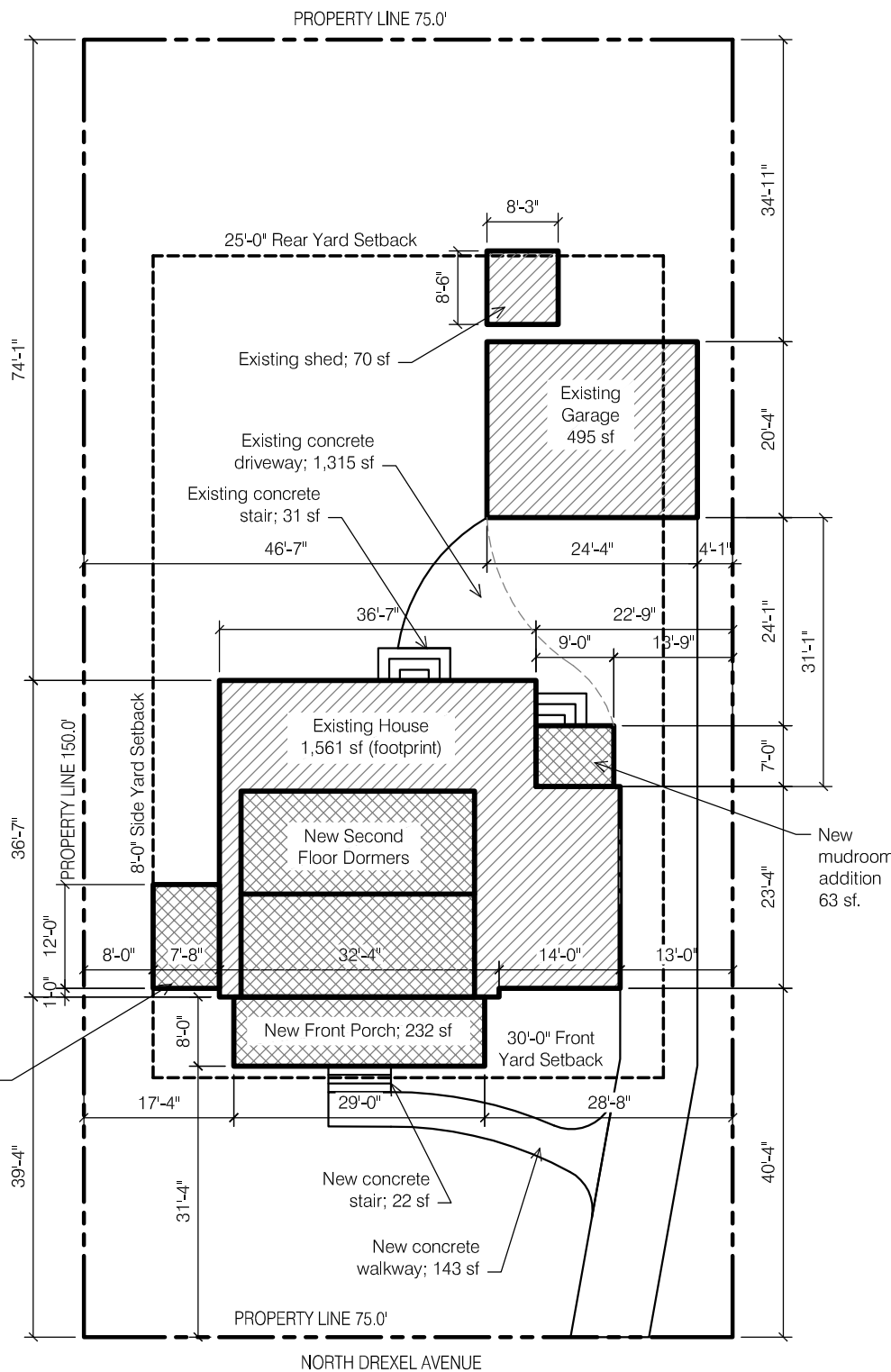


1 OVERALL SITE PLAN - DEMO
SCALE: 1" = 30'-0"



2 OVERALL SITE PLAN - NEW WORK
SCALE: 1" = 30'-0"

GENERAL INFORMATION

Address: 505 N Drexel Avenue
Bexley, Ohio 43209
Parcel: 020-004208-00

Scope of Project: The project consists of the construction of a new second floor dormer at the front & rear of the house to add a third bedroom, bath, & laundry. The project also includes a new front porch, an office addition to the south, & a mudroom addition at the north.

First Floor Existing SF:	1,561 sf
Office Addition SF:	92 sf
Mudroom Addition SF:	63 sf
Total First Floor SF:	1,716 sf
Second Floor Existing SF:	391 sf
Added Area w/ dormers SF:	298 sf
Total Second Floor SF:	689 sf
Total House SF:	2,405 sf
Front Porch SF:	270 sf

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	11,250 sf	
Building Lot Coverage		
Bldg Cov w/ Addition	2,513 sf (13%)	3,937 sf (35%) Meets Zoning
Total Lot Coverage		
Lot Cov w/ Addition	4,024 sf (36%)	6,750 sf (60%) Meets Zoning
Setbacks		
Side Setback South:	8'-0" New addition	8'-0"
Side Setback North:	13'-9" New addition	8'-0"
Front Setback East:	31'-4" New porch	30'-0"

SHEET INDEX

- A1.0 Site Plan & General Info
- A2.1 Garage First Floor Plan
- A2.2 Garage Second Floor Plan

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%

Architect:
Brenda Parker
614-586-5514
brenda.parker@cbusarch.com

THE MALLY RESIDENCE
 505 N DREXEL AVENUE
 BEXLEY, OHIO 43209

Bexley ARB

SCALE:
As Noted

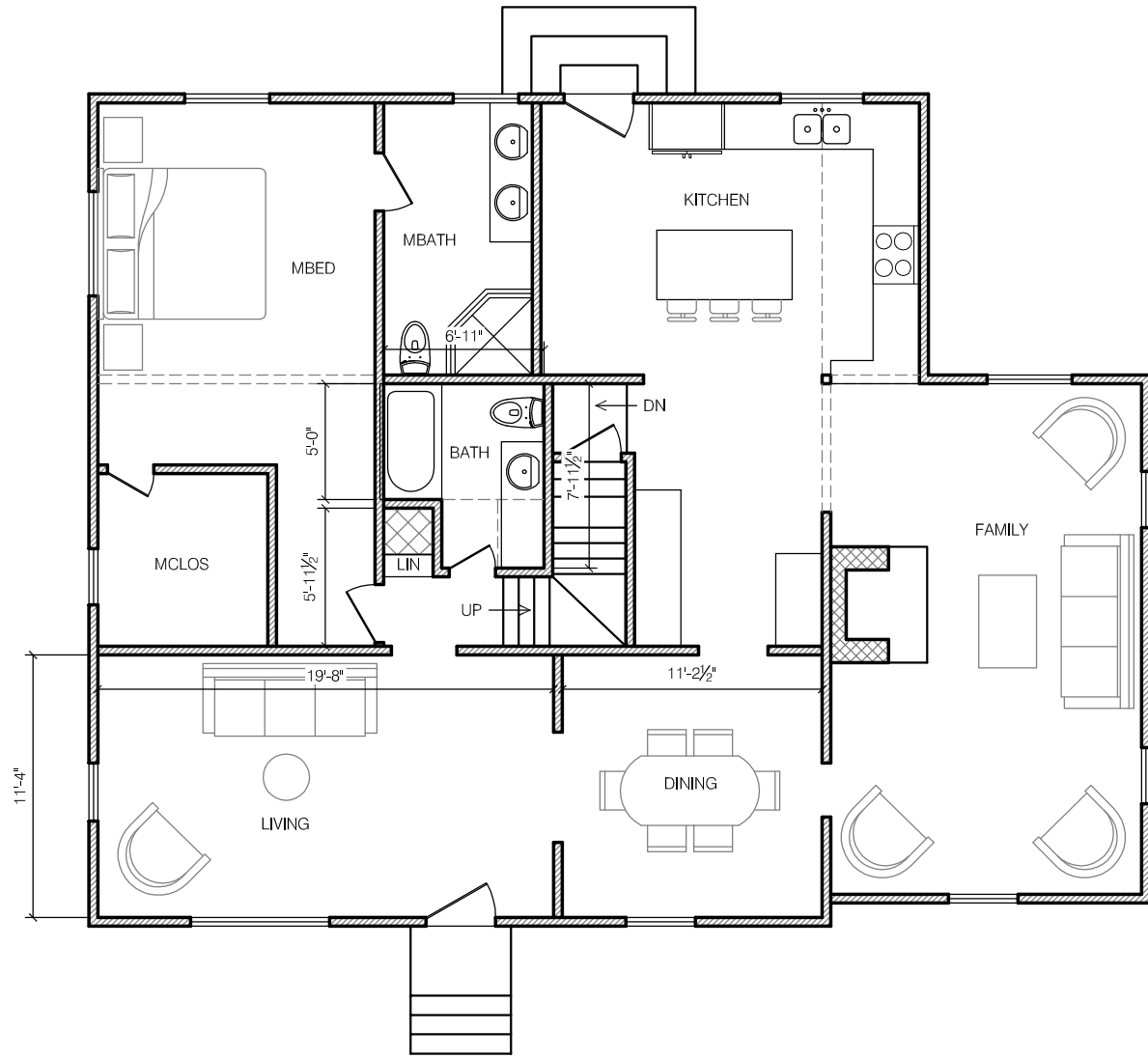
PROJECT NO.:

DATE:
March 9, 2024

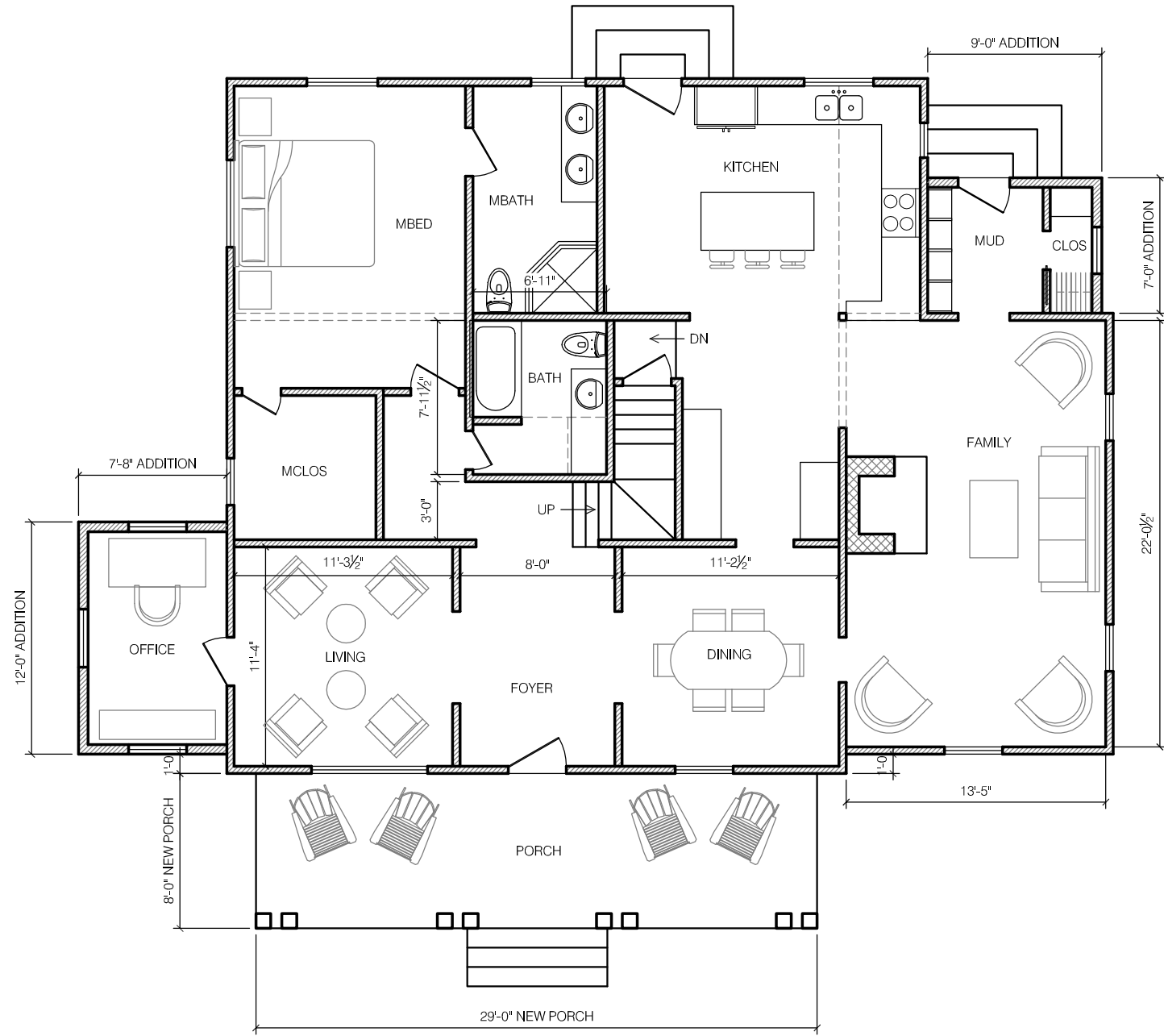
SHEET NO.

A1.0

SITE PLAN & GENERAL INFO



1 FIRST FLOOR PLAN - EXISTING
 SCALE: 1/8" = 1'-0"



2 FIRST FLOOR PLAN - NEW WORK
 SCALE: 1/8" = 1'-0"

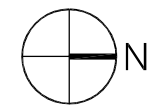
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Bexley ARB

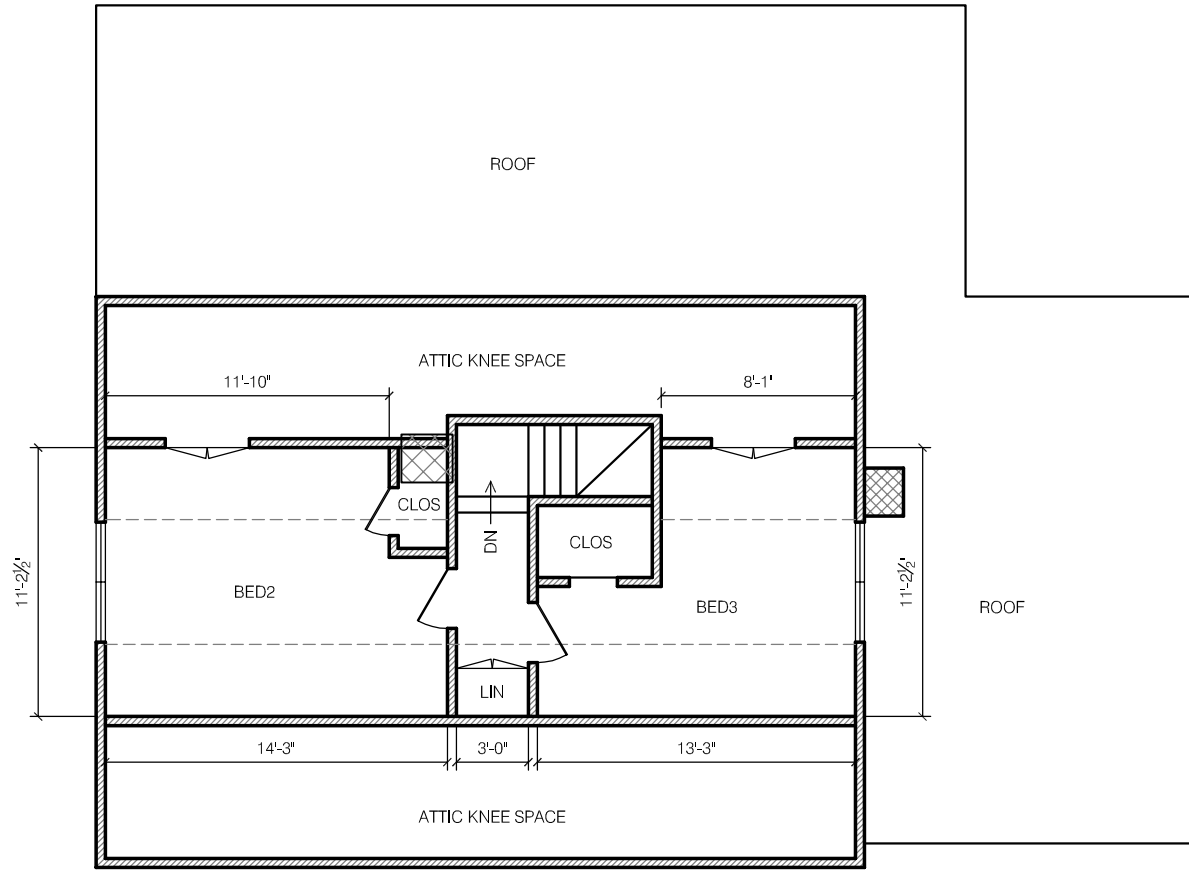
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DATE:
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 SHEET NO.

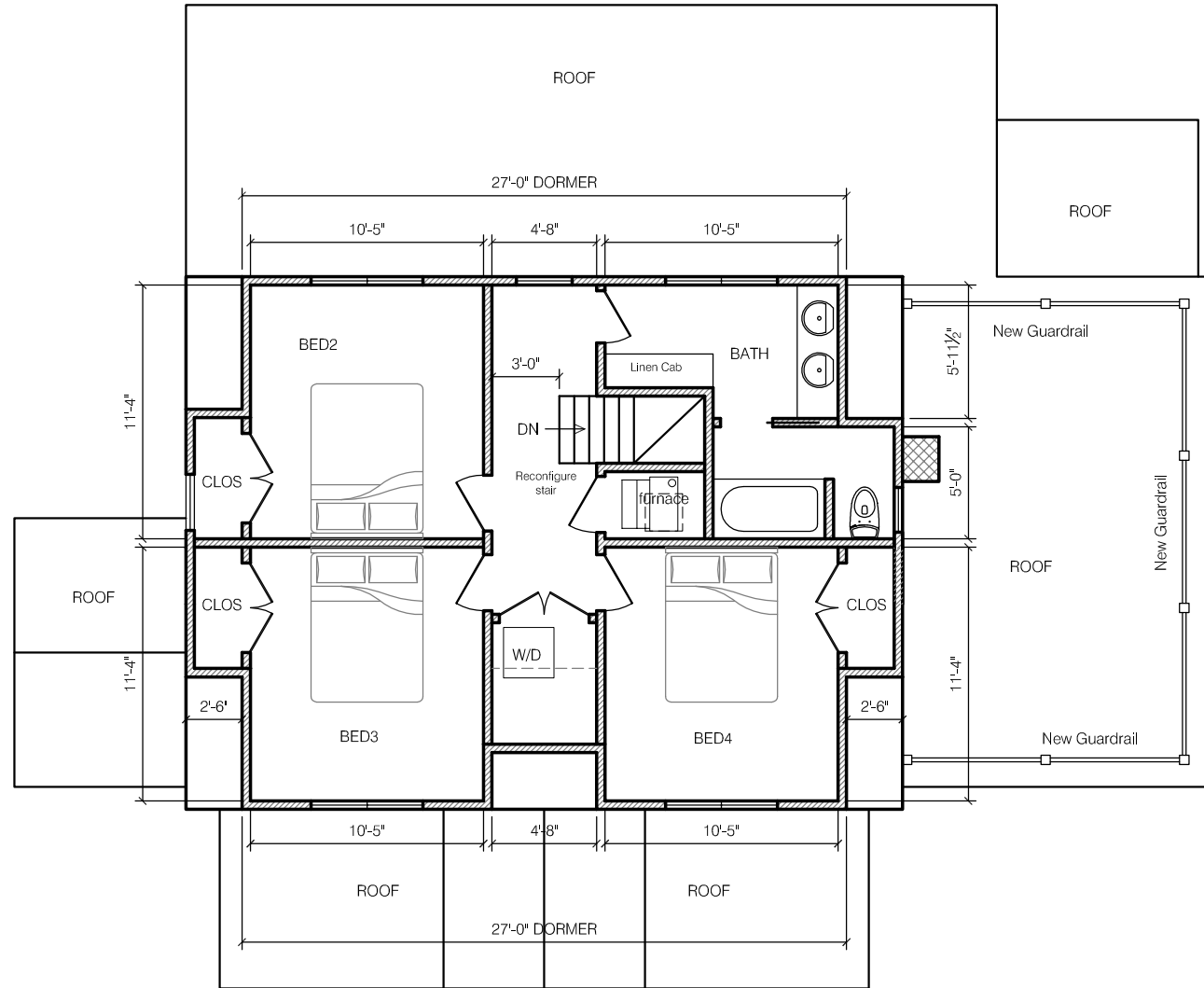
A2.1



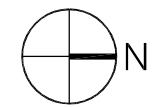
FIRST FLOOR PLANS



1 SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN - NEW WORK
SCALE: 1/8" = 1'-0"



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SCALE:
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SHEET NO.

A2.2

SECOND FLOOR PLANS

WINDOW & DOOR SCHEDULE - 505 N DREXEL AVE		#	NOMENCLATURE	OPERATION	NOTES
New Construction Windows to be vinyl to match existing. Exterior Color: White. Interior Color: White. Glass: LoE-272 with Argon. Field verify dimensions prior to ordering.					
	01	Double (Frame Size 2'-6" x 4'-6")	CASEMENT	Bed3 & Bed4 (2)locations Meet egress 5.7 sf	
	02	Single (Frame Size 2'-6" x 4'-6")	CASEMENT	Bed2 (1)location Meet egress 5.7 sf	
	03	Double (Frame Size 2'-6" x 2'-3")	AWNING	Bed2 & Bath (2)locations	
	04	Single (Frame Size 2'-6" x 2'-3")	AWNING	Stair hall (1)location	
	05	Single (Frame Size 2'-0" x 4'-6")	DOUBLE HUNG	Bath (1)location	
	06	Single (Frame Size 2'-6" x 4'-6")	DOUBLE HUNG	Office (3)locations	
	07	Single (Frame Size 2'-0" x 3'-0")	DOUBLE HUNG	Mudroom (1)location	
	11	Entrance Door (36"x80")	SWING DOOR	Front Door - 3/4 light with panel below Tempered, labeled glass	
	12	Entrance Door (32"x80")	SWING DOOR	Rear Door - Full light Tempered, labeled glass	

EXTERIOR MATERIAL NOTES

SIDING (Entire First Floor):
HardiLap siding, smooth, 5" exposure.
Corner Trim: 1x4 SmartTrim.
Casings: 1x4 SmartTrim.

SIDING (Entire Second Floor):
Hardi Board-n-Batten siding; smooth.
Corner Trim: 1x4 SmartTrim.
Casings: 1x4 SmartTrim.

ROOFING:
Asphalt shingle roofing to match existing.

FASCIA & SOFFIT:
1x8 aluminum wrapped fascia.
Aluminum soffit system w/ venting to match existing.

GUTTERS:
5" aluminum ogee gutters & 3" downspouts.

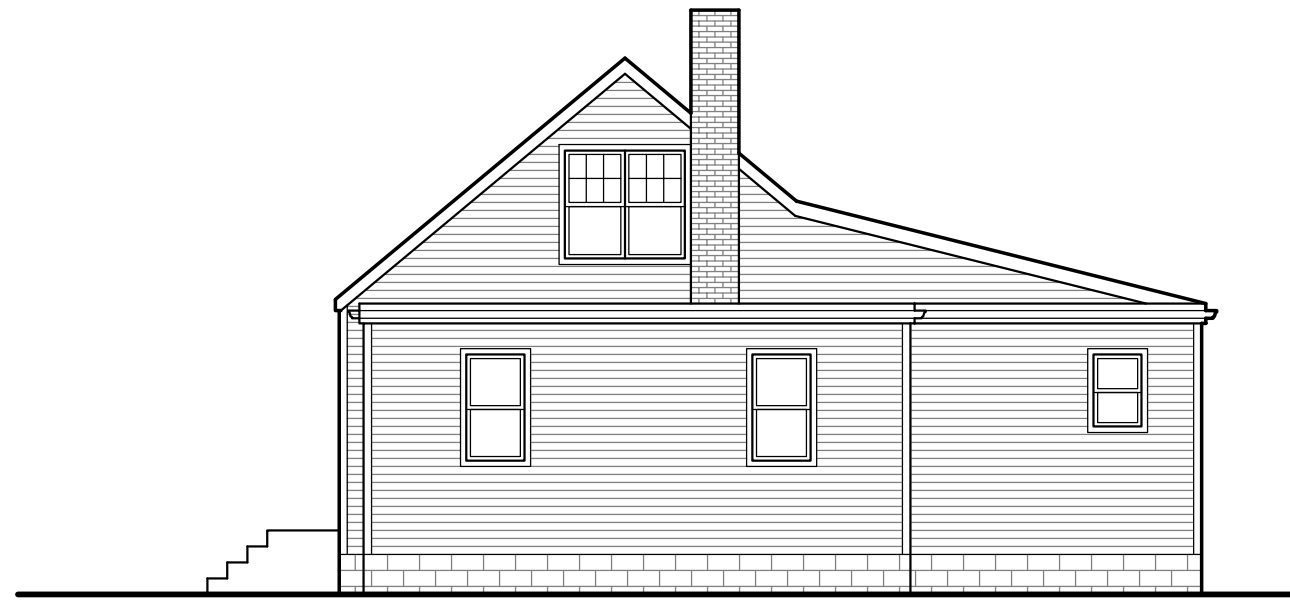
FRONT PORCH:
Concrete slab on CMU foundation wall w/ brick at face.
Columns: 6x6 treated posts wrapped w/ 1x10 SmartTrim smooth.
Beams: Wrapped w/ 1x SmartTrim; Azek PVC crown moulding; 1x8 aluminum wrapped fascia.
Ceiling: Paulownia bead board ceiling.
Roofing: Membrane roofing at flat; asphalt shingle roofing at sloped roof.

GUARDRAIL:
Timbertech Radiance Rail (white) or wrought iron guardrail.

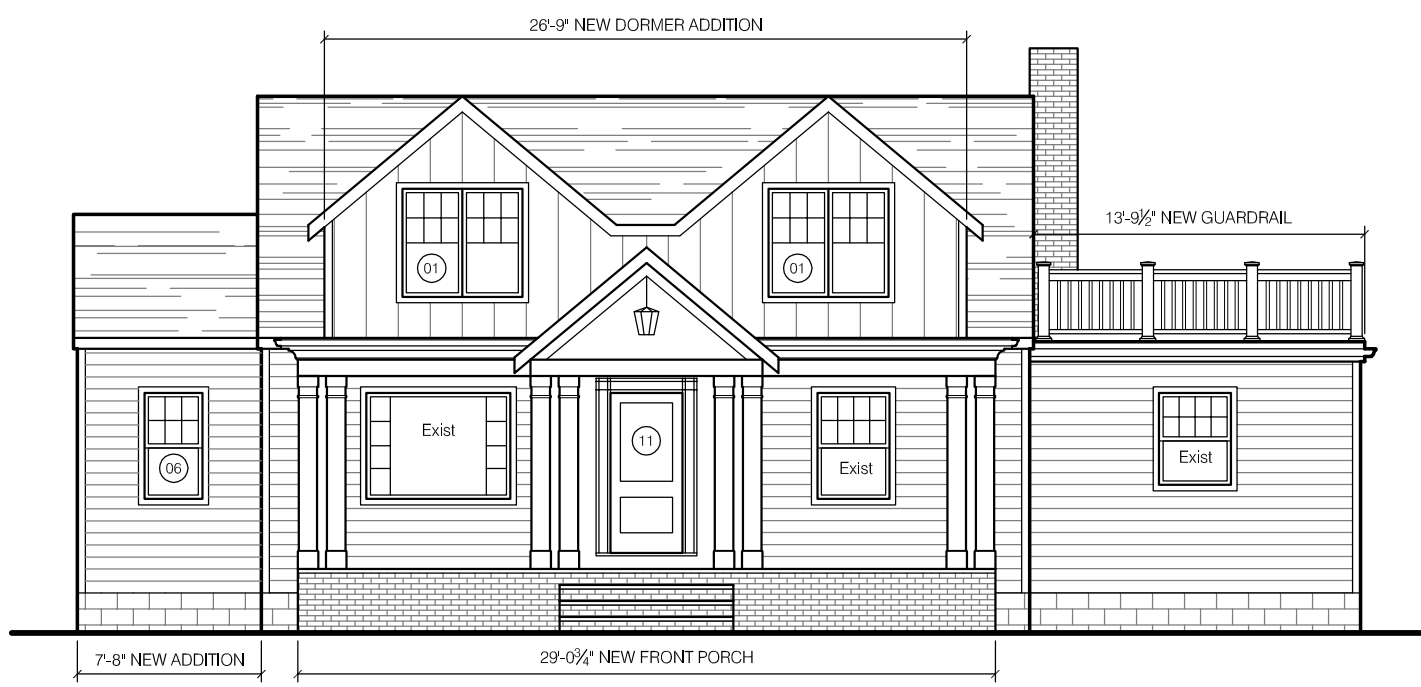
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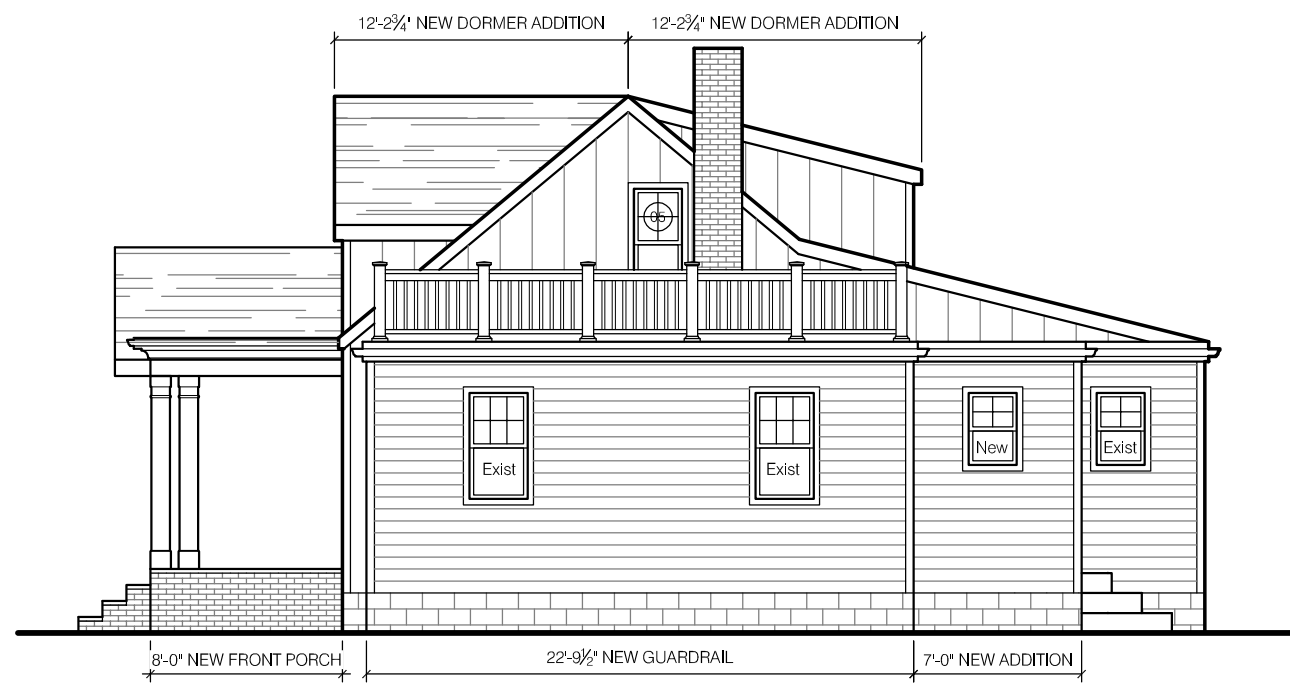
1 EAST ELEVATION (Front) EXISTING
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (Side) EXISTING
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (Front) NEW WORK
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION (Side) NEW WORK
SCALE: 1/8" = 1'-0"

THE MALLY RESIDENCE
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Bexley ARB
SCALE:
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SHEET NO.

A3.1

EXTERIOR ELEVATIONS

WINDOW & DOOR SCHEDULE - 505 N DREXEL AVE		#	NOMENCLATURE	OPERATION	NOTES
New Construction Windows to be vinyl to match existing. Exterior Color: White. Interior Color: White. Glass: LoE-272 with Argon. Field verify dimensions prior to ordering.		01	Double (Frame Size 2'-6" x 4'-6")	CASEMENT	Bed3 & Bed4 (2)locations Meet egress 5.7 sf
		02	Single (Frame Size 2'-6" x 4'-6")	CASEMENT	Bed2 (1)location Meet egress 5.7 sf
		03	Double (Frame Size 2'-6" x 2'-3")	AWNING	Bed2 & Bath (2)locations
		04	Single (Frame Size 2'-6" x 2'-3")	AWNING	Stair hall (1)location
		05	Single (Frame Size 2'-0" x 4'-6")	DOUBLE HUNG	Bath (1)location
		06	Single (Frame Size 2'-6" x 4'-6")	DOUBLE HUNG	Office (3)locations
		07	Single (Frame Size 2'-0" x 3'-0")	DOUBLE HUNG	Mudroom (1)location
		11	Entrance Door (36"x80")	SWING DOOR	Front Door - 3/4 light with panel below Tempered, labeled glass
		12	Entrance Door (32"x80")	SWING DOOR	Rear Door - Full light Tempered, labeled glass

EXTERIOR MATERIAL NOTES			
SIDING (Entire First Floor): HardiLap siding, smooth, 5" exposure. Corner Trim: 1x4 SmartTrim. Casings: 1x4 SmartTrim.	ROOFING: Asphalt shingle roofing to match existing.	FRONT PORCH: Concrete slab on CMU foundation wall w/ brick at face. Columns: 6x6 treated posts wrapped w/ 1x10 SmartTrim smooth. Beams: Wrapped w/ 1x SmartTrim; Azek PVC crown moulding; 1x8 aluminum wrapped fascia. Ceiling: Paulownia bead board ceiling. Roofing: Membrane roofing at flat; asphalt shingle roofing at sloped roof.	GUARDRAIL: Timbertech Radiance Rail (white) or wrought iron guardrail.
SIDING (Entire Second Floor): Hardi Board-n-Batten siding; smooth. Corner Trim: 1x4 SmartTrim. Casings: 1x4 SmartTrim.	FASCIA & SOFFIT: 1x8 aluminum wrapped fascia. Aluminum soffit system w/ venting to match existing.		
	GUTTERS: 5" aluminum ogee gutters & 3" downspouts.		

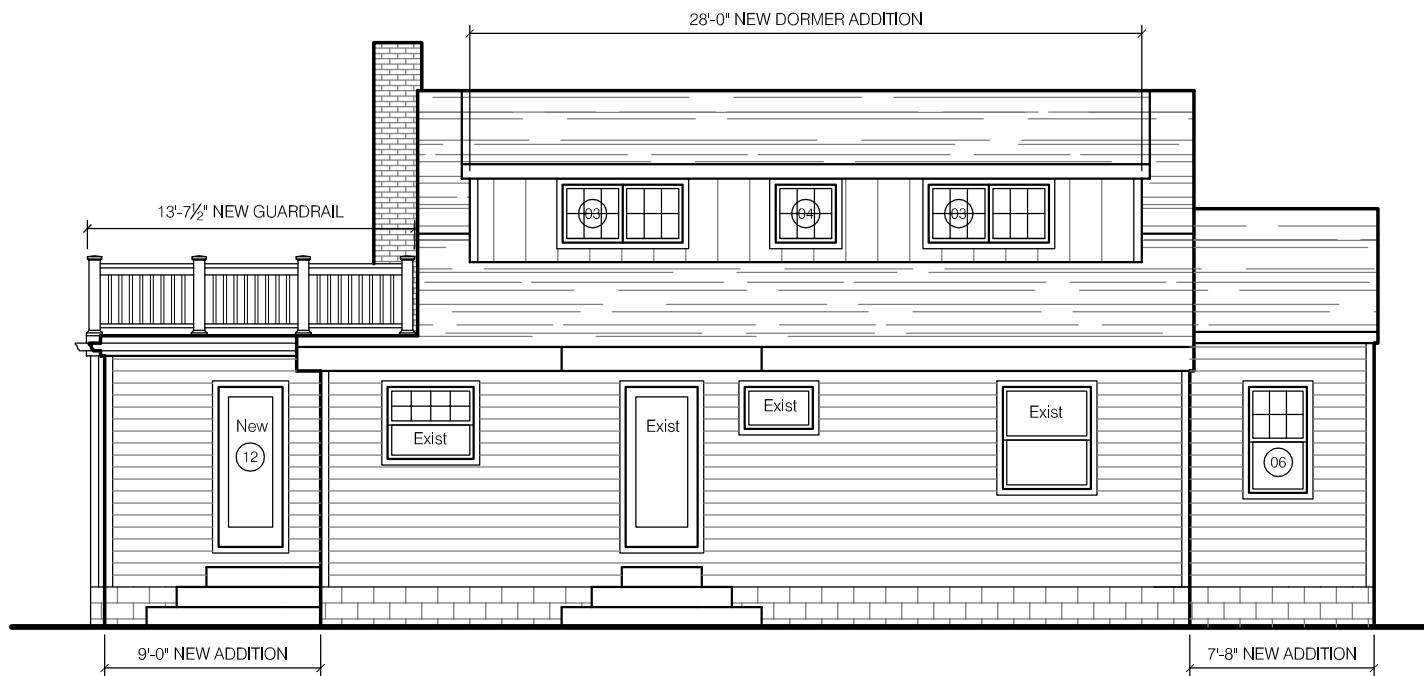
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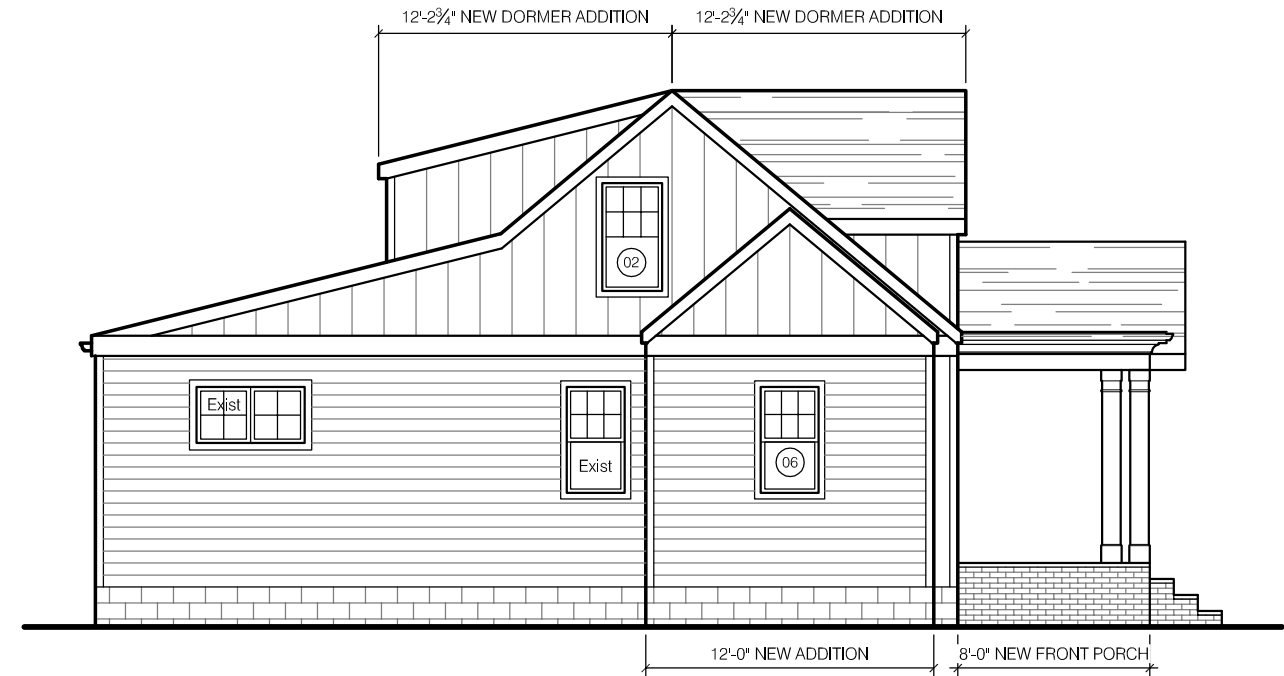
1 WEST ELEVATION (Rear) EXISTING
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION (Side) EXISTING
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (Rear) NEW WORK
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (Side) NEW WORK
SCALE: 1/8" = 1'-0"

THE MALLY RESIDENCE
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A3.2

EXTERIOR ELEVATIONS