



STEVENS RESIDENCE

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



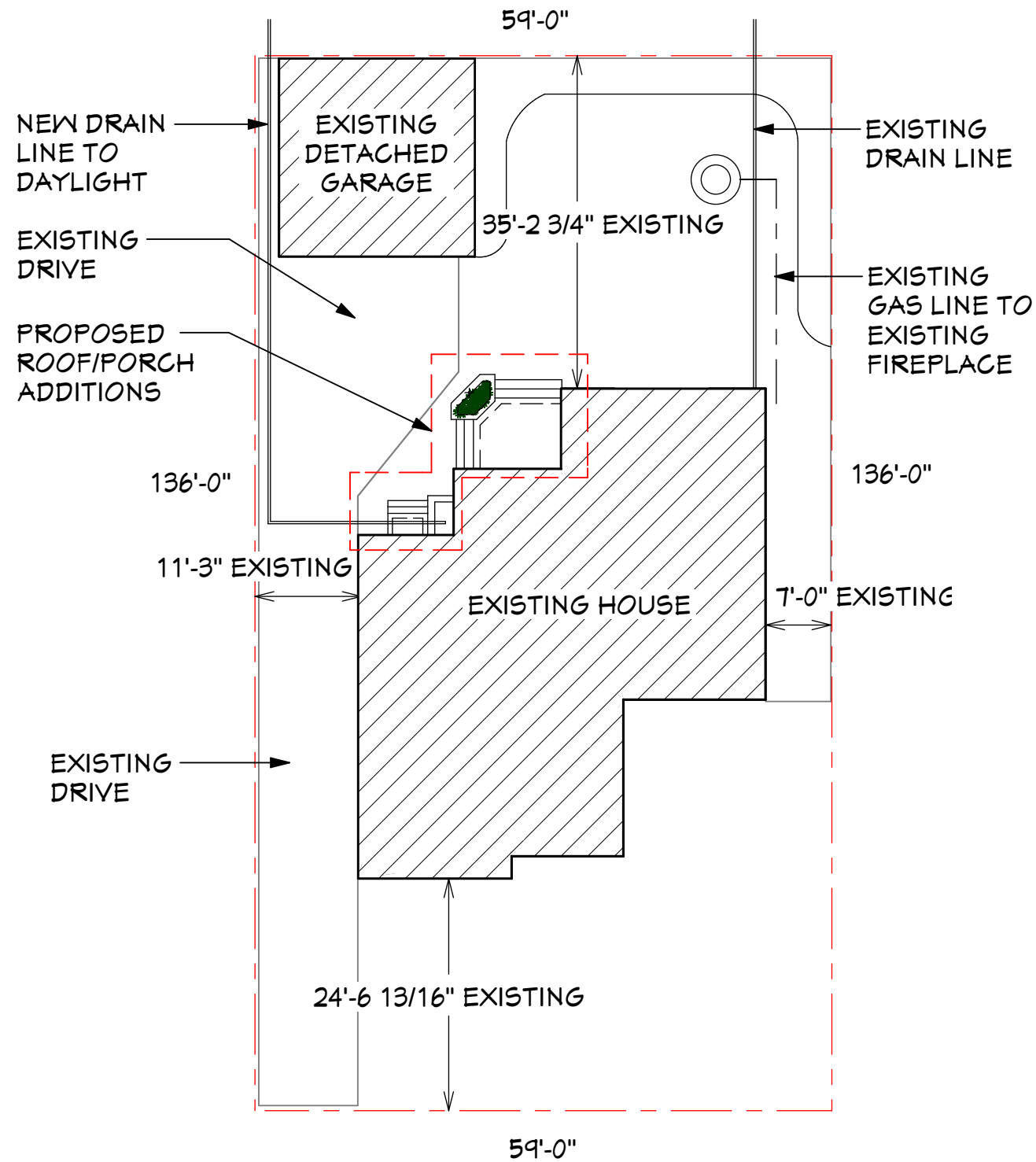
DESIGNED BY:
NJW CONSTRUCTION
RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET

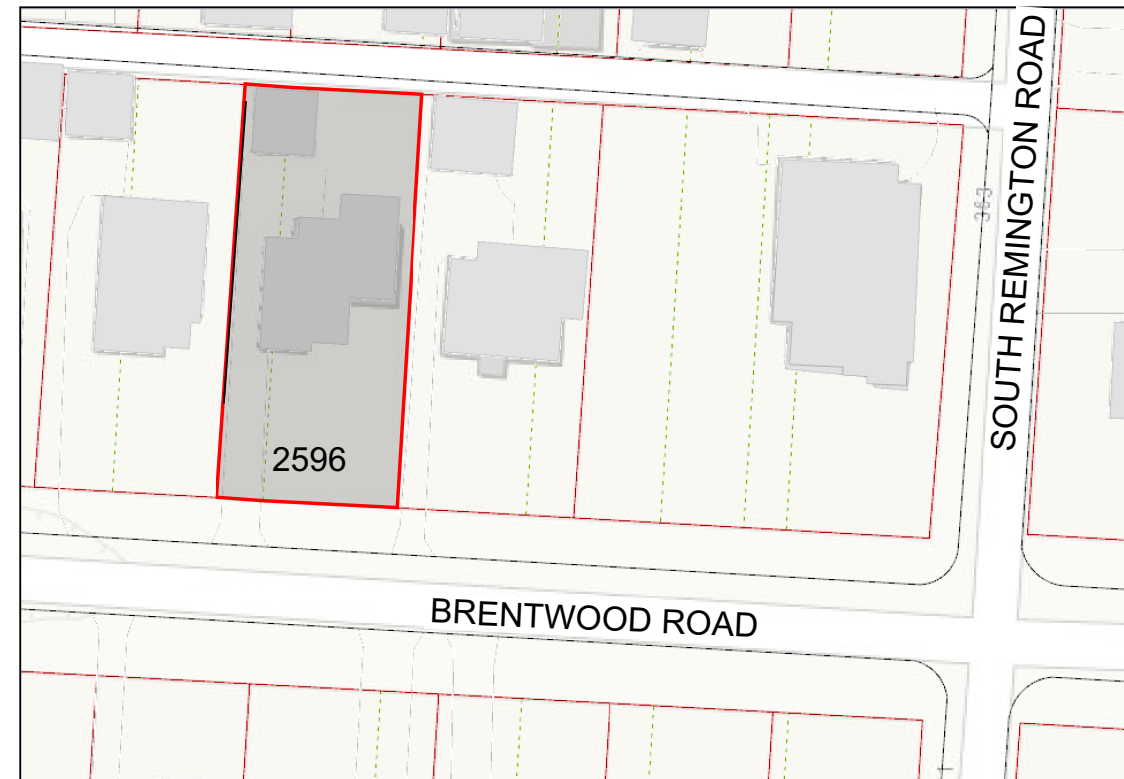
1

COVER

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Site Plan
Scale: 1/16" = 1'-0"



Vicinity Map
Not To Scale

Site Plan Notes

1. Lot coverage to remain as is, no increase in lot coverage.
2. Setbacks to remain as is, no change in setbacks.

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

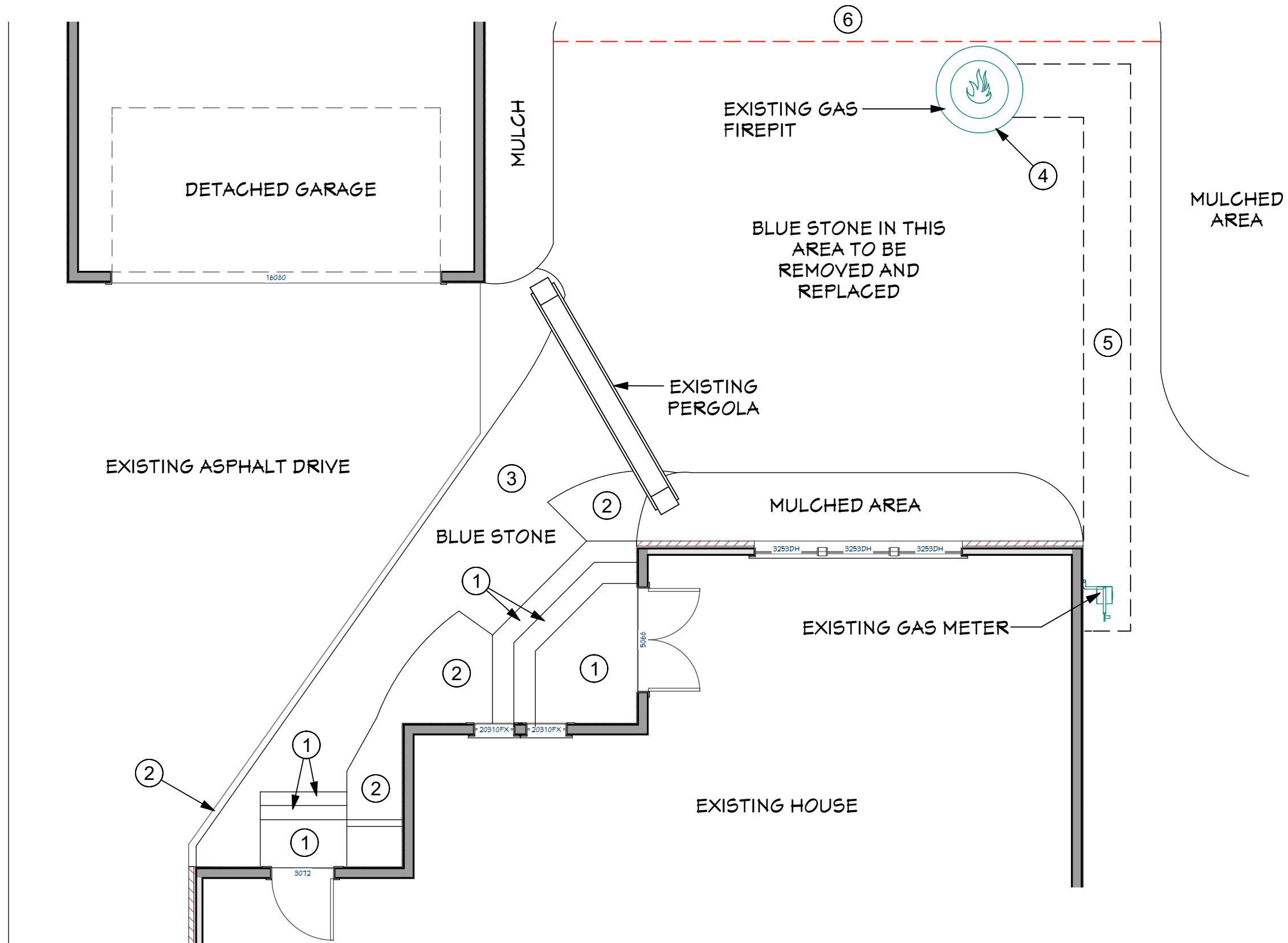
Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



DESIGNED BY:
NJW CONSTRUCTION
RENOVATIONS UNLIMITED
5818 Winchester Rd.
Carroll, Ohio 43112
Office: 740-800-7050
www.njwconstruction.com

SHEET
2
DEMO

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Existing Plan Demolition Notes

1. Remove existing paved steps as indicated
2. Remove all existing brick paving to be replaced with bluestone.
3. Remove existing bluestone - save for reinstallation.
4. Demo existing fireplace. Cap existing gas line.
5. Remove bluestone and dig trench within dashed line area, prepare for new gas line to new fire pit.
6. Bluestone above red dashed line to remain.

Existing Floor Plan

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

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



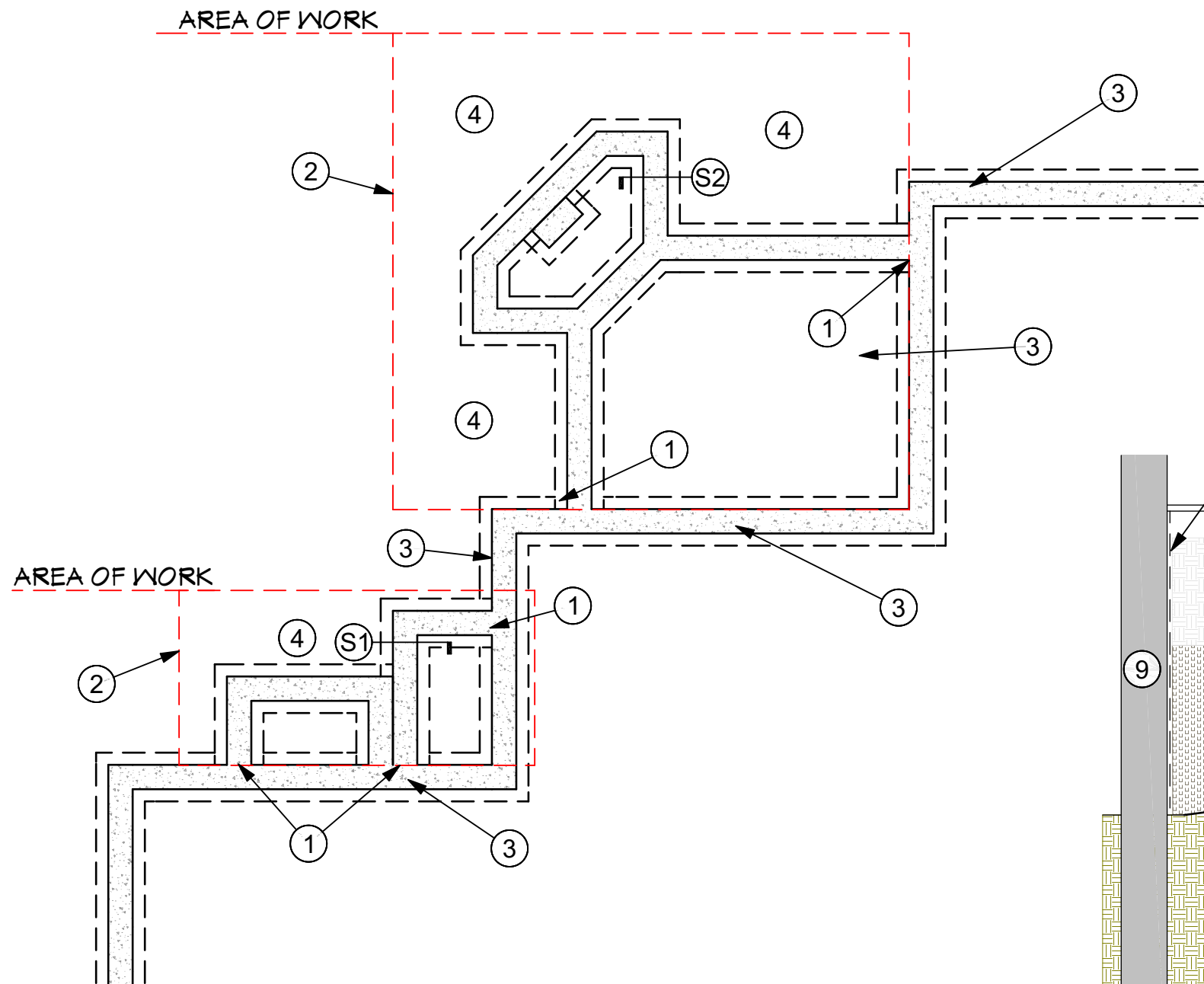
DESIGNED BY:
 NJW CONSTRUCTION
 RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET

3

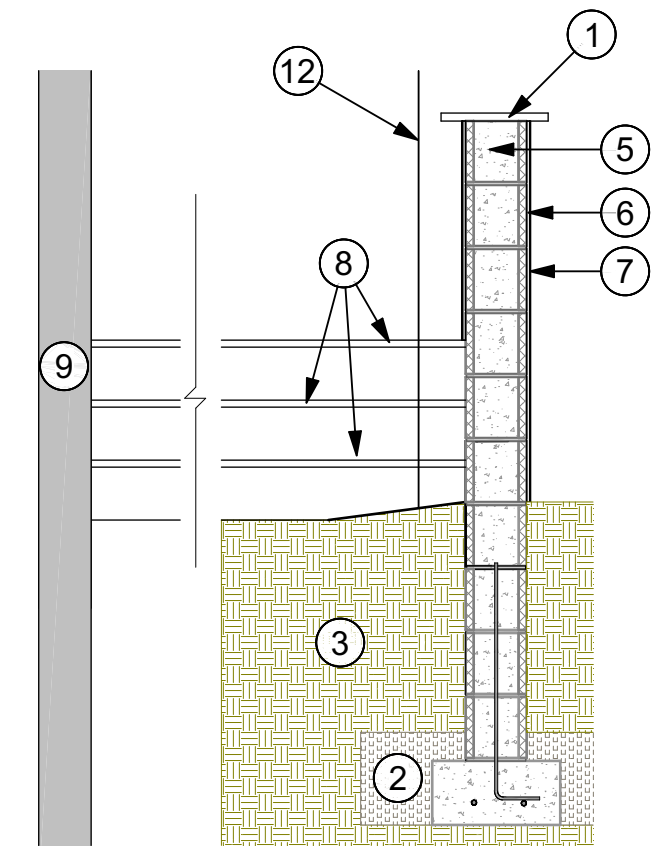
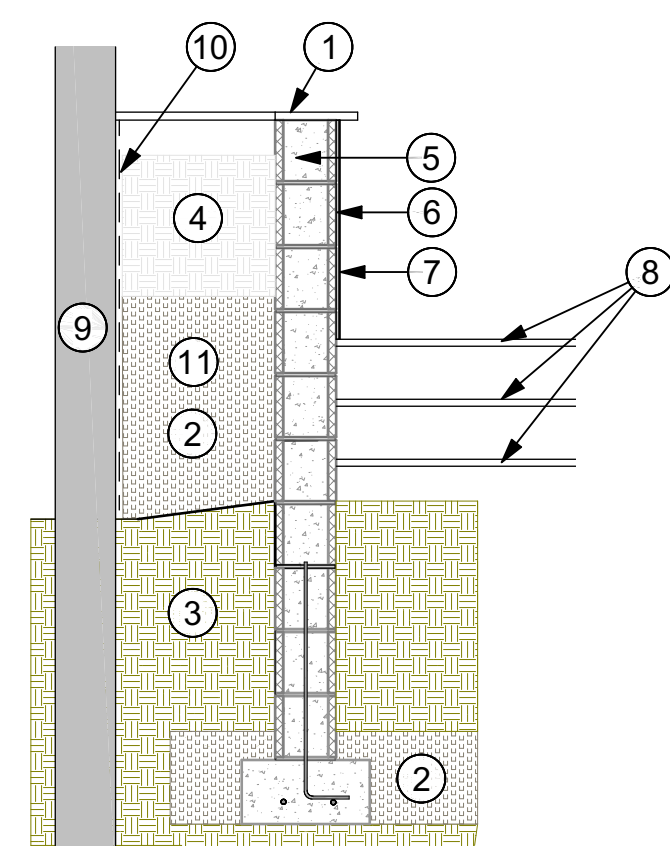
DEMO

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Section Coded Notes

1. Limestone Cap
2. Gravel Fill
3. Compacted Fill
4. Garden Bed
5. 8" Concrete Masonry Unit
6. 3/8" Base Coat Stucco
7. 1/8" Finish Coat Stucco
8. Limestone Tread - Bluestone Landing
9. Existing Exterior Wall
10. Waterproofing Against Existing Stucco
11. Concrete basin with drainpipe connected to new irrigation line.
12. Railing



Foundation Plan

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

Wall Section - 1

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

Wall Section - 2

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

Foundation Plan Notes

1. Tie new foundation into existing foundation of existing house.
2. New foundation is indicated in area of work shown.
3. All existing foundation walls are outside area of work shown.
4. Remove existing bluestone and other landscaping to dig for footings/ foundation walls. Save for reinstallation.

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

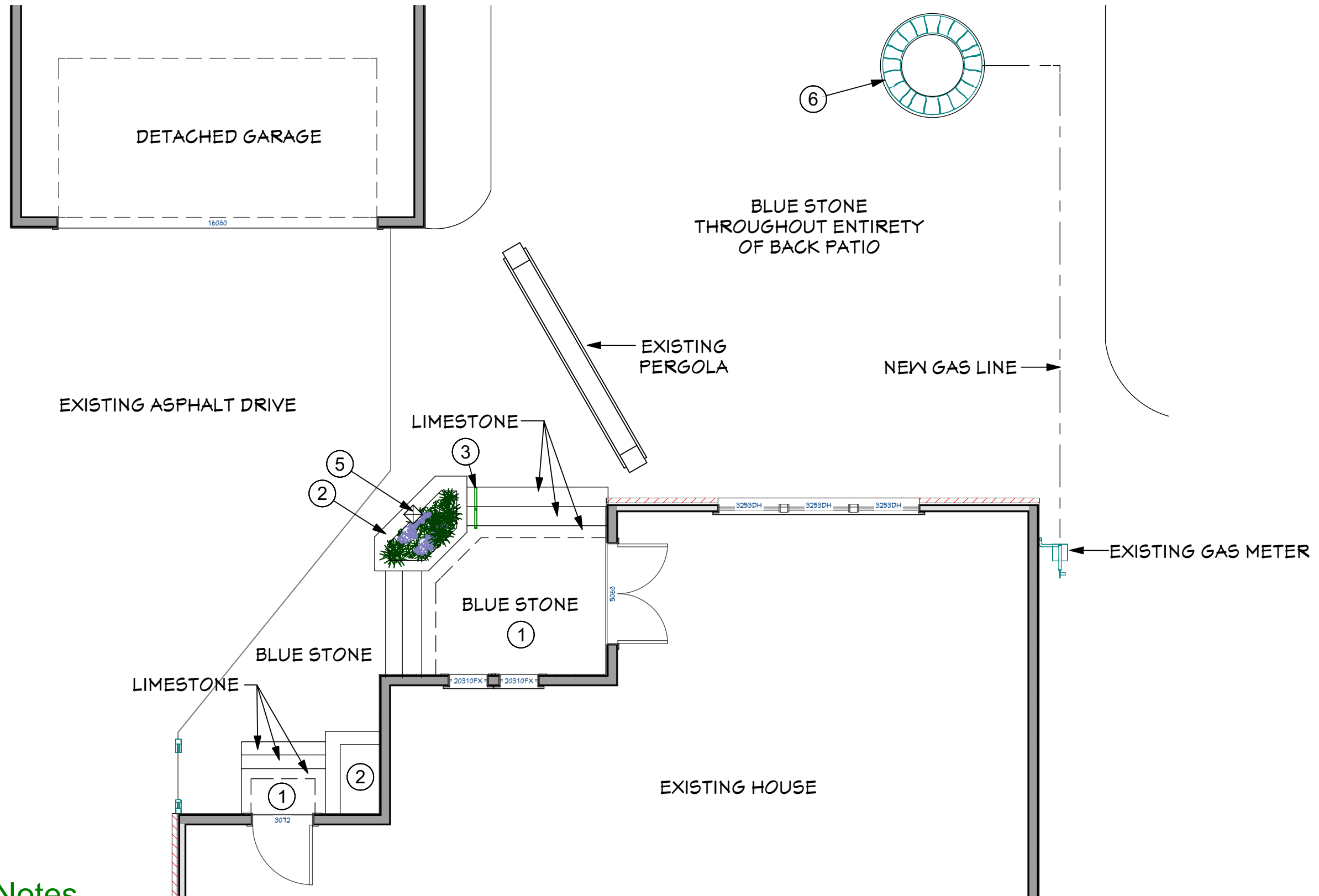
Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



DESIGNED BY:
 NJW CONSTRUCTION
 RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET
4
 DEMO

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Floor Plan Notes

1. Install new paved steps with limestone treads and a limestone cap. Risers to be bluestone.
2. Install new stucco planter box with limestone cap. Planter box to have concrete basin with drain line running under new proposed paved steps. Drain line to tie into new irrigation line. See job superintendent prior to construction
3. Install new metal railing with metal handrail.
4. Install new roof over existing porch area as indicated. Refer to roof plan for layout and method of construction.
5. Install new 8X8 column to support new roof overhang. Post to be wrapped and finished with PVC.
6. Install new block fire pit with stucco exterior. Finish with limestone cap. Run gas line in existing trench from removed gas line during demolition.

Floor Plan - Proposed

Scale 3/16":1'

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



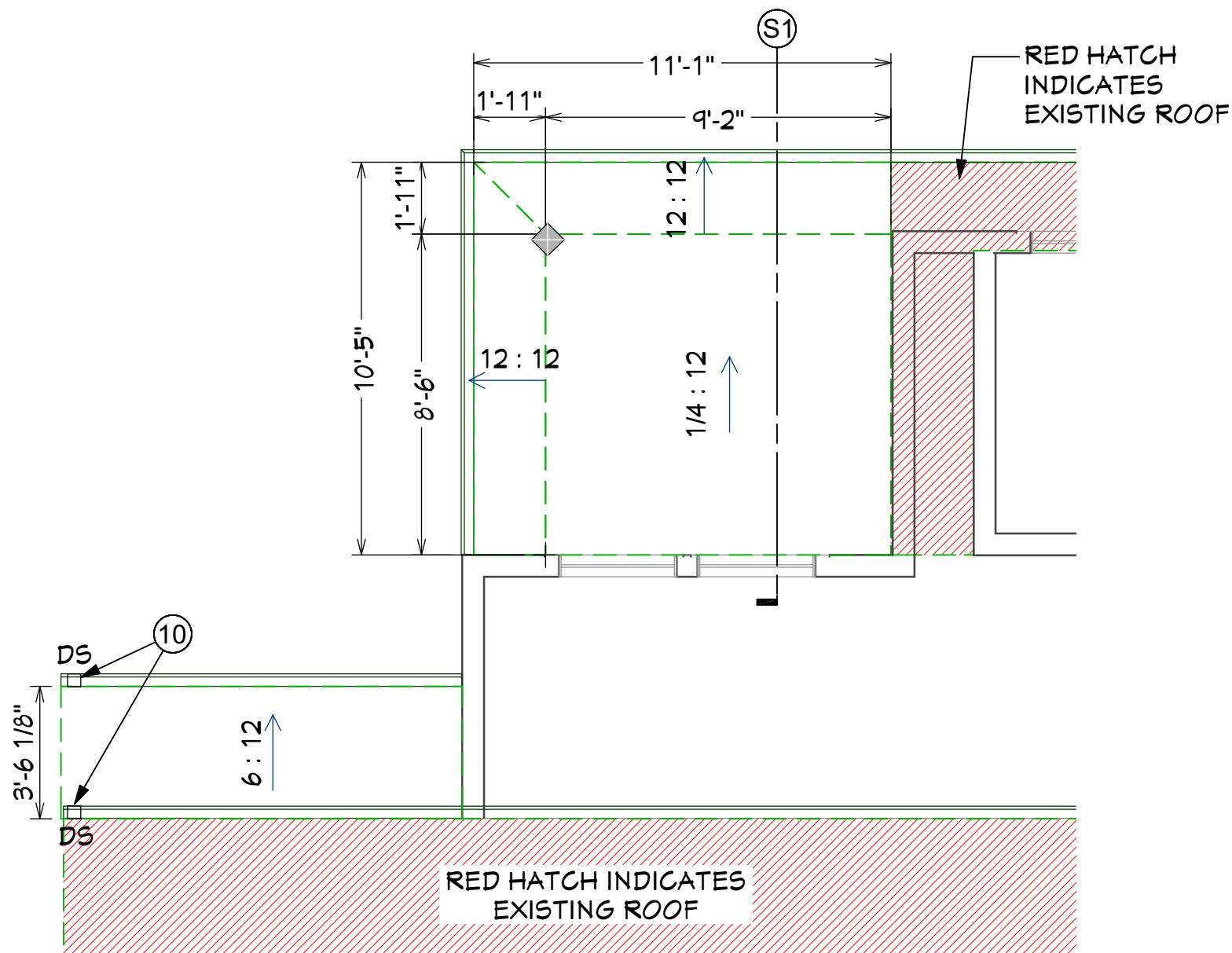
DESIGNED BY:
 NJW CONSTRUCTION
 RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET

5

ELEVATIONS

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024

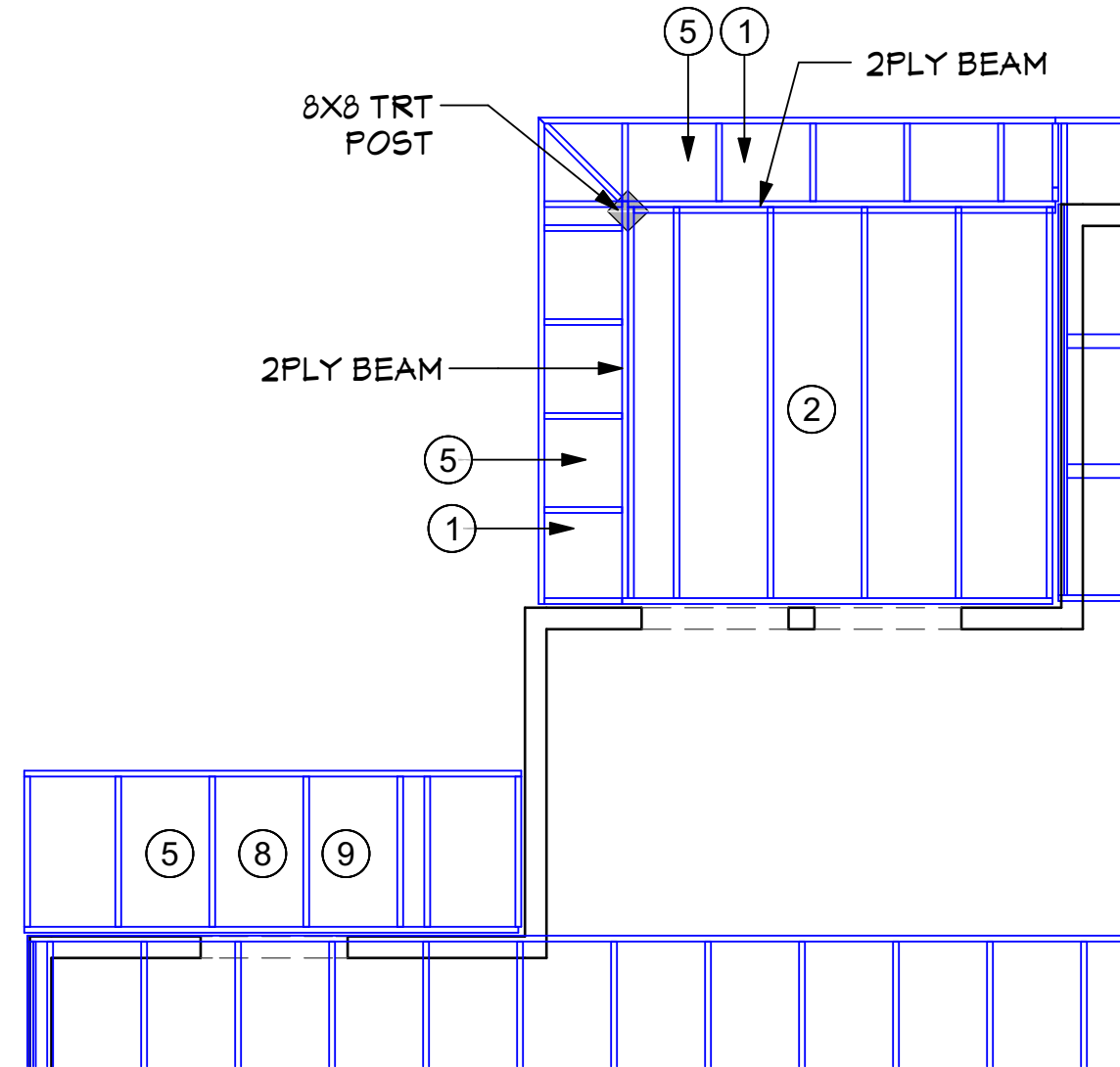


Roof Plan - Proposed

Scale 1/4":1'

Roof/Roof Framing Plan Notes

1. Install new roof indicated with SP 2x10 rafters @ 24" O.C and 2x8 ceiling joists at 24" O.C. See roof section S1 on sheet 7.
2. Install rubber roof in low-slope portion of roof.
3. Install new 8x8 treated post with concrete footing.
4. Sister new ceiling joists into existing floor joists on second floor.
5. Install 3/4" plywood sheathing finished with underlayment and 30-year dimensional shingles. Install ice guard 2'-0" past fascia board.
6. Fascia height to match existing adjacent roof. Install new gutters to match existing adjacent roof and tie into existing gutter run.
7. Soffit to be 1/2" smooth cement board with 1x material finish.
8. Install new roof indicated with SP 2X4 rafters at 24" O.C. and 2X4 ceiling joists at 24" O.C.
9. Install 2X6 ledger board with 2X6 sub-fascia
10. Install new downspout for new shed roof. Downspout for existing roof above to feed into new gutter of new shed roof. New downspout to feed new irrigation line.

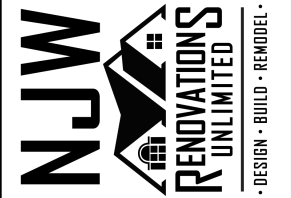


Roof Framing Plan - Proposed

Scale 1/4":1'

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



DESIGNED BY:
 NJW CONSTRUCTION
 RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET

6

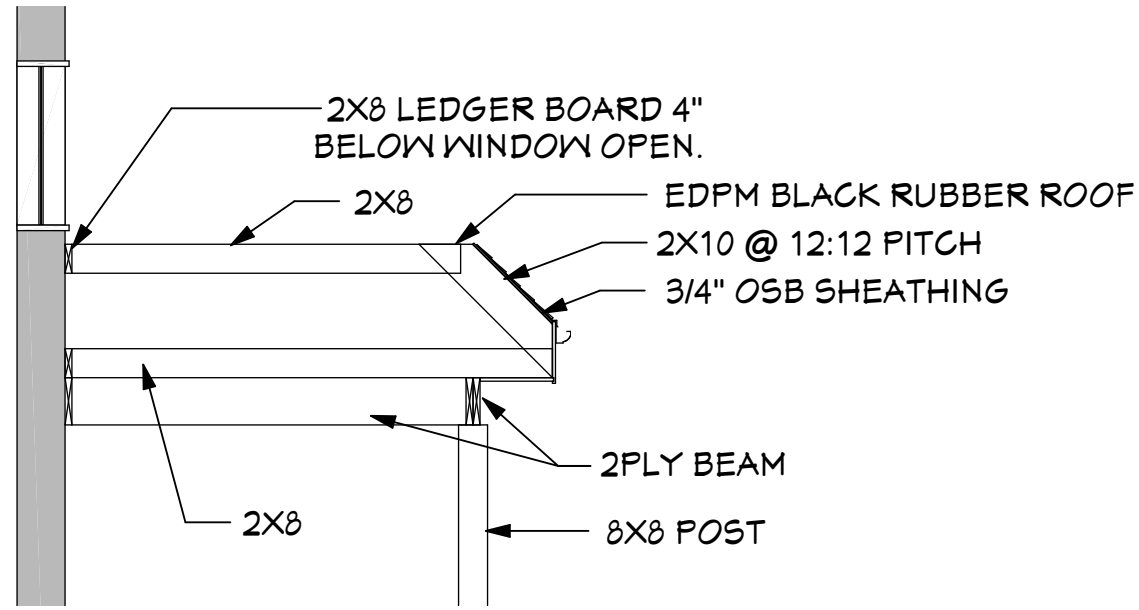
ELEVATIONS

PROJECT NAME:
 STEVENS RESIDENCE

PROJECT DESCRIPTION:
 EXTERIOR RENOVATION

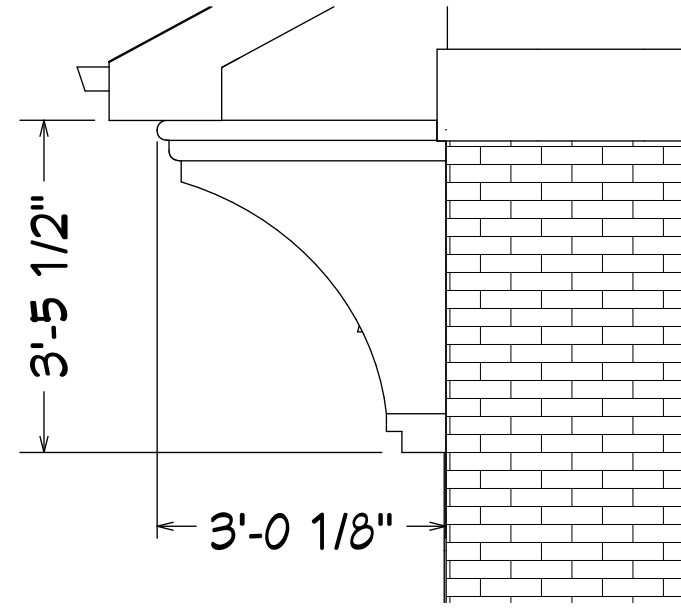
PROJECT ADDRESS:
 2596 BRENTWOOD ROAD
 BEXLEY, OH 43209

DATE:
 Thursday, May 9, 2024



Roof Section - 1

Scale 1/4":1'



Elevation - Corbel

Scale 1/4":1'

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



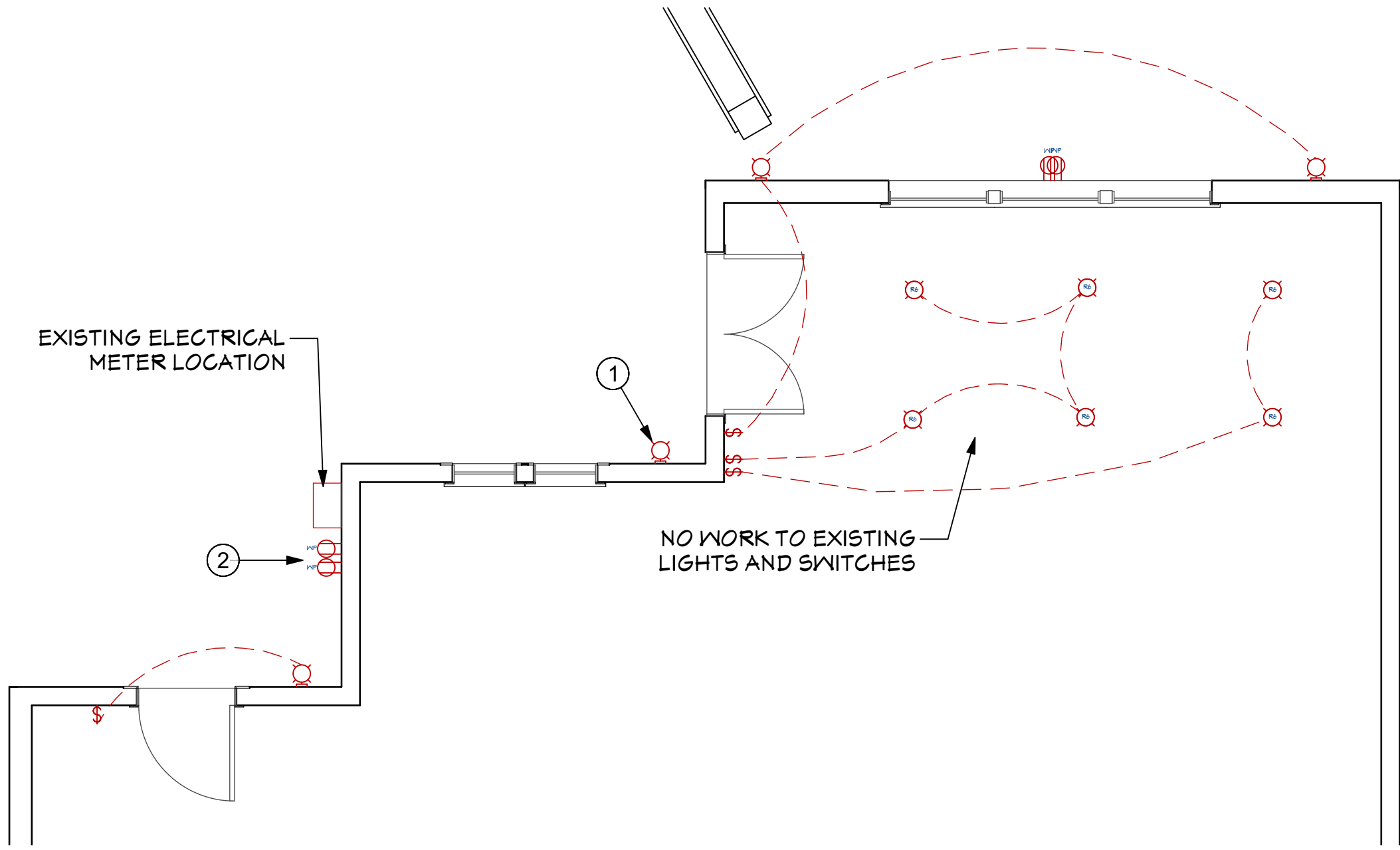
DESIGNED BY:
 NJW CONSTRUCTION
 RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET

7

ELEVATIONS

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Existing Electrical Notes

1. Remove existing exterior light sconce.
2. Remove existing damaged exterior receptacles

Existing Electrical Plan

Scale 1/4":1'

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



DESIGNED BY:
 NJW CONSTRUCTION
 RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET
8

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Existing Perspective Rendering

Not to Scale

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



DESIGNED BY:
NJW CONSTRUCTION
RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET
10

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Proposed Perspective Rendering

Not to Scale

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

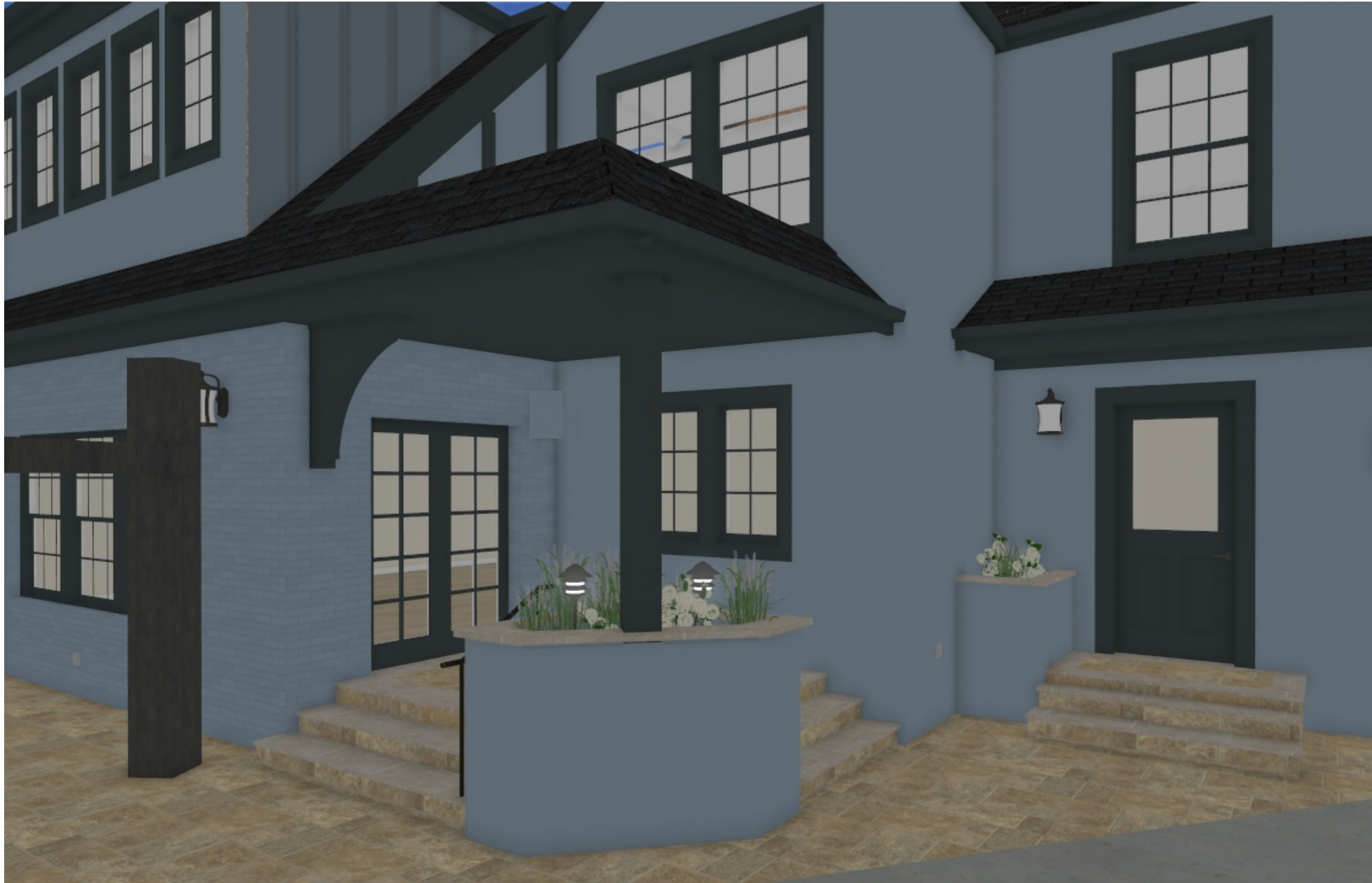
Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



DESIGNED BY:
NJW CONSTRUCTION
RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET
11

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024



Proposed Perspective Rendering

Not to Scale

NJW Construction, INC. retains the common law copyright to the material appearing herein. This drawing is the property of NJW, Construction, INC. and is not to be used for any purpose other than the construction of this structure on this lot. All drawings and written material appearing herein constitute the original and unpublished work of NJW Construction, INC. and the same may not be copied, used or disclosed without the written consent of NJW Construction, INC.

Please note that 3D renderings are not an exact representation of the built product. 3D renderings are intended to portray a design direction and allow the owner to better visualize what the end product may be. Please refer to the construction documents for developed project details. NJW Construction, LLC. shall not be held liable for 3D renderings to match the built product.



DESIGNED BY:
NJW CONSTRUCTION
RENOVATIONS UNLIMITED
 5818 Winchester Rd.
 Carroll, Ohio 43112
 Office: 740-800-7050
 www.njwconstruction.com

SHEET

12

PROJECT NAME:	STEVENS RESIDENCE
PROJECT DESCRIPTION:	EXTERIOR RENOVATION
PROJECT ADDRESS:	2596 BRENTWOOD ROAD BEXLEY, OH 43209
DATE:	Thursday, May 9, 2024