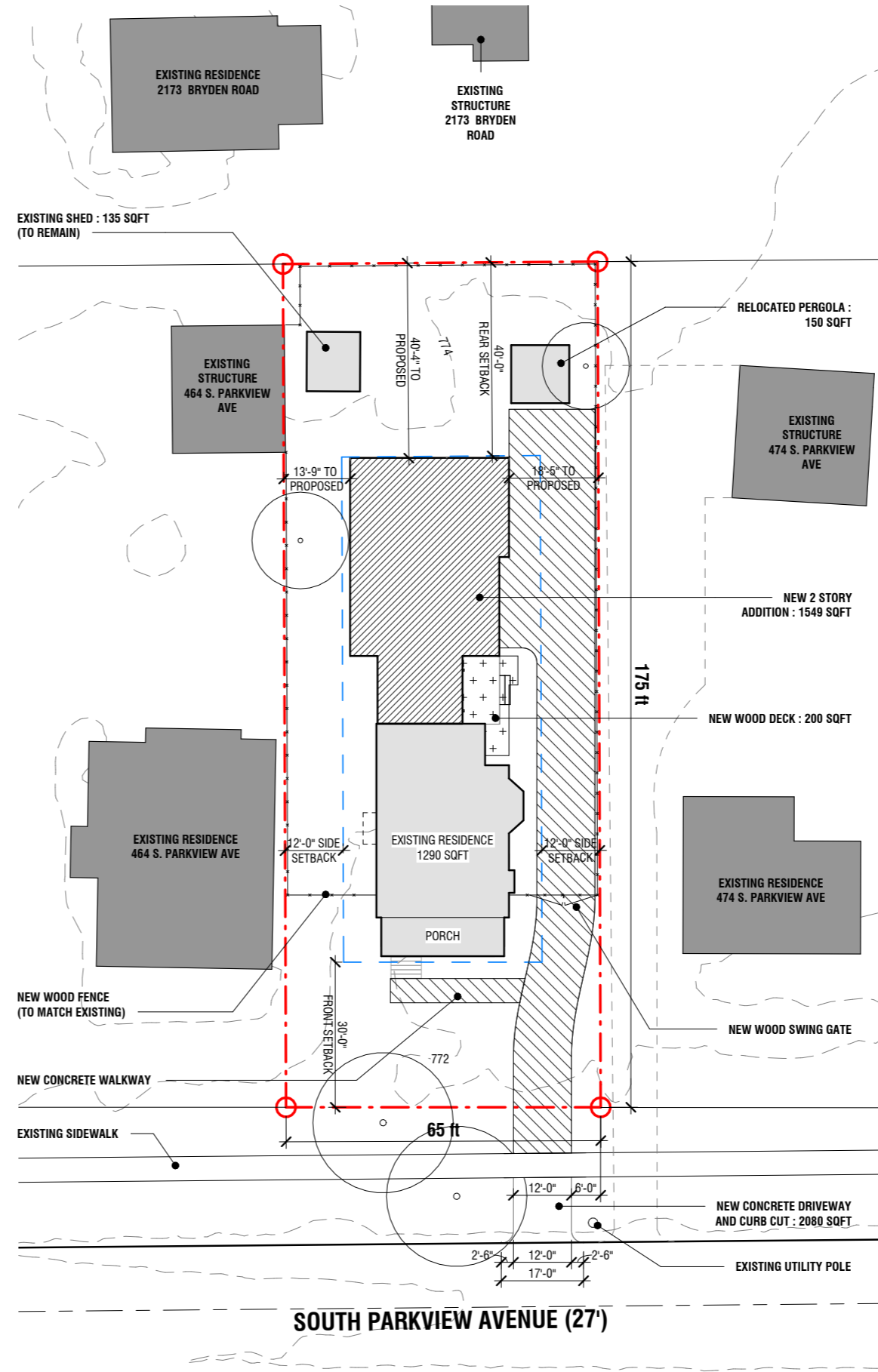


2 SITE PLAN - EXISTING
SCALE 1" = 30'-0"



1 SITE PLAN - PROPOSED
SCALE 1" = 30'-0"

GENERAL INFORMATION

ADDRESS : 470 SOUTH PARKVIEW AVENUE
PARCEL : 020-002766

PROJECT SCOPE:
THE PROJECT IS PROPOSING CONSTRUCTING AN ADDITION TO THE EXISTING HOME AT THE REAR OF THE PROPERTY. FIRST FLOOR CONSISTS OF A NEW SECONDARY ENTRY WITH NEW STAIR AND ELEVATOR CIRCULATION TO SECOND LEVEL. FIRST FLOOR ALSO INCLUDES A NEW 4 CAR GARAGE. THE SECOND LEVEL INCLUDES A SECONDARY SUITE.

FIRST LEVEL EXISTING AREA :	1,086 SQFT
FIRST FLOOR ENTRY/GARAGE :	1,549 SQFT
TOTAL :	2,635 SQFT
SECOND LEVEL EXISTING AREA :	893 SQFT
SECOND FLOOR ENTRY/GARAGE :	1,549 SQFT
TOTAL :	2,442 SQFT
ATTIC EXISTING AREA:	402 SQFT
TOTAL RESIDENCE SQFT:	5,479 SQFT

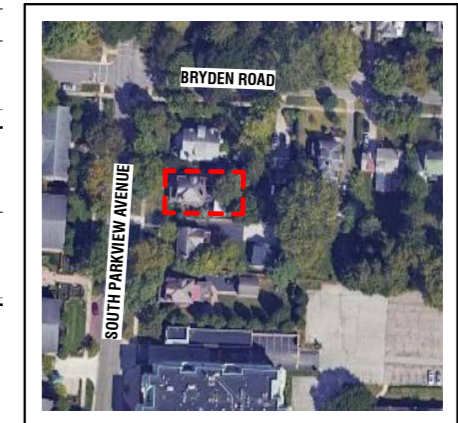
BEXLEY ZONING

ZONE | R-3 MEDIUM DENSITY RESIDENTIAL
LOT AREA | 11,375 SQFT

BUILDING LOT COVERAGE		
EXISTING RESIDENCE	1290 SQFT	
PROPOSED ADDITION	1549 SQFT	
TOTAL	2839 SQFT	ZONING MAX 2844 SQFT (25%)
TOTAL LOT COVERAGE		
TOTAL BUILDING	2,839 SQFT	
SHED	135 SQFT	
DRIVEWAY	2,080 SQFT	
DECK	200 SQFT	
PERGOLA	150 SQFT	
TOTAL LOT COVERAGE	5,304 SQFT	ZONING MAX: 5688 SQFT (50%)
RESIDENCE INFORMATION		
EXISTING:	ACTUAL:	ZONING MAX:
HEIGHT:	33FT	40FT
STORIES:	2.5 STORIES	2.5 STORIES
AREA:	1,290 SQFT	25% LOT
PARKING:	2 OFF STREET (UNENCLOSED CARPORT)	
PROPOSED	ACTUAL:	ZONING MAX:
HEIGHT:	26.75FT	40FT
STORIES:	2 STORIES	2.5 STORIES
AREA:	1,549 SQFT	1,549 SQFT
	1ST LEVEL GARAGE	
	2ND LEVEL SUITE	
PARKING:	4 OFF STREET (ATTACHED GARAGE)	

SHEET INDEX

A0.01 - SITE PLAN	A3.02 - PERSPECTIVE VIEW & MATERIALS
A0.02 - SITE PHOTOS	A4.01 - SECTIONS
A2.01 - FIRST FLOOR PLAN	L2.01 - LANDSCAPE PLAN
A2.02 - SECOND FLOOR	
A3.01 - ELEVATIONS	



ARCHITECT:
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E: santialvarez@gmail.com
C: 412-606-3739

HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BEXLEY ARB
11/14/2024

SITE PLAN

A0.01



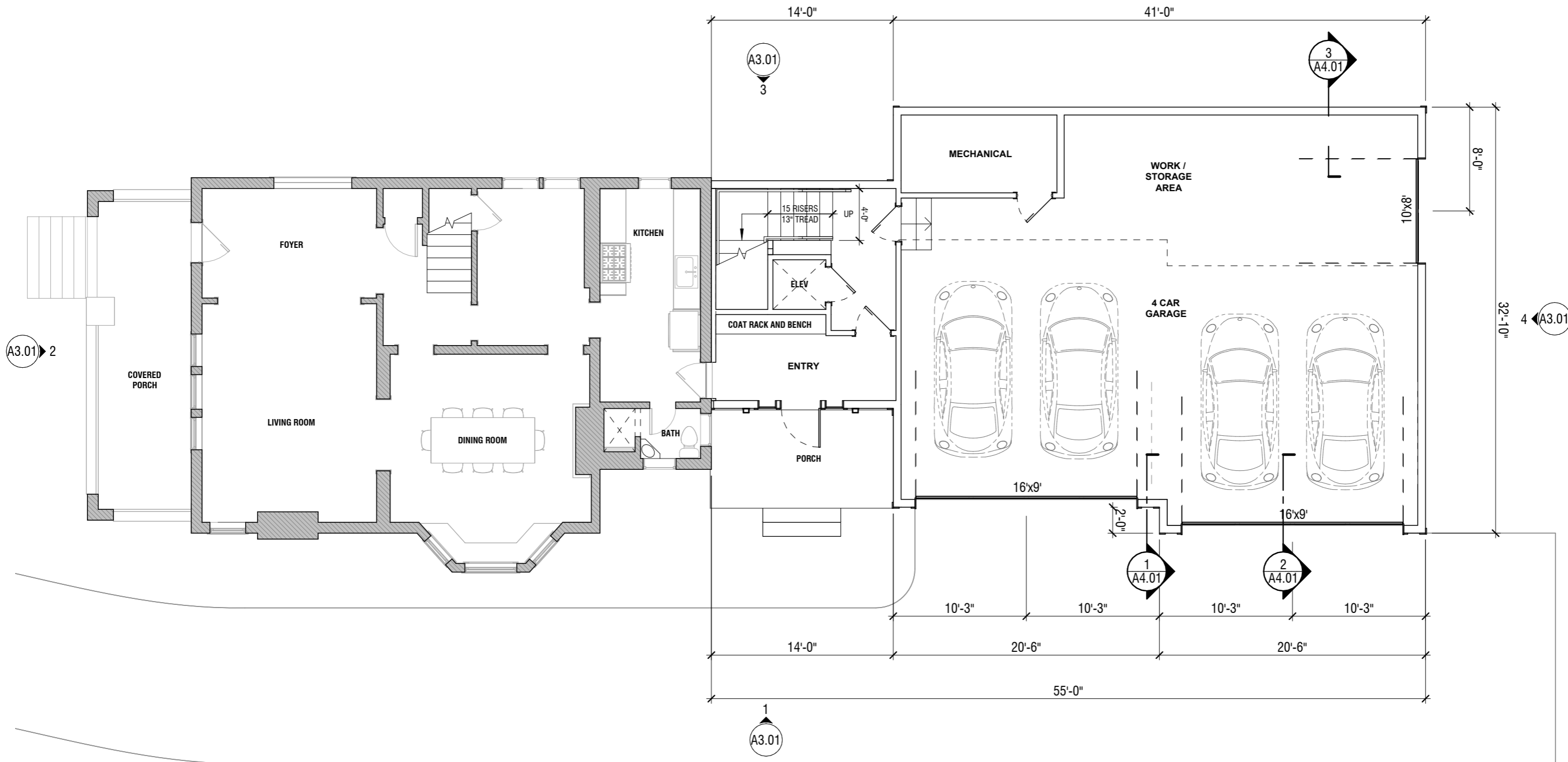
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SITE PHOTOS

A0.02



1

FIRST FLOOR

SCALE 1/8" = 1'-0"

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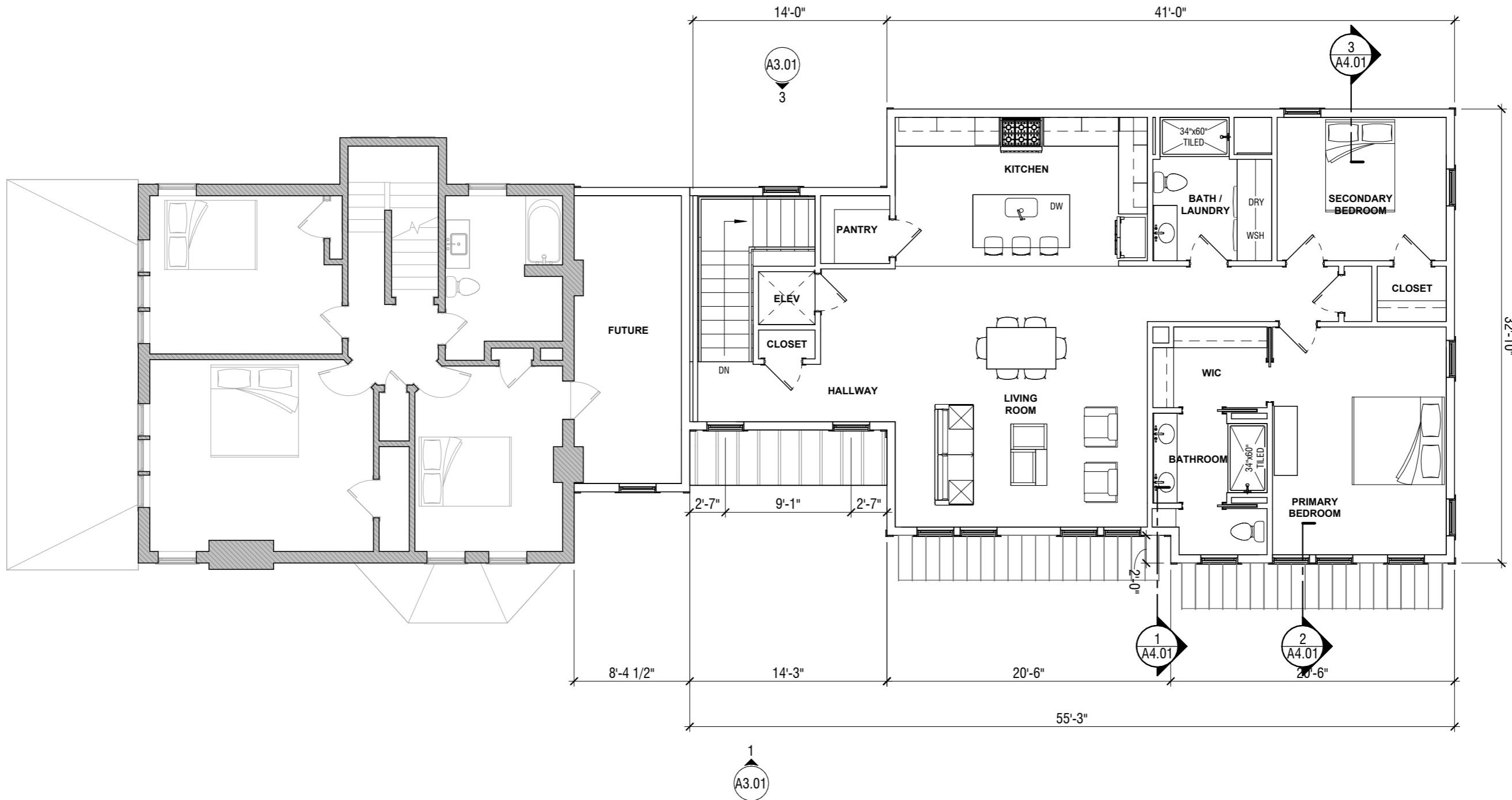
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FIRST FLOOR
PLAN

A2.01



1 SECOND FLOOR
SCALE 1/8" = 1'-0"

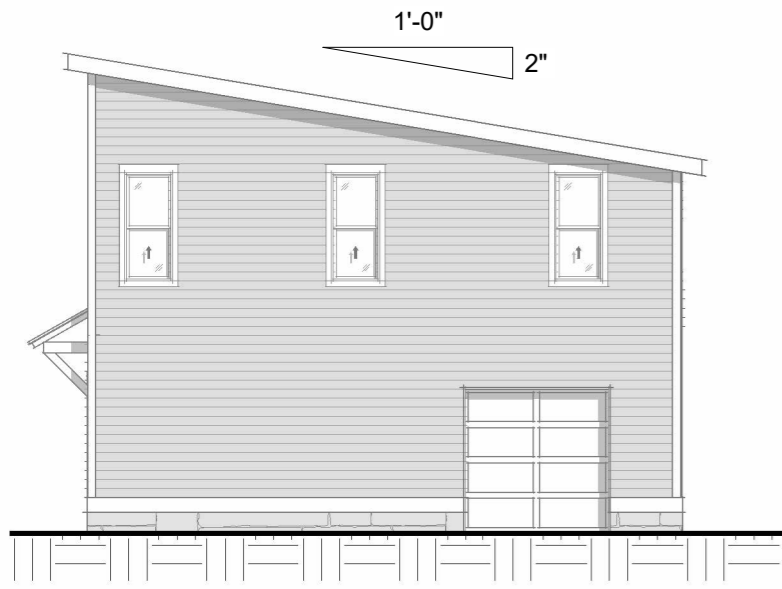
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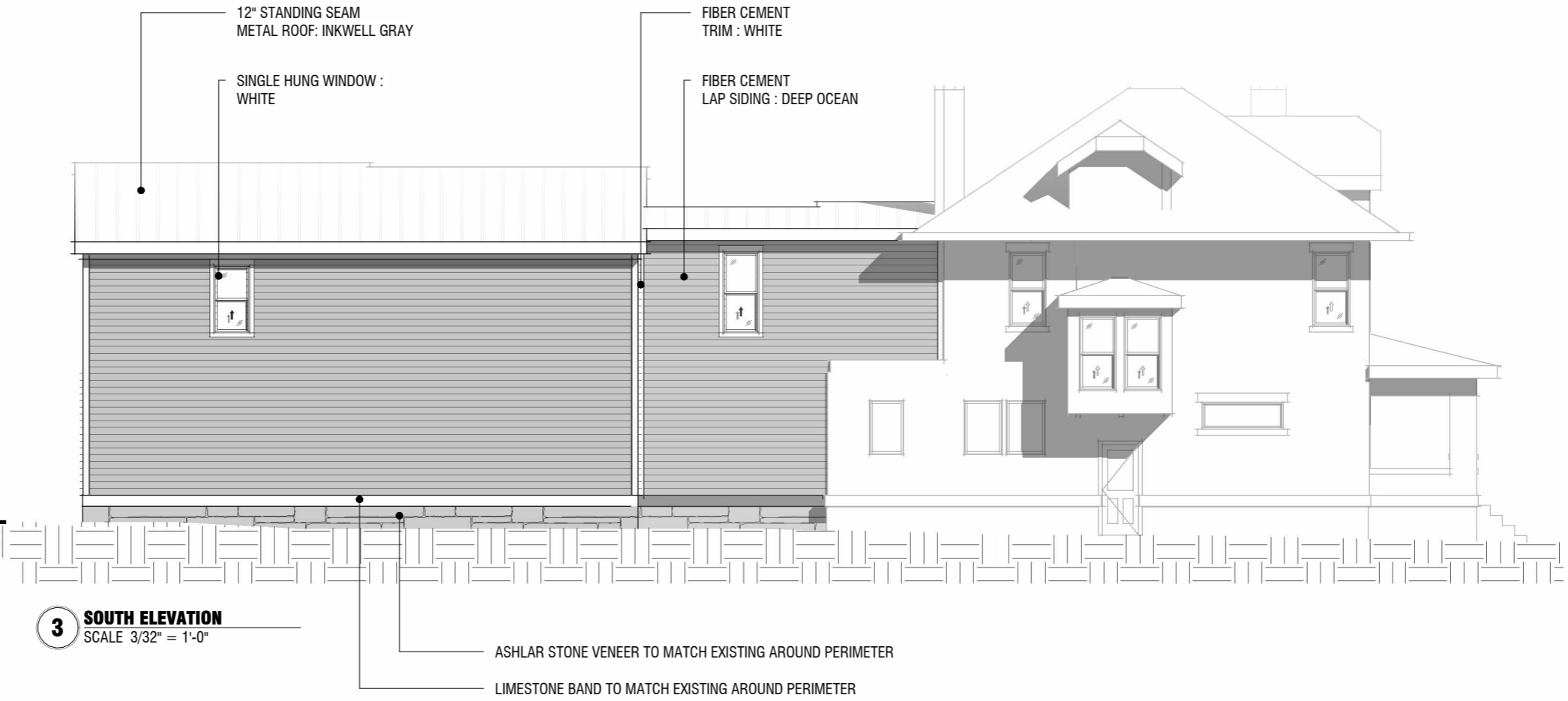
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SECOND
FLOOR PLAN

A2.02



4 WEST ELEVATION
SCALE 3/32" = 1'-0"



3 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



2 EAST ELEVATION
SCALE 3/32" = 1'-0"



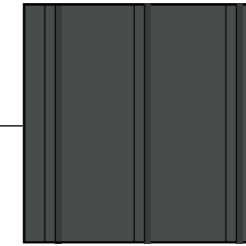
1 NORTH ELEVATION
SCALE 3/32" = 1'-0"

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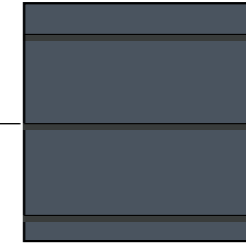
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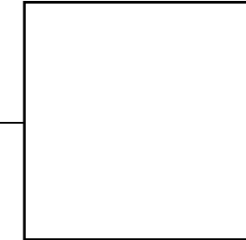
ELEVATIONS



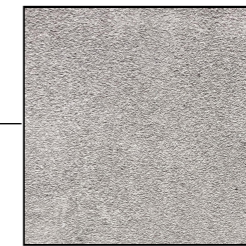
MATERIAL :
12" STANDING SEAM
METAL ROOFING
COLOR :
INKWELL GRAY



MATERIAL :
6" FIBER CEMENT
LAP SIDING
TEXTURE :
SMOOTH
COLOR :
DEEP OCEAN



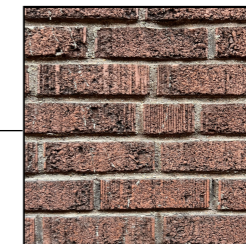
MATERIAL :
FIBER CEMENT TRIM
TEXTURE :
SMOOTH
COLOR :
WHITE



MATERIAL :
LIMESTONE
TEXTURE :
HONED
COLOR :
NATURAL GRAY



MATERIAL :
LIMESTONE
TEXTURE :
NATURAL
COLOR :
GRAY TONES



MATERIAL :
BRICK
TEXTURE :
VERTICAL SCRATCH
COLOR :
RED

1 PERSPECTIVE - SOUTHWEST
SCALE

ARCHITECT:
SANTIAGO ALVAREZ
E: santialvarez@gmail.com
C: 412-606-3739

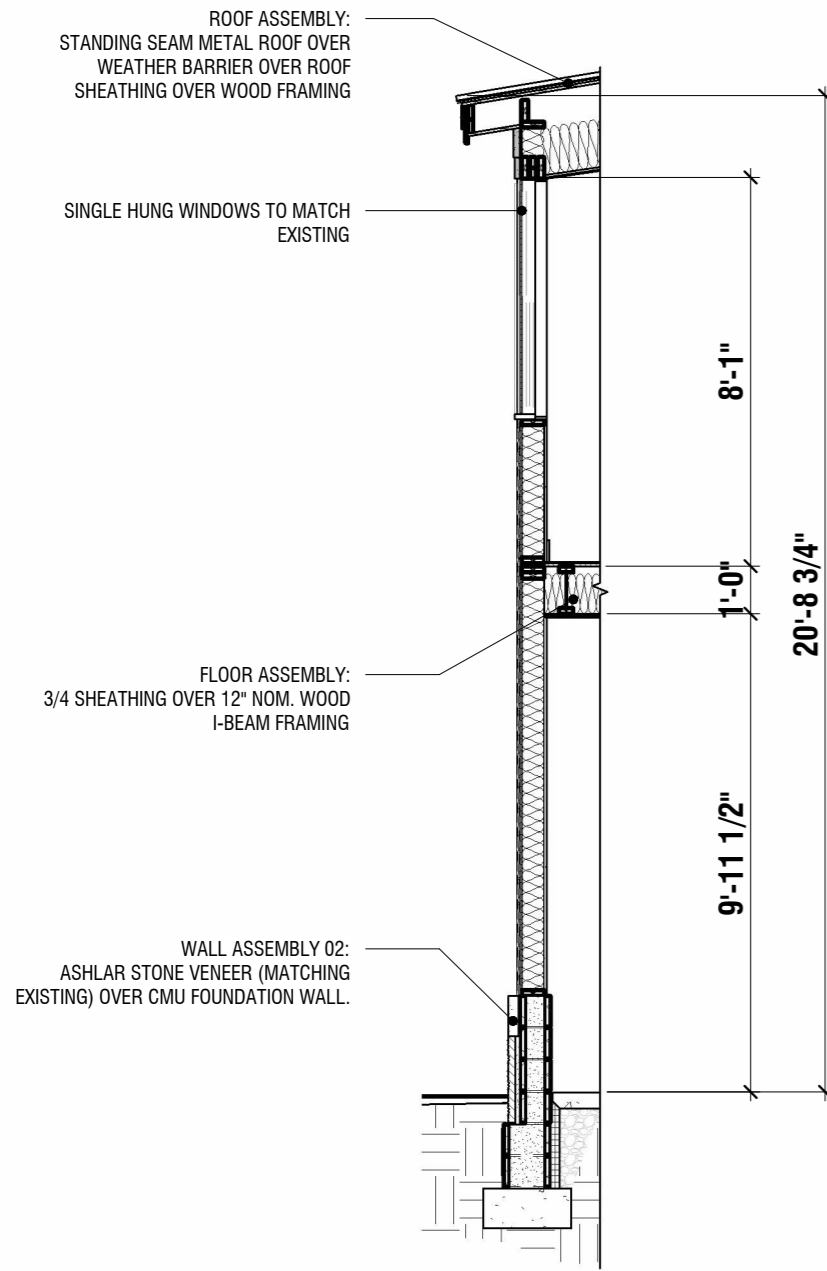
HOUSE ADDITION
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470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

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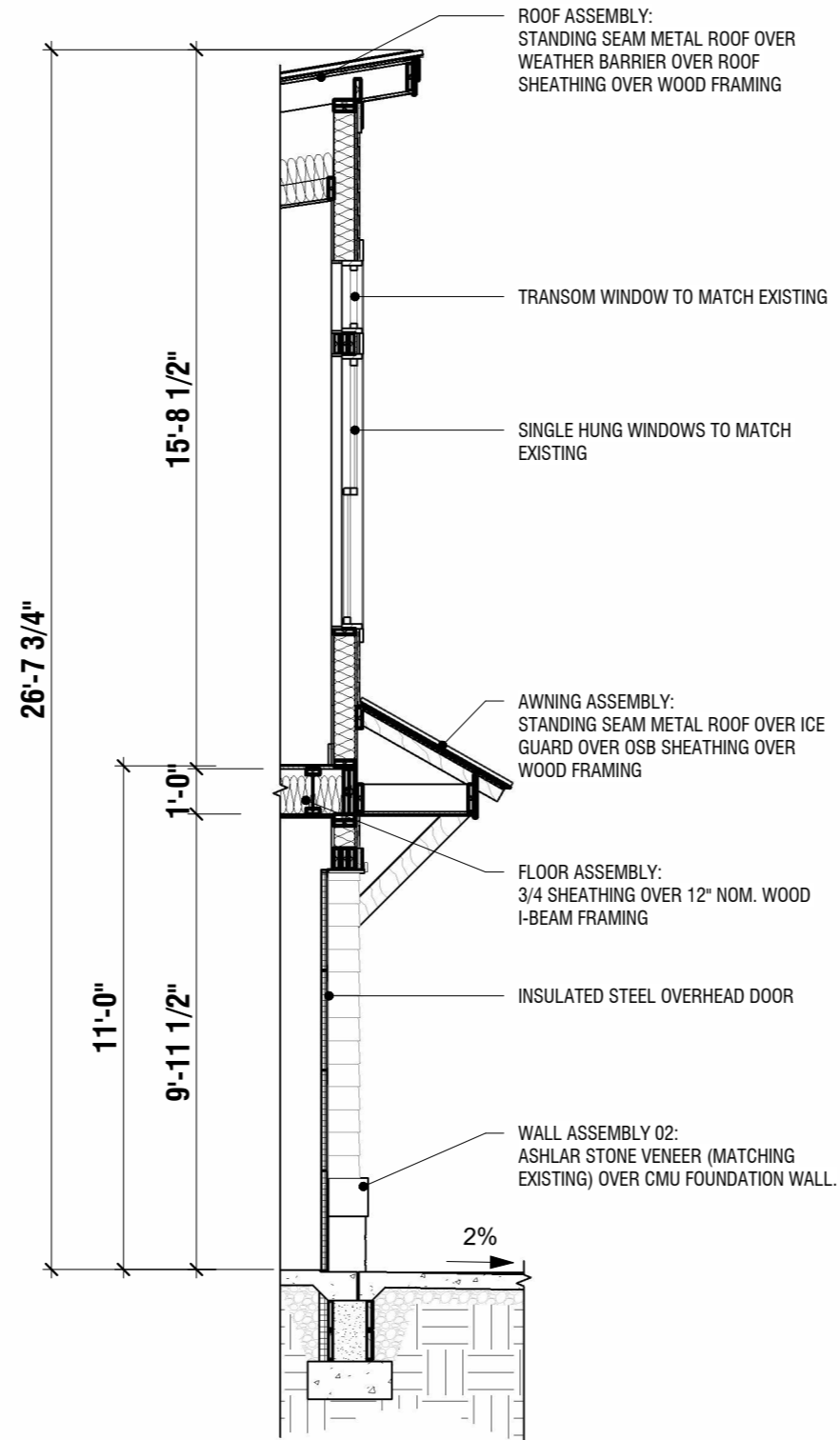
11/14/2024

PERSPECTIVE
VIEW &
MATERIALS

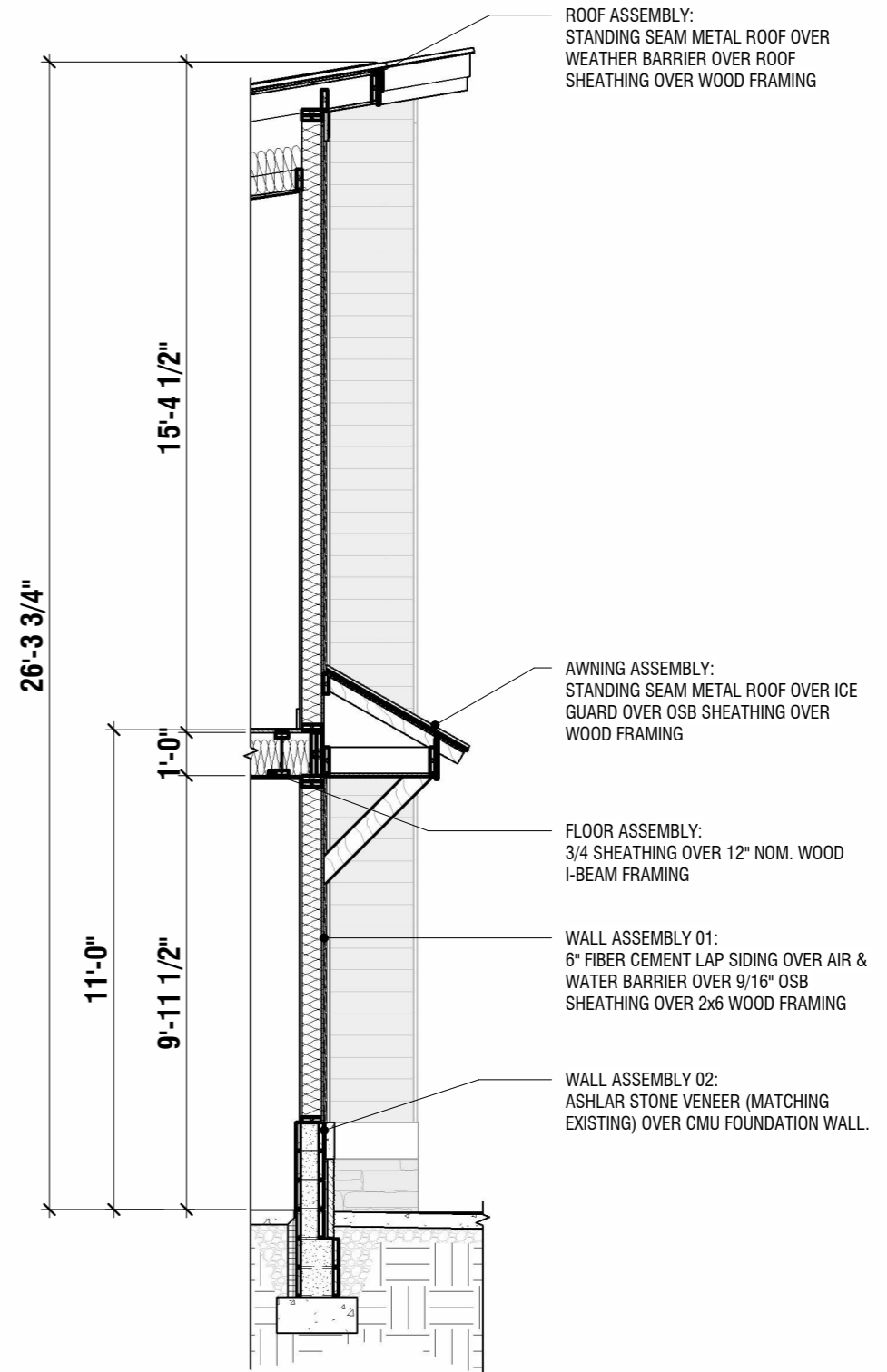
A3.02



3 WALL SECTION
SCALE 1/4" = 1'-0"



2 WALL SECTION
SCALE 1/4" = 1'-0"



1 WALL SECTION
SCALE 1/4" = 1'-0"

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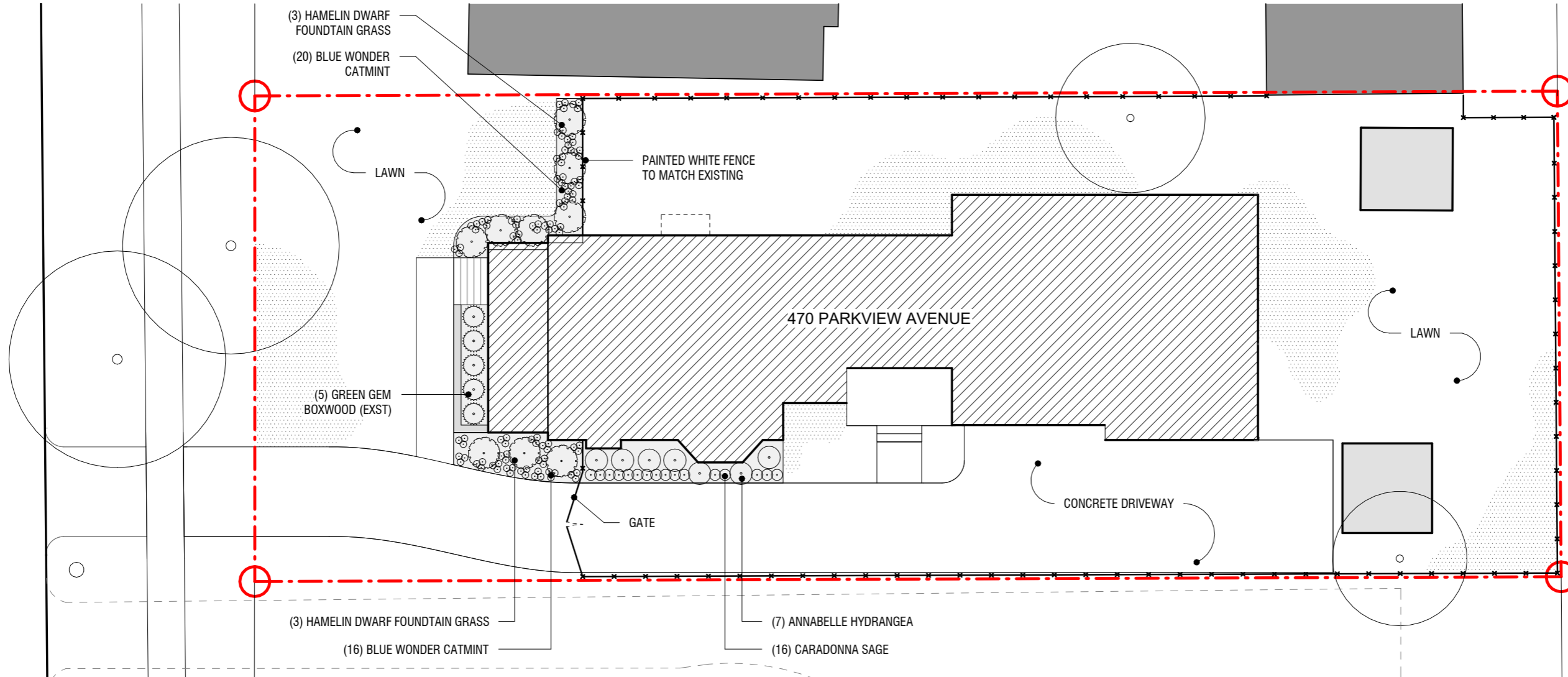
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SECTIONS

A4.01

SOUTH PARKVIEW AVENUE (27')



1 SITE PLAN - PROPOSED Copy 1
SCALE 1/16" = 1'-0"

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LANDSCAPE
PLAN

L2.01