

1 OVERALL SITE PLAN
 SCALE: 1" = 30'-0"
 N

GENERAL INFORMATION

Address: 190 S Drexel Avenue
 Bexley, Ohio 43209

Franklin County Parcel: 020-002786-00

Scope of Project:
 The project consists of exterior improvements including the construction of a new front porch, front door replacement, first floor window replacement, new side patios, new garden walls, & new landscaping.

Portico Area: 120 sf
 Side Patios: 65 sf each (130 sf total)

SHEET INDEX

- A1.0 Site Plan & General Info
- A2.0 Overall Plans & Elevations - Demo
- A2.1 Overall Plans & Elevations - New Work
- A2.2 Enlarged Porch Plans
- A2.3 Enlarged Porch Plans
- A3.0 Front Porch Elevations
- A3.1 Sections & Details
- A3.2 Sections & Details
- A3.3 Sections & Details
- A3.4 3D Sketch Views

ZONING R-3 Medium Density

| Number of Floors | Actual | Zoning Req't |
|------------------|---------------------|--------------------|
| Existing: | 2-1/2 (31'-10" hgt) | 1 to 2.5 flr (40') |
| Proposed: | 2-1/2 (31'-10" hgt) | Meets Zoning |

| Lot Area & Lot Width | Actual | Zoning Req't |
|----------------------|-----------|--------------|
| Lot Area: | 25,000 sf | 14,400 sf |
| Lot Width: | 100.00' | 90' |
| Lot Depth: | 250.00' | 160' |

| Building Lot Coverage | | |
|--------------------------------|-----------------------|---------------------|
| Existing House | 2,175 sf | 3,600 sf (25%) |
| Existing Garage | 720 sf | |
| New Front Porch | 120 sf | |
| Total Building Coverage | 3,015 sf (12%) | Meets Zoning |

| Total Lot Coverage | | |
|---------------------------|-------------------------|---------------------|
| Total Building Coverage | 3,015 sf | 12,500 sf (50%) |
| Driveway | 2,079 sf | |
| Front Walk | 325 sf | |
| Pool Patio & Walks | 2,121 sf | |
| Existing Pool | 655 sf | |
| New Side Patios | 130 sf | |
| Total Lot Coverage | 8,325 sf (33.5%) | Meets Zoning |

DESIGN CRITERIA

Design Criteria:
 Wind Speed = 115 mph
 Seismic Category = A
 Weathering = Severe
 Frost Line Depth = 36"
 Termite = Moderate to Heavy
 Ice Barrier Underlayment = Yes.
 Floor Live Load = 40 psf
 Snow Load Roof = 20 psf
 Foundation Concrete Compressive Strength = 2,500
 Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Architect:
 Brenda Parker
 614-586-5514
 brenda.parker@cbusarch.com



EXTERIOR IMPROVEMENTS
 190 S DREXEL AVENUE
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 As Noted

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A1.0

SITE PLAN & GENERAL INFO



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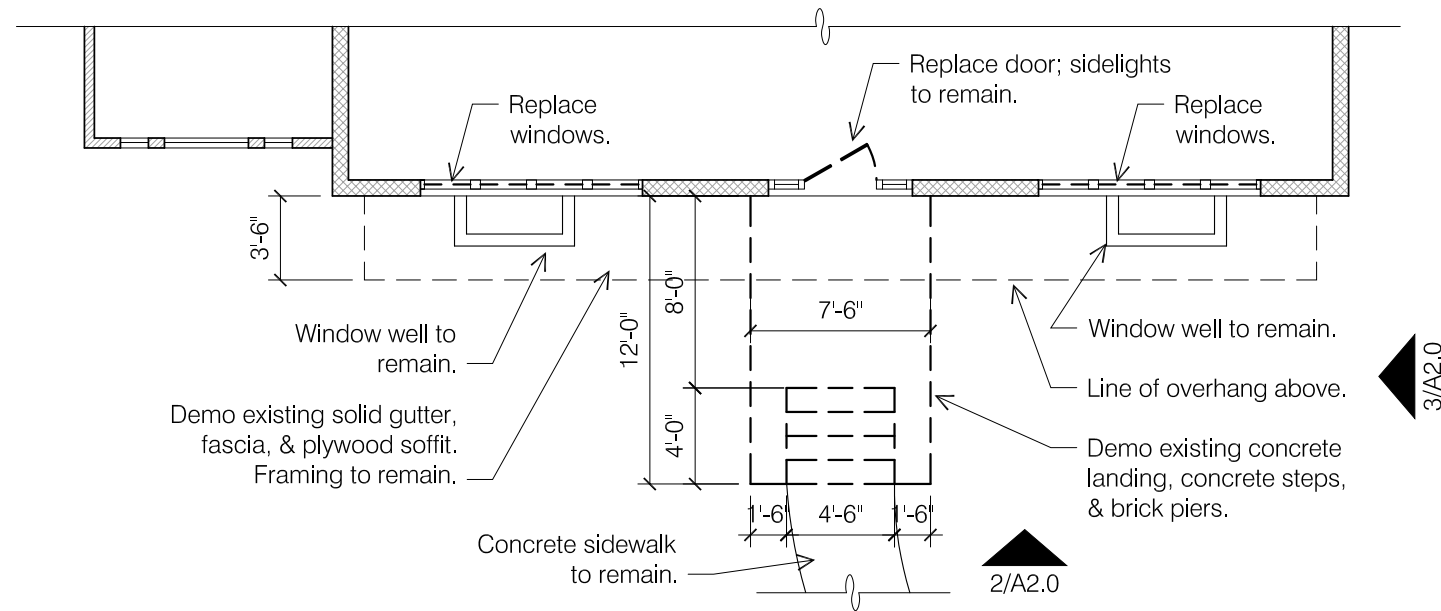
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A2.0



2 FRONT ELEVATION - DEMO
SCALE: 1/8" = 1'-0"

3 SIDE ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



1 PARTIAL PLAN - DEMO
SCALE: 1/8" = 1'-0"

FRONT ELEVATION DEMOLITION NOTES

- (A) Replace existing double hung windows.
- (B) Replace existing front door; sidelights to remain.
- (C) Demo existing gable portico and portion of overhang for new entrance portico.
- (D) Demo existing concrete steps; concrete landing, & brick piers flanking steps.
- (E) Demo existing lantern light.
- (F) Replace existing sconce lights.
- (G) Demo existing address numbers.
- (H) Demo existing mail box.
- (J) Demo existing gutter, fascia, & plywood soffit panels at overhang.



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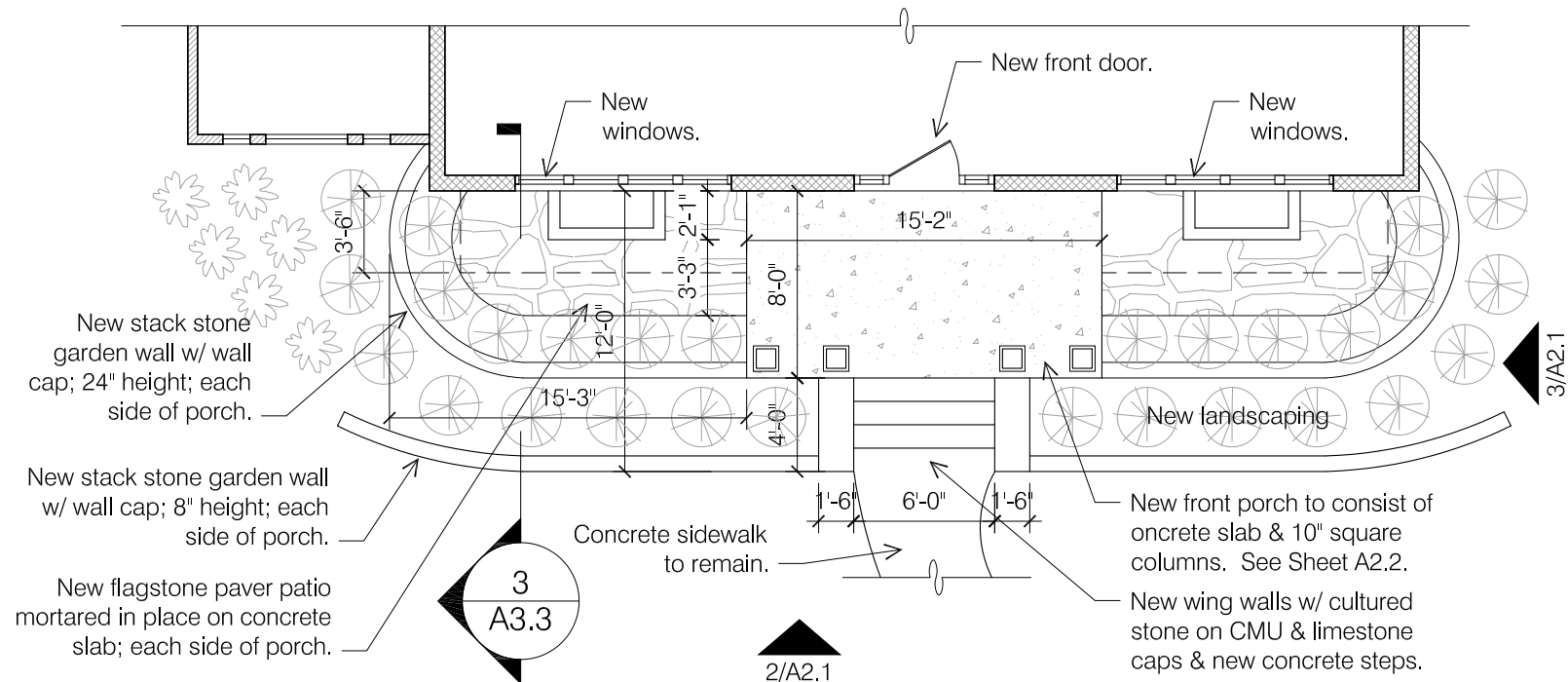
A2.1

PLAN & ELEVATIONS - NEW WORK



2 FRONT ELEVATION - NEW WORK
SCALE: 1/8" = 1'-0"

3 SIDE ELEVATION - NEW WORK
SCALE: 1/8" = 1'-0"



1 PARTIAL PLAN - NEW WORK
SCALE: 1/8" = 1'-0"

FRONT ELEVATION NEW WORK NOTES

- ① New double hung replacement windows; fiberglass windows based on Marvin Essential; field verify size. Scrape & paint existing brick mould.
- ② New Provia 3/4-light door, black or walnut finish; scrape and paint existing sidelights & brick mould.
- ③ New front porch; see enlarged plans & details.
- ④ New concrete steps with new piers flanking steps. Piers to consist of cultured stone on CMU.
- ⑤ Install new lantern at new front porch.
- ⑥ Install new sconce lights flanking entrance (hidden by columns).
- ⑦ Install new address numbers.
- ⑧ Install new mailbox.
- ⑨ New stack stone garden wall 8" height w/ wall cap.
- ⑩ New stack stone garden wall 24" height w/ wall cap.
- ⑪ Salvaged and/or new slate roofing to be installed on new front porch roof.
- ⑫ Install new 5" aluminum ogee gutter (tie into existing downspouts), 1x6 aluminum-wrapped fascia, & new bead board at soffit.



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SCALE:
1/4" = 1'-0"

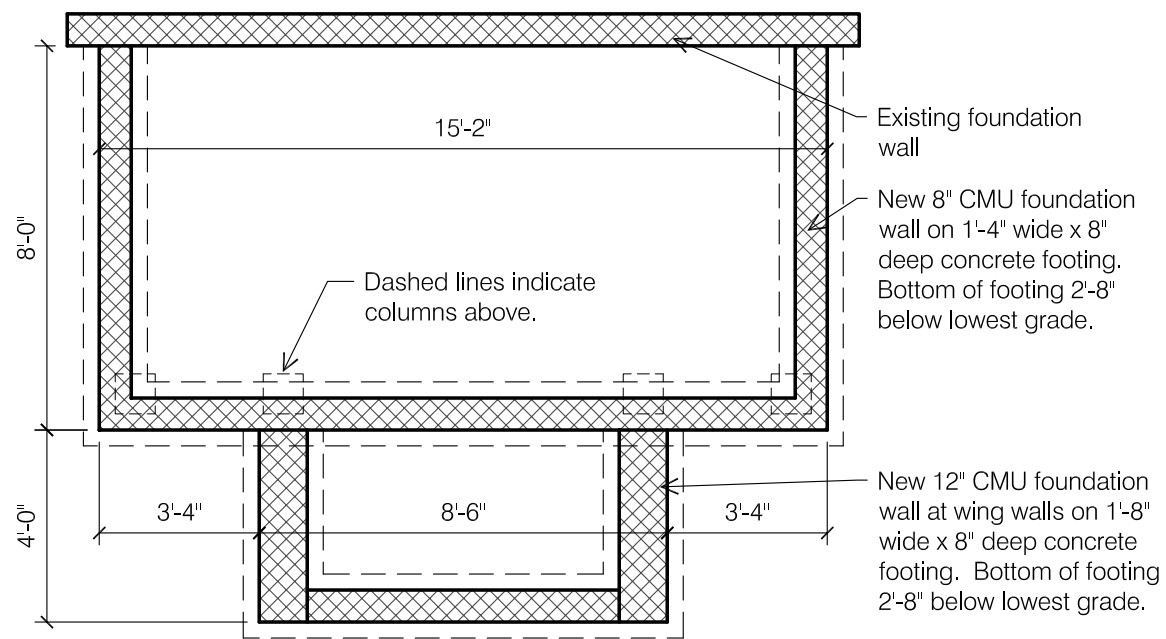
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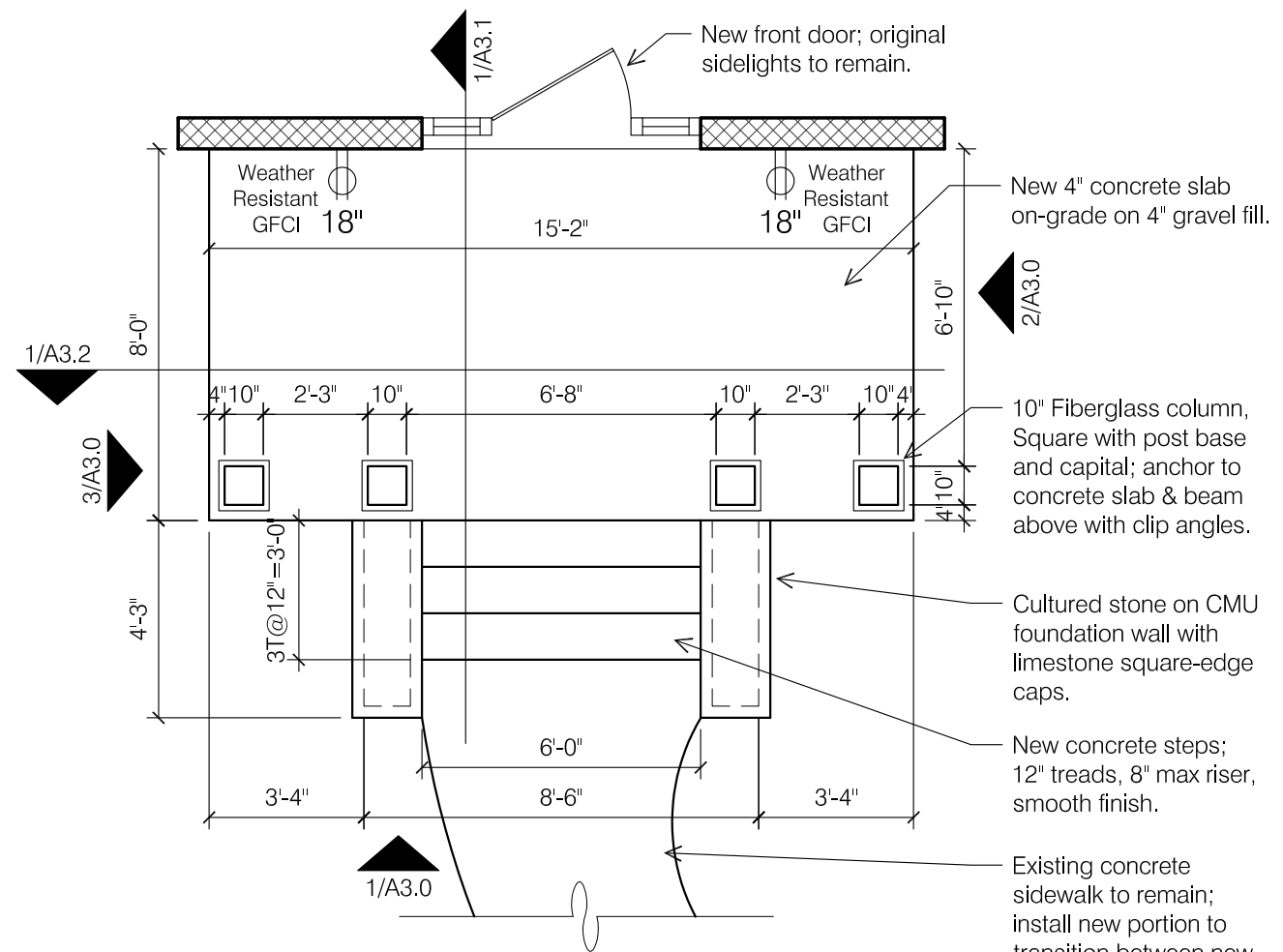
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ENLARGED PORCH PLANS

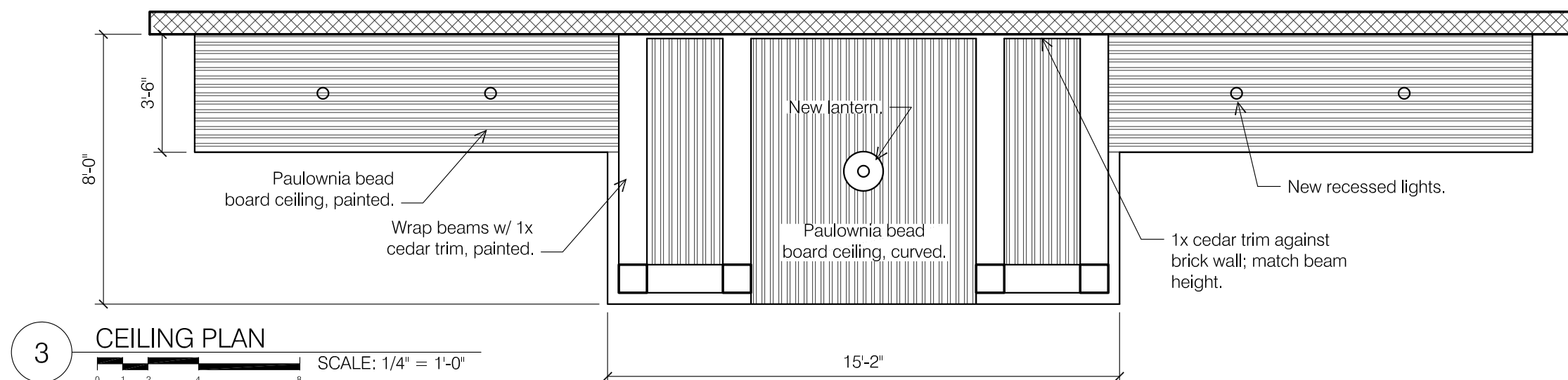
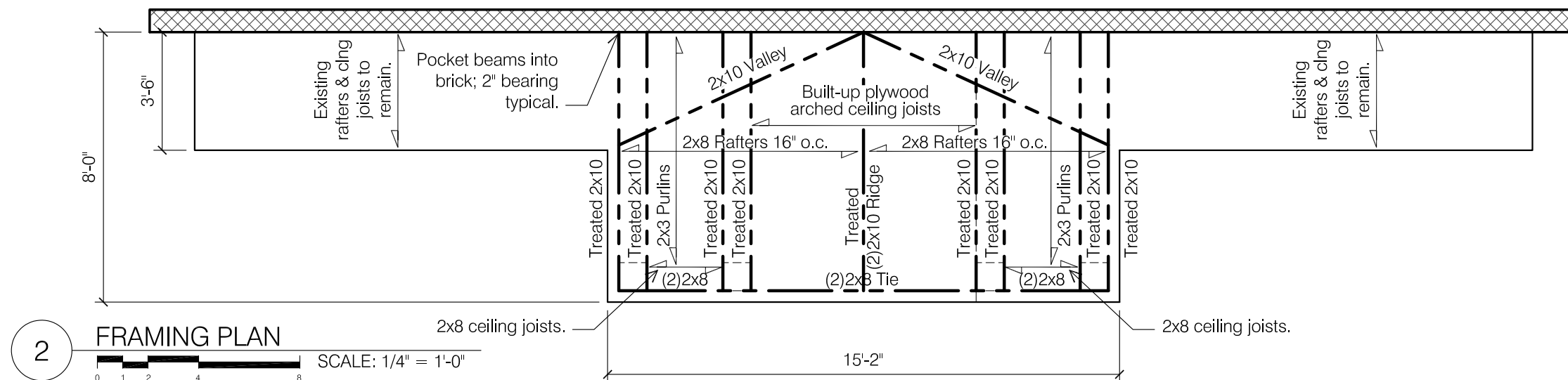
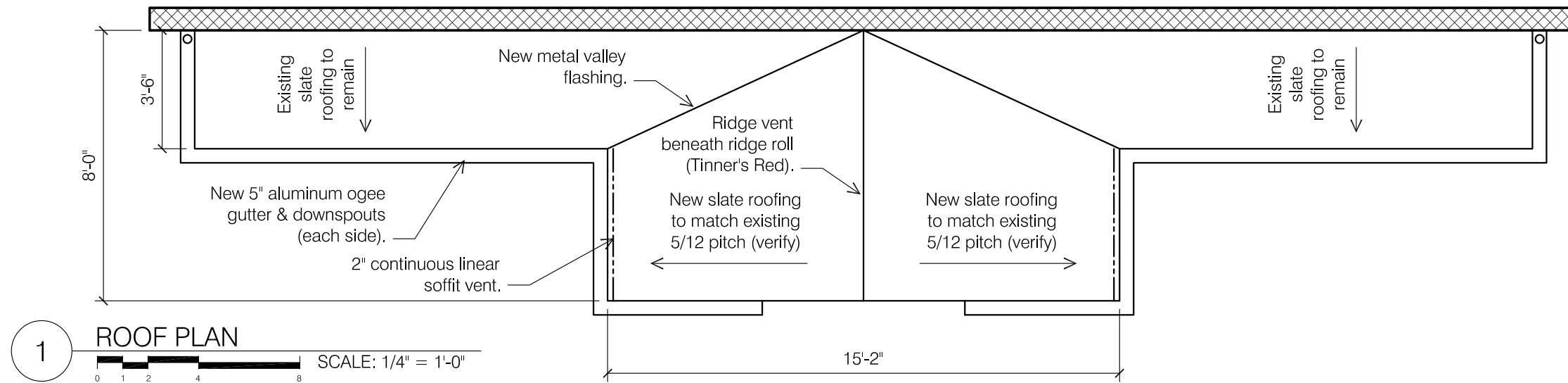


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 PORCH PLAN
SCALE: 1/4" = 1'-0"







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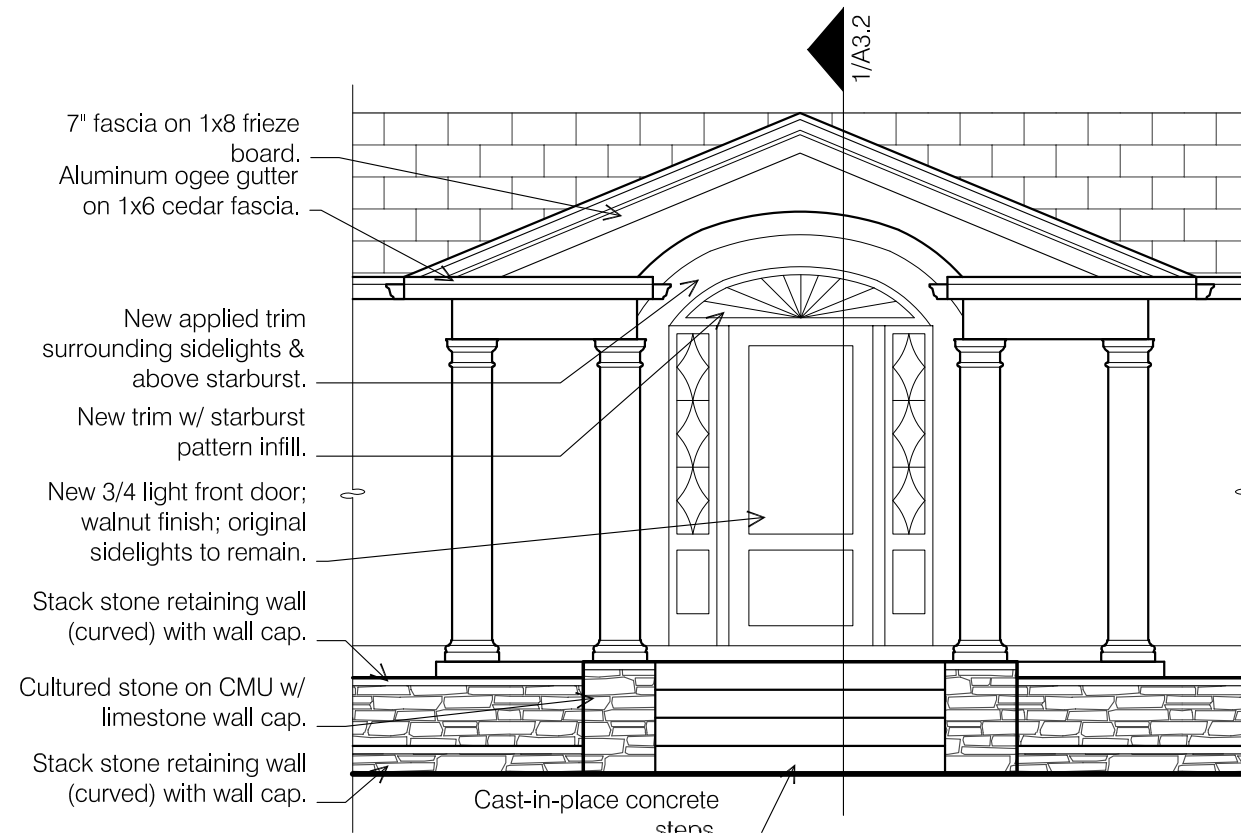
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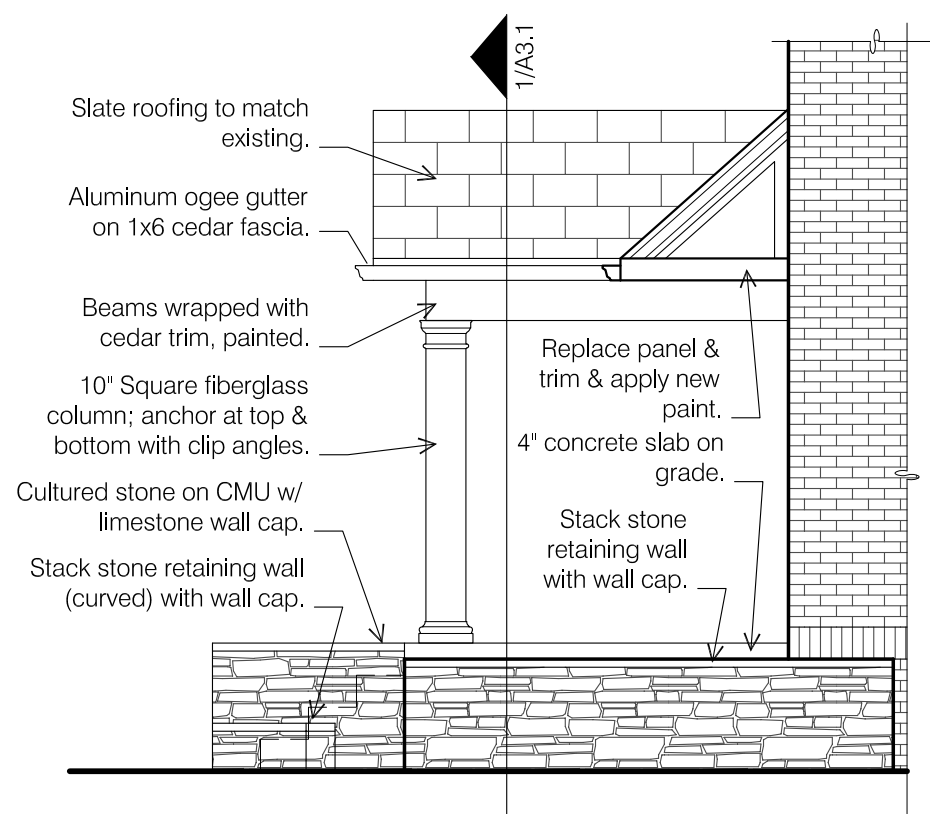
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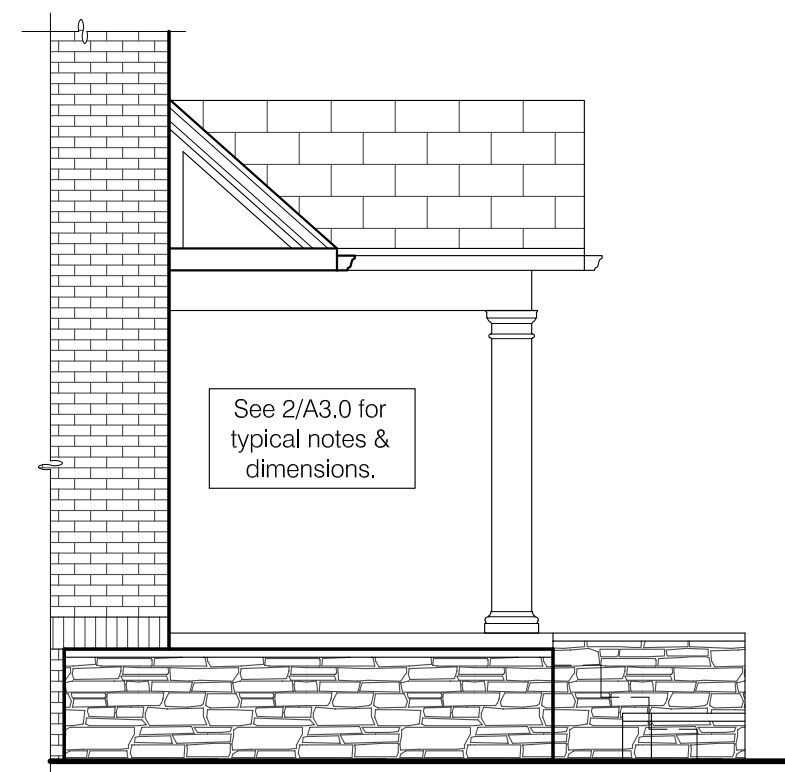
FRONT PORCH ELEVATIONS



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



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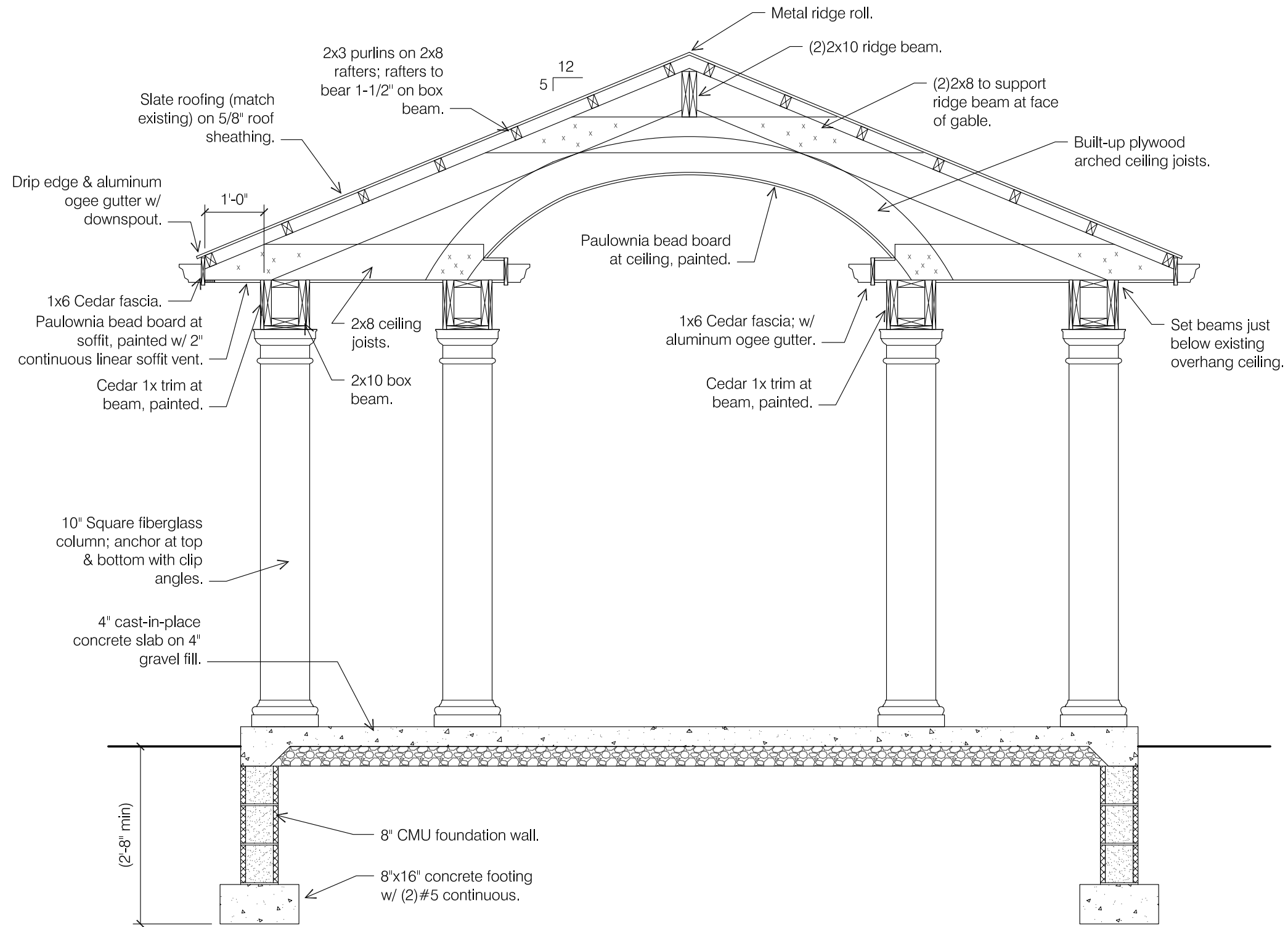
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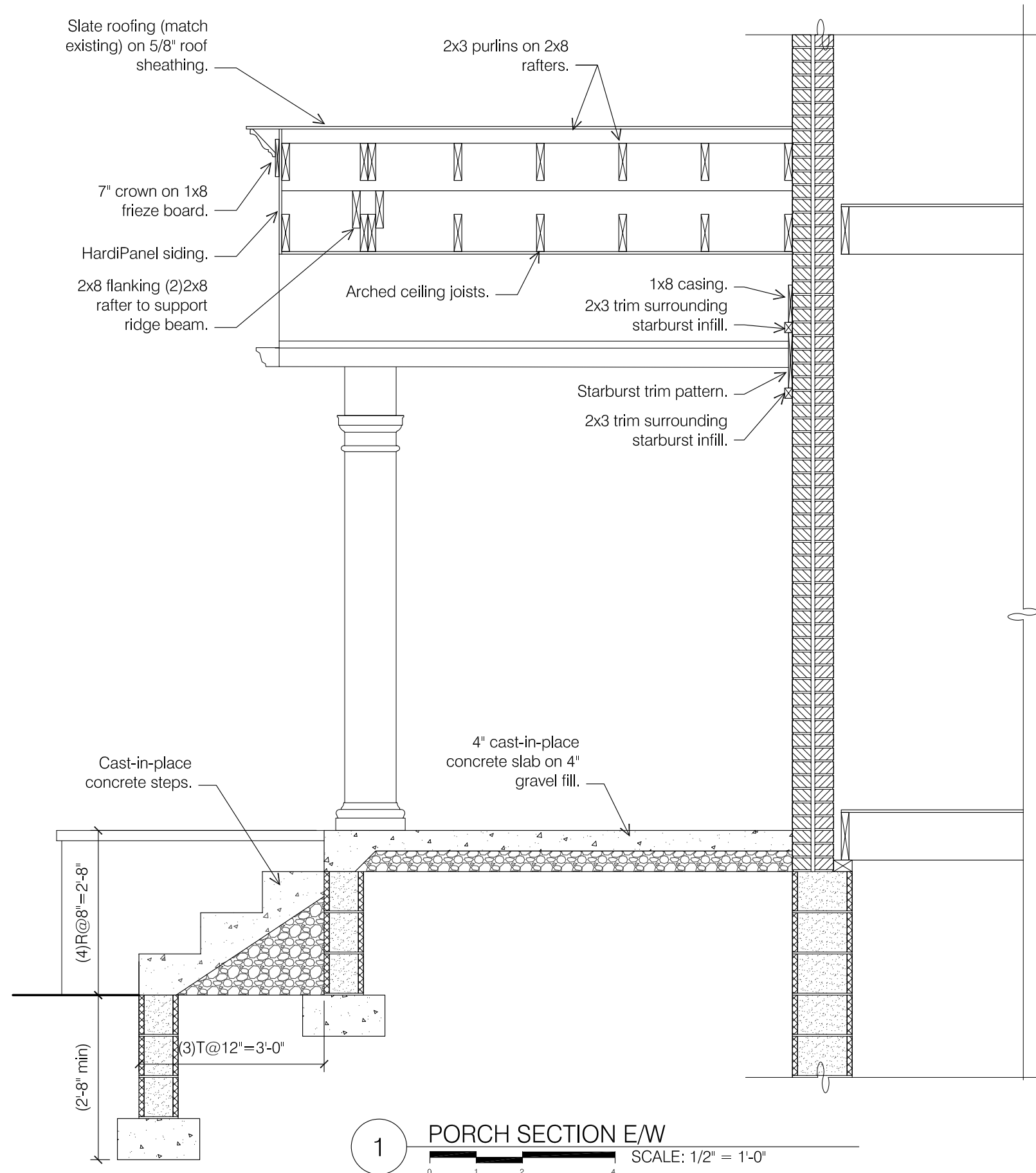
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A3.1



1 PORCH SECTION N/S
 SCALE: 1/2" = 1'-0"

SECTIONS & DETAILS



1 PORCH SECTION E/W
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 0 1 2 4

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SECTIONS & DETAILS



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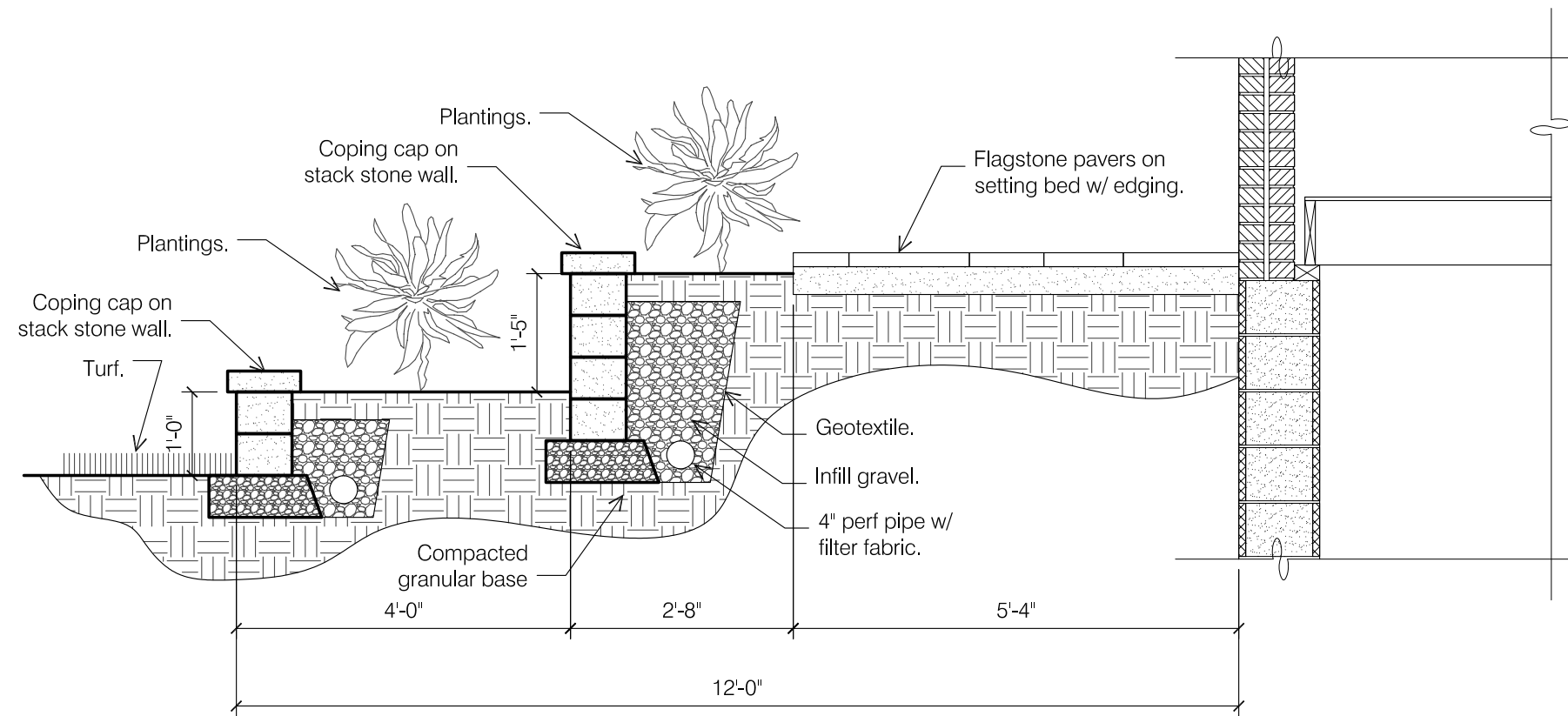
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SECTIONS & DETAILS



1 LANDSCAPE SECTION
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1 3D SKETCH VIEW 1
NOT TO SCALE



2 3D SKETCH VIEW 2
NOT TO SCALE



3 3D SKETCH VIEW 3
NOT TO SCALE

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3D SKETCH VIEWS