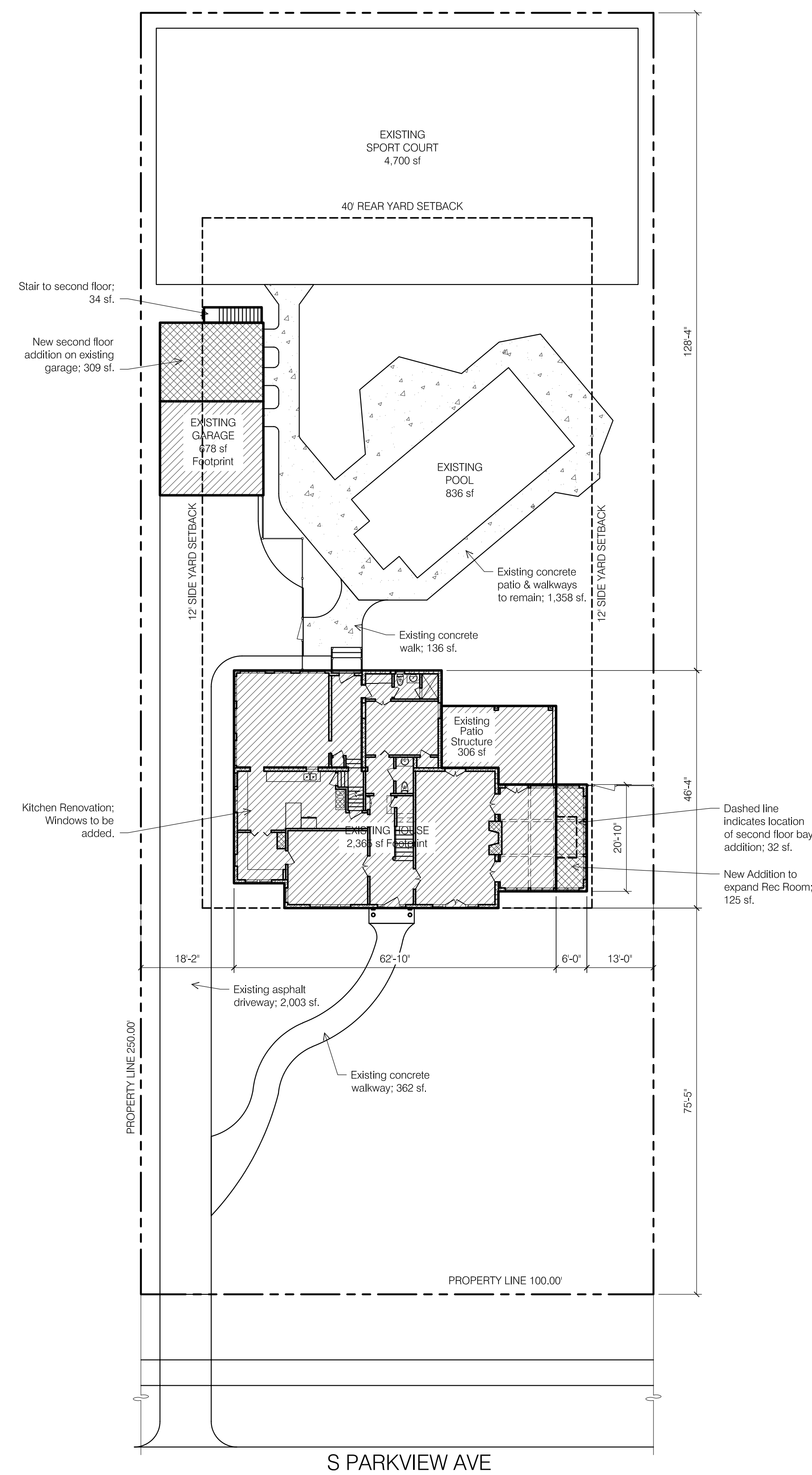


1 OVERALL SITE PLAN - DEMO
SCALE: 1/16" = 1'-0"



2 OVERALL SITE PLAN - NEW WORK
SCALE: 1/16" = 1'-0"

GENERAL INFORMATION

Address: 112 S Parkview Avenue
Bexley, Ohio 43209

Parcel: 020-004188-00

Scope of Project:
The project consists of the construction of a new single-story addition at the south side of the house to expand the Rec Room. A bay is to be added at the second floor to accommodate the master bathtub.

The project also consists of the addition of a new storage attic above the existing flat roof of the rear portion of the detached garage.

Existing First Floor SF:	2,366 sf
First Floor Area to be Removed:	0 sf
First Floor Addition SF:	125 sf
Total First Floor SF:	2,491 sf
Existing Second Floor SF:	2,669 sf
Second Floor Area to be Removed:	0 sf
Second Floor South Addition SF:	32 sf
Total Second Floor SF:	2,701 sf
Existing Third Floor SF:	998 sf
Existing House SF:	5,899 sf
Total Addition SF:	157 sf
House SF w/ Additions:	6,056 sf
Garage Storage Attic SF:	309 sf

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	Actual	Zoning Req't
Existing House	2,366 sf	3,600 sf (25%)
Existing Patio Structure	306 sf	
Existing Garage	678 sf	
South Addition	125 sf	
Total Building Coverage	3,474 sf (14%)	Meets Zoning

Total Lot Coverage	Actual	Zoning Req't
Total Building Coverage	3,474 sf	12,500 sf (50%)
Driveway	2,003 sf	
Front Walk	362 sf	
Pool Patio & Walks	1,358 sf	
Sport Court	4,700 sf	
Walkway to pool	136 sf	
Stair to garage 2nd floor	34 sf	
Total Lot Coverage	12,067 sf (48%)	Meets Zoning

New Addition Setbacks	Actual	Zoning Req't
Side Proposed South:	13'-0"	12'-0"

SHEET INDEX

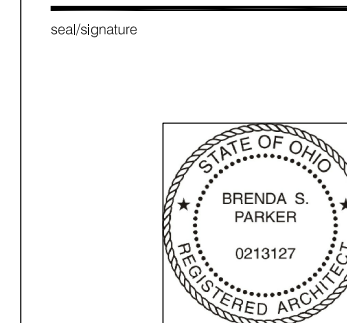
- A1.0 Site Plan & General Info
- A2.1 First Floor Plans
- A2.2 Second Floor Plans
- A2.3 Garage Plans & Elevations
- A3.1 Exterior Elevations
- A3.2 Exterior Elevations

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, Required.
 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%

Owner:
Mendes Residence
112 S Parkview Avenue
Bexley, Ohio 43209

Architect:
Brenda Parker
830 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514



REV DATE DESCRIPTION

key plan

Issue Date: January 12, 2021
 Phase:
 Issued for: Permit Set
 Project Number: 112 SPA
 Sheet No:

SITE PLAN & GENERAL INFORMATION

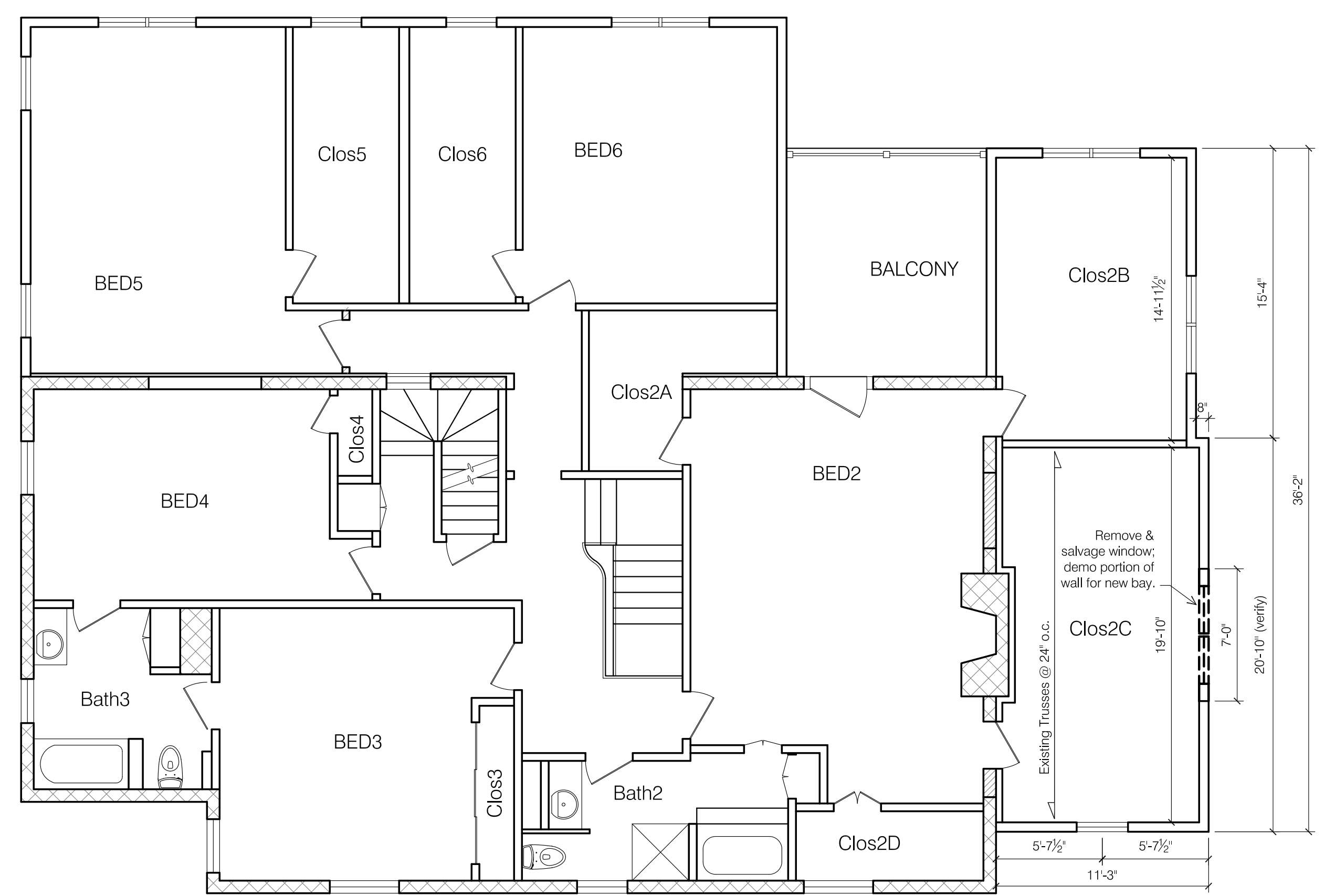
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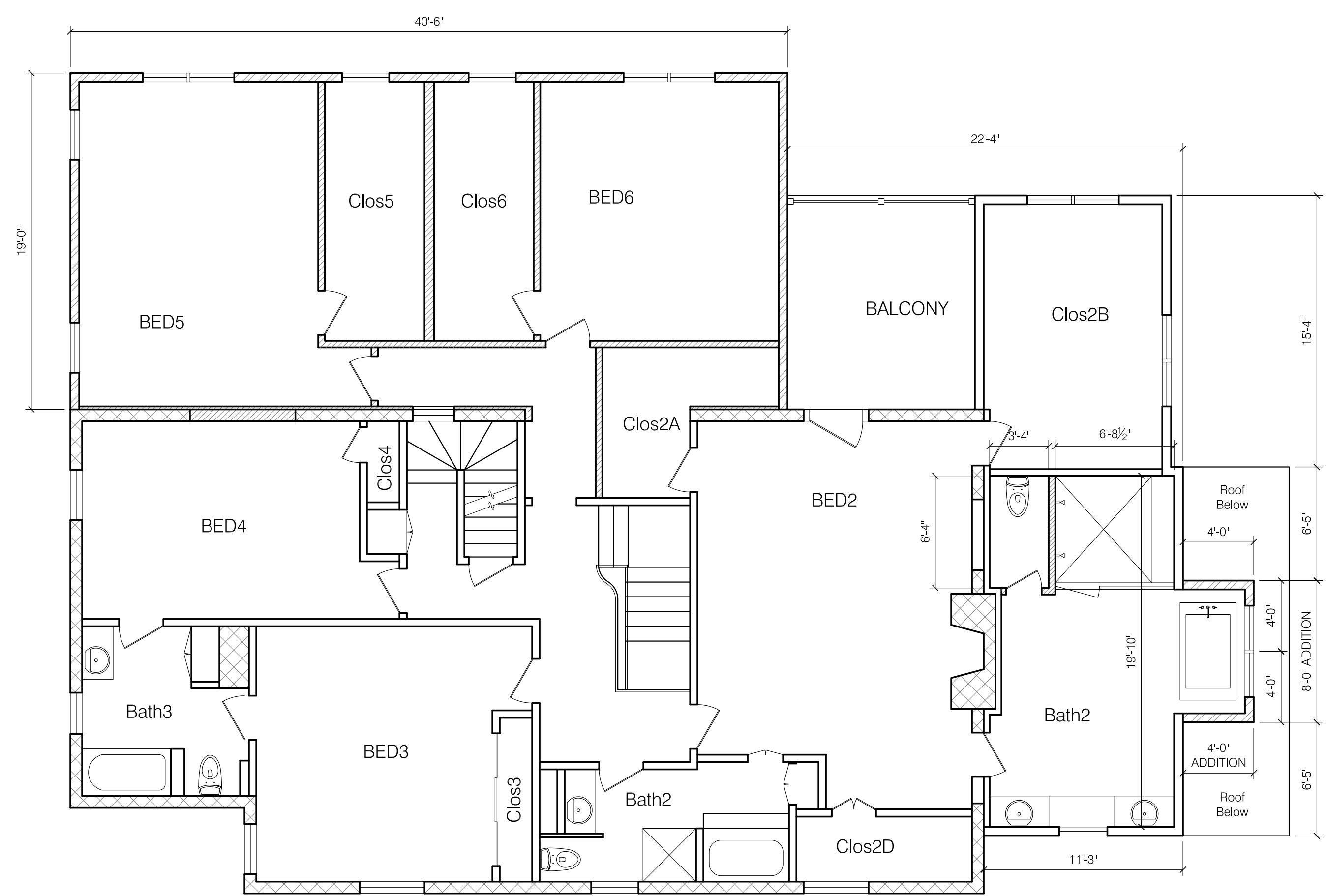
Owner:
Mendes Residence
112 S Parkview Avenue
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

- WALL LEGEND:
- Demo existing wall or component as noted.
 - Existing masonry wall.
 - New 8" CMU foundation wall.
 - Existing 2x4 wood stud wall @ 16" o.c.
 - New Exterior walls: 2x6 wood stud @ 16" o.c.; fill cavity with R19 cellulose insulation; 1/2" gypsum wallboard at interior.
 - New Interior walls: 2x4 wood studs @ 16" o.c. 1/2" GWB at interior.

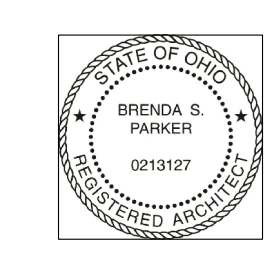


G5 SECOND FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"



G14 SECOND FLOOR NEW WORK PLAN
SCALE: 3/16" = 1'-0"

Architect Signature



Date: 01/12/2021

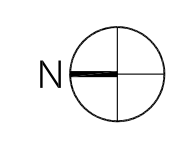
key plan

Issue Date: January 12, 2021
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SECOND FLOOR PLANS

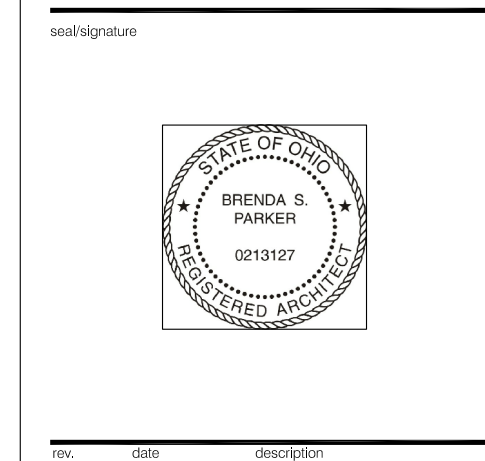
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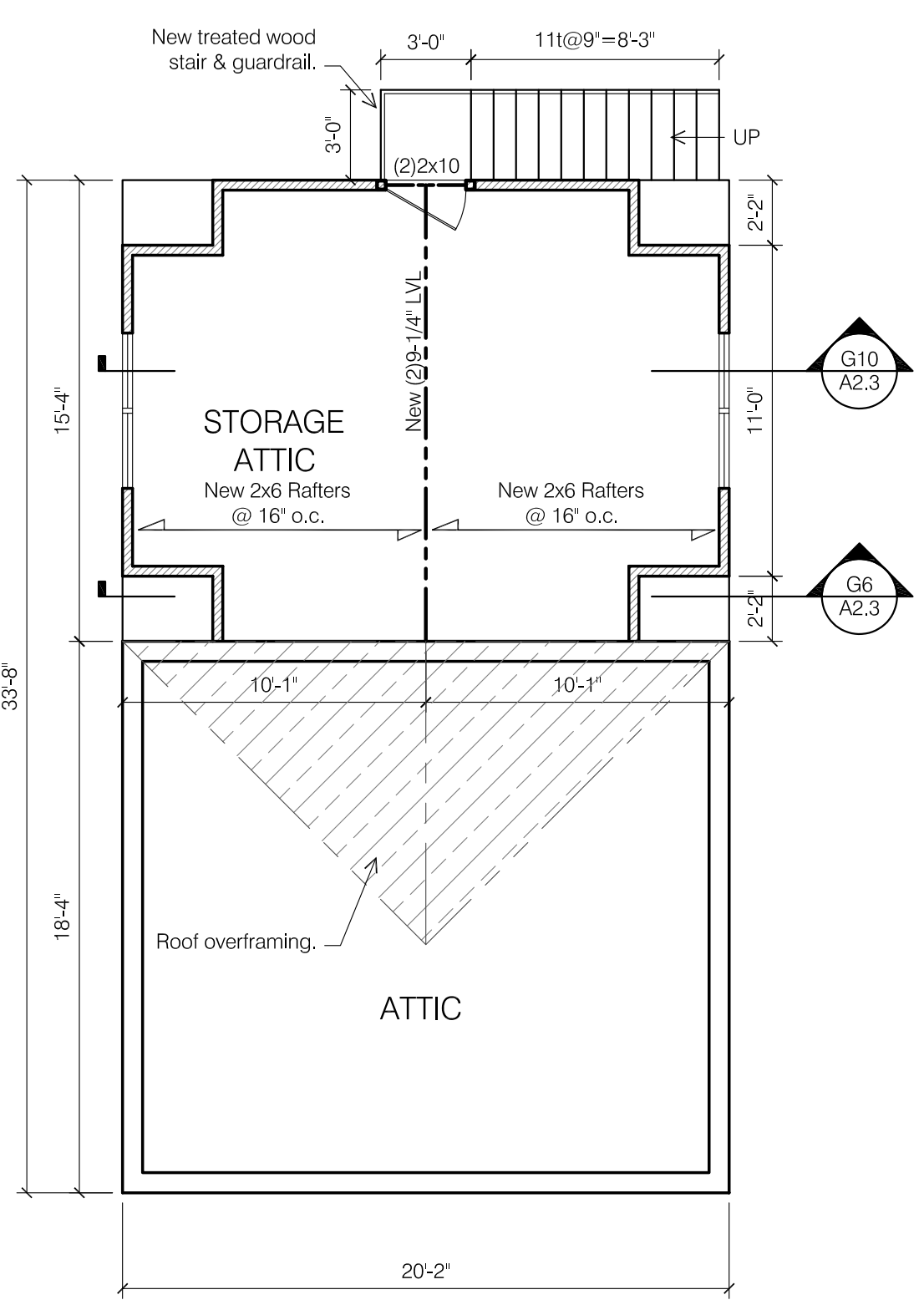
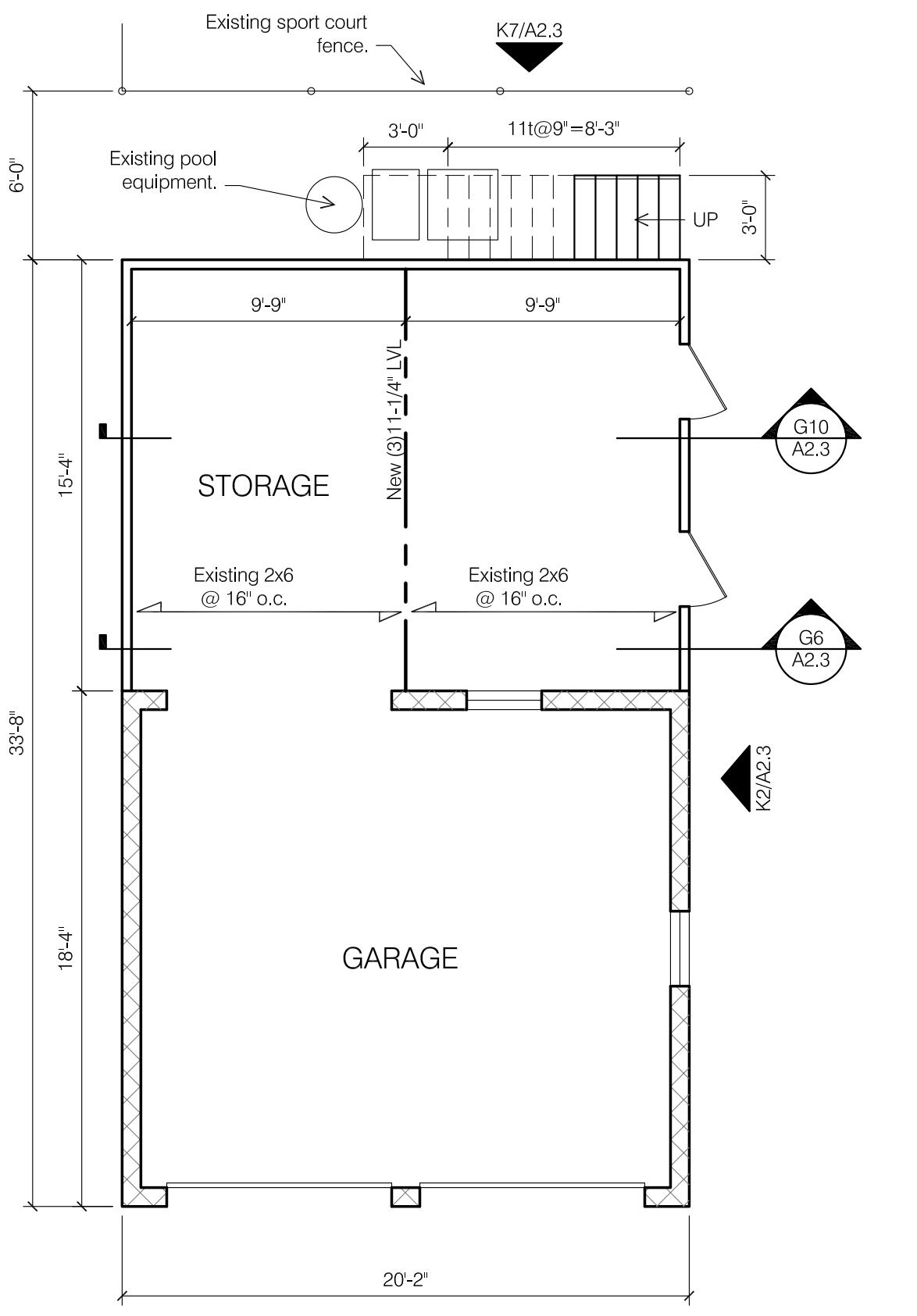
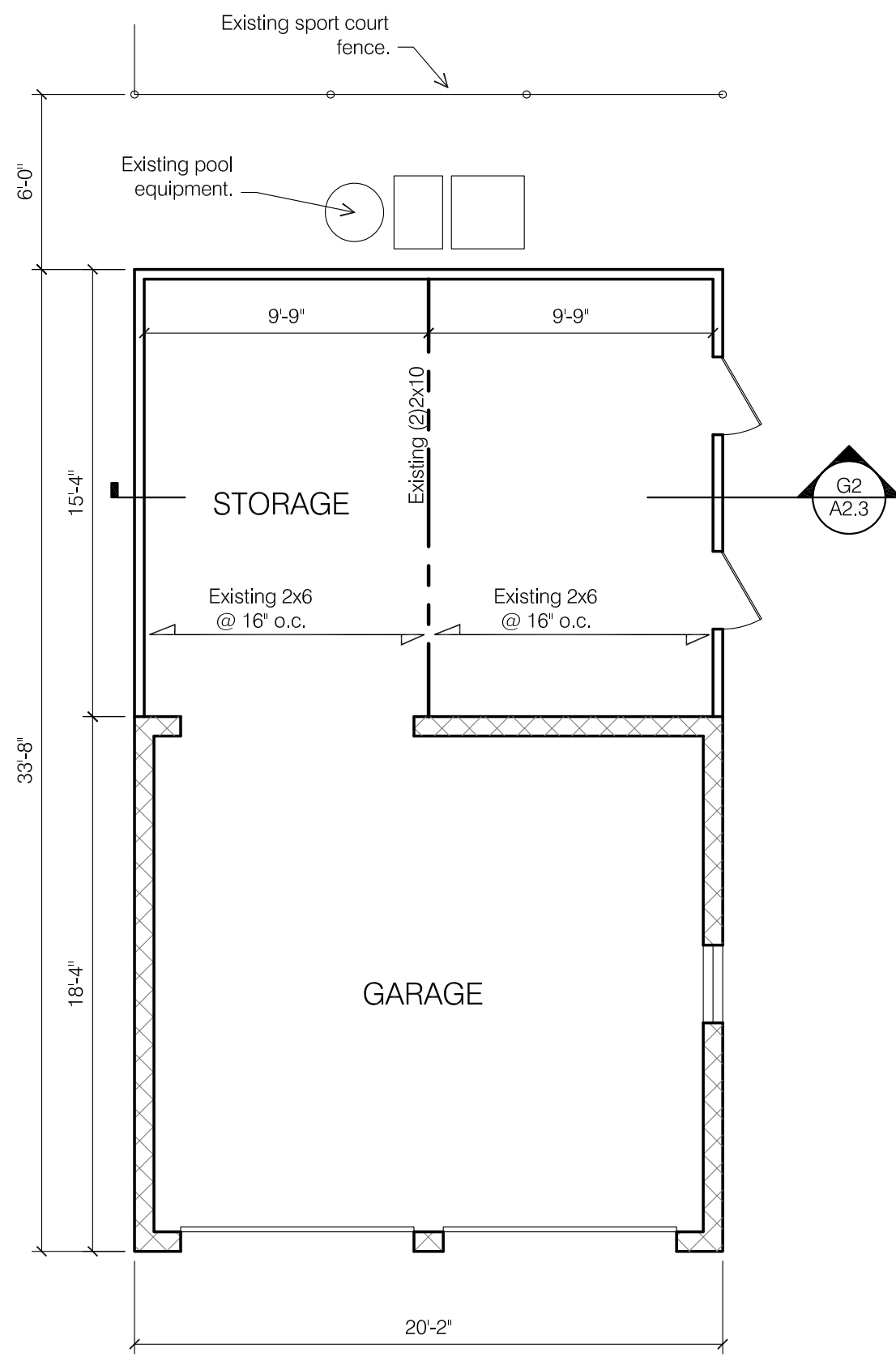
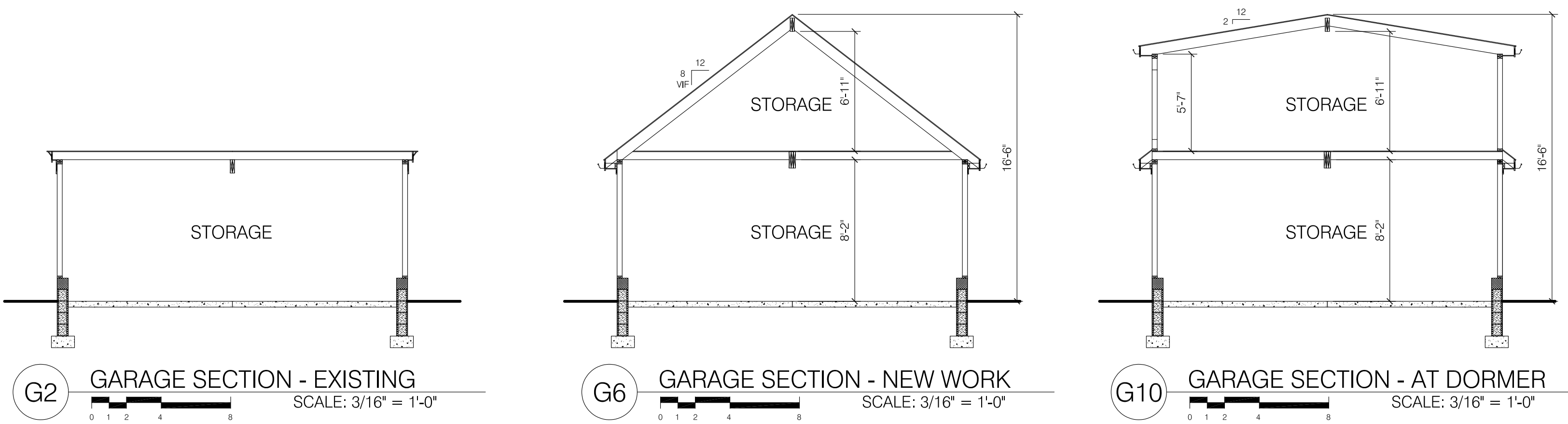
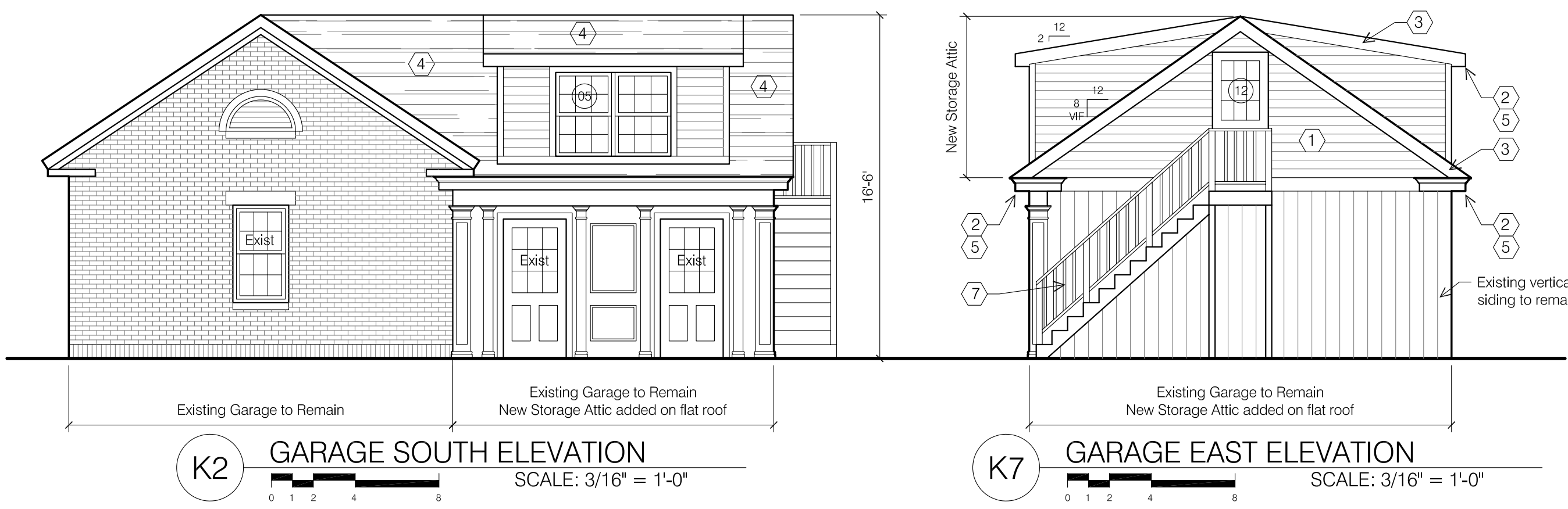
Owner:
Mendes Residence
112 S Parkway Avenue
Bexley, Ohio 43209

Architect:
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WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
112 S Parkway Drive	(01)	Double (Frame Size 2'-2" w x 5'-7" h)	DOUBLE HUNG	Rec Room
	(02)	Triple (Frame Size 2'-2" w x 5'-7" h)	DOUBLE HUNG	Rec Room
	(03)	Not Used		
New Construction Windows at house are based on Marvin Elevate Wood-Ultrix windows.	(04)	Double (Frame Size 2'-2" w x 3'-4" h)	DOUBLE HUNG	Kitchen
New Construction Windows at garage are to be fiberglass windows.	(05)	Double (Frame Size 2'-6" w x 4'-0" h)	DOUBLE HUNG	Garage (2)
New Construction Door at garage to be Thermatru Fiberglass door.	(11)	French Door (2'-2" x 7'-0")	French Door	Rec Room
Exterior & Interior Color: White, Glass: LoE-272 with Argon, Hardware Finish: Standard, Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls (at house only). Verify all sizes in field prior to placing order.	(12)	Swing Door (2'-8" x 6'-7")	Swing Door	Garage - wood door, cut down to fit below rafter. Tempered labeled glass.

- CODED NOTES**
- ① New HardiLap siding (5' exposure) w/ the following exterior trim:
Corner Trim: Boral 5/4 x 4,
Casing: Boral 5/4 x 4 at jamb,
Boral 5/4 x 6 at head,
Boral 5/4 x 4 apron.
 - ② Fascia at Eave: Azek 1x8 (verify, match existing) on 2x6 subfascia.
Soffit: Exterior grade 3/8" plywood.
 - ③ Fascia at Gable: Azek 1x8 + Azek 5' crown.
Soffit: Exterior grade 3/8" plywood.
 - ④ New asphalt shingle roofing: Certainteed 3-tab, Slate Gray.
 - ⑤ 5" Aluminum ogee gutter & 3" downspouts.
Pipe downspouts to street in underground PVC.
 - ⑥ Paneled Siding:
Hardipanel with Boral 5/4 x 2 trim & Azek Scotia 3/4" x 3/4" panel mould.
Paneled Columns: Match existing family room.
Cornice: Match existing.
 - ⑦ Landing & Steps:
Decking: Treated pine.
Risers: Treated pine.
Guardrail: Treated pine 2x4 cap, 2x4 bottom rail, 2x2 balusters.
- GENERAL NOTES**
- New siding, trim, & doors are to be primed & painted with (2) coats high-quality acrylic paint.
Existing trim, windows, & doors at garage are to be cleaned and painted with (2) coats of high-quality acrylic paint.



key plan

Issue Date: January 12, 2021
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Sheet title:

GARAGE PLANS & ELEVATIONS

Owner:
Mendes Residence
112 S Parkview Avenue
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
t: 614.586.5514

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
112 S Parkview Drive	(01)	Double (Frame Size 2'-2" w x 5'-0" h)	DOUBLE HUNG	Rec Room
New Construction Windows at house are based on Marvin Elevate Wood-Ultrex windows.	(02)	Triple (Frame Size 2'-2" w x 5'-0" h)	DOUBLE HUNG	Rec Room
New Construction French Doors at house are based on Marvin Elevate doors.	(03)	Not Used		
New Construction Windows at garage are to be fiberglass windows.	(04)	Double (Frame Size 2'-2" w x 3'-4" h)	DOUBLE HUNG	Kitchen
New Construction Door at garage to be ThermoTru Fiberglass door.	(05)	Double (Frame Size 2'-6" w x 4'-0" h)	DOUBLE HUNG	Garage (2)
Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls (at house only). Verify all sizes in field prior to placing order.	(11)	French Door (2'-2" x 7'-0")	French Door	Rec Room Tempered labeled glass
	(12)	Swing Door (2'-6" x 6'-0")	Swing Door	Garage - wood door; cut down to fit below rafters Tempered labeled glass

CODED NOTES	
①	New HardLap siding (5' exposure) w/ the following exterior trim: Corner Trim: Boral 5/4 x 4. Casing: Boral 5/4 x 4 at jamb, Boral 5/4 x 6 at head, Boral 5/4 x 4 apron.
②	Fascia at Eave: Azek 1x8 (verify, match existing) on 2x6 subfascia. Soffit: Exterior grade 3/8" plywood.
③	Fascia at Gable: Azek 1x8 + Azek 5" crown. Soffit: Exterior grade 3/8" plywood.
④	New asphalt shingle roofing: Certainteed 3-tab, Slate Gray.
⑤	5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.
⑥	Paneled Siding: Hardpanel with Boral 5/4 x 2 trim & Azek Scotia 3/4" x 3/4" panel mould. Paneled Columns: Match existing family room. Cornice: Match existing.
⑦	Landing & Steps: Decking: Treated pine. Risers: Treated pine. Guardrail: Treated pine 2x4 cap, 2x4 bottom rail, 2x2 balusters.

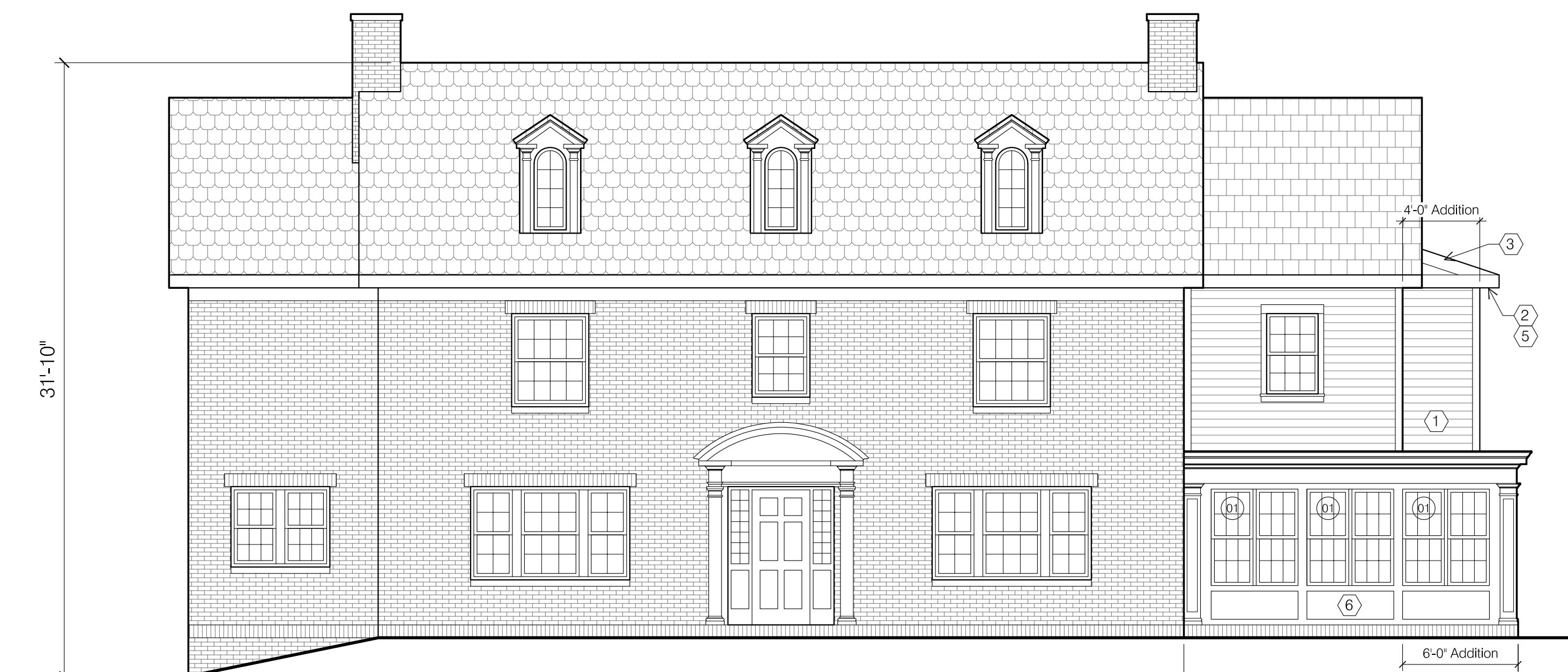
GENERAL NOTES
New siding, trim, & doors are to be primed & painted with (2) coats high-quality acrylic paint.
Existing trim, windows, & doors at garage are to be cleaned and painted with (2) coats of high-quality acrylic paint.



F6 WEST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



F16 NORTH ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



A6 WEST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



A16 NORTH ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"

Architect's Seal



Date: 01/12/2021

key plan

Issue Date: January 12, 2021
Issue For: Permit Set
Project Number: 112 SPA

EXTERIOR ELEVATIONS

Sheet Number

Owner:
Mendes Residence
112 S Parkview Avenue
Bexley, Ohio 43209

Architect:
Brenda Parker
930 Northwest Blvd.
Columbus, Ohio 43212
T: 614.586.5514

WINDOW & DOOR SCHEDULE	#	NOMENCLATURE	OPERATION	NOTES
112 S Parkview Drive	(01)	Double (Frame Size 2'-2" w x 5'-0" h)	DOUBLE HUNG	Rec Room
New Construction Windows at house are based on Marvin Elevate Wood-Ultrix windows.	(02)	Triple (Frame Size 2'-2" w x 5'-0" h)	DOUBLE HUNG	Rec Room
	(03)	Not Used		
	(04)	Double (Frame Size 2'-2" w x 3'-4" h)	DOUBLE HUNG	Kitchen
New Construction French Doors at house are based on Marvin Elevate doors.	(05)	Double (Frame Size 2'-6" w x 4'-0" h)	DOUBLE HUNG	Garage (2)
New Construction Windows at garage are to be fiberglass windows.	(11)	French Door (2'-2" x 7'-0")	French Door	Rec Room Tempered labeled glass
	(12)	Swing Door (2'-0" x 6'-0")	Swing Door	Garage - wood door cut down to fit below rafters Tempered labeled glass
New Construction Door at garage to be ThermoTru Fiberglass door. Exterior & Interior Color: White. Glass: LoE-272 with Argon. Hardware Finish: Standard. Jamb Extension: Provide jamb extension for 6" wood stud at new construction walls (at house only). Verify all sizes in field prior to placing order.				

CODED NOTES	
①	New HardLap siding (5' exposure) w/ the following exterior trim: Corner Trim: Boral 5/4 x 4. Casing: Boral 5/4 x 4 at jamb, Boral 5/4 x 6 at head, Boral 5/4 x 4 apron.
②	Fascia at Eave: Azek 1x8 (verify, match existing) on 2x6 subfascia. Soffit: Exterior grade 3/8" plywood.
③	Fascia at Gable: Azek 1x8 + Azek 5' crown. Soffit: Exterior grade 3/8" plywood.
④	New asphalt shingle roofing: Certaineed 3-tab, Slate Gray.
⑤	5" Aluminum ogee gutter & 3" downspouts. Pipe downspouts to street in underground PVC.
⑥	Paneled Siding: Hardipanel with Boral 5/4 x 2 trim & Azek Scotia 3/4" x 3/4" panel mould. Paneled Columns: Match existing family room. Cornice: Match existing.
⑦	Landing & Steps: Decking: Treated pine. Risers: Treated pine. Guardrail: Treated pine 2x4 cap, 2x4 bottom rail, 2x2 balusters.

GENERAL NOTES
New siding, trim, & doors are to be primed & painted with (2) coats high-quality acrylic paint.
Existing trim, windows, & doors at garage are to be cleaned and painted with (2) coats of high-quality acrylic paint.



F6 EAST ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"



F13 SOUTH ELEVATION - EXISTING
SCALE: 3/16" = 1'-0"

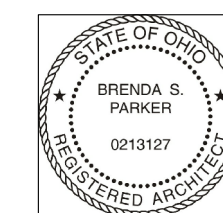


A6 EAST ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"



A13 SOUTH ELEVATION - NEW WORK
SCALE: 3/16" = 1'-0"

Architect Signature



Date: 06/02/2021

key plan

Issue Date: January 12, 2021
Phase:
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Sheet No:

EXTERIOR ELEVATIONS

Sheet Number