



REAR PORCH PHOTO



PORCH & PATIO PHOTO

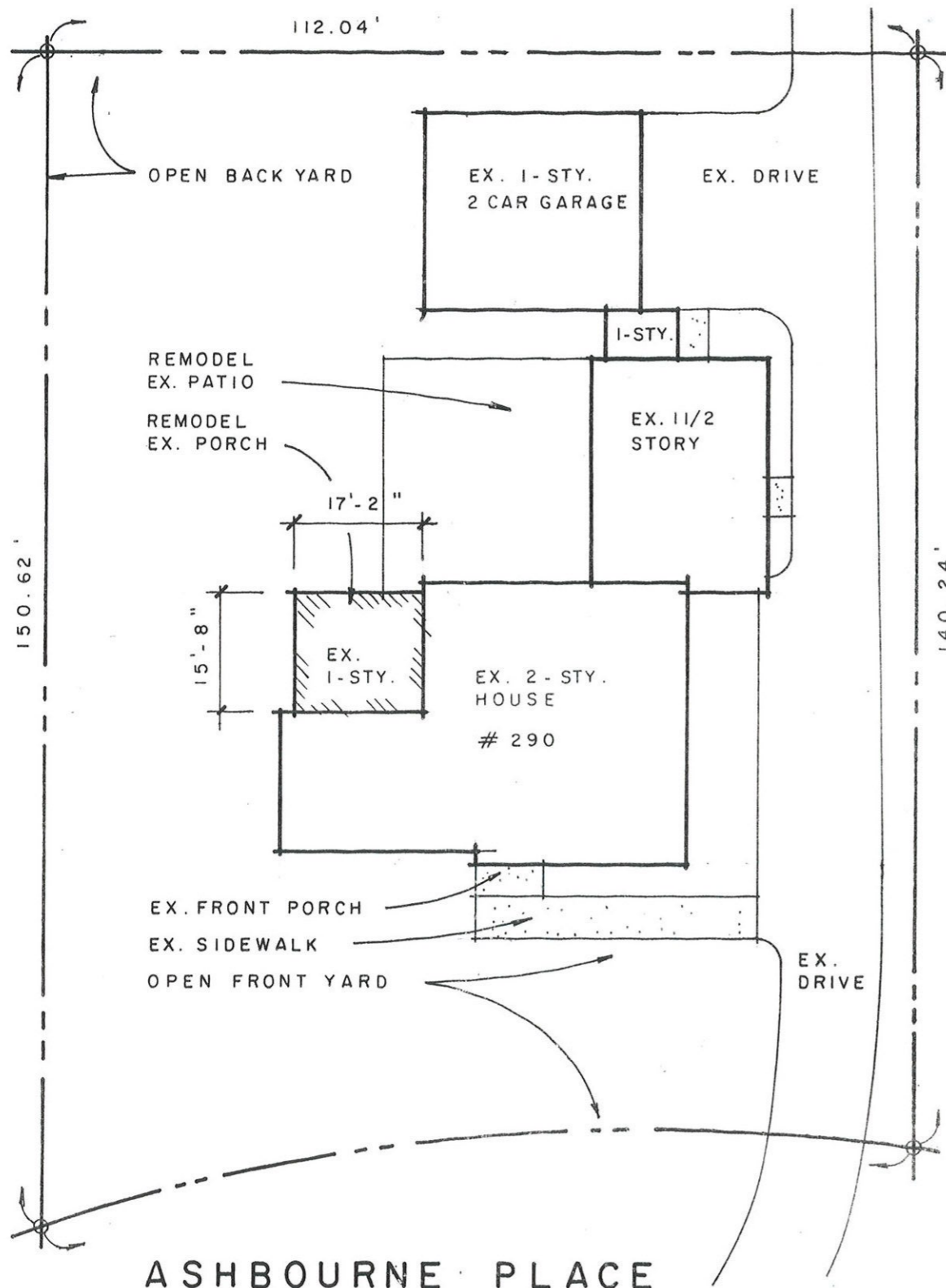


COLUMN & SLAB DETAIL



PORCH SIDE PHOTO

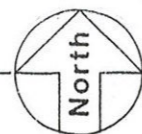
MARYLAND AVENUE



ASHBOURNE PLACE

SITE PLAN

SCALE : 1" = 20'-0"



PRELIMINARY	<input checked="" type="checkbox"/>
BIDDING	<input checked="" type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>
A. R. B.	<input checked="" type="checkbox"/>

SHEET NO. 1		DATE DRAWN OCT. 9, 2024	DATE ISSUED
REVISIONS	MARK	DATE	
Brian Zingelmann 261 Garden Road Columbus, Ohio 43214 (614) 638 - 7364			

Project Development Notes:

The Brenner Residence
 Proposed remodel to porch and patio
 290 Ashbourne Place
 Bexley, Ohio

Lot size: 112.04'W (avg.) x 145.43'D (avg)
 Lot area: 16,293 sq. ft.

Front setback: 33.0' existing (no change)
 Rear setback: 7.0' existing (no change)
 Side yard (west): 26.0' existing (no change)
 Side yard (east): 18.0' existing (no change)

Building areas:
 Existing house 2494 sq. ft.
 Existing porch 269 sq. ft.
 Existing garage 672 sq. ft.
 Total: 3435 sq. ft.

Building lot percentage: $3435 \div 16293 = 21\% \leq 35\%$

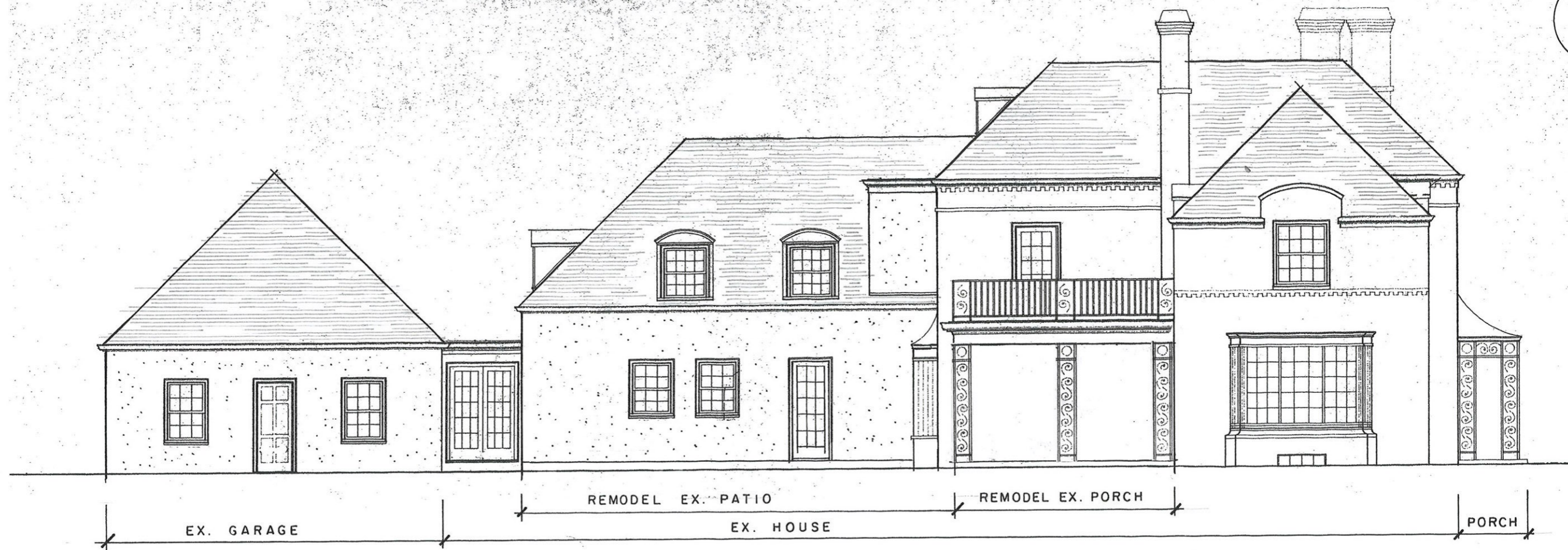
Development cover areas:
 Building cover: 3435
 Stoops and walks: 313
 Patio: 780
 Existing drive: 2183
 Total: 6711

Development cover %: $6711 \div 16293 = 41.2\% \leq 60\%$

*The Brenner Residence
 Proposed Porch and Patio Remodeling
 290 Ashbourne Place
 Bexley, Ohio*

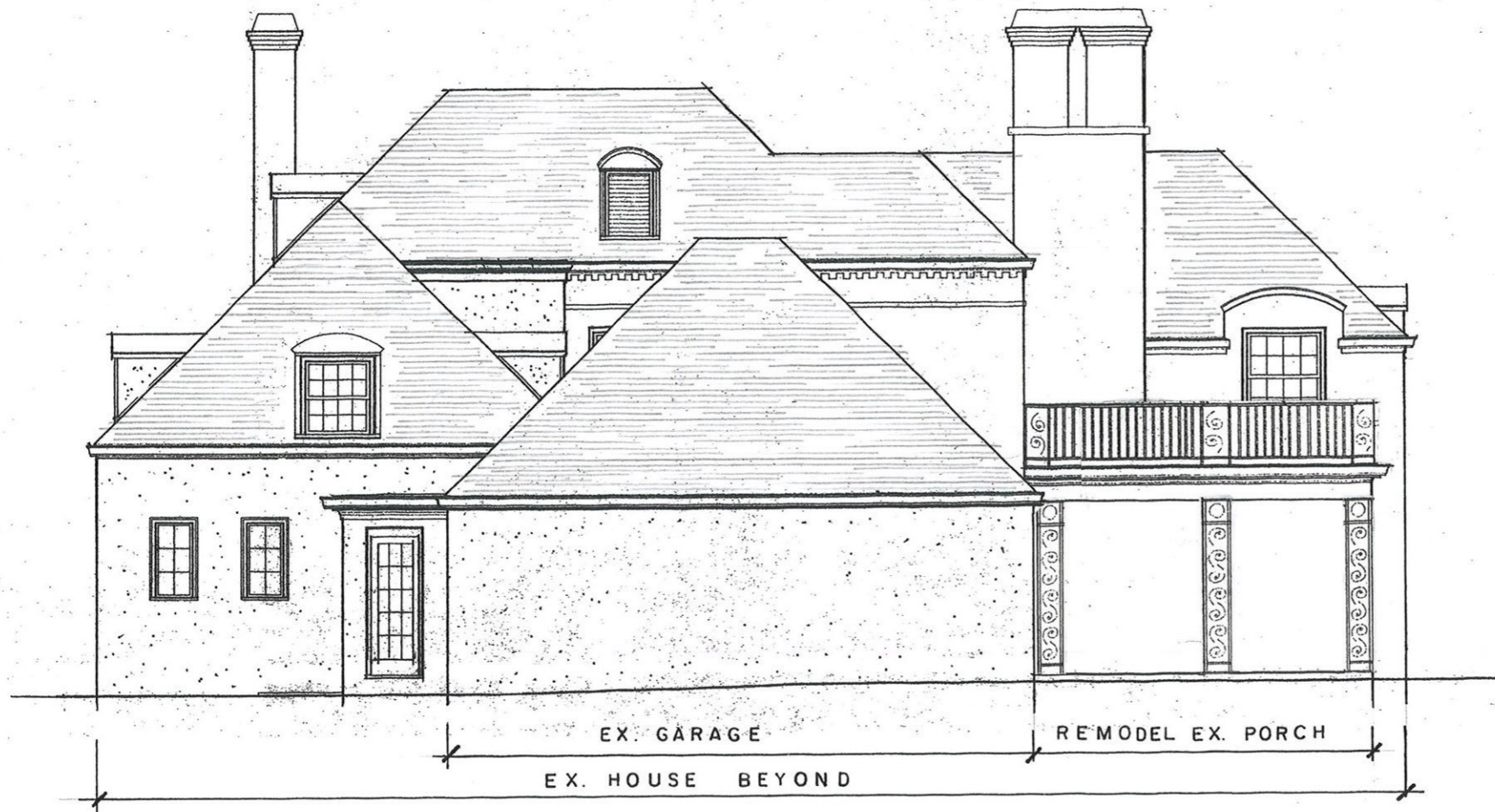
EXISTING
LEFT SIDE
ELEVATION

1/8" = 1'-0"



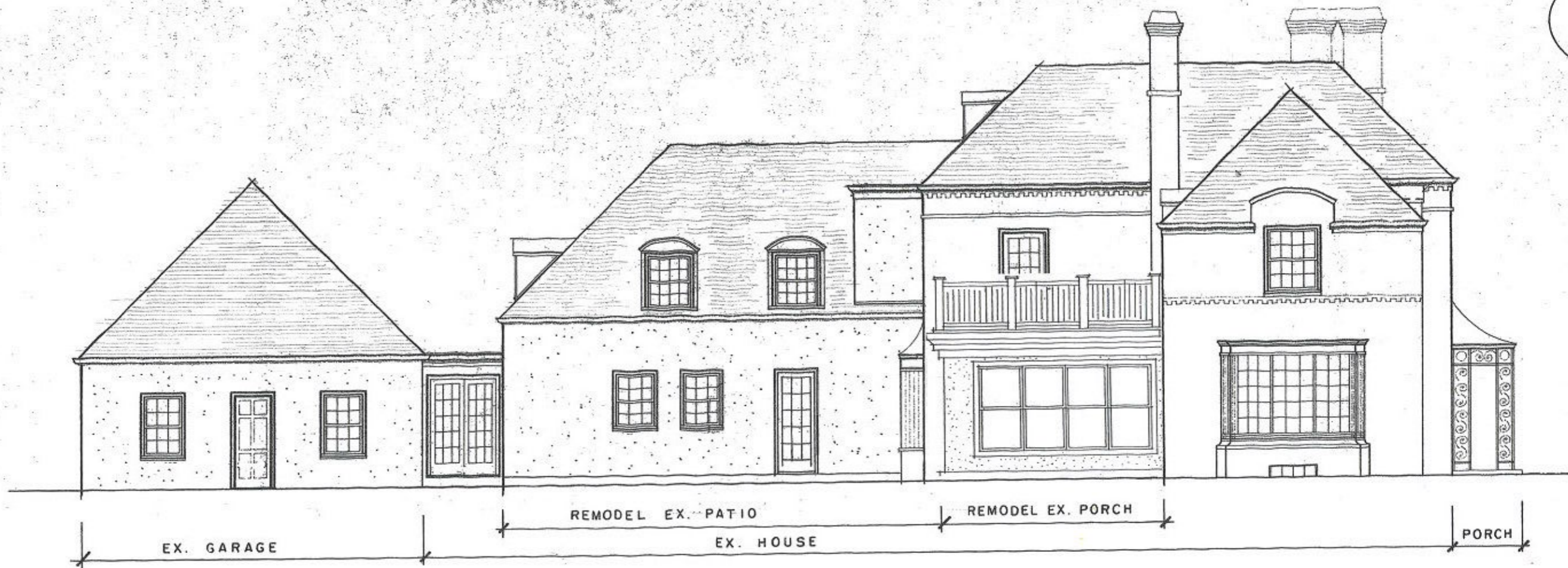
EXISTING
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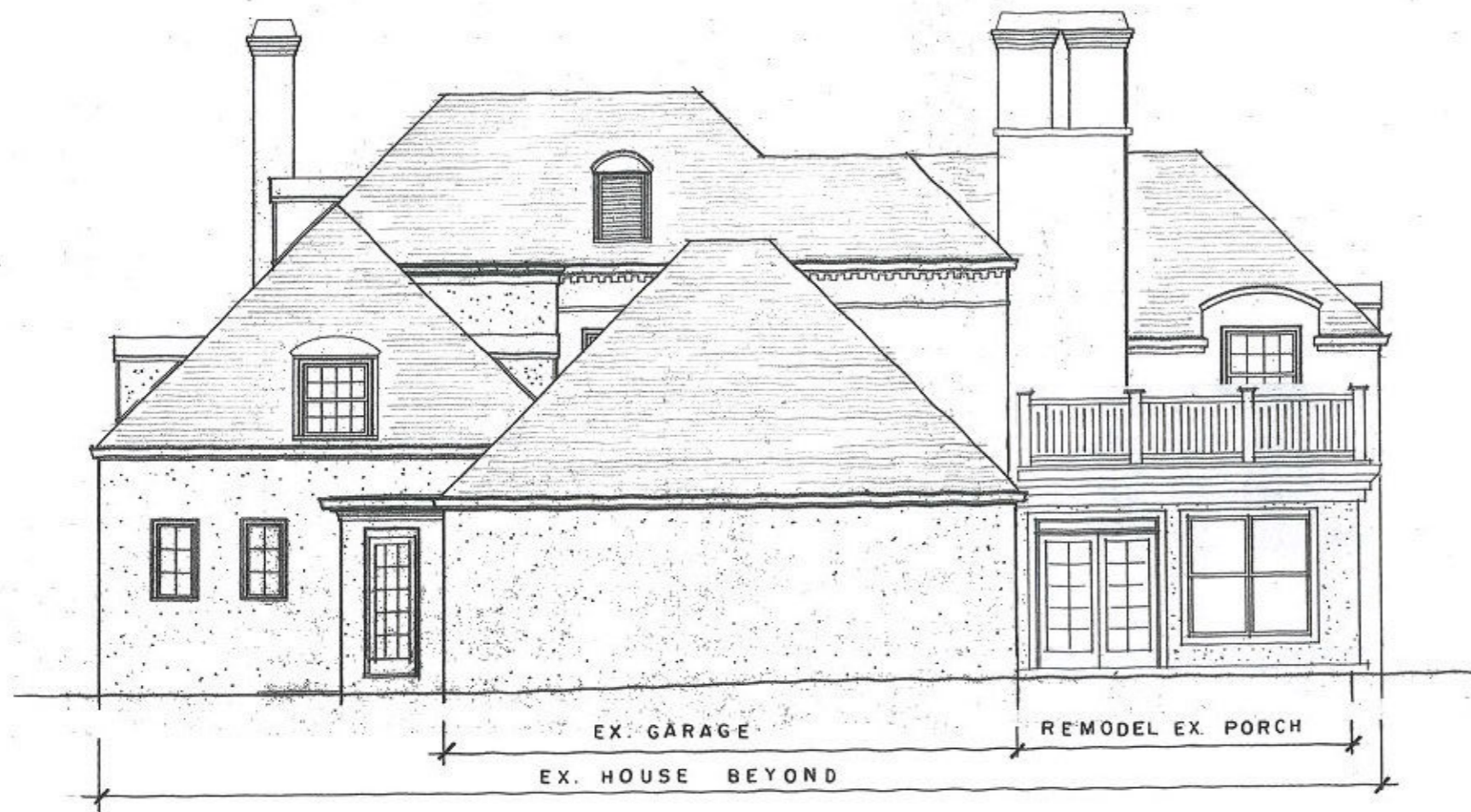
PROPOSED
LEFT SIDE
ELEVATION

1/8" = 1'-0"



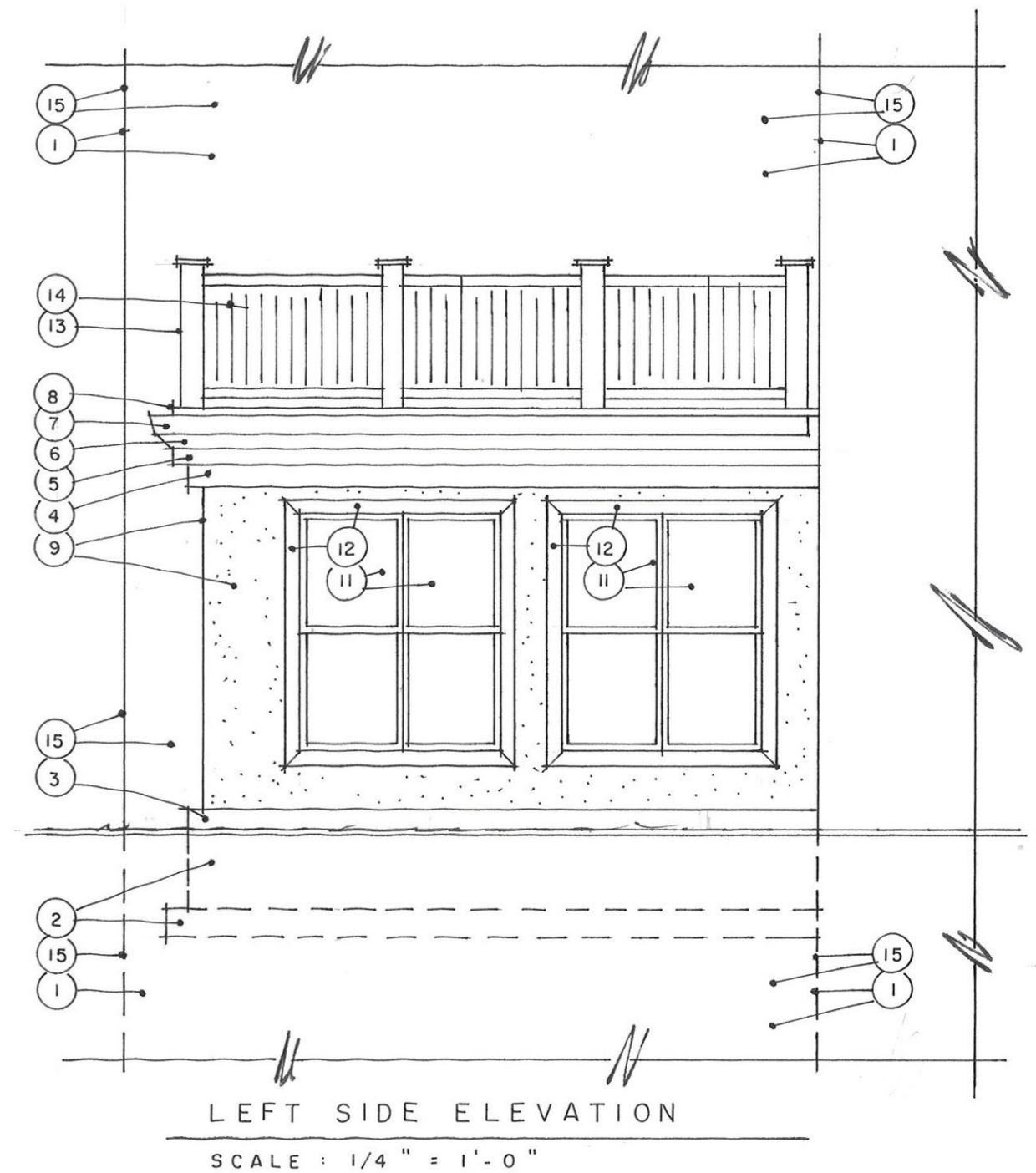
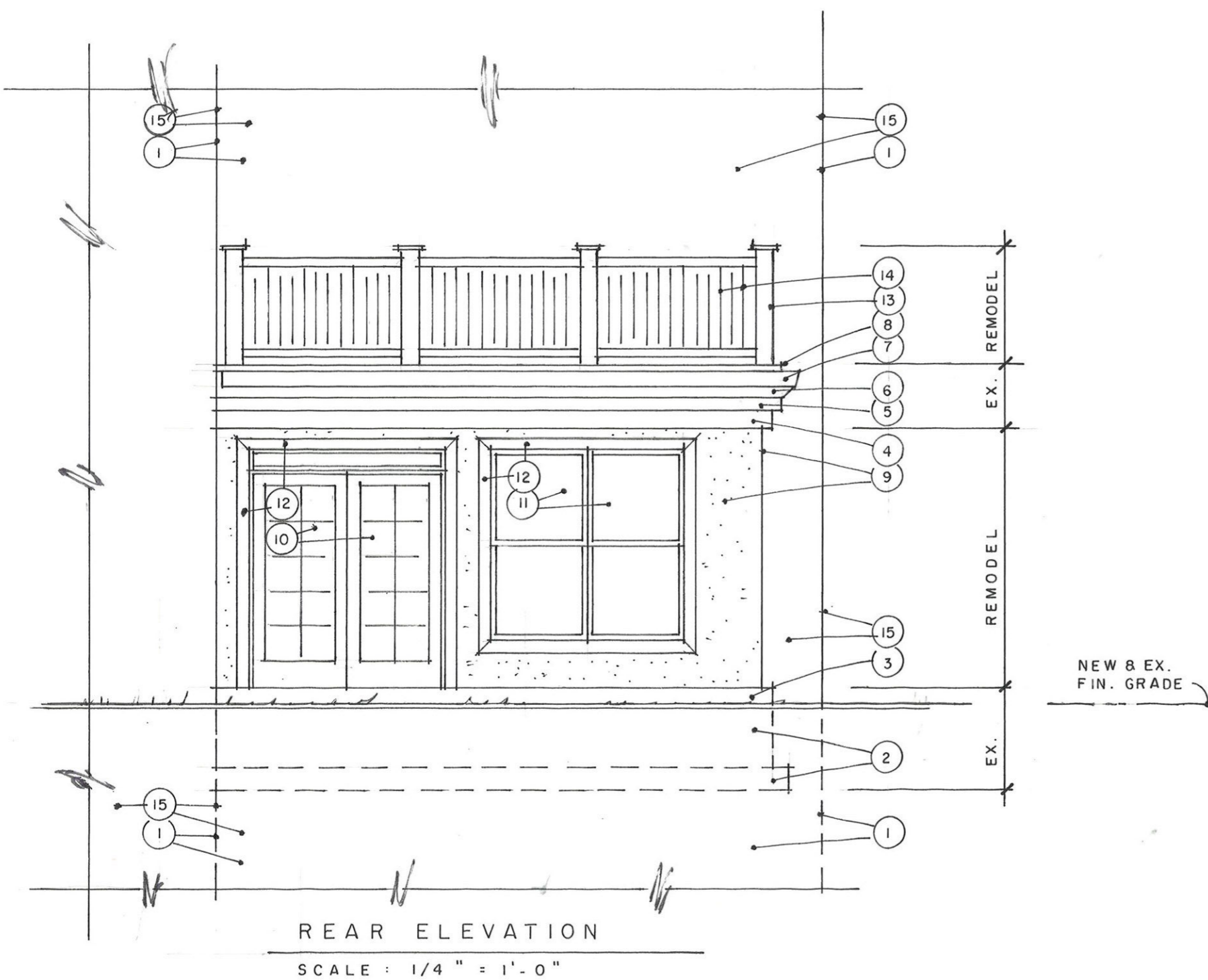
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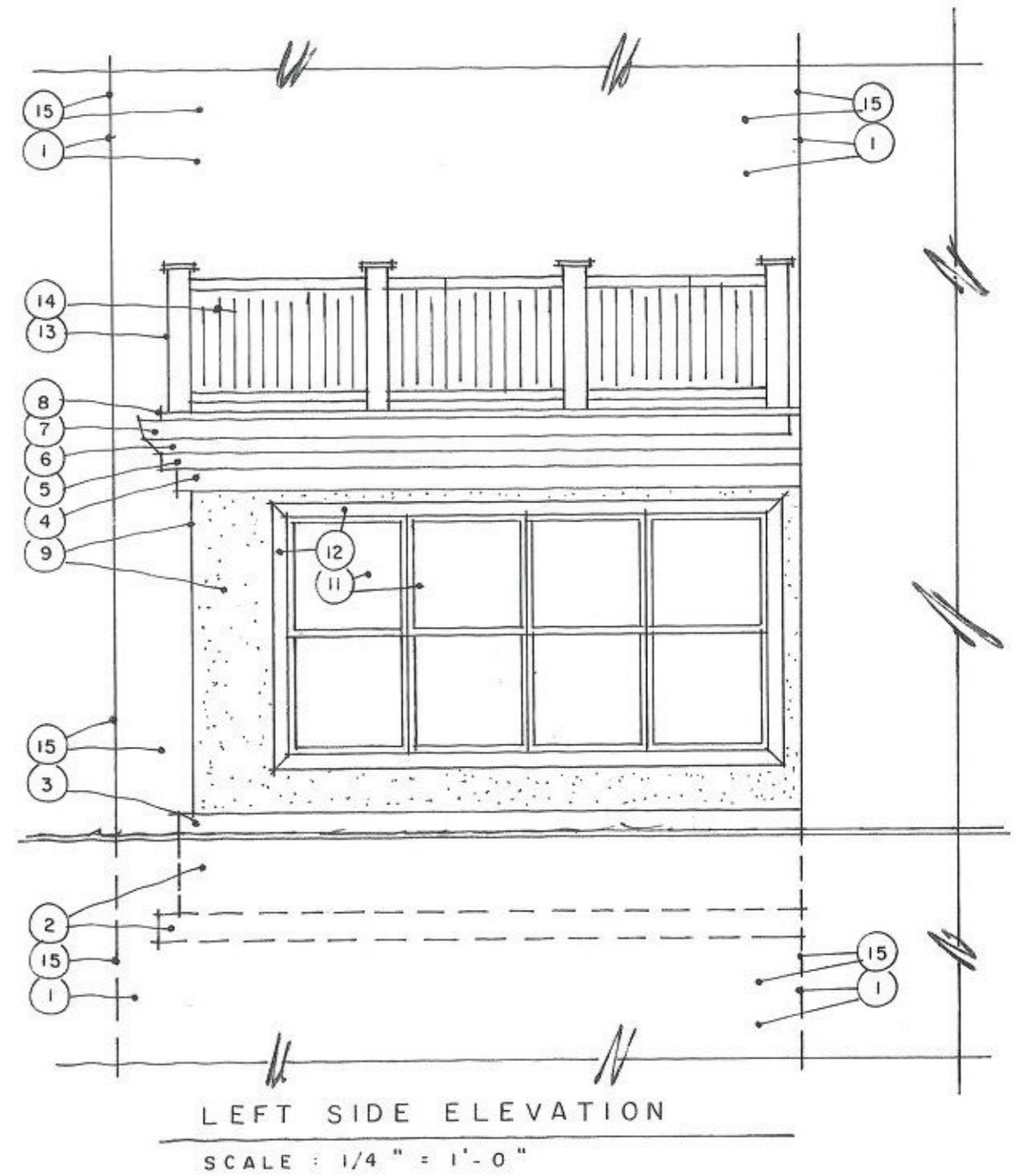
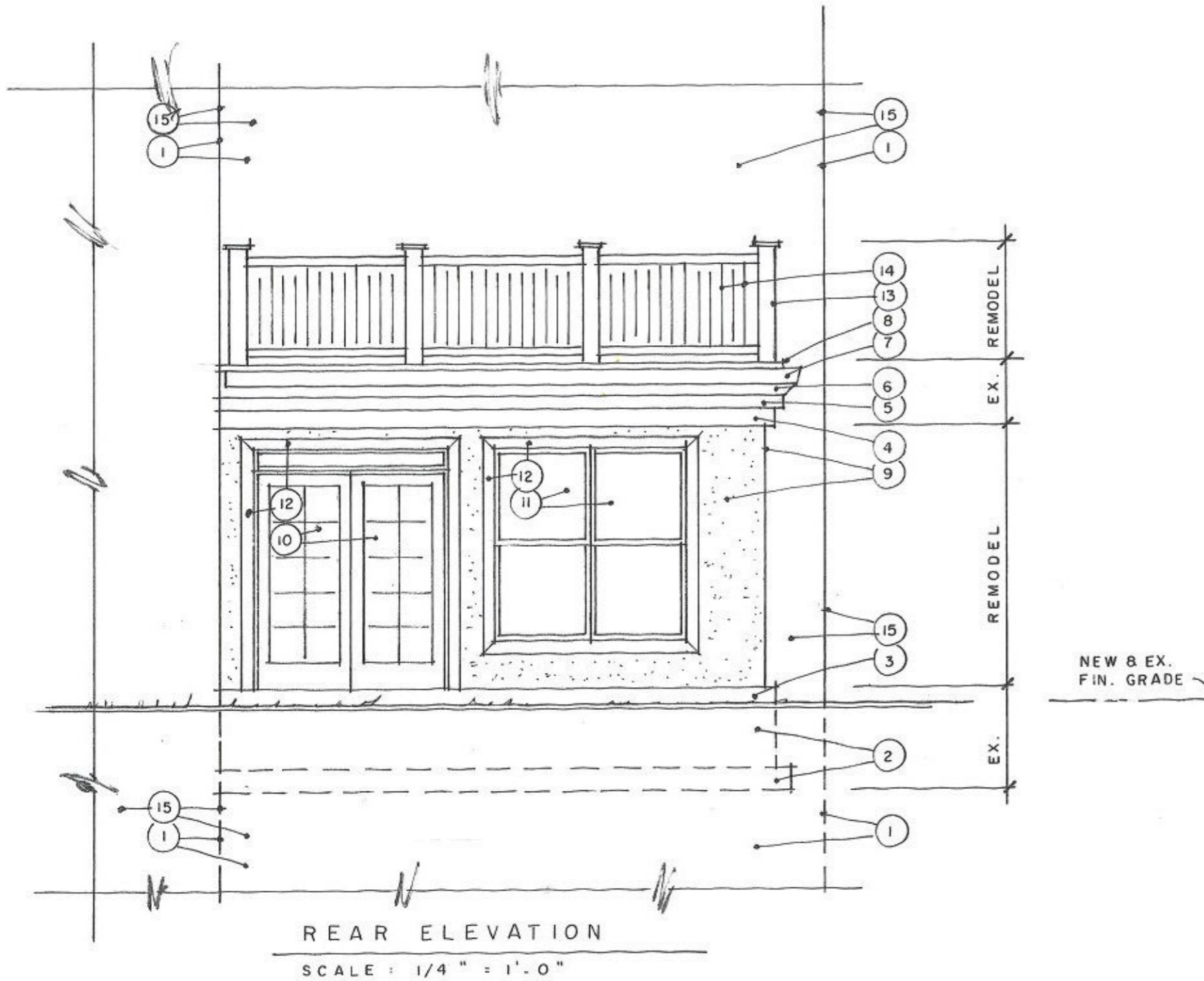
Material Notes:

- | | |
|--|--|
| 1. Existing 2-story house beyond. | 8. Existing "flat" roof, replace. |
| 2. Existing foundation, field verify. | 9. New stucco exterior, to match existing. |
| 3. Existing concrete slab, to restore. | 10. New door, side lite, and transom, see plans. |
| 4. Existing wood beam and trim. | 11. New window, see plans. |
| 5. Existing overhang and trim. | 12. New exterior casing, to match existing. |
| 6. Existing crown molding. | 13. New aluminum newel posts, see details. |
| 7. Existing gutter. | 14. New aluminum guard rail, see details. |
| | 15. Restore all disturbed areas of existing house. |



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- | | |
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WM 445
11/16 x 3-1/4

EXTERIOR DOOR &
WINDOW CASING

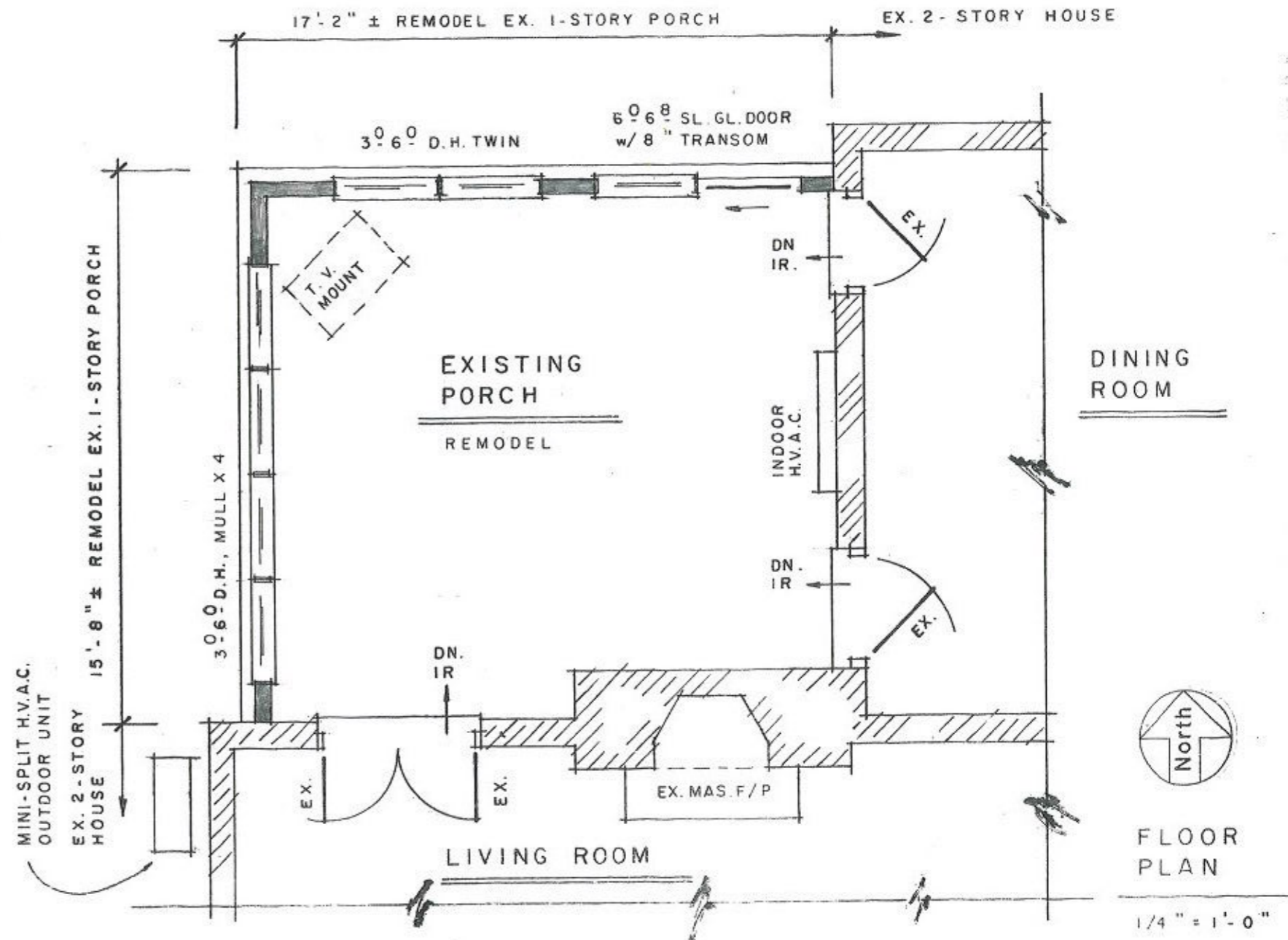
NOT TO SCALE

Door Notes:

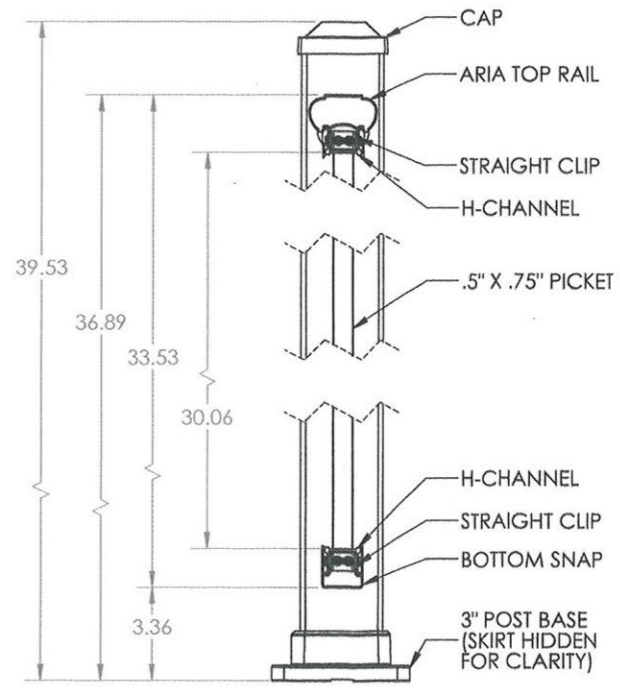
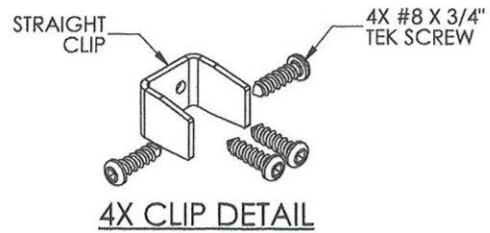
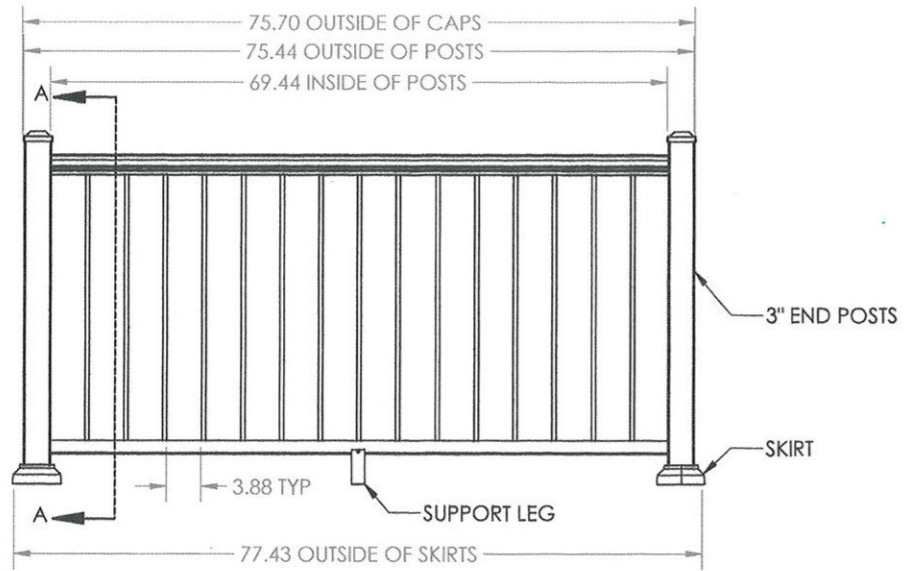
- Provide Marvin Aluminum Clad wood sliding glass French door with direct set fixed glass transom.
- Door set to be nominal 6'-0"W x 6'-8"H. with 6'-0"W x 8"H transom.
- Exterior aluminum clad to be white.
- Provide matching sliding screen door panel.
- Provide Low-E tempered and insulated glass.
- Provide interior removable pine mullions.
- Coordinate hardware with owner and existing house.
- Coordinate interior trim and finish with owner.

Window Notes:

- Provide Marvin Aluminum Clad wood double hung windows.
- Window sizes shown on plans; twin 2'-6" x 6'-0"H and twin 3'-0" x 6'-0"H.
- Exterior aluminum clad to be white.
- Provide removable screen panels.
- Provide Low-E insulated glass.
- Coordinate hardware with owner and existing house.
- Coordinate interior trim and finish with owner.



Select the image below to expand and see Aria Railing in action.



SECTION A-A

NOTES:
 1. ALL RAIL MUST BE ASSEMBLED AND FASTENED IN ACCORDANCE WITH ULTRALOX'S INSTALLATION INSTRUCTIONS.
 2. AVAILABLE COLORS ARE BLACK - WHITE - BRONZE.

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: SURFACE FINISH: 125 RMS ANGULAR: ±.5 DEG LINEAR: .X ±.02 .XX ±.010 .XXX ±.005		NAME ZAG	DATE 8/8/17	
THIRD ANGLE PROJECTION:	INTERPRET GEOMETRIC TOLERANCING PER: ASME Y14.5-2009	TITLE: SHOP DRAWING, ARIA TOP RAIL, 3" END POSTS, 36" PICKETS, 6' SECTION SIZE DWG. NO. B SCALE: 1:10 WEIGHT:		
MATERIAL		PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF ULTRALOX. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ULTRALOX.		REV A SHEET 1 OF 2