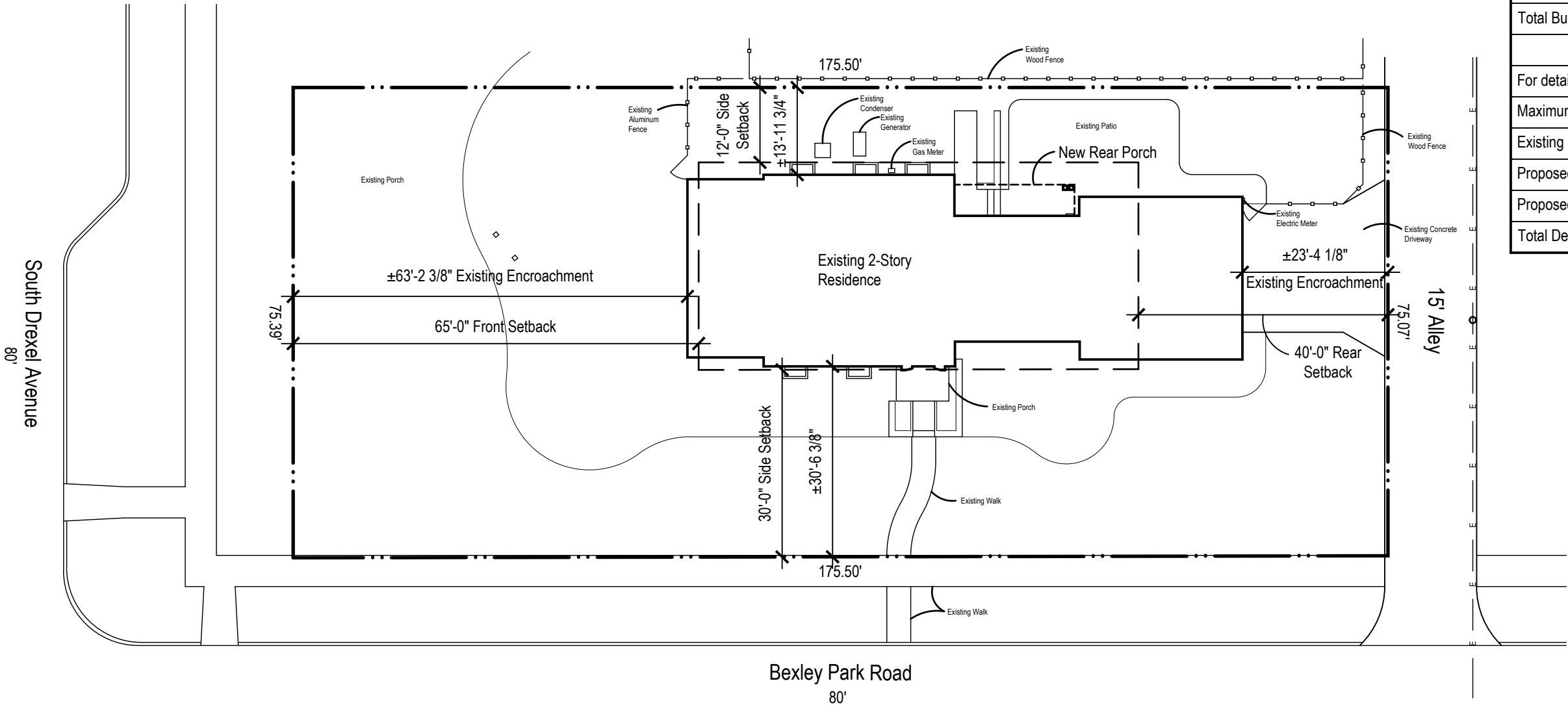


LOT COVERAGE FOR R3 ZONING DISTRICT		
MINIMUM LOT SIZE: 19,200 SQ.FT. MINIMUM		
ACTUAL LOT SIZE: 13,203 SQ.FT. MINIMUM		
	SQ. Footage	% of Lot
Maximum Building Coverage Permitted	3,300.8 Sq. Ft.	25%
Existing Building Coverage	2,376 Sq. Ft.	18%
Proposed Building Coverage Demolition	-18 Sq. Ft.	-0.1%
Proposed New Building Addition Coverage	+117 Sq. Ft.	+0.9%
Total Building Coverage	2,475 Sq. Ft.	18.7%
For details related to information below, refer to Landscape Master Plan.		
Maximum Development Coverage Permitted	6,601.5 Sq. Ft.	50%
Existing Development Coverage	3,560 Sq. Ft.	27%
Proposed Development Coverage Demolition	-593 Sq. Ft.	-4.4%
Proposed New Development Coverage	+1276 Sq. Ft.	+9.6%
Total Development Coverage	4,243 Sq. Ft.	32.1%



1 Proposed Site Plan
1" = 20'-0"

NORTH

*This plan shows existing site conditions. See seperate Landscape Master Plan by Mark A. Schieber Associates, LLC attached to this application for proposed site work. Proposed site work is a part of a seperate zoning application.

**All information shown on this site plan is approximate, and must be verified with a detailed survey prepared by a State of Ohio Licensed Surveyor. The site plan is comprised of information obtained from a survey prepared by Myers Surveying Company and dated 02.02.23 and field measurements. The site plan is conceptual in nature and shall only be used for general purposes. Rogers Krajnak Architects, Inc. shall maintain no liability for the information contained on this site plan.

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

Fraser Residence - Renovations and Addition

2324 Bexley Park Ave Bexley, Ohio 43209



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Columbus, Ohio 43215

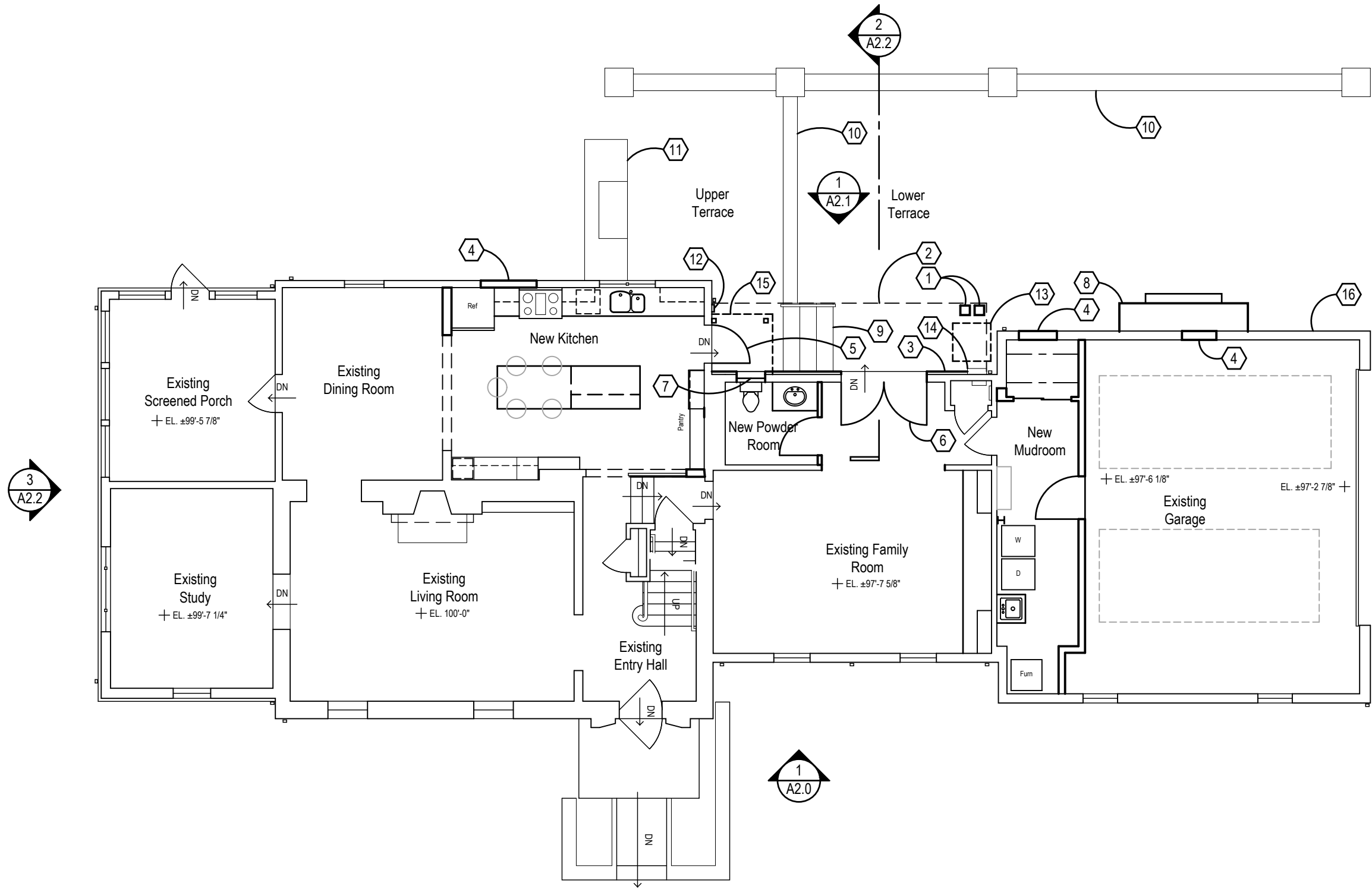
telephone (614) 461.0243
www.rogerskrajnak.com

08.13.25
ARB Application

A0.0
RKA Project # 24006.00

CODED NOTES

1. New Hardie trim wrapped 6x6 wood column, painted to match color of existing trim.
2. Outline of new porch roof above.
3. New Craft Orchard Limestone Alpaca ashlar pattern cultured stone on face of existing wall. Color, size, shape, and mortar to match existing limestone on front of home.
4. Demolish existing window or door and infill with new 2x wall construction and finish with painted stucco to match color and texture of existing.
5. New Pella Reserve Traditional Patio door.
6. New Pella Reserve Traditional French doors.
7. New Pella Reserve Traditional picture window.
8. New ventless gas fireplace with Craft Orchard Limestone Alpaca cultured stone, cut limestone hearth, surround, and cap.
9. New stone steps with railing. Work to be completed as a part of a seperate project. See Landscape Master Plan.
10. New stone wall. Work to be completed as a part of a seperate project. See Landscape Master Plan.
11. New built-in grill area. Work to be completed as a part of a seperate project. See Landscape Master Plan.
12. Relocate existing cable and phone boxes and overhead wires to east wall of garage.
13. Relocate A/C condensor
14. Existing electric panel for emergency power generator to remain.
15. Demolish existing rear porch.
16. New painted stucco to match color and texture of existing stucco.



1 Proposed First Floor Plan - Option I
1/8" = 1'-0"



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ARCHITECTS, INC.

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telephone (614) 461.0243
www.rogerskrajnak.com

08.13.25
ARB Application

A1.0

RKA Project # 24006.00

CODED NOTES

- 1. Existing shingle roof to remain.
- 2. Existing metal roof to remain.
- 3. Existing stucco to remain.
- 4. Existing raised stucco panel to remain.
- 5. Existing stucco band to remain.
- 6. Existing ashlar pattern limestone to remain.
- 7. Existing cut limestone to remain.



1 Existing South Elevation
1/8" = 1'-0"

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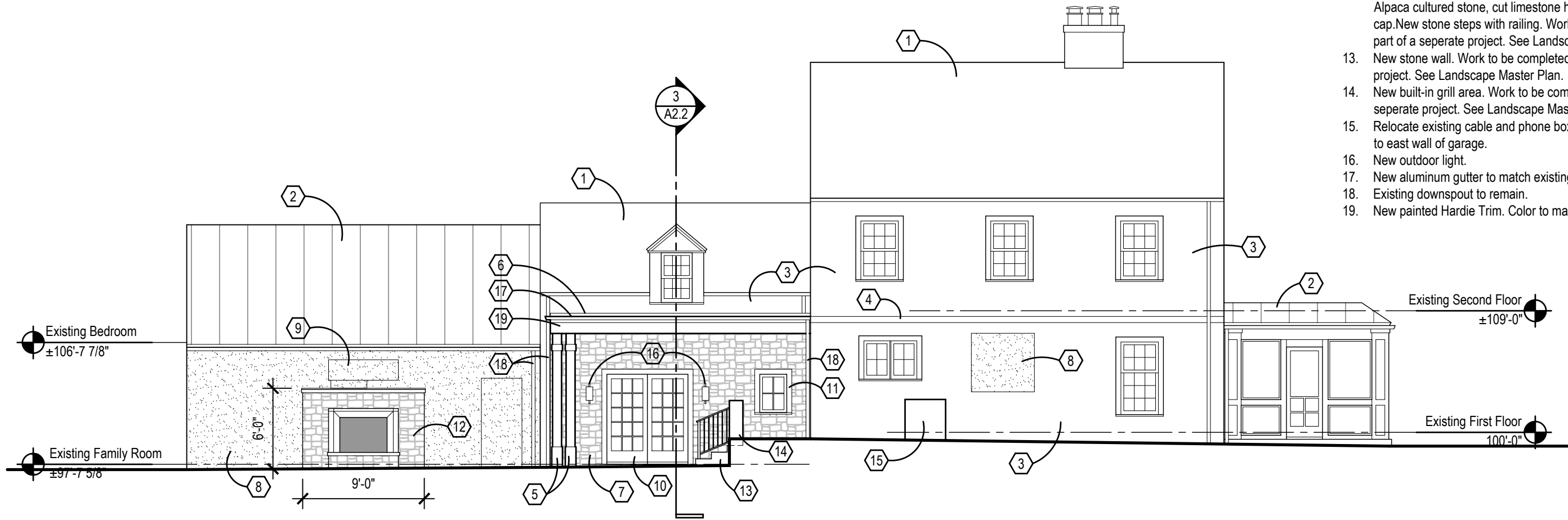
08.13.25
ARB Application

A2.0

RKA Project # 24006.00

CODED NOTES

1. Existing shingle roof to remain.
2. Existing metal roof to remain.
3. Existing stucco to remain.
4. Existing stucco band to remain.
5. New Hardie trim wrapped 6x6 wood column, painted to match color of existing trim.
6. New low-slope membrane porch roof.
7. New Craft Orchard Limestone Alpaca ashlar pattern cultured stone on face of existing wall. Color, size, shape, and mortar to match existing limestone on front of home.
8. New painted stucco to match color and texture of existing stucco.
9. New raised stucco panel to match color and texture of existing raised stucco panel.
10. New Pella Reserve Traditional French doors with painted trim to match existing painted trim.
11. New Pella Reserve Traditional picture window with painted trim to match existing painted trim.
12. New ventless gas fireplace with Craft Orchard Limestone Alpaca cultured stone, cut limestone hearth, surround, and cap. New stone steps with railing. Work to be completed as a part of a separate project. See Landscape Master Plan.
13. New stone wall. Work to be completed as a part of a separate project. See Landscape Master Plan.
14. New built-in grill area. Work to be completed as a part of a separate project. See Landscape Master Plan.
15. Relocate existing cable and phone boxes and overhead wires to east wall of garage.
16. New outdoor light.
17. New aluminum gutter to match existing gutters.
18. Existing downspout to remain.
19. New painted Hardie Trim. Color to match existing painted trim.



1 Proposed North Elevation
1/8" = 1'-0"

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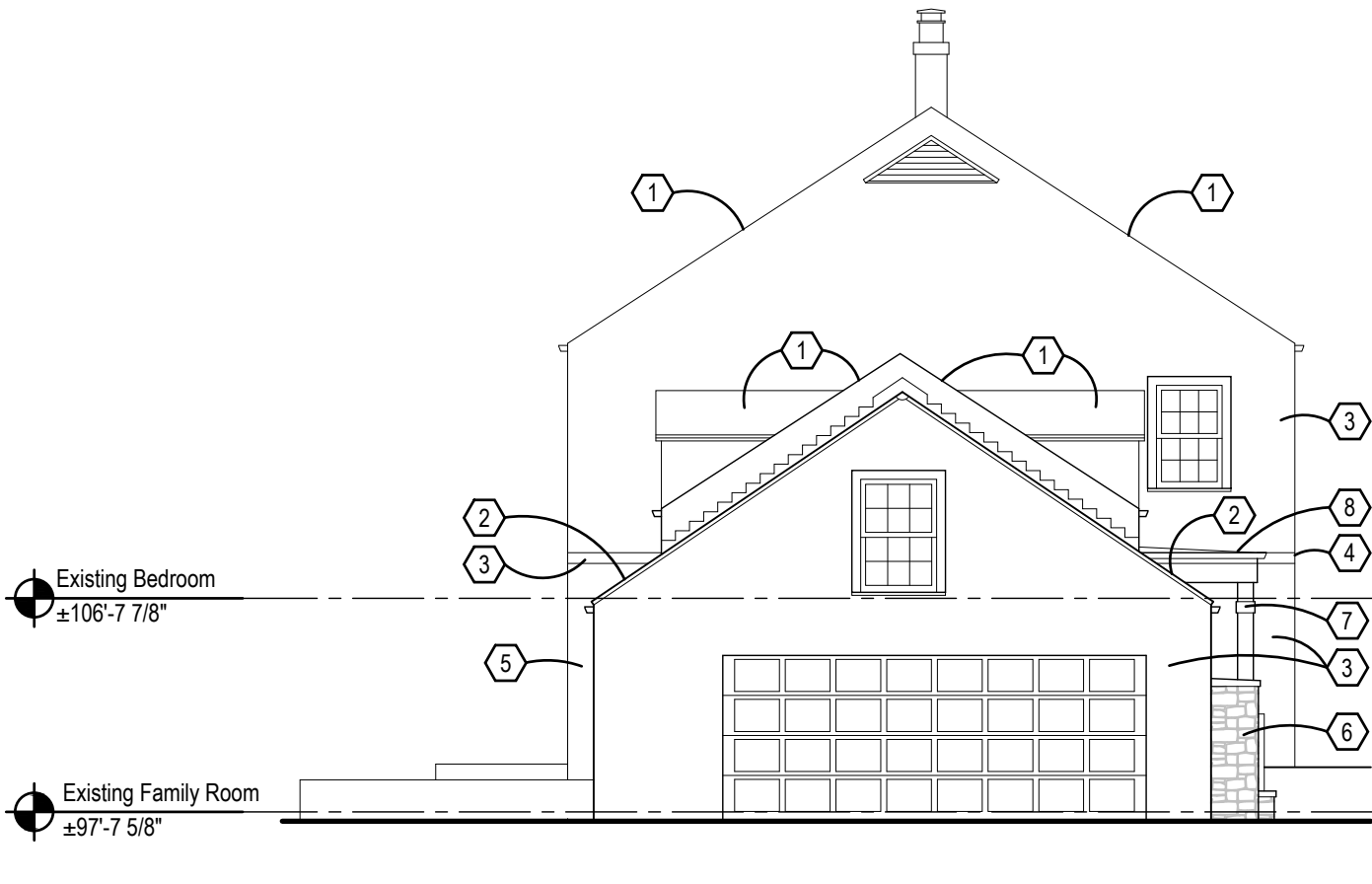
08.13.25
ARB Application

A2.1

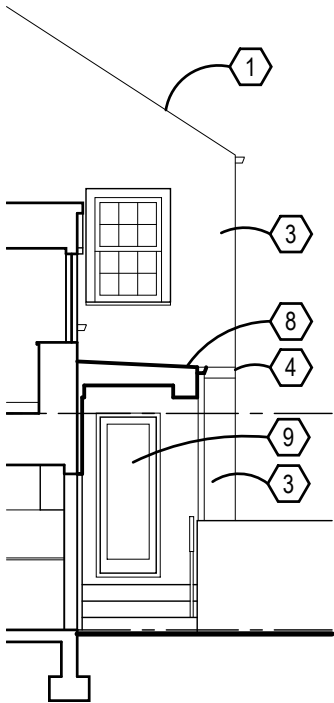
RKA Project # 24006.00

CODED NOTES

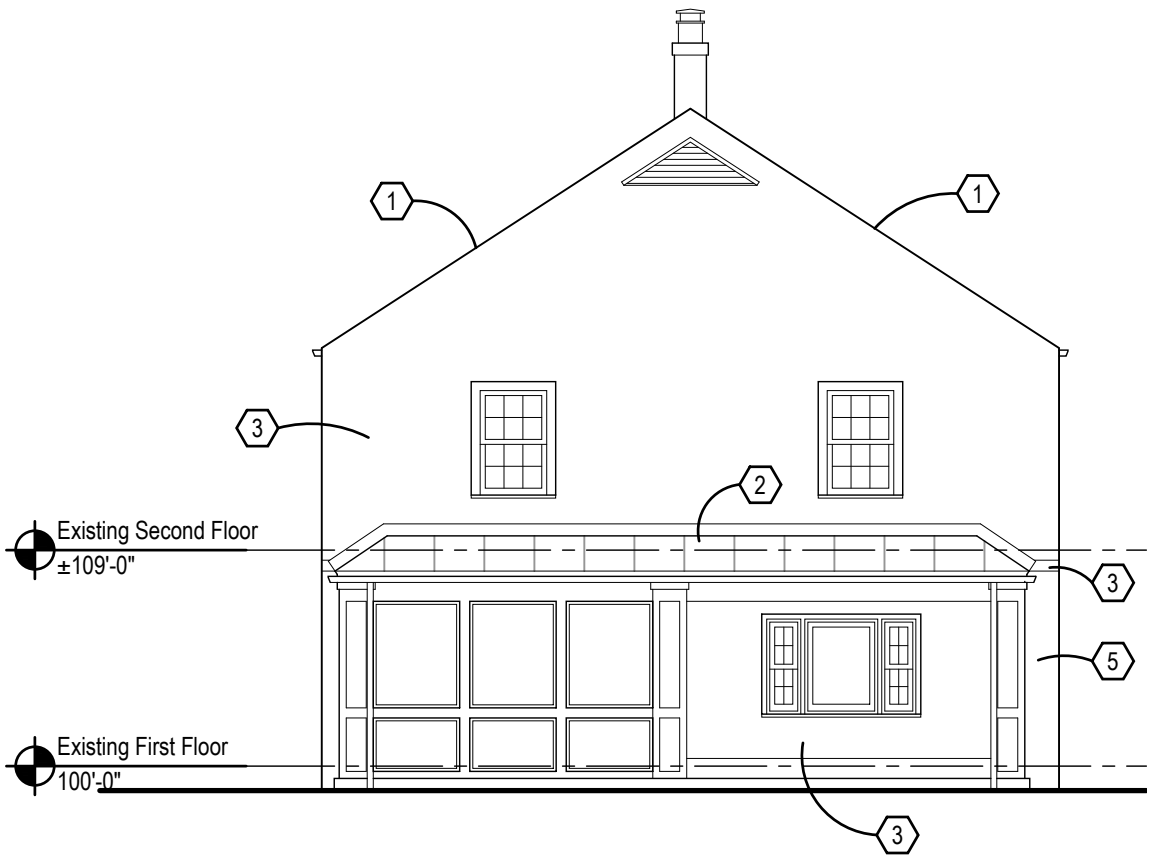
- Existing shingle roof to remain.
- Existing metal roof to remain.
- Existing stucco to remain.
- Existing stucco band to remain.
- Existing ashlar pattern limestone to remain.
- New ventless gas fireplace with Craft Orchard Limestone Alpaca cultured stone, cut limestone hearth, surround, and cap. New stone steps with railing. Work to be completed as a part of a separate project. See Landscape Master Plan.
- New Hardie trim wrapped 6x6 wood column, painted to match color of existing trim.
- New low-slope membrane porch roof.
- New Pella Reserve Traditional Patio door with painted trim to match existing painted trim.



1 Proposed East Elevation
1/8" = 1'-0"



2 Partial Section / East Elevation
1/8" = 1'-0"



3 Existing West Elevation
1/8" = 1'-0"

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08.13.25
ARB Application

A2.2

RKA Project # 24006.00



1 Proposed 3D Computer Model View
Not to Scale

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

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ARB Application

A4.0

RKA Project # 24006.00



1 Proposed 3D Computer Model View
Not to Scale

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08.13.25
ARB Application

A4.1

RKA Project # 24006.00



1 Proposed 3D Computer Model View
Not to Scale

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08.13.25
ARB Application

A4.2

RKA Project # 24006.00

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

Product Specifications

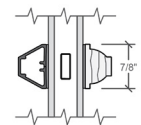
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set [®] ; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	For more info visit PellaADM.com
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

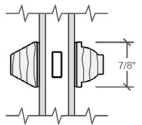
Grilles

Integral Light Technology[®]

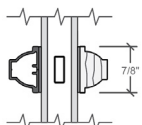
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



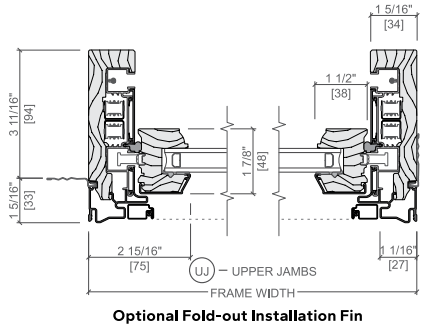
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3, 4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



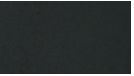
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek

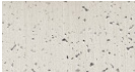


Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank

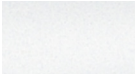


Cam-Action Lock

Finishes:



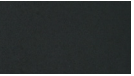
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin[®] Hardware, for a look that will never go out of style.

BALDWIN[®]



Hinged & Bifold Patio Door Handle
Virago

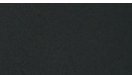


Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5, 6}

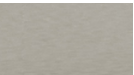
Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard

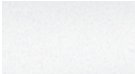


Multi-Slide Patio Door Handle^{5, 6}

Finishes:



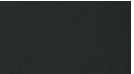
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5, 6} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine

Douglas Fir

Mahogany

White Oak

Red Oak

Cherry

Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Dark Mahogany Stain

Charcoal Stain

Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷

Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Pearl Gray

Soft Linen

Satin Steel

Matte Gray

Wolf Gray

Spice Red

Sage

Frost Blue

Blue Ash

Custom colors are also available.

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.

Lifetime

LIMITED

WARRANTY

The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

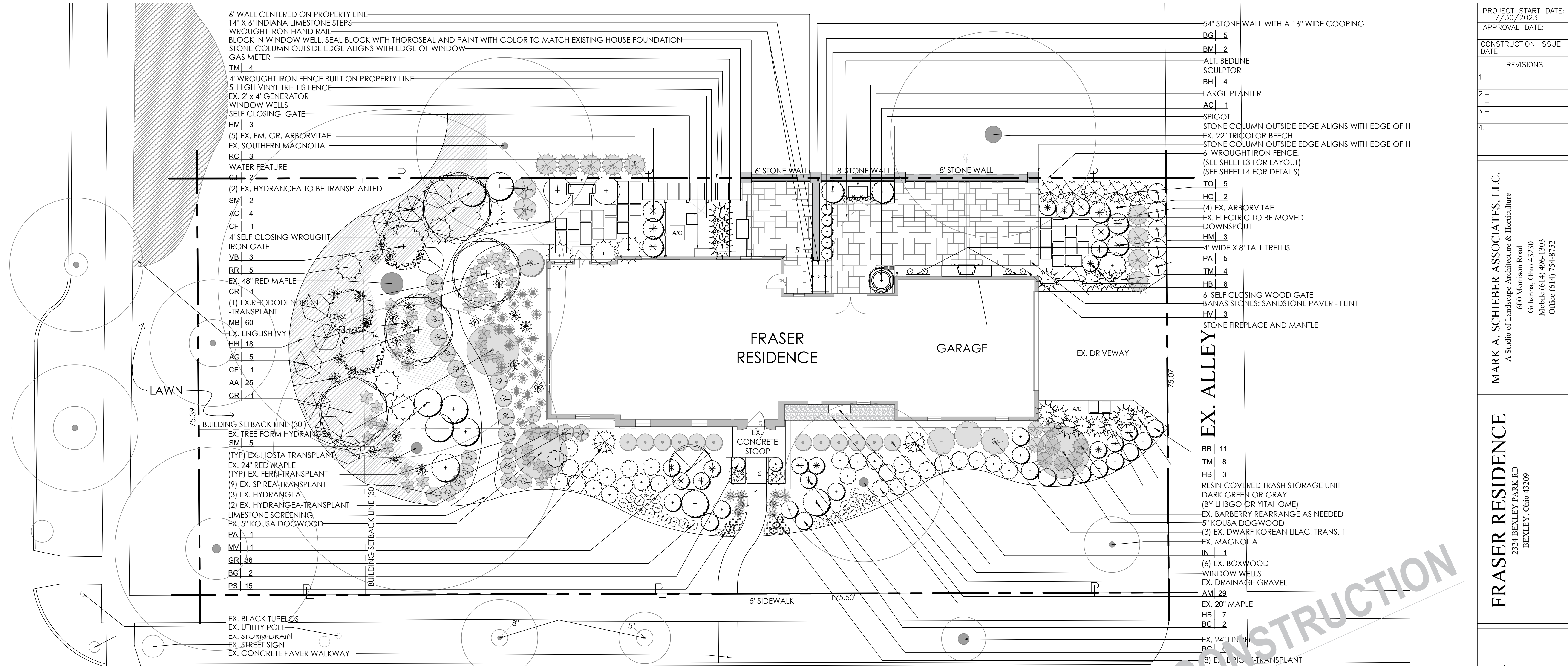
⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

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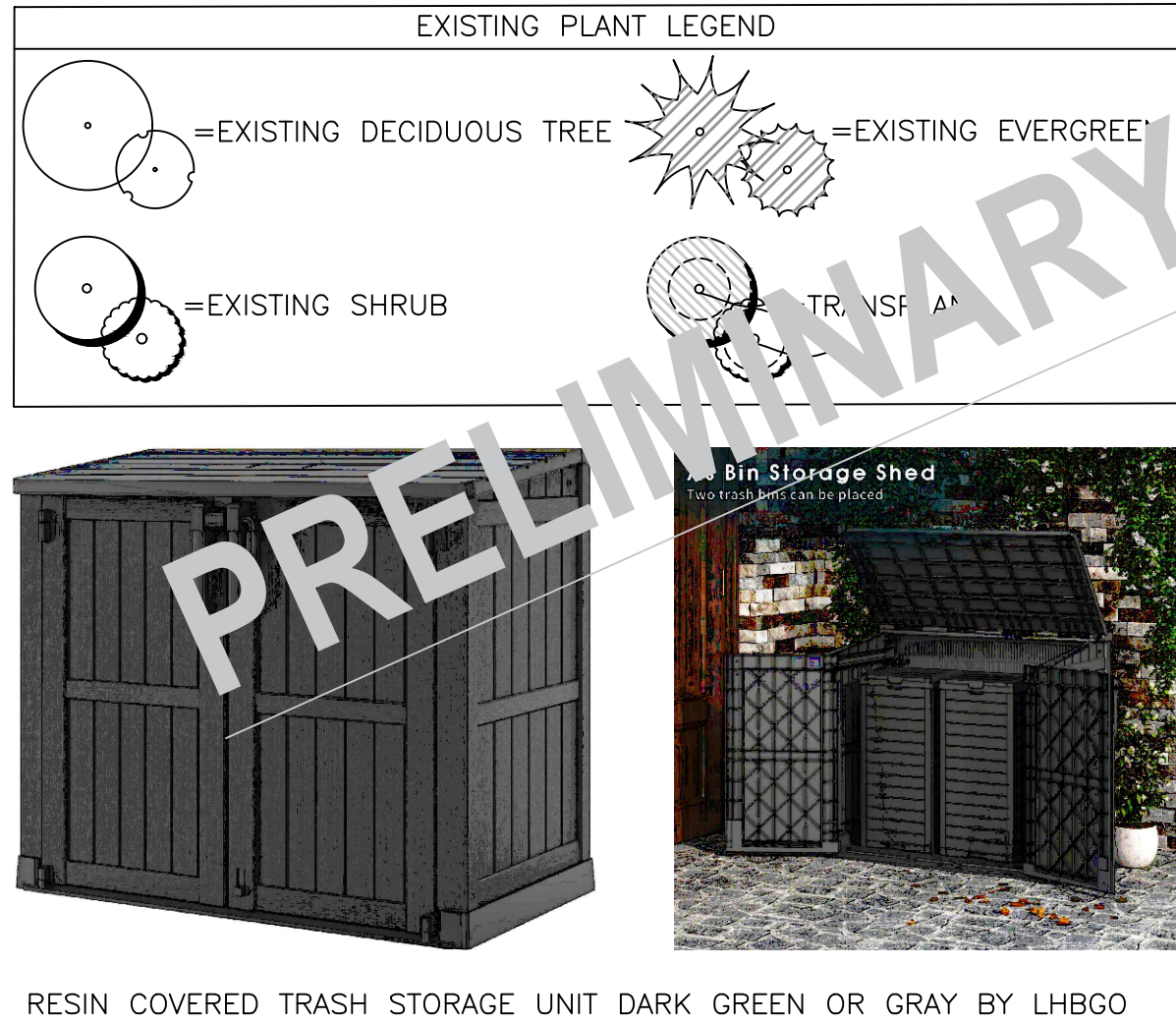


BEXLEY PARK RD. (80')

PLANT SCHEDULE:

KEY BOTANICAL NAME	COMMON NAME	D/E	QTY	SIZE	REMARKS/COMMENTS
TREES					
AC AMELANCHIER CANADENSIS 'GLENN FORM'	RAINBOW PILLAR SERVICEBERRY	D	2	1.5" cal.	B&B, SINGLE TRUNK
CF CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	D	2	1.5" cal.	B&B, SINGLE TRUNK
CR CORNUS FLORIDA 'RUBRA	PINK FLOWERING DOGWOOD	D	2	1.5" cal.	B&B, SINGLE TRUNK
IN ILEX X 'NELLIE STEVENS'	'NELLIE STEVENS' CONICAL HOLLY	E	1	5'-7'	B&B
MV MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	E	1	6-8'	B&B MULTI-STEM
PA PICEA ABIES 'CUPRESSINA'	COLUMNAR SPRUCE	D	1	8'-10'	B&B, ALT. EMERALD GREEN ARBORVITAE
TO THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	E	6	2" cal.	B&B
SHRUBS					
AC AZALEA X 'CASCADE WHITE'	CASCADE WHITE AZALEA	D	5	3 GAL.	CONT.
AG AZALEA X 'GIRARD'S RENEE MICHELLE'	GIRARD'S RENEE MICHELLE AZALEA	D	4	3 GAL.	CONT.
AM ARONIA MELANOCARPA	LOW SCAPE MOUND CHOKEBERRY	D	28	3 GAL.	CONT.
BB BUXUS MICROPHYLLA JAPONICA 'BABY GEM'	BABY GEM BOXWOOD	E	11	18"-24"	B&B OR CONT.
BC BUXUS 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD	E	2	18"-24"	B&B OR CONT. ALT GREEN MOUNTAIN BOXWOOD
BM BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	E	2	18"-24"	B&B OR CONT.
BG BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	E	13	18"-24"	B&B OR CONT.
BY BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	E	11	18"-24"	B&B OR CONT. 36" O.C.
CJ CAMELLIA JAPONICA 'DEBUTANTE'	DEBUTANTE CAMELLIA	D	2	3 GAL.	CONT.
HB HYDRANGEA PANICULATA 'BOBO'	HYDRANGEA 'BOBO'	D	16	3 GAL.	CONT.
HM HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	HYDRANGEA ENDLESS SUMMER	D	6	3 GAL.	CONT.
HO HYDRANGEA OBLONGIFOLIA	DWARF OAKLEAF HYDRANGEA	D	2	3 GAL.	CONT.
HY HYDRANGEA HYDRANGIODES	HYDRANGEA VINE	D	3	3 GAL.	CONT.
PA PYRACANTHA ANGUSTIFOLIA 'GNOME'	GNOME FIRETHORN	D	5	3 GAL.	CONT.
RC RHODODENDRON X 'P.J.M.'	P.J.M. RHODODENDRON	E	3	18"-24"	B&B OR CONT.
RR RHODODENDRON CATAWBIENSE 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	E	5	18"-24"	B&B OR CONT.
SM SYRINGA 'MEYER'	DWARF KOREAN LILACS	D	7	3 GAL.	CONT.
TM TAXUS X MEDIA 'HICKSII'	TAXUS HICKSII	E	11	30"	B&B 32" O.C.
VB VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	D	3	5 GAL.	CONT.
PERENNIALS					
AA ASTILBE	MIXED ASTILBE. SEE COMMENTS	D	25	1 GAL.	CONT. (9) ASTILBE 'DEUTSCHLAND', (8) VISIONS IN PINK, (8) VISIONS IN 'RASPBERRY
BH BEGONIA HYBRID	DRAGON WIN PINK BEGONIA	D	4	8" POT.	CONT.
GR GERANIUM ROZANNE 'GERWAT'	ROZANNE GERANIUM	D	36	8" POT.	CONT.
HH HEDERA HELIX	ENGLISH IVY	D	9	FLATS	CONT. 15" O.C.
MB MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS	D	60	QT.	CONT. 24" O.C.
PS PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE CREEPING PHLOX	D	15	1 GAL.	CONT.

PLANT SCHEDULE NOTE:
LANDSCAPE CONTRACTOR RESPONSIBLE FOR FINAL PLANT COUNT GRAPHICS PREVAIL.
NOTE:SEE SHEET L2 FOR GENERAL NOTES



CITY OF BEXLEY DEVELOPMENT INFORMATION	
ZONING DISTRICT:	R-3
TOTAL LAND AREA	13202.81 SQFT
MAXIMUM BUILD COVER 25%	3,300.7 SQFT
EXISTING LOT COVER	
-EXISTING HOUSE	1694 SQFT
-EXISTING GARAGE	682 SQFT
TOTAL BUILDING COVER 19%	2376 SQFT
MAXIMUM DEV. COVER 50%	6,601.41 SQFT
PROPOSED DEVELOP. COVER	
HARDSCAPE:	
-EX. DRIVEWAY AREA	448 SQFT
-EX. PRIVATE FRONT WALK	161 SQFT
-DEMO PATIO/WALKWAYS	-575 SQFT
-DEMO PORCH	-18 SQFT
-NEW PORCH AND FIREPLACE	+117 SQFT
-ADD. REAR PATIO/WALKWAYS	+1159 SQFT
TOTAL HARDSCAPE COVER	1768 SQFT
TOTAL BUILDING COVER	2475 SQFT
TOTAL OVERALL COVERAGE	36% 4243 SQFT

SURVEY PROVIDED BY: MYERS SURVEYING COMPANY, INC.
2740 EAST MAIN STREET, BEXLEY OH 43209.
DATED: FEBRUARY 2, 2023



UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

PROJECT START DATE:
7/30/2023

APPROVAL DATE:

CONSTRUCTION ISSUE
DATE:

REVISIONS

1.-

2.-

3.-

4.-

MARK A. SCHIEBER ASSOCIATES, LLC.
A Studio of Landscape Architecture & Horticulture

600 Morrison Road
Gahanna, Ohio 43230
Mobile (614) 496-1303
Office (614) 754-8752

FRASER RESIDENCE

2324 BEXLEY PARK RD
BEXLEY, Ohio 43209

LANDSCAPE
MASTER
PLAN

FILE DATE:
06/06/2025

SEAL:

PROJ. NO:24-06R011

L1 of 6



1 Existing West Elevation Photograph
Not to Scale



2 Existing East Elevation Photograph
Not to Scale



3 Existing South Elevation Photograph
Not to Scale

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

Fraser Residence - Renovations and Addition

2324 Bexley Park Ave Bexley, Ohio 43209

**ROGERS
KRAJNAK**
ARCHITECTS, INC.

81 S. 4th Street, Suite 200
Columbus, Ohio 43215

telephone (614) 461.0243
www.rogerskrajnak.com

08.13.25
ARB Application

A4.4

RKA Project # 24006.00



1 Existing North Elevation Photographs
Not to Scale



2 Existing North Elevation Photographs
Not to Scale

Preliminary Only: Not to be used for Building permit submittal, final contractor pricing, and/or construction.

Fraser Residence - Renovations and Addition

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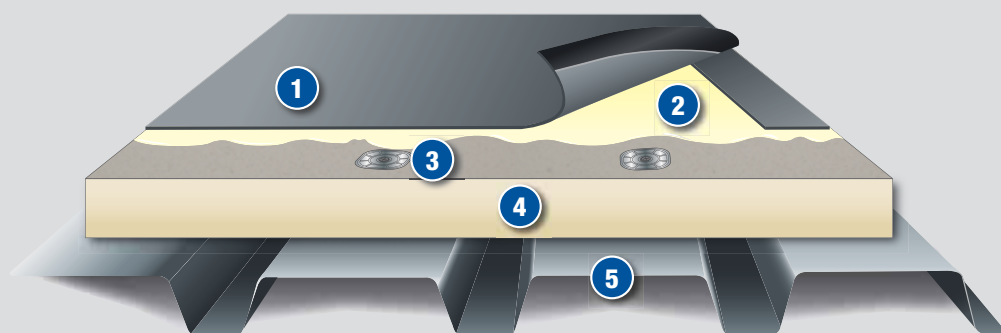
08.13.25
ARB Application

A4.5

RKA Project # 24006.00

Sure-Seal® EPDM

Fully-Adhered Roofing Systems



- 1 Sure-Seal Membrane with Factory-Applied Tape (FAT™)
- 2 Carlisle Bonding Adhesive
- 3 Carlisle Fasteners and Plates
- 4 Acceptable Insulation
- 5 Approved Roof Deck

Sure-Seal EPDM Membranes for fully adhered roofing systems are available in the following:

Color	Black
Thicknesses (mils)	45, 60 and 90
Standard Widths	10' – 30'
Standard Lengths	50' – 100'

System Features & Benefits:

- » Over 50 years of proven performance
- » In colder climates, dark-colored EPDM reduces heating costs, which are generally 3–5 times greater than cooling costs
- » Industry leading UV resistance of 41,580 kJ/m²
- » Full thickness of weathering material, no internal scrim
- » 465% elongation results in superior hail damage resistance
- » Lowest global warming potential, acid rain and smog impact according to EPA's TRACI model

Existing or New Deck Type	New Construction						Re-roofing		
	Steel	Plywood or OSB	Lt. Wt. Concrete	Structural Concrete	Wood Planks	Gypsum & Fibrous Cement	Smooth Surface BUR	Gravel Surfaced BUR	Existing Single-Ply
Insulation Required	Yes	No	*Refer to Specs	No	Yes	Yes	No	Yes	Yes
Recommended Insulations	Carlisle Polyiso, OSB or SecurShield™ HD Cover Board over Polystyrene						← Refer to New Construction		
Insulation Attached By	FAST™ Adhesive (non-penetrating) or Carlisle Fasteners and Plates						← Refer to New Construction		
Membrane Attached By	Carlisle-Approved Bonding Adhesive						← Refer to New Construction		

FOR TEAR OFF OPTIONS REFER TO NEW CONSTRUCTION ABOVE.

For current code approvals, warranties and specifications and details, visit Carlisle's web site or contact Project Review.

* Refer to Carlisle's Adhered Design Criteria portion of the current specification for requirements.

Sure-Seal® EPDM

Fully-Adhered Roofing Systems

Installation

Carlisle's fully adhered roofing system utilizes 45-, 60- and 90-mil Sure-Seal non-reinforced or 45-, 60- and 75-mil Sure-Tough™ reinforced membranes.

Insulation is either mechanically fastened to the roof deck every two square feet, adhered with FAST Adhesive or other Carlisle approved insulation adhesive. Membrane is adhered to the insulation with Carlisle Approved Bonding Adhesive. Adjoining sheets of EPDM are spliced together a minimum of 3" using Carlisle's SecurTAPE™ or FAT™ seam technology.

The above information represents a typical Carlisle fully adhered roofing system. Refer to Carlisle's published specifications and details for more complete information.

Membrane and System Strengths

- » Carlisle manufactures all major components of the roof system
- » Dimensionally stable in both hot and cold climates
- » No slope restrictions
- » Lightweight assembly for a variety of decks
- » Reduces carbon footprint by lowering heating costs
- » Reduces safety hazard from snow and ice accumulation
- » Reduces hazardous rooftop conditions from frost, dew, or ice that are difficult to see on white membrane
- » Reduces potential condensation problems that can erode system performance
- » FAT Seam Technology and Pressure-Sensitive Flashing accessories enhance workmanship quality
- » 45-mil, 60-mil and 90-mil Sure-Seal membranes available for 15-, 25- and 30-year system warranties
- » Available in 10', 16½', 20', 25' and 30' widths. These widths of non-reinforced Sure-Seal membrane reduce splices between sheets
- » Using Sure-Tough reinforced membrane increases puncture resistance and tolerates heavy foot traffic
- » Carlisle's Fully Adhered Roof System offers design flexibility, addresses unconventional building configurations, and conforms to steeply sloped roof designs
- » Zero (no growth) rating for fungal growth

System Codes

- » UL Class A and B ratings are available over most deck types
- » FM uplift ratings up to 1-120 are available

For code specifics, refer to Carlisle's Code Approval Guide.

Quality Assurance

Carlisle Authorized Applicators have been trained to install fully adhered roofing systems.

Inspection

Upon installation completion, and prior to the issuance of a membrane system warranty, an inspection will be conducted by a Carlisle Technical Representative.

Warranty

Consult your Authorized Applicator or Carlisle Manufacturer's Representative/Distributor for associated warranty charges.

This system properly installed and inspected on a commercial project may receive:

- » A 10-, 15-, 20-, 25- or 30-year (75-mil or 90-mil required) Golden Seal™ Total System Warranty may be requested when all materials used for the roofing installation are manufactured or marketed by Carlisle. A maximum peak gust wind speed coverage of 55 miles per hour is standard. Additional coverage up to 30 years and 120 mph is available.
- » A 1" hail warranty is available with 60-mil EPDM and a 2" hail warranty is available with 75-mil or 90-mil EPDM
- » A 40-year non-prorated ELITE membrane material warranty is available with 90-mil black EPDM
- » Warranty for systems incorporating Carlisle's Sure-Tough membrane include coverage for damage caused by accidental punctures

For more specifics or for international warranty programs, contact Carlisle.

