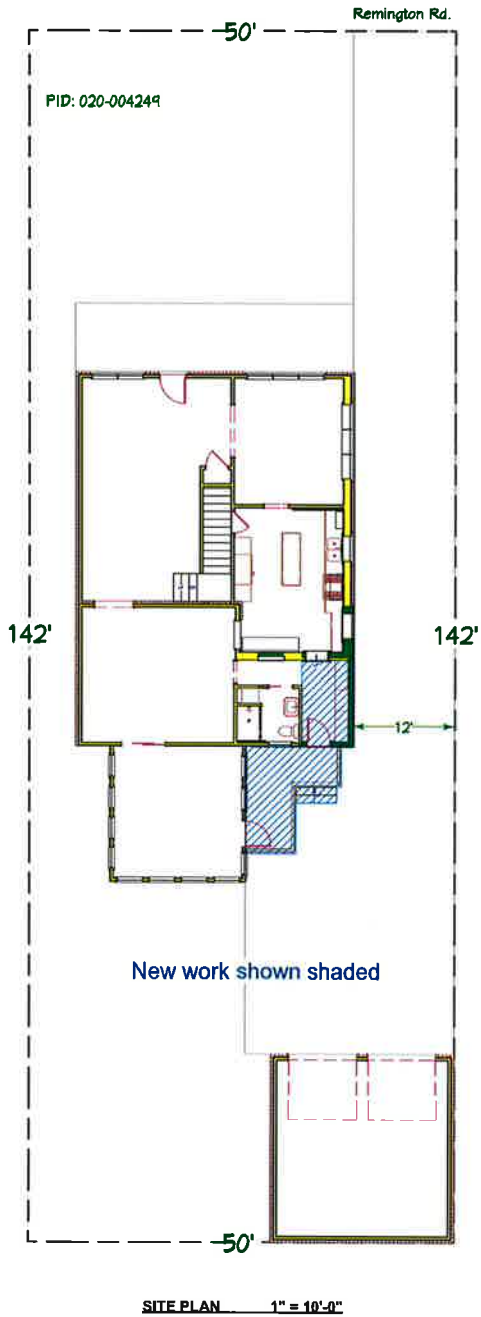
Ground Snow Load lb/sf	Wind Speed mph	Seismic Conditions	Subject to Damage From		Frost Depth	Maximum allowable assumed soil bearing pressure
			Weathering	Termite		
20	90	B	Severe	Moderate to Heavy	36"	1500psf

Smoke & Carbon Monoxide Detectors

Smoke detectors shall be listed in accordance with UL 217 and installed in accordance with NFPA 72 and in all sleeping rooms, area outside, adjacent and within 15 ft. of each sleeping room. They shall also be located on each story including basement and cellars and all detectors shall be hardwired, interconnected utilizing photoelectric and ionization technologies.

Alterations, repairs and additions in existing dwellings, the entire dwelling shall be equipped with smoke detectors as required for new dwellings. The new detectors are not required to be interconnected unless remodeling requires removal of appropriate wall and ceiling coverings. In areas where remodeling does not take place allowing accessibility, then detectors in those areas may be battery powered.

Carbon Monoxide detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedroom in dwellings with fuel-fired appliance or attached garages. Single station alarms shall be listed as complying with UL 2034 and installed per this code & manufacturers instructions.

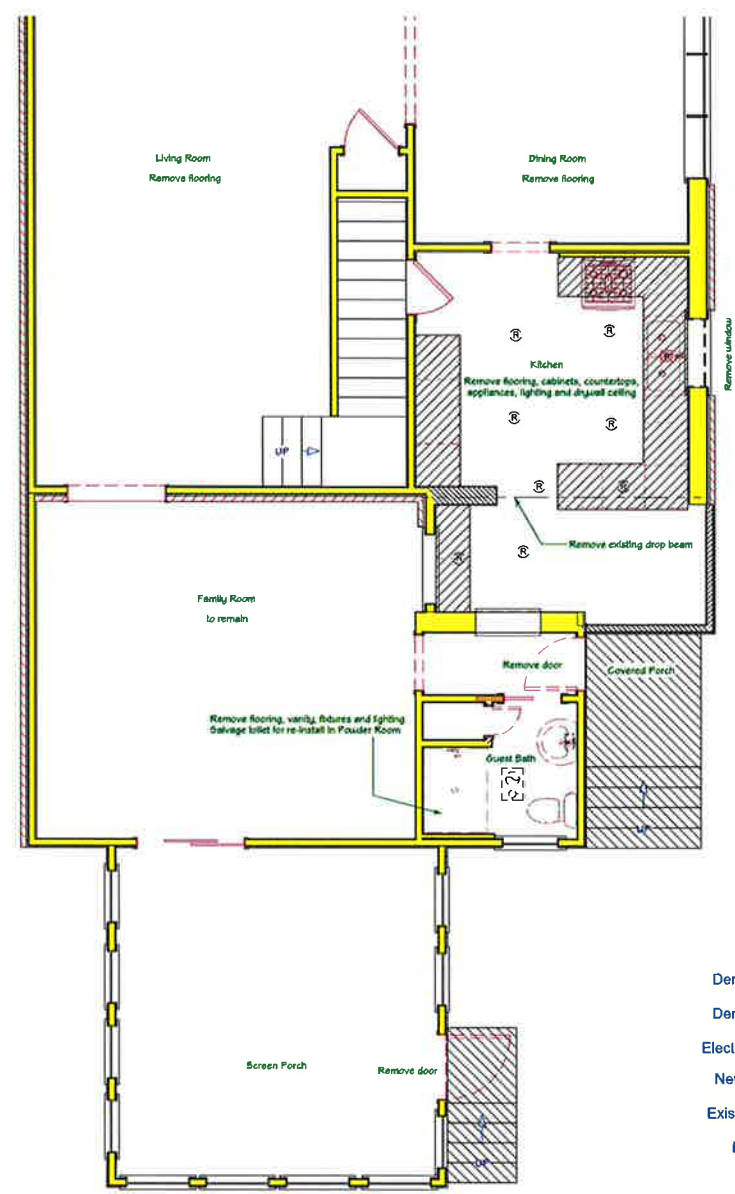


Date:

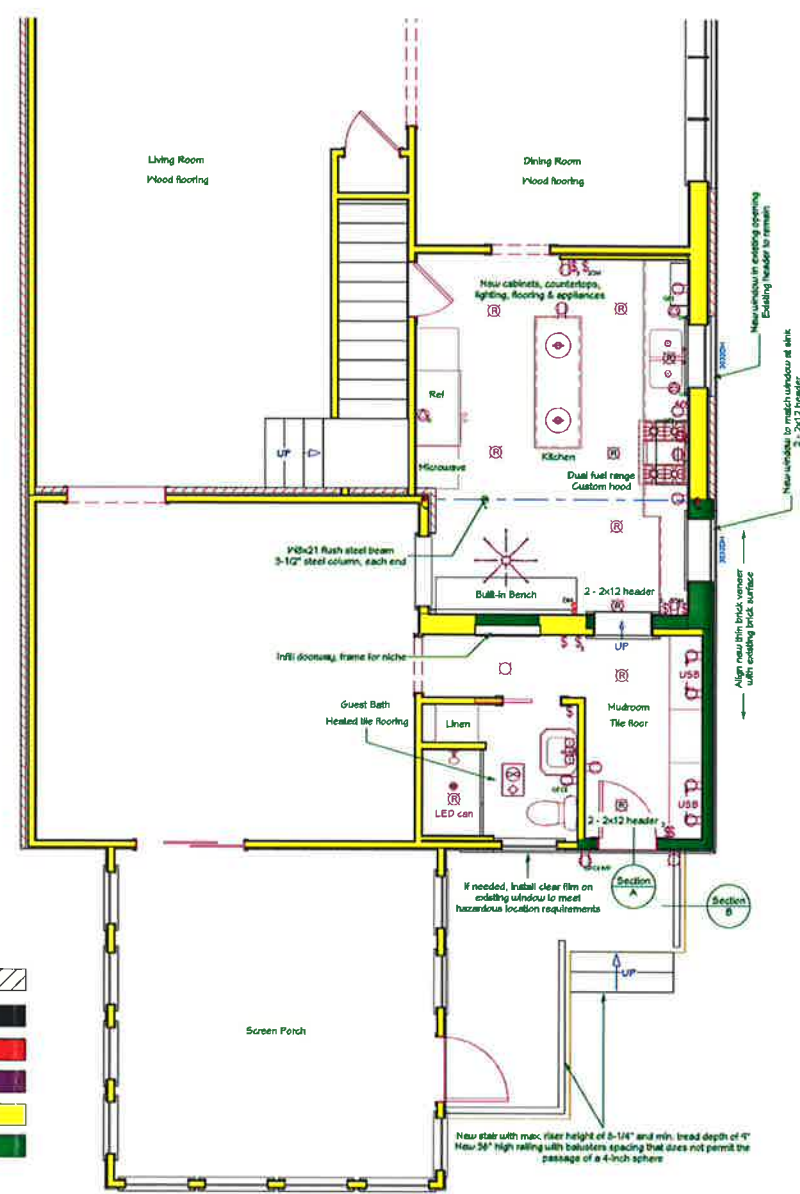
Revisions:

Approval:

Page:



DEMO FIRST FLOOR PLAN 1/4" = 1'-0"



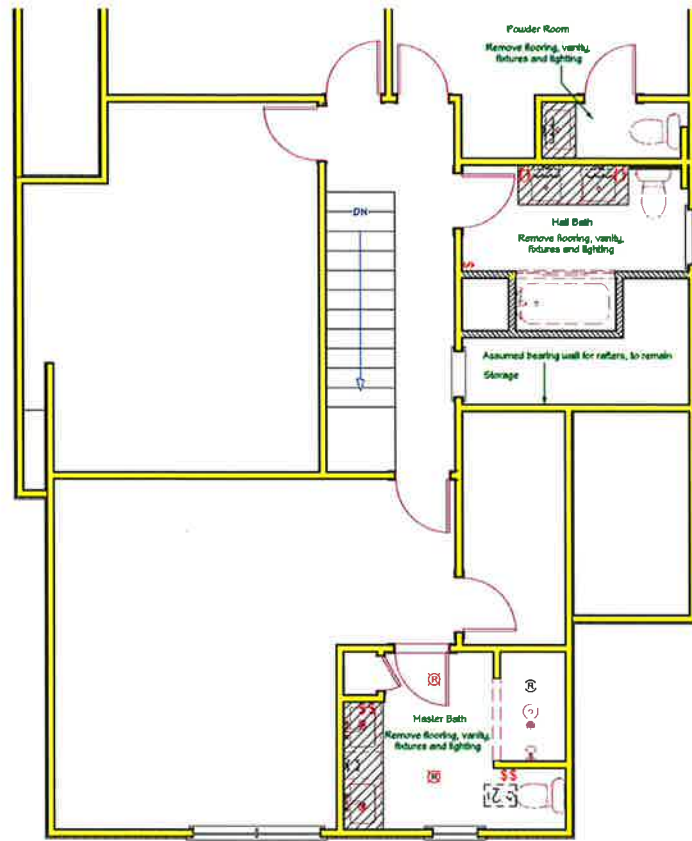
NEW FIRST FLOOR PLAN 1/4" = 1'-0"

Date:







Revisions:

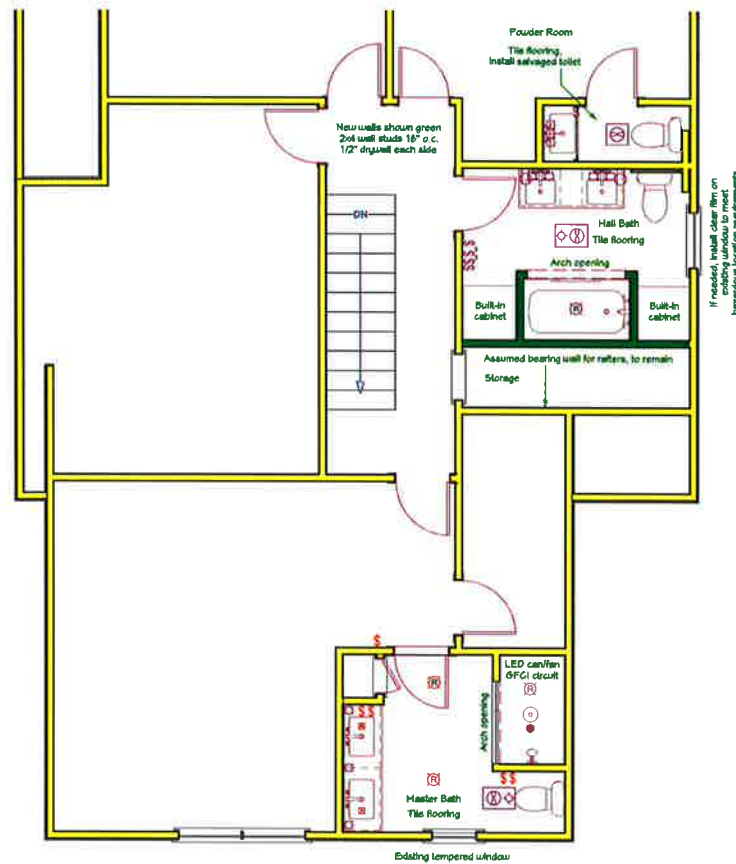
Approval:

Page:



DEMO SECOND FLOOR PLAN 1/4" = 1'-0"

- Demo walls shown shaded 
- Demo electric shown black 
- Electric to remain shown red 
- New electric shown purple 
- Existing walls shown yellow 
- New walls shown green 



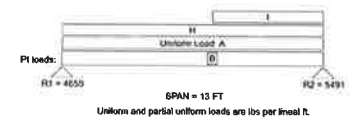
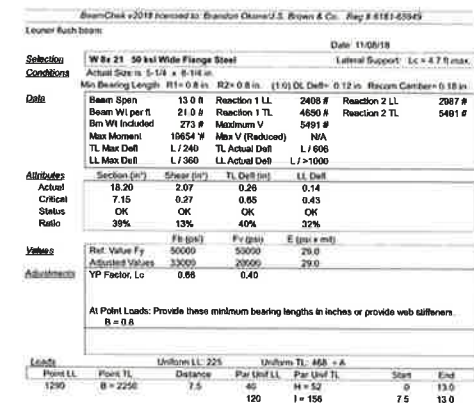
NEW SECOND FLOOR PLAN 1/4" = 1'-0"

Date:

Revisions:

Approval:

Page:



STEEL BEAM CALCULATIONS



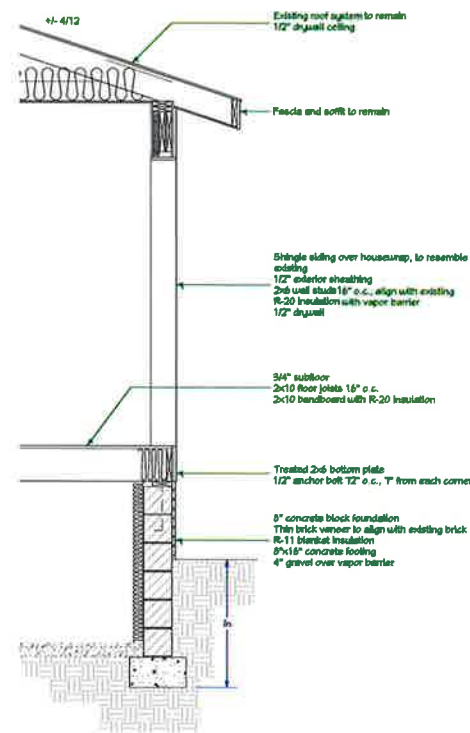
EXISTING PHOTOS No Scale

Date:

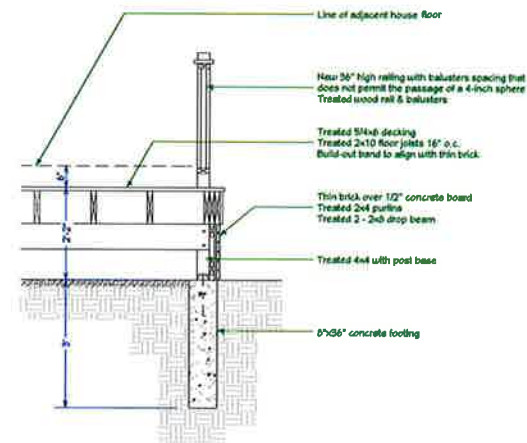
Revisions:

Approval:

Page:



SECTION A 1/2" = 1'-0"



SECTION B 1/2" = 1'-0"

Date:

Revisions:

Approval:

Page:



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 14th, 2019 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. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 19-004A
Applicant: Amy Lauerhass – Lauerhass Architecture
Owner: Dan Jones & Emmie Cheses
Location: 105 N. Roosevelt Ave.

ARB Request: The applicant is seeking architectural review and approval for a 1-story addition to the rear (west side) of the principal structure, which includes an open porch. The addition will replace the existing deck.

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

Mailed by: 1-31-2019

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: 105 North Roosevelt Ave.

Brief Project Description: Removal of existing (partially covered) deck at rear of principal structure
Propose one-story addition, including covered porch, to rear of existing structure

Applicant Information:

Applicant Name: Amy Lauerhass

Applicant Address: 753 Francis Ave. Bexley OH 43209

Applicant Email & Phone: amy@lauerhassarchitecture.com 614-371-3523

Property Owner Information:

Owner Name: Emmie Cheses & Dan Jones

Owner Address: 105 North Roosevelt Ave. Bexley OH 43209

Owner Email & Phone: echeses@hotmail.com; balmerjones105@gmail.com 614-571-1844

Attorney/Agent Information:

Agent Name: n/a

Agent Address:

Agent Email & Phone:

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: Amy Lauerhass Digitally signed by Amy Lauerhass
Date: 2019.01.16 14:50:54 -05'00' Date:

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: 2019004A Board Referrals: ☒ ARB ☐ BZAP ☐ City Council ☐ Tree Commission

Staff Signature: Kon R Date:

Application Cover Sheet: Review Fee WorksheetEstimated Valuation of Project: \$ **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

\$

- \$5.00 for each additional \$10,000 valuation

\$

- \$600.00 cap

\$

- \$50.00 resubmittal fee

\$ **Variance Review**

Single Family:

\$100.00

\$

Commercial Property:

\$100.00

\$

Fences or Special Permits:

\$65.00

\$

All others:

\$90.00

\$ **Zoning Fees**

Rezoning:

- \$250.00 up to 1 acre site

\$

- \$60.00 for each additional acre (or part thereof)

\$

Requests for amendment to PUD Plans:

\$300.00

\$

Split of lot or existing parcel:

\$250.00

\$

Replatting or new plat:

\$250.00

\$ **Sign Review and Architectural Review for Commercial Properties****Project Value**

\$0 to \$5,000

Fee

\$100.00

\$

\$5,001 to \$25,000

\$200.00

\$

\$25,001 to \$75,000

\$250.00

\$

\$75,001 to \$200,000

\$600.00

\$

\$200,001 to \$750,000

\$1,000.00

\$

Over \$750,000

\$350.00

\$

Fences and walls:

\$65.00

\$

Special Permit, Conditional Uses and All others:

\$90.00

\$

Re-submittal Fee:

\$50.00

\$ **Appeals**

Appeal of ARB decision to BZAP:

\$50.00

\$

Appeal of BZAP decision to City Council:

\$250.00

\$ **Fee Total:** \$

Project Worksheet



Residential



Commercial

Property Address:

105 North Roosevelt Ave.

Zoning District:

R-6



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.):

50

Depth (ft.):

168

Total Area (SF):

8320

Primary Structure Info:

Existing Footprint (SF):

1282

Proposed Addition (SF):

560

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1842

(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):

1842

New Structure Type:

Ridge Height:

Is there a 2nd floor?



Yes



No

2nd Floor SF:

= 22 % of lot

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



Yes



No

Hardscape:

Existing Driveway (SF):

260

Existing Patio (SF):

Existing Private Sidewalk (SF):

358

Proposed Additional Hardscape (SF):

285

Total Hardscape (SF):

903

Totals:

Total overall lot coverage (SF):

2745

=

33

% of lot

Applicant Initial:

AL

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 checked="" 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 checked="" type="checkbox"/>	Other	Allura Fiber Cement Staggered Edge Shake Siding

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

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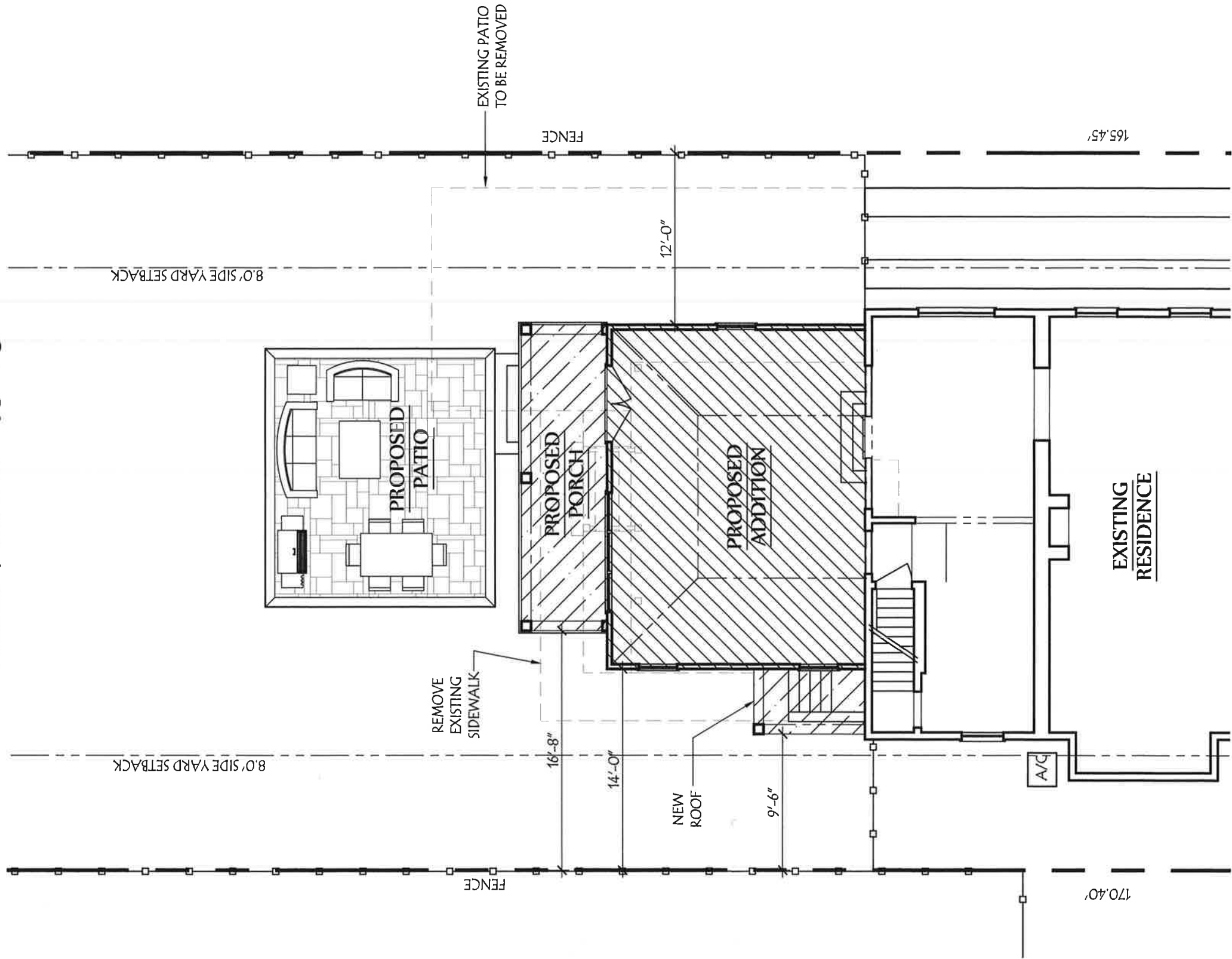
- a. Application No.: 19-005A
Applicant: Amy Lauerhass – Lauerhass Architecture
Owner: Mike & Carrie Corlew
Location: 679 S. Roosevelt Ave.

ARB Request: The applicant is seeking architectural review and approval for a 2nd story addition to the rear (west side) of the principal structure.

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

Mailed by: 1-31-2019

ADDITION & RENOVATION FOR:
CHESES & JONES RESIDENCE
105 N. ROOSEVELT AVE.
BEXLEY, OHIO 43209



DEVELOPMENT INFORMATION

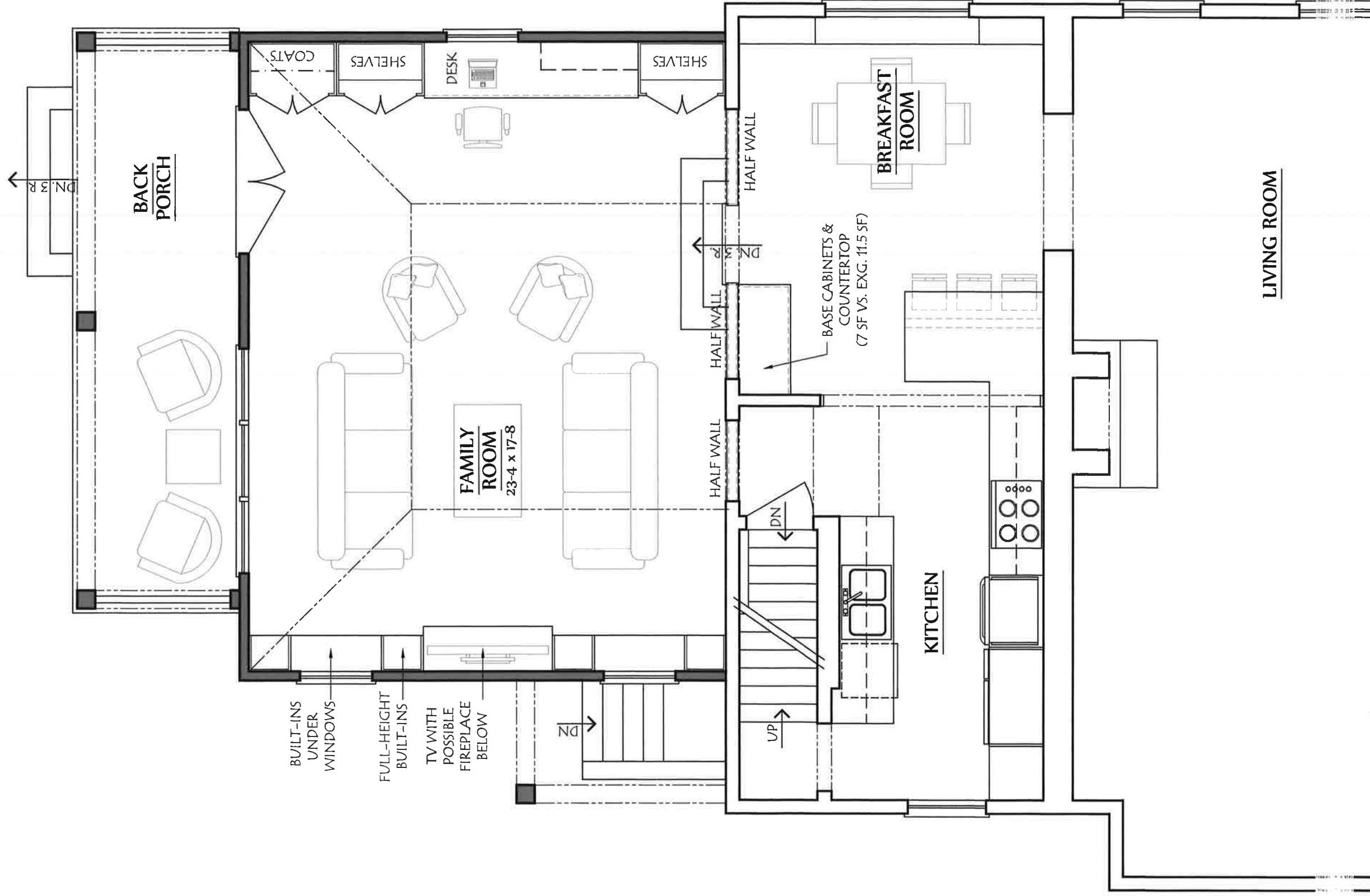
ZONING DESIGNATION	= R-6
TOTAL LAND AREA	= 8320 SF
MAXIMUM BUILDING COVER	35 % = 2912 SF
PROPOSED LOT COVER:	
EXISTING HOUSE	= 1282 SF
PROPOSED PORCH	= 128 SF
PROPOSED ADDITION	= 432 SF
TOTAL BUILDING COVER	22 % = 1842 SF
MAXIMUM DEVELOP. COVER	60 % = 4992 SF
PROPOSED DEVELOP. COVER:	
EXISTING HOUSE DRIVEWAY	= 1842 SF
NEW PATIO	= 260 SF
ALL SIDEWALKS	= 285 SF
TOTAL	33 % = 2745 SF



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



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Date:
17 Jan 2019

Drawing Title:
First Floor Plan

Project Number:
18-069

Project Name:
The Cheses-Jones Residence

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

Sheet Number:
A-1



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Date:
17 jan 2019

Drawing Title:
Rear Elevation

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

Project Number:
18-069

Project Name:
The Cheses-Jones Residence

Sheet Number:
A-2



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION

SOUTH ELEVATION

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WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
17 Jan 2019

Drawing Title:
Side Elevations

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

Project Number:
18-069

Project Name:
The Cheses-Jones Residence

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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WRITTEN AUTHORIZATION OF THE ARCHITECT.

Date:
17 Jan 2019

Project Number:
18-069

Drawing Title:
Existing Photos

Project Name:
The Cheses-Jones Residence

Scale:
n/a

Sheet Number:
A-4



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

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: 679 South Roosevelt Ave.

Brief Project Description: Addition of a second story over an existing one-story section of the house, at the rear

Applicant Information:

Applicant Name: Amy Lauerhass

Applicant Address: 753 Francis Ave., Bexley, OH 43209

Applicant Email & Phone: amy@lauerhassarchitecture.com 614-371-3523

Property Owner Information:

Owner Name: Mike & Carrie Corlew

Owner Address: 679 South Roosevelt Ave., Bexley, OH 43209

Owner Email & Phone: mrcorlew@gmail.com; caylco76@yahoo.com 719-510-5129

Attorney/Agent Information:

Agent Name: n/a

Agent Address:

Agent Email & Phone:

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: Amy Lauerhass Digitally signed by Amy Lauerhass
Date: 2019.01.14 16:01:55 -05'00' Date: 01/14/2019

Owner Signature: Date:

Agent Signature: Date:

Internal Use:

Application #: Board Referrals: ☐ ARB ☐ BZAP ☐ City Council ☐ Tree Commission

Staff Signature: Date:

Application Cover Sheet: Review Fee WorksheetEstimated Valuation of Project: \$ **Minor Architectural Review (Ex. Roof, window, siding)**

Based upon the valuation of the project:	- \$50.00 for 1st \$10,000 valuation	\$ <input type="text"/>
	- \$5.00 for each additional \$10,000 valuation.	\$ <input type="text"/>

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	\$ <input type="text" value="90.00"/>
	- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="70.00"/>
	- \$600.00 cap	\$ <input type="text"/>
	- \$50.00 resubmittal fee	\$ <input type="text"/>

Variance Review

Single Family:	\$100.00	\$ <input type="text"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

Zoning Fees

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

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$

Project Worksheet



Residential



Commercial

Property Address:

679 South Roosevelt Ave.

Zoning District:

R-6



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.):

45

Depth (ft.):

135

Total Area (SF):

6075

Primary Structure Info:

Existing Footprint (SF):

1175

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1175

(Type of Structure:)

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

Existing Footprint (SF):

380

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

1555

Total building lot coverage (SF):

1555

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

☐ Yes☐ No

New Structure Type:

Ridge Height:

Is there a 2nd floor?

☐ Yes☐ No

2nd Floor SF:

= 25.6 % of lot

Hardscape:

Existing Driveway (SF):

956

Existing Patio (SF):

Proposed Additional Hardscape (SF):

34

Total Hardscape (SF):

1035

Existing Private Sidewalk (SF):

45

Totals:

Total overall lot coverage (SF):

2590

= 42.6

% of lot

Applicant Initial:

AL

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	(Existing to be removed)
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	Beige Fiber Cement Siding

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

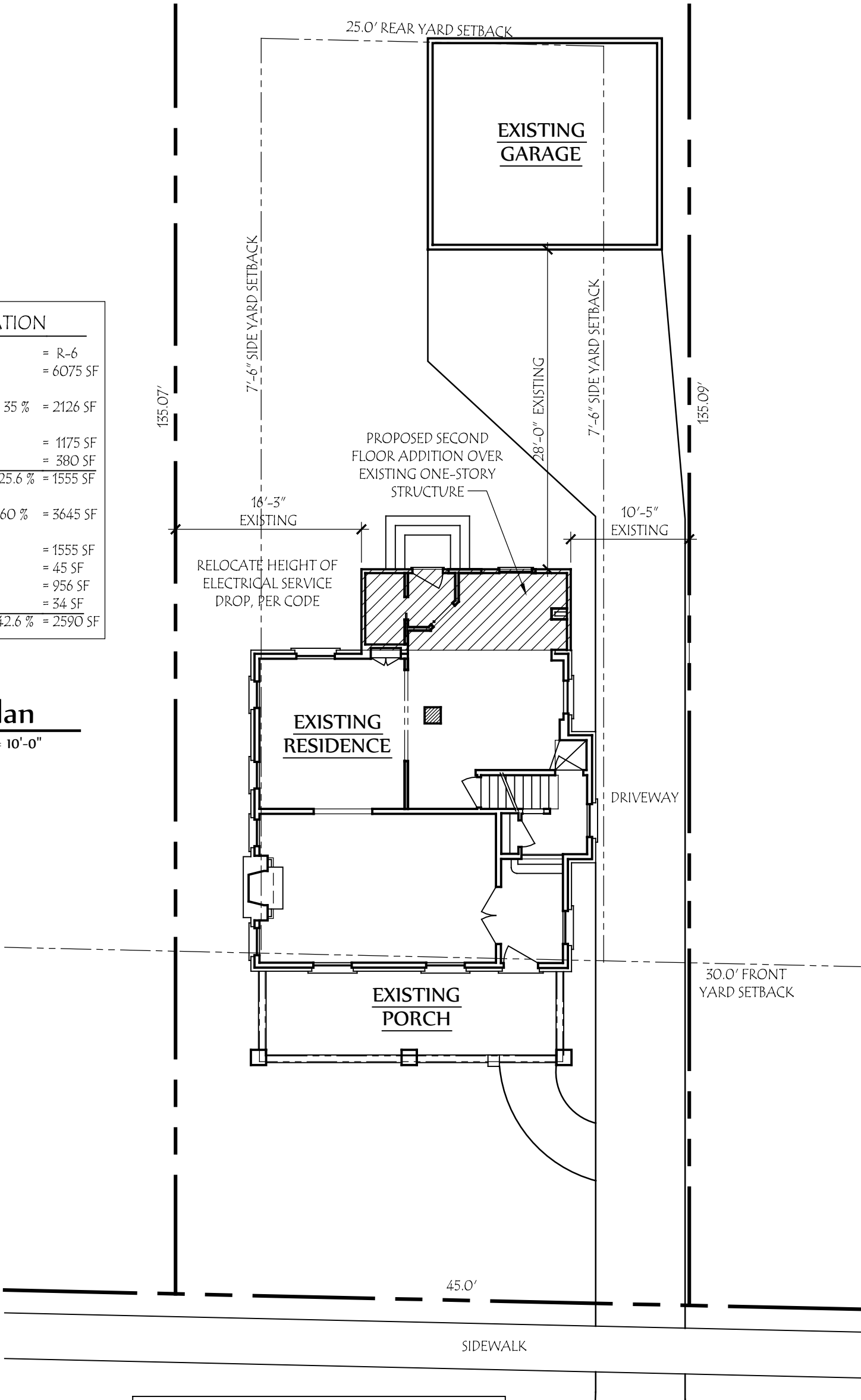
Conditions/Stipulations:

Staff Initials:

ADDITION & RENOVATION FOR:
Carrie & Mike Corlew
679 SOUTH ROOSEVELT AVE.
BEXLEY, OHIO 43209

DEVELOPMENT INFORMATION

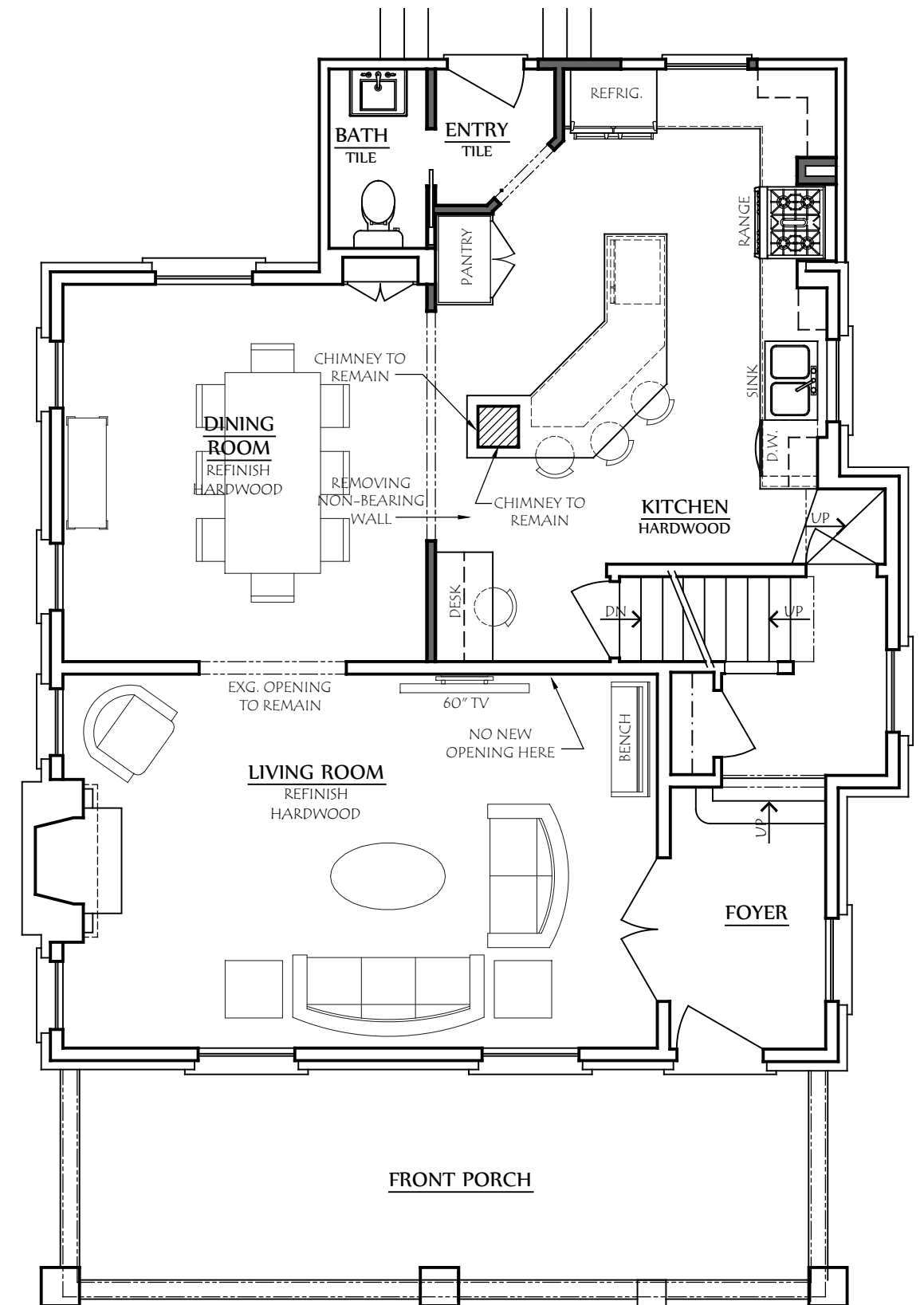
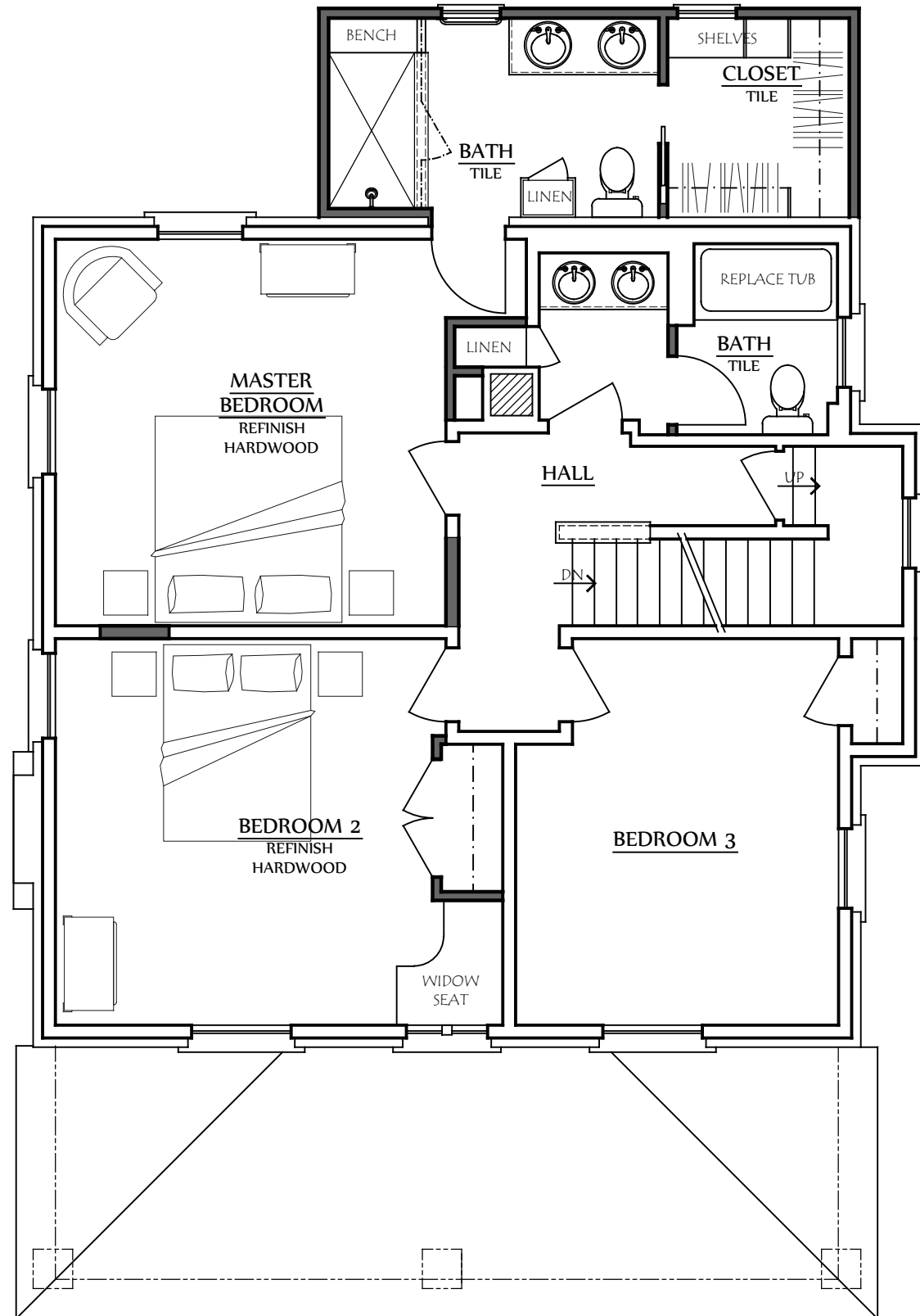
ZONING DESIGNATION	=	R-6
TOTAL LAND AREA	=	6075 SF
MAXIMUM BUILDING COVER	35 %	= 2126 SF
PROPOSED LOT COVER:		
EXISTING HOUSE + PORCH	=	1175 SF
EXISTING GARAGE	=	380 SF
TOTAL BUILDING COVER	25.6 %	= 1555 SF
MAXIMUM DEVELOP. COVER	60 %	= 3645 SF
PROPOSED DEVELOP. COVER:		
BUILDING COVER	=	1555 SF
SIDEWALKS	=	45 SF
DRIVEWAY	=	956 SF
NEW LANDING & STEPS	=	34 SF
TOTAL	42.6 %	= 2590 SF



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



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<u>Date:</u> 16 Jan 2019	<u>Drawing Title:</u> Floor Plans	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 18-004	<u>Project Name:</u> The Corlew Residence	<u>Sheet Number:</u> A-1





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<u>Date:</u> 16 Jan 2019	<u>Drawing Title:</u> Elevations	<u>Scale:</u> 3/16" = 1'-0"
<u>Project Number:</u> 18-004	<u>Project Name:</u> The Corlew Residence	<u>Sheet Number:</u> A-2



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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Date:
16 Jan 2019

Project Number:
18-004

Drawing Title:
Existing Photos

Project Name:
The Corlew Residence

Scale:
n/a

Sheet Number:
A-3



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



PUBLIC NOTICE
CITY OF BEXLEY

ARCHITECTURAL REVIEW BOARD and/or
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, February 28, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

a. Application No.: 19002 Z

Applicant: Amy Lauerhass

Owner: Ammie Revelle

Location: 742 S. Cassingham Road

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition the existing detached garage.

BZAP Request: The applicant is seeking architectural review and approval to allow an addition to the detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15, which requires accessory structures shall be permitted only in the rear yard and shall be at least three feet from all property and right-of-way lines, to allow a portion of the garage addition to be constructed 1'11" from the rear property line. The applicant is also seeking a variance from Bexley Code Section 1262.01(e) which requires an access drive not be used for temporary or permanent parking, to allow a portion of the existing driveway remain in the front and side yard at this location.

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

Mailed by: 1-31-2019

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:

742 South Cassingham Road

Brief Project Description:

Two story addition to the rear of the principal structure, to include a library & covered porch on the first floor, and a master suite on the second floor. Also, the roof structure of the existing home is to be removed, to allow for a taller roof slope. Addition to existing one-car garage to achieve 2 car garage with storage area. Retain portion of existing driveway.

Applicant Information:

Applicant Name:

Amy Lauerhass

Applicant Address:

753 Francis Ave.

Bexley

OH

43209

Applicant Email & Phone:

amy@lauerhassarchitecture.com

614-371-3523

Property Owner Information:

Owner Name:

Ammie Revelle

Owner Address:

742 South Cassingham Road

Bexley

OH

43209

Owner Email & Phone:

ammie.revelle@gmail.com

614-562-3896

Attorney/Agent Information:

Agent Name:

n/a

Agent Address:

Agent Email & Phone:

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:

Amy Lauerhass

Digitally signed by Amy Lauerhass
Date: 2019.01.14 15:47:45 -05'00'

Date:

01/14/2019

Owner Signature:

Date:

Agent Signature:

Date:

Internal Use:

Application #:

Board Referrals:

☐ ARB☐ BZAP☐ City Council☐ Tree Commission

Staff Signature:

Date:

Application Cover Sheet: Review Fee WorksheetEstimated Valuation of Project: \$ **Minor Architectural Review (Ex. Roof, window, siding)**

Based upon the valuation of the project:	- \$50.00 for 1st \$10,000 valuation	\$ <input type="text"/>
	- \$5.00 for each additional \$10,000 valuation.	\$ <input type="text"/>

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	\$ <input type="text" value="90.00"/>
	- \$5.00 for each additional \$10,000 valuation	\$ <input type="text" value="135.00"/>
	- \$600.00 cap	\$ <input type="text"/>
	- \$50.00 resubmittal fee	\$ <input type="text"/>

Variance Review

Single Family:	\$100.00	\$ <input type="text" value="100.00"/>
Commercial Property:	\$100.00	\$ <input type="text"/>
Fences or Special Permits:	\$65.00	\$ <input type="text"/>
All others:	\$90.00	\$ <input type="text"/>

Zoning Fees

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

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <input type="text"/>
Appeal of BZAP decision to City Council:	\$250.00	\$ <input type="text"/>

Fee Total: \$

Project Worksheet



Residential



Commercial

Property Address:

742 South Cassingham Road

Zoning District:

R-6



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.):

40

Depth (ft.):

135

Total Area (SF):

5,400

Primary Structure Info:

Existing Footprint (SF):

911

Proposed Addition (SF):

446

Removing (SF):

(Type of Structure:)

Proposed new primary structure or residence (SF):

Total Square Footage:

1357

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

Existing Footprint (SF):

295

New Structure Type:

Proposed Addition (SF):

236

Ridge Height:

18'-9"

Proposed New Structure (SF):

Is there a 2nd floor?



Yes



No

Total of all garage and accessory structures (SF):

531

2nd Floor SF:

1888

= 34.9 % of lot

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



Yes



No

Hardscape:

Existing Driveway (SF):

396

Existing Patio (SF):

Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

256

Total Hardscape (SF):

652

Totals:

Total overall lot coverage (SF):

2540

=

47.0

% of lot

Applicant Initial:

AL

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding	Match Existing
<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:

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 variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Description of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

Homeowners want to maintain 60' of the existing access driveway from Cassingham Road.
Code Section 1262.04 (b)

Variance Question 1

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

The placement of the existing garage (and subsequent addition) does not allow parking behind the garage for extra cars or guests.

Variance Question 2

Is the variance substantial? Please describe.

No. The driveway is already there. The current driveway & auto court is 1380 sf, and we are only asking to retain 396 sf.

Variance Question 3

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

No. As stated above, the driveway is already there. We are removing the majority of the paving, and even with the proposed additions to the house & garage, the overall proposed lot coverage is less than it currently exists.

Cassingham allows parking on only one side of the street. So, by keeping additional cars off the street, we are not adding to the overcrowded parking problem.

Variance Worksheet (Continued)

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 variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

Variance Question 4

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

No.

Variance Question 5

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

No.

Variance Question 6

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

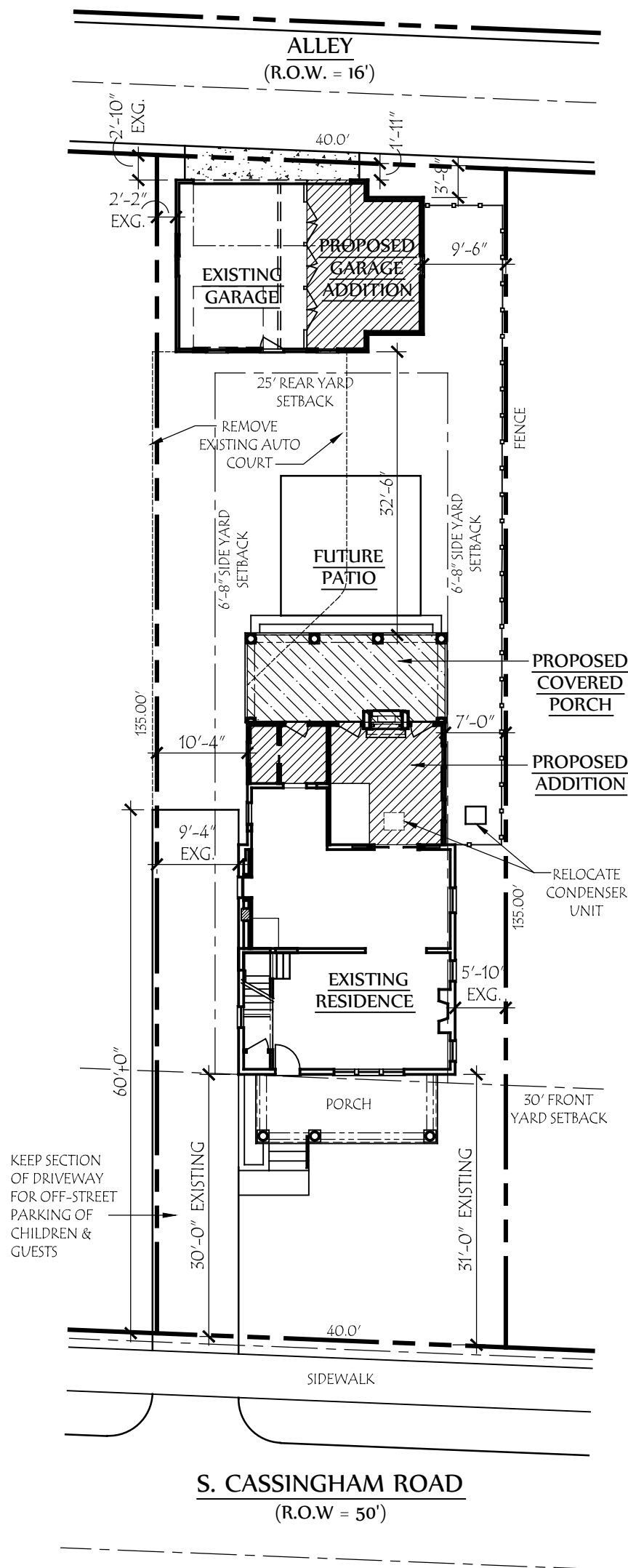
If we redesign the garage to allow for a parking pad next to it, there would be no usable back yard space left.

Variance Question 7

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

Yes. This variance is asking to retain something already there. By increasing the overall green space, we think it is a positive change for the neighborhood.

ADDITION & RENOVATION FOR:
REVELLE-CARIGNAN RESIDENCE
742 S. CASSINGHAM ROAD
BEXLEY, OHIO 43209

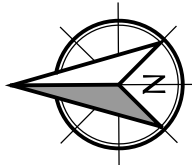


DEVELOPMENT INFORMATION

ZONING DESIGNATION = R-6
TOTAL LAND AREA = 5,400 SF

MAXIMUM BUILDING COVER 35% = 1890 SF
PROPOSED LOT COVER:
EXISTING HOUSE + PORCH = 911 SF
EXISTING GARAGE = 295 SF
PROPOSED ADDITION = 446 SF
PROPOSED GARAGE ADDITION = 236 SF
TOTAL BUILDING COVER 34.9% = 1888 SF

MAX. DEVELOPMENT COVER 60 % = 3240 SF
PROPOSED DEVELOP. COVER:
EXISTING BUILDING COVER = 1206 SF
PROPOSED BUILDING COVER = 682 SF
DRIVEWAY TO REMAIN = 396 SF
DRIVEWAY TO BE REMOVED (-984 SF)
FUTURE PATIO = 256 SF
TOTAL 47 % = 2540 SF



Site Plan

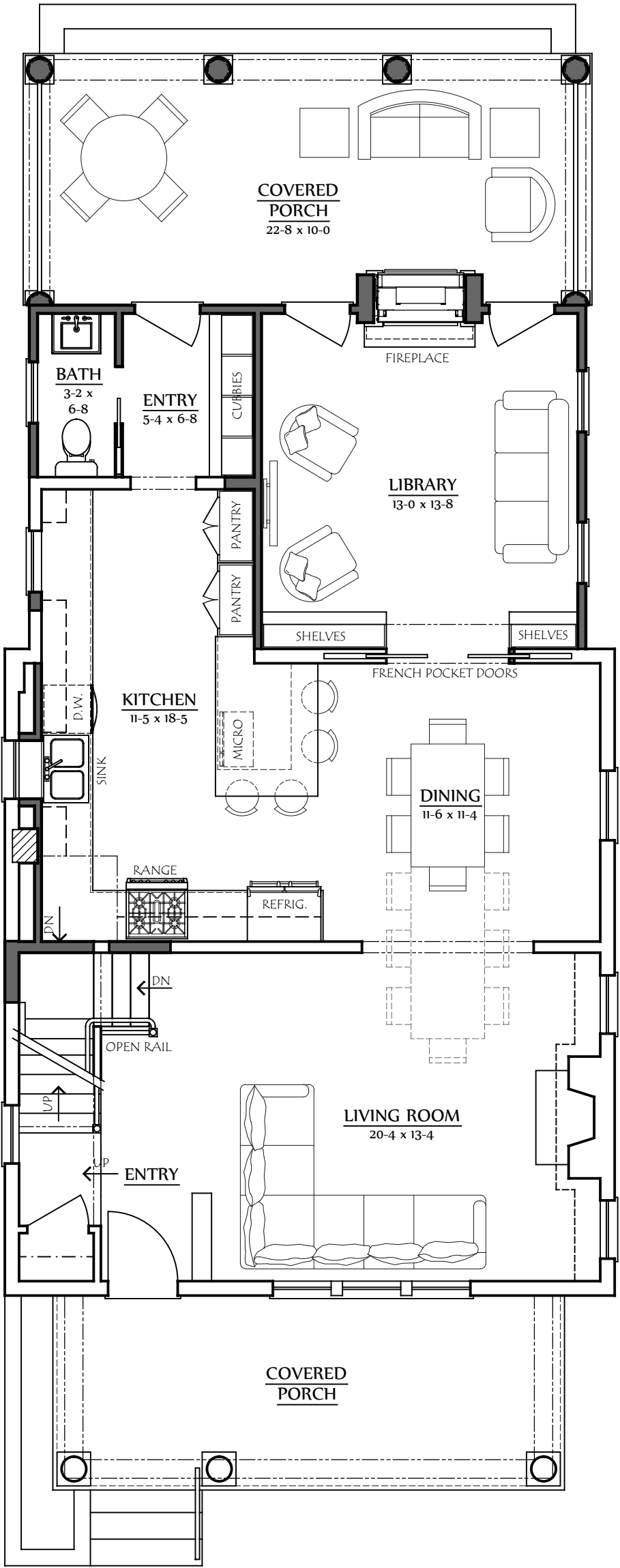
SCALE: 1/16" = 1'-0"



Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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



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Date:
17 Jan 2019

Project Number:
18-046

Drawing Title:
First Floor Plan

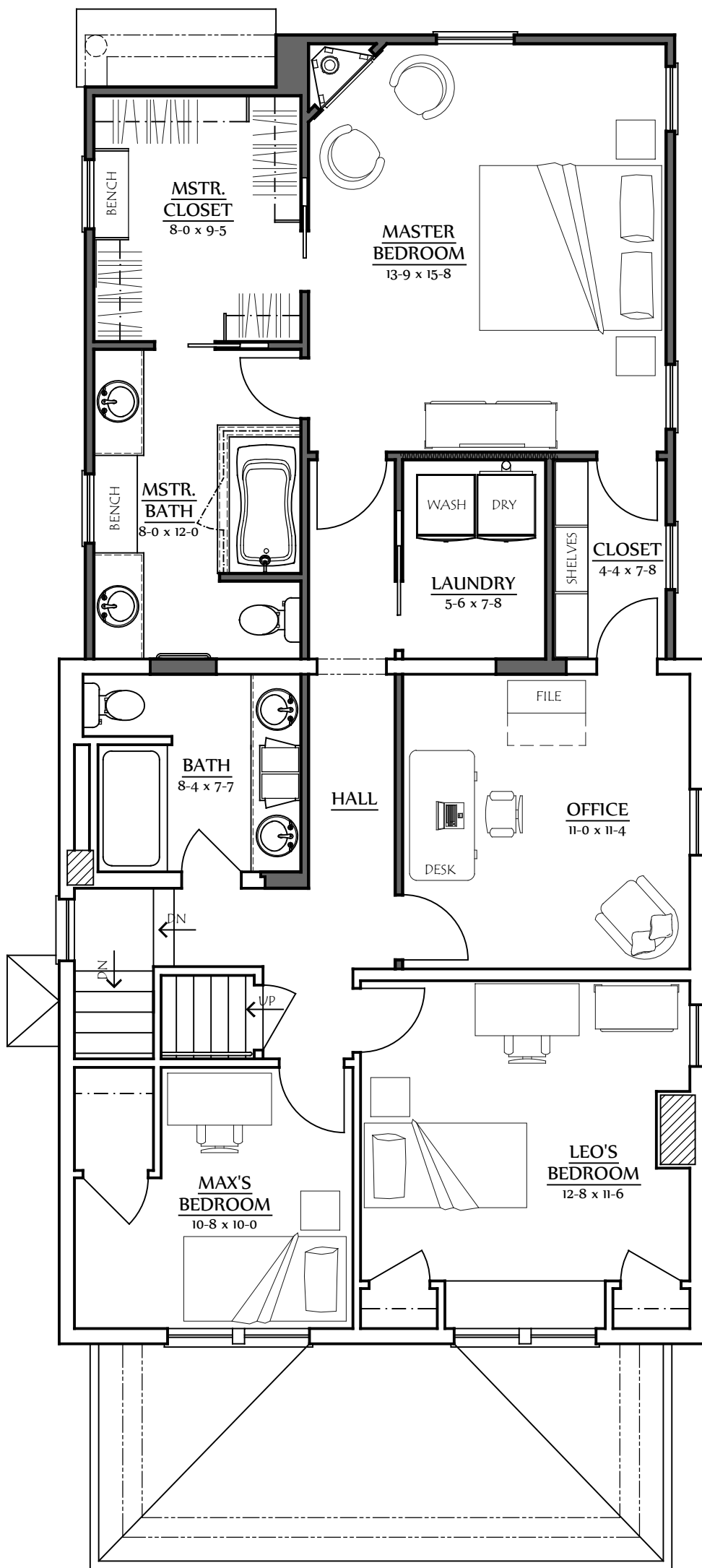
Project Name:
Revelle-Carignan Residence

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

Sheet Number:
A-1



Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME



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Date:
17 Jan 2019

Project Number:
18-046

Drawing Title:
Second Floor Plan

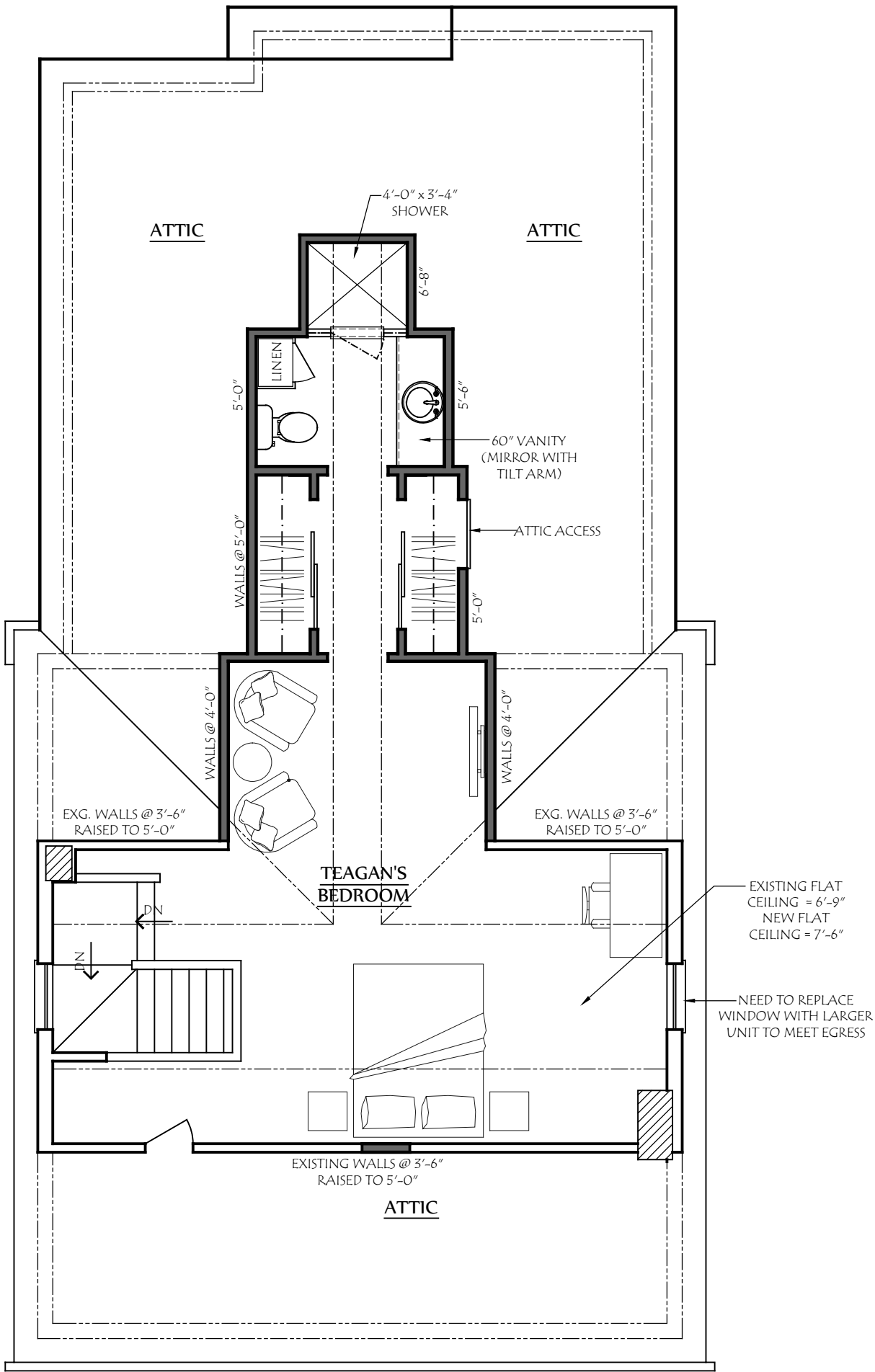
Project Name:
Revelle-Carignan Residence

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

Sheet Number:
A-2



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RENOVATION - ADDITION - NEW HOME



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Date:

17 Jan 2019

Drawing Title:

Third Floor Plan

Scale:

3/16" = 1'-0"

Project Number:

18-046

Project Name:

Revell-Carignan Residence

Sheet Number:

A-3



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RENOVATION - ADDITION - NEW HOME



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Date:
17 Jan 2019

Drawing Title:
Rear Elevation

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

Project Number:
18-046

Project Name:
Revelle-Carignan Residence

Sheet Number:
A-4

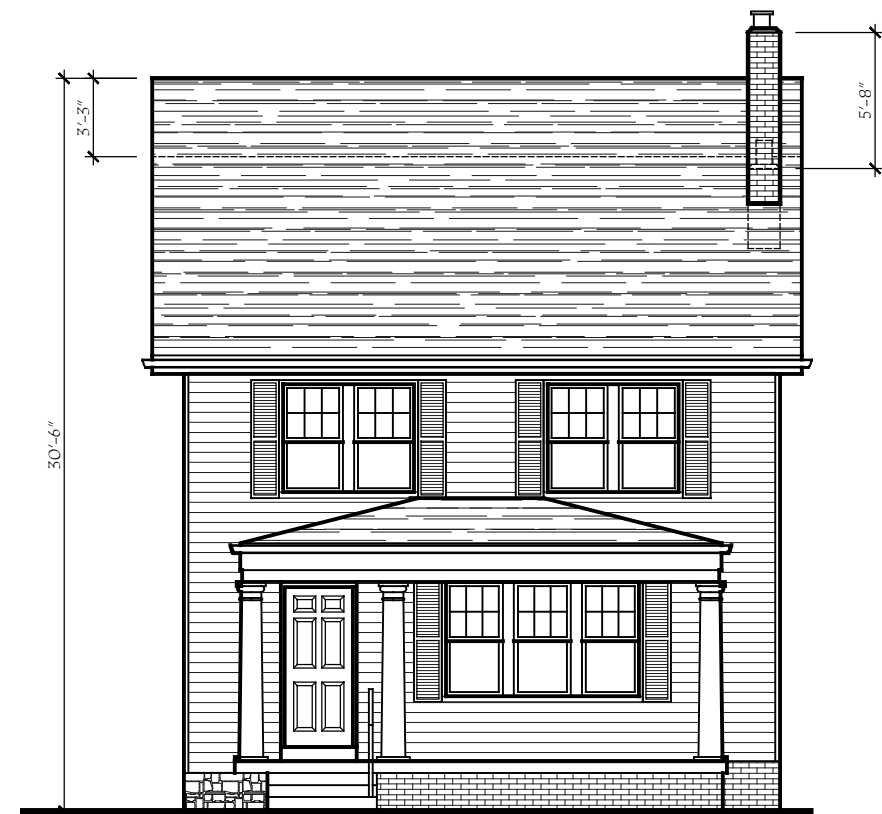


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RENOVATION - ADDITION - NEW HOME



NORTH ELEVATION



WEST (FRONT) ELEVATION



SOUTH ELEVATION

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Date:
17 Jan 2019

Drawing Title:
Elevations

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

Project Number:
18-046

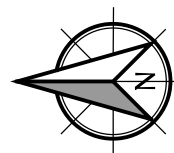
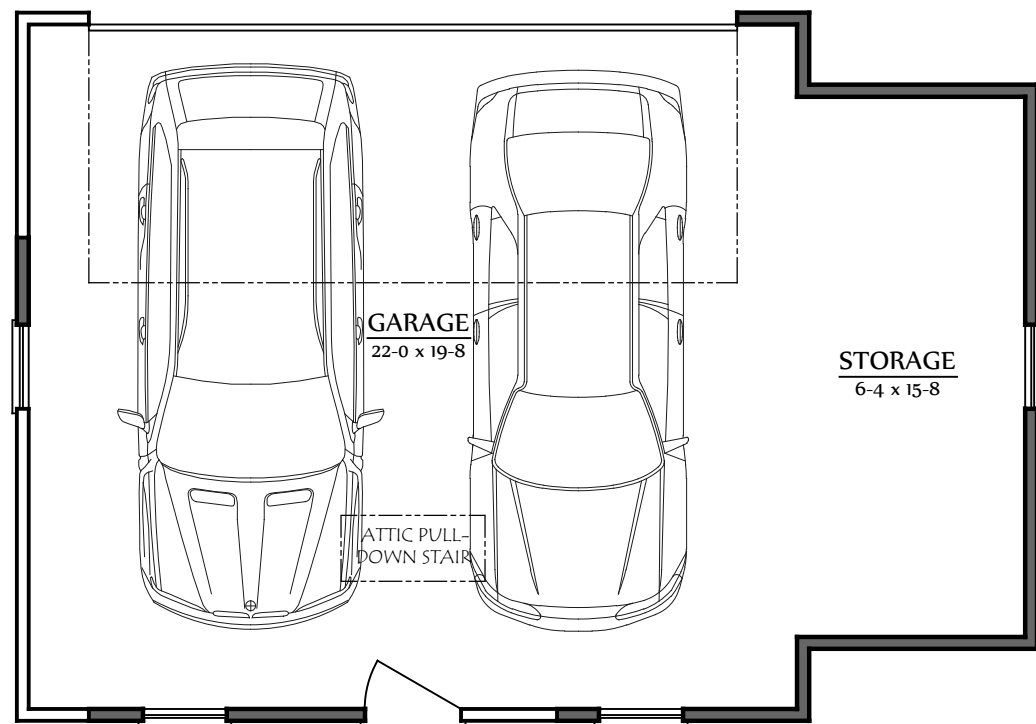
Project Name:
Revelle-Carignan Residence

Sheet Number:
A-5



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RENOVATION - ADDITION - NEW HOME



Floor Plan

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



East Elevation

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



South Elevation

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



North Elevation

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



West Elevation

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

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Date:
17 Jan 2019

Drawing Title:
Garage Plan/Elevations

Scale:
Varies

Project Number:
18-046

Project Name:
Revelle-Carignan Residence

Sheet Number:
A-6



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RENOVATION - ADDITION - NEW HOME

EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



WEST GARAGE ELEVATION

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Date:
17 Jan 2019

Drawing Title:
Existing Photos

Scale:
n/a

Project Number:
18-046

Project Name:
Revelle-Carignan Residence

Sheet Number:
A-7



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, February 14, 2019 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. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18-0032 Z
Applicant: Brad Schoch
Owner: Greg & Corry Tishkoff
Location: 280 S. Columbia Ave. (vacant lot south of 256 S. Columbia)
ARB Request: The applicant is seeking Architectural Review and Approval of a new single-family dwelling at the above noted location.

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

Mailed by: 1-31-2019