

SHERWOOD ROAD

### GENERAL INFORMATION

Address: 2700 Sherwood Rd.  
Bexley, Ohio 43209  
Parcel: 020-003119-00

Scope of Project: The project consists of the following:

- Removal of existing single-story family room.
- Construction of a new single story addition for larger family room over full basement.
- Convert portion of attached garage into a mudroom.
- Second floor primary suite relocation & reconfiguration.
- New covered patio structure, patio, and walkway.

Existing First Floor SF (to remain): 1,368 sf  
Existing First Floor to be removed: 186 sf  
First Floor Addition SF: 265 sf  
Convert Garage to Mudroom SF: 89 sf  
Captured Recessed Niche SF: 5 sf  
Total First Floor SF: 1,913 sf

Existing Second Floor SF: 1,444 sf

Total House SF: 3,357 sf

### ZONING: R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	14,093 sf	6,000 sf
Lot Width:	97.50'	50'
Lot Depth	145.55'	120'

Building Lot Coverage		
Existing House	1,765 sf	4,932 sf (35%)
Existing Detached Garage	676 sf	
New Addition	265 sf	
New Covered Patio	284 sf	
<b>Total Building Coverage</b>	<b>2,990 sf (21%)</b>	<b>Meets Zoning</b>

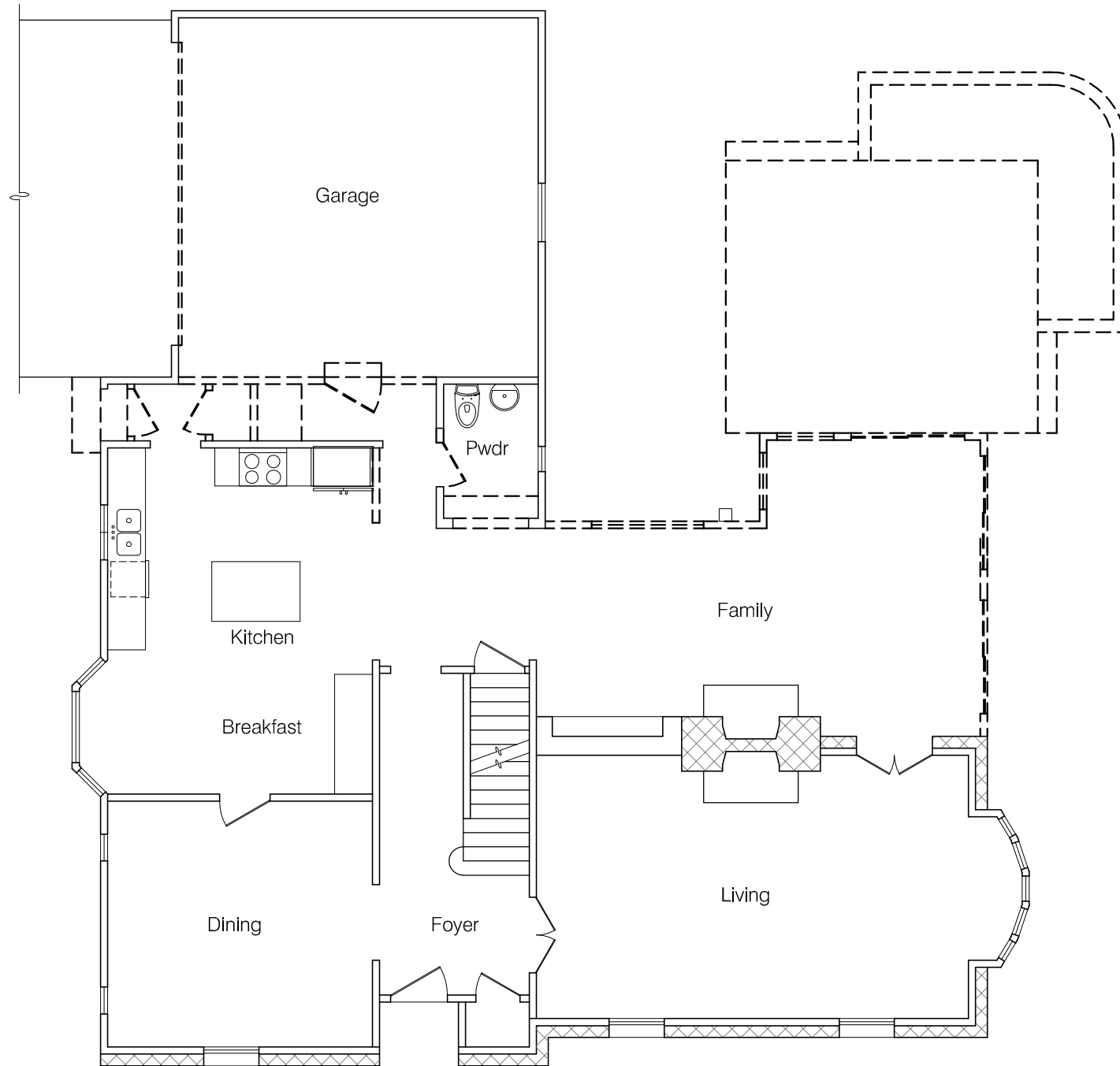
Total Lot Coverage		
Total Building Coverage	2,990 sf	8,455 sf (60%)
Driveway	1,959 sf	
Front walk	155 sf	
New patio	262 sf	
New walkway	72 sf	
<b>Total Lot Coverage</b>	<b>5,438 sf (39%)</b>	<b>Meets Zoning</b>

## SITE PLAN

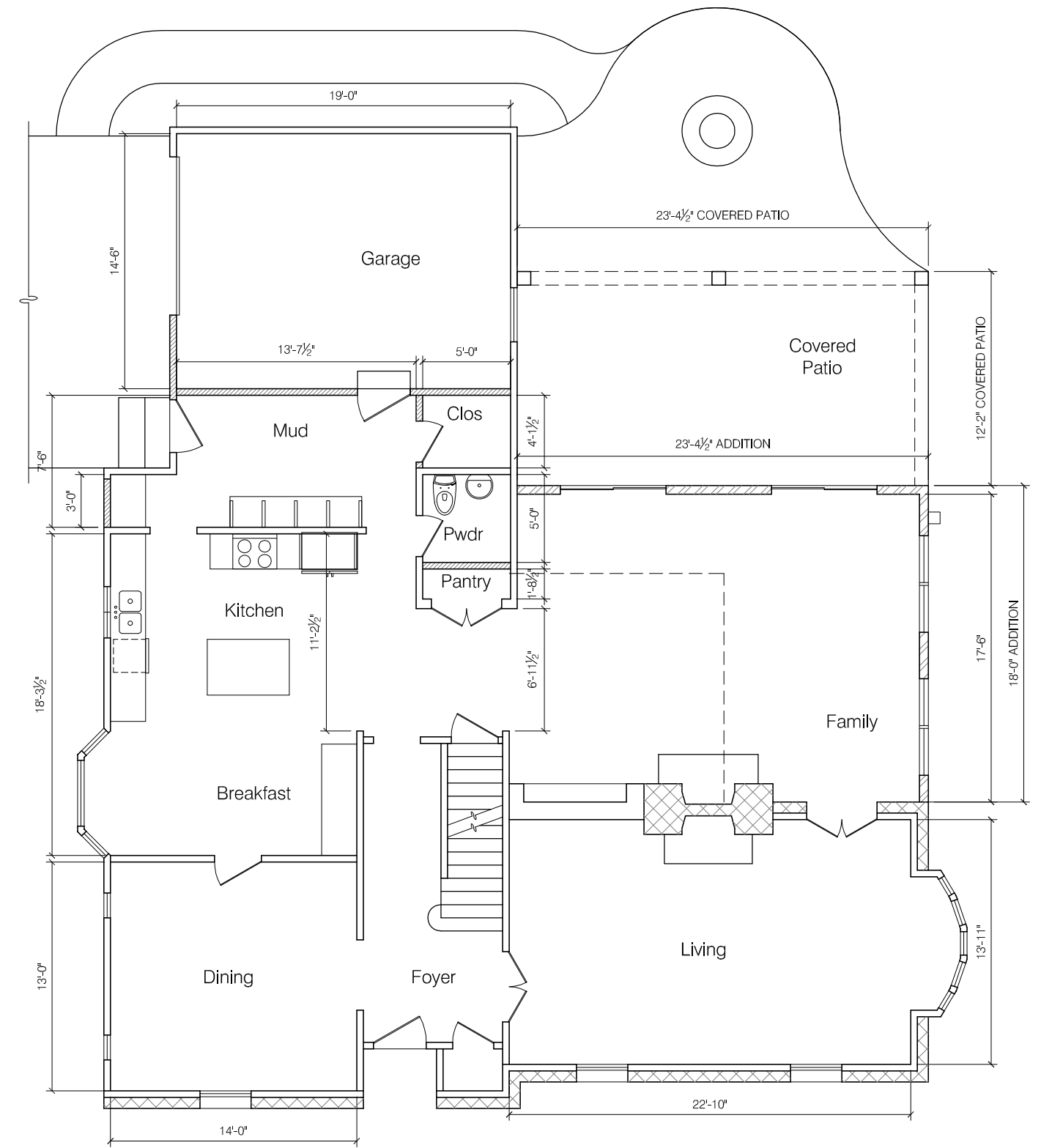
Scale: 1" = 20'-0"

2700 Sherwood Rd

December 9, 2024



FIRST FLOOR PLAN - EXISTING



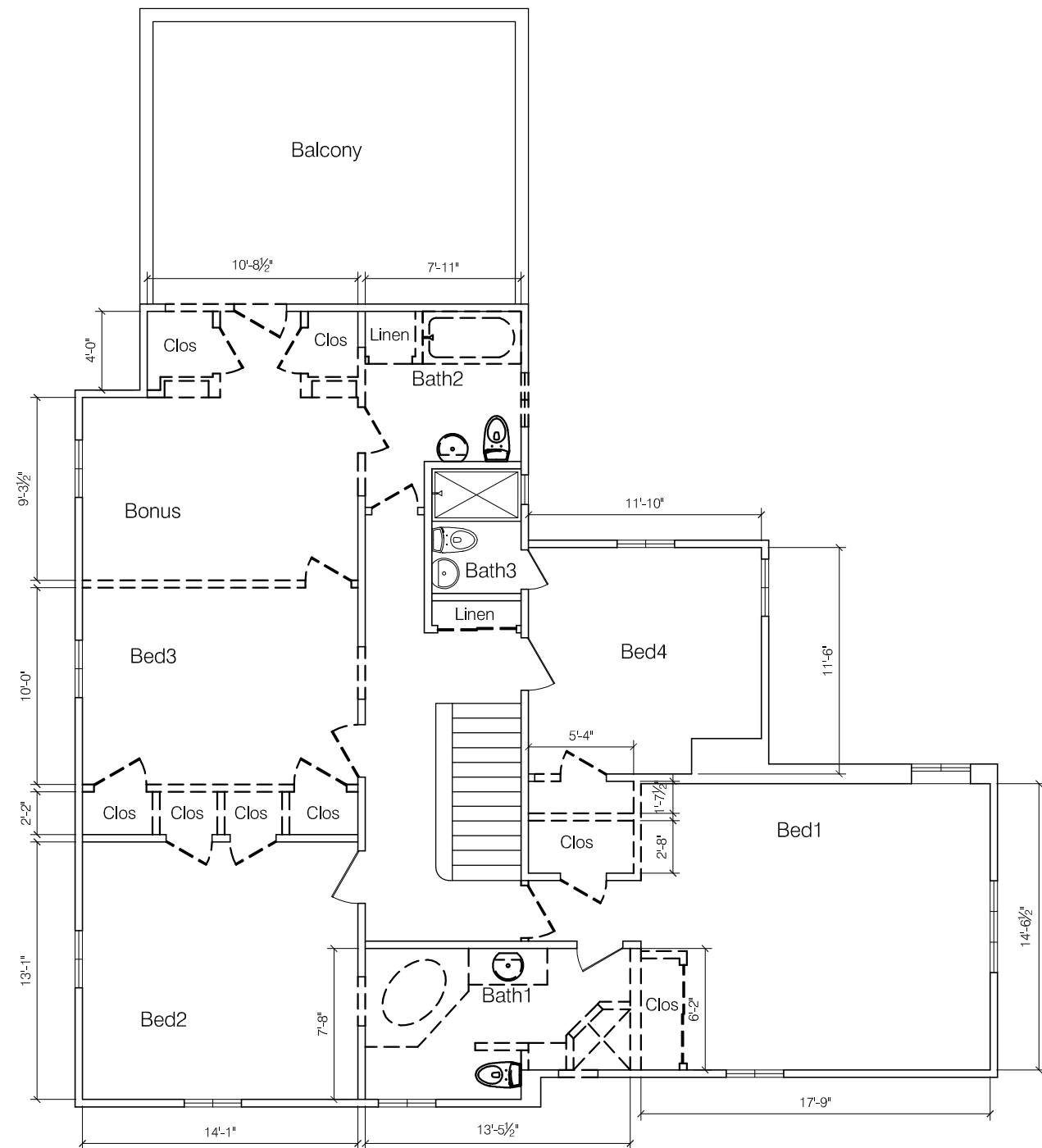
FIRST FLOOR PLAN - NEW WORK

FIRST FLOOR PLANS

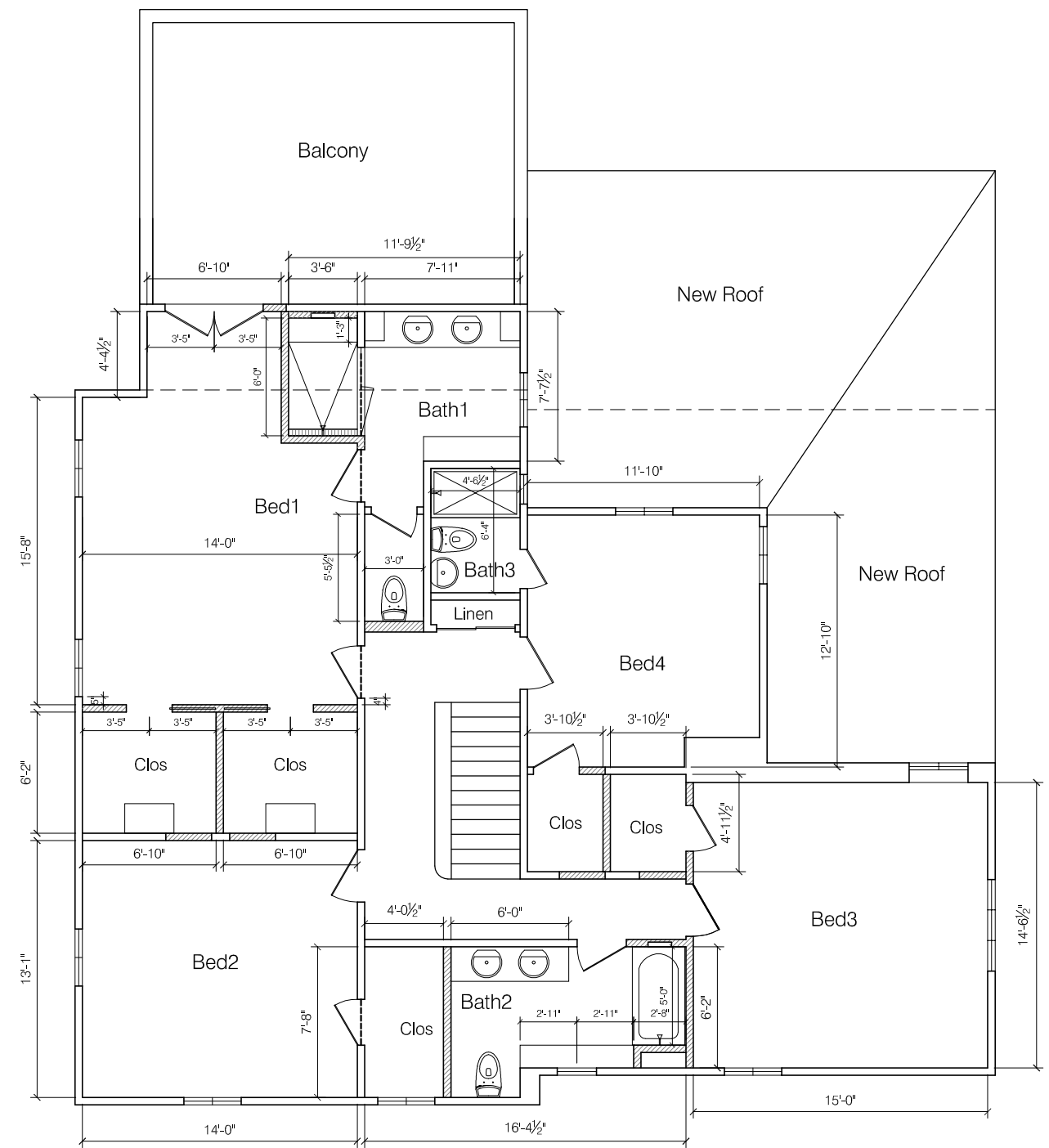
Scale: 1/8" = 1'-0"

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SECOND FLOOR PLAN - EXISTING



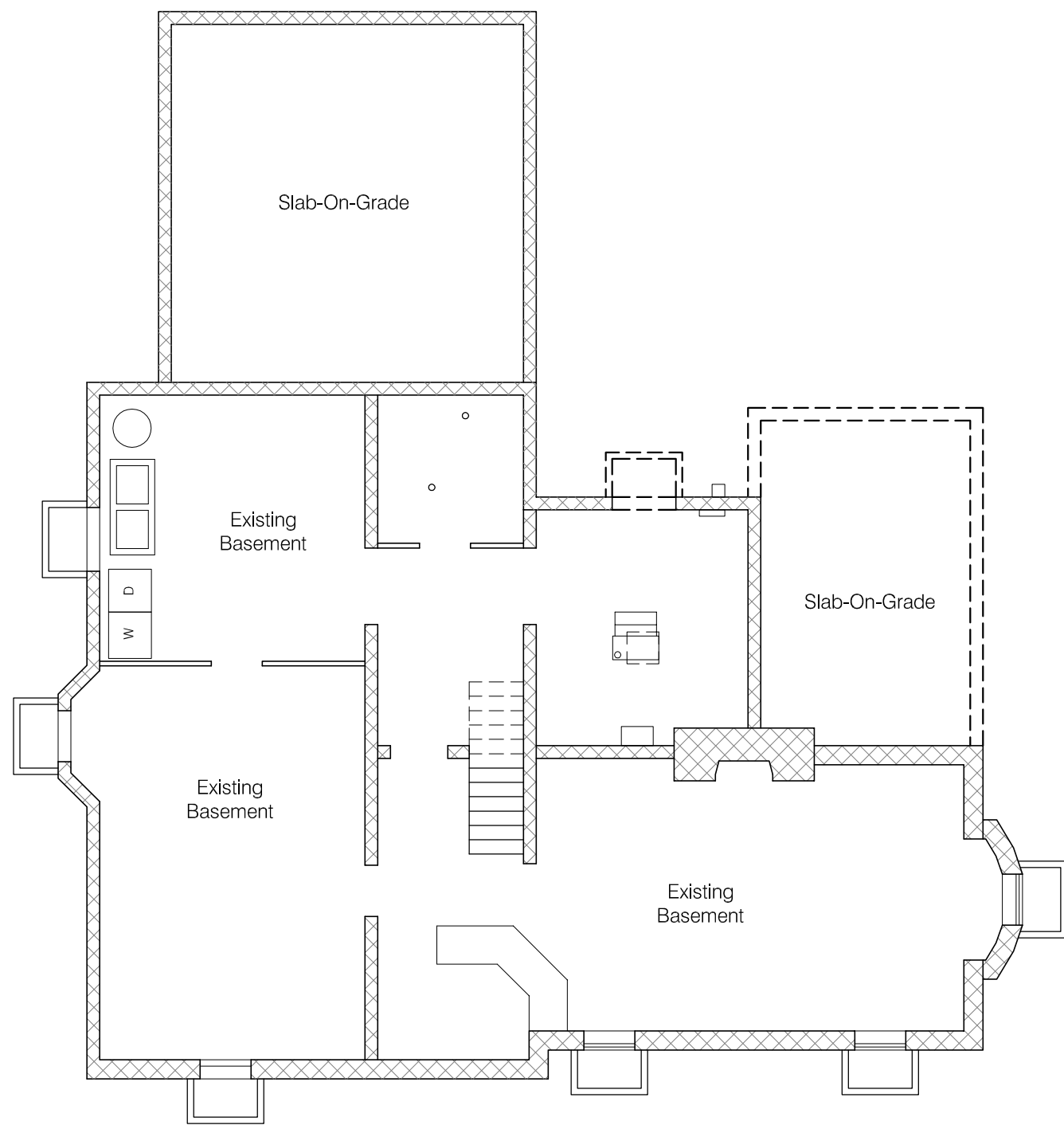
SECOND FLOOR PLAN - NEW WORK

# SECOND FLOOR PLANS

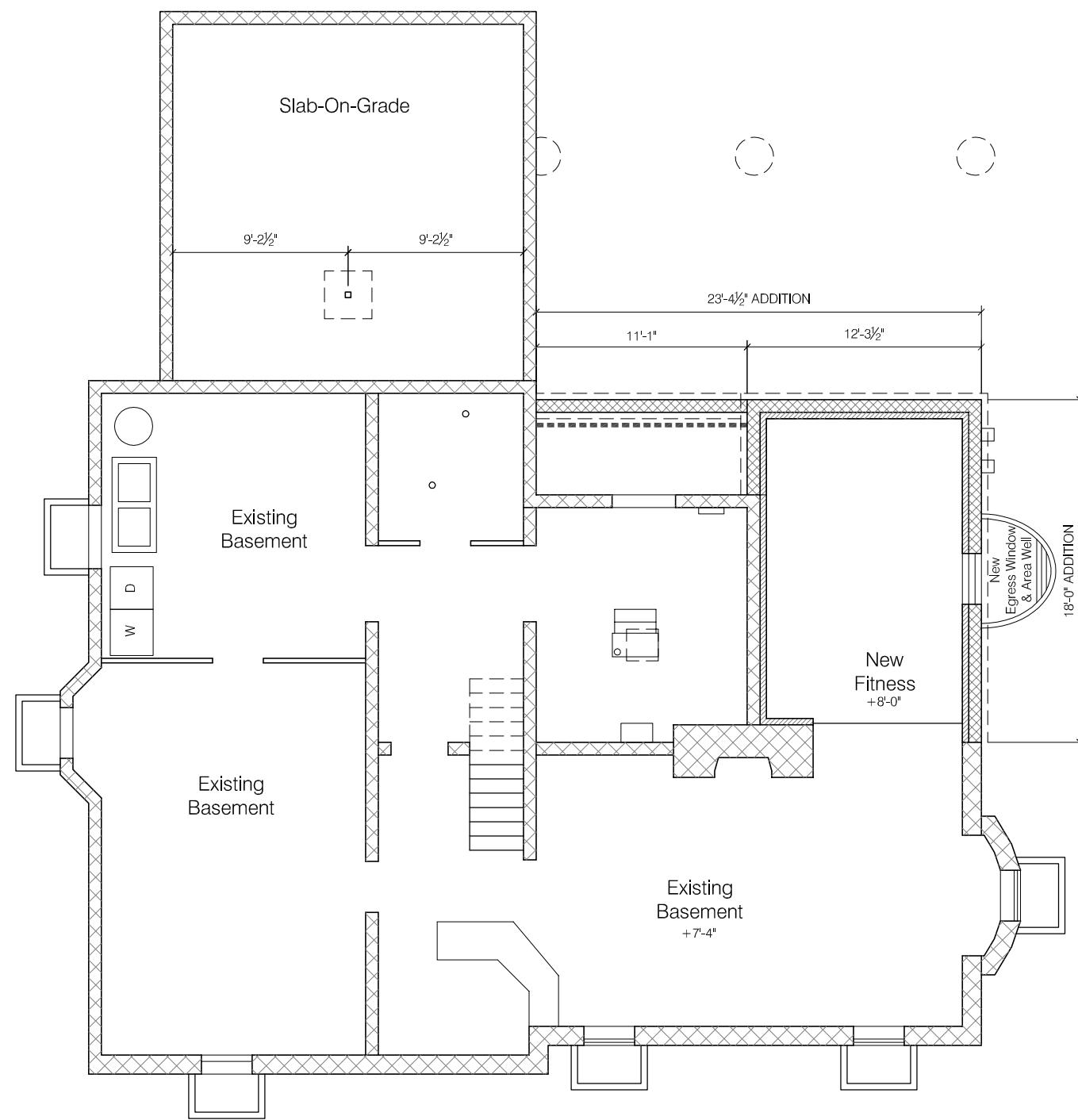
Scale: 1/8" = 1'-0"

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BASEMENT PLAN - EXISTING



BASEMENT PLAN - NEW WORK

BASEMENT PLAN

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

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SOUTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING



SOUTH ELEVATION - NEW WORK



WEST ELEVATION - NEW WORK

WINDOW & DOOR SCHEDULE

2700 Sherwood Road

New Construction Windows to be Quaker windows (with grilles).  
 Windows to have brick mould to match existing.  
 New Construction Doors to be steel or fiberglass; paint in field.  
 New Construction French Doors to be fiberglass or aluminum clad wood.  
 Glass: LoE-272 with Argon.  
 Exterior Color: TBD.  
 Interior Color: TBD.

#	NOMENCLATURE	OPERATION	NOTES
01	Triple (Frame Size 1'-8" x 4'-8")	Casement	Family room east
02	Double (Frame Size 1'-6" x 4'-4")	Casement	Bath1 (vly match adj windows)
03	Single (Frame Size 2'-0" x 3'-4")	Casement	Bath2
11	Swing Door (3'-0" x 6'-8")	Swing Door	Half light steel or fiberglass
12	French Door ((2)3'-0" x 6'-8")	French Door	Fiberglass or wood clad
13	French Door ((2)2'-6" x 6'-8")	French Door	Fiberglass or wood clad

CODED NOTES

- 1 New stucco siding. Three-coat stucco w/ expanded metal lath on weather barrier on OSB sheathing. Texture of new stucco to match existing as close as possible. All stucco (new & existing) to be painted with Elastomeric paint (no primer).
- 2 5" aluminum ogee gutter & 3" downspouts on 1x8 aluminum-wrapped cedar wood fascia.
- 3 Soffit to consist of 2" continuous aluminum soffit vent.
- 4 Not Used.
- 5 Roofing at First Floor Addition: Asphalt shingle roofing, similar in color to existing slate roof.
- 6 New overhead sectional garage door 9' wide x 7' height. Clopay Coachman Series 1, Design 11, Windows REC14, Frosted Glass, Color Sandtone (verify), No Hardware.
- 7 Custom overhang with standing seam metal roofing; paint all to match Benjamin Moore 925. Hardi Soffit at ceiling. All components to be smooth finish.
- 8 COVERED PATIO: Furr out 6x6 treated posts & wrap with Hardi, Boral, or Cedar trim. Install base trim, top trim, and accent trim at column. Furr out & wrap beams w/ 1x12 trim. Paulownia bead board ceiling, stained.
- 9 New concrete step.

EXTERIOR ELEVATIONS

Scale: 3/32" = 1'-0"

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SOUTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING



SOUTH ELEVATION - NEW WORK



WEST ELEVATION - NEW WORK

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