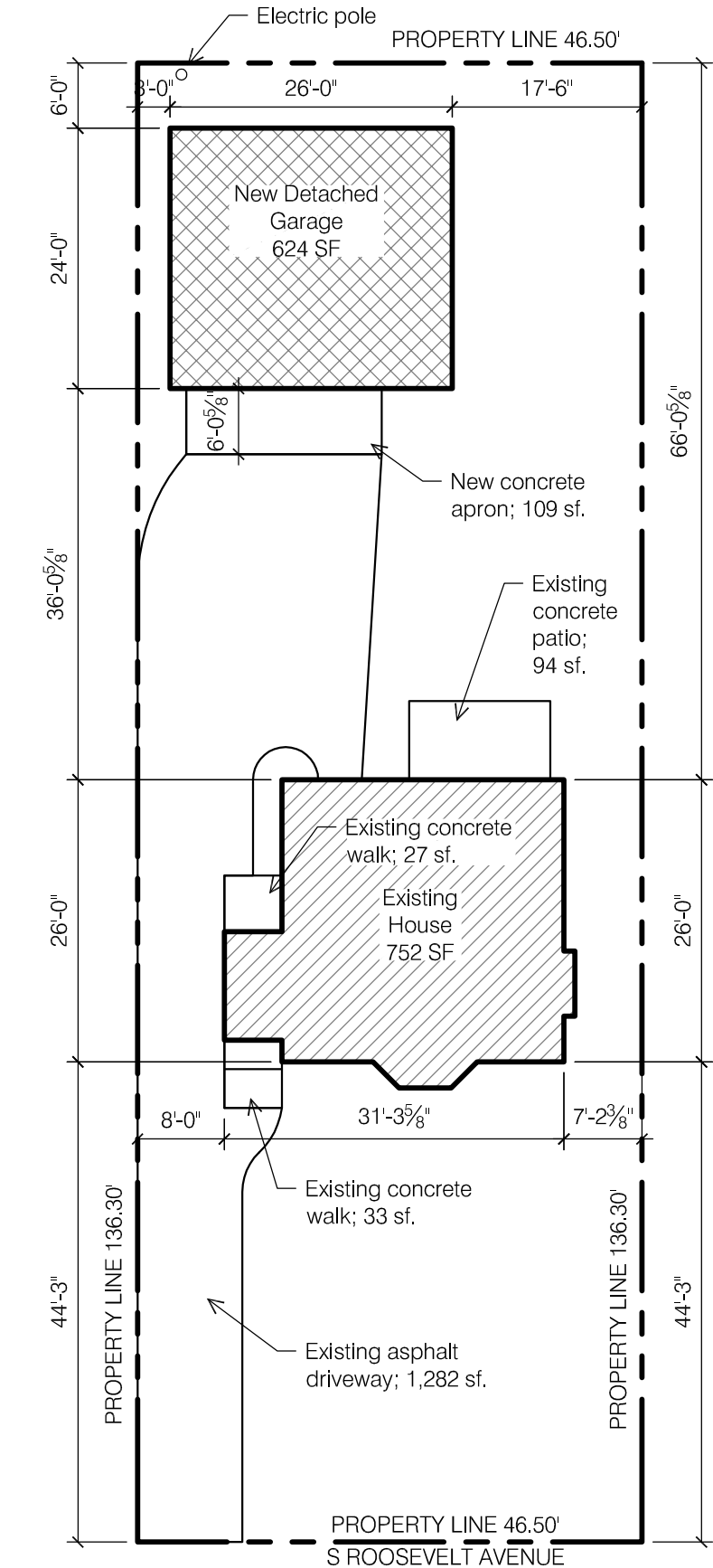




2 OVERALL FRONT ELEVATION
SCALE: 3/32" = 1'-0"



3 VICINITY MAP
NOT TO SCALE



1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL INFORMATION

Address: 186 S Roosevelt Avenue
Bexley, Ohio 43209
Parcel: 020-001018-00

The project consists of the demolition of the existing garage and construction of a new 2-car detached garage with second floor office space.

Footprint New Detached Garage: 624 sf
Second Floor Office Area: 312 sf

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	6,338 sf	6,000 sf
Lot Width:	46.50'	50'
Lot Depth	136.30'	120'

Building Lot Coverage		
Existing House	752 sf	2,218 sf (35%)
New Detached Garage	624 sf	
Total Building Coverage	1,376 sf (22%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	1,376 sf	3,802 sf (60%)
Driveway	1,282 sf	
Front walk	33 sf	
Rear walk	27 sf	
Existing patio	94 sf	
New apron	109 sf	
Total Lot Coverage	2,921 sf (46%)	Meets Zoning

Detached Garage	Actual	Zoning Req't
Garage SF:	624 sf	624 sf
Second Floor SF:	312 sf	312 sf
Garage Height:	17'-10"	18'-0"
Garage Eave Height:	7'-5"	9'-0"
Garage North Setback:	3'-0"	3'-0"
Garage East Setback	6'-0"	5'-0"

SHEET INDEX

A1.0	Site Plan & General Info	A2.4	Garage Elevations
A2.1	Garage Plans	A2.5	Garage Overall Sections
A2.2	Foundation & Roof Plan	A2.6	Garage Wall Sections
A2.3	Garage Electric Plans		

DESIGN CRITERIA

Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

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NEW DETACHED GARAGE
186 S ROOSEVELT AVENUE
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
May 27, 2025

SHEET NO.

A1.0

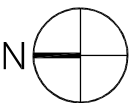
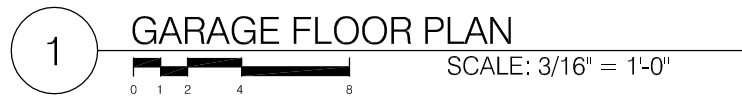
SITE PLAN & GENERAL INFO

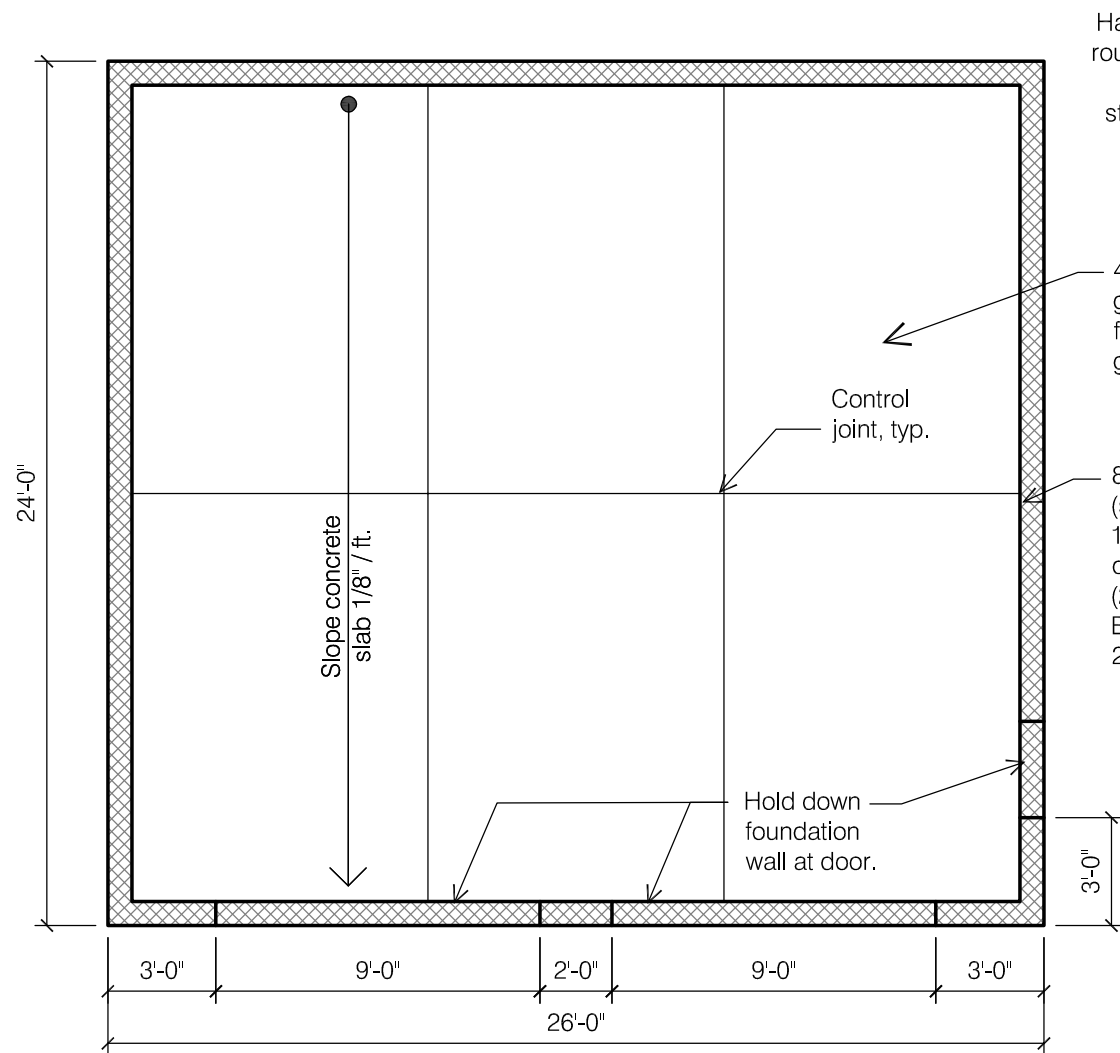
GARAGE PLANS

SCALE:
As Noted

PROJECT NO.:

A2.1





1 GARAGE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

Half round gutter with round downspouts. 4" PVC underground storm piping to tie to house.

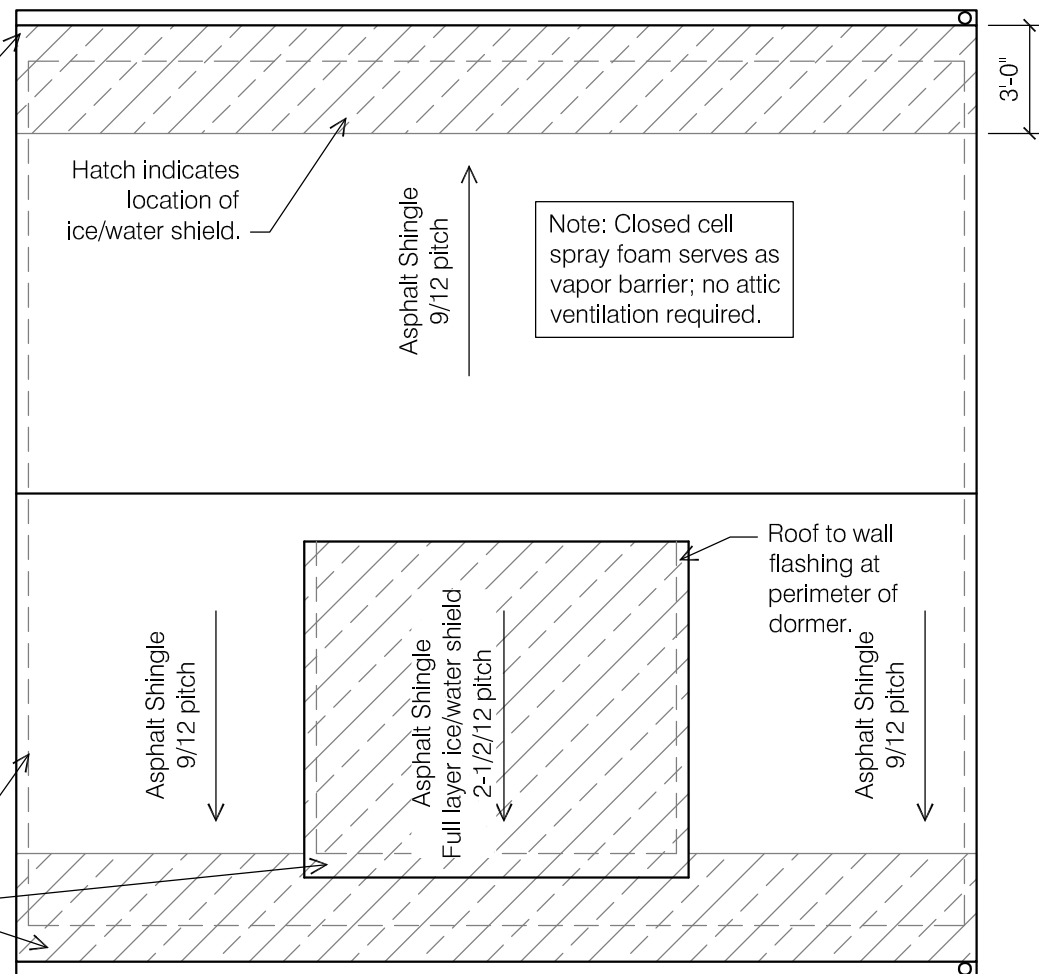
4" concrete slab on grade (4,000 psi) w/ fiber reinforcing on 4" gravel fill.

Control joint, typ.

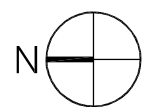
8" concrete block wall (solid top course) on 1'-4" wide x 8" deep concrete footing with (2) #5 continuous. Bottom of footing 2'-8" below grade.

Hold down foundation wall at door.

Hardie soffit.



2 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"



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Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
May 27, 2025

SHEET NO.

A2.2

GARAGE FOUNDATION & ROOF PLAN

ELECTRIC LEGEND

- CMD

Carbon monoxide detector.
- SD

Dual sensing photoelectric and ionization smoke detector.
Hard-wired with battery backup.
All detectors to be interconnected.

- \$

Electric switch.
- \$

Electric switch with dimmer.
- DIM
- ⌀

Electric outlet; height as indicated.
- GFCI

Electric outlet with ground fault circuit interrupter; height as indicated.

- Wall sconce light.
- LED recessed light.
- ⊙

Pendant light.
- ▧

Exhaust fan.
- ▧

Exhaust fan w/ light.
- ⊕

Keyless light fixture.

- LED utility light.
- Undercabinet light.
- ✕

Ceiling fan.
- ⊙

Pendant light.

Note: Electric installation to comply with current version of NEC.

Note: 120 volt AFCI Protected Receptacle Outlets are required at the following locations:
Bedrooms, Living Rooms, Dining Rooms, Rec Rooms, Hallways, Kitchens, Laundry Rooms.

Note: Electrical contractor to determine best method for re-configuring power & lighting. Information shown on the drawings indicates the desired end solution.

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Permit Set

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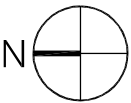
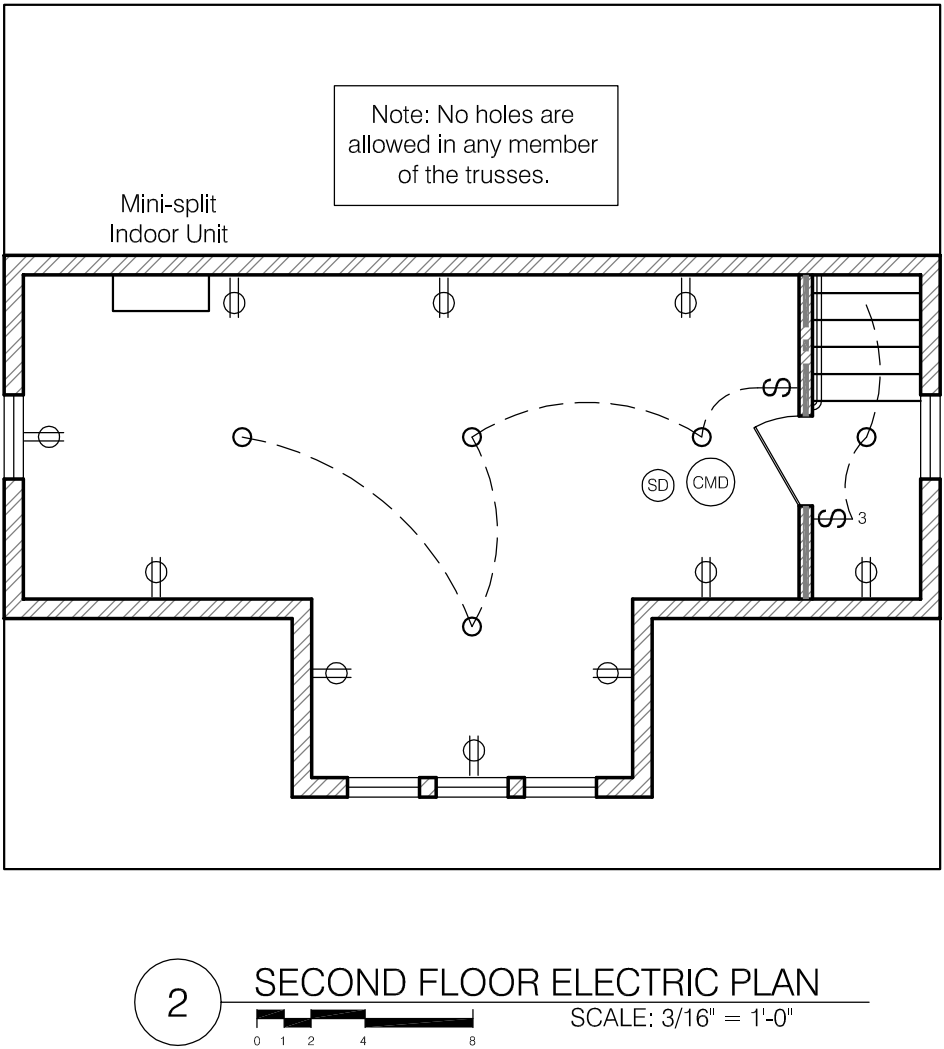
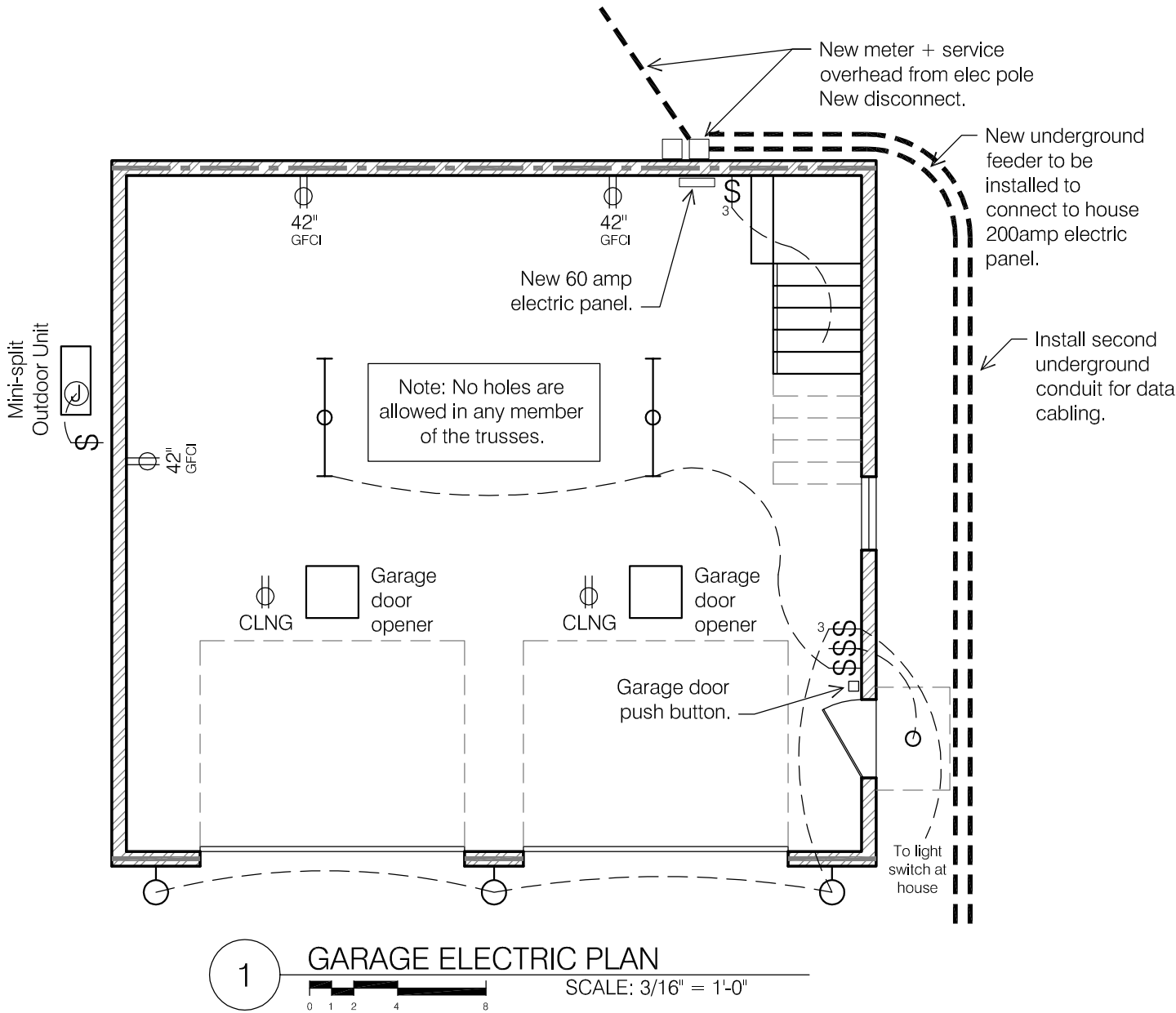
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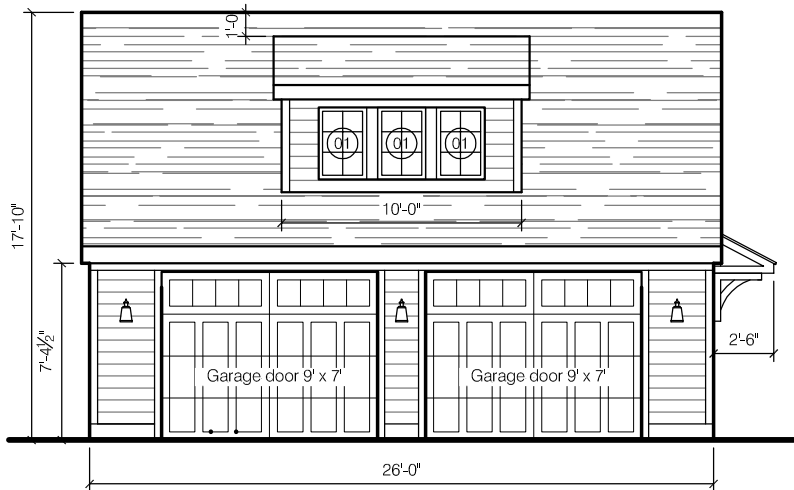
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May 27, 2025

SHEET NO.

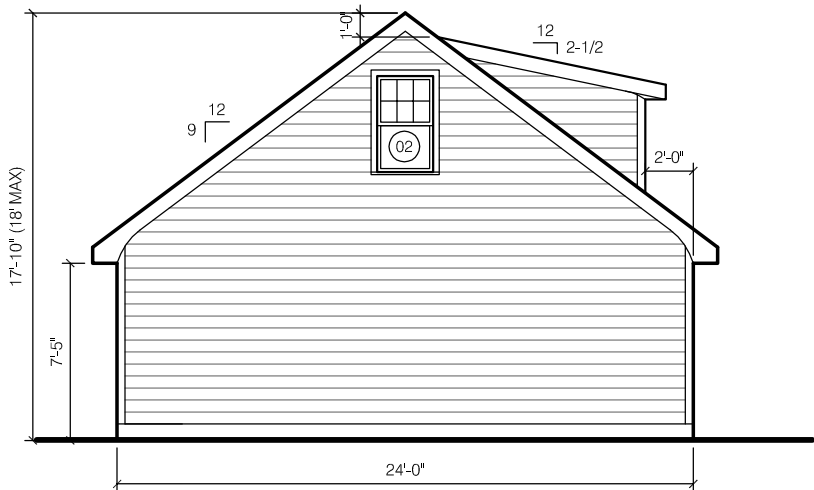
A2.3

GARAGE ELECTRIC PLANS





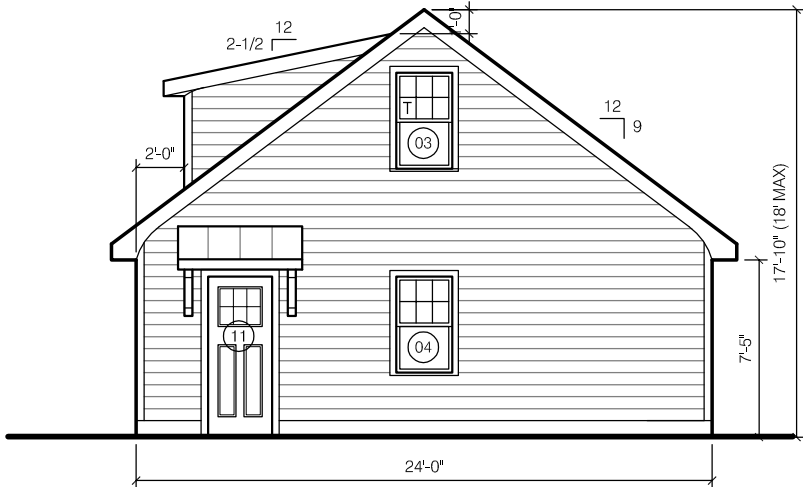
1 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW & DOOR SCHEDULE

186 S Roosevelt Avenue

New Construction Windows to be Marvin Essential (fiberglass interior & exterior).
New Construction Door to be Steel or fiberglass.
Glass: LoE-272 with Argon.
Exterior Color: Pebble Gray.
Interior Color: Stone White.

#	NOMENCLATURE	OPERATION	NOTES
01	Single (Frame Size 2'-0" x 3'-0")	Casement	Dormer (3)locations
02	Single (Frame Size 2'-4" x 4'-0")	Double hung	North (1)location
03	Single (Frame Size 2'-4" x 4'-0")	Double hung	South (1)location Tempered labeled glass
04	Single (Frame Size 2'-4" x 4'-0")	Double hung	South (1)location
11	Swing Door (2'-8" x 6'-8")	Swing Door	1/3 Light Tempered labeled glass

EXTERIOR MATERIALS

HardiLap ColorPlus siding, smooth, 6" exposure. Color Navajo Beige.
Trim to consist of:
Corner Trim: Hardie 3-1/2", Paint to match house accent.
Casings: Hardie 3-1/2", Paint to match house accent.
Frieze Board Trim: Hardie 3-1/2", Paint to match house accent.

5" aluminum ogee gutter & 3" downspouts on 1x8 aluminum-wrapped fascia. Aluminum & gutter to match trim color.

Soffit to consist of Hardie Soffit, smooth.

Roofing: Asphalt shingle, 3-tab.

Concrete masonry unit foundation wall (buff-colored split face above grade) or cast-in-place concrete foundation wall.

New overhead sectional garage door 9' wide x 7' height. Clopay Coachman Series 1, Design 11, Windows REC14, Clear Glass, No Hardware.

Custom overhang with asphalt shingle roofing. Hardi Soffit at ceiling. All components to be smooth finish.

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NEW DETACHED GARAGE
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BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

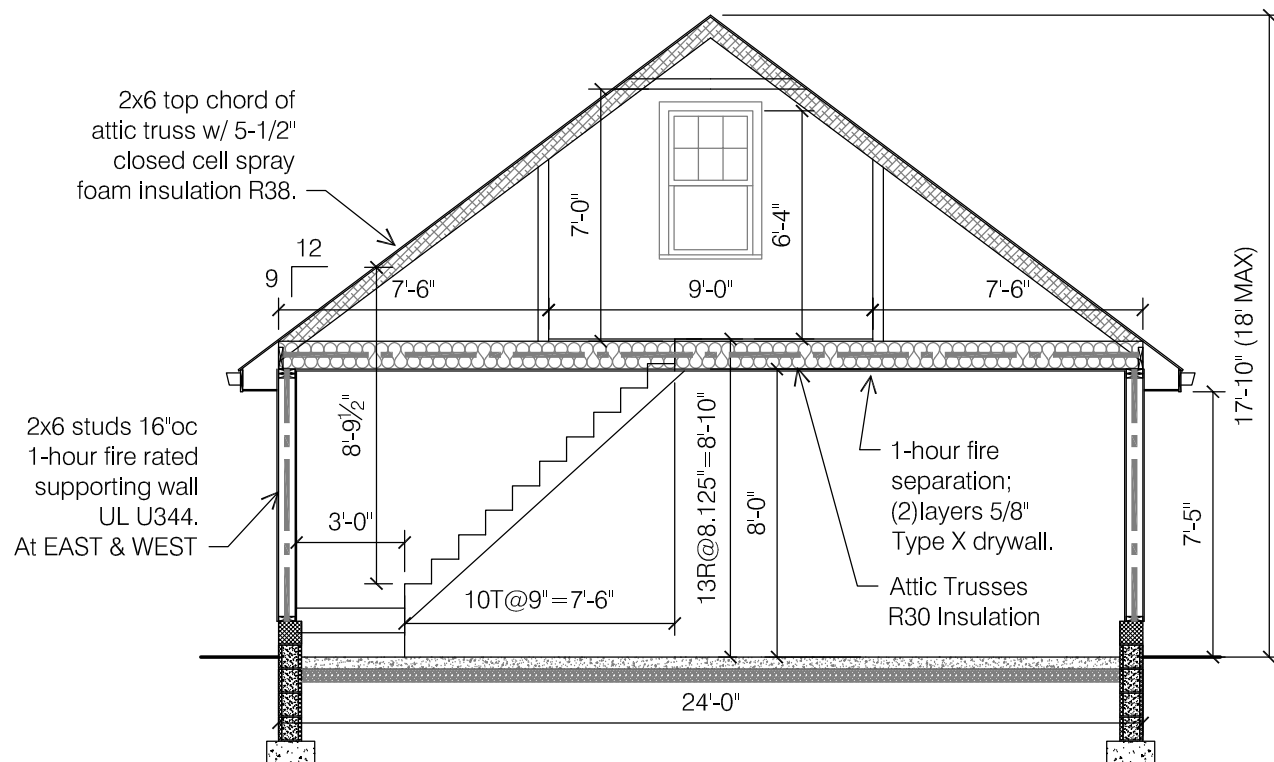
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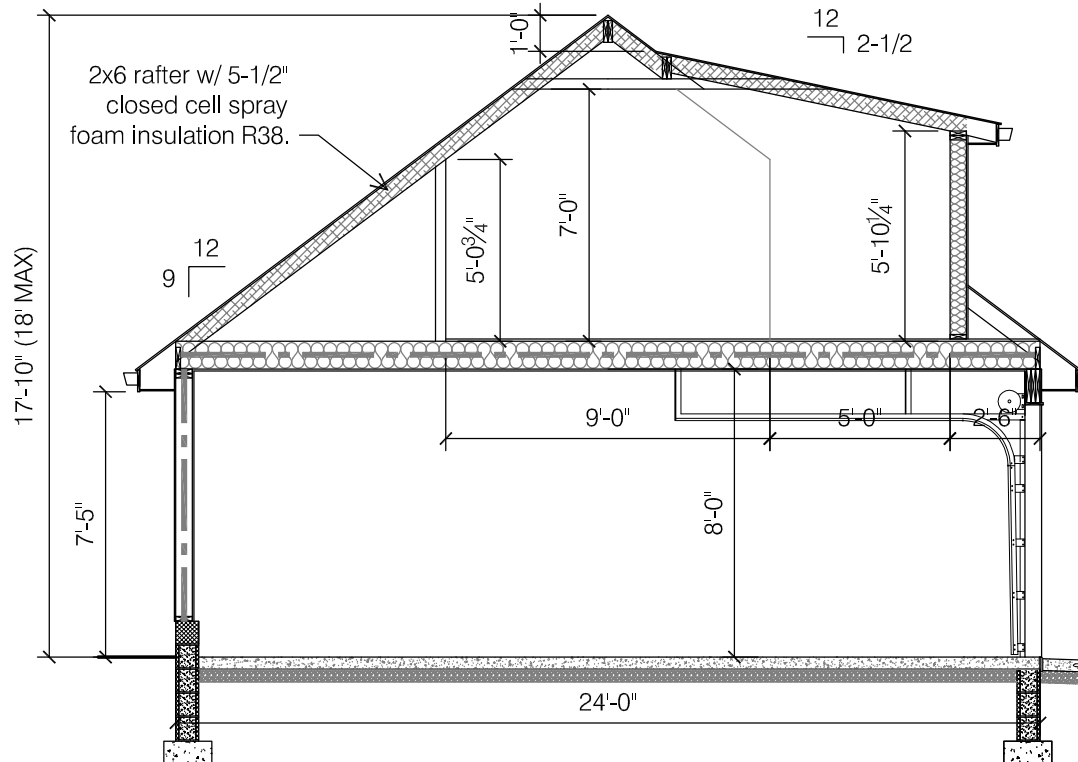
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A2.4

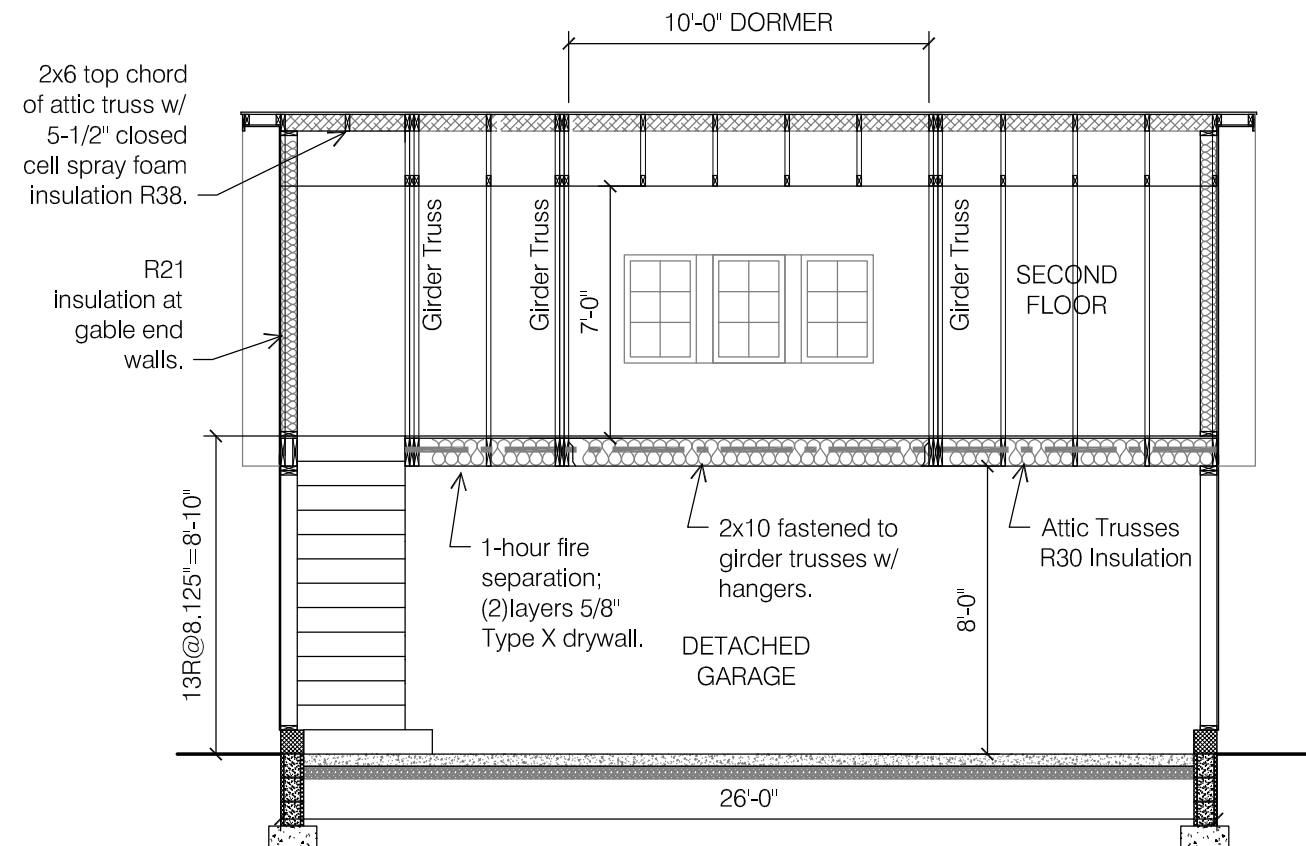
GARAGE ELEVATIONS



1 SECTION E/W TYPICAL
SCALE: 3/16" = 1'-0"



2 SECTION E/W @ DORMER
SCALE: 3/16" = 1'-0"



3 LONGITUDINAL SECTION N/S
SCALE: 3/16" = 1'-0"

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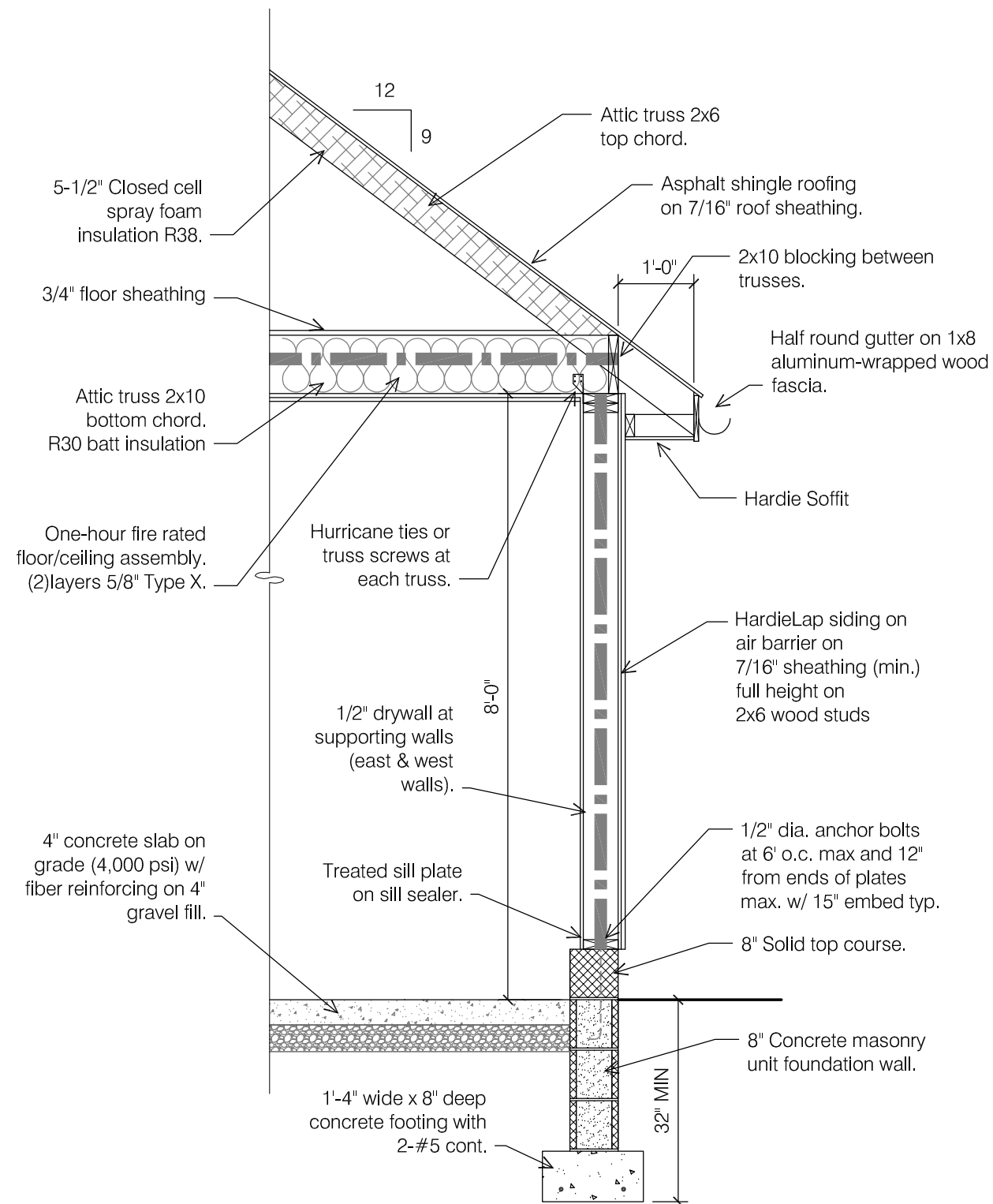
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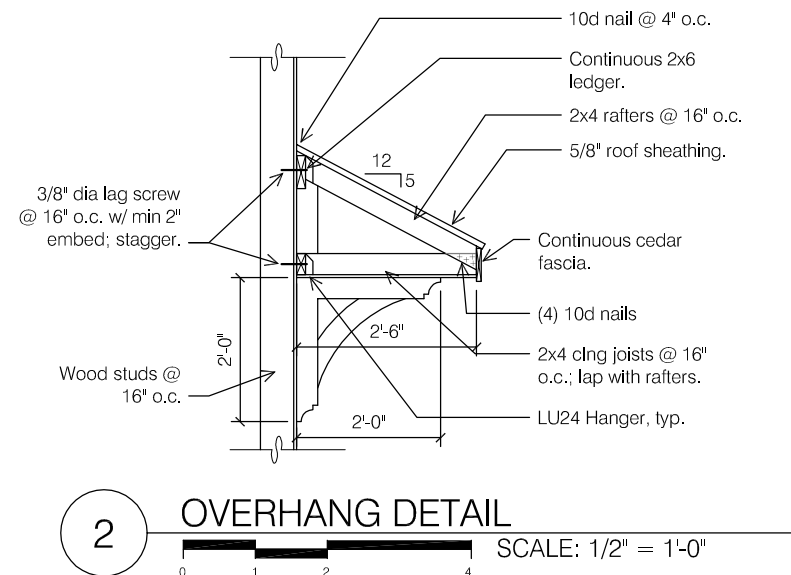
DATE:
May 27, 2025
SHEET NO.

A2.5

GARAGE OVERALL SECTIONS



1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 OVERHANG DETAIL
SCALE: 1/2" = 1'-0"

Fireblocking shall be provided in wood frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontal at intervals not exceeding 10 feet.
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section 302.7.
4. At openings around vents, pipes, ducts, cables, and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section 1003.19.
6. In buildings or structures with more than one dwelling, fireblocking of cornices is required at the line of dwelling unit separation.

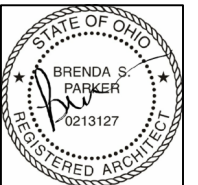
Fire blocking materials:

1. Two-inch nominal lumber.
2. Two thicknesses of 1-inch nominal lumber with broken lap joints.
3. One thickness of 23/32-inch wood structural panels with joints backed by 23/32-inch wood structural panels.
4. One thickness of 1/4-inch particleboard with joints backed by 1/4-inch particleboard.
5. One-half-inch gypsum board.

C FIREBLOCKING REQUIREMENTS
NOT TO SCALE

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SCALE:
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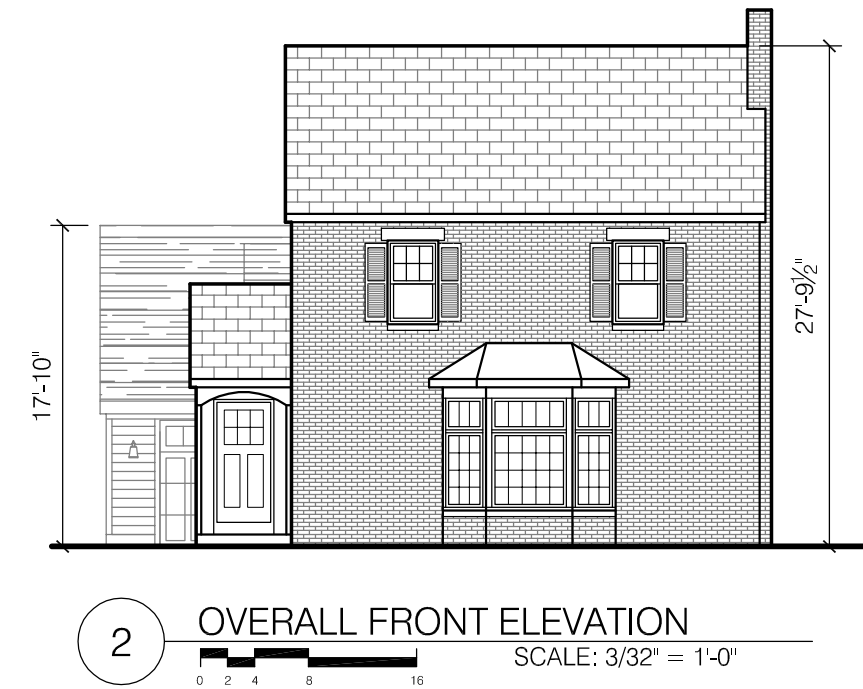
PROJECT NO.:

DATE:
May 27, 2025

SHEET NO.

A2.6

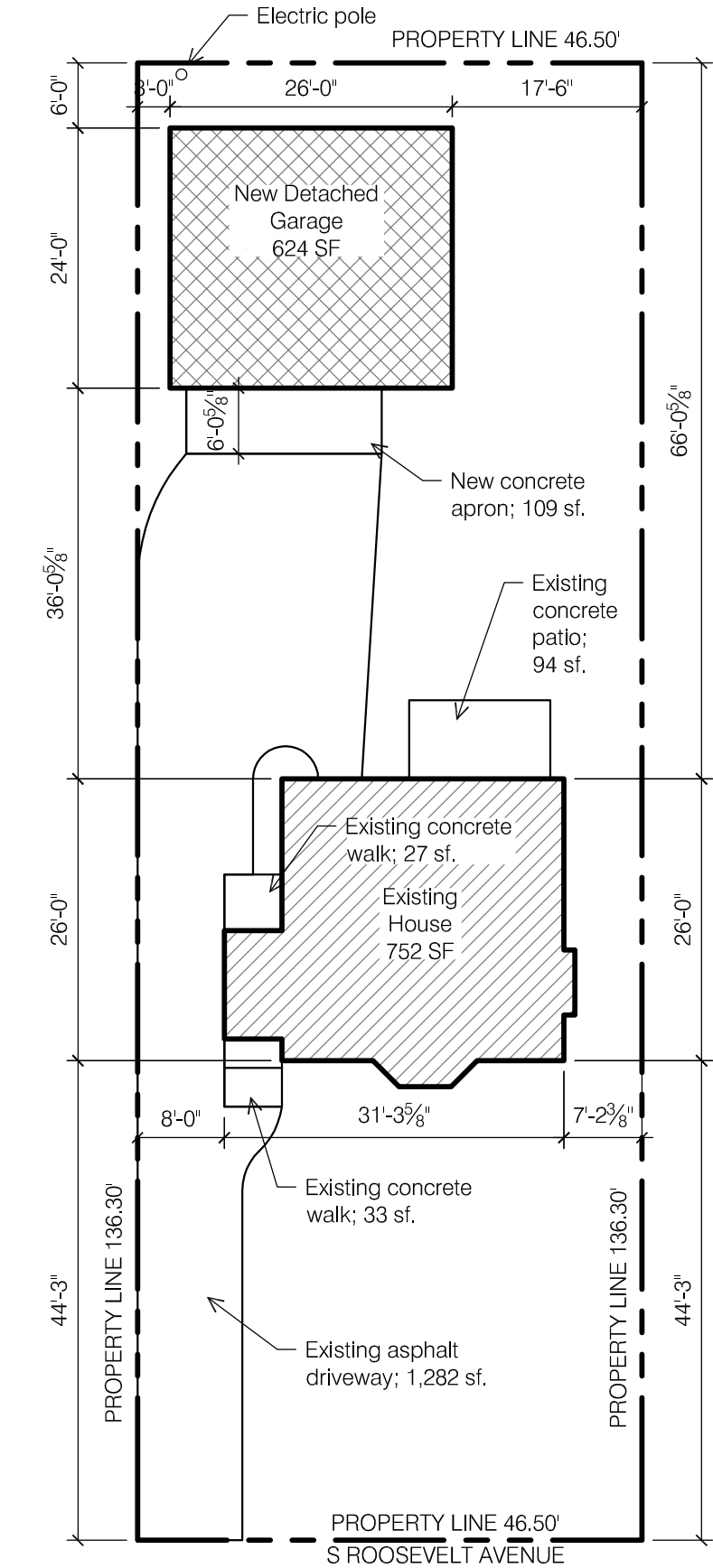
GARAGE WALL SECTIONS



2 OVERALL FRONT ELEVATION
SCALE: 3/32" = 1'-0"



3 VICINITY MAP
NOT TO SCALE



1 OVERALL SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL INFORMATION

Address: 186 S Roosevelt Avenue
Bexley, Ohio 43209
Parcel: 020-001018-00

The project consists of the demolition of the existing garage and construction of a new 2-car detached garage with second floor office space.

Footprint New Detached Garage: 624 sf
Second Floor Office Area: 312 sf

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	6,338 sf	6,000 sf
Lot Width:	46.50'	50'
Lot Depth	136.30'	120'

Building Lot Coverage		
Existing House	752 sf	2,218 sf (35%)
New Detached Garage	624 sf	
Total Building Coverage	1,376 sf (22%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	1,376 sf	3,802 sf (60%)
Driveway	1,282 sf	
Front walk	33 sf	
Rear walk	27 sf	
Existing patio	94 sf	
New apron	109 sf	
Total Lot Coverage	2,921 sf (46%)	Meets Zoning

Detached Garage	Actual	Zoning Req't
Garage SF:	624 sf	624 sf
Second Floor SF:	312 sf	312 sf
Garage Height:	17'-10"	18'-0"
Garage Eave Height:	7'-5"	9'-0"
Garage North Setback:	3'-0"	3'-0"
Garage East Setback	6'-0"	5'-0"

SHEET INDEX

A1.0	Site Plan & General Info	A2.4	Garage Elevations
A2.1	Garage Plans	A2.5	Garage Overall Sections
A2.2	Foundation & Roof Plan	A2.6	Garage Wall Sections
A2.3	Garage Electric Plans		

DESIGN CRITERIA

Design Criteria:
Wind Speed = 115 mph
Seismic Category = A
Weathering = Severe
Frost Line Depth = 36"
Termite = Moderate to Heavy
Ice Barrier Underlayment = Yes, Required.
Floor Live Load = 40 psf
Snow Load Roof = 20 psf
Foundation Concrete Compressive Strength = 2,500
Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

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NEW DETACHED GARAGE
186 S ROOSEVELT AVENUE
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
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SHEET NO.

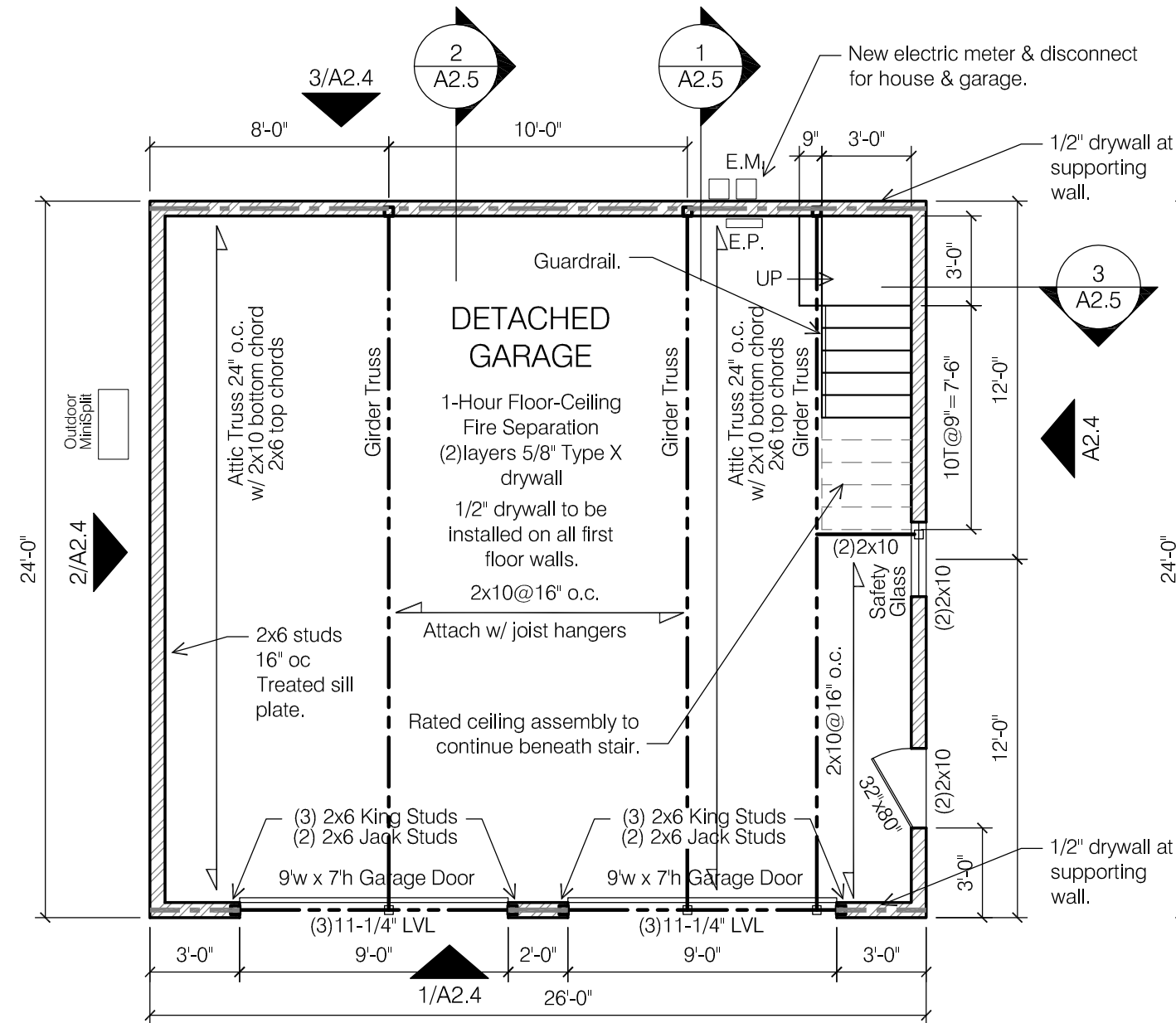
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SITE PLAN & GENERAL INFO

DATE: May 27, 2025

SHEET NO.

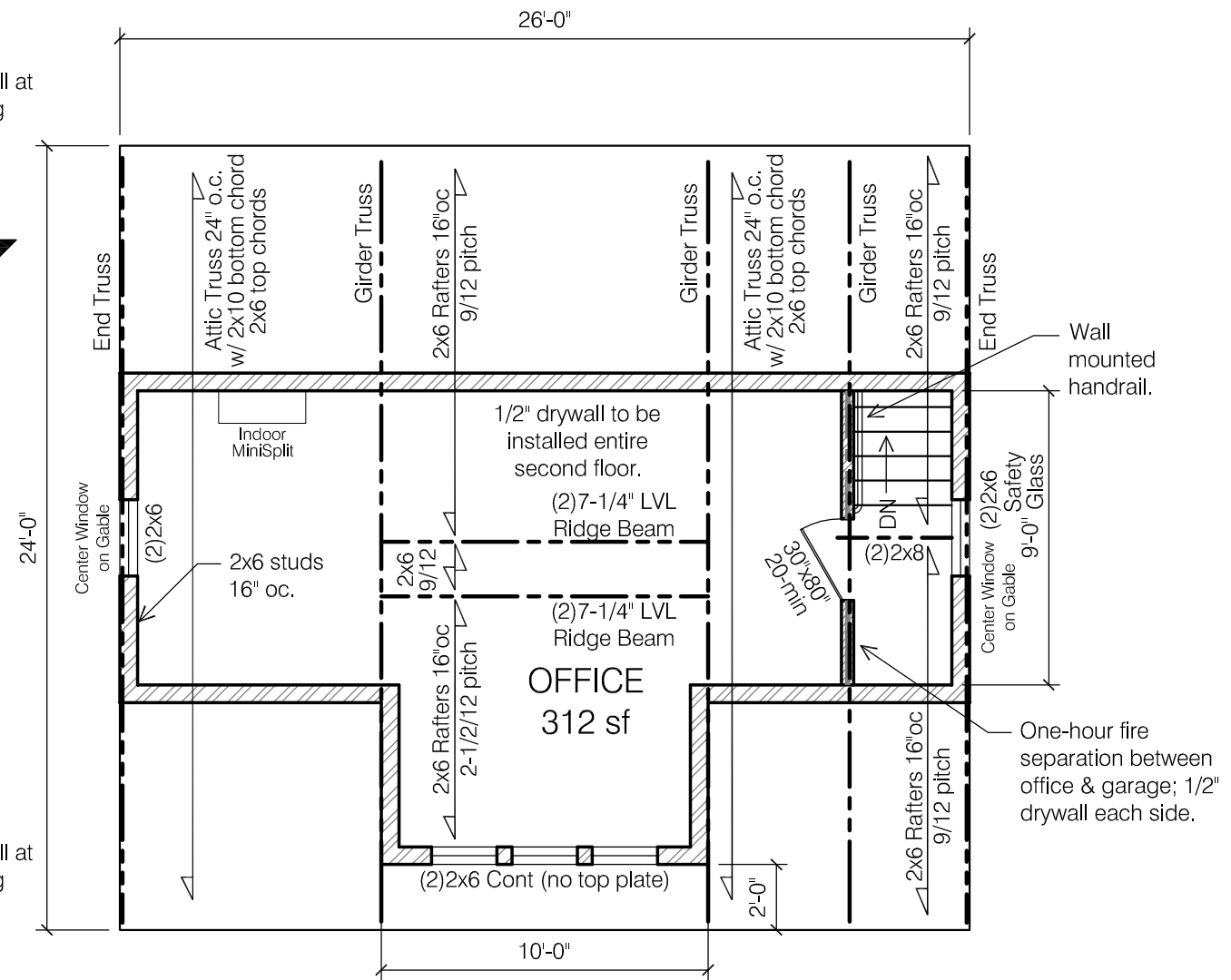
A2.1



1 GARAGE FLOOR PLAN

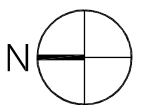
0 1 2 4 8

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

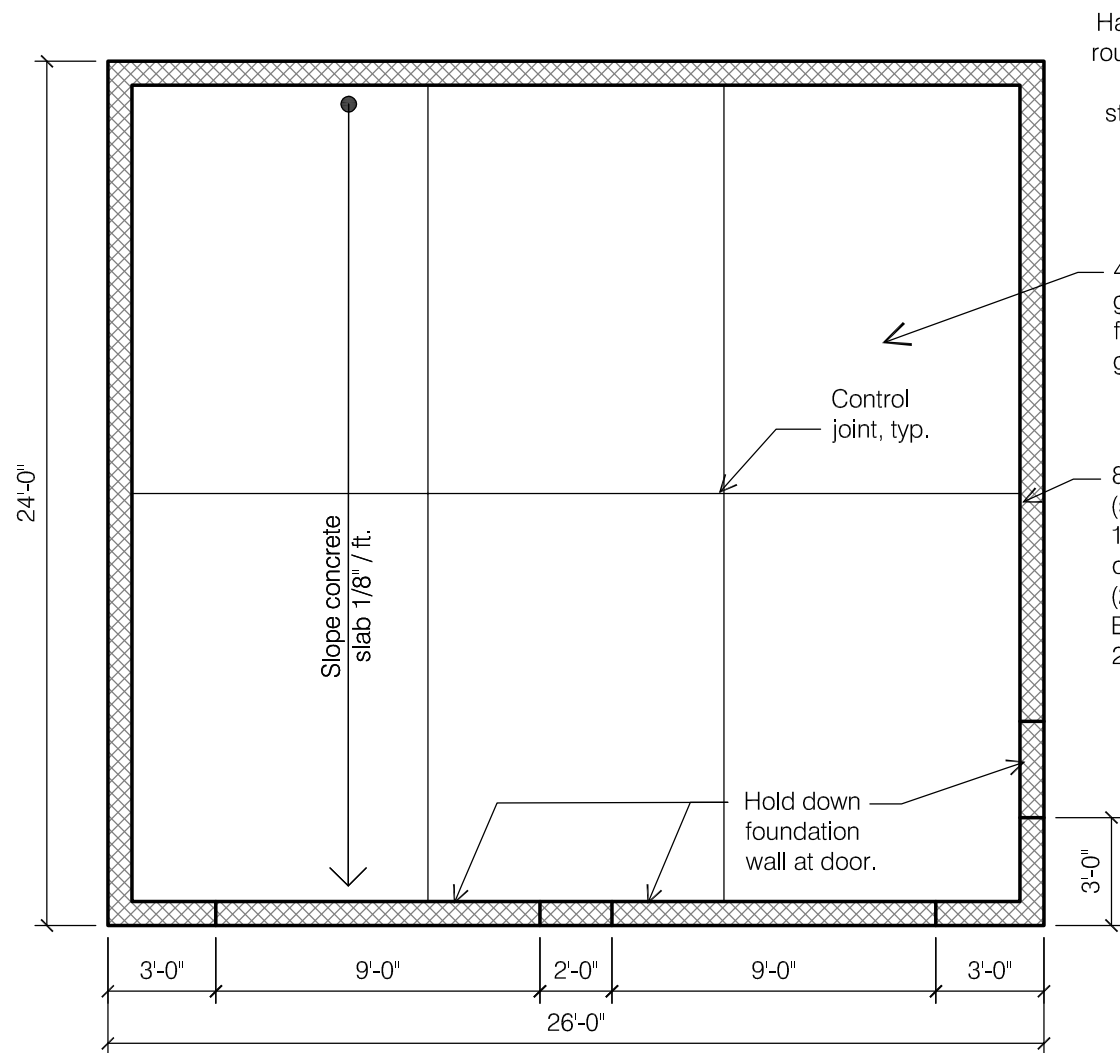


2 SECOND FLOOR PLAN

0 1 2 4 8 SCALE: 3/16" = 1'-0"



GARAGE PLANS



1 GARAGE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

Half round gutter with round downspouts. 4" PVC underground storm piping to tie to house.

4" concrete slab on grade (4,000 psi) w/ fiber reinforcing on 4" gravel fill.

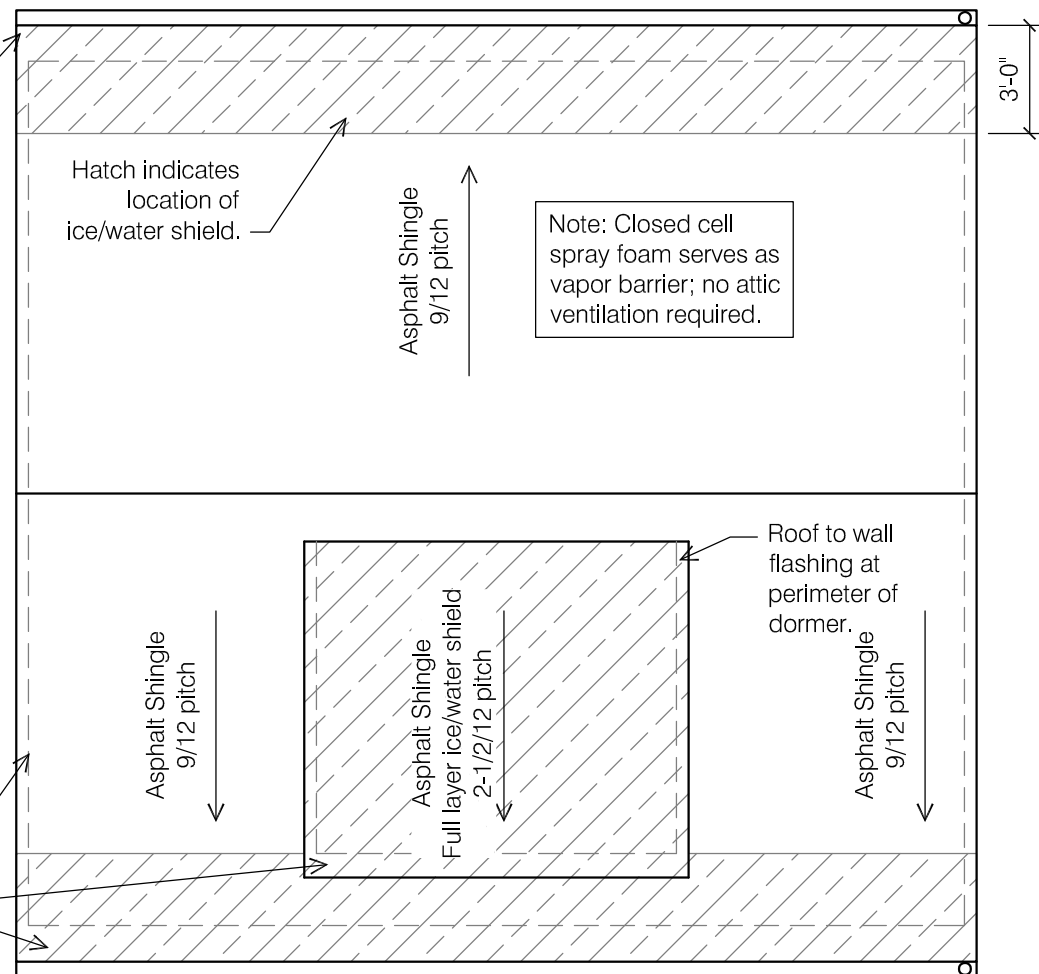
Control joint, typ.

8" concrete block wall (solid top course) on 1'-4" wide x 8" deep concrete footing with (2) #5 continuous. Bottom of footing 2'-8" below grade.

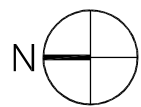
Hold down foundation wall at door.

3'-0"

Hardie soffit.



2 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"



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Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
May 27, 2025

SHEET NO.

A2.2

GARAGE FOUNDATION & ROOF PLAN

ELECTRIC LEGEND

- CMD

Carbon monoxide detector.
- SD

Dual sensing photoelectric and ionization smoke detector.
Hard-wired with battery backup.
All detectors to be interconnected.

- \$

Electric switch.
- \$

Electric switch with dimmer.
- DIM
- ⌀

Electric outlet; height as indicated.
- GFCI

Electric outlet with ground fault circuit interrupter; height as indicated.

- Wall sconce light.
- LED recessed light.
- ⊙

Pendant light.
- ▧

Exhaust fan.
- ▧

Exhaust fan w/ light.
- ⊕

Keyless light fixture.

- LED utility light.
- Undercabinet light.
- ✕

Ceiling fan.
- ⊙

Pendant light.

Note: Electric installation to comply with current version of NEC.

Note: 120 volt AFCI Protected Receptacle Outlets are required at the following locations:
Bedrooms, Living Rooms, Dining Rooms, Rec Rooms, Hallways, Kitchens, Laundry Rooms.

Note: Electrical contractor to determine best method for re-configuring power & lighting. Information shown on the drawings indicates the desired end solution.

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SCALE:
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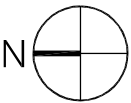
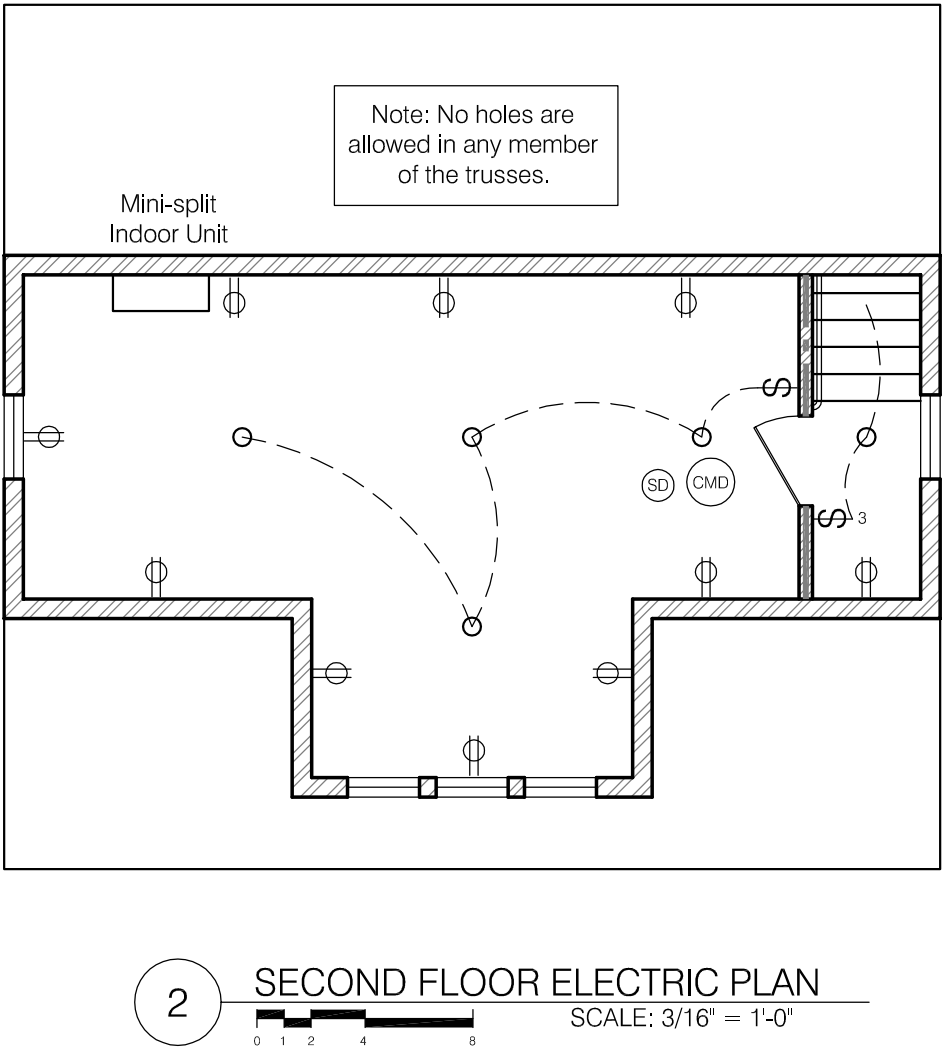
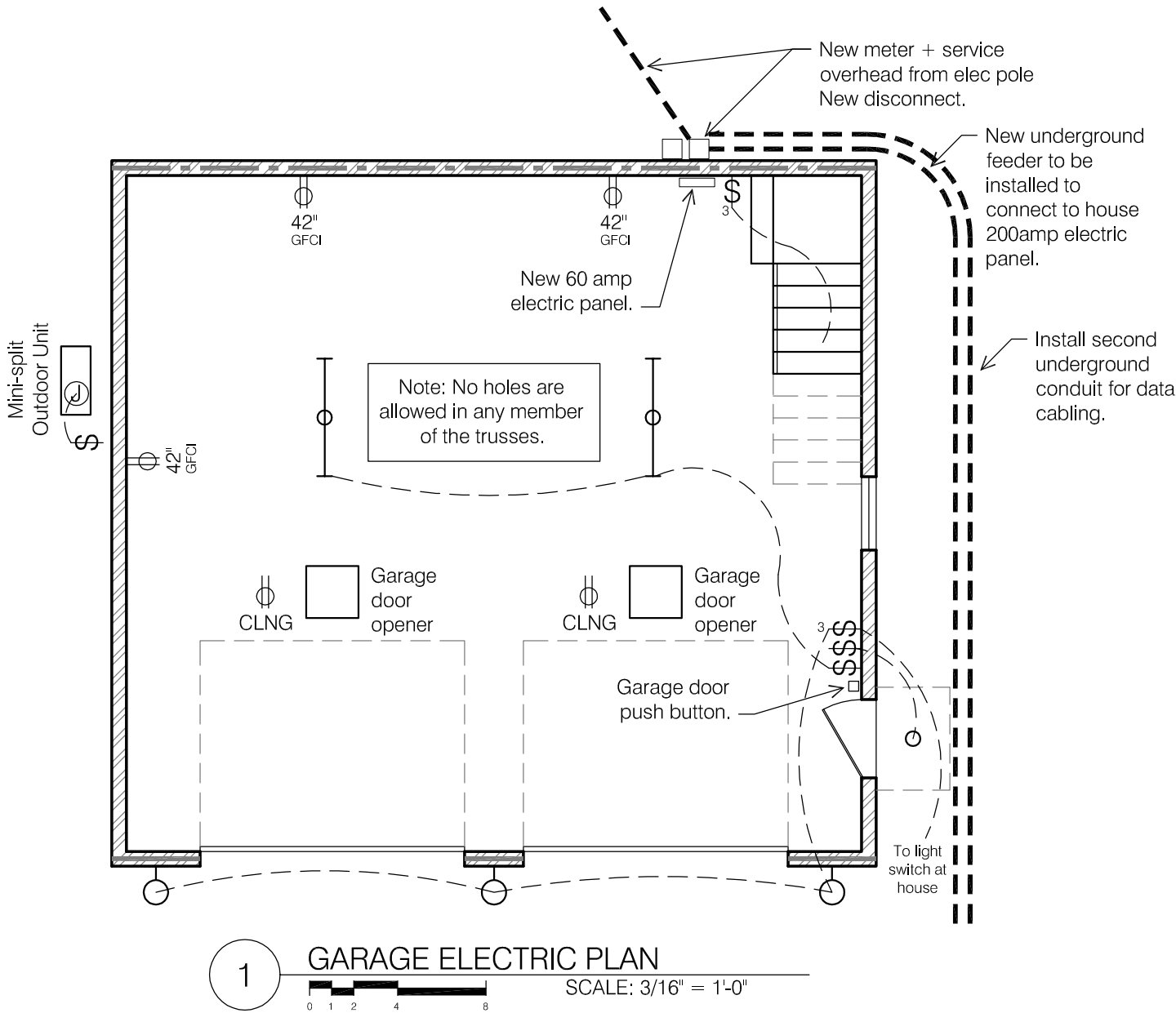
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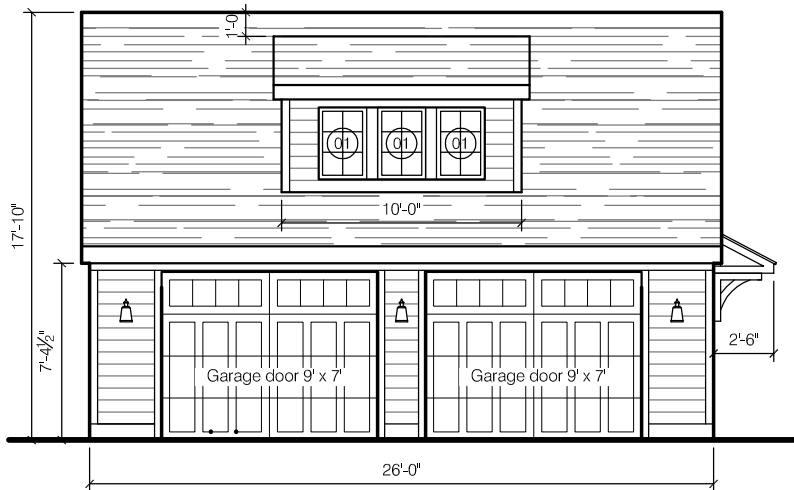
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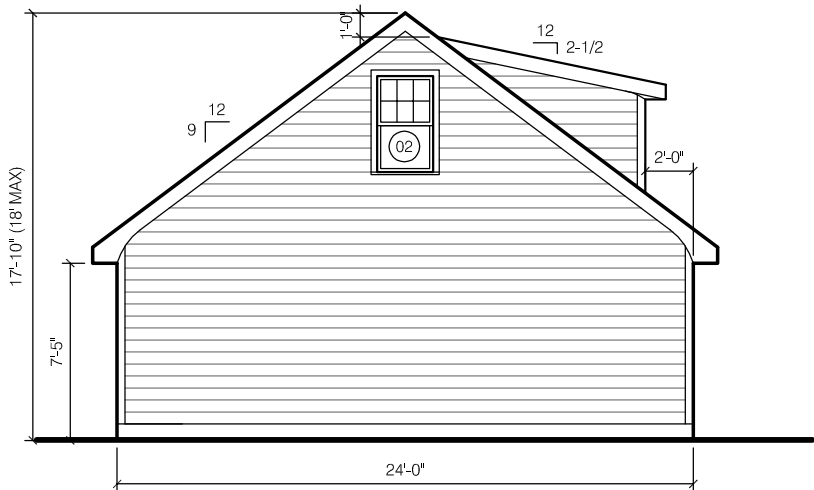
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GARAGE ELECTRIC PLANS

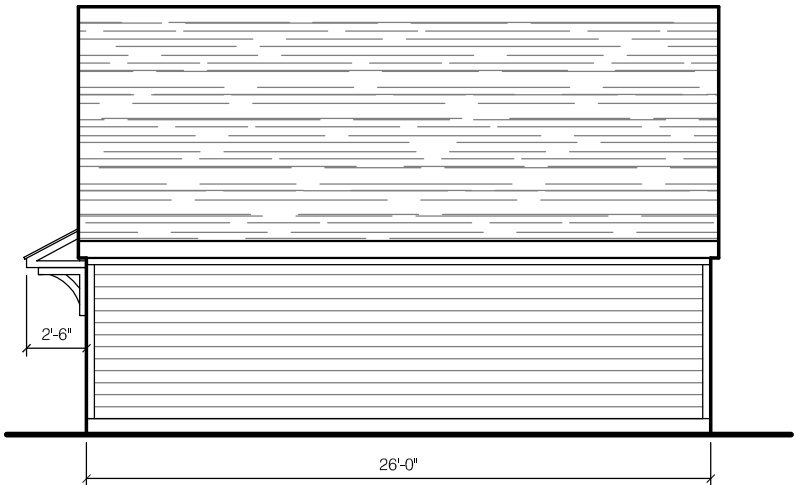




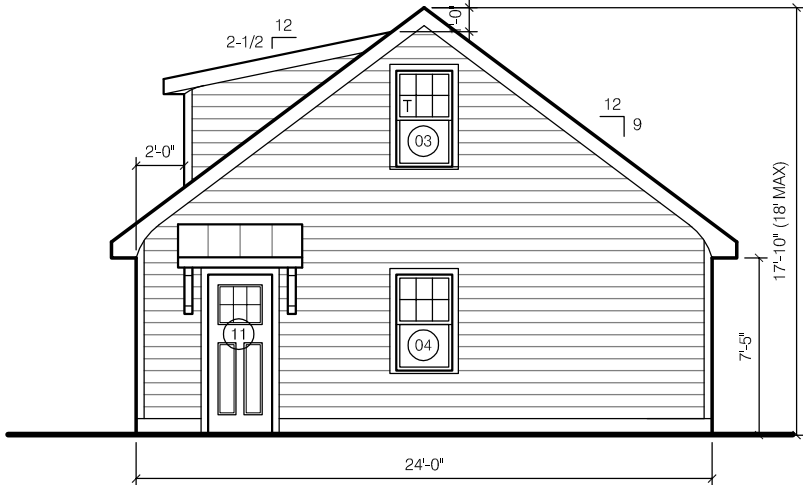
1 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW & DOOR SCHEDULE

186 S Roosevelt Avenue

New Construction Windows to be Marvin Essential (fiberglass interior & exterior).
New Construction Door to be Steel or fiberglass.
Glass: LoE-272 with Argon.
Exterior Color: Pebble Gray.
Interior Color: Stone White.

#	NOMENCLATURE	OPERATION	NOTES
01	Single (Frame Size 2'-0" x 3'-0")	Casement	Dormer (3)locations
02	Single (Frame Size 2'-4" x 4'-0")	Double hung	North (1)location
03	Single (Frame Size 2'-4" x 4'-0")	Double hung	South (1)location Tempered labeled glass
04	Single (Frame Size 2'-4" x 4'-0")	Double hung	South (1)location
11	Swing Door (2'-8" x 6'-8")	Swing Door	1/3 Light Tempered labeled glass

EXTERIOR MATERIALS

HardiLap ColorPlus siding, smooth, 6" exposure. Color Navajo Beige.
Trim to consist of:
Corner Trim: Hardie 3-1/2", Paint to match house accent.
Casings: Hardie 3-1/2", Paint to match house accent.
Frieze Board Trim: Hardie 3-1/2", Paint to match house accent.

5" aluminum ogee gutter & 3" downspouts on 1x8 aluminum-wrapped fascia. Aluminum & gutter to match trim color.

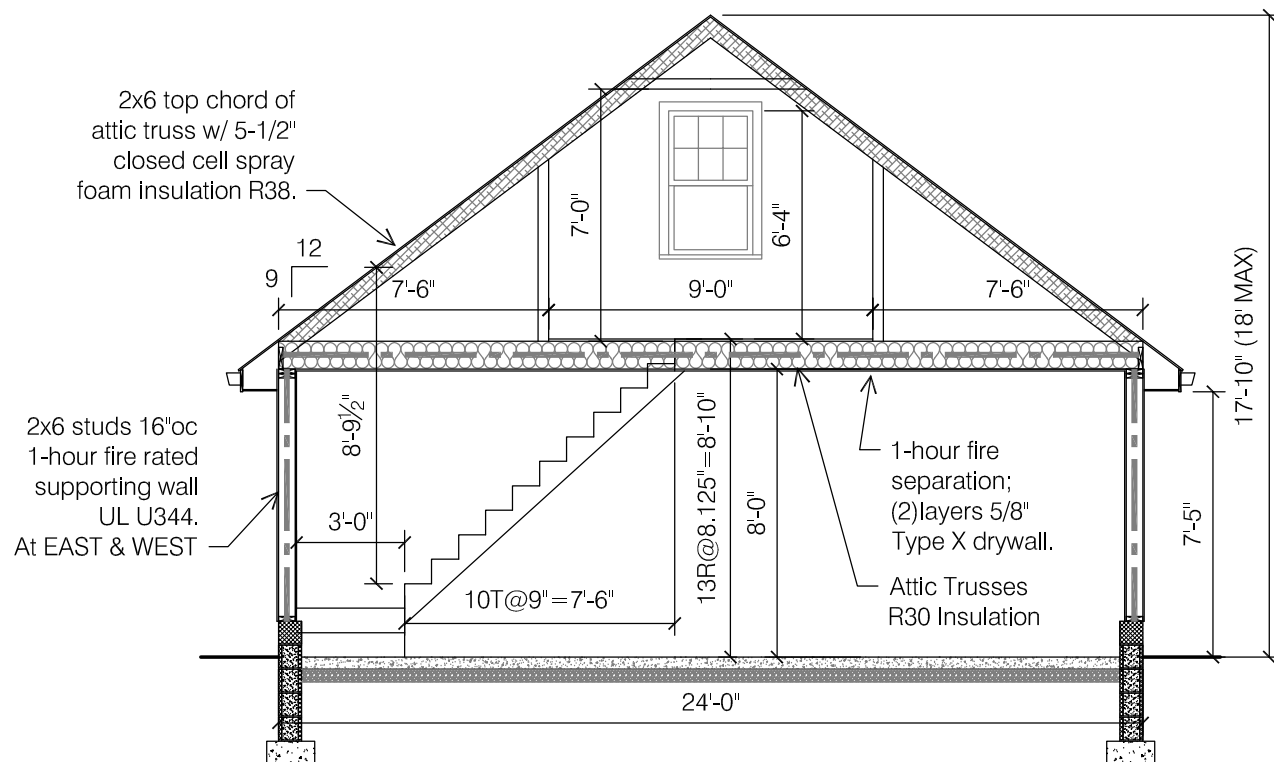
Soffit to consist of Hardie Soffit, smooth.

Roofing: Asphalt shingle, 3-tab.

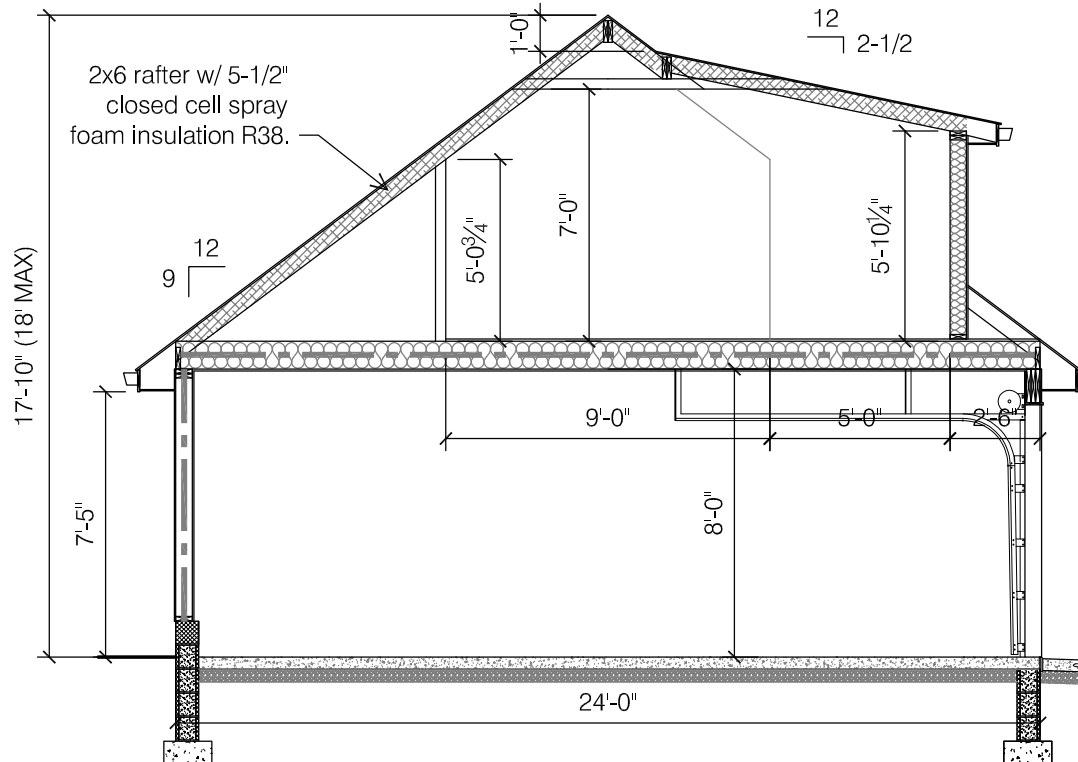
Concrete masonry unit foundation wall (buff-colored split face above grade) or cast-in-place concrete foundation wall.

New overhead sectional garage door 9' wide x 7' height. Clopay Coachman Series 1, Design 11, Windows REC14, Clear Glass, No Hardware.

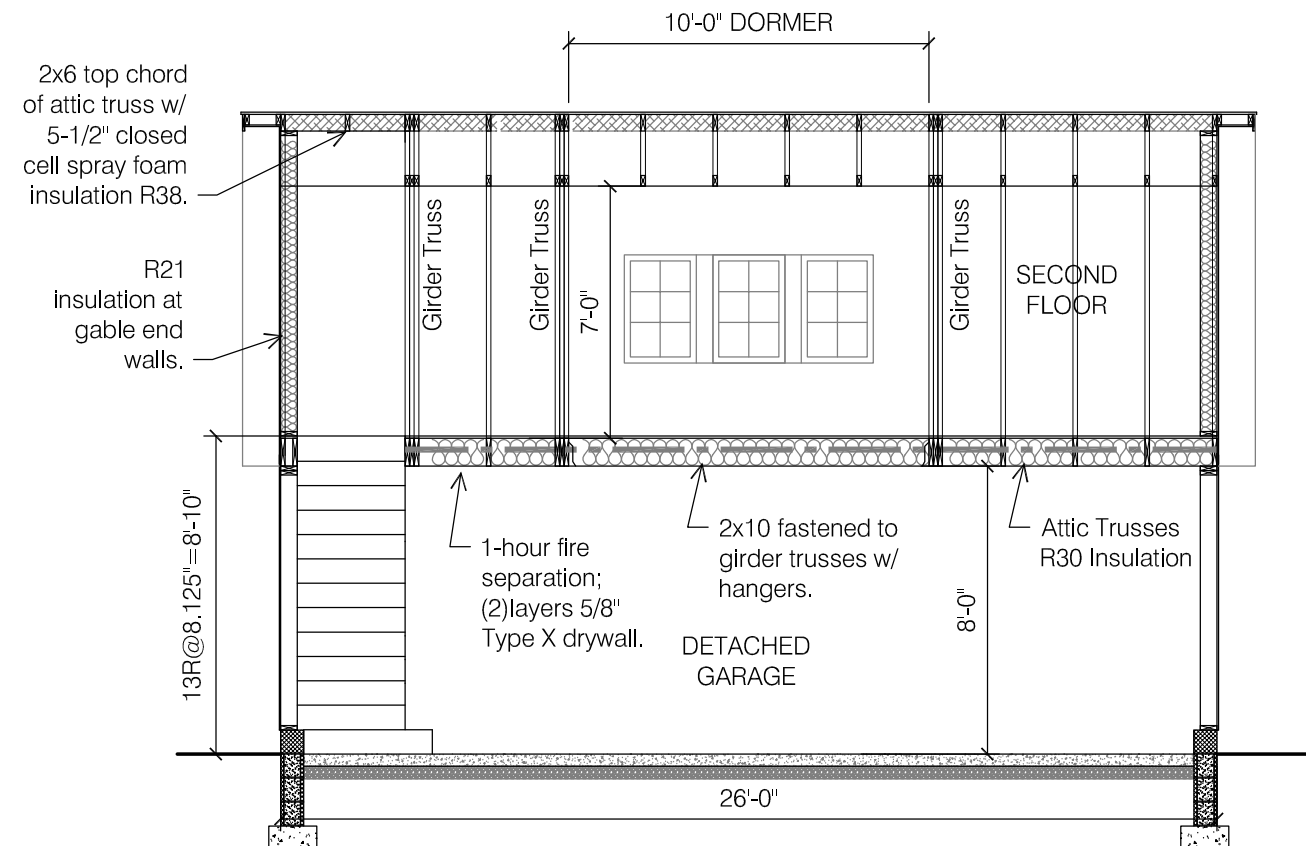
Custom overhang with asphalt shingle roofing. Hardi Soffit at ceiling. All components to be smooth finish.



1 SECTION E/W TYPICAL
SCALE: 3/16" = 1'-0"



2 SECTION E/W @ DORMER
SCALE: 3/16" = 1'-0"



3 LONGITUDINAL SECTION N/S
SCALE: 3/16" = 1'-0"

ARCHITECT
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BRENDA PARKER
614-586-5514
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NEW DETACHED GARAGE
186 S ROOSEVELT AVENUE
BEXLEY, OHIO 43209

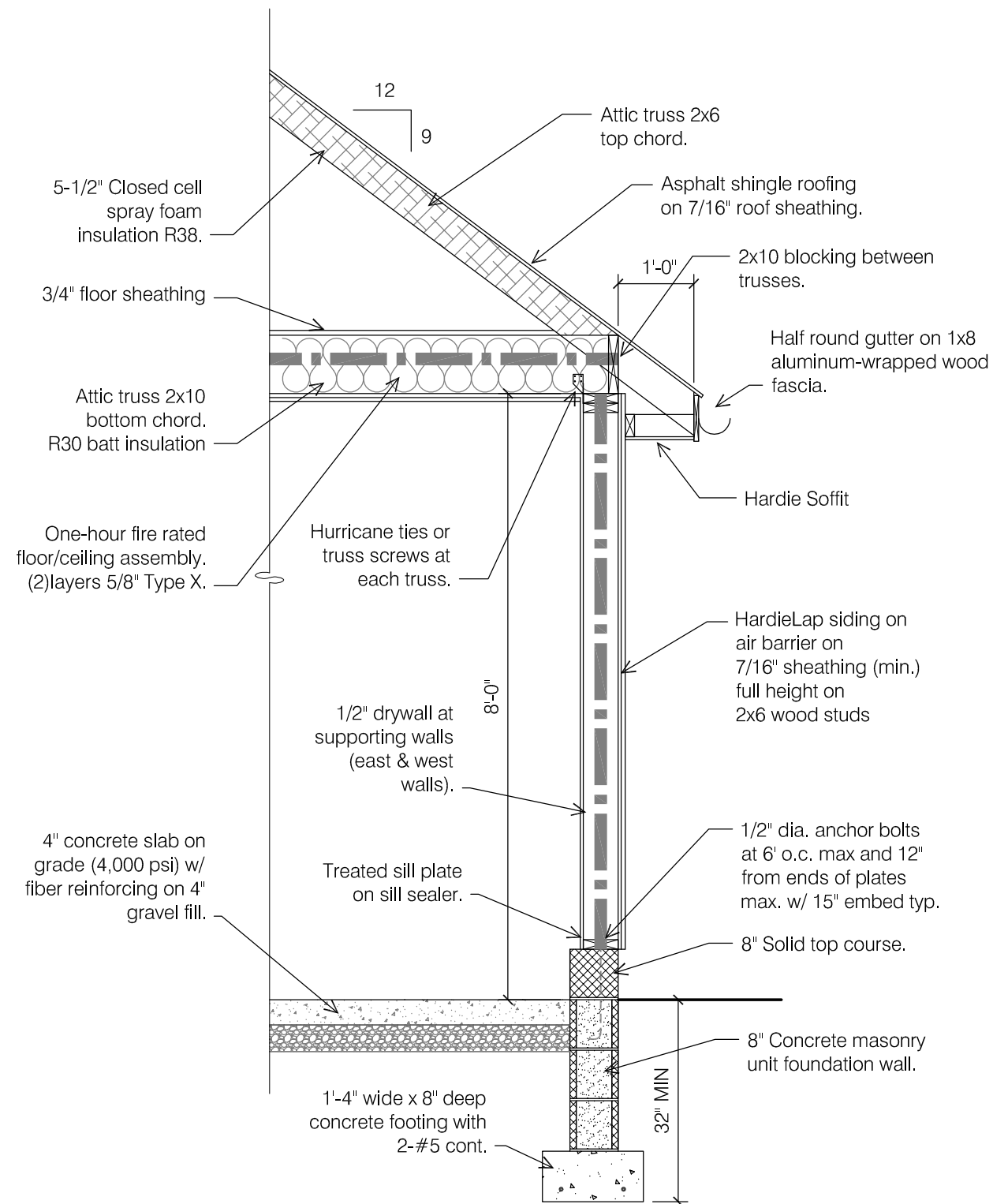
Permit Set

SCALE:
As Noted
PROJECT NO.:

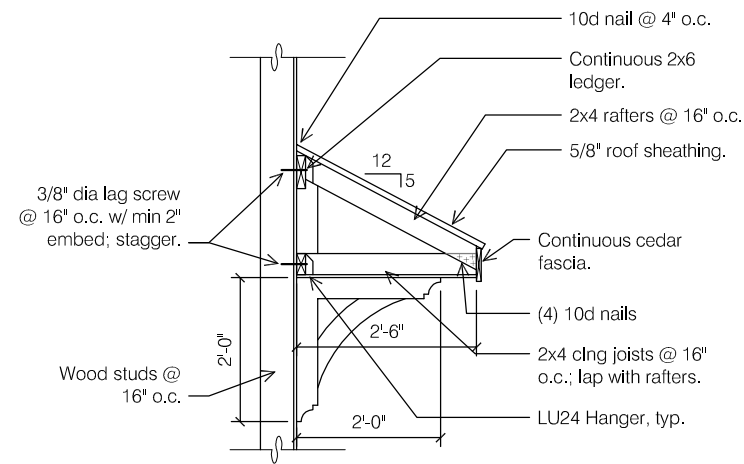
DATE:
May 27, 2025
SHEET NO.

A2.5

GARAGE OVERALL SECTIONS



1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 OVERHANG DETAIL
SCALE: 1/2" = 1'-0"

Fireblocking shall be provided in wood frame construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet.
- At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section 302.7.
- At openings around vents, pipes, ducts, cables, and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
- For the fireblocking of chimneys and fireplaces, see Section 1003.19.
- In buildings or structures with more than one dwelling, fireblocking of cornices is required at the line of dwelling unit separation.

Fire blocking materials:

- Two-inch nominal lumber.
- Two thicknesses of 1-inch nominal lumber with broken lap joints.
- One thickness of 23/32-inch wood structural panels with joints backed by 23/32-inch wood structural panels.
- One thickness of 1/4-inch particleboard with joints backed by 1/4-inch particleboard.
- One-half-inch gypsum board.

C FIREBLOCKING REQUIREMENTS
NOT TO SCALE

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A2.6

GARAGE WALL SECTIONS