

Site Plan
Scale 1"=30'-0"

Project Scope

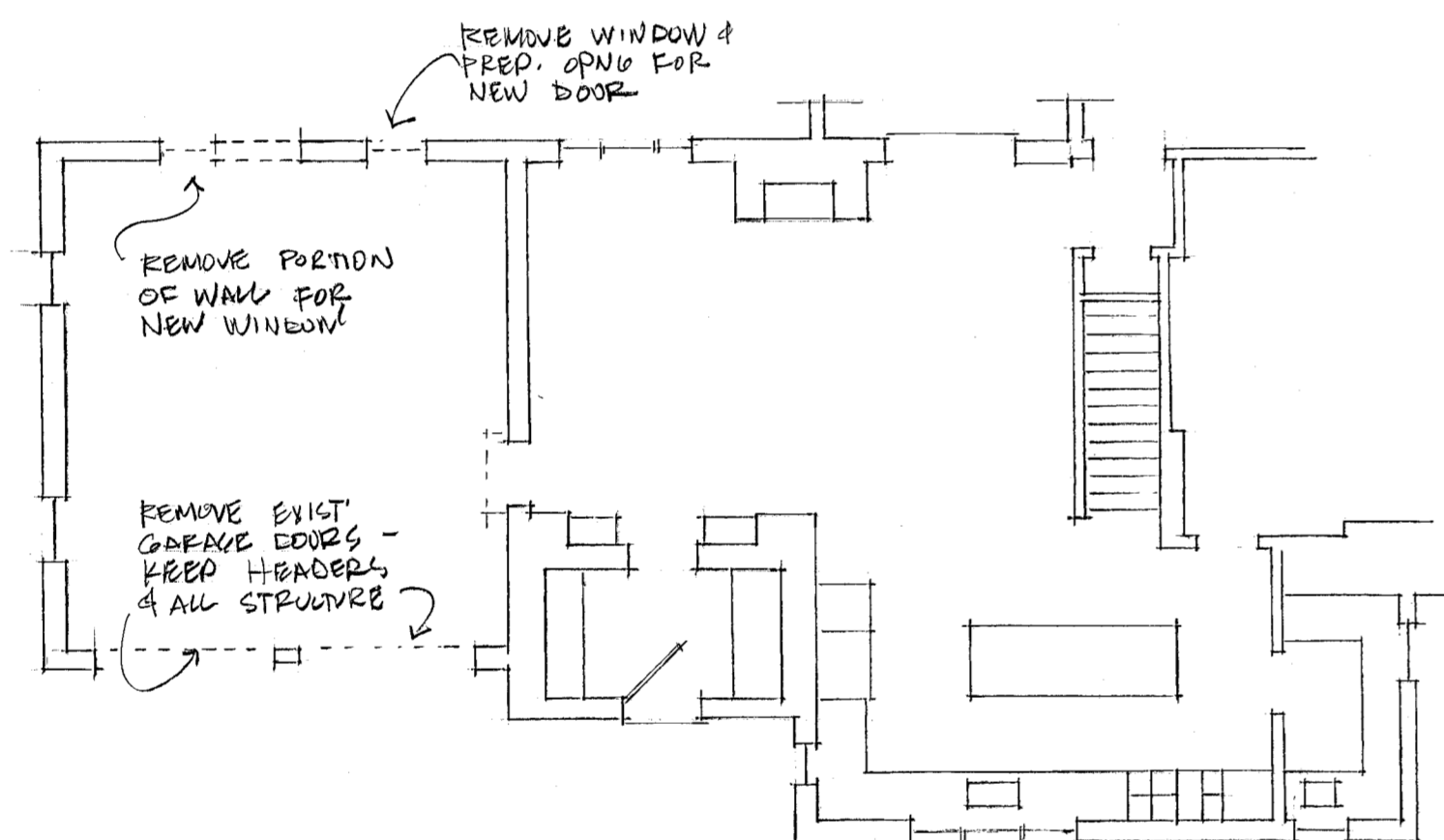
Convert existing garage into finished interior space for Study and Laundry.

Code Information

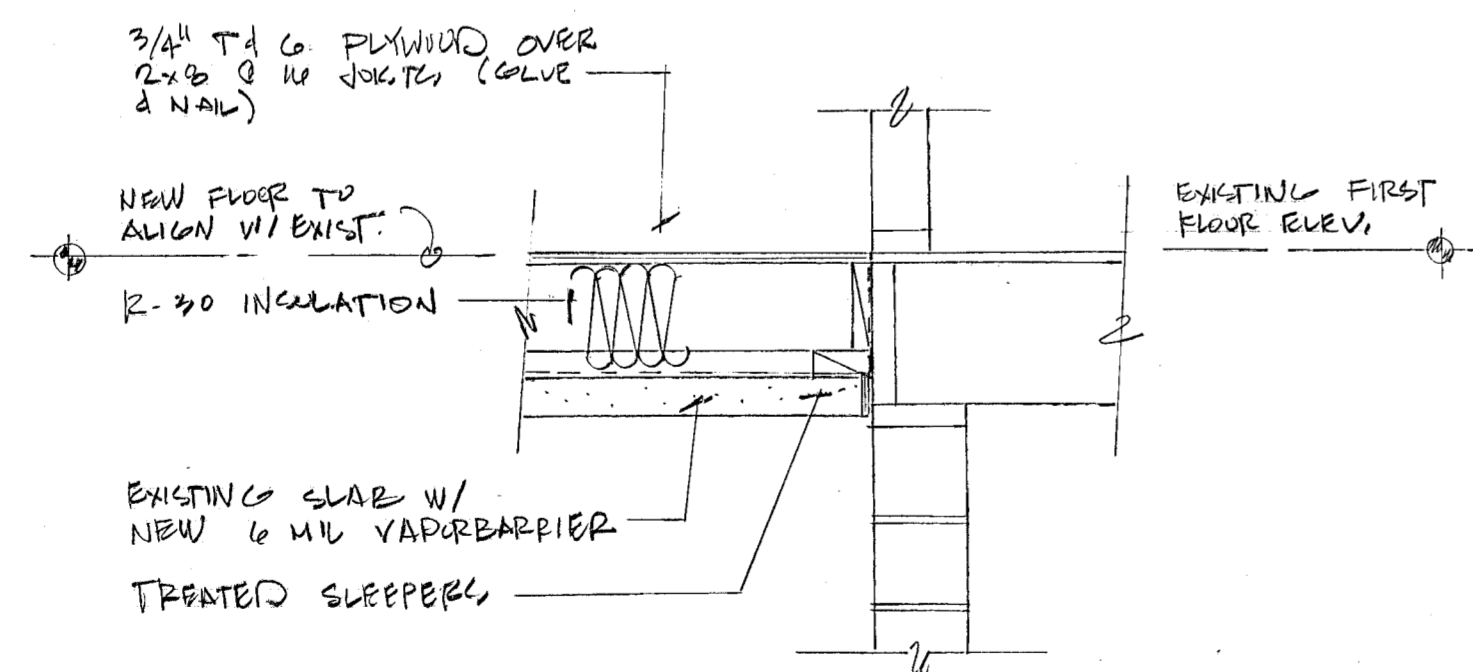
This project has been designed in compliance with the 2019 Residential Code of Ohio for One, Two and Three Family Dwellings.

Zoning Information

Certified Address 250 S Parkview Ave, Bexley, OH 43209
Parcel Number 020-03586
Zoning R-3
Lot Size 35,407.5 SF
Lot Coverage No Change

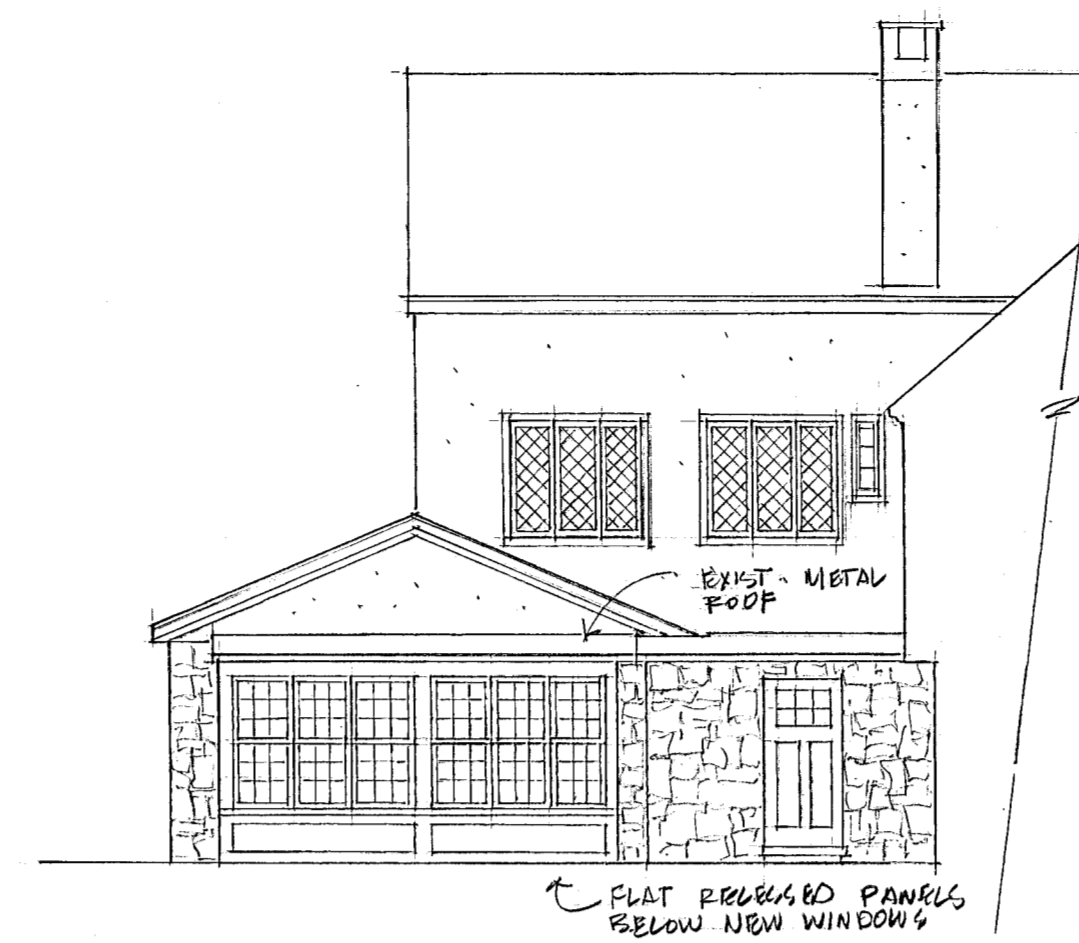


First Floor Demo Plan
Scale 1/8"=1'-0"

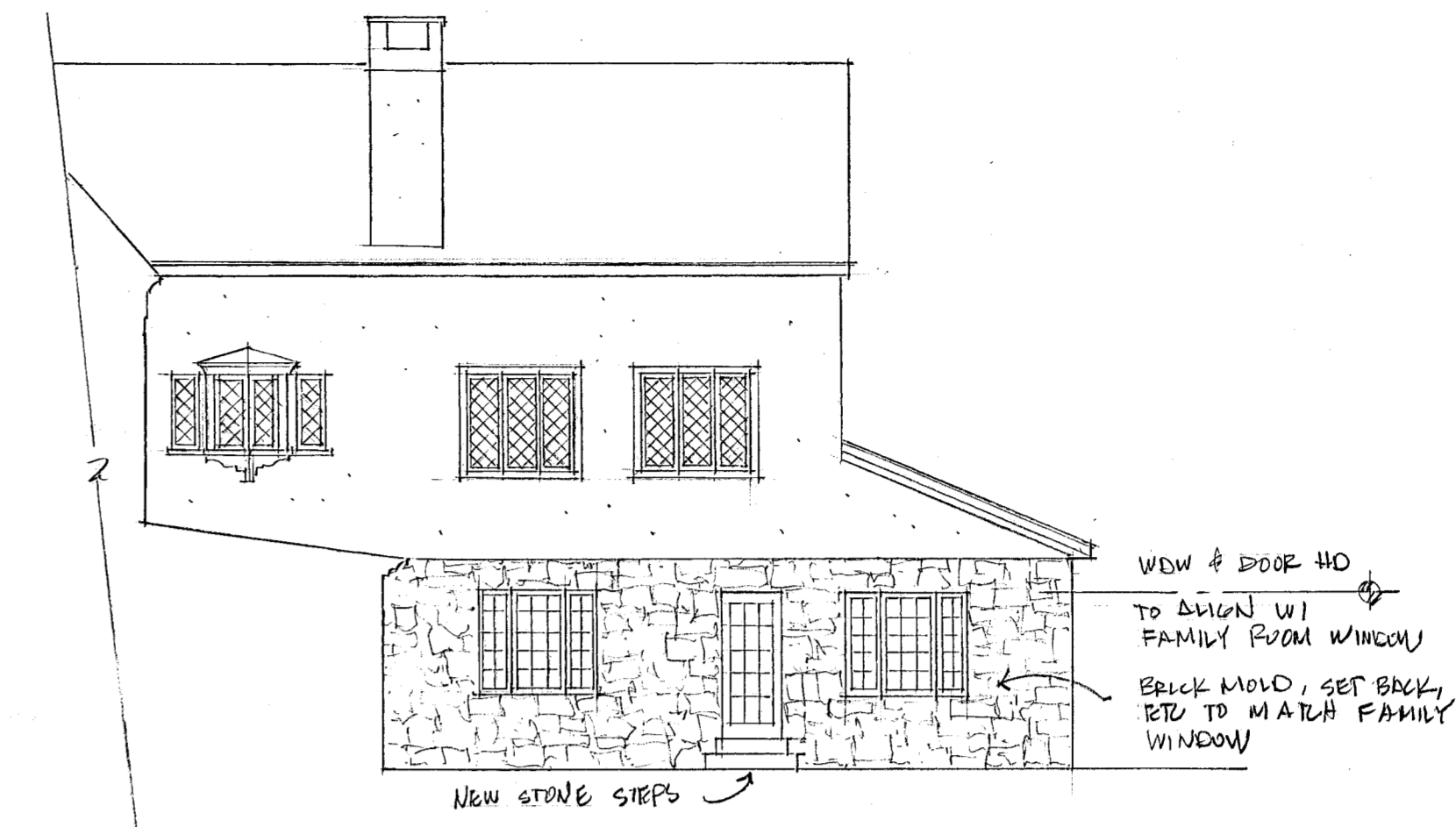


Section @ BUILT-UP FLOOR
Scale 3/4"=1'-0"

S. PARKVIEW AVENUE (50')



North Elevation
Scale 1/8"=1'-0"



South Elevation
Scale 1/8"=1'-0"

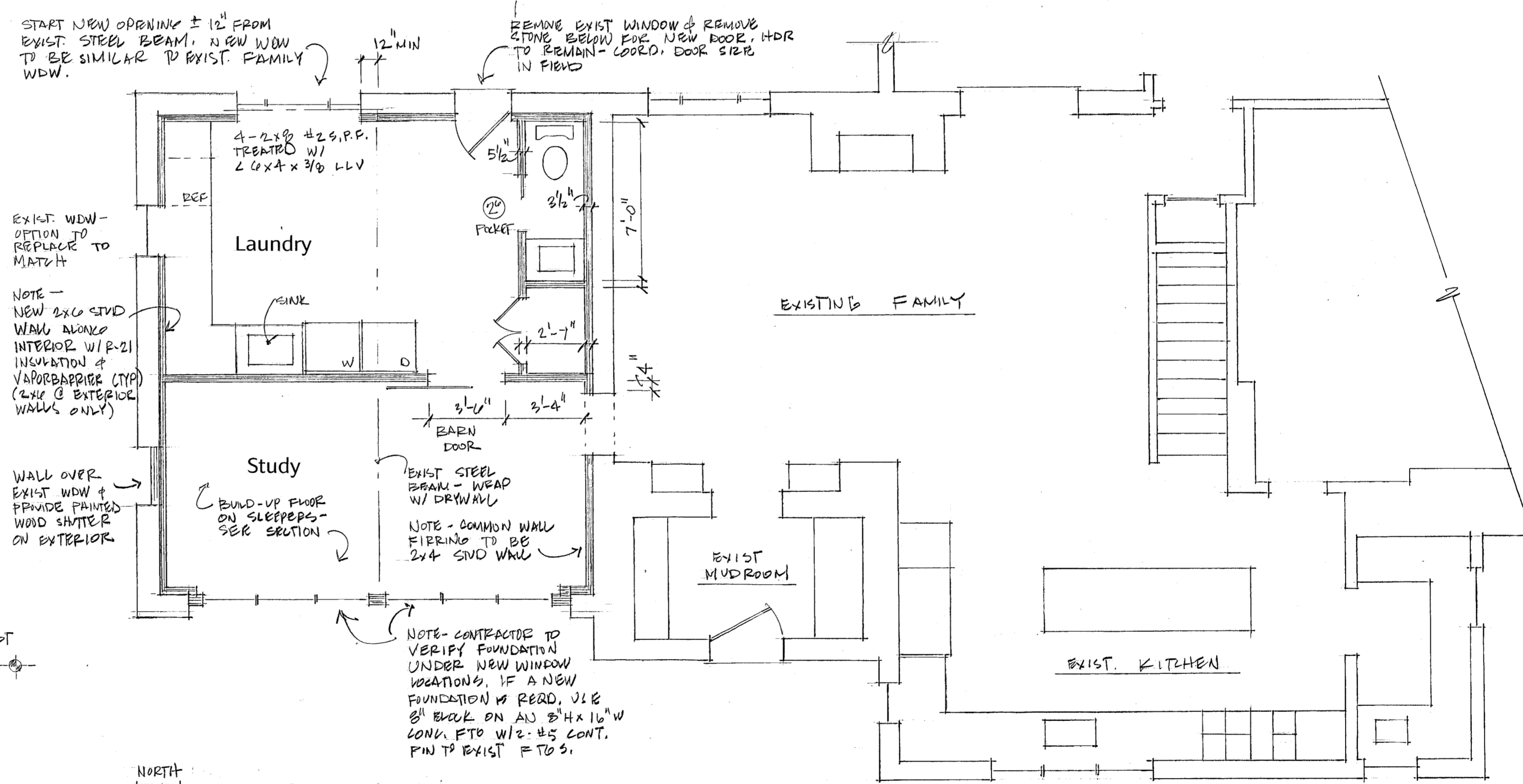
Elevation Notes

- A- All trim to be smooth, primed on all sides and painted.
- B- Windows are based on Marvin mfg. See Window Schedule for more info. If another manufacturer is used coordinate selection with Architect.
- C- Stone repair at New window and door to match existing.

Window Schedule

Windows are based on to be Marvin Mfg. Clad exterior, primed interior. Low E2 w/argon. Coordinate hardware and screen selections with Owner. Windows to be ordered without casing. Contractor to verify that all windows and doors meet local safety and egress codes prior to ordering them. Window mfg. to supply final drawing to Architect and Contractor prior to ordering.

Location	Unit	Notes
A Study	(2) x UCHG2 2628x3	Mull units together, 9/9 SDL lite Pattern Mull units together, center window to have 15 SDL Lites. Flanking windows to have 10 SDL Lites. (Window details to match existing Family Room windows - verify) Field Verify door size to fit existing masonry opening.
B Laundry	UCA3260 (2) UCA1860	
D Laundry Door	CUFD XX70	



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

Plan Notes

- A- Typical interior walls to consist of 2x4 studs at 16" o.c. with 1/2" drywall unless noted otherwise.
- B- Verify interior finishes with Owner, including flooring, cabinets, fixtures, doors, trim, etc.
- C- HVAC and plumbing to be concealed within the walls and floors. Verify location and sizes of any soffits for HVAC or plumbing, if required, with Owner prior to installation.
- D- Contractor to verify that all windows and doors meet local safety and egress codes prior to ordering them.
- E- All smoke detectors to be combination Smoke + Carbon Monoxide Detectors. Per RCO 314 and 315, when alterations or additions requiring a building permit occur, the entire building shall be provided w/smoke detectors located as required for new dwellings. Interconnectedness in existing areas is not required where the alterations do not result in the removal of interior wall or ceiling finishes exposing the structure unless there is an attic, crawl space or basement available which could provide access for interconnectedness without the removal of interior finishes.
- F- The Contractor is to check and verify all dimensions and site conditions, and report any errors or omissions to the Architect prior to the start of construction. Use written dimensions, do not scale drawings, as distortion can occur through the printing process.
- G- The Architect is responsible only for the items shown in the drawings. The contractor is to conform to all applicable codes, ordinances and approved construction practices for items not detailed or otherwise indicated.
- H- The General Contractor is responsible for the design and installation of all plumbing, HVAC and Electrical systems. These systems shall be designed and installed in conformance with all applicable code requirements and acceptable engineering practices.
- I- The building is to be structurally sound when completed. It is the General Contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction.
- J- The building is to be water tight when completed. It is the General Contractor's responsibility to provide all waterproofing, flashing, weep holes and caulking required to prevent moisture penetration.

Garage Conversion at:

250 S Parkview Ave

The Negron Residence

Columbus, Ohio, 43209