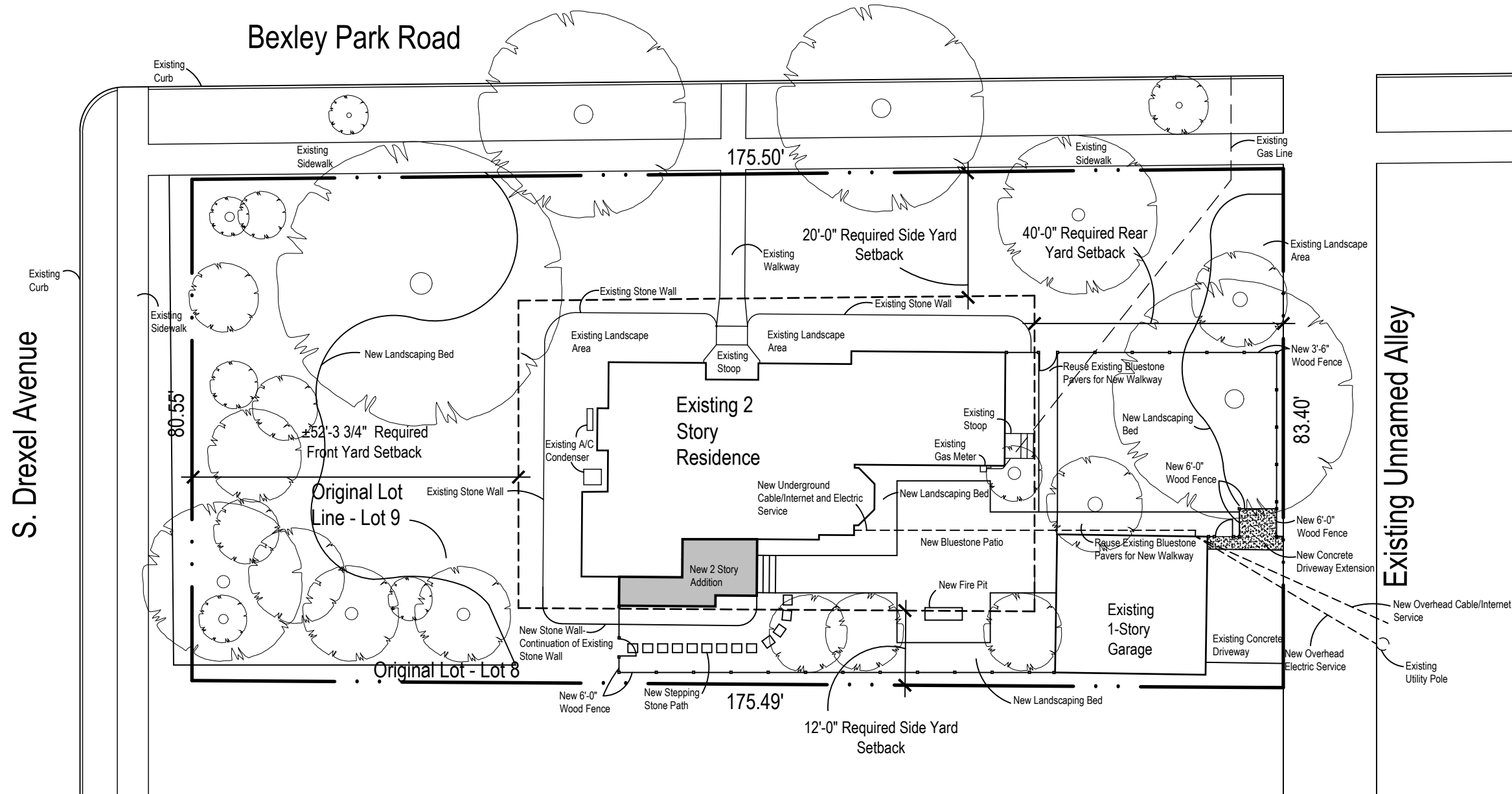
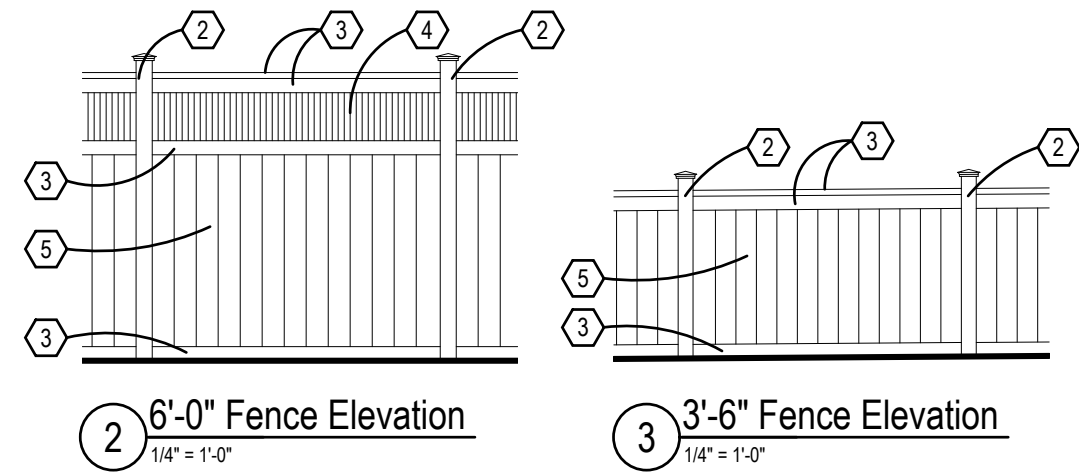


CODED NOTES

1. Refer to 7/10/20 landscape drawings for plantings.
2. New 4x4 pressure treated pine wood fence post, painted Sherwin Williams SW 7033, Brainstorm Bronze, flat finish.
3. New 1x4 cedar wood trim, to be painted Sherwin Williams SW 7033, Brainstorm Bronze, flat finish.
4. New 1x2 cedar wood trim, to be painted Sherwin Williams SW 7033, Brainstorm Bronze, flat finish.
5. New 1x6 cedar wood trim, to be painted Sherwin Williams SW 7033, Brainstorm Bronze, flat finish.



1 Site Plan
1" = 20'-0"
NORTH



LOT COVERAGE FOR R-3 ZONING DISTRICT		
REQUIRED LOT SIZE: 19,200 sq. ft. minimum		
ACTUAL LOT SIZE: 14,386 sq. ft. Existing Non-conforming Condition		
	SQ. FOOTAGE	% OF LOT
MAXIMUM LOT COVERAGE, BUILDING AREA PERMITTED	3,596.53 sq. ft.	25.00%
EXISTING LOT COVERAGE, BUILDING AREA	2,372.08 sq. ft.	16.4%
LOT COVERAGE, BUILDING AREA WITH PROPOSED ADDITION	2,427.74 sq. ft.	16.8%
MAXIMUM LOT COVERAGE, OVERALL PERMITTED	7,143 sq. ft.	50.00%
EXISTING LOT COVERAGE, OVERALL	3,106.80 sq. ft.	21.6%
DEMOLISHED EXISTING MUDROOM, STOOP AND PATIO	(462.7 sq. ft.)	3.2%
OVERALL LOT COVERAGE WITH PROPOSED ADDITION, NEW STOOP, NEW PATIO, AND EXISTING RESIDENCE/GARAGE.	3,752.2 sq. ft.	26.1%

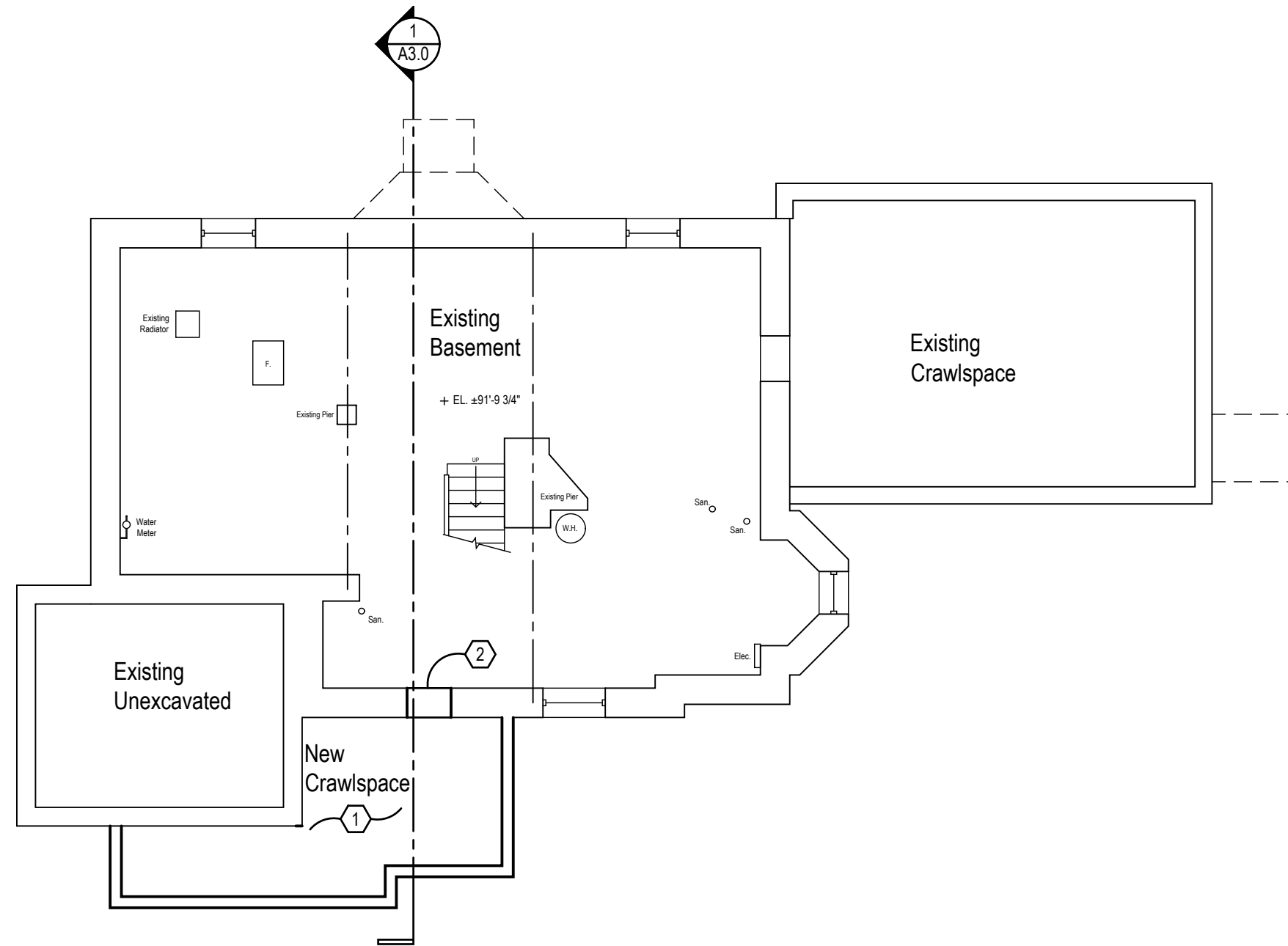
Wilson Residence
2321 Bexley Park Road, Bexley, Ohio 43209

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07.10.20
Bexley ARB/BZA
A1.0
RKA Project # 20001.00

CODED NOTES

1. New unfinished crawlspace.
2. New access point through existing foundation wall to new crawlspace.



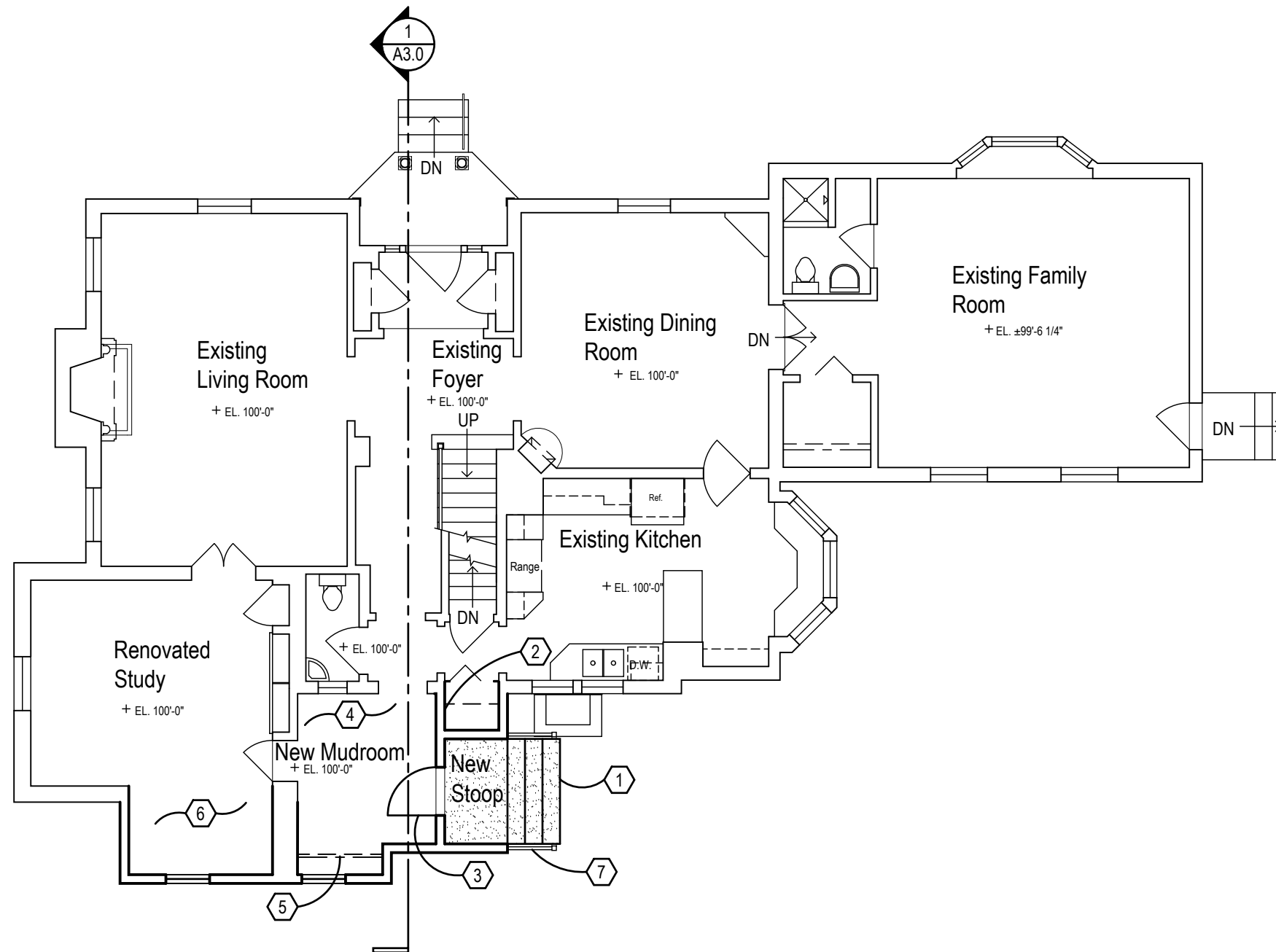
1 Proposed Basement Floorplan
1/8" = 1'-0"



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<p>07.10.20 Bexley ARB/BZA</p> <p style="font-size: 2em; font-weight: bold;">A1.0</p>	<p>RKA Project # 20001.00</p>

CODED NOTES

1. New concrete stair and covered stoop.
2. Rebuilt pantry with new shelving.
3. Relocated door from sunroom entry into existing residence.
4. Demolish existing sunroom, create new mudroom, new tile floors in mudroom.
5. New closet rod and shelf.
6. Demolish existing portion of office wall, window, add new addition, window, match existing wood floor shape, style, and finish.
7. New custom iron rails, both sides of new exterior stair.



1 Proposed First Floor Plan
1/8" = 1'-0"



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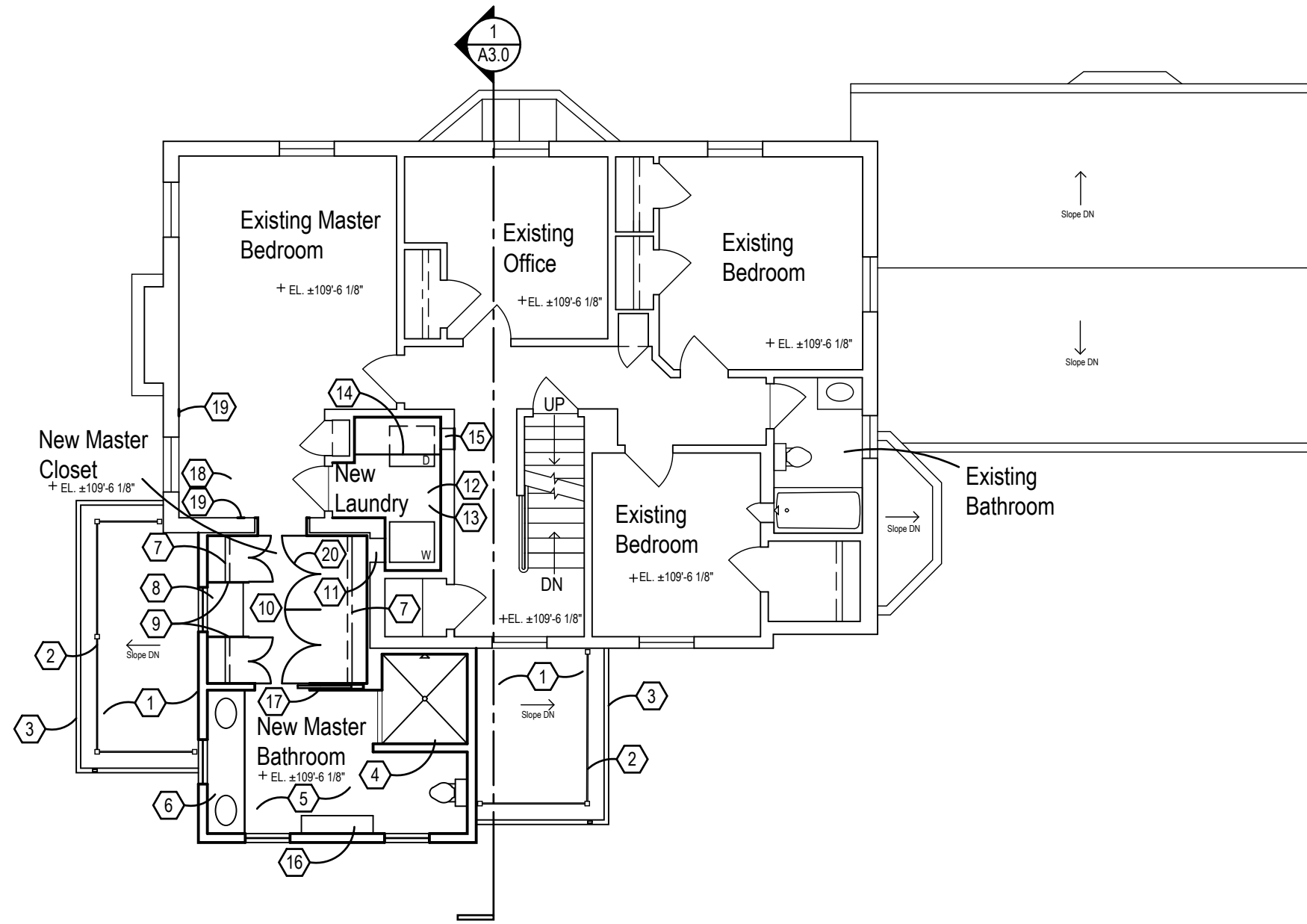
07.10.20
Bexley ARB/BZA

A1.1

RKA Project # 20001.00

CODED NOTES

1. New low sloped roof.
2. New custom iron rail
3. New gutters and downspouts to match style of existing downspouts and gutters, to be painted Sherwin Williams SW 7004 Snowbound, flat finish.
4. New custom tile shower.
5. New tile floors in new master bath with under floor heating system.
6. New vanity with double bowl lavatory arrangement, lavatory bowls to be centered on either side of new window.
7. New closet rod and shelf.
8. New custom built in bench/storage unit under new window.
9. New wood closet divider panel, to match finish of existing trim.
10. New wood floors to match finish, style, and size of existing wood floors.
11. Remove existing window, prepare for installation of new wall.
12. New tile floors in new laundry room.
13. Demolish existing master bathroom, prepare for new laundry room.
14. New countertop over relocated dryer.
15. Existing access panel to remain, patch and repair walls in new laundry room after demolishing existing bath fixtures and tile.
16. New custom built in linen closet.
17. New pocket door, to match style and finish of existing doors.
18. Patch and repair wood floor to match style, size, and finish of existing wood floor at location of demolished existing closet.
19. Patch and repair drywall on walls and ceiling at location of demolished existing closet, walls and ceiling to be painted.
20. New custom wood pivot hinged doors at all new openings in new closet, to match style and finish of existing doors.



1 Proposed Second Floor Plan
1/8" = 1'-0"



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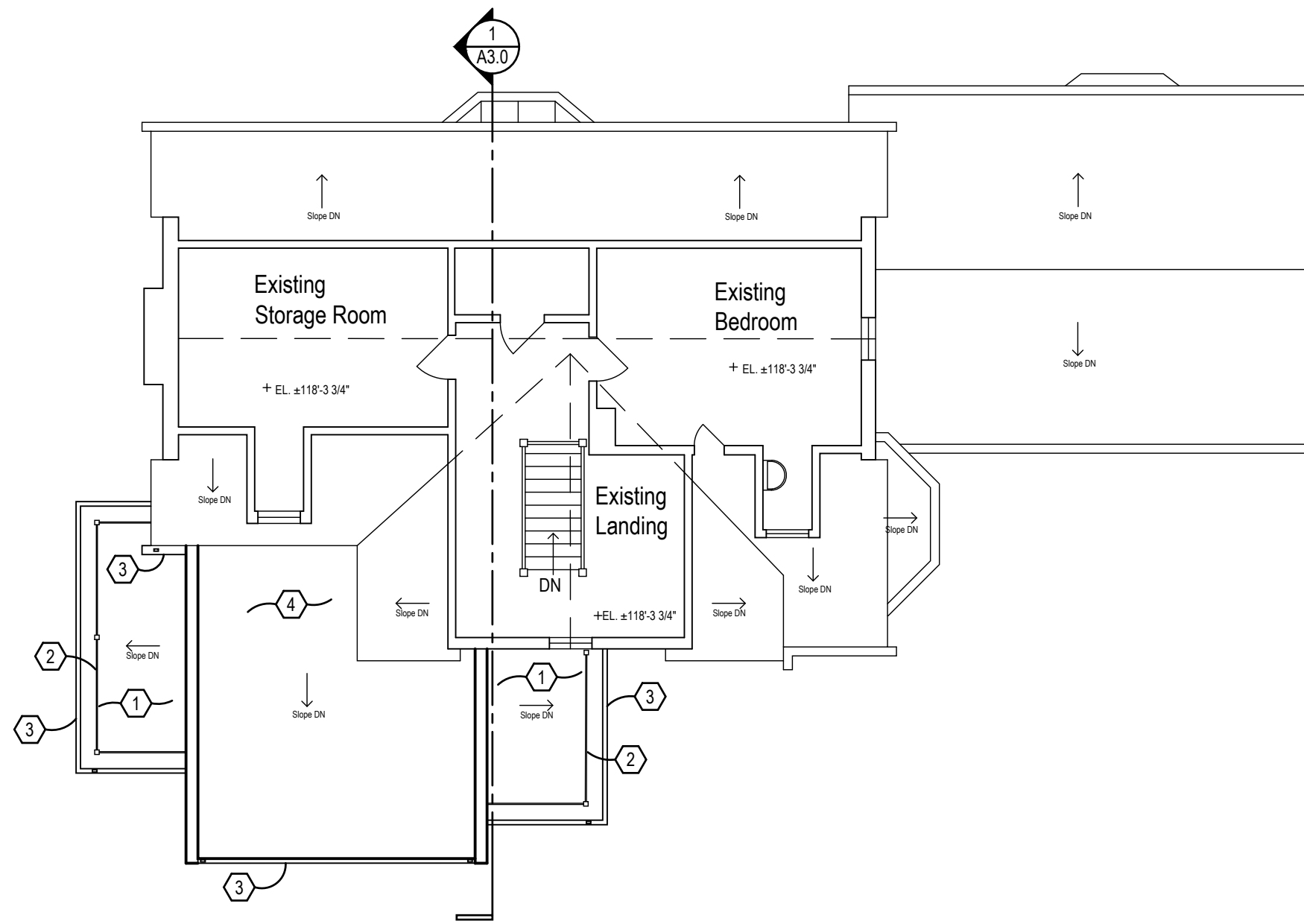
07.10.20
Bexley ARB/BZA

A1.2

RKA Project # 20001.00

CODED NOTES

1. New low sloped roof.
2. New custom iron rail
3. New gutters and downspouts to match style of existing downspouts and gutters, to be painted Sherwin Williams SW 7004 Snowbound, flat finish.
4. New low sloped roof, top of slope directly under the bottom edge of the existing slate tile roof.



1 Proposed Third Floor Plan
1/8" = 1'-0"



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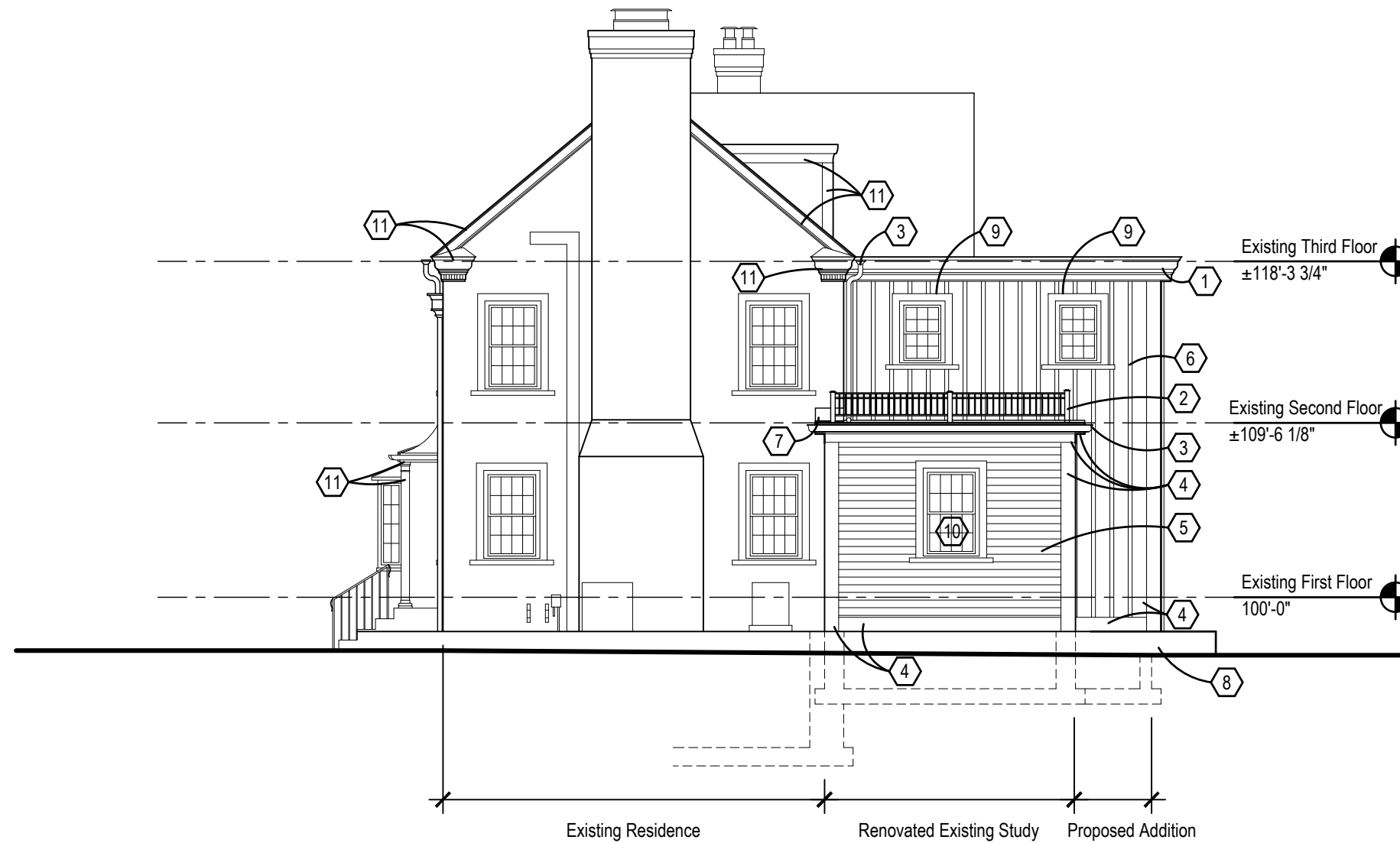
07.10.20
Bexley ARB/BZA

A1.3

RKA Project # 20001.00

CODED NOTES

1. New custom fascia and soffit to match size and style of existing fascia/soffit, to be painted Sherwin Williams SW 7004 Snowbound, flat finish.
2. New custom iron rail.
3. New aluminum gutters and downspouts to match style, size of existing downspout/gutter, painted Sherwin Williams SW 7004 Snowbound, flat finish.
4. New HardieTrim boards, painted Sherwin Williams SW7031 Mega Greige, flat finish.
5. New HardiePlank Lap Siding, 5" exposure, smooth, painted Sherwin Williams SW7031 Mega Greige, flat finish.
6. New HadiePanel Vertical Siding Boards and HardieTrim Batten Boards, smooth, painted Sherwin Williams SW7031 Mega Greige, flat finish.
7. New flashing.
8. New stone wall around new addition, style, height to be a continuation of existing stone wall.
9. New Pella Architect Series aluminum clad wood windows with HardieTrim, smooth, painted, to match style, shape, finish of existing window trim, painted Sherwin Williams SW7004 Snowbound, flat finish.
10. New trim around existing window, trim to match style, shape, finish of existing trim, painted Sherwin Williams SW7004 Snowbound, flat finish.
11. Paint existing trim Sherwin Williams SW 7004 Snowbound, flat finish.



1 Proposed West Elevation
1/8" = 1'-0"

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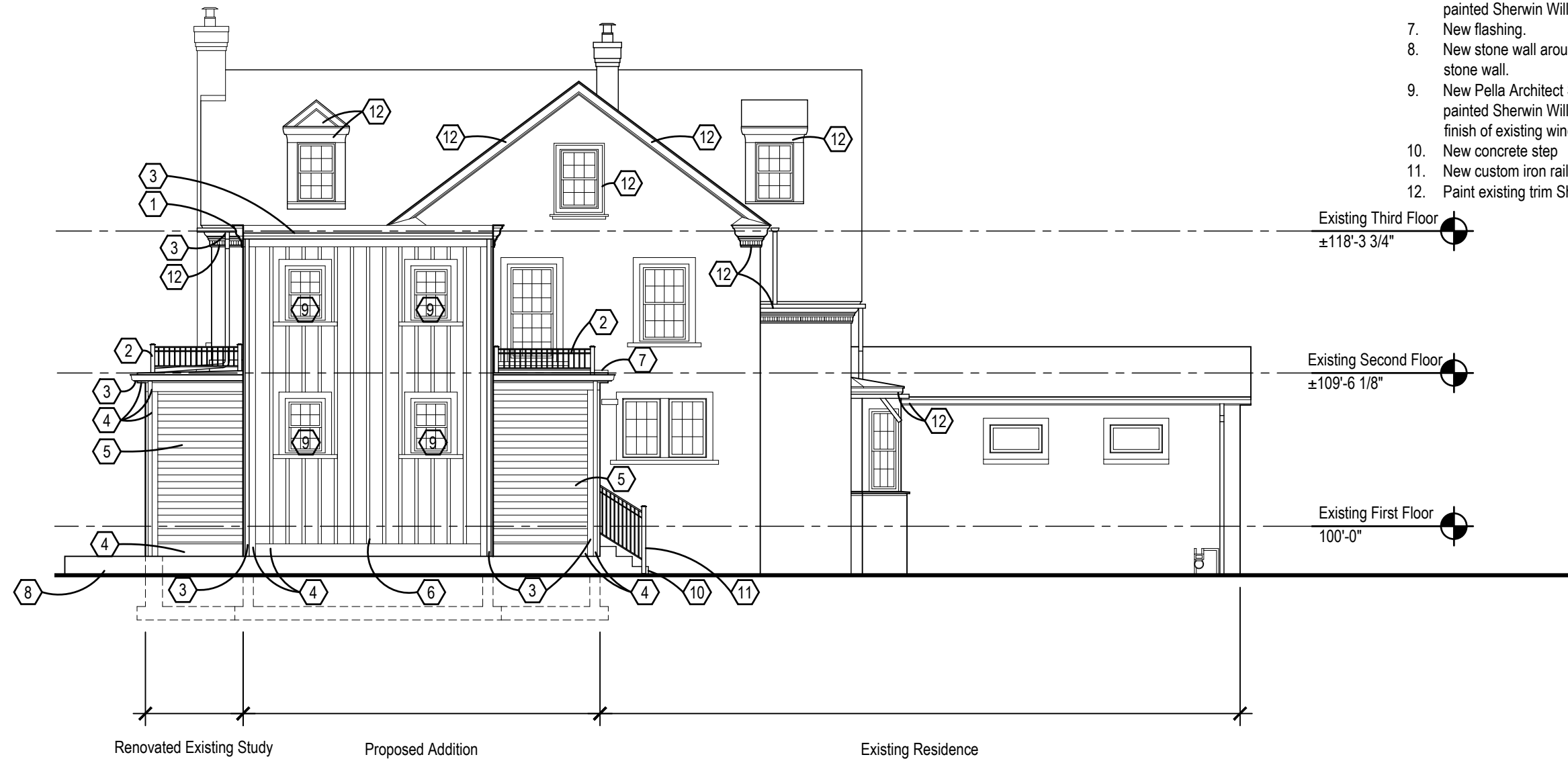
07.10.20
Bexley ARB/BZA

A2.0

RKA Project # 20001.00

CODED NOTES

1. New custom fascia and soffit to match size and style of existing fascia/soffit, to be painted Sherwin Williams SW 7004 Snowbound, flat finish.
2. New custom iron rail
3. New aluminum gutters and downspouts to match style, size of existing downspouts/gutters, painted Sherwin Williams SW 7004 Snowbound, flat finish.
4. New HardieTrim boards, painted Sherwin Williams SW7031 Mega Greige, flat finish.
5. New HardiePlank Lap Siding, 5" exposure, smooth, painted Sherwin Williams SW7031 Mega Greige, flat finish.
6. New HadiePanel Vertical Siding Boards and HardieTrim Batten Boards, smooth, painted Sherwin Williams SW7031 Mega Greige, flat finish.
7. New flashing.
8. New stone wall around new addition, style, height to be a continuation of existing stone wall.
9. New Pella Architect Series aluminum clad wood windows with HardieTrim, smooth, painted Sherwin Williams SW7004 Snowbound, flat finish, to match style, shape, finish of existing window trim.
10. New concrete step
11. New custom iron rail.
12. Paint existing trim Sherwin Williams SW 7004 Snowbound, flat finish.

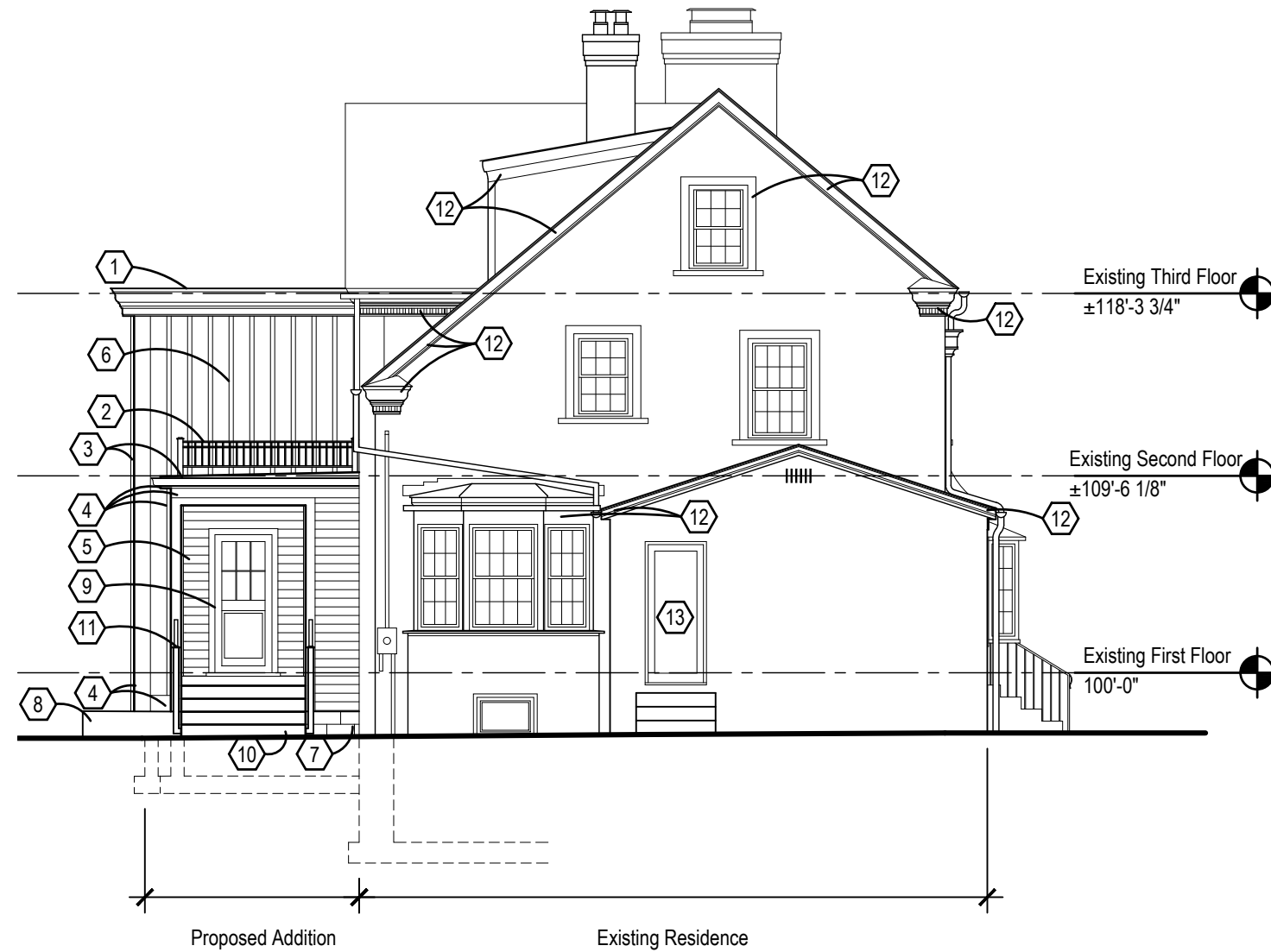


1 Proposed South Elevation
1/8" = 1'-0"

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CODED NOTES

1. New custom fascia and soffit to match size and style of existing fascia/soffit, to be painted Sherwin Williams SW 7004 Snowbound, flat finish.
2. New custom iron rail.
3. New aluminum gutters and downspouts to match size and style of existing downspouts and gutters, painted Sherwin Williams SW 7004 Snowbound, flat finish.
4. New HardieTrim boards, painted Sherwin Williams SW7031 Mega Greige, flat finish.
5. New HardiePlank Lap Siding, 5" exposure, smooth, painted Sherwin Williams SW7031 Mega Greige, flat finish.
6. New HadiePanel Vertical Siding Boards and HardieTrim Batten Boards, smooth, painted Sherwin Williams SW7031 Mega Greige, flat finish.
7. New CMU foundation wall.
8. New stone wall around new addition, style, height to be a continuation of existing stone wall.
9. Relocated existing wood door with new screen door, painted Sherwin Williams SW 7069 Iron Ore, flat finish.
10. New concrete step
11. New custom iron handrail.
12. Paint existing trim Sherwin Williams SW 7004 Snowbound, flat finish.
13. Paint existing door and screen door Sherwin Williams SW 7069 Iron Ore, flat finish.



1 Proposed East Elevation
1/8" = 1'-0"

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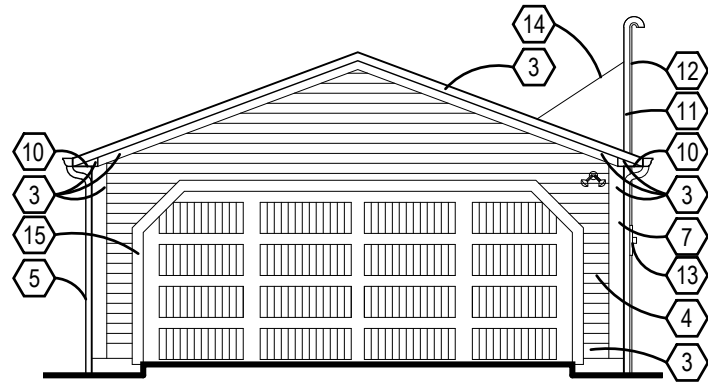
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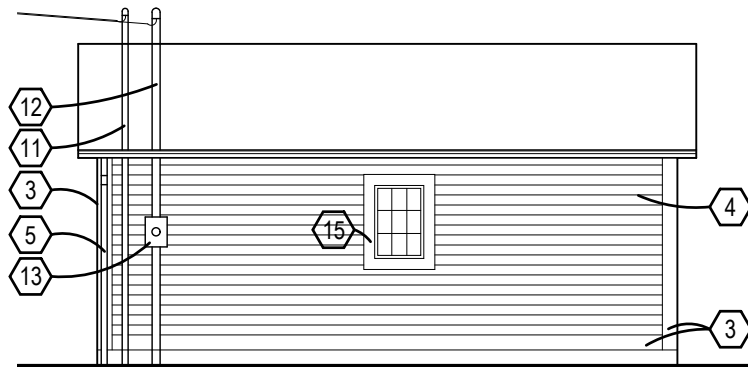
RKA Project # 20001.00

CODED NOTES

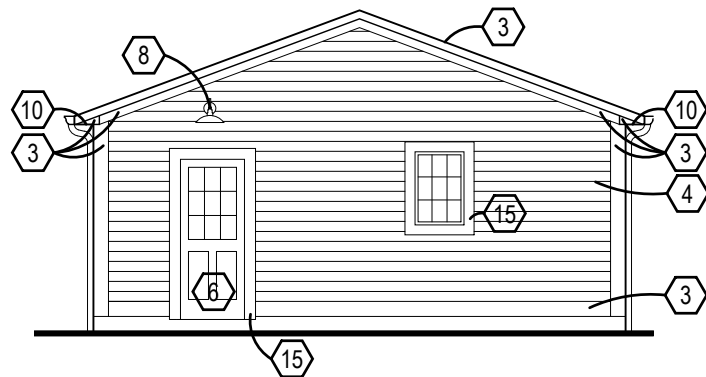
1. New custom iron rail.
2. New aluminum gutters and downspouts to match style/size of existing downspouts, gutter, painted Sherwin Williams SW 7004 Snowbound, flat finish.
3. New HardieTrim boards, painted Sherwin Williams SW7031 Mega Greige, flat finish.
4. New HardiePlank Lap Siding, 5" exposure, smooth finish, painted Sherwin Williams SW7031 Mega Greige, flat finish
5. Reinstall existing aluminum gutters and downspouts, painted Sherwin Williams SW 7004 Snowbound, flat finish
6. New half lite door to match style of existing door, painted Sherwin Williams SW 7069 Iron Ore, flat finish.
7. New floodlight to replace existing floodlight, black finish.
8. New wall mounted gooseneck light fixture, black finish.
9. Paint existing trim Sherwin Williams SW 7004 Snowbound, flat finish.
10. New HardieSoffit Vented Smooth finish, painted Sherwin Williams SW7031 Mega Greige, flat finish.
11. New weatherhead for new underground Cable/Internet service.
12. New weatherhead for new underground electric service.
13. New electric meter.
14. New tie back for new weatherhead(s).
15. New HardieTrim boards, smooth finish, painted Sherwin Williams SW 7004 Snowbound, flat finish.



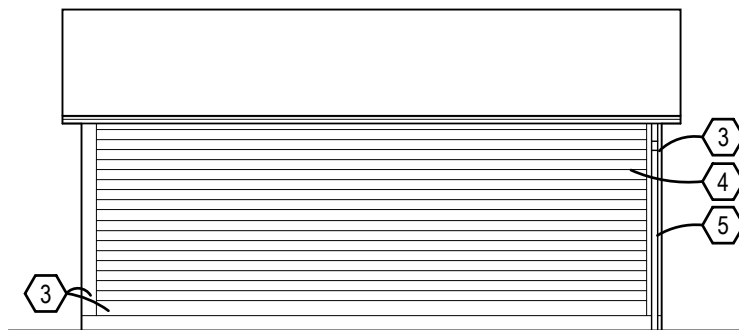
2 Proposed Renovated Garage East Elevation
1/8" = 1'-0"



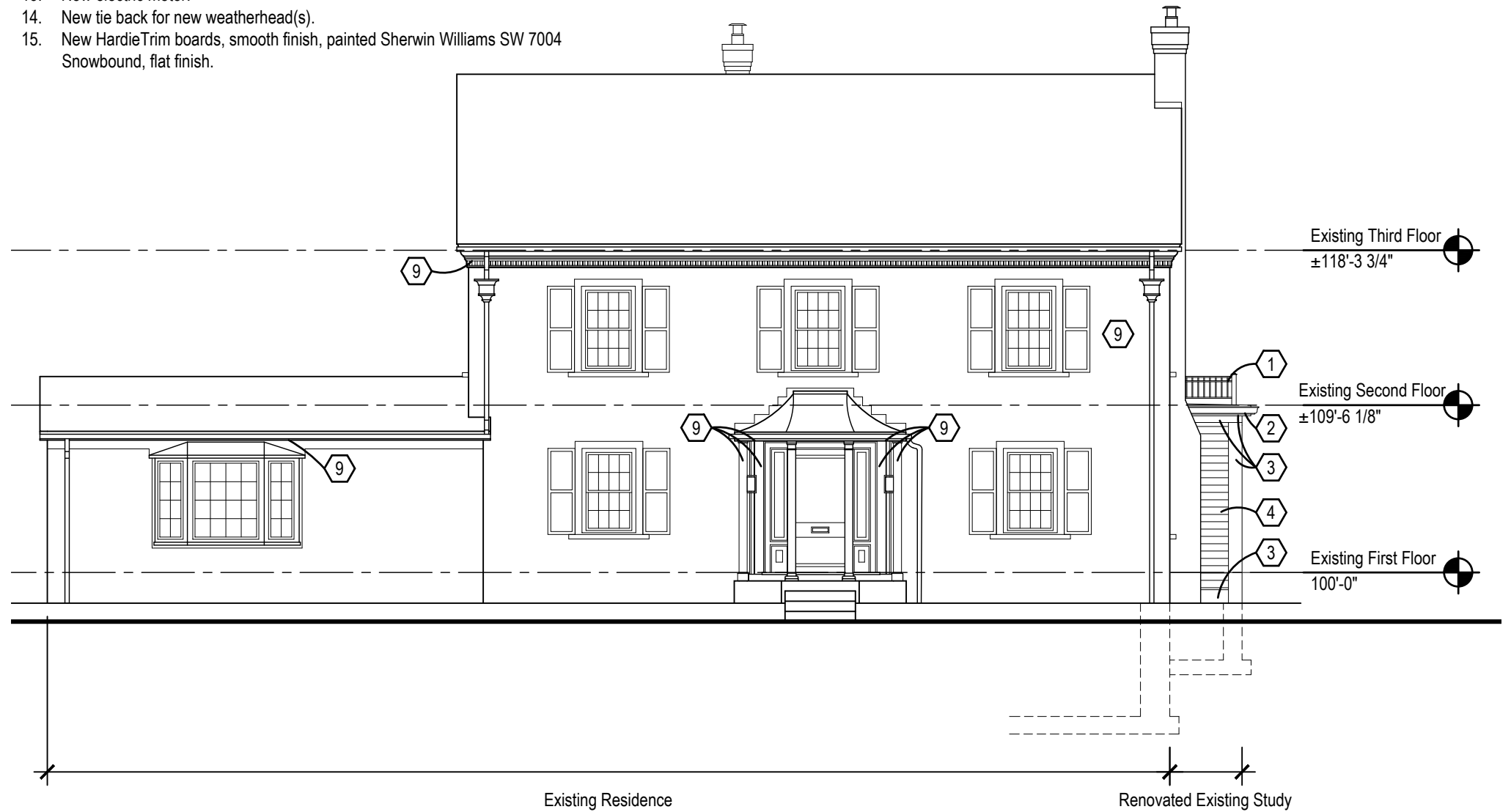
3 Proposed Renovated Garage North Elevation
1/8" = 1'-0"



4 Proposed Renovated Garage West Elevation
1/8" = 1'-0"



5 Proposed Renovated Garage South Elevation
1/8" = 1'-0"



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

Renovated Existing Study

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- 5 LITTLE LIME HYDRANGEA
- 1 PRAGUE VIBURNUM
- 4,400 JAPANESE PACHYSANDRA
- 3 HINOKI FALSE CYPRESS
- 3 LITTLE LIME HYDRANGEA
- 1 PRAGUE VIBURNUM
- 1 AUTUMN BRILLIANCE SERVICEBERRY
- 3 LITTLE LIME HYDRANGEA
- 1 EASTERN REDBUD
- 10 HETZI COLUMNAR JUNIPER

- 1 PRAGUE VIBURNUM
- 27 CREEPING PHLOX
- 14 WINTER GEM BOXWOOD
- 1 BLUE PRINCESS HOLLY

- 2 LITTLE LIME HYDRANGEA
- 3 NIKKO DEUTZIA
- 7 PURPLE CONE FLOWER
- 2 BLOOMERANG LILAC
- 5 HENRY GARNET'S SWEETSPIRE

- 23 LITTLE SPIRE RUSSIAN SAGE
- 48 BIG BLUE LIRIOPE
- 2 WHITESPIRE BIRCH
- 5 BOBO HYDRANGEA
- 350 PENNSYLVANIA SEDGE

- 3 JACKMANII CLEMATIS
- 6 WINTER GEM BOXWOOD

- 4 WINTER GEM BOXWOOD
- 1 WHITESPIRE BIRCH
- 3 BOBO HYDRANGEA
- 6 HICKS YEW

- 10 EVERLOW YEW (MATCH EXISTING)
- 42 SHADE (HOSTA/FERN)
- 6 SNOW QUEEN HYDRANGEA
- 12 CASCADE BLUSH LENTON ROSE
- 30 CHRISTMAS FERN
- 9 WALKERS LOW CATMINT
- 30 SWEET WOODRUFF

Notes:

- 1) All lawns and plant beds shall be irrigated. Irrigation system to be designed by landscape contractor.
- 2) Patio and paths to be lit. Lighting design by others in future phases.
- 3) Renovate existing lawn by aerating, fertilizing and re-seeding. Add topsoil as necessary to provide positive drainage.

1 PLANTING PLAN
SCALE: 1" = 20'-0"



7/10/20

PLANT MATERIALS LIST NOTE: CONTRACTOR RESPONSIBLE FOR PLANT QUANTITIES SHOWN ON PLAN.

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES					
	AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	6'-8' HGT	B&B	MULTI-STEM
	WHITE SPIRE BIRCH	<i>Betula populifolia 'Whitespire'</i>	8'-10'	B&B	MULTI-STEM
	EASTERN REDBUD	<i>Cercis canadensis</i>	2.5" Cal.	B&B	SPECIMEN
	HINOKI FALSE CYPRESS	<i>Chamaecyparis obtusa 'Gracilis'</i>	6'-8' HGT	B&B	
	HETZI COLUMNAR JUNIPER	<i>Juniper 'Hetzlil'</i>	6'-8' HGT	B&B	
SHRUBS					
	DWARF SLENDER DEUTZIA	<i>Deutzia gracilis 'Nikko'</i>	3 GAL, 24" HGT.	CONT.	
	WINTER GEM BOXWOOD	<i>Buxus microphylla var. Japonica 'Winter Gem'</i>	5 GAL, 30" HGT.	CONT.	
	INCREDIBALL HYDRANGEA	<i>Hydrangea arborescens 'Incrediball'</i>	3 GAL, 24" HGT.	CONT.	
	BOBO HYDRANGEA	<i>Hydrangea paniculata 'BOBO'</i>	3 GAL, 36" HGT.	CONT.	
	LITTLE LIME HYDRANGEA	<i>Hydrangea paniculata 'Little Lime'</i>	3 GAL, 36" HGT.	CONT.	
	SNOW QUEEN HYDRANGEA	<i>Hydrangea quercifolia 'Snow Queen'</i>	3 GAL, 36" HGT.	CONT.	
	BLUE PRINCESS HOLLY	<i>Ilex x merserveae 'Blue Princess'</i>	3 GAL, 36" HGT.	CONT.	
	HENRY GARNET'S SWEETSPIRE	<i>Itea virginica 'Henry's Garnet'</i>	3 GAL, 24" HGT.	CONT.	
	ELITE PJM RHODODENDRON	<i>Rhododendron 'P.J.M. Elite'</i>	3 GAL, 24" HGT.	CONT.	
	BLOOMERANG LILAC	<i>Syringa 'Bloomerang'</i>	3 GAL, 24" HGT.	CONT.	
	EVERLOW YEW	<i>Taxus x media 'Everlow'</i>	3 GAL, 48" HGT.	CONT.	
	HICKS YEW	<i>Taxus x media 'Hicksii'</i>	3 GAL, 48" HGT.	CONT.	
	KOREAN SPICE VIBURNUM	<i>Viburnum carlesii</i>	3 GAL, 24" HGT.	CONT.	
	PRAGUE VIBURNUM	<i>Viburnum 'Pragense'</i>	3 GAL, 24" HGT.	CONT.	
PERENNIALS / GROUND COVER/VINES					
	PENNSYLVANIA SEDGE	<i>Carex pennsylvanica</i>	2.25 P.P.	CONT.	12" O.C.
	JACKMANII CLEMATIS	<i>Clematis 'Jackmanii'</i>	1 GAL.	CONT.	TRAIN ON TRELLIS
	PURPLE CONEFLOWER	<i>Echinacea purpurea</i>	1 GAL.	CONT.	12" O.C.
	SWEET WOODRUFF	<i>Galium oderatum</i>	2.25 P.P.	CONT.	12" O.C.
	CASCADE BLUSH LENTON ROSE	<i>Helleborus monobyrni 'Cascade'</i>	1 GAL.	CONT.	12" O.C.
	HOSTA	<i>Hosta sp.</i>	1 GAL.	CONT.	12" O.C.
	BIG BLUE LILYTURF	<i>Liriope muscaris 'Big Blue'</i>	1 GAL.	CONT.	12" O.C.
	WALKER'S LOW CATMINT	<i>Nepeta 'Walker's Low'</i>	1 GAL.	CONT.	12" O.C.
	JAPANESE PACHYSANDRA	<i>Pachysandra terminalis</i>	2.25 P.P.	CONT.	9" O.C.
	CHRISTMAS FERN	<i>Polystichum acrostichoides</i>	2.25 P.P.	CONT.	12" O.C.
	LITTLE SPIRE RUSSIAN SAGE	<i>Perovskia atriclipifolia 'Little Spire'</i>	1 GAL.	CONT.	12" O.C.
	CREEPING PHLOX	<i>Phlox subulata</i>	1 GAL.	CONT.	12" O.C.



2 FENCE 6'-0" OR 3'-6"
NTS



3 FENCE 6'-0" OR 3'-6"
NTS