



**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, May 14, 2020 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. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-22

Applicant: Jeremy Clifton

Owner: Christopher and Jenny Dersom

Address: 175 S. Roosevelt

ARB Request: The applicant is seeking architectural review and approval, to allow a 2-story addition to the rear of the principal structure and window replacement.

A copy of this application will be available on our website 1 week prior to the meeting.

***PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need have applicants and neighbors with standing to attend a virtual meeting. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 04-30-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to Accessory structures, and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

 Jeremy Clifton
 7406243718
 jeremy.d.clifton@att.net

Location

175 S ROOSEVELT AV
 Bexley, OH 43209

ARB-20-22

Status: Active

Submitted: Mar 27, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

2 story home addition, with kitchen and living area on first level, master bedroom and bathroom on second story, and possible window replacements to match new windows in addition

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Jeremy Clifton

Agent Address

PO Box 1559, Hebron, OH 43025

Agent Email

jeremy.d.clifton@att.net

Agent Phone

7406243718

Property Owner Name

Christopher and Jenny Dersom

Property Owner phone

6143958836

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

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A.2: Fee Worksheet

Estimated Valuation of Project

240000

Minor Architectural Review

true

Major Architectural Review

false

Variance Review - Fill out a BZAP Application instead.

--

Zoning**Zoning Review Type**

--	--
Sign Review and Architectural Review for Commercial Projects	Review Type
--	--
Appeal of ARB decision to BZAP	Appeal of BZAP decision to City Council
--	--

B: Project Worksheet: Property Information

Occupancy Type Residential or Commercial	Zoning District
Residential	R-6
Use Classification	
R-2 (25% Building and 50% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
50	127
Total Area (SF)	
6534	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
1085	351
Removing (SF)	Type of Structure
--	--
Proposed New Primary Structure or Residence (SF)	Total Square Footage
702	1787

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
360	0
New Structure Type	Ridge Height
--	--
Proposed New Structure (SF)	Is there a 2nd Floor
0	--
Total of all garage and accessory structures (SF)	Total building lot coverage (SF)
360	360
Total building lot coverage (% of lot)	Is this replacing an existing garage and/or accessory structure?
11	No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1196

Existing Patio (SF)

0

Existing Private Sidewalk (SF)

40

Proposed Additional Hardscape (SF)

0

Total Hardscape (SF)1236

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

3073

Total overall lot coverage (% of lot)47

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

House or Principal Structure

Existing Roof Type

Slate

New Roof Type

Slate

New Single Manufacturer

--

New Roof Style and Color--

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

House or Principal Structure

Existing Window Type

Double Hung

Existing Window Materials

Wood

New Window Manufacturer

Andersen

New Window Style/Mat./ColorWoodwright, 400 series, Vinyl clad, White

C.1 Architectural Review Worksheet: Doors**Doors**

false

Structure

House or Principal Structure

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style

--

Proposed Door Color

--

C.1 Architectural Review Worksheet: Exterior Trim**Exterior Trim**

true

Existing Door Trim

--

Proposed New Door Trim

--

Existing Window Trim

Pine

Proposed New Window Trim

Painted Boral or Cedar

Trim Color(s)

White

Do the proposed changes affect the overhangs?

No

C.2 Architectural Review Worksheet: Exterior Wall Finishes**Exterior Wall Finishes**

true

Existing Finishes

Wood Siding

Existing Finishes Manufacturer, Style, Color

Stone and wood lap siding, painted white/cream

Proposed Finishes

Wood Siding

Proposed Finishes Manufacturer, Style, Color

Wood or cement siding to match existing, color to be determined

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

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D: (Staff Only) Tree & Public Gardens Commission Worksheet**Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)**

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Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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Attachments (7)**doc Slate or Tile Roof replacements**

Mar 27, 2020

pdf Architectural Plans which include Exterior Elevations and floor plans of existing and proposed

Mar 27, 2020

pdf **Photographs (required)**

Mar 27, 2020

pdf **Site Plan**

Mar 27, 2020

pdf **Permission for Agent to represent owner.**

Mar 27, 2020

Untitled **Andersen Windows - Replacement**

Mar 27, 2020

Untitled **Andersen Windows - Addition**

Mar 27, 2020

Timeline

Payment

Status: Paid March 27th 2020, 11:35 am

Zoning Officer

Status: Completed March 29th 2020, 8:53 pm

Assignee: Kathy Rose

Kathy Rose March 27th 2020, 1:39:10 pm

what is the distance from the south side property line and the addition? if less than 8' it will require a BZAP application instead of an ARB

Jeremy Clifton March 27th 2020, 2:19:55 pm

Hi Kathy, the addition does not protrude past the existing home so it will be the same distance from the south side of the property line which is approx, 8'

Kathy Rose March 27th 2020, 2:25:47 pm

The survey indicates 7.2' which means it's a variance regardless of what the existing setback is. We did add a code section that allows an addition, if it is held back 8", which in this case would put you back at 8', Let me know what you want to do.

Jeremy Clifton March 27th 2020, 4:39:53 pm

Got it! We do not want to go for a variance so we will hold the addition back a minimum of 8" to reach the minimum 8' set back.

Please let me know what you need from me if anything to proceed with this. Hard copies will be dropped off Monday.

Kathy Rose March 29th 2020, 8:53:38 pm

Sounds good and please update the plans attached to this application.

Jeremy Clifton April 1st 2020, 1:50:19 pm

The plans attached have been updated with a note stating the setback will be a minimum of 8'. I also dropped 2 paper copies with the same note in the plastic bin Monday. Thank you.

Kathy Rose April 2nd 2020, 8:42:10 am

Thanks! I look for this to be on my May 14th Agenda.

Jeremy Clifton April 2nd 2020, 10:37:57 am

Kathy - I know this was a last minute submission, but is there any way we can get this on the April 9 agenda? I called and spoke to a gentleman before competing the application and was led to believe this was a possibility. With the recent turn in economic events, and some jobs recently being shut down, I would like to be able to keep my crews working. If there is any possible way, I would greatly appreciate it. If you need additional information to move it along, I will gladly supply it.

Kathy Rose April 2nd 2020, 11:09:04 am

Jeremy, The deadline for the April meeting was March 12th. I have 13 cases as of now and after figuring out what is proposed in each application, that all of the documents are complete, and if all the codes are met in order to only go to only the Architectural Review Board. I then write up notices for each case and send the notices out to the the neighbors 2 weeks prior to the meeting. The gentleman in the office is very helpful but can not promise something based on a conversation over the phone. Especially when we are not aware if it complies with setback regulations, which it did not, and it was assumed that as long as it met the same setback of the existing structure it was fine. There is a good reason for my deadlines and my job is no simple task.

The best I can do is allow you to apply for a building permit at your own risk and get that process started, and that it only be issued

subject to the ARB approval. That way the construction documents can be reviewed for building code compliance now instead of after the May 14th meeting . Any modifications by the ARB can be submitted as an addendum.

Kathy Rose April 2nd 2020, 11:48:59 am

if you do decide to submit the plans for building permit at this time, please make sure they are the modified version that meets the 8' side yard setback. Thanks

Robin Shetler April 2nd 2020, 12:18:13 pm

@Kathy Rose , I read all of the info regarding this app. I do understand it. If he decides to apply for his building permit now, he will submit addendum changes if needed once he goes before the board.

Jeremy Clifton April 2nd 2020, 12:18:54 pm

Kathy - thank you. I meant no disrespect in my request and do understand the time involved and importance of your job and deadlines. I submitted the marked up version with the 8' setback noted in hardcopy Monday and uploaded the marked up version electronically yesterday. I appreciate your help navigating this. Thanks again. Jeremy

Kathy Rose April 2nd 2020, 12:32:31 pm

no problem. File for your building permit to get a jump-start if you'd like.

Jeremy Clifton April 6th 2020, 12:08:03 pm

Hi Kathy - when I go to the BZAP link it says that this step is already in process and it won't allow me to request the variance. Am I in the wrong spot?

Robin Shetler April 6th 2020, 12:11:56 pm

I don't see that you have started a BZAP application? Do you have an application # that we can research?

Jeremy Clifton April 7th 2020, 12:37:10 pm

Hi Robin - we are going to work with the architect to revise the plans for the 8' setback instead of requesting a variance. Thank you for help - have a great day!

Robin Shetler April 7th 2020, 2:02:49 pm

@Kathy Rose , see his note above

Jeremy Clifton April 13th 2020, 12:14:37 pm

Hi Kathy/Robin - I just uploaded the new stamped drawings indicating the minimum 8' set-back. Please let me know if you need anything else for ARB.

Kathy Rose April 13th 2020, 12:26:45 pm

Thanks! meets the setback and only requires ARB review - May 14, 2020

Robin Shetler April 13th 2020, 12:27:10 pm

@Kathy Rose , will this be one that gets a notice for April 30th? Just wanted to keep track.

Kathy Rose April 13th 2020, 4:30:47 pm

@Karen Bokor Have you had a chance to look at this?

Kathy Rose April 27th 2020, 12:05:33 pm

@Karen Bokor have you looked at this?

Jeremy Clifton April 30th 2020, 11:55:05 am

Hi Kathy - I uploaded the plans labeled "Construction Documents" to the plan examiner for the building permit. Do I need to also do the same for the ARB review or are we good for that? Just wanted to double check. Thanks - Jeremy

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Karen Bokor April 28th 2020, 2:39:45 pm

Reviewed and on my list for May 14 ARB

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress



5/8/2020

Tree Commission

Status: In Progress

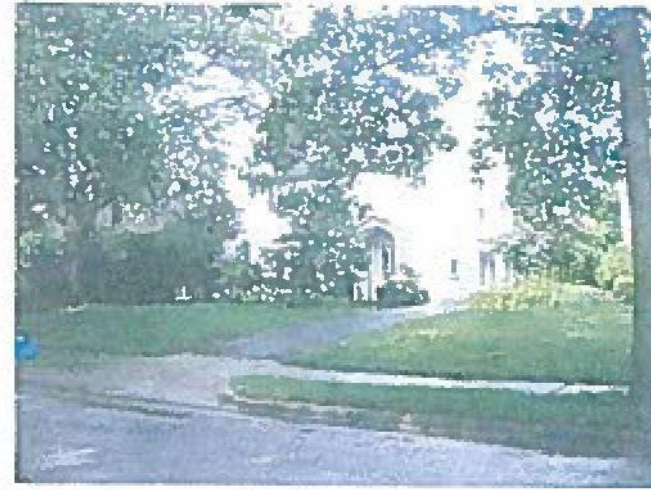
Arborist

Status: In Progress

MORTGAGE LOCATION SURVEY

0491-17

TITLE COMPANY: CLEAN TITLE AGENCY, INC.
 LENDER:
 BUYER: CHRISTOPHER D. DERSOM AND JENNIFER DERSOM
 SELLER: SARAH E. LYNN, TRUSTEE
 DATE: 06/06/17
 ORDER NO.: 0491-17



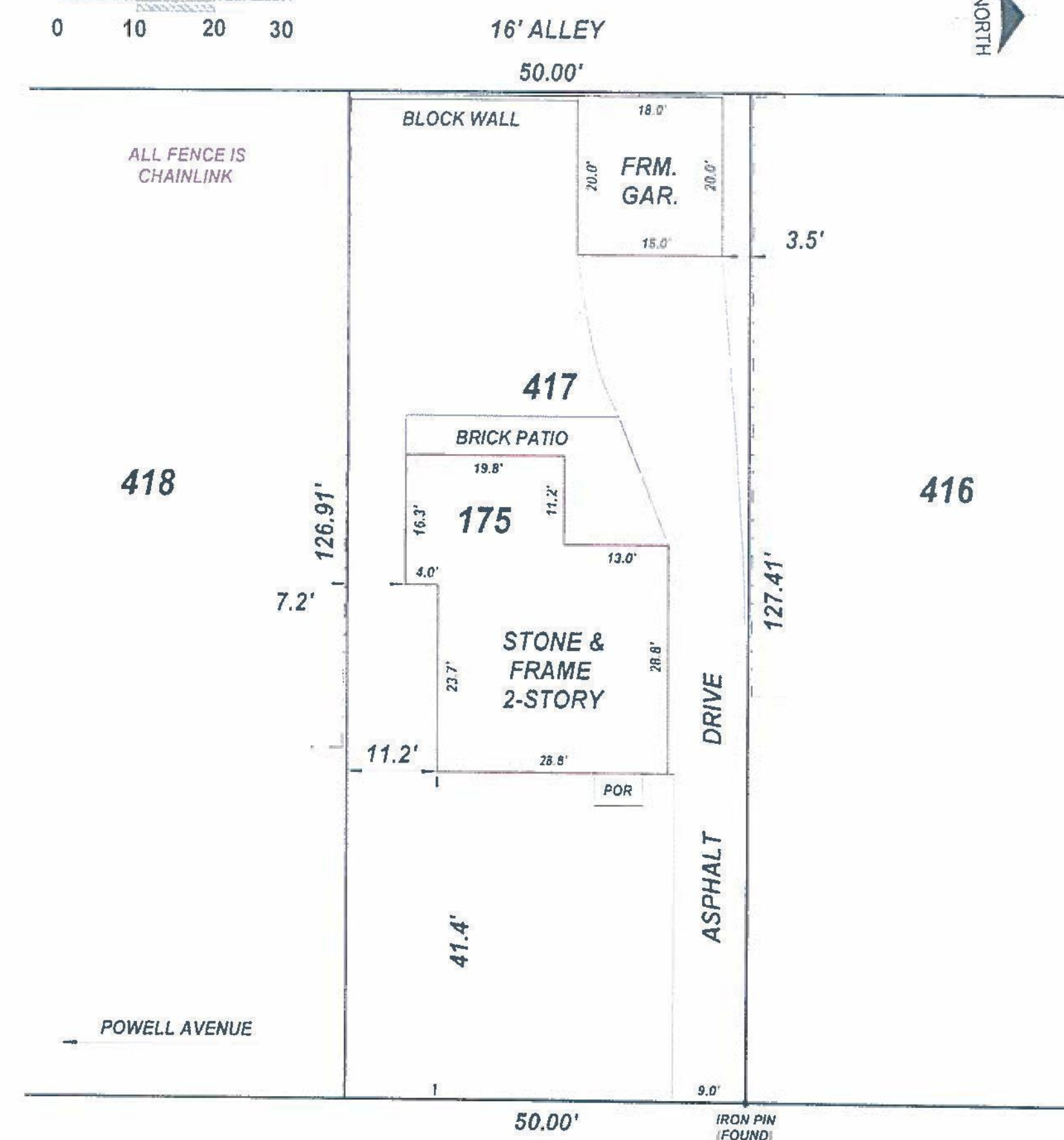
APPARENT ENCROACHMENTS: NONE

LEGAL DESCRIPTION: BEING LOT NO. 417 OF ARDMORE NO. 2 OF RECORD IN PLAT BOOK 11, PAGE 9, FRANKLIN COUNTY RECORDER'S OFFICE CITY OF BEXLEY, STATE OF OHIO.

PARCEL NO.: 020-000995-00 TITLE CO. FILE NO. 31933

SCALE: 1" = 20'

0 10 20 30



SOUTH ROOSEVELT AVENUE (50')



P.O. Box 1902
 Westerville, Ohio 43086-1902
 Phone: (614) 378-9140

CompassSurveying@hotmail.com

We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordance with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37 Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and does not show the location of fences or landscaping. This plat is not to be used for the construction of any improvements. Liability for this survey limited to actual cost of survey.

By: *[Signature]*

G. Dean Erlenbach
 Ohio Registered Surveyor No. 7272



2017 LOCATION SURVEY

SCALE: NTS



AERIAL VIEW

SCALE: NTS



PARCEL MAP

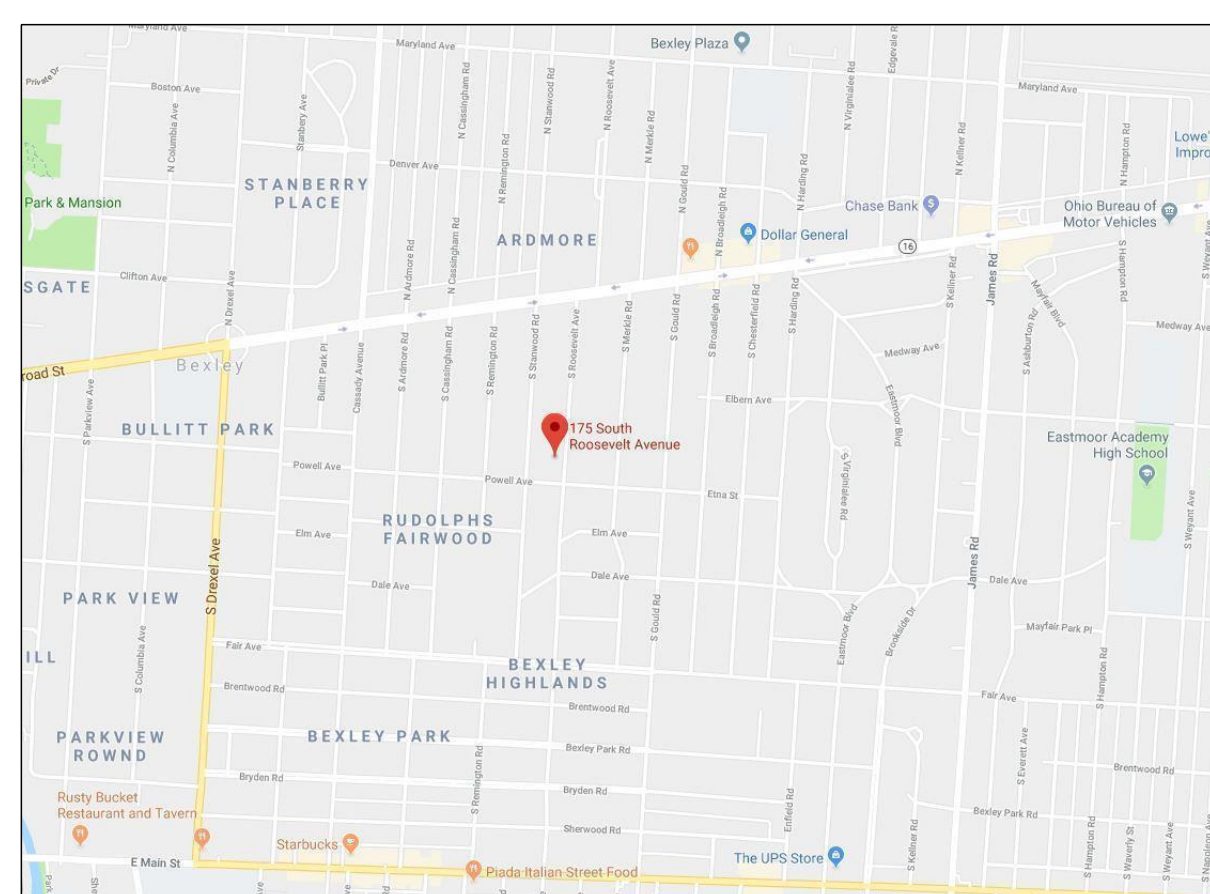
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020-000995 02/18/2017

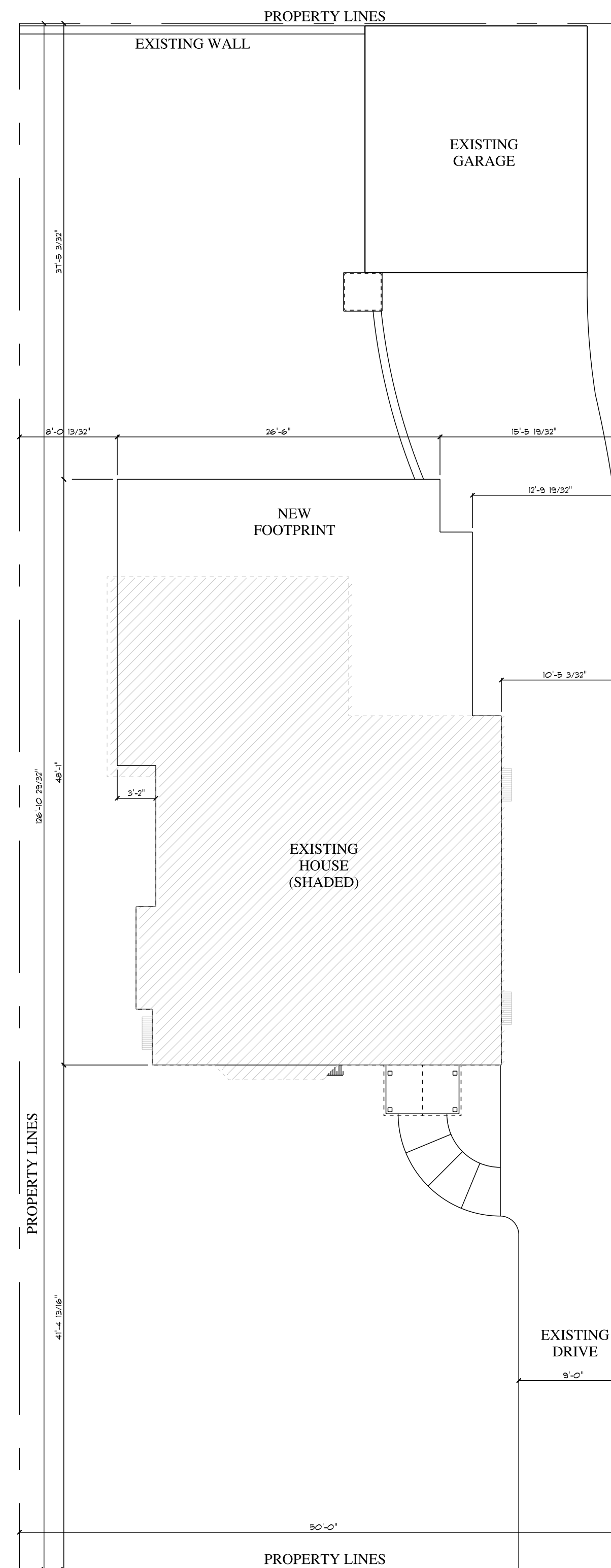
2017 PHOTO

SCALE: NTS



VICINITY MAP

SCALE: NTS



SITE PLAN

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

PROJECT INFORMATION

OWNER: DERSOM, DREW & JENNIFER

ADDRESS: 175 S ROOSEVELT AVE
 COLUMBUS, OHIO 43209

CITY/VILLAGE: BEXLEY
 COUNTY: FRANKLIN
 PARCEL NO.: 020-000995-00
 MAP-RT: 020-N010L-120-00
 LOT NO.: 417
 ZONING DISTRICT: R6

EXISTING BUILDING to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 EXISTING HOUSE FOOTPRINT: 1085 SQ. FT.
 EXISTING GARAGE FOOTPRINT: 360 SQ. FT.
 BUILDING TOTAL: 1445 SQ. FT.
 BUILDING COVERAGE: 22 %

NEW BUILDING to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 NEW HOUSE FOOTPRINT: 1436 SQ. FT.
 EXISTING GARAGE FOOTPRINT: 360 SQ. FT.
 BUILDING TOTAL: 1796 SQ. FT.
 BUILDING COVERAGE: 27 %

OVERALL to LOT COVERAGE (%)

LOT SIZE: (.15 ACRES) 6534 SQ. FT.
 NEW HOUSE FOOTPRINT: 1436 SQ. FT.
 GARAGE FOOTPRINT: 360 SQ. FT.
 FRONT PORCH: 18 SQ. FT.
 MASONRY STOOP/CANOPY: 04 SQ. FT.
 REAR BLOCK WALL: 19 SQ. FT.
 DRIVEWAY: 1196 SQ. FT.
 SIDEWALKS: 40 SQ. FT.
 OVERALL TOTAL: 3073 SQ. FT.
 OVERALL COVERAGE: 47 %

DRAWING SCHEDULE

COVER PAGE	1
FOUNDATION FLOOR PLANS	2
MAIN LEVEL FLOOR PLANS	3
UPPER LEVEL FLOOR PLANS	4
EAST and SOUTH ELEVATIONS	5
WEST and NORTH ELEVATIONS	6
SECTIONS & ROOF PLAN	7
ELECTRICAL PLANS	8

GENERATION

A

PRELIMINARY
 CONSTRUCTION
 DOCUMENTS

MOUNT HOPE
 CONSTRUCTION, LLC
 8715 Worthington Road, Bldg B
 Alexandria, Ohio 45001
 JEREMY CLIFTON
 Mobile: 740-624-3718
 www.mounthopeconstruction.com

DERSOM RESIDENCE
 175 ROOSEVELT AVE.
 COLUMBUS, OHIO 43209
 FRANKLIN COUNTY
 PARCEL NUMBER: 020-000995-00
 LOT NUMBER: 417

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

STAMP
 (IF REQUIRED)

DATE
 4/7/2020

DRAWN BY:
 ROPD,LLC

SHEET NO:

1

FOUNDATION PLAN NOTES

All footings are 16" wide x 8" deep unless noted otherwise.

To tie footings to different levels together, hold high footings back from lower levels. Use poured lintels to bridge and tie.

All footing designs are based on 1500 PSI soil bearing.

All footings are to be placed on undisturbed soil located below the frost line dictated by the construction location.

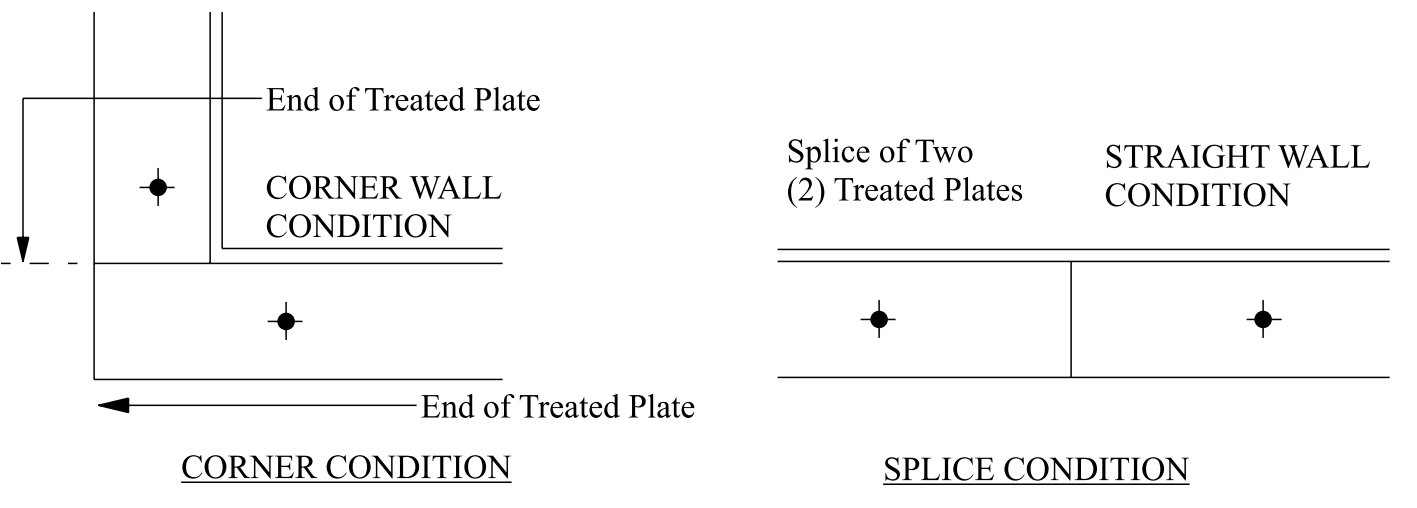
Waterproof/dampproof per local code.

Grade is to be 8" or more below top of foundation. Sloping away from the house min. 6" fall in first 10'-0".

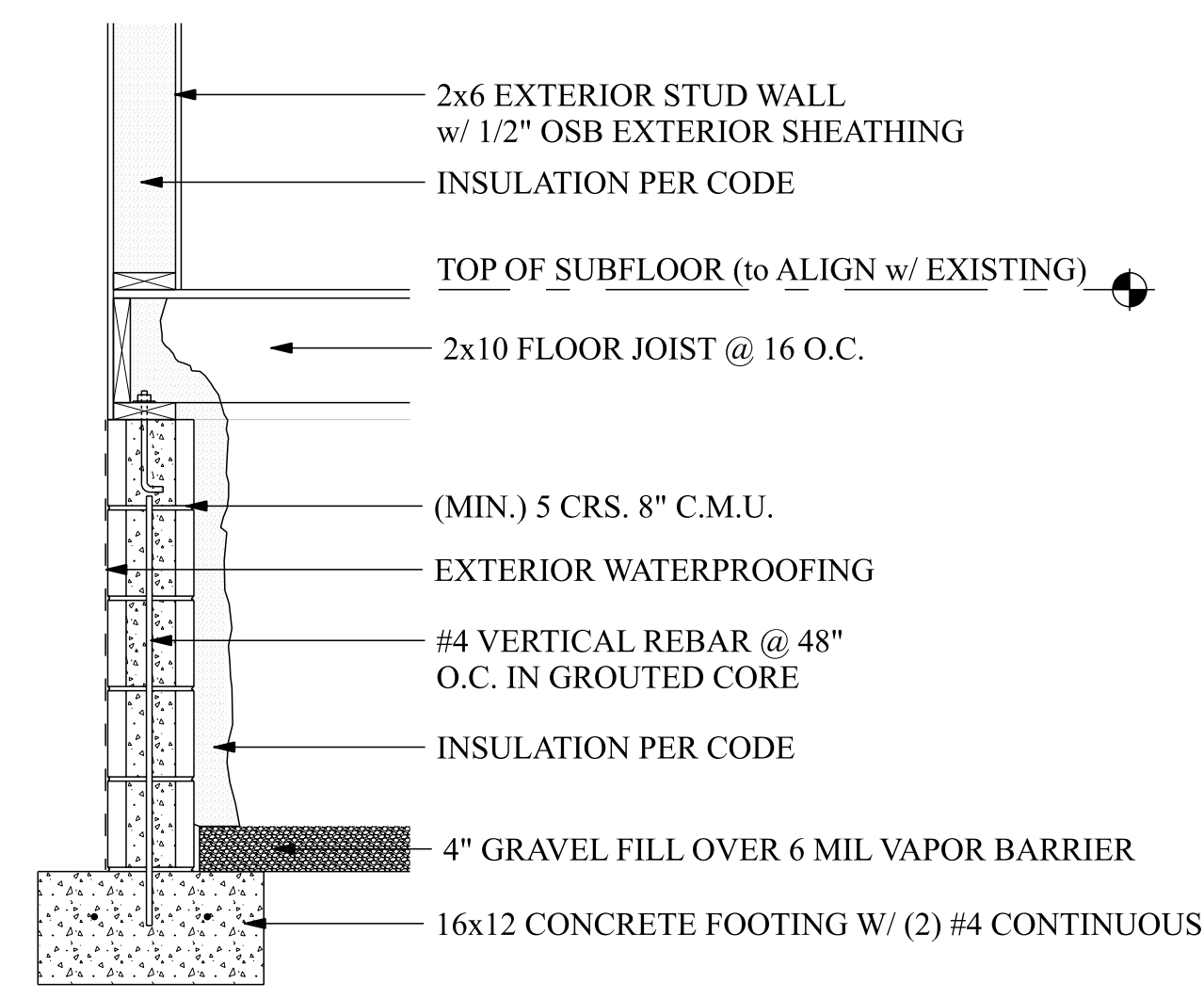
NOTE:

Anchor Bolts to be a Max. 6'-0" o.c. and Max. 12" from end of ea. Plate Section.

Bolts to be a Min. of 1/2" Dia. and extend a Min. of 7" into Masonry/Concrete

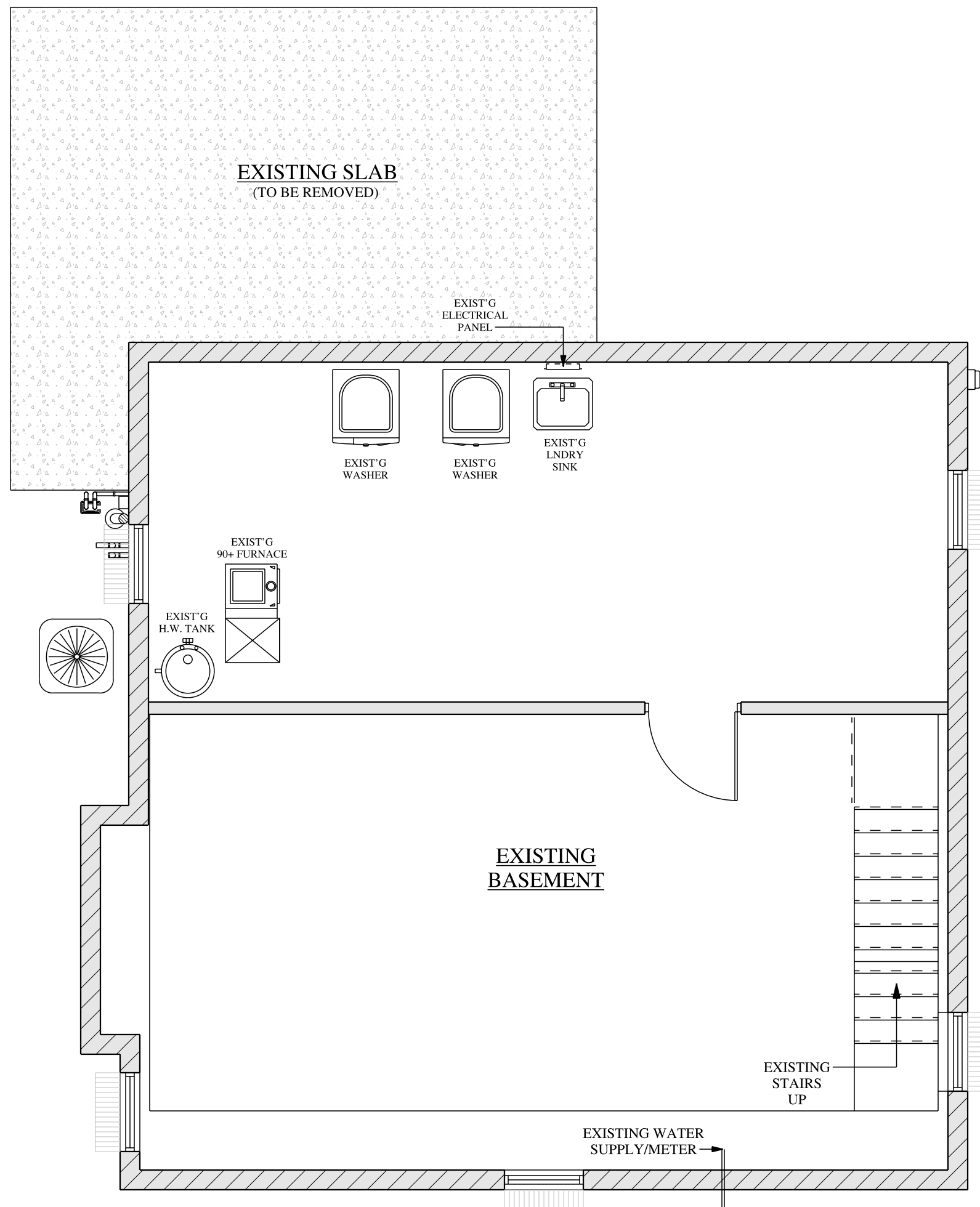


A DETAIL-ANCHOR BOLTS
SCALE: 1/4" = 1'-0"

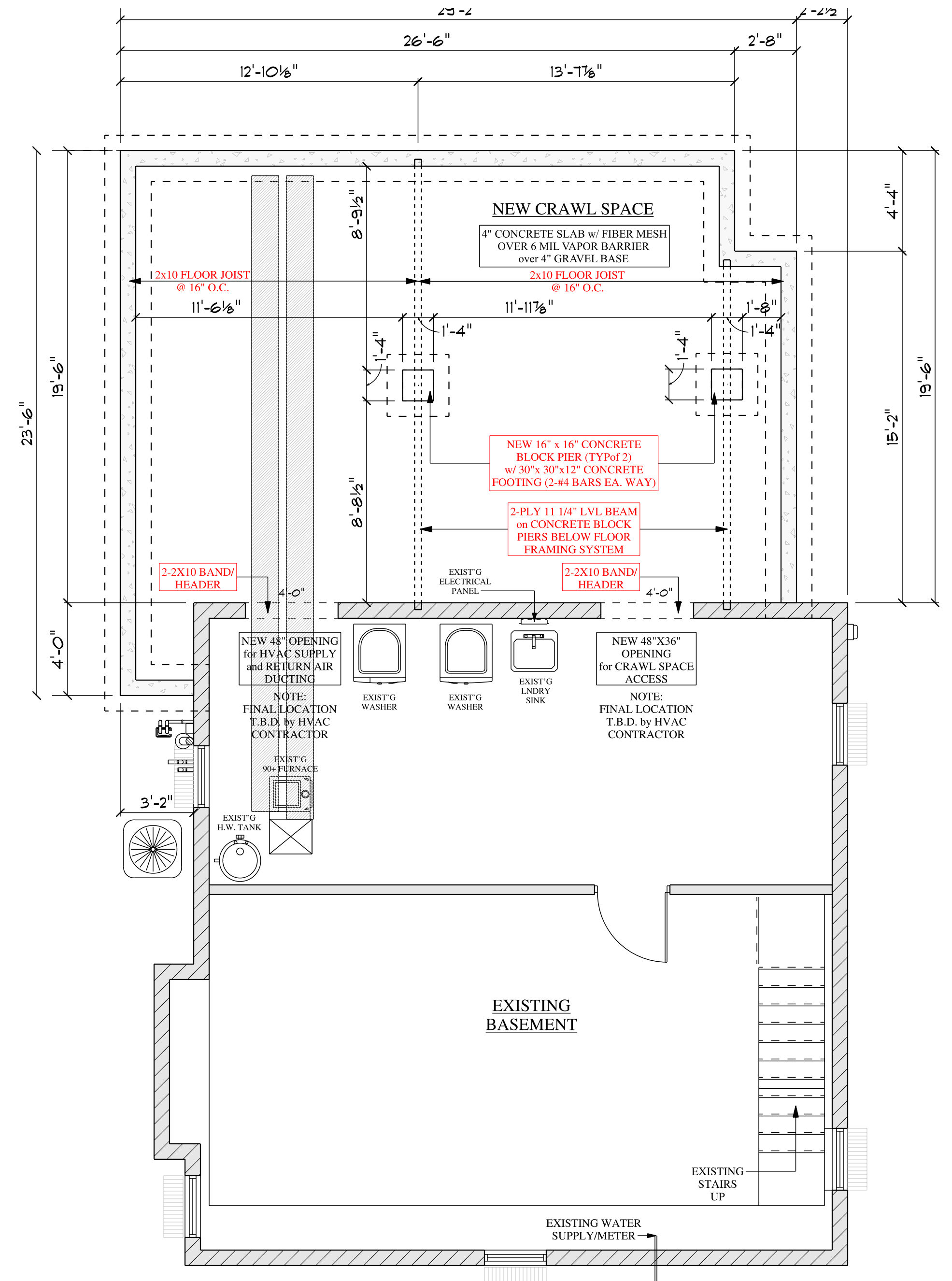


B CRAWL FOUNDATION WALL DETAIL
SCALE: 3/4" = 1'-0"

GARAGE AREA SCHEDULE	
NAME	AREA
GARAGE FLOOR PLAN AREA	715.0 sq ft.

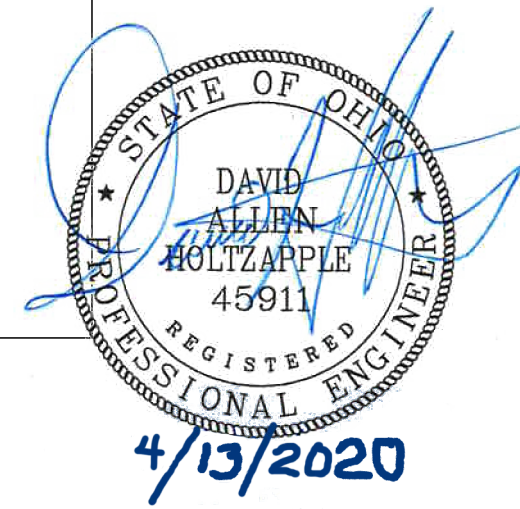


EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



NEW FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

WALL SCHEDULE	
	EXISTING CONCRETE SLAB
	EXISTING HOUSE FOUNDATION WALLS
	NEW ADDITION (CRAWL) FOUNDATION WALLS
	EXISTING INTERIOR BEARING WALL
	NEW 16" x 16" CONCRETE BLOCK PIER



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FRANKLIN COUNTY
PARCEL NUMBER: 020-000955-00
LOT NUMBER: 417

FOUNDATION FLOOR PLANS
SCALE: 1/4" = 1'-0"

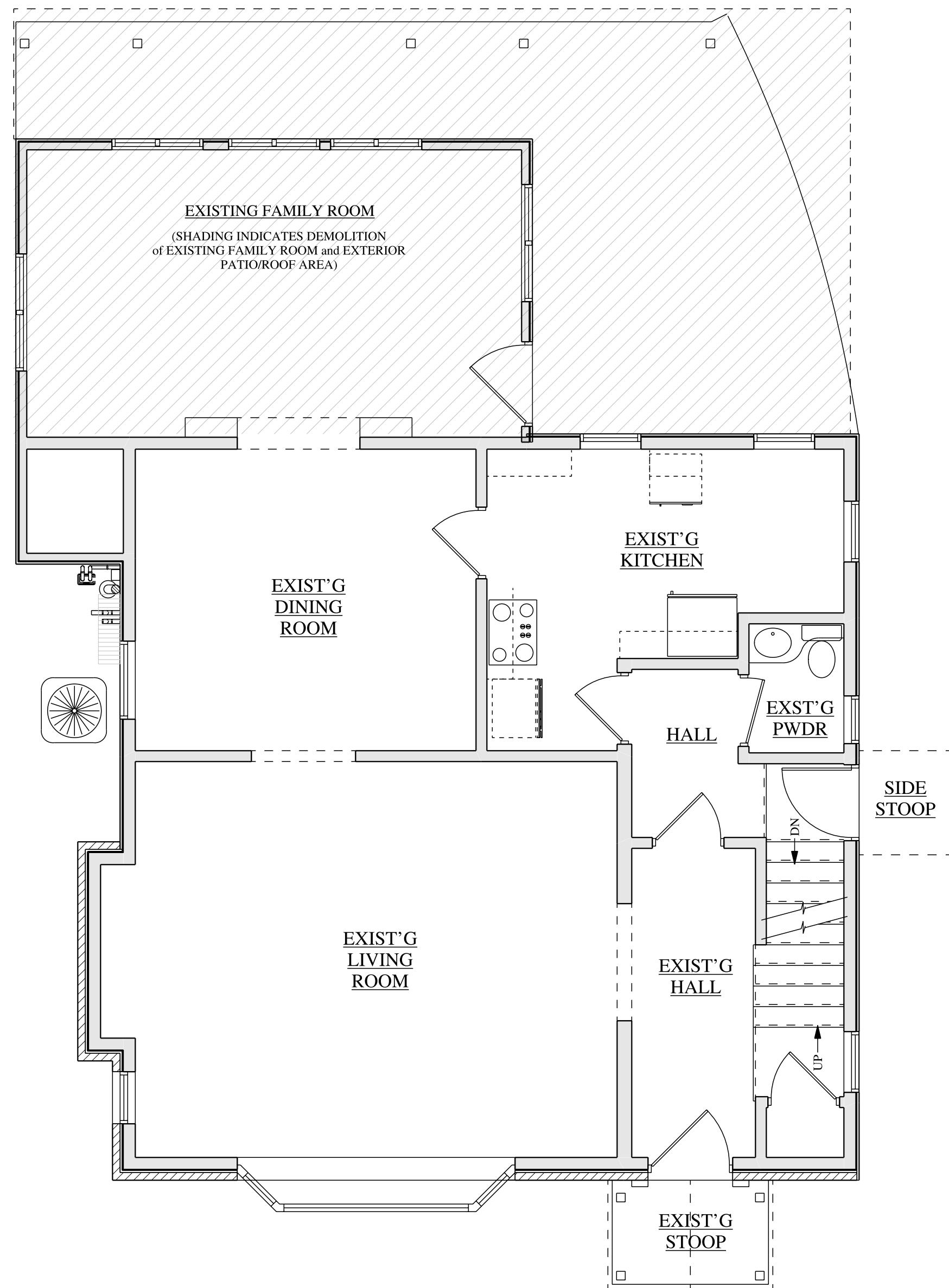
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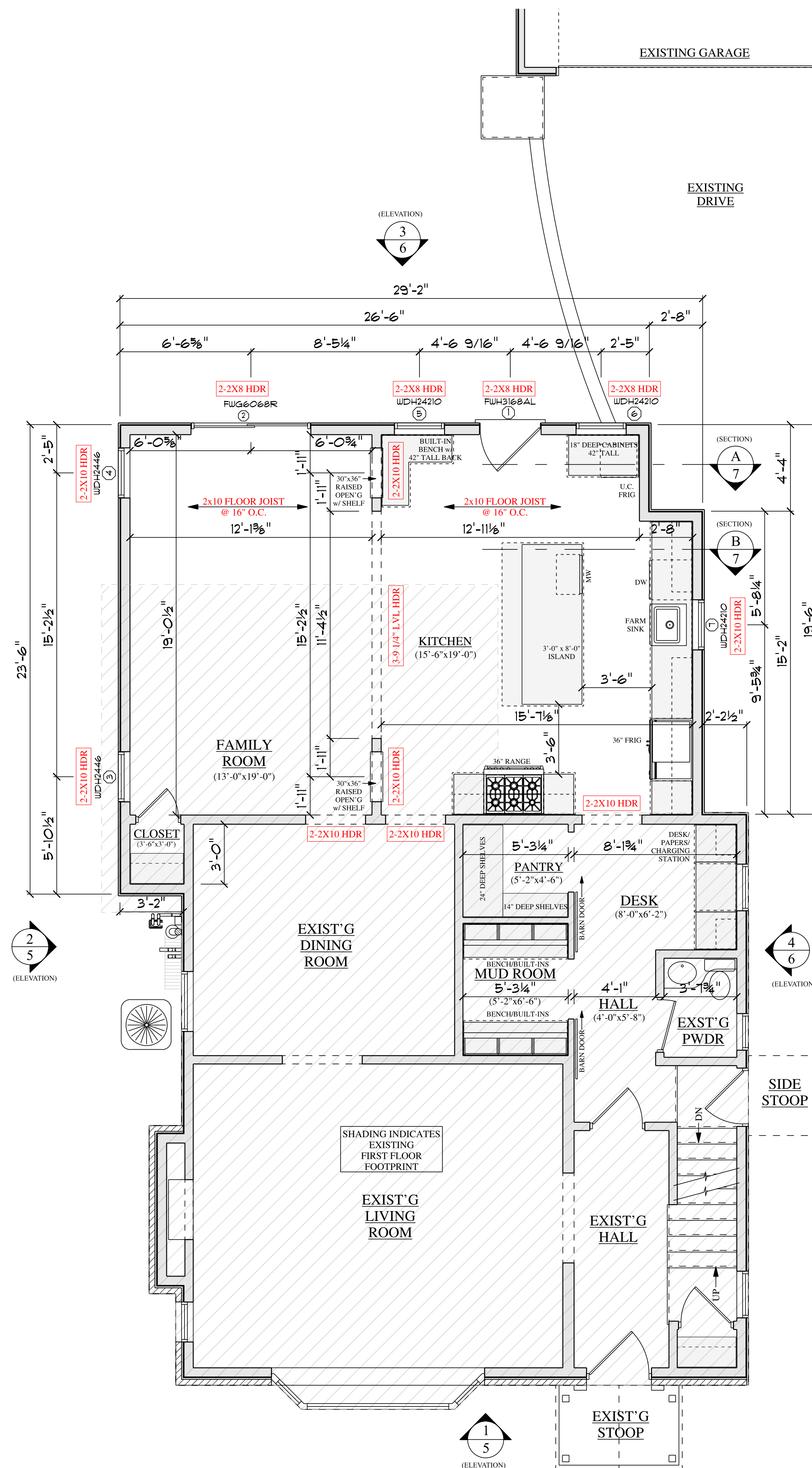
DRAWN BY:
ROPD.LLC

SHEET NO:

2



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

OPENING ID	LOCATION	PRODUCT CODE	R.O. WIDTH	R.O. HEIGHT	TYPE
1	KITCHEN	FWH3168AL	3'-1"	6'-8"	INSWING DOOR
2	FAMILY ROOM	FWG6068R	6'-0"	6'-8"	SLIDING PATIO DOOR
3	FWH3168AL	WDH2446	2'-6 1/2"	4'-8 1/2"	DOUBLE HUNG WINDOW
4	FWH3168AL	WDH2446	2'-6 1/2"	4'-8 1/2"	DOUBLE HUNG WINDOW
5	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW
6	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW
7	FWH3168AL	WDH24210	2'-6 1/2"	3'-0 1/2"	DOUBLE HUNG WINDOW



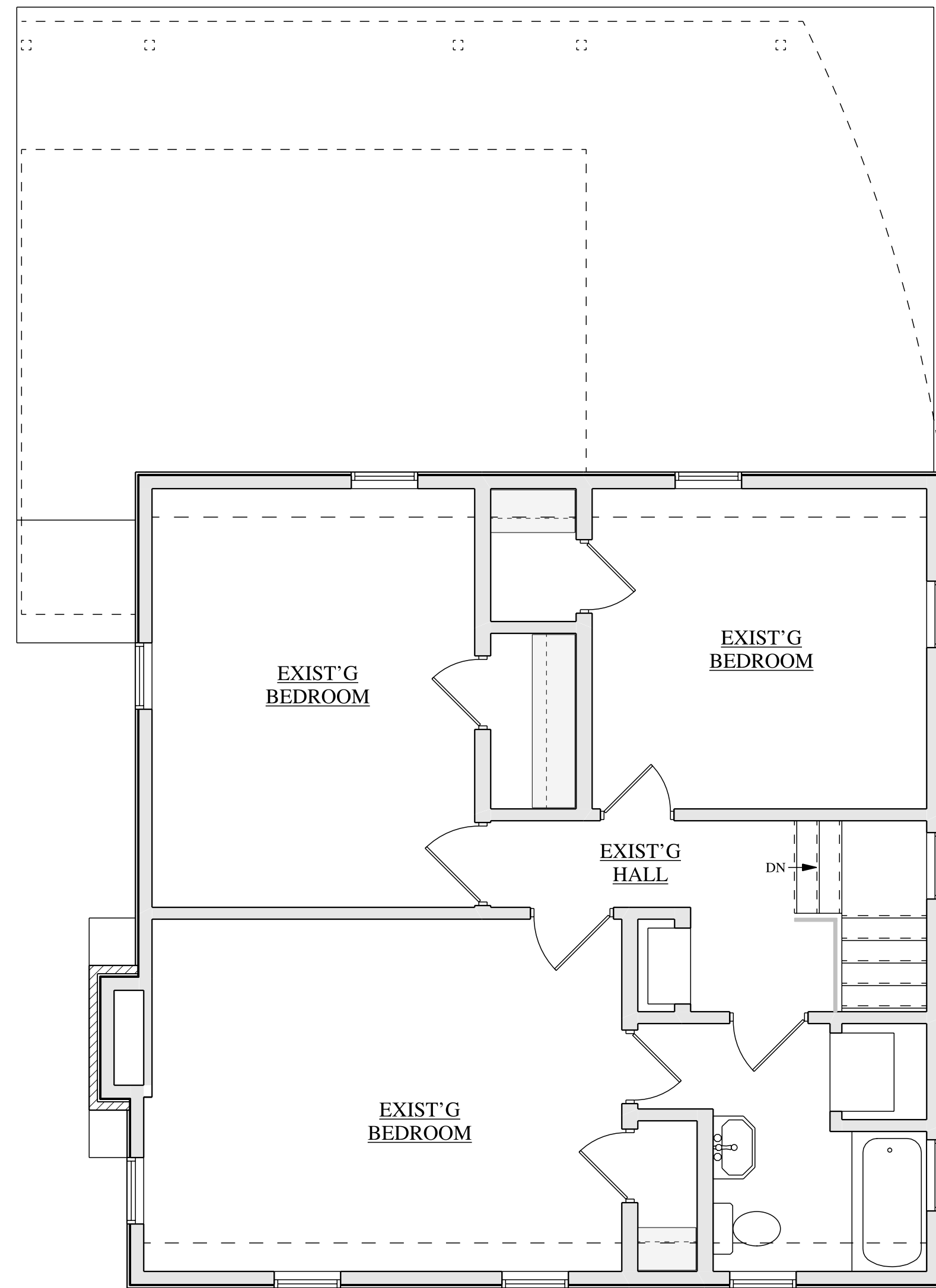
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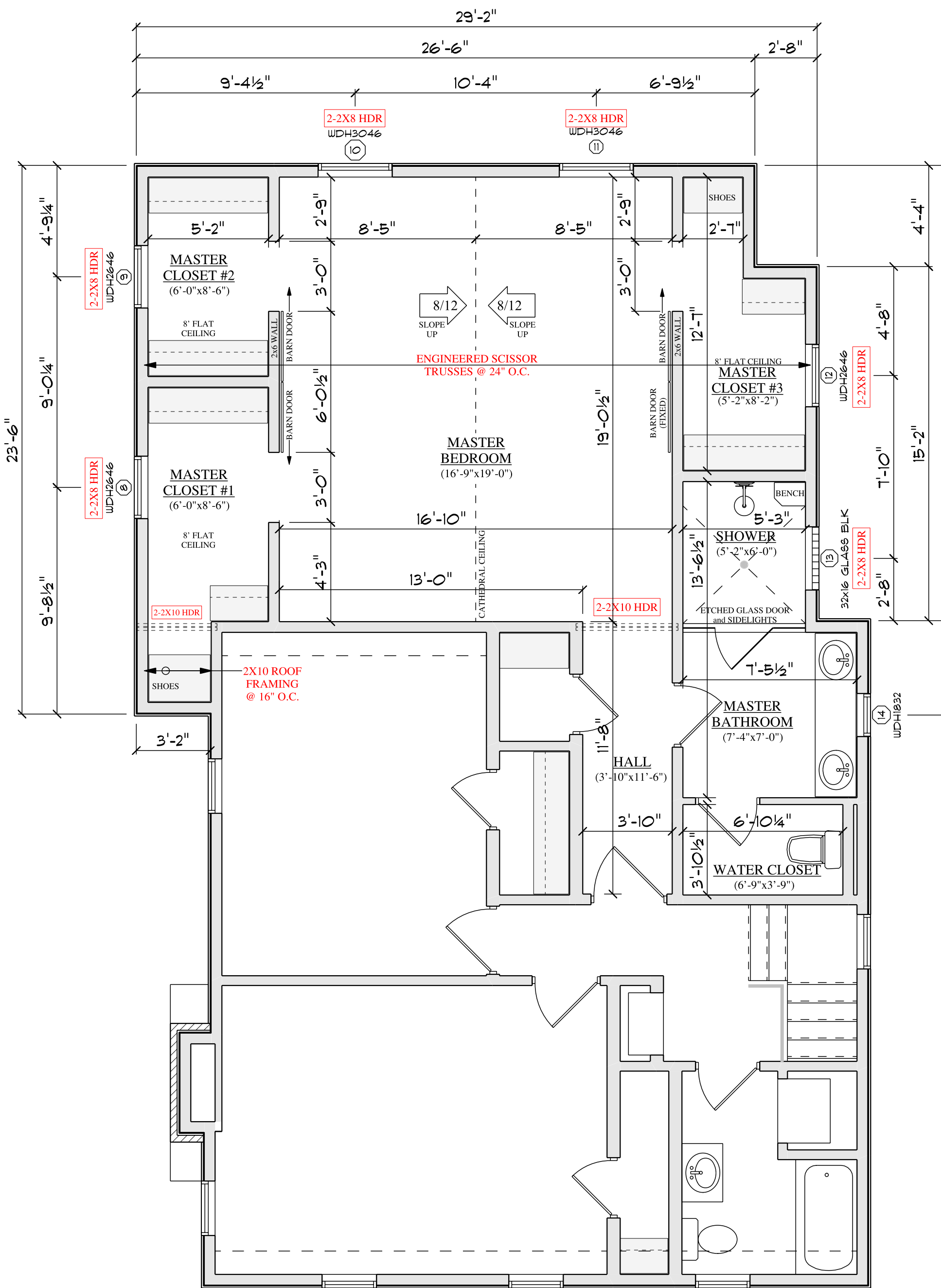
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PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

MAIN LEVEL FLOOR PLANS
SCALE: 1/4" = 1'-0"

STAMP (IF REQUIRED)
DATE 4/7/2020
DRAWN BY: ROPD,LLC
SHEET NO: 3



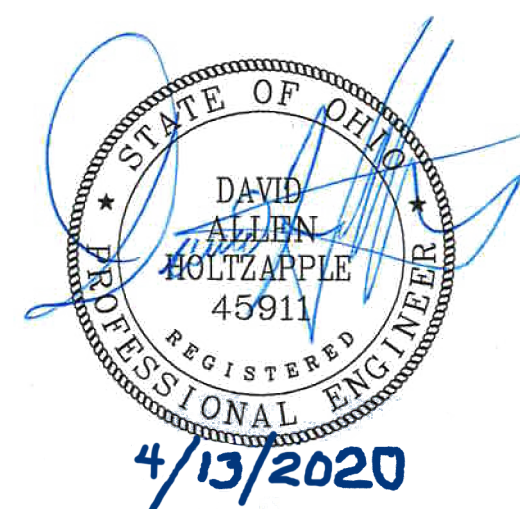
EXISTING UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

OPENING SCHEDULE					
OPENING ID	LOCATION	PRODUCT CODE	R.O. WIDTH	R.O. HEIGHT	TYPE
8		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
9		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
10		WDH3046	3'-2 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
11		WDH3046	3'-2 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
12		WDH2646	2'-8 1/4"	4'-8 1/4"	DOUBLE HUNG WINDOW
13		WDH2646	2'-8" (VERIFY)	1'-6" (VERIFY)	GLASS BLOCK WINDOW
14		WDH1832	2'-10 1/4"	4'-4 1/4"	DOUBLE HUNG WINDOW

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 01	1	
can light 6inch	22	
fan	2	
switch	14	
wall mounted alba	2	



UPPER LEVEL FLOOR PLANS
SCALE: 1/4" = 1'-0"

STAMP (IF REQUIRED)
DATE 4/7/2020
DRAWN BY: ROPD.LLC
SHEET NO: 4

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FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

EAST and SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"

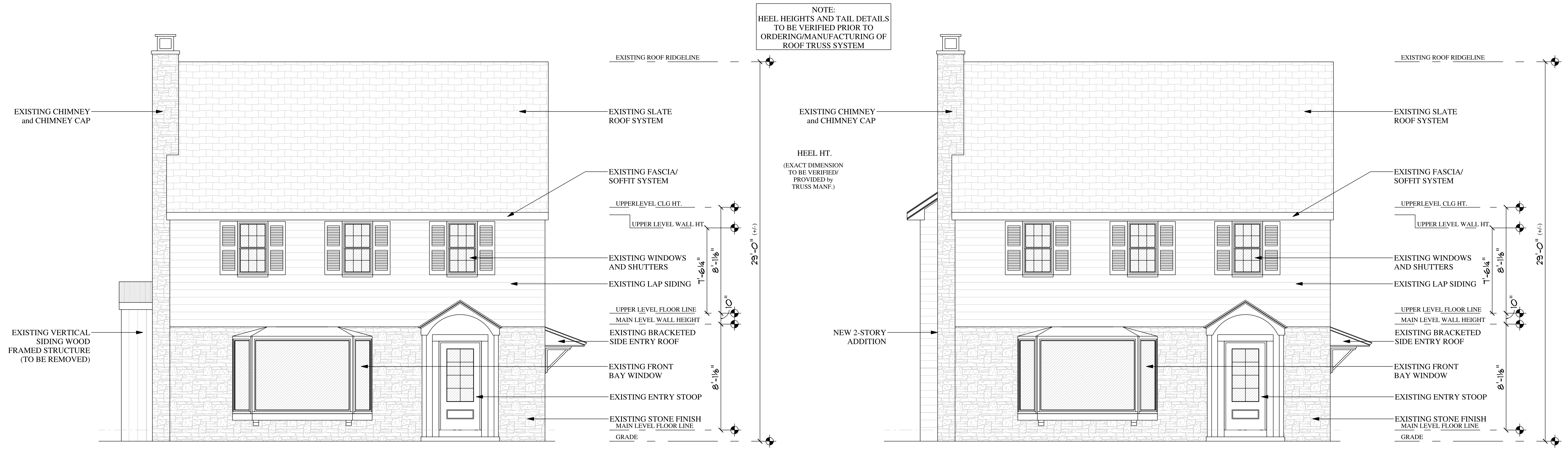
STAMP
(IF REQUIRED)

DATE
4/7/2020

DRAWN BY:
ROPD, LLC

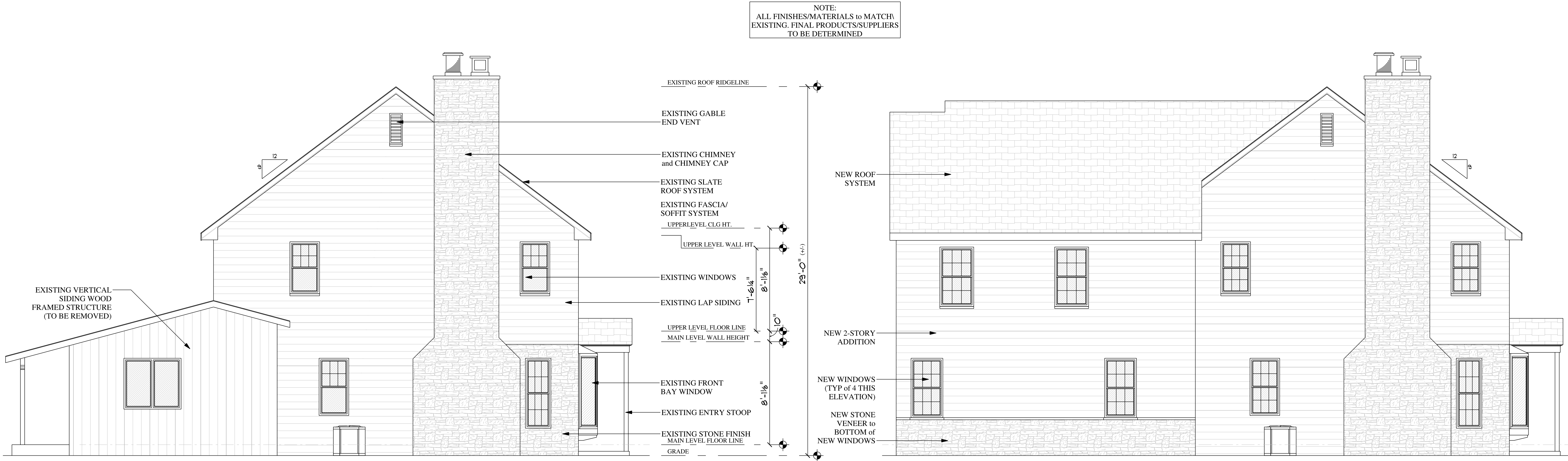
SHEET NO:

5



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

① NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

② NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
HEEL HEIGHTS AND TAIL DETAILS
TO BE VERIFIED PRIOR TO
ORDERING/MANUFACTURING OF
ROOF TRUSS SYSTEM



3 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALL FINISHES/MATERIALS TO MATCH
EXISTING. FINAL PRODUCTS/SUPPLIERS
TO BE DETERMINED



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MOUNT HOPE
CONSTRUCTION, LLC
8715 Worthington Road, Bldg B
Alexandria, Ohio 45001

JEREMY CLIFTON
Mobile: 740-624-3718
www.mounthopconstruction.com

MOUNT HOPE
CONSTRUCTION, LLC

DERSON RESIDENCE
175 ROOSEVELT AVE.
COLUMBUS, OHIO 43209

FRANKLIN COUNTY
PARCEL NUMBER: 020-000995-00
LOT NUMBER: 417

SECTIONS & ROOF PLAN
SCALE: 1/4" = 1'-0"

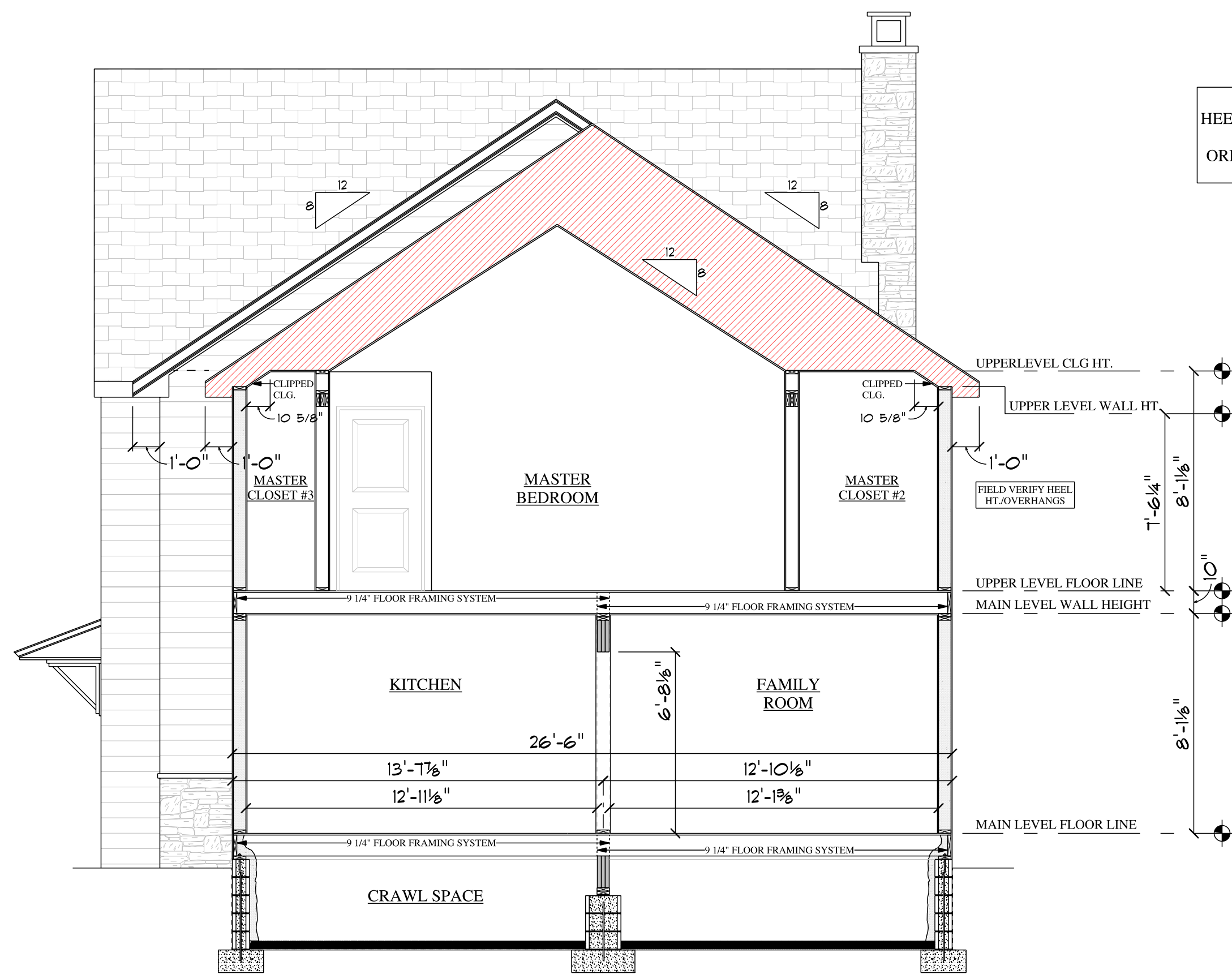
STAMP
(IF REQUIRED)

DATE
4/7/2020

DRAWN BY:
ROPD,LLC

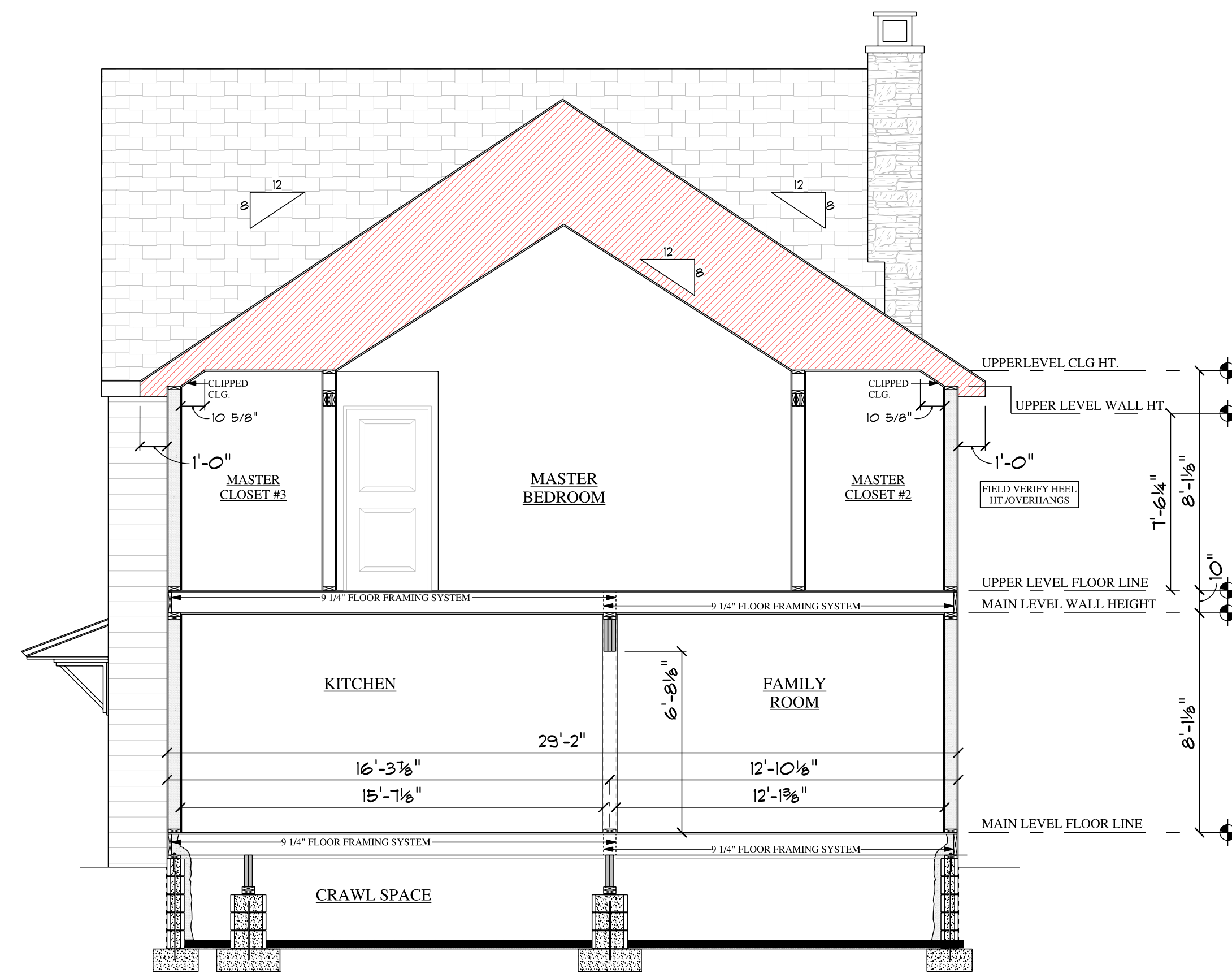
SHEET NO:

7

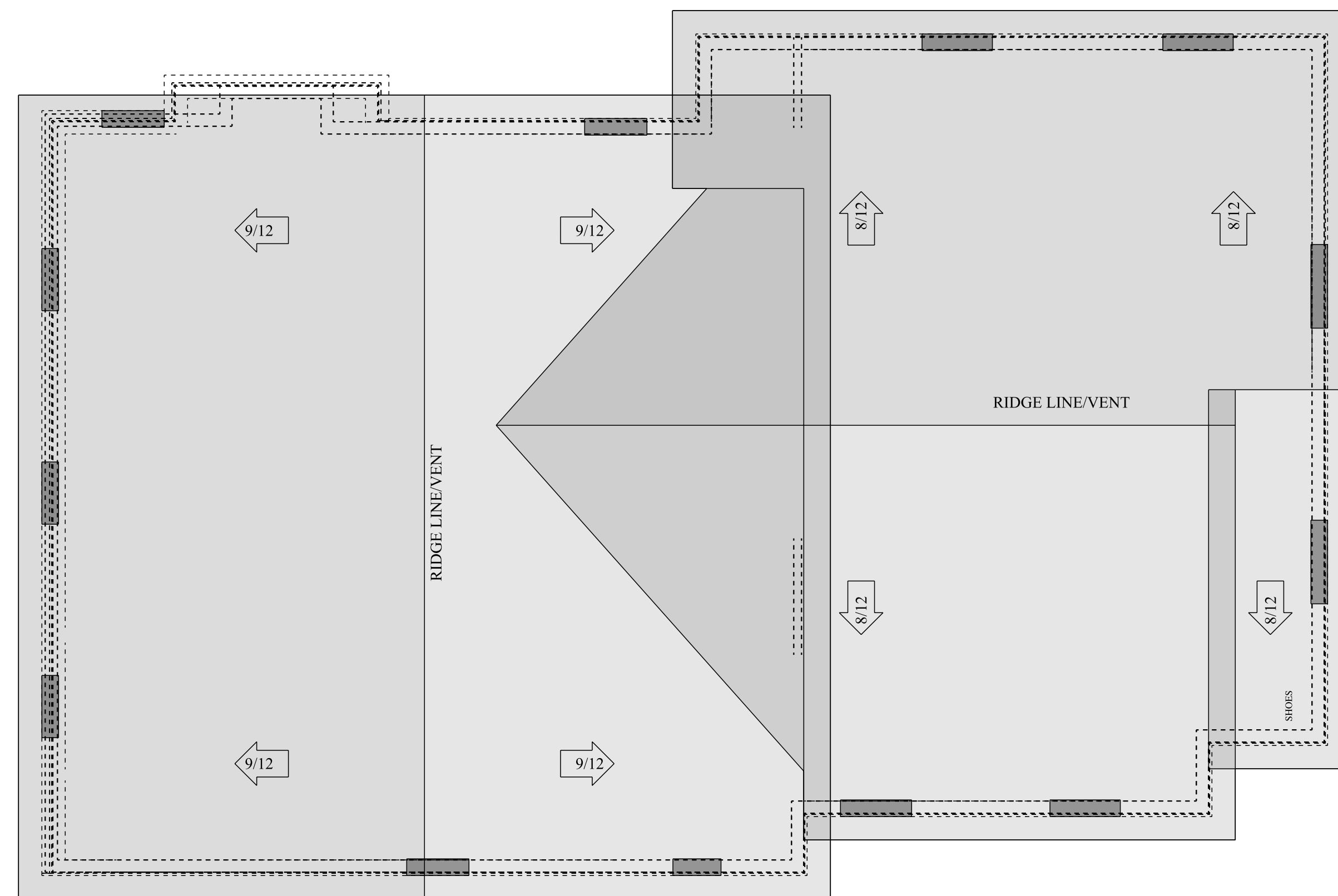


A SECTION
SCALE: 1/4" = 1'-0"

NOTE:
HEEL HEIGHTS AND TAIL DETAILS
TO BE VERIFIED PRIOR TO
ORDERING/MANUFACTURING OF
ROOF TRUSS SYSTEM



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

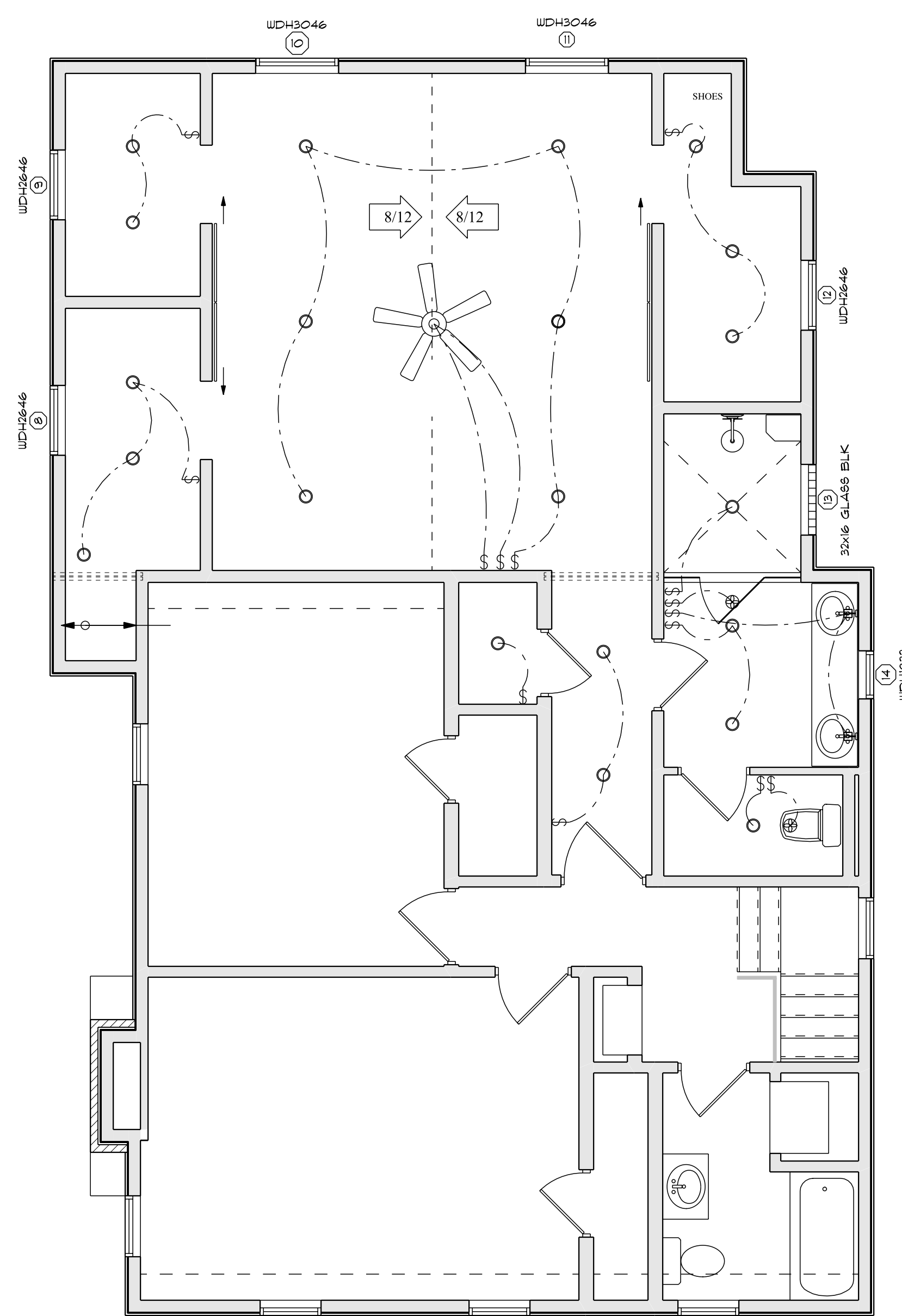


NOTE:
HEEL HEIGHTS AND TAIL
DETAILS TO BE VERIFIED
PRIOR TO ORDERING/
MANUFACTURING OF
ROOF TRUSS SYSTEM

FIELD VERIFY ALL
EXISTING CONDITIONS
(OVERHANG DETAILS,
EXISTING ROOF PITCH, ETC.)

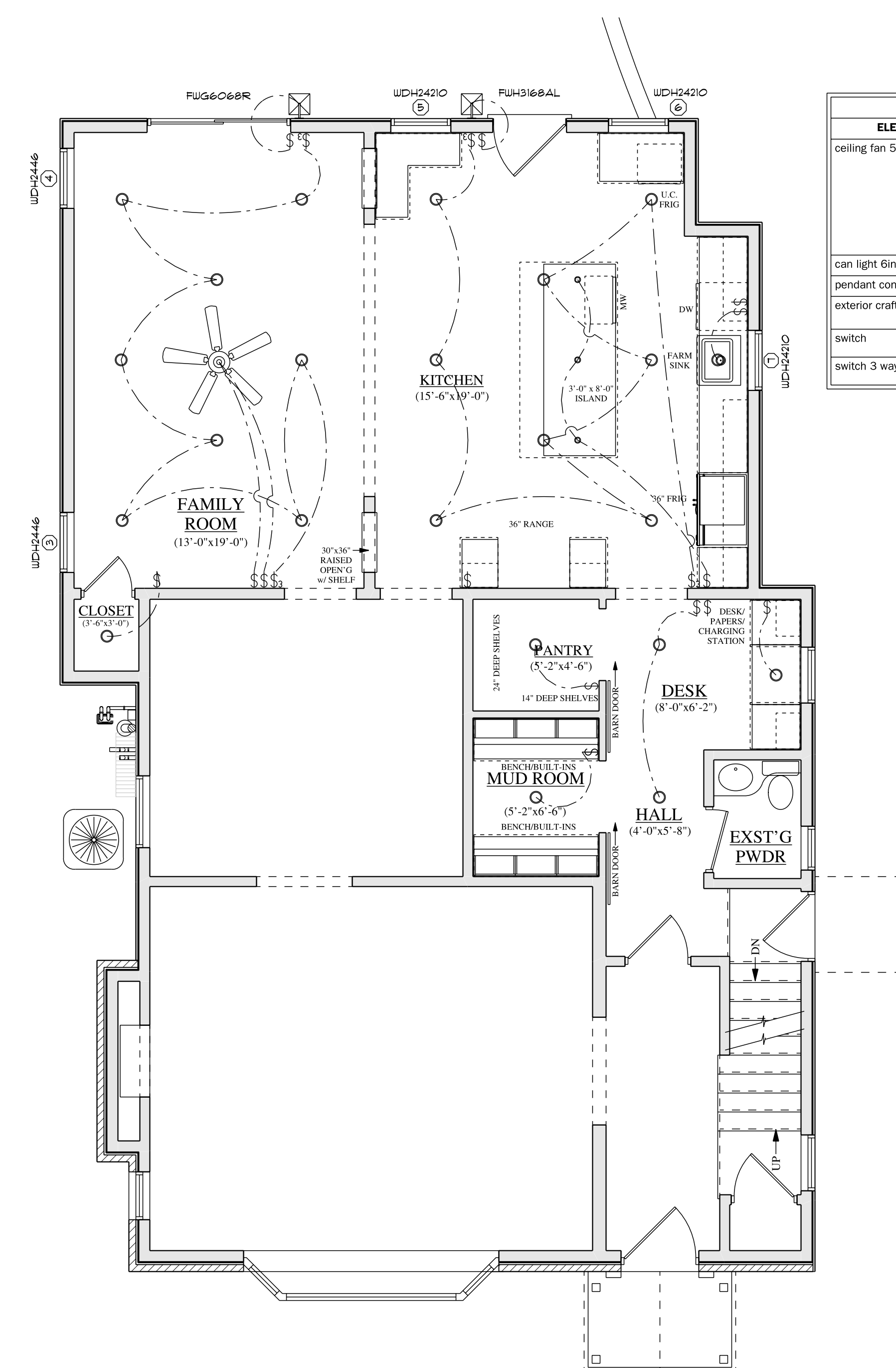
ROOF PLAN
SCALE: 1/4" = 1'-0"





UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 01	1	
can light 6inch	22	
fan	2	
switch	14	
wall mounted alba	2	



MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 02	1	
can light 6inch	23	
pendant cone	3	
exterior craftsman light fixture	2	
switch	15	
switch 3 way - rocker style	4	

ELECTRICAL NOTES:
ALL ELECTRICAL WORK to be COMPLETED by a LICENSED ELECTRICIAN.
ALL ELECTRICAL WORK to COMPLY w/ STATE and LOCAL CODES.
LAYOUT of ELECTRICAL OUTLETS to be COORDINATED w/ HOME OWNER and COMPLY w/ STATE and LOCAL CODES.

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

STAMP
(IF REQUIRED)

DATE
4/7/2020

DRAWN BY:
ROPD,LLC

SHEET NO:





Andersen Windows - Abbreviated Quote Report



Project Name: Dersom Residence Replacement

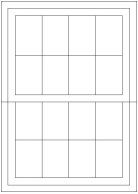
Quote #: 1377

Print Date: 03/03/2020

Quote Date: 03/02/2020

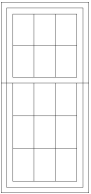
iQ Version: 20.0

Dealer:	Customer: Jeremy Clifton
Sales Rep: Administrator - DO NOT REMOVE	Billing Address:
Created By:	Phone: Fax:
	Contact: Trade ID: 020490 Promotion Code:



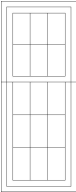
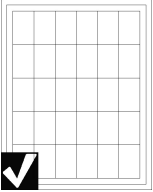
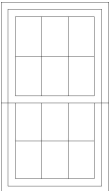
Viewed from Exterior

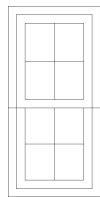
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	1	WDH3042E (AA)	dining Room	\$ 1023.76	\$ 1023.76
RO Size = 3' 2 1/8" W x 4' 4 7/8" H Unit Size = 3' 1 5/8" W x 4' 4 7/8" H					
400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Glass, Divided Light without Spacer, Colonial, 4W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, Insect Screen, White					
Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



Viewed from Exterior

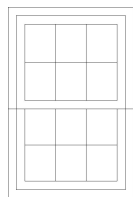
0003	1	WDH2452C (AA)	Fireplace living Room	\$ 1208.03	\$ 1208.03
RO Size = 2' 6 1/8" W x 5' 4 7/8" H Unit Size = 2' 5 5/8" W x 5' 4 7/8" H					
400 Series Unit, Cottage, White/Pre-finished White, (Top Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, (Bottom Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W3H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, Traditional, White, 1 Sash Locks Cottage, TruScene Insect Screen, White					
Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0004	2 WDH2052C (AA)	flankers on bay	\$ 1017.36	\$ 2034.72
RO Size = 2' 2 1/8" W x 5' 4 7/8" H Unit Size = 2' 1 5/8" W x 5' 4 7/8" H 400 Series Unit, Cottage, White/Pre-finished White, (Top Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, (Bottom Sash) High Performance Low-E4, Divided Light without Spacer, Colonial, 3W3H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White, Traditional, White, 1 Sash Locks Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					
 Viewed from Exterior	0005	1 WPW4252 (F)	center unit on bay - stationary	\$ 1656.45	\$ 1656.45
RO Size = 4' 3 7/8" W x 5' 4 7/8" H Unit Size = 4' 3 5/16" W x 5' 4 7/8" H 400 Series Unit, White/Pre-finished White, High Performance Low-E4 Glass, Divided Light without Spacer, Colonial - Cottage Alignment, 6W5H, 3/4", Ext Grille - White, Int Grille - Prefinished White Zone: Northern U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes					
 Viewed from Exterior	0006	1 WDH2442E (AA)	stair unit	\$ 942.03	\$ 942.03
RO Size = 2' 6 1/8" W x 4' 4 7/8" H Unit Size = 2' 5 5/8" W x 4' 4 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



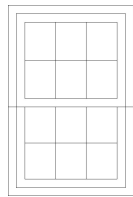
Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0007	1	WDH1836 (AA)	Downstairs Bathroom	\$ 838.19	\$ 838.19
RO Size = 1' 10 1/8" W x 3' 8 7/8" H Unit Size = 1' 9 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 2W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, TruScene Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



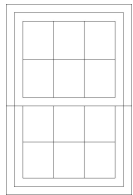
Viewed from Exterior

0008	1	WDH2436 (AA)	second floor bath	\$ 1000.84	\$ 1000.84
RO Size = 2' 6 1/8" W x 3' 8 7/8" H Unit Size = 2' 5 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, TruScene Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



Viewed from Exterior

0009	1	WDH2436 (AA)	second floor stairwell	\$ 876.42	\$ 876.42
RO Size = 2' 6 1/8" W x 3' 8 7/8" H Unit Size = 2' 5 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Tempered Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0010	4	WDH2436 (AA)	second floor master bedroom/ twins bedroom	\$ 906.88	\$ 3627.52
RO Size = 2' 6 1/8" W x 3' 8 7/8" H Unit Size = 2' 5 5/8" W x 3' 8 7/8" H 400 Series Unit, Equal Sash, White/Pre-finished White, High Performance Low-E4 Glass, Divided Light without Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - White, Int Grille - Prefinished White (Each Sash), Traditional, White, 1 Sash Locks Equal Sash, TruScene Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.28, ENERGY STAR® Certified: No					

Customer Signature _____

Dealer Signature _____

Total Load Factor

2.298

Subtotal	\$ 13,207.96
Tax (7.500%)	\$ 990.60
Grand Total	\$ 14,198.56

**** All graphics viewed from the exterior**

**** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



ASK ABOUT ENERGY STAR

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This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of November 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

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Project Comments: _____

Item**Qty****Item Size (Operation)****Location****Unit Price****Ext. Price**
