





INDEX TO DRAWINGS

- SHEET 1 SITE PLAN
- SHEET 2 ASBUILT FIRST FLOOR PLAN
ASBUILT SECOND FLOOR PLAN
- SHEET 3 FOUNDATION PLAN
- SHEET 4 PROPOSED FIRST FLOOR PLAN/MEP
- SHEET 5 PROPOSED SECOND FLOOR PLAN/MEP
- SHEET 6 EXTERIOR ELEVATIONS
- SHEET 7 SECTION
- SHEET 8 SECTION
- SHEET 9 S-1 STRUCTURAL

BUILDING CODE INFORMATION

TWO STORY ADDITION TO THE REAR 273.5 SF EACH FLOOR
ONE STORY ADDITION TO THE FRONT 244.4 SF
INFILL EXISTING COVERED PORCH 99.8 SF
NEW FRONT PORCH 40 SF
NEW TURN-AROUND DRIVE

ZONING INFORMATION

PARCEL NO. 020-002375-00

GENERAL NOTES

DO NOT SCALE THE DRAWINGS AS THE PRINTING PROCESS CAN DISTORT THE DRAWINGS.
THE CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY ERRORS/OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
THE ARCHITECTS IS RESPONSIBLE FOR ONLY THOSE ITEMS SHOWN ON THE DRAWINGS.
THE GENERAL CONTRACTOR IS TO CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND APPROVED CONSTRUCTION PRACTICES FOR ALL ITEMS NOT DETAILED OR OTHERWISE INDICATED.
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THESE SYSTEMS SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND ACCEPTABLE ENGINEERING PRACTICES.
NO WORKS SHALL COMMENCE UNTIL THE UTILITY COMPANIES HAVE LOCATED AND MARKED UNDERGROUND UTILITIES AND THAT MAY POTENTIALLY BE A HAZARD.
ALL ROOF WATER FROM ANY BUILDING SHALL BE CARRIED FROM DOWNSPOUTS TO THE STREET GUTTER OR STORM SEWER AS APPLICABLE THROUGH THIN WALLED PVC CORRUGATED ADS OR OTHER APPROVED EQUIVALENT HAVING MINIMUM DIAMETER OF 4" BEDDED IN SAND AND LAID TO PROPER GRADE.
ANY EXTERIOR MODIFICATIONS TO THE PLANS AS DRAWN ARE TO BE REVIEW AND APPROVED BY THE APPROPRIATE AREA COMMISSION AS APPLICABLE.

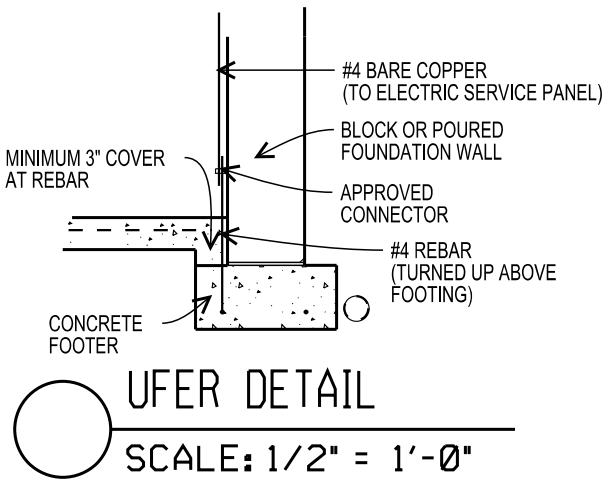
GENERAL PLAN NOTES




















VERIFY INTERIOR FINISHES WITH THE OWNER, INCLUDING FLOOR COVERINGS,CABINETRY, FIXTURES, DOORS AND TRIM.
CONFIRM TRIM SPECIFICATIONS WITH OWNER.
ELEVATIONS ON FLOOR PLANS ARE FOR GENERAL REFERENCE ONLY.
NEW FINISH SECOND FLOOR TO ALIGN WITH EXISTING. FIELD VERIFY EXACT HEIGHT.
CONTRACTOR TO VERIFY ALL WINDOWS MEET ALL LOCAL SAFETY AND EGRESS CODES.
NEW FLOOR FRAMING TO BE DESIGNED FOR 40 PSF LIVE LOAD. ROOF FRAMING DESIGNED FOR 25 PSF.
PROVIDE SOUND BATT AT ALL BATHROOM AND LAUNDRY WALLS AND FLOORS.
VERIFY ALL CLOSET INTERIOR REQUIREMENTS WITH OWNERS FOR BLOCKING AND LOCATIONS OF SPECIFIC WALL HUNG STORAGE.
20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
CHILD PROOF RECEPTACLES ARE TO BE PROVIDED AS REQUIRED BY CODE.

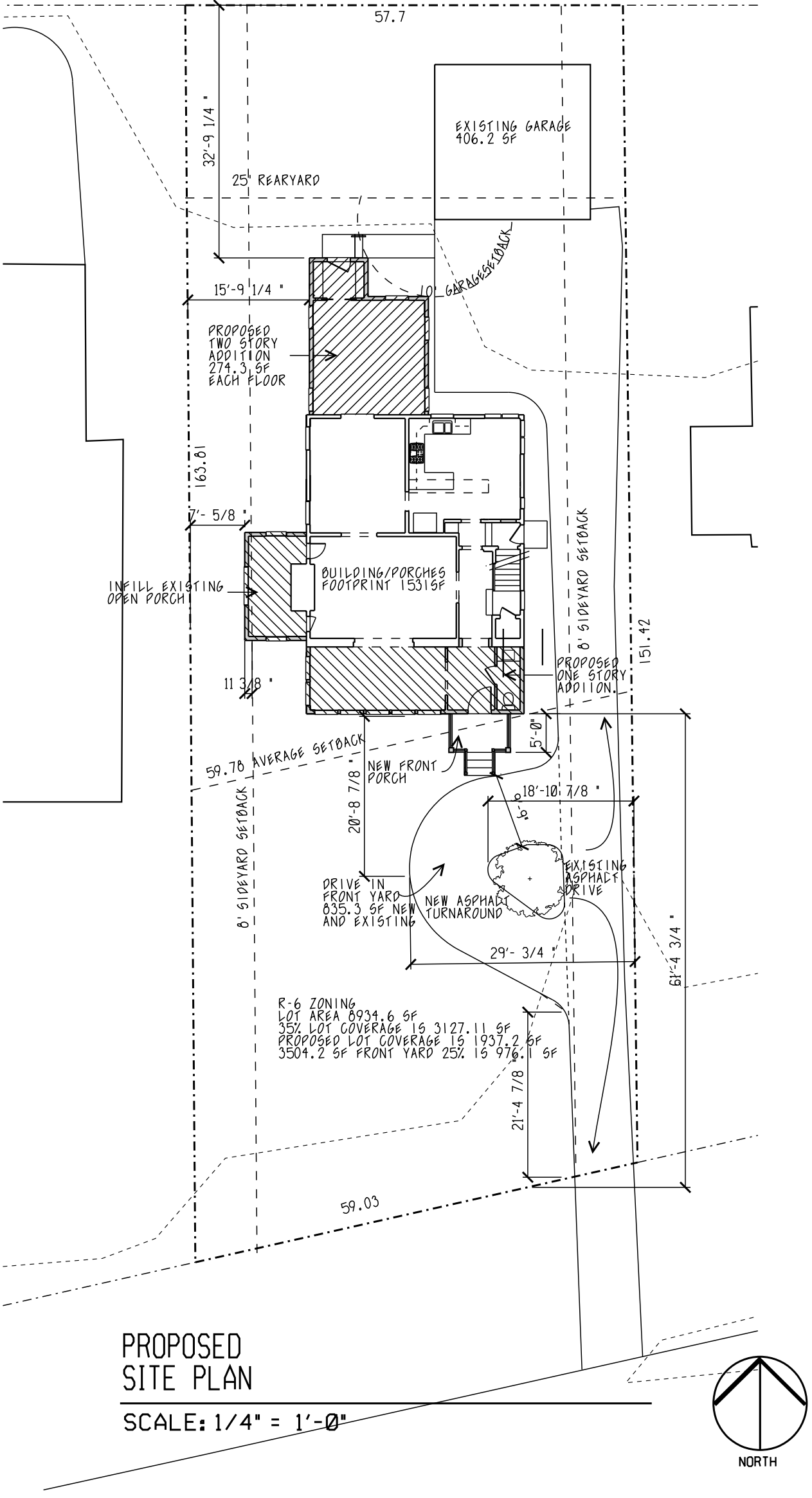
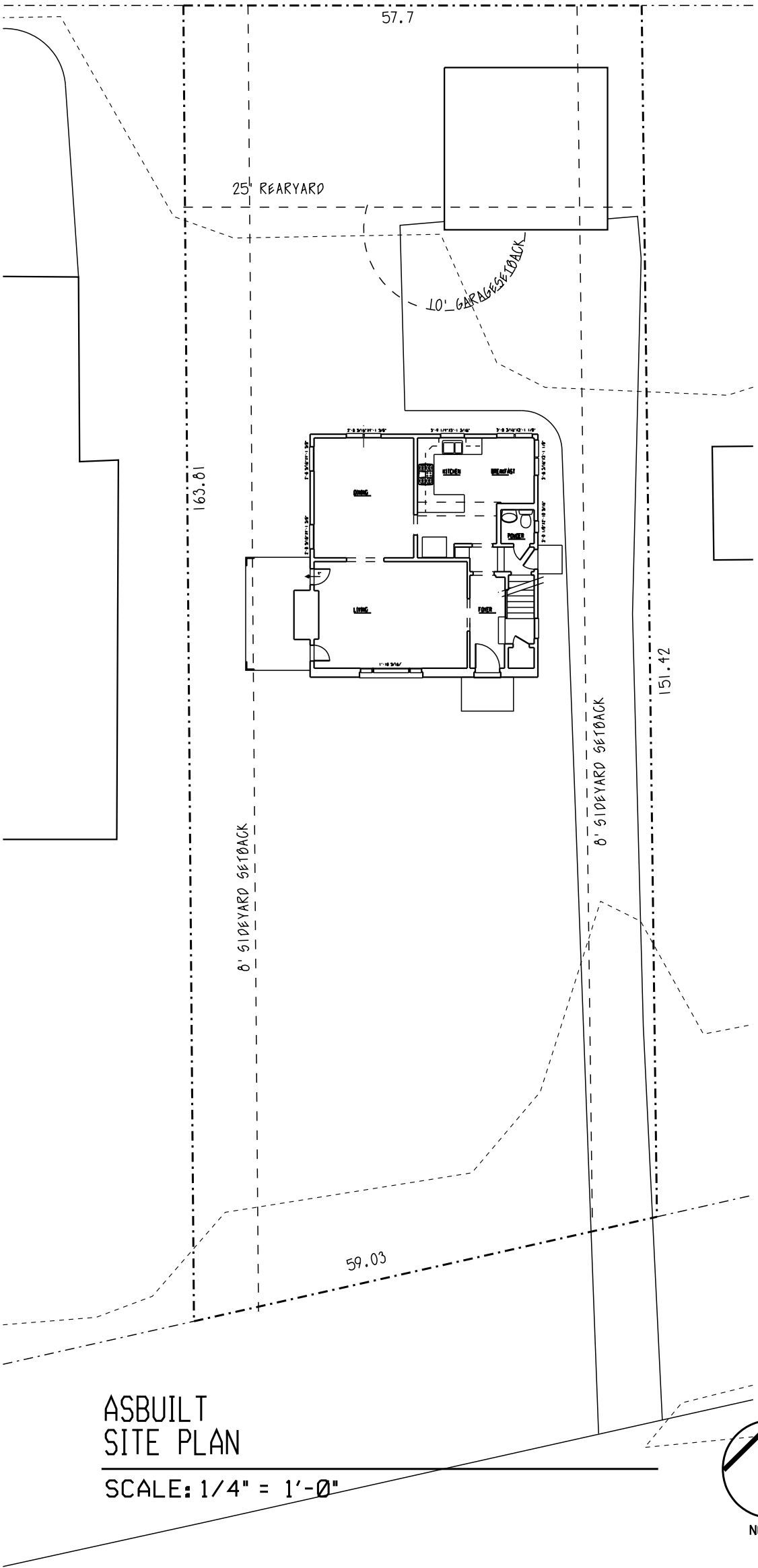
2/10/25

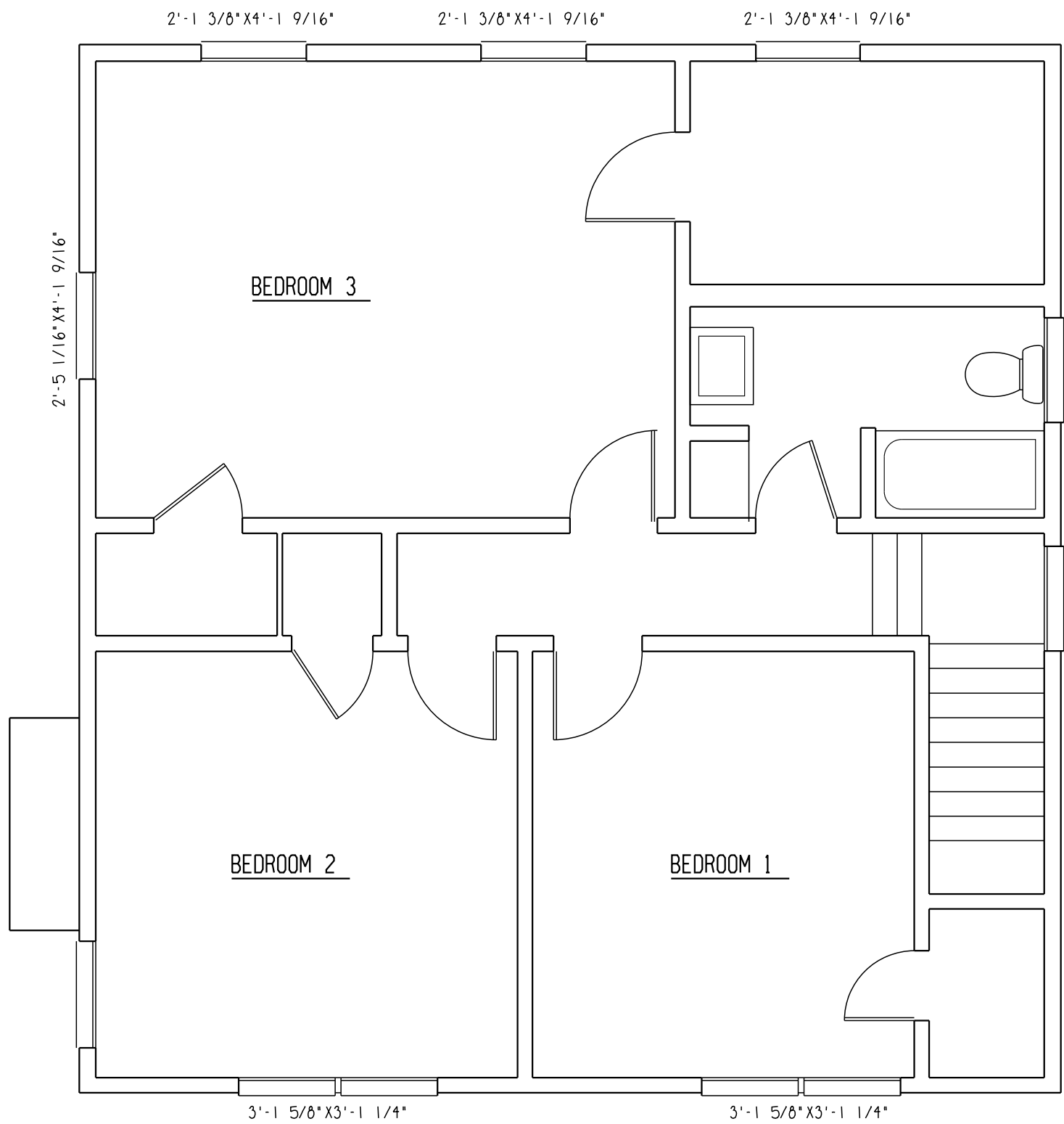
2832 EAST BROAD STREET
BEXLEY OHIO

SHEET 1

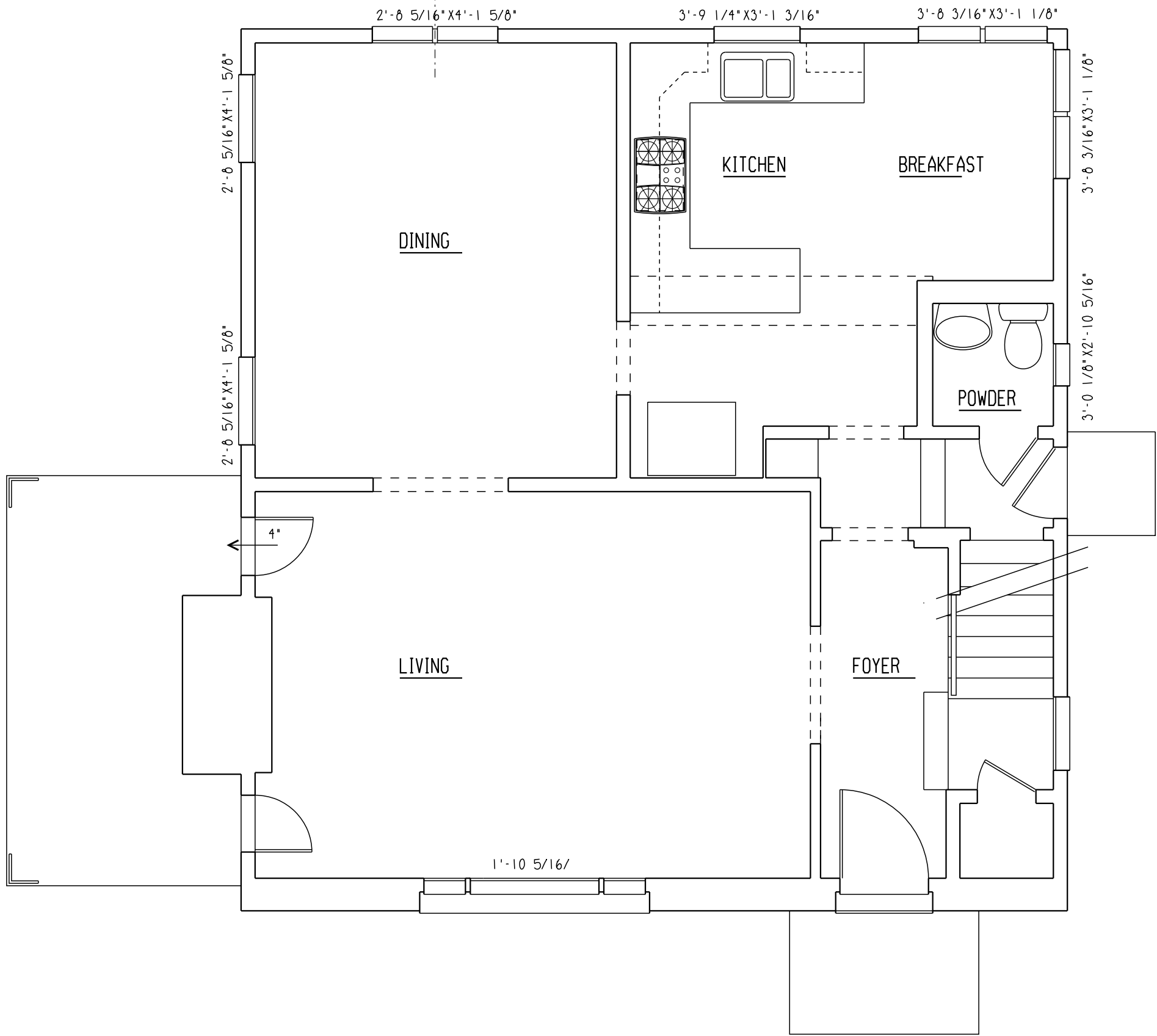
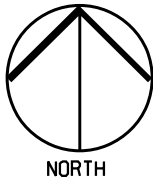


ELECTRICAL SCHEDULE				CONFIRM ALL SELECTIONS WITH OWNER				ELECTRICAL LEGEND			
MARK	DESCRIPTION	MANUFACTURER/TYPE	MODEL NUMBER		DUPLEX OUTLET		CEILING LIGHT FIXTURE				
A	2" RECESSED CAN (WET LISTED)	ELITE ROUND LED RL271, WHITE TRIM	RL271-600-XX-90-SHZ-WH (WET LISTED)		220V OUTLET		WALL LIGHT FIXTURE				
B	4" RECESSED CAN (WET LISTED)	ELITE LED RETROFIT DIE-CAST ALUMINUM LENSED BAFFLE RL431, WHITE	RL431-650L-DIMT-120-XX-90-W-WH (WL)		4 PRONG OUTLET		FLOOD LIGHTS				
C	3" SLOPED CEILING CAN	ELITE RECESSED GIMBAL SLIM LED RL373, WHITE	RL373-600L-DIMTR-120-XX-90-XX-XX		FLOOR OUTLET		FAN/FAN LIGHT				
D	6" SLOPED CEILING CAN	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, WHITE	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH		HALF SWITCHED OUTLET		IN-JAMB SWITCH				
E	6" SLOPED CEILING CAN (WET LOCATION)	ELITE LED ADJUSTABILITY SLOPED CEILING BAFFLE RL694, PLASTIC LENS	RL694-1000L-DIMTR-MVOLT-XX-90-W-WH (WL)		SWITCH		JUNCTION BOX				
F	STANDARD CLOSET LIGHT	ELITE EU-LED UNDERCABINET SERIES	EU-LED-18-600L-DIMTR-XX-WH		TV CABLE		CARBON MONOXIDE DETECTOR				
G	STANDARD GARAGE LIGHT	ORACLE BY ELITE, ARCHITECTURAL LED SURFACE/SUSPENDED LINEAR-DIRECT OC1-LED 4'	4-OC1-LED-4000L-DIM10-MVOLT-XX-85		PHONE		SMOKE ALARM				
H	UNDERCABINET LIGHTING	PRECISE LUMAMATE MINI	LMMT-MN-XX-90-24V-30K		THERMOSTAT						
J	PUCK LIGHT	ELITE LED PORTABLE CABINET LIGHT	LED-HU22-3-130L-30K-XX		GAS CONNECTION						
K	SINGLE FLOOD LIGHT	ELITE LED ARCHITECTURAL SMALL FL SERIES, BUILDING MOUNT W/ 1/2" KO CANOPY BY EC	OFL-101-LED-XXX-DIM10-MVOLT-XX-BZ		WALL VACUUM OUTLET						
L	DECORATIVE FIXTURE	TBD									
T	PORCELAIN BULB HOLDER	ELECTRICIAN'S CHOICE									
Z	EXISTING FIXTURE										

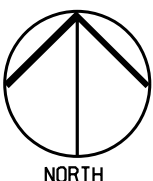




ASBUILT
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



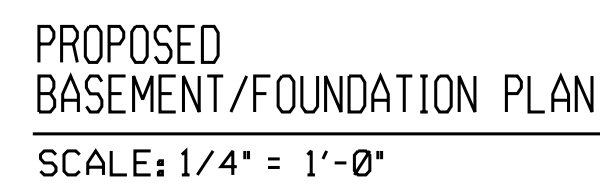
ASBUILT
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

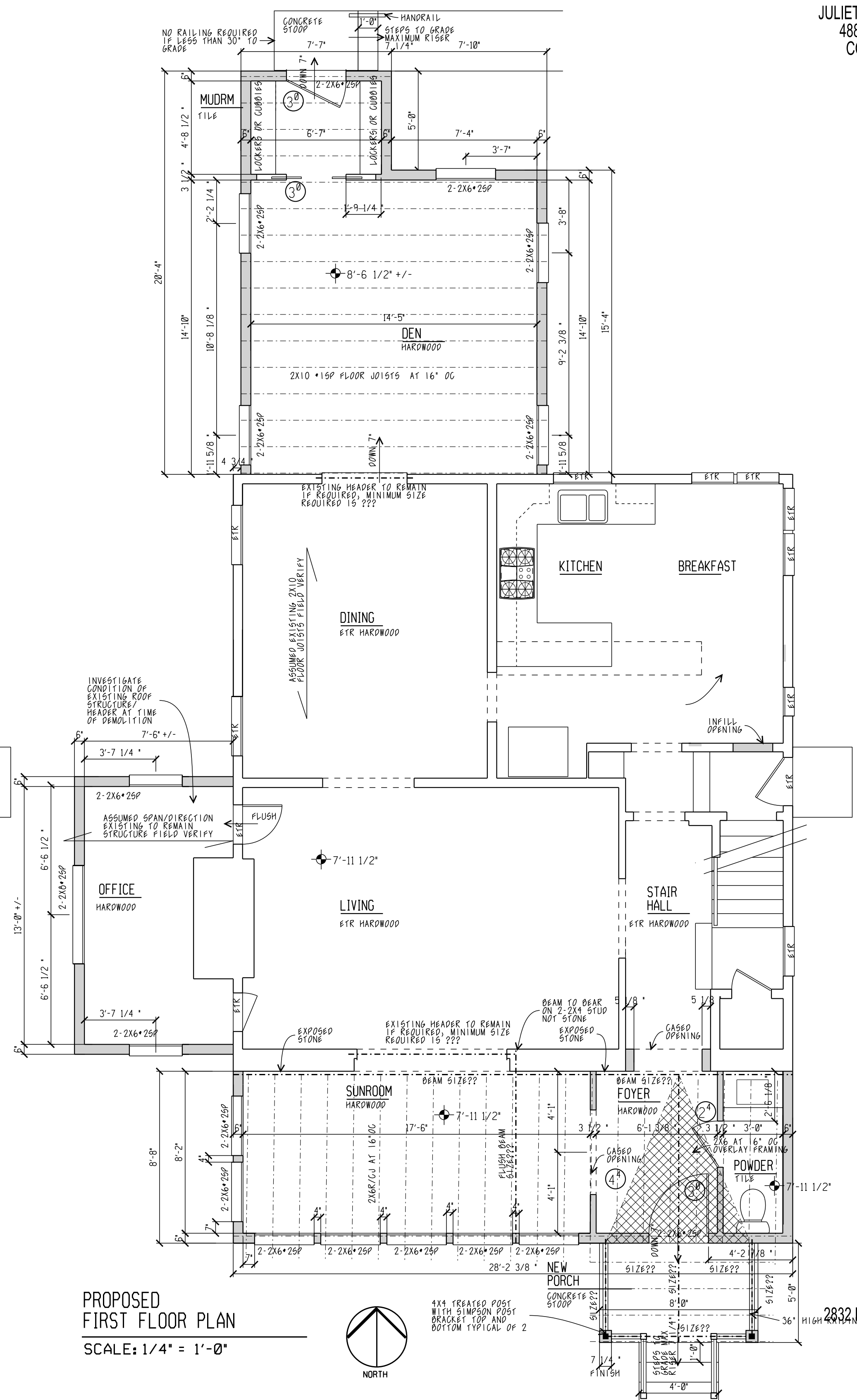
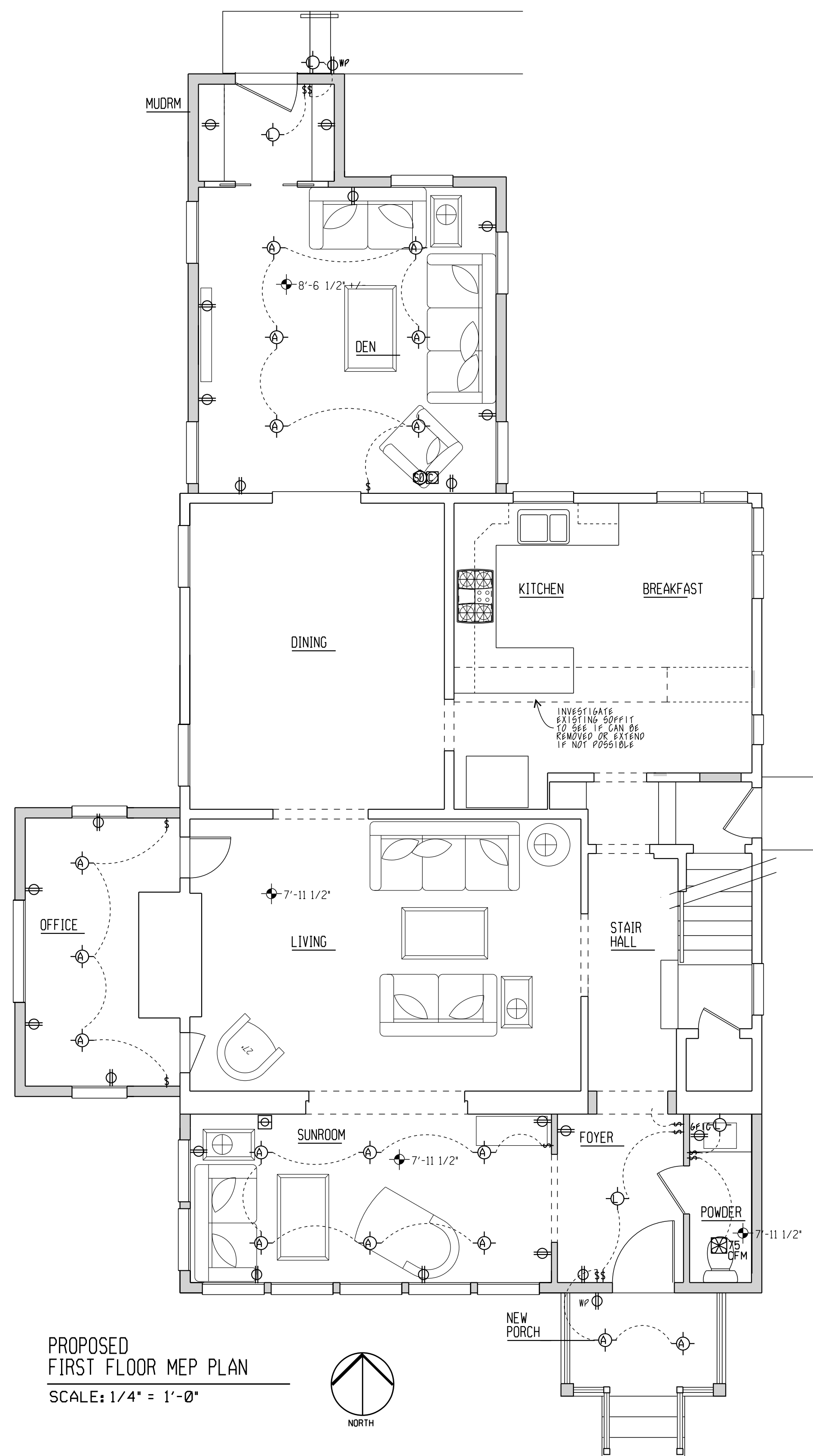


2/10/25

2832 EAST BROAD STREET
BEXLEY OHIO

SHEET 2

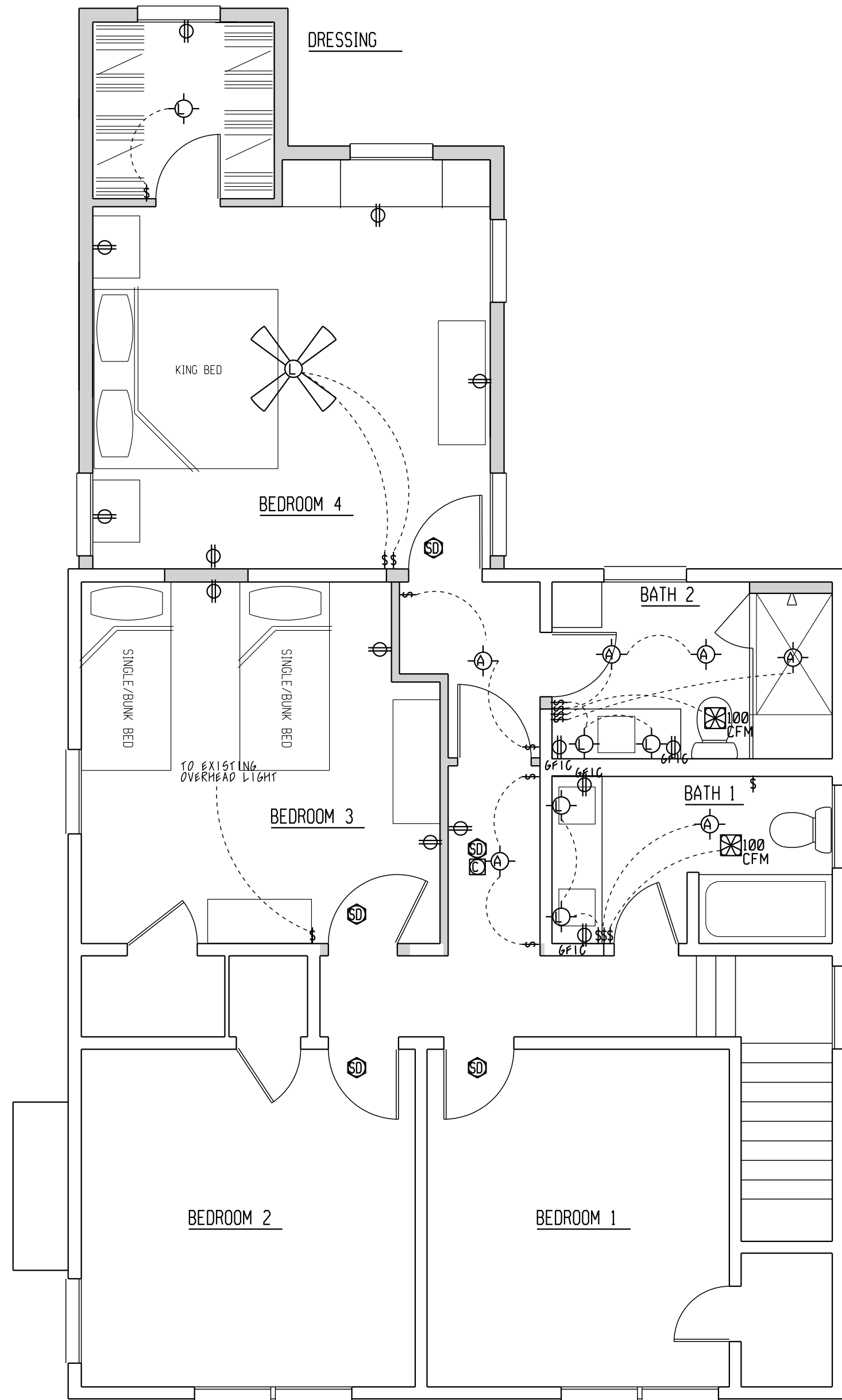




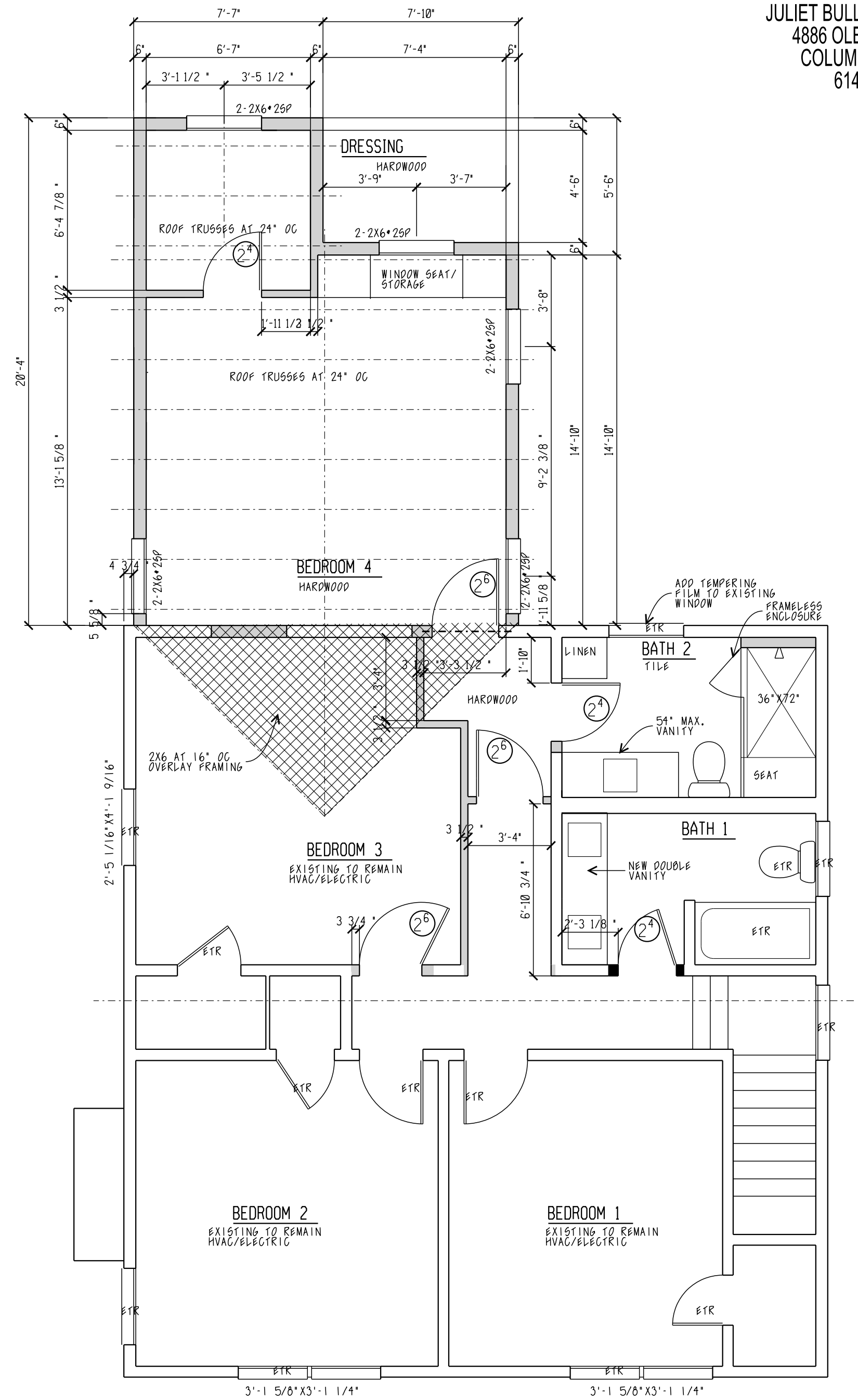
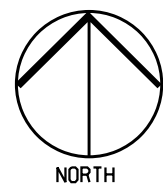
2/10/25

2832 EAST BROAD STREET
BEXLEY OHIO

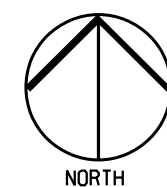
SHEET 4



PROPOSED
SECOND FLOOR MEP PLAN
SCALE: 1/4" = 1'-0"



PROPOSED
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2/10/25

2832 EAST BROAD STREET
BEXLEY OHIO

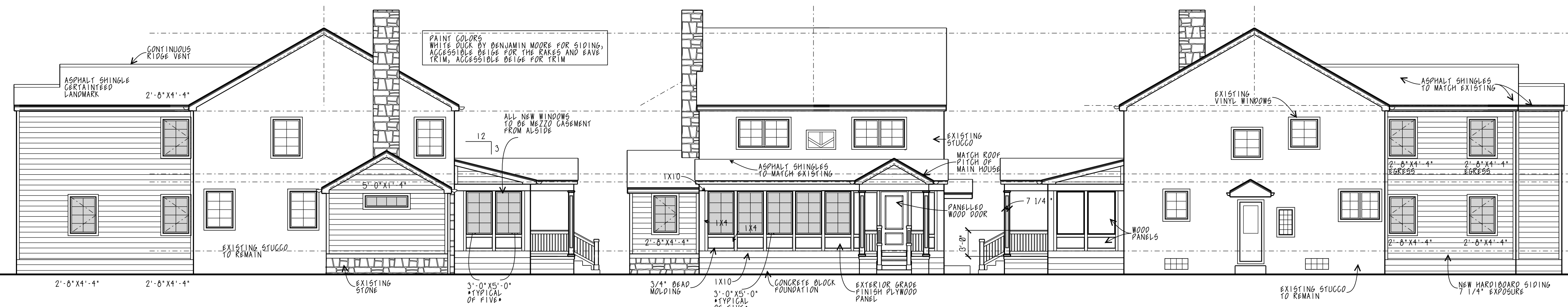
SHEET 5



ASBUILT
WEST ELEVATION
SCALE: 1/8" = 1'-0"

ASBUILT
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ASBUILT
EAST ELEVATION
SCALE: 1/8" = 1'-0"



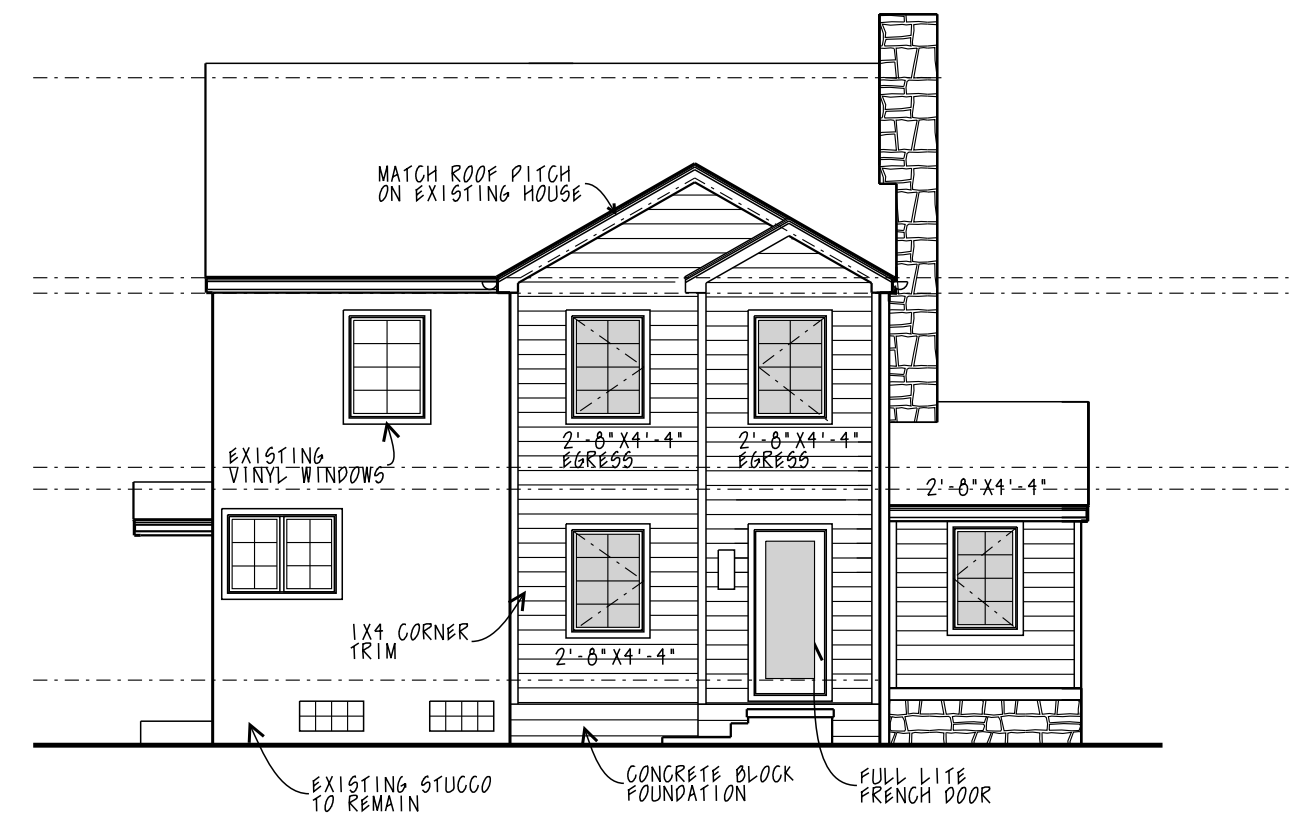
PROPOSED
WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

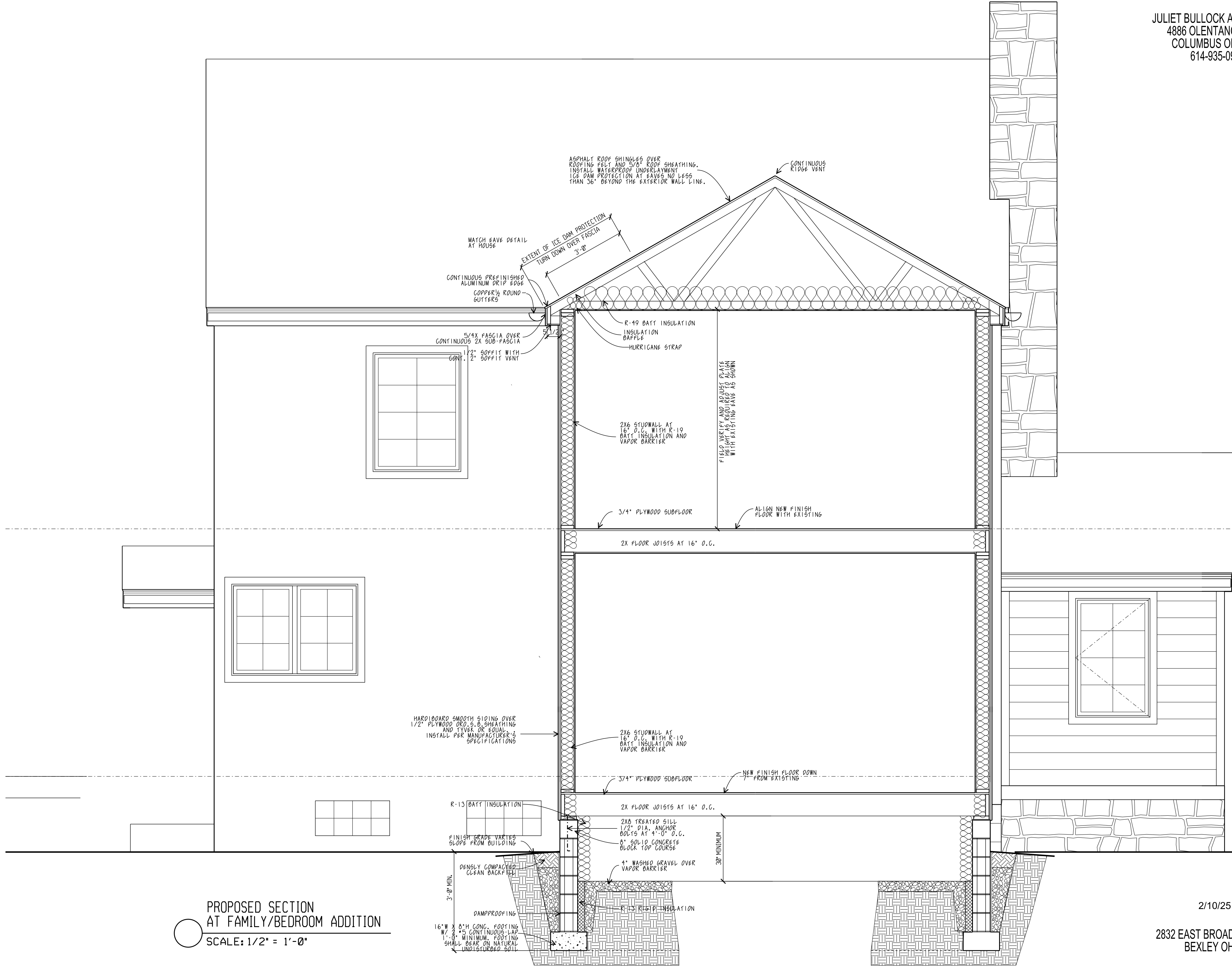
PROPOSED
EAST ELEVATION
SCALE: 1/8" = 1'-0"



ASBUILT
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



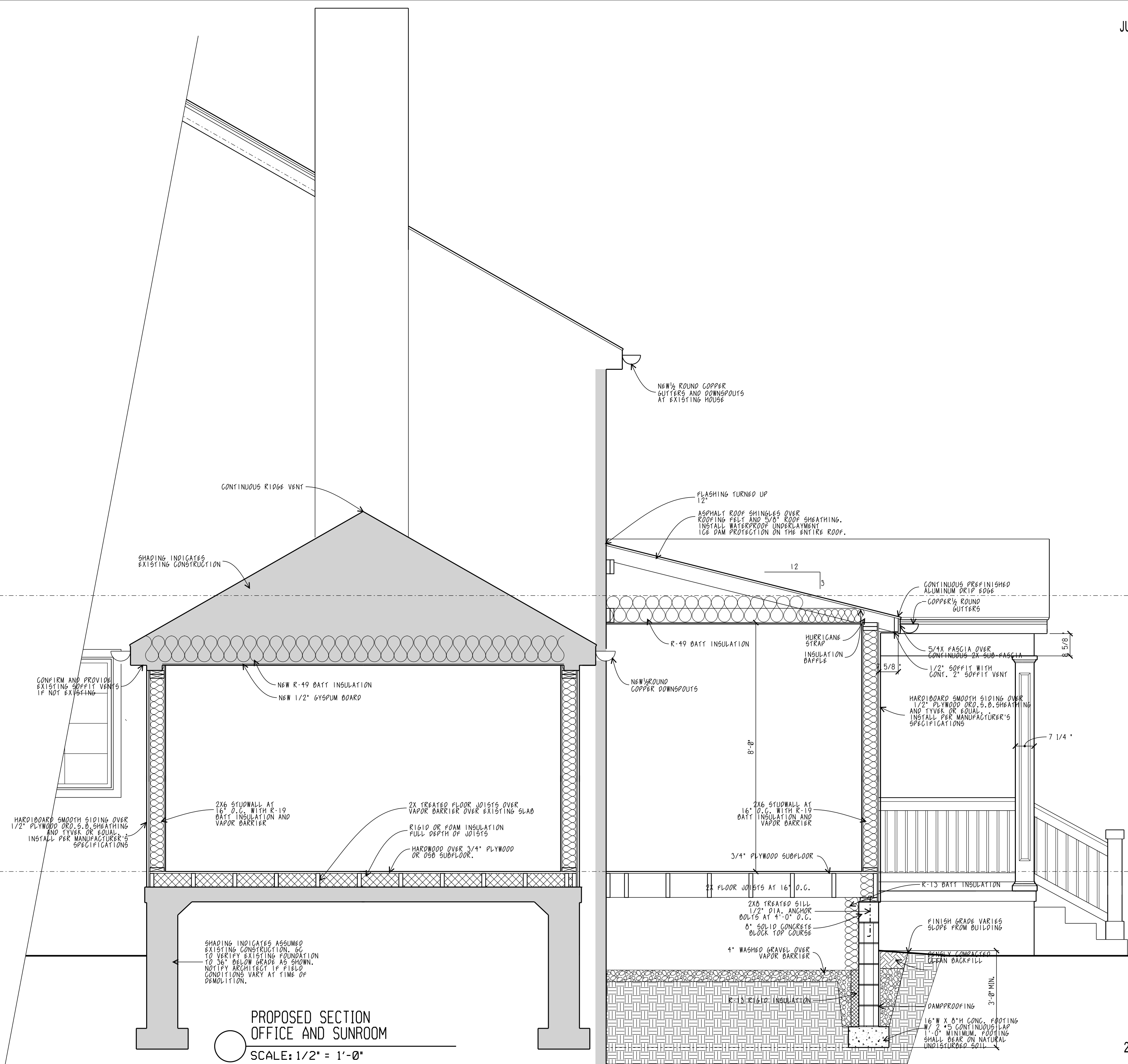
PROPOSED
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SECTION
AT FAMILY/BEDROOM ADDITION
SCALE: 1/2" = 1'-0"

2/10/25

2832 EAST BROAD STREET
BEXLEY OHIO

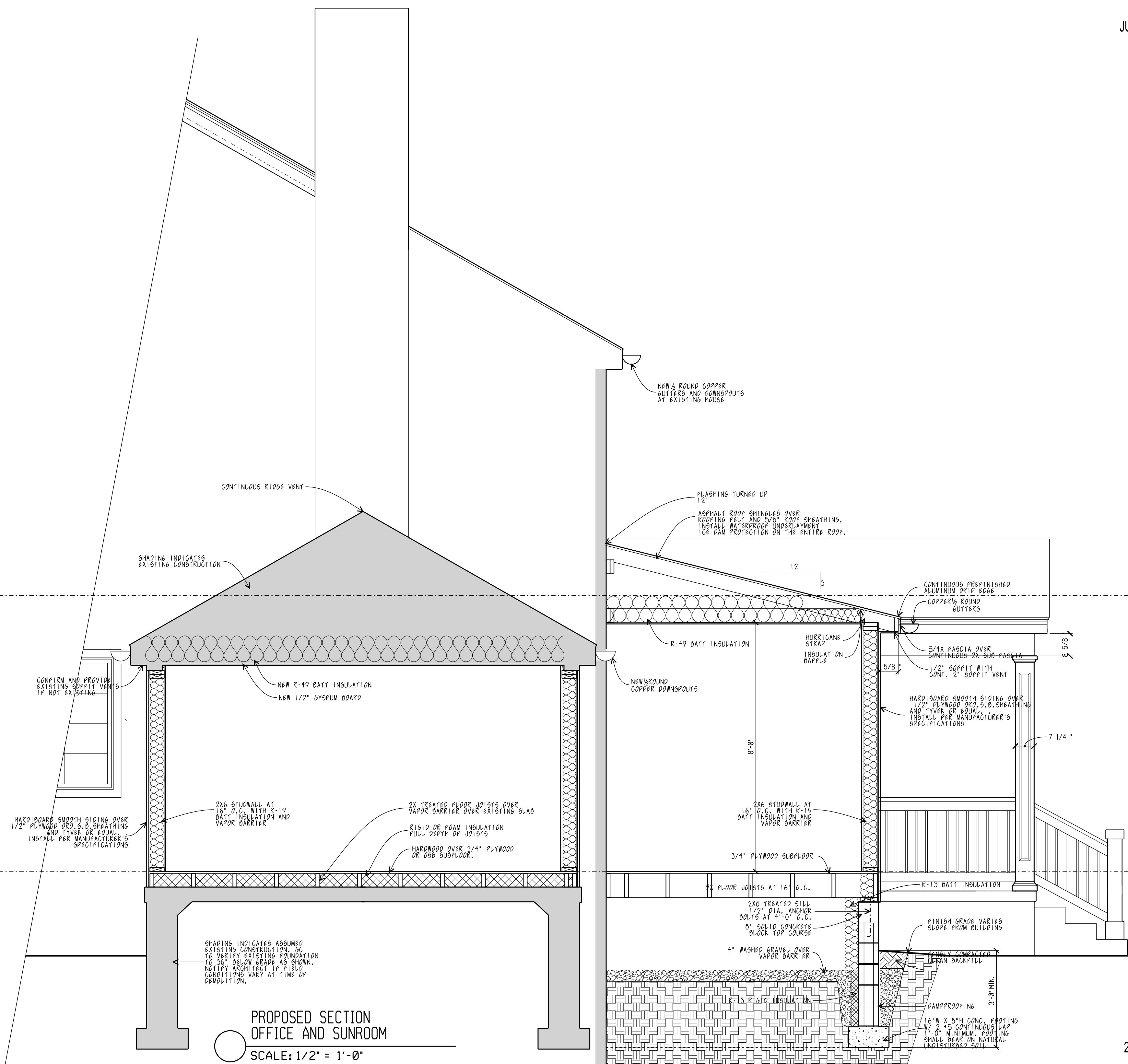


PROPOSED SECTION
OFFICE AND SUNROOM
SCALE: 1/2" = 1'-0"

2/10/25

2832 EAST BROAD STREET
BEXLEY OHIO

SHEET 8



PROPOSED SECTION
OFFICE AND SUNROOM
SCALE: 1/2" = 1'-0"

2/10/25

2832 EAST BROAD STREET
BEXLEY OHIO

SHEET 8