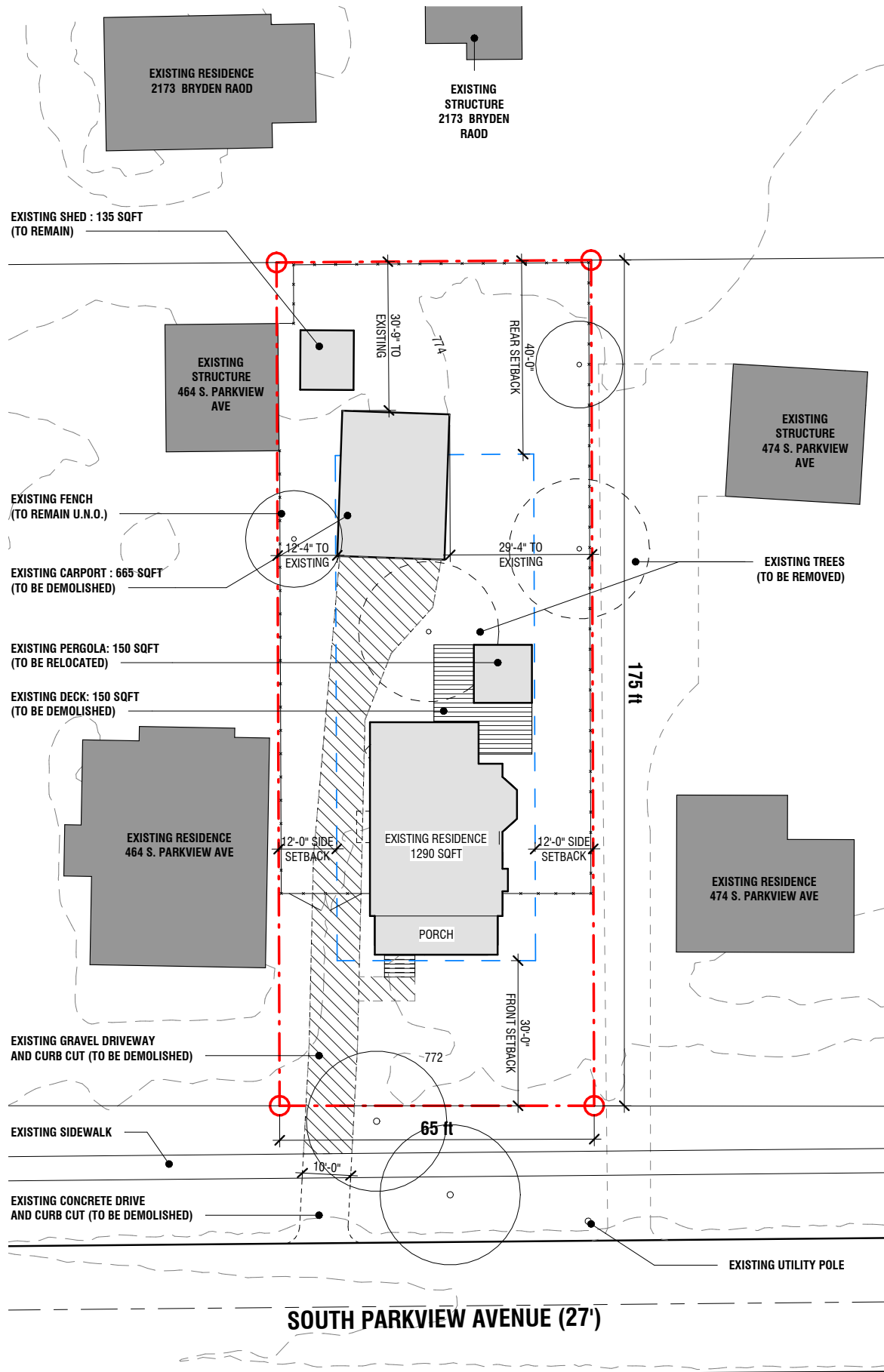
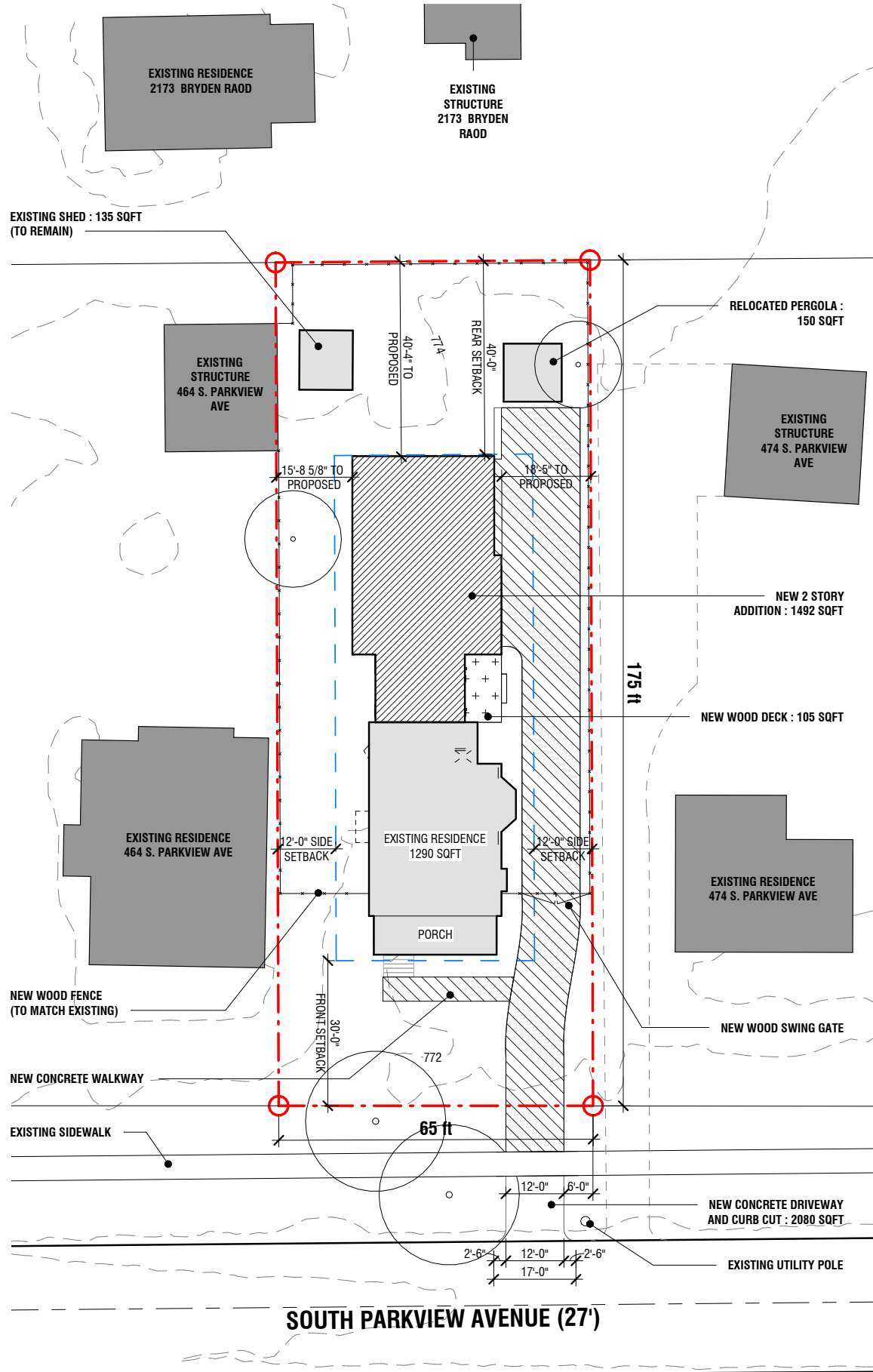




2 SITE PLAN - EXISTING
SCALE 1" = 30'-0"



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 1500 SQFT

TOTAL **ACTUAL:** 2790 SQFT **ZONING MAX** 2844 SQFT (25%)

TOTAL LOT COVERAGE

TOTAL BUILDING 2,790 SQFT
SHED 135 SQFT
DRIVEWAY 2,080 SQFT
DECK 105 SQFT
PERGOLA 150 SQFT

TOTAL LOT COVERAGE **ACTUAL:** 5,260 SQFT **ZONING MAX:** 5688 SQFT (50%)

RESIDENCE INFORMATION

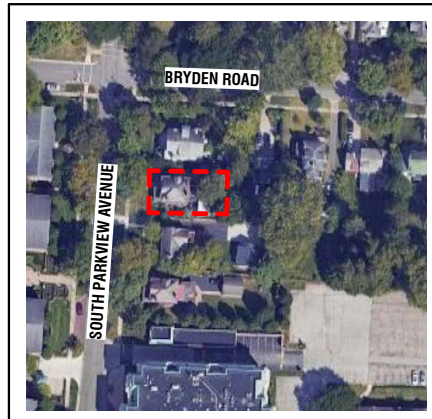
EXISTING: **ACTUAL:** **ZONING MAX:**
HEIGHT: 33FT 40FT
STORIES: 2.5 STORIES 2.5 STORIES
AREA: 1,290 SQFT 25% LOT
PARKING: 2 OFF STREET
(UNENCLOSED CARPORT)

PROPOSED **ACTUAL:** **ZONING MAX:**
HEIGHT: 29'-7" 40FT
STORIES: 2 STORIES 2.5 STORIES
AREA: 1ST LEVEL GARAGE 1,490 SQFT
2ND LEVEL ADDITION 1,650 SQFT

PARKING: 4 OFF STREET
(ATTACHED GARAGE)

SHEET INDEX

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



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

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

BZAP
12/05/2024

SITE PLAN

A0.01



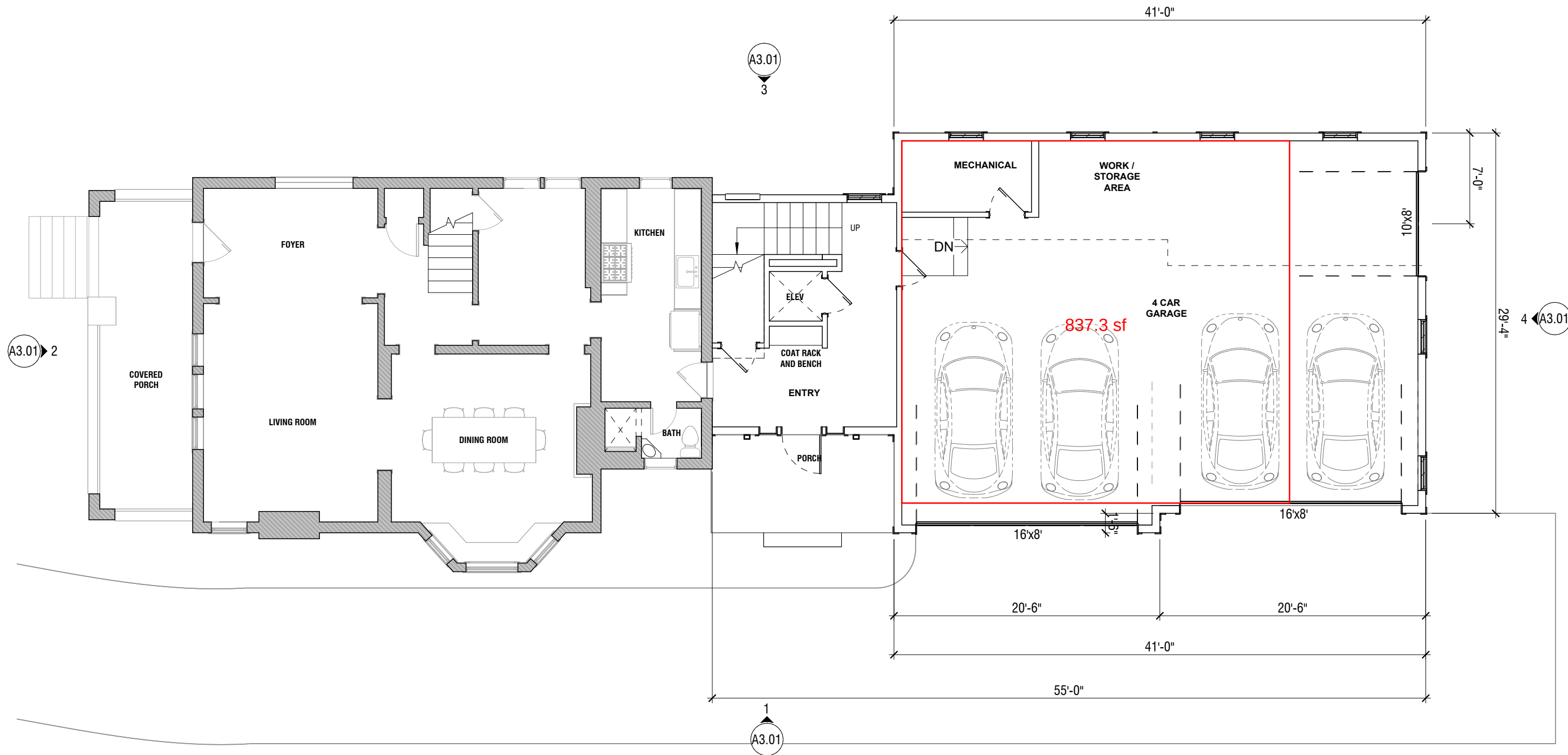
ARCHITECT:
SANTIAGO ALVAREZ
E: sant.alvarez@gmail.com
C: 412-606-3739

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

BEXLEY ARB
11/14/2024

SITE PHOTOS

A0.02



1

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

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SANTIAGO ALVAREZ
E: sant.alvarez@gmail.com
C: 412-606-3739

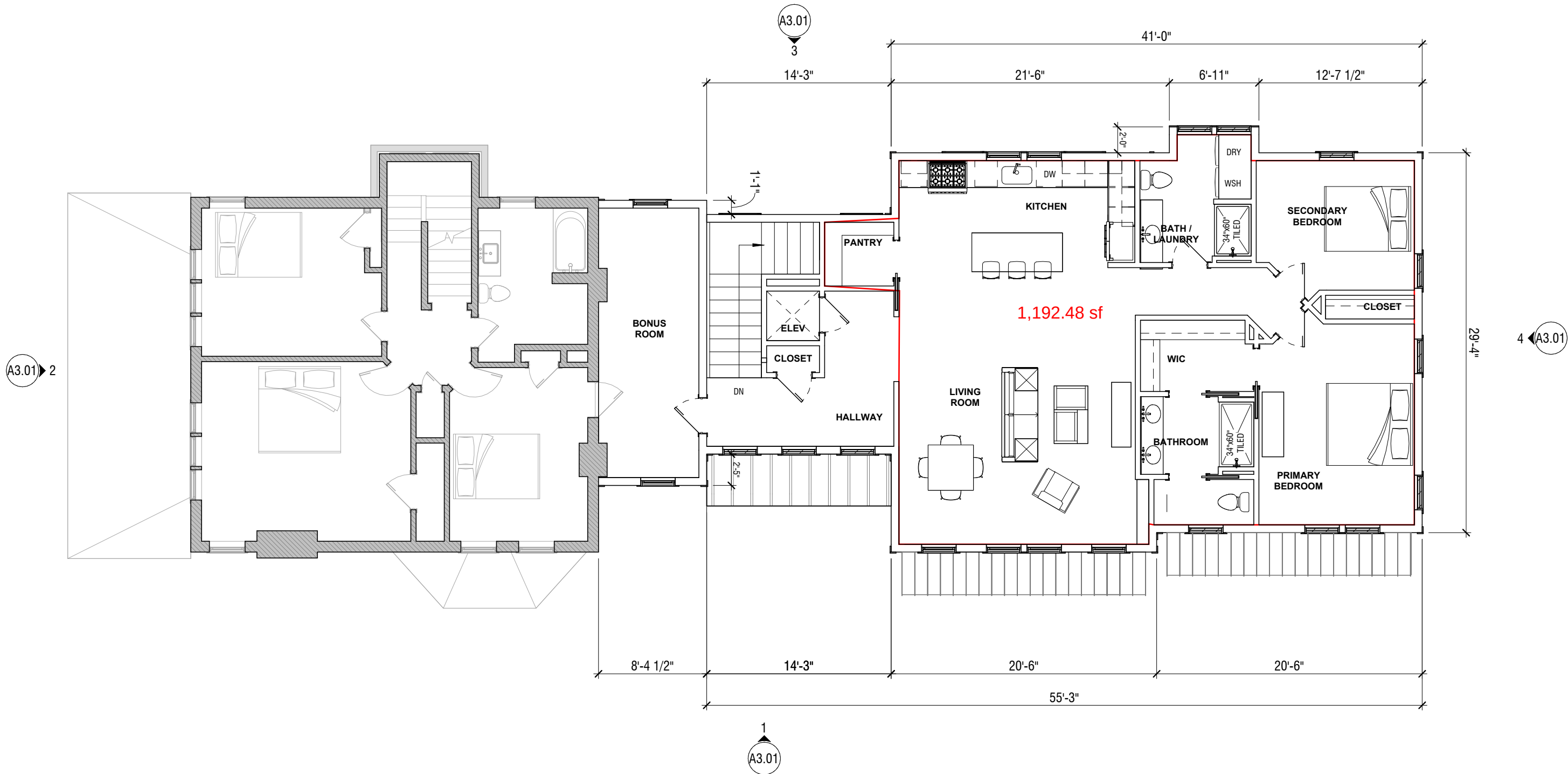
HOUSE ADDITION
JUSTIN & JANA CLARKE
470 SOUTH PARKVIEW AVENUE
BEXLEY OHIO 43209

BZAP

12/05/2024

FIRST FLOOR
PLAN

A2.01



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

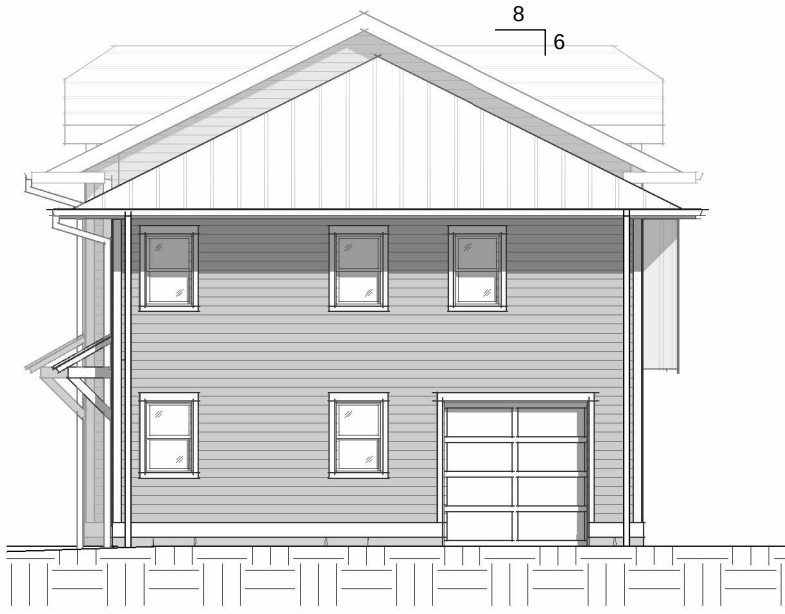
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SANTIAGO ALVAREZ
E: sant.alvarez@gmail.com
C: 412-606-3739

HOUSE ADDITION
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470 SOUTH PARKVIEW AVENUE
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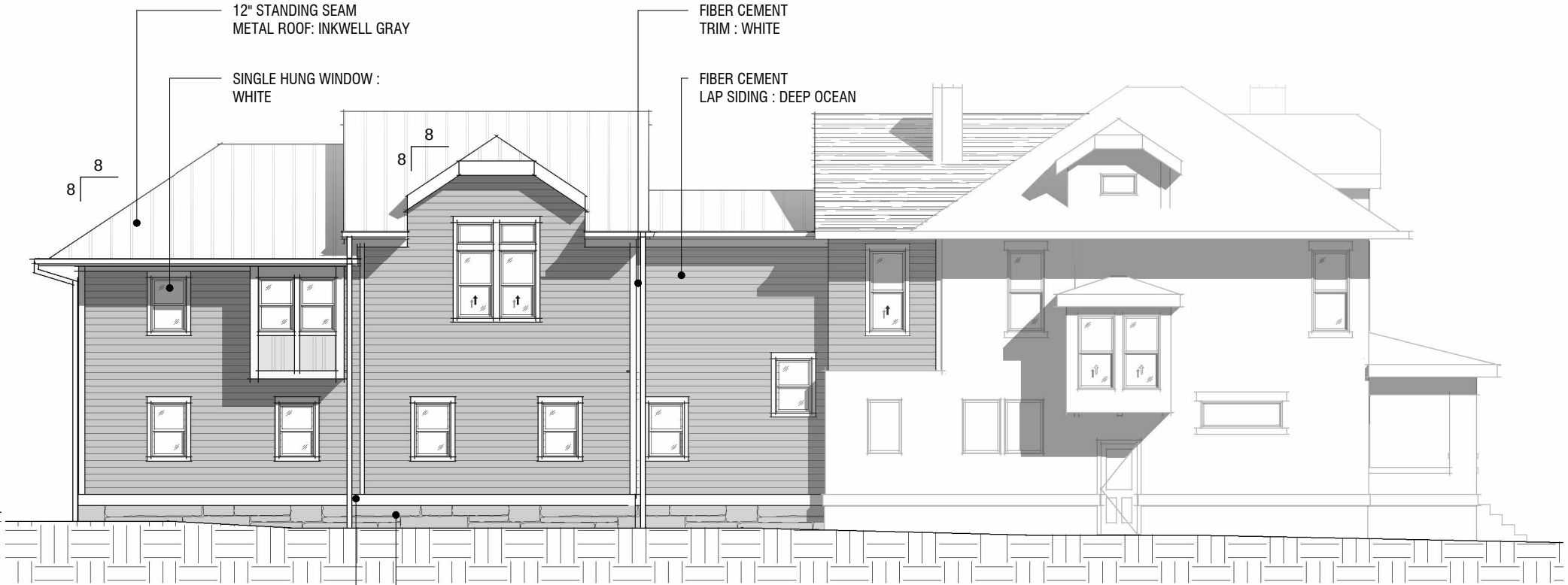
BZAP
12/05/2024

SECOND
FLOOR PLAN

A2.02



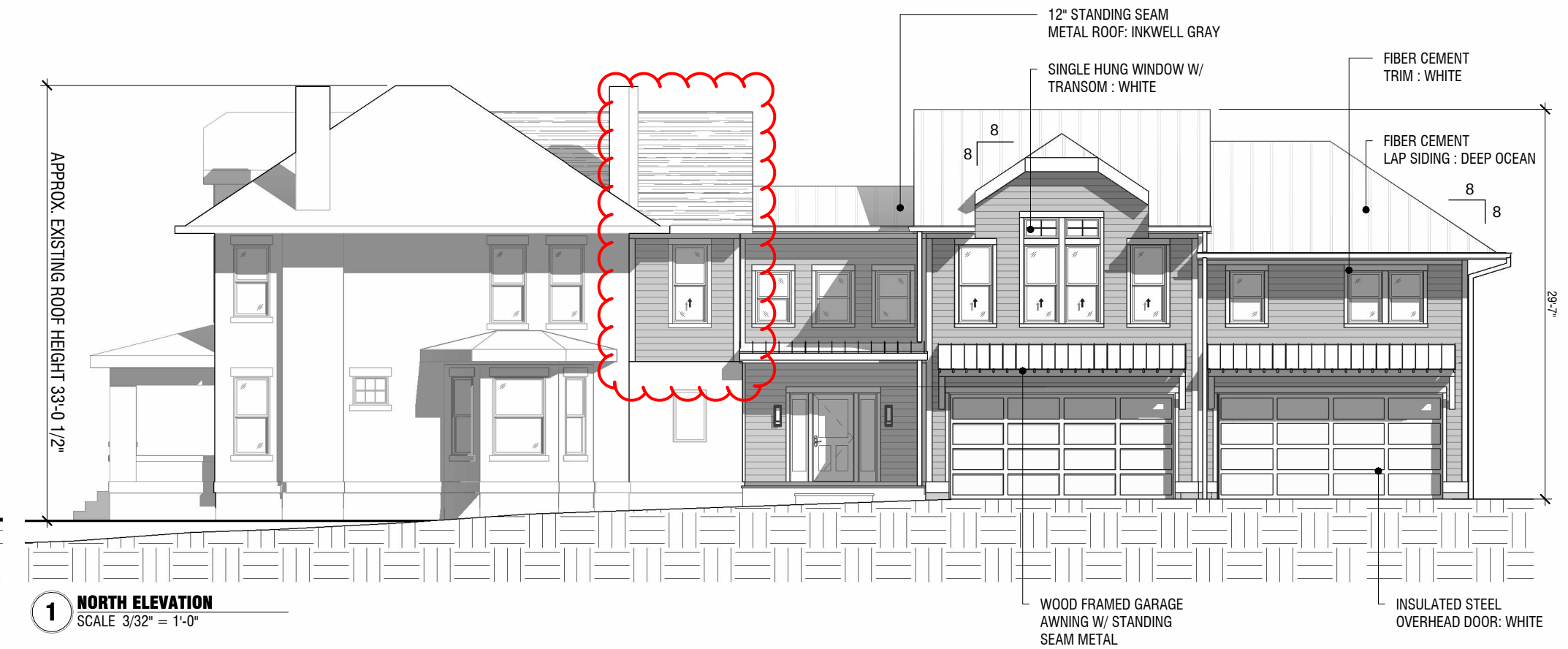
4 WEST ELEVATION
SCALE 3/32" = 1'-0"



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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HOUSE ADDITION
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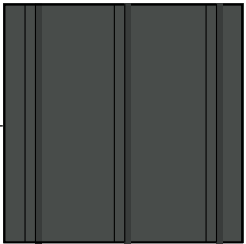
BZAP
12/05/2024

ELEVATIONS

A3.01



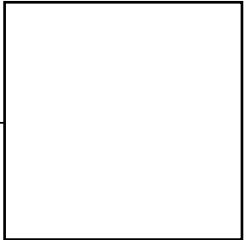
1 PERSPECTIVE - SOUTHWEST
SCALE



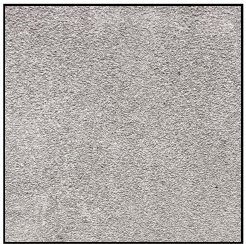
MATERIAL :
12" STANDING SEAM
METAL ROOFING
COLOR :
INKWELL GRAY



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

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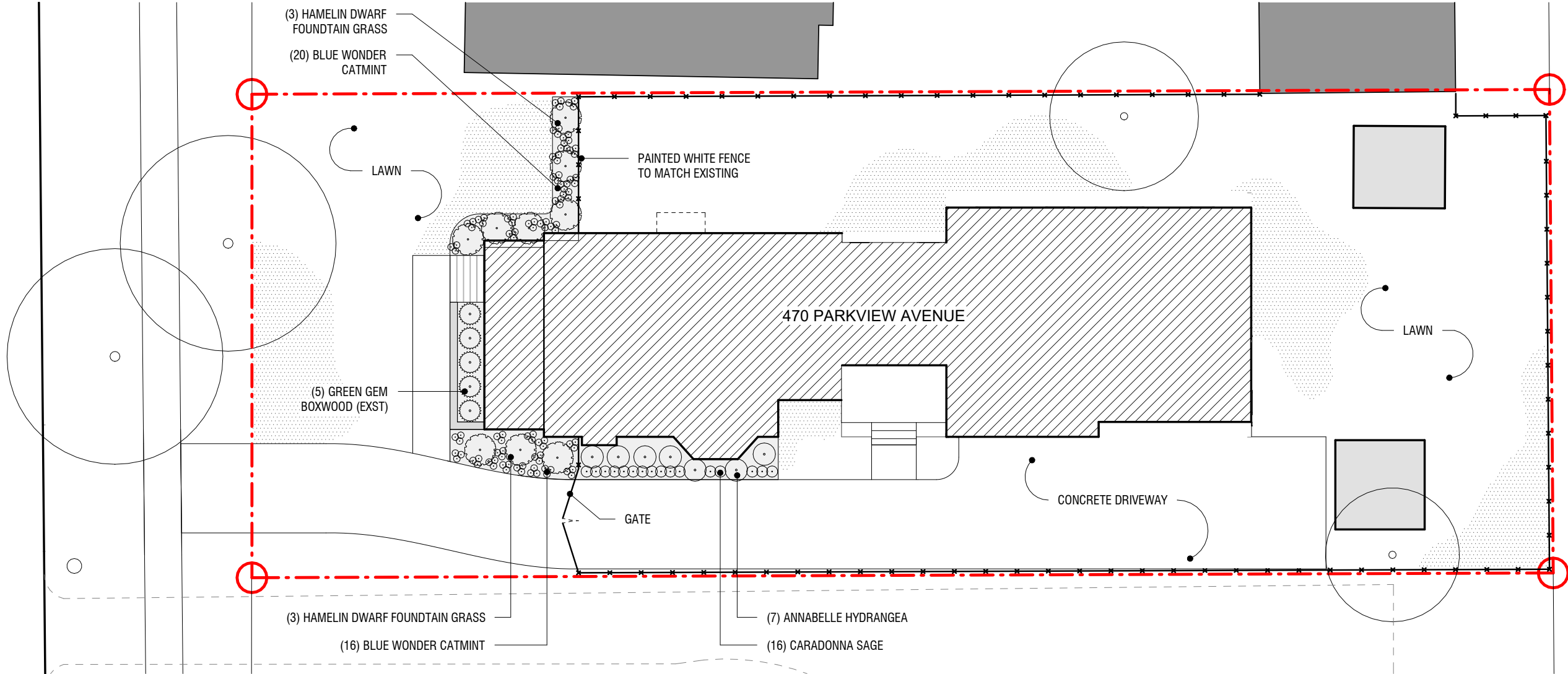
BZAP

12/05/2024

PERSPECTIVE
VIEW &
MATERIALS

A3.02

SOUTH PARKVIEW AVENUE (27')



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

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HOUSE ADDITION
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BEXLEY OHIO 43209

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12/05/2024

LANDSCAPE
PLAN