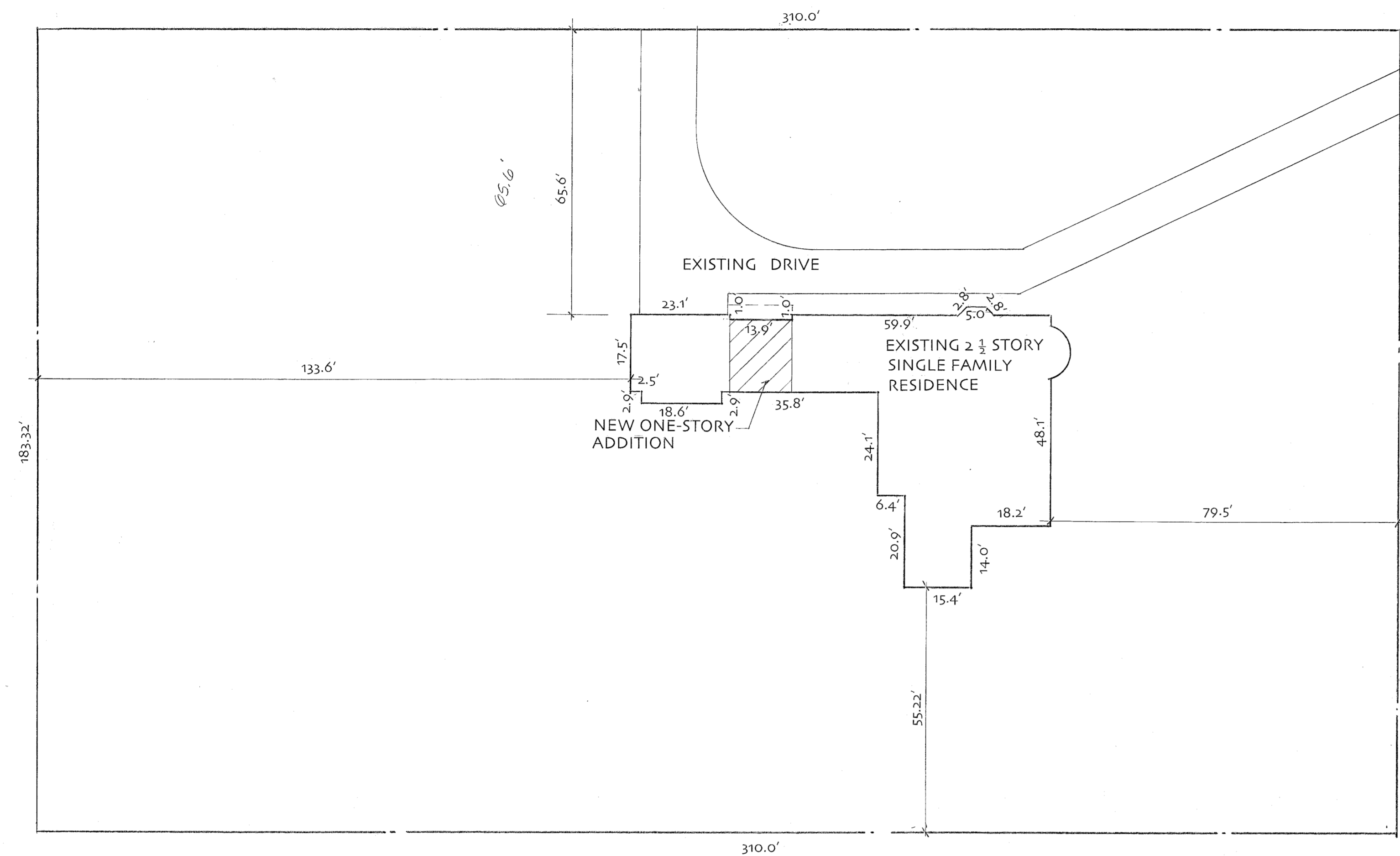


BOSTON AVE 80'



DREXEL AVE 80'

Site Plan

Scale 1" = 20'-0"



Project Information

The scope of this project involves the removal of an existing garage, adding a new one story addition, and interior alterations. The new addition will be within the footprint of the existing structure.

Zoning Information

Parcel Number	020-003016-00	
Existing Zoning	R-2 Intermediate Density	
Flood Zone	OUT	
Use	Existing Single Family Dwelling	Proposed No Change
Lot Size	56,829.2 SQ FT (183.32' X 310.0')	
Lot Coverage	3,243 SQ FT (5.7%)	3,188 SQ FT (5.6%)
Setbacks		
North	62.6'	65.6'
South	55.22'	No Change
East	79.5'	No Change
West	133.6'	No Change

General Notes

- A- The Contractor is to check and verify all dimensions and site conditions, and report any errors or omissions to the Architect prior to the start of construction. Use written dimensions, do not scale drawings, as distortion can occur through the printing process. The existing drawings are based on measurements taken on May 24, 2019.
- B- The Architect is responsible only for the items shown in the drawings. The contractor is to conform to all applicable codes, ordinances and approved construction practices for all items not detailed or otherwise indicated.
- C- 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.
- D- The house is to be structurally sound when completed. It is the General Contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction.
- E- The house is to be water tight when completed. It is the General Contractor's responsibility to provide all waterproofing, flashing, weep holes and caulking required to prevent moisture penetration.
- F- No work shall begin until the utility companies have located and marked all underground utilities and disconnected any utilities that may potentially be a hazard.

Window & Door Schedule

The following windows are based on Marvin units with primed wood interior and aluminum-clad exterior. See specific unit. Exterior color to be Bronze-verify with owners. Provide interior hardware as selected by owner and full screens on operable units. Verify all rough opening sizes and quantities with manufacturer. Verify egress requirements for applicable units. Head heights to match existing unless noted otherwise. Exterior casing and sill to match original. Return stucco to exterior casing to match original.

- A CUDH-NG 1622 4/4 SDL Clad double hung RO 1'-10 1/4" X 4'-4"
- B CUDH-NG 2024 4/4 SDL Clad double hung RO 2'-2 3/4" X 4'-8"

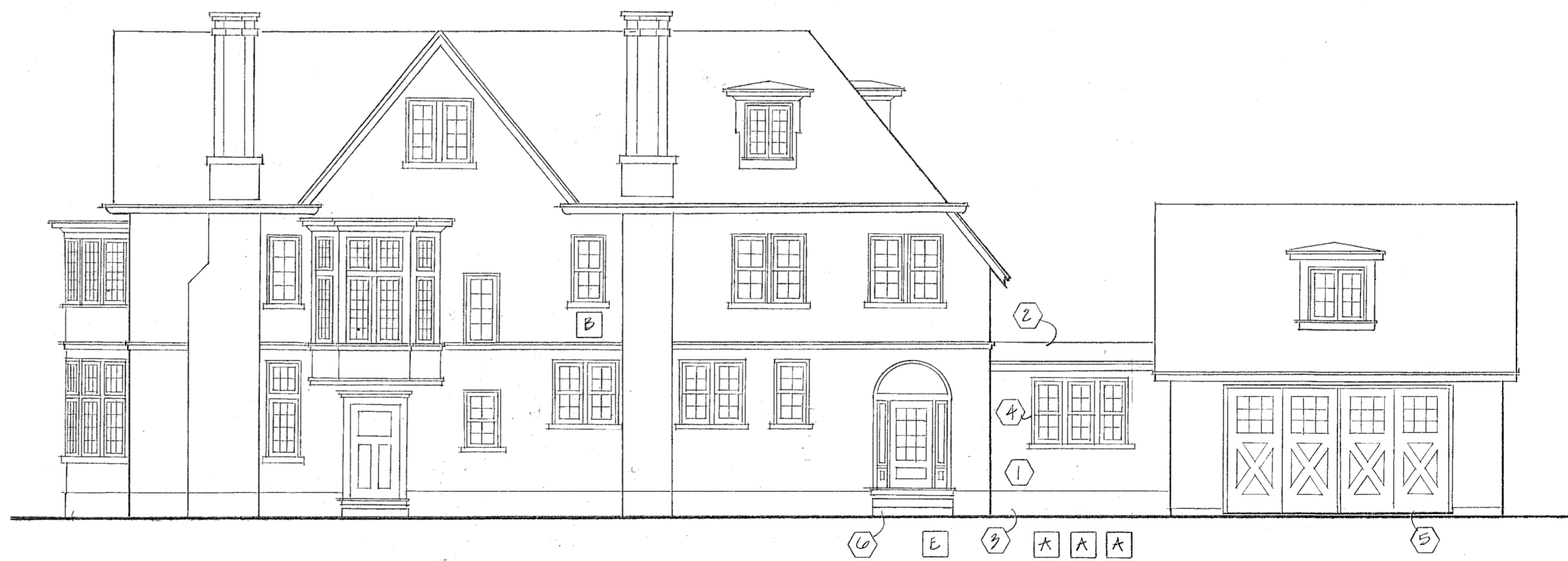
Exterior Doors

- C Clad Ultimate Swinging French Door 3070 15 lite SDL RO 3'-2 7/16" X 7'-2 1/2"
- D Clad Ultimate Swinging French Door 5070 15 lite SDL RO 5'-1 5/8" X 7'-2 1/2"
- E Custom 2'-8" X 6'-8" 3/4 12 lite with single panel below mahogany door. Provide sidelights with panels below and round topped transom to fit existing opening. Transom to be sash set in frame. Provide shop drawings to owner and architect for approval. Prime and paint.



Partial South Elevation

Scale 1/8" = 1'-0"



North Elevation

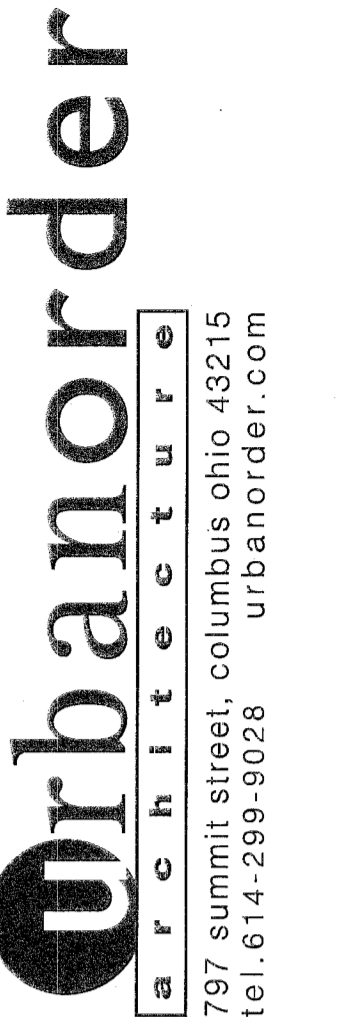
Scale 1/8" = 1'-0"

General Elevation Notes

- A Repair any missing or deteriorated roof flashing. Existing asphalt shingle roof to remain.
- B Repair existing soffits, fascia, and gutters as required to match existing.
- C Power wash and repair all existing stucco exterior to match existing. Prime and paint, verify colors with owners.
- D Repair existing windows as possible. New windows to be installed to match size, profile and function of existing windows. Refer to window and door schedule for new windows to be installed.
- E Scrape, prime and paint all existing exterior wood trim including existing windows and doors. Verify colors with owners.

Specific Elevation Notes

- 1 Remove existing frame one story garage infill. Replace with new frame addition with stucco exterior to match existing.
- 2 New roof to be 2/12 standing seam metal. New gutters to be half round to match existing. Downspout location to be verified with architect and owners and match existing.
- 3 Install thin brick at foundation to match and align with existing.
- 4 New window casing and sill to match existing. Return stucco to face of new casing.
- 5 Repair existing garage doors. Install automatic opener for swing out carriage doors.
- 6 Install new limestone steps at new doors. Tread depth to be 12", maximum riser to be 8".



Addition & Alterations to:
261 North Drexel Avenue
 The Massey-Wettlaufer Residence
 Bexley, Ohio

PRELIMINARY
 12.20.19
 CONSTRUCTION