



CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD

AGENDA

DATE: November 8, 2018  
TIME: 6:00 P.M.  
PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the October 11th, 2018 ARB meeting.
4. Public Comment:
5. Other Business:
6. Residential Business:

- a. Application No.: 18- 019 Z  
Applicant: James Hunley & Ingrid Emch  
Owner: James Hunley & Ingrid Emch  
Location: 2842 Powell Avenue  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story addition on the east side of the principal structure, which will replace the existing screened porch.
- b. Application No.: 18- 027 Z  
Applicant: Andrew J. Meyer Agent: James Reiter  
Owner: Nancy W. Meyer  
Location: 2824 Delmar Dr.  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow the existing open front porch to be enclosed as part of the exterior improvements to the principal structure.

- c. Application No.: 18- 049 A  
Applicant: Pete Foster  
Owner: Mr. Phillip Rothrock & Mrs. Diane Meves  
Location: 37 N. Ardmore  
**ARB Request:** The applicant is seeking architectural review and approval for a two-story addition to both the south and west sides of the existing 2-story principal structure, including. The addition to the south side would include a 2-car garage that will be accessed off of the alley along the south side of the property.
- d. Application No.: 18- 050 A  
Applicant: Cap City Restoration  
Owner: Sam Nutis  
Location: 350 S. Stanwood Road  
**ARB Request:** The applicant is seeking architectural review and approval to allow the existing slate roof on the principal structure to be replaced with Architectural Dimensional shingles, to match the detached garage.
- e. Application No.: 18- 029 Z  
Applicant: Darryl Schrock  
Owner: Steve & Elizabeth Olson  
Location: 2600 Fair Avenue  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a covered patio addition off the back (north side) of the principal structure.

TABLED CASES:

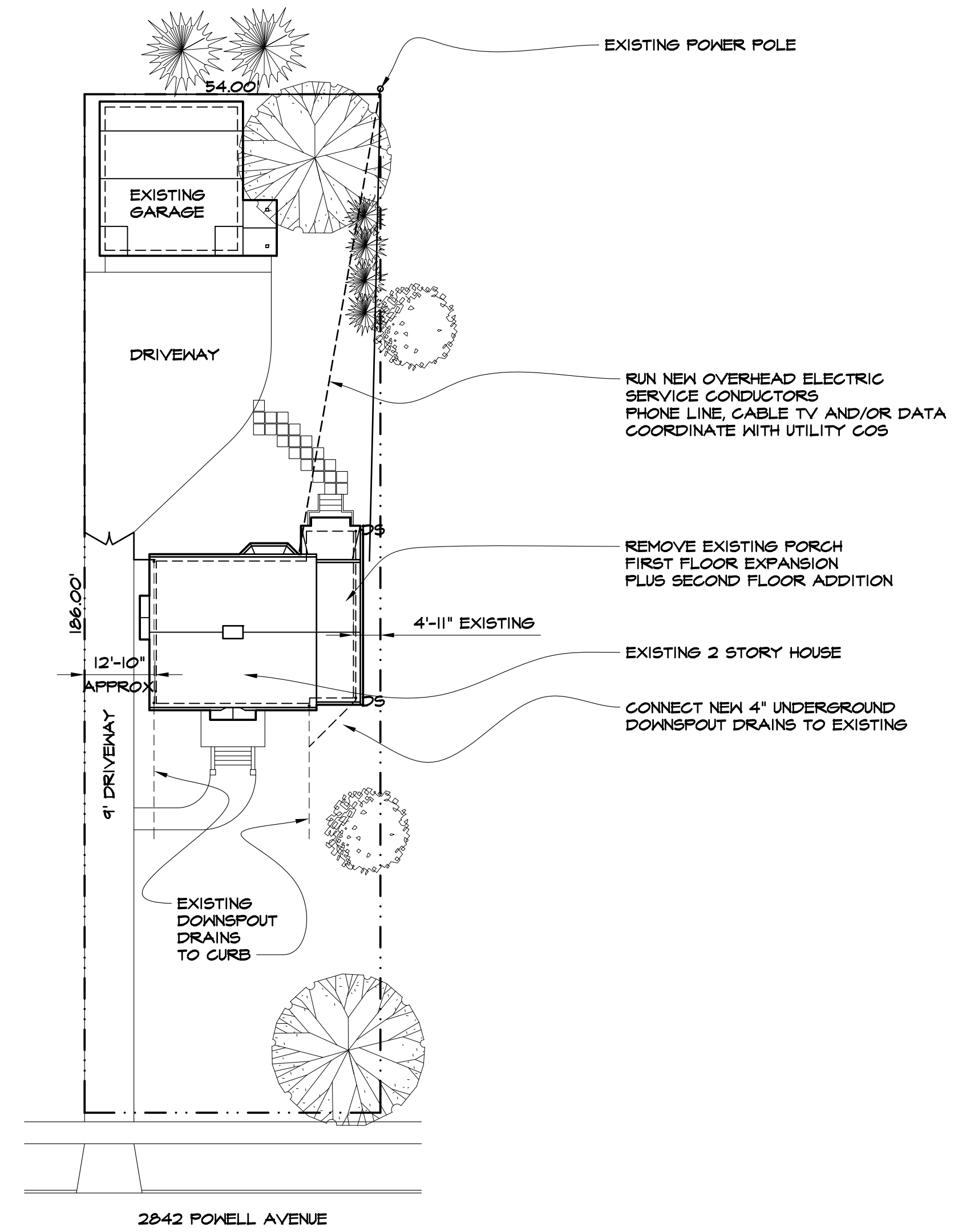
- f. Application No.: 18- 024 Z  
Applicant: Bryan Meade  
Owner: Bryan Meade  
Location: 334 N. Remington Rd.  
**ARB Request:** The applicant is seeking architectural review and a for a one-story garage addition on the north side of the principal structure, and remodel of the front and north side facades.
- g. Application No.: 18- 019 Z  
Applicant: James Hunley & Ingrid Emch  
Owner: James Hunley & Ingrid Emch  
Location: 2842 Powell Avenue  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story addition on the east side of the principal structure, which will replace the existing screened porch.
- h. Application No.: 18- 021 Z  
Applicant: Staci & Adam McCool – Bluespot YOGA & Event Space  
Owner: Cassidy 396, LLC  
Location: 396 N. Cassady Ave.  
**ARB Request:** The applicant is seeking architectural review and approval for site changes include adding a patio landscaping.

**SITE DATA:**

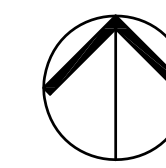
ZONING DISTRICT	R-6 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
LOT AREA	10,044 SF
BUILDING LOT COVERAGE AREA	1,719 SF
REQUIRED PARKING LOT COVERAGE AREA 2 REQUIRED SPACES X 162 SF =	324 SF
TOTAL LOT COVERAGE AREA	2,043 SF
LOT COVERAGE	20.3%
ALLOWABLE LOT COVERAGE	35%

**GENERAL NOTES:**

1. ALL WORK SHALL CONFORM WITH GOVERNING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD. NOTIFY ARCHITECT IF ANY DISCREPANCIES OCCUR.
3. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. JOB SITE SHALL BE KEPT CLEAN AND ORDERLY. CONTRACTORS SHALL CLEAN UP ALL DEBRIS DAILY.



**SITE PLAN**  
SCALE: 1"=20'-0"





PRELIMINARY

THIS DRAWING IS FOR  
INFORMATION ONLY  
NOT FOR BIDDING OR  
CONSTRUCTION

HUNLEY RESIDENCE IMPROVEMENTS Bexley, Ohio

SITE PLAN W/ AERIAL

10/17/18

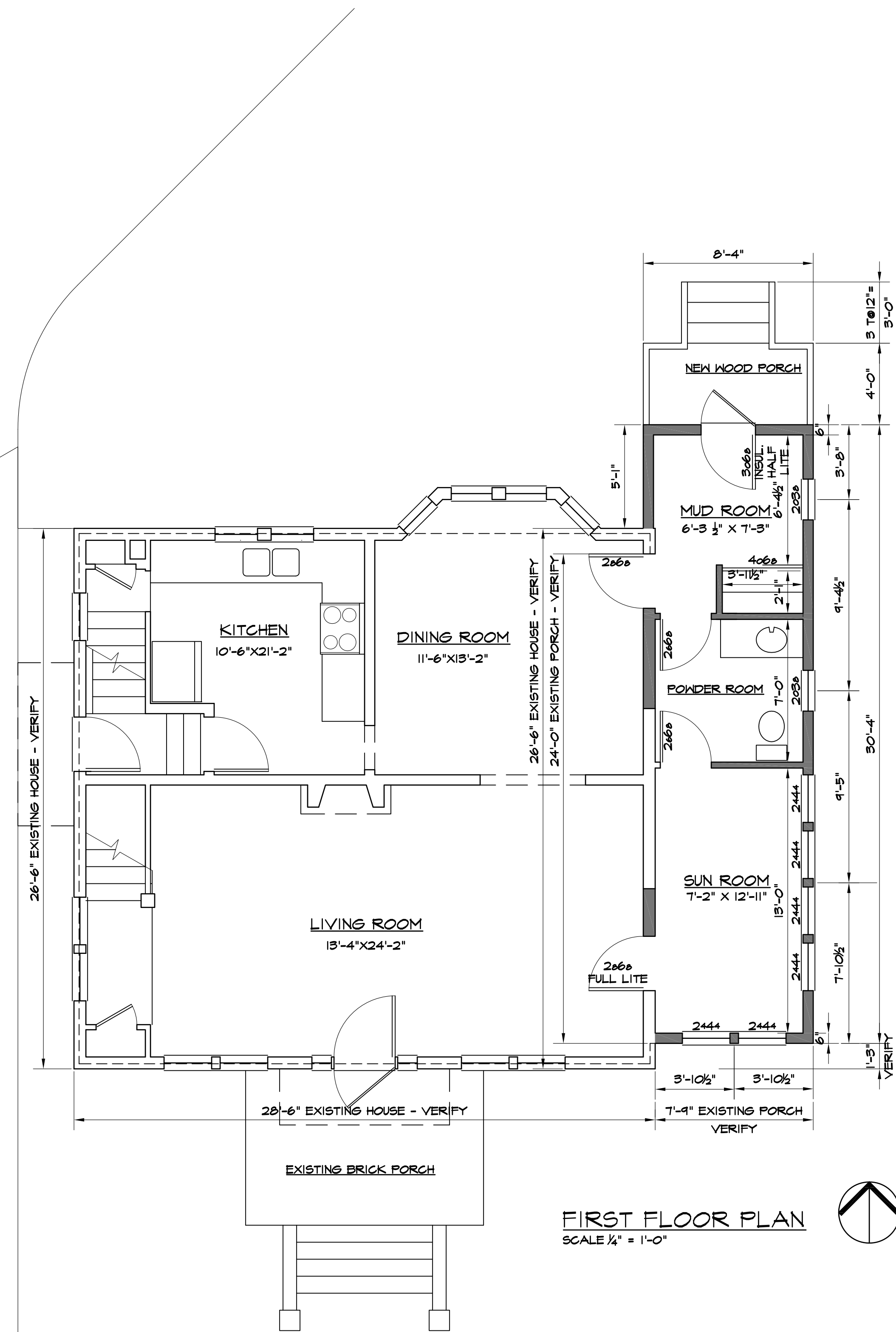
S2

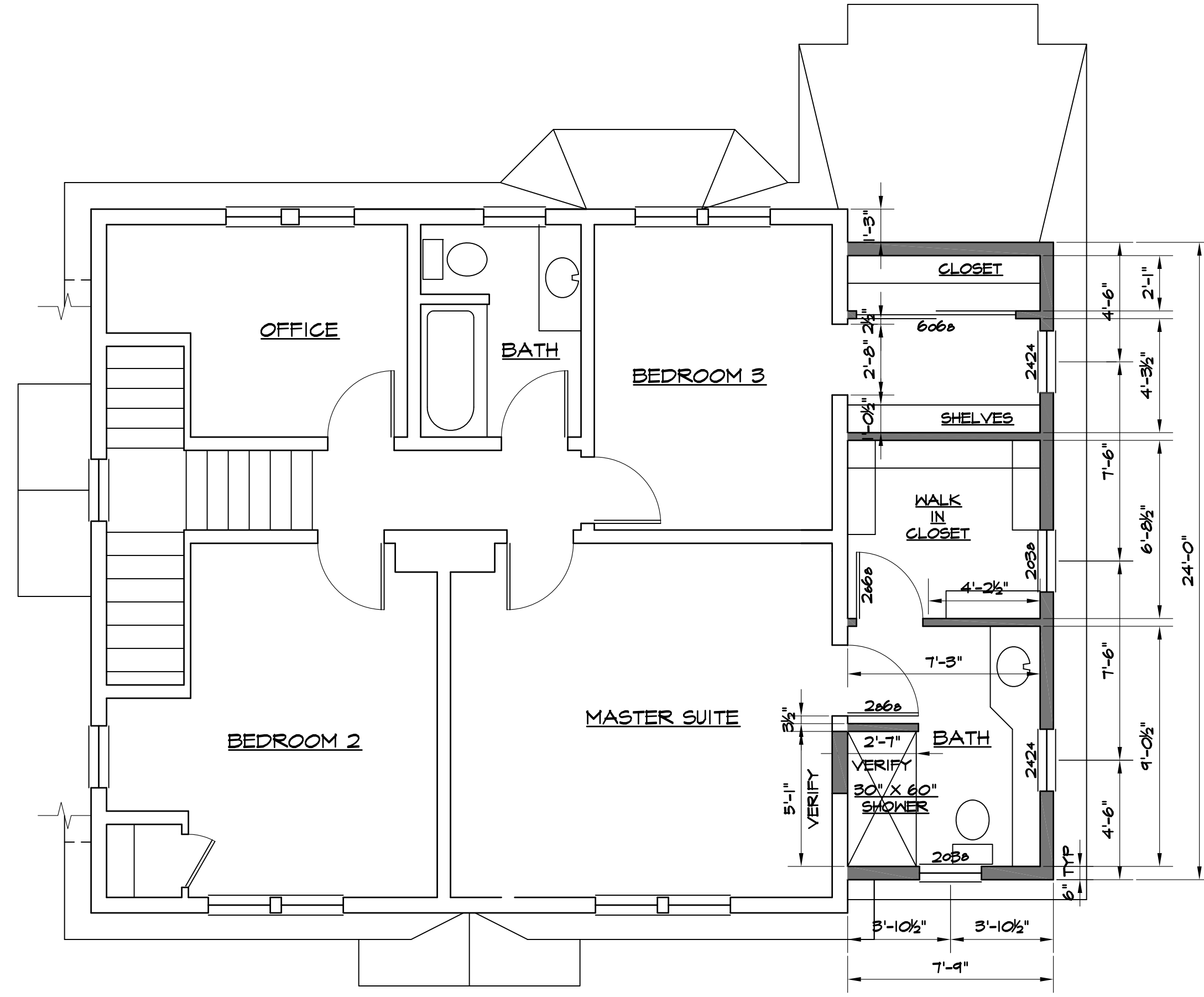
R. M. JAMES ARCHITECT, INC. P. O. BOX 340037, COLUMBUS, OHIO 43234 (614) 578-4014 Roland@RMJamesArchitect.com

**NOTES:**

1. DIMENSIONS ARE TO FACE OF STUD AND EXTERIOR FACE OF FOUNDATION WALLS UNLESS NOTED OTHERWISE.
2. ALL FOUNDATION WALLS ARE 8" UNLESS NOTED OTHERWISE.
3. ALL STEEL SHALL BE PAINTED WITH RUST INHIBITIVE PRIMER.
4. STRUCTURAL MEMBERS SHOWN ON PLAN ARE ABOVE UNLESS NOTED OTHERWISE.
5. ALL FRAMING LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:  

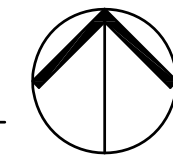
F <sub>b</sub>	1150 PSI
E	1,300,000 PSI
DEFLECTION LIMIT	L/360
6. ALL ENGINEERED MEMBERS SHALL BE SIZED BASED ON MANUFACTURERS LOADS AND STRESS TABLES.
7. ALL EXTERIOR FRAME WALLS ARE 2X6'S @24"OC UNLESS NOTED OTHERWISE.
8. ALL INTERIOR FRAME WALLS ARE 2X4'S @16"OC UNLESS NOTED OTHERWISE.
9. ALL WINDOW AND DOOR HEADERS ARE 2-2X8'S UNLESS NOTED OTHERWISE.
10. ALL LUMBER IN CONTACT WITH CONCRETE, MASORY, OR STEEL SHALL BE PRESSURE TREATED.
11. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO: CABINETS, TP HOLDERS, TOWEL BARS, WINDOW CURTAIN RODS, CLOSET SHELVING/RODS ETC.
12. PROVIDE SILL SEALER AT ALL EXTERIOR SILL PLATES.
13. INSULATION TO BE INSTALLED AS A COMPLETE AND CONTINUOUS SYSTEM PROVIDING FULL ENCLOSURE. INJECT INSULATING FOAM INTO ALL WINDOW AND DOOR SHIM SPACES, AT INTERIOR WALL INTERSECTIONS, BEHIND ALL ELECTRICAL AND PLUMBING DEVICES, INTO ALL OTHER VOID SPACES, AT JOINTS BETWEEN DISSIMILAR MATERIALS, AND OTHER INSULATION SYSTEM PENETRATIONS.
14. PROVIDE BATT INSULATION AT ALL PLUMBING STACKS AND WATER SUPPLY PIPES AND DUCTS ON OUTSIDE WALLS.
15. CAULK AROUND ALL WINDOWS, DOORS, OTHER SMALL GAPS AND JOINTS BETWEEN DISSIMILAR MATERIALS.
16. ALL NEW WINDOWS SHALL MATCH EXISTING HOUSE. WINDOWS ARE DOUBLE HUNG UNLESS NOTED OTHERWISE.
17. GNB SHALL BE CONTINUOUS BEHIND ALL SOFFITS, CABINETS, TUBS, FIXTURES ETC. TO MAINTAIN FIRESTOPPING.
18. CLOTHES CLOSETS: PROVIDE ONE PAINTED 1X12" WOOD SHELF ON 1X4 WOOD LEDGERS AND CLOTHES ROD @5'-0" AFF.
19. LINEN CLOSETS: PROVIDE FIVE ADJUSTABLE PAINTED WOOD SHELVES MINIMUM.
20. STORAGE CLOSETS: PROVIDE ONE PAINTED 1X12" WOOD SHELF ON 1X4 WOOD LEDGERS AND CLOTHES ROD @5'-0" AFF.
21. ONE WINDOWS IN EACH BEDROOM SHALL COMPLY WITH EMEGENCY EGRESS REQUIREMENTS OF THE BUILDING CODE. CONTRACTOR TO VERIFY.
22. ALL WINDOWS SHALL HAVE A MAXIMUM U FACTOR OF .35.
23. ALL OPERABLE WINDOWS SHALL HAVE INTEGRAL SCREENS.
24. EXPOSED BUILDING COMPONENTS/AREAS TO REMAIN SHALL BE PROTECTED FROM WEATHER DURING DEMOLITION AND CONSTRUCTION.

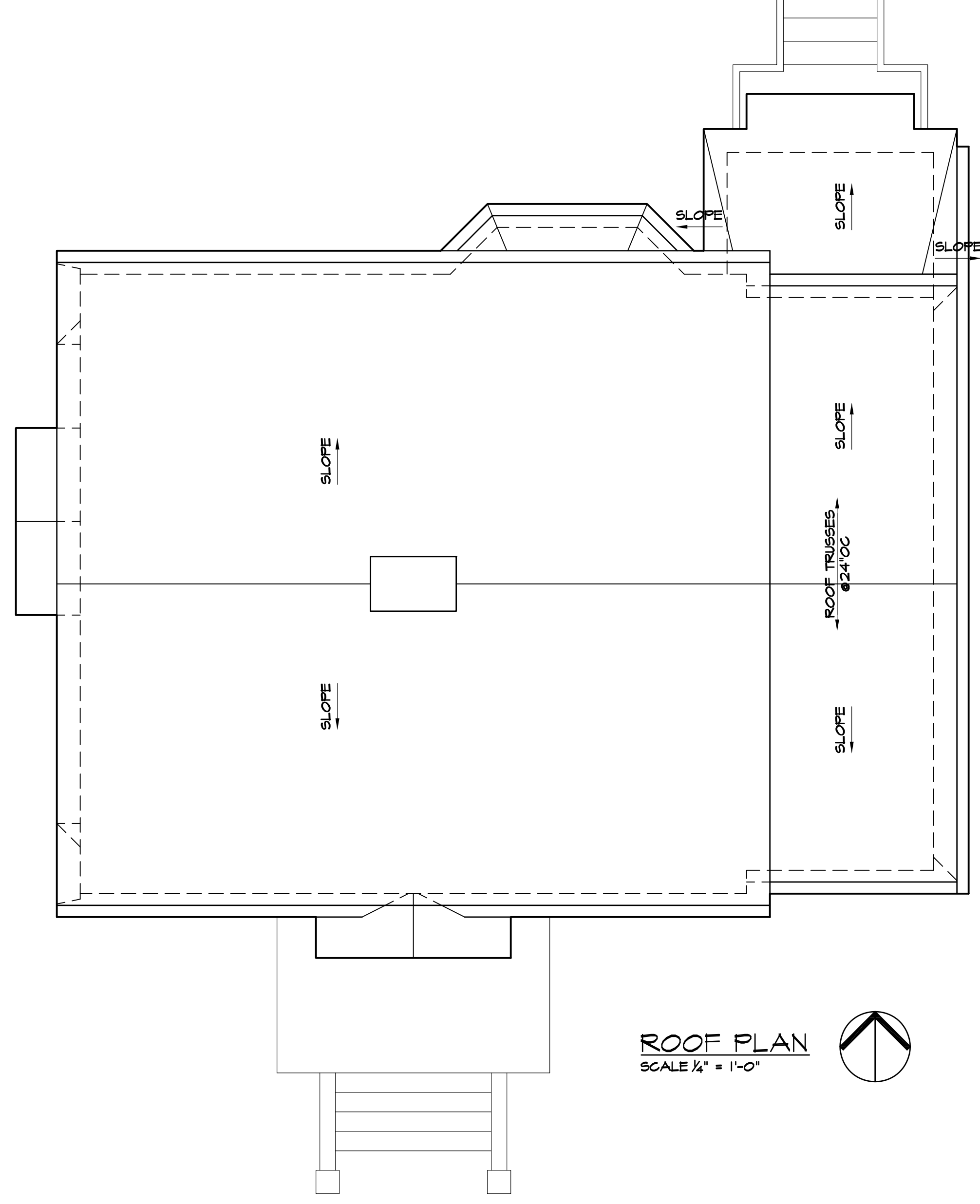




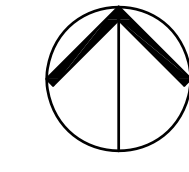
SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

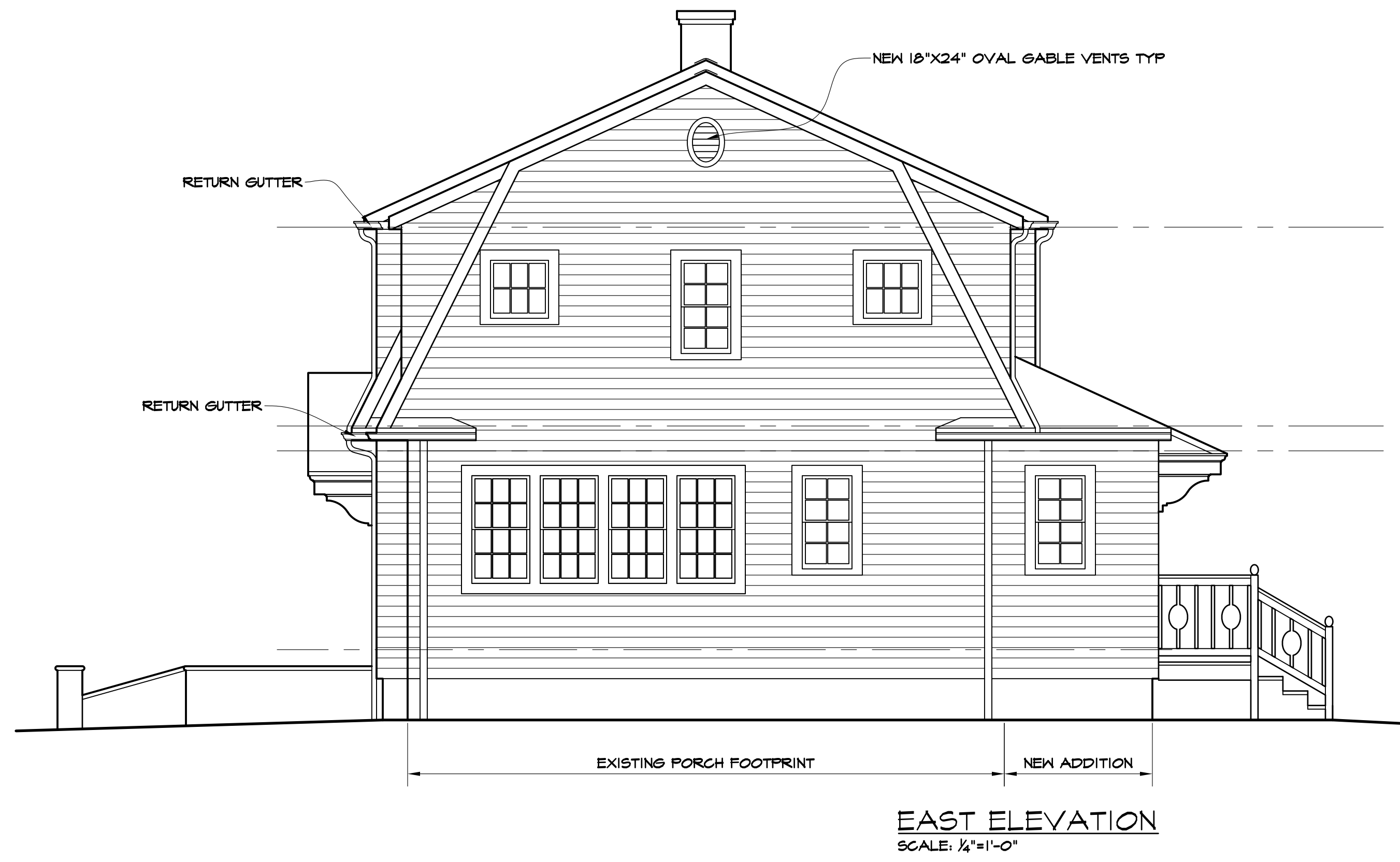




ROOF PLAN  
SCALE 1/4" = 1'-0"









PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD and/or  
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 8, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 027 Z  
Applicant: Andrew J. Meyer Agent: James Reiter  
Owner: Nancy W. Meyer  
Location: 2824 Delmar Dr.  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow the existing open front porch to be enclosed, as part of the exterior improvements to the one-story principal structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-25-2018

# CITY OF BEXLEY UNIFIED PLANNING APPLICATION

## Application Cover Sheet: Basic Project Information & Certification

### Purpose of Application (check all that apply):

- Architectural Review    Conditional Use    Demolition    Planned Unit Dev.    Rezoning    Special Permit

### Property & Project Information:

Property Address:

Brief Project Description:

### Applicant Information:

Applicant Name:

Applicant Address:  ,  ,

Applicant Email & Phone:

### Property Owner Information:

Owner Name:

Owner Address:  ,  ,

Owner Email & Phone:

### Attorney/Agent Information:

Agent Name:

Agent Address:  ,  ,

Agent Email & Phone:

- Completed Worksheets:**    Project Worksheet (Sheet A)    Architectural Review (Sheet B)    Tree Commission (Sheet C)

### Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:    Date:

Owner Signature:    Date:

Agent Signature:    Date:

### Internal Use:

Application #:    Board Referrals:    ARB    BZAP    City Council    Tree Commission

Staff Signature:    Date:

## Project Worksheet

Residential       Commercial

Property Address:

Zoning District:

R-1 (25% Building & 40% Overall)

R-6 (35% Building & 60% Overall)

R-2 (25% Building & 50% Overall)

R-12 (35% Building & 70% Overall)

R-3 (25% Building & 50% Overall)

Other: Maybe Commercial

*\* Overall coverage includes hardscape*

Lot Info:

Width (ft.): 80      Depth (ft.): 127      Total Area (SF): 10,236

Primary Structure Info:

Existing Footprint (SF): 856

Proposed Addition (SF): 0

Removing (SF): 0

Proposed new primary structure or residence (SF): 266

Total Square Footage: 1,122

(Type of Structure): Closed Porch

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

New Structure Type:

Proposed Addition (SF):

Ridge Height:

Proposed New Structure (SF):

Is there a 2nd floor?       Yes       No

Total of all garage and accessory structures (SF):

2nd Floor SF:

Total building lot coverage (SF):

=  % of lot

Is this replacing an existing garage and/or accessory structure?       Yes       No

Hardscape:

Existing Driveway (SF):       Existing Patio (SF):       Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF):  =  % of lot

Applicant Initial:

Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:

## Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing     House or Principal Structure     Garage Only     House & Garage

Existing Roof Type:     Slate     Clay Tile     Wood Shake     Std. 3-tab Asphalt Shingle  
 Arch. Dimensional Shingles     EPDM Rubber     TPO Rubber     Metal

New Roof Type:     Slate     Clay Tile     Wood Shake     Std. 3-tab Asphalt Shingle  
 Arch. Dimensional Shingles     EPDM Rubber     TPO Rubber     Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows     House or Principal Structure     Garage Only     House & Garage

Existing Window Type:     Casement     Fixed     Exterior Storm     Other:   
 Double Hung     Awning     Horizontal Sliding

Existing Window Materials:     Aluminum Clad Wood     Wood     Metal  
 Vinyl Clad Wood     Aluminum     Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors     House or Principal Structure     Garage Only     House & Garage

Existing Entrance Door Type:     Wood     Insulated Metal     Fiberglass     Sidelights     Transom Windows

Existing Garage Door Type:     Wood     Insulated Metal     Fiberglass

Door Finish:     Stained     Painted

Proposed Door Type:  Style:  Color:

Exterior Trim

Existing Door Trim:     Cedar     Redwood     Pine     Std. Lumber Profile  
 Wood Composite     Aluminum Clad     Molding     Vinyl     Other:

Proposed New Door Trim:

Existing Window Trim:     Wood     Redwood     Pine     Std. Lumber Profile  
 Vinyl     Other:

Proposed New Window Trim:  Trim Color(s):

Do the Proposed Changes Affect the Overhangs?     Yes     No

## Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl Siding	Timbercrest Clay
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	Asbestos Siding Green

**Staff Confirmation (to be completed by Residential Design Consultant:**

Date of Review:

Approved By:

To be reviewed by ARB on:

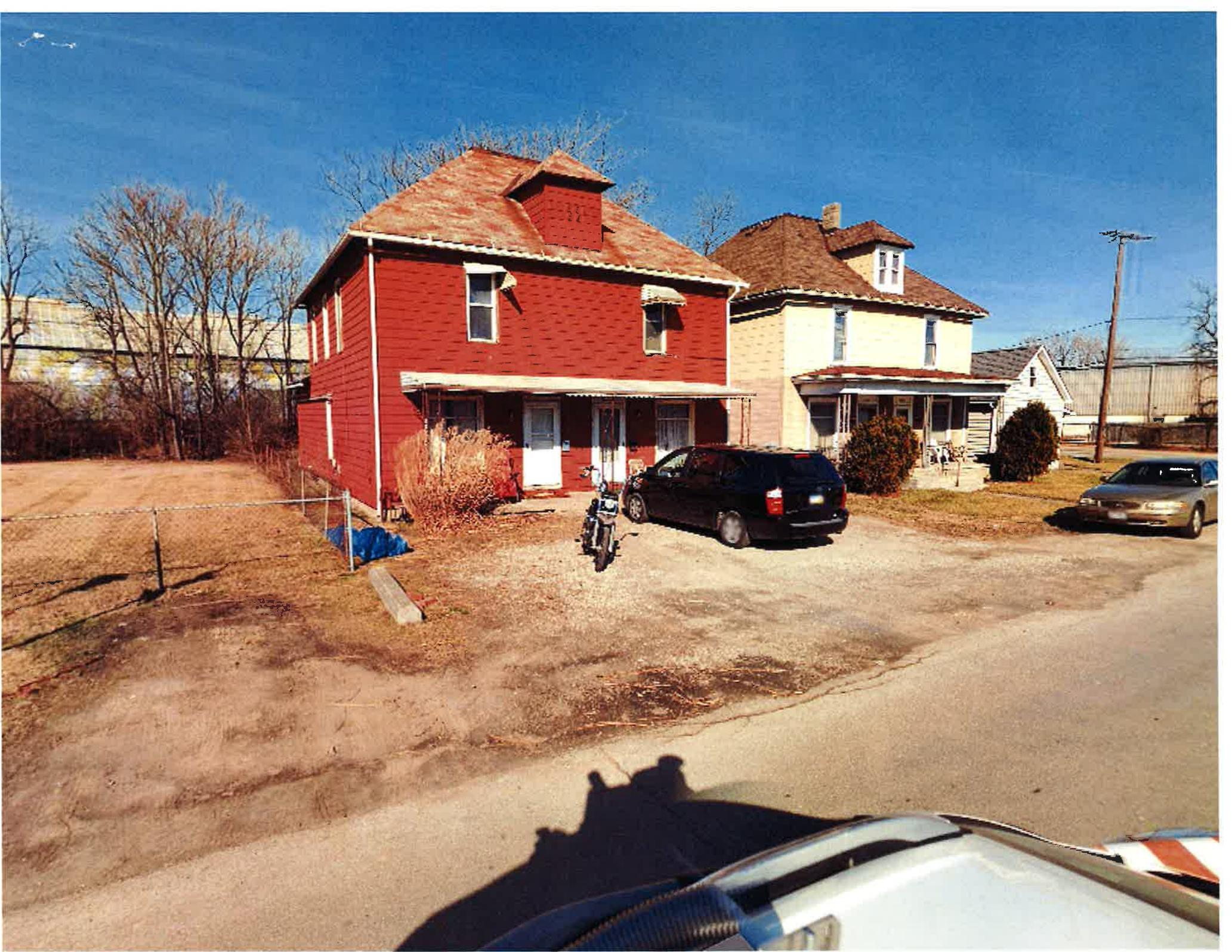
Conditions/Stipulations:

Staff Initials:







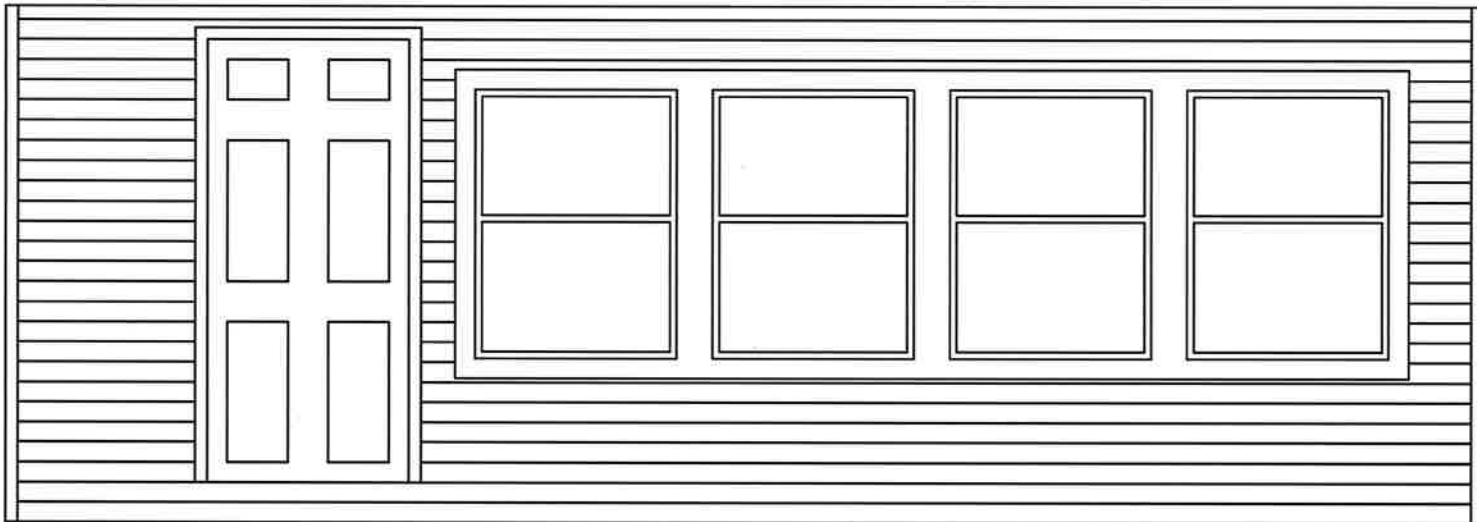




style of what is proposed



CURRENT



South Elevation of Proposed Work Area, West Elevation is Similar  
not to scale

2824 Delmar Drive  
Bexley, OH. 43209

# CITY OF BEXLEY UNIFIED PLANNING APPLICATION

## Application Cover Sheet: Basic Project Information & Certification

### Purpose of Application (check all that apply):

- Architectural Review    Conditional Use    Demolition    Planned Unit Dev.    Rezoning    Special Permit

### Property & Project Information:

Property Address:

37 NORTH ARDMORE

Brief Project Description:

NEW TWO STORY ADDITION TO BOTH THE SOUTH AND WEST OF THE EXISTING TWO STORY RESIDENCE.

### Applicant Information:

Applicant Name:

PEJE FOSTER RESIDENTIAL DESIGN, LLC

Applicant Address:

685 MONTROSE AVE , BEXLEY , OH 43209

Applicant Email & Phone:

petefastball@aol.com      614.778.4701

### Property Owner Information:

Owner Name:

MR. PHILLIP ROTHROCK & MRS. DIANE MEVES

Owner Address:

37 NORTH ARDMORE , BEXLEY , OH 43209

Owner Email & Phone:

prothrocks@gmail.com      614.565.4194  
dianemeves@gmail.com

### Attorney/Agent Information:

Agent Name:

N/A

Agent Address:

Agent Email & Phone:

### Completed Worksheets:

- Project Worksheet (Sheet A)    Architectural Review (Sheet B)    Tree Commission (Sheet C)

### Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:

Date:

10.8.2018

Owner Signature:

Date:

Agent Signature:

Date:

### Internal Use:

Application #:

Board Referrals:

 ARB BZAP City Council Tree Commission

Staff Signature:

Date:

## Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 250,000

### Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project: - \$50.00 for 1st \$10,000 valuation \$ 0  
 - \$5.00 for each additional \$10,000 valuation. \$           

### Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project: - \$90.00 for the 1st \$10,000 valuation \$ 90  
 - \$5.00 for each additional \$10,000 valuation \$ 120  
 - \$600.00 cap \$             
 - \$50.00 resubmittal fee \$           

### Variance Review

Single Family: \$100.00 \$             
 Commercial Property: \$100.00 \$             
 Fences or Special Permits: \$65.00 \$             
 All others: \$90.00 \$           

### Zoning Fees

Rezoning: - \$250.00 up to 1 acre site \$             
 - \$60.00 for each additional acre (or part thereof) \$           

Requests for amendment to PUD Plans: \$300.00 \$           

Split of lot or existing parcel: \$250.00 \$           

Replatting or new plat: \$250.00 \$           

### Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <u>          </u>
\$5,001 to \$25,000	\$200.00	\$ <u>          </u>
\$25,001 to \$75,000	\$250.00	\$ <u>          </u>
\$75,001 to \$200,000	\$600.00	\$ <u>          </u>
\$200,001 to \$750,000	\$1,000.00	\$ <u>          </u>
Over \$750,000	\$350.00	\$ <u>          </u>

Fences and walls: \$65.00 \$           

Special Permit, Conditional Uses and All others: \$90.00 \$           

Re-submittal Fee: \$50.00 \$           

### Appeals

Appeal of ARB decision to BZAP: \$50.00 \$           

Appeal of BZAP decision to City Council: \$250.00 \$           

**Fee Total:** \$ 210.00



## Project Worksheet



Residential



Commercial

Property Address:

Zoning District:

R.6

R-1 (25% Building & 40% Overall)

R-2 (25% Building & 50% Overall)

R-3 (25% Building & 50% Overall)

R-6 (35% Building & 60% Overall)

R-12 (35% Building & 70% Overall)

Other:

\* Overall coverage includes hardscape

Lot Info:

Width (ft.): <sup>AVG</sup> 80.5    Depth (ft.): <sup>AVG</sup> 148.5    Total Area (SF): 11,927

Primary Structure Info:

Existing Footprint (SF):

864

Proposed Addition (SF):

2380.5

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

4064.5

1st = 1600.25

2nd = 780.25

(Type of Structure):

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

2464.25

New Structure Type:

Ridge Height:

Is there a 2nd floor?

Yes

No

2nd Floor SF:

= 21 % of lot

Is this replacing an existing garage and/or accessory structure?

Yes

No

Hardscape:

Existing Driveway (SF):

Existing Patio (SF):

Existing Private Sidewalk (SF):

100

Proposed Additional Hardscape (SF):

416

Total Hardscape (SF):

516

< 256 # DRIVE  
160 # PATIO

Totals:

Total overall lot coverage (SF): 2980 = 25 % of lot

Applicant Initial:

DF

Internal Use:	Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments:	<input type="text"/>			Staff Initial: <input type="text"/>

## Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

**Roofing**     House or Principal Structure     Garage Only     House & Garage

Existing Roof Type:     Slate     Clay Tile     Wood Shake     Std. 3-tab Asphalt Shingle  
 Arch. Dimensional Shingles     EPDM Rubber     TPO Rubber     Metal

New Roof Type:     Slate     Clay Tile     Wood Shake     Std. 3-tab Asphalt Shingle  
 Arch. Dimensional Shingles     EPDM Rubber     TPO Rubber     Metal

New Shingle Manufacturer: MATCH EXISTING

New Roof Style & Color: MATCH EXISTING

**Windows**     House or Principal Structure     Garage Only     House & Garage

Existing Window Type:     Casement     Fixed     Exterior Storm     Other:   
 Double Hung     Awning     Horizontal Sliding

Existing Window Materials:     Aluminum Clad Wood     Wood     Metal  
 Vinyl Clad Wood     Aluminum     Other:

New Window Manufacturer: MARVIN

New Window Style/Mat./Color: CASEMENT/FIXED/DOUBLE HUNG

**Doors**     House or Principal Structure     Garage Only     House & Garage

Existing Entrance Door Type:     Wood     Insulated Metal     Fiberglass     Sidelights     Transom Windows

Existing Garage Door Type:     Wood     Insulated Metal     Fiberglass

Door Finish:     Stained     Painted

Proposed Door Type: INSULATED METAL Style: VARIOUS Color: UNDECIDED  
FULL GLASS

**Exterior Trim**

Existing Door Trim:     Cedar     Redwood     Pine     Std. Lumber Profile  
 Wood Composite     Aluminum Clad     Molding     Vinyl     Other:

Proposed New Door Trim: MATCH EXISTING

Existing Window Trim:     Wood     Redwood     Pine     Std. Lumber Profile  
 Vinyl     Other:

Proposed New Window Trim: MATCH EXISTING Trim Color(s): UNDECIDED

Do the Proposed Changes Affect the Overhangs?     Yes     No

## Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other	JAMES HARDI 6" EXPOSURE . UNDECIDED

**Staff Confirmation (to be completed by Residential Design Consultant:**

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

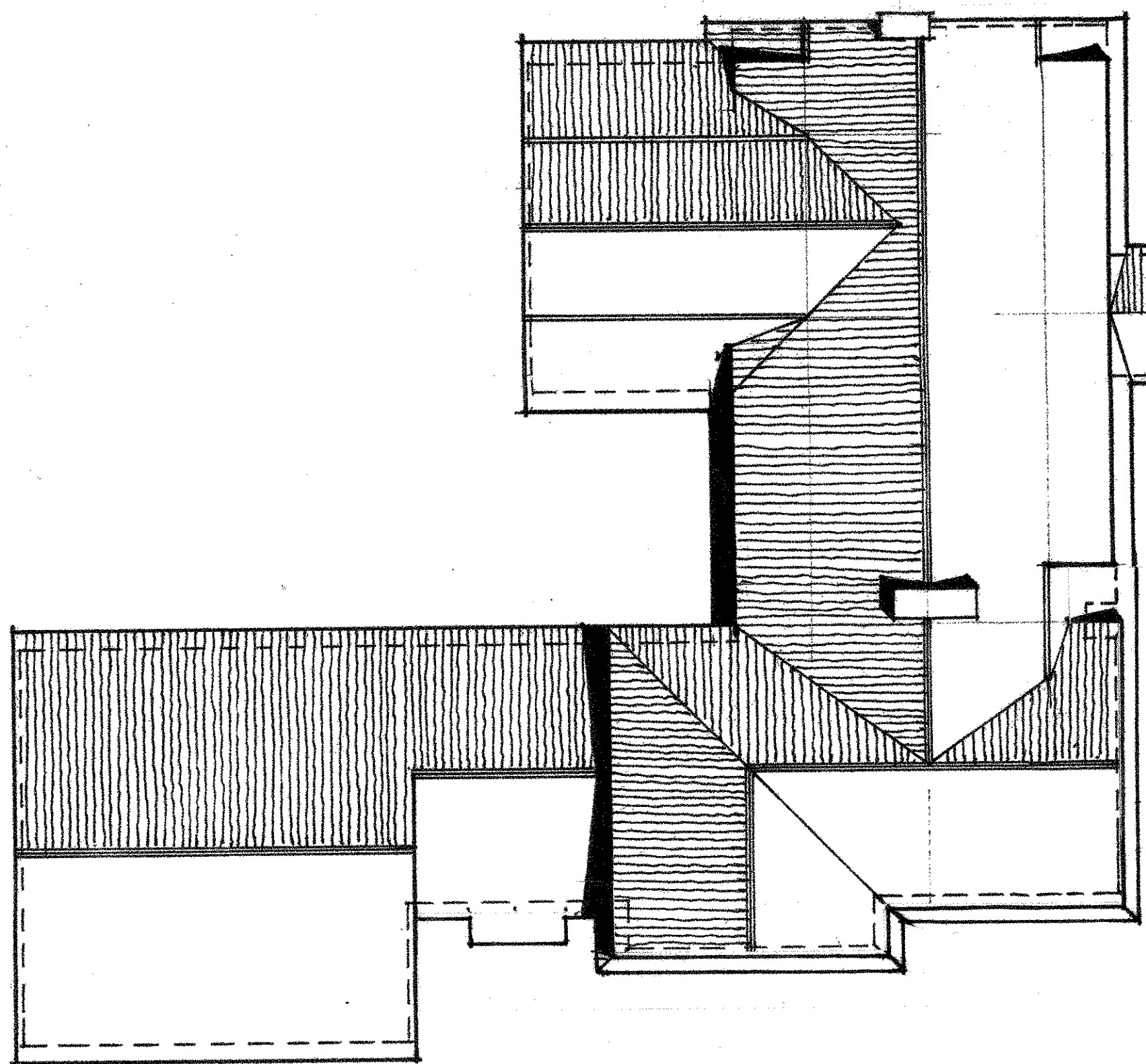
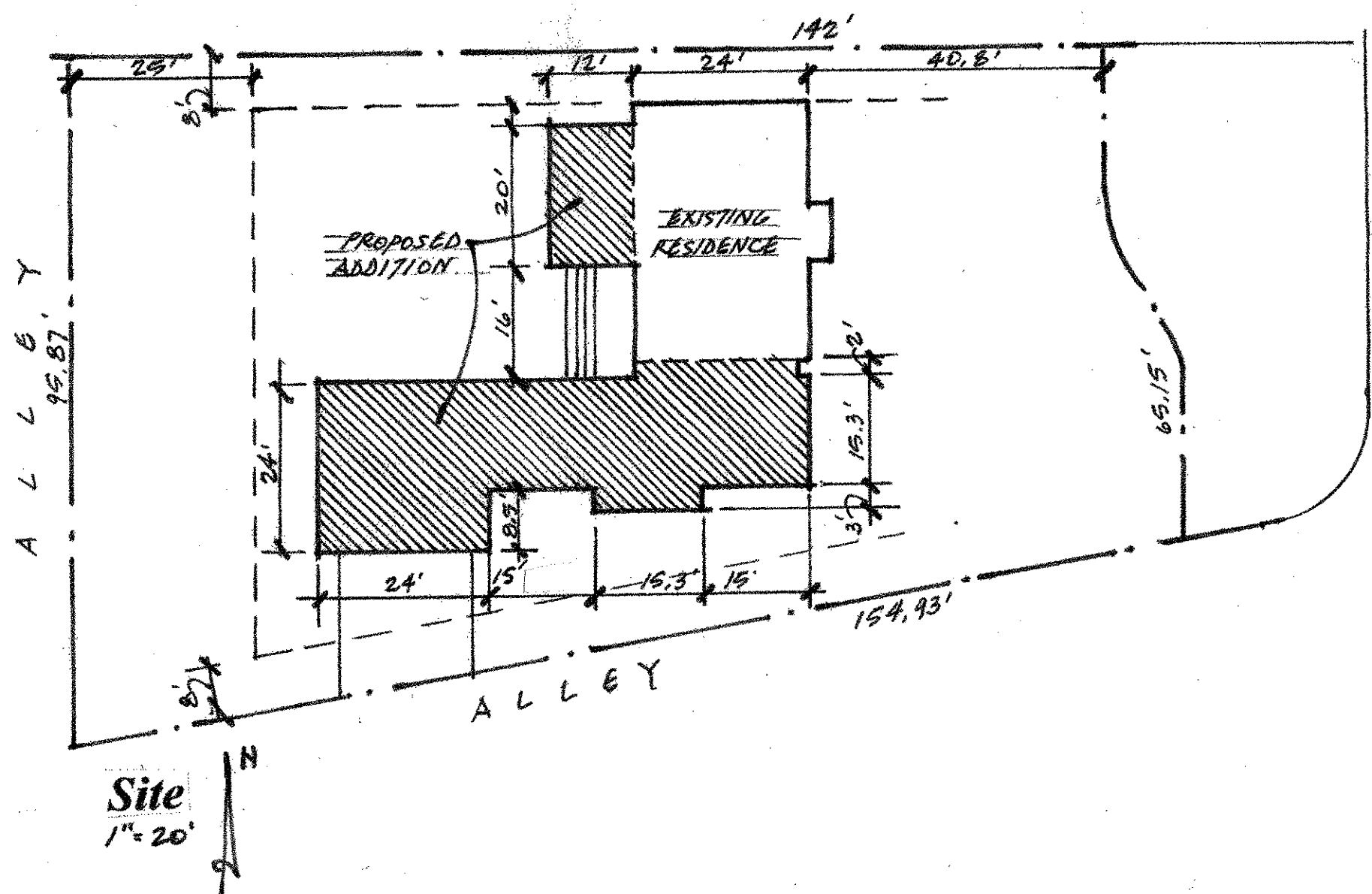




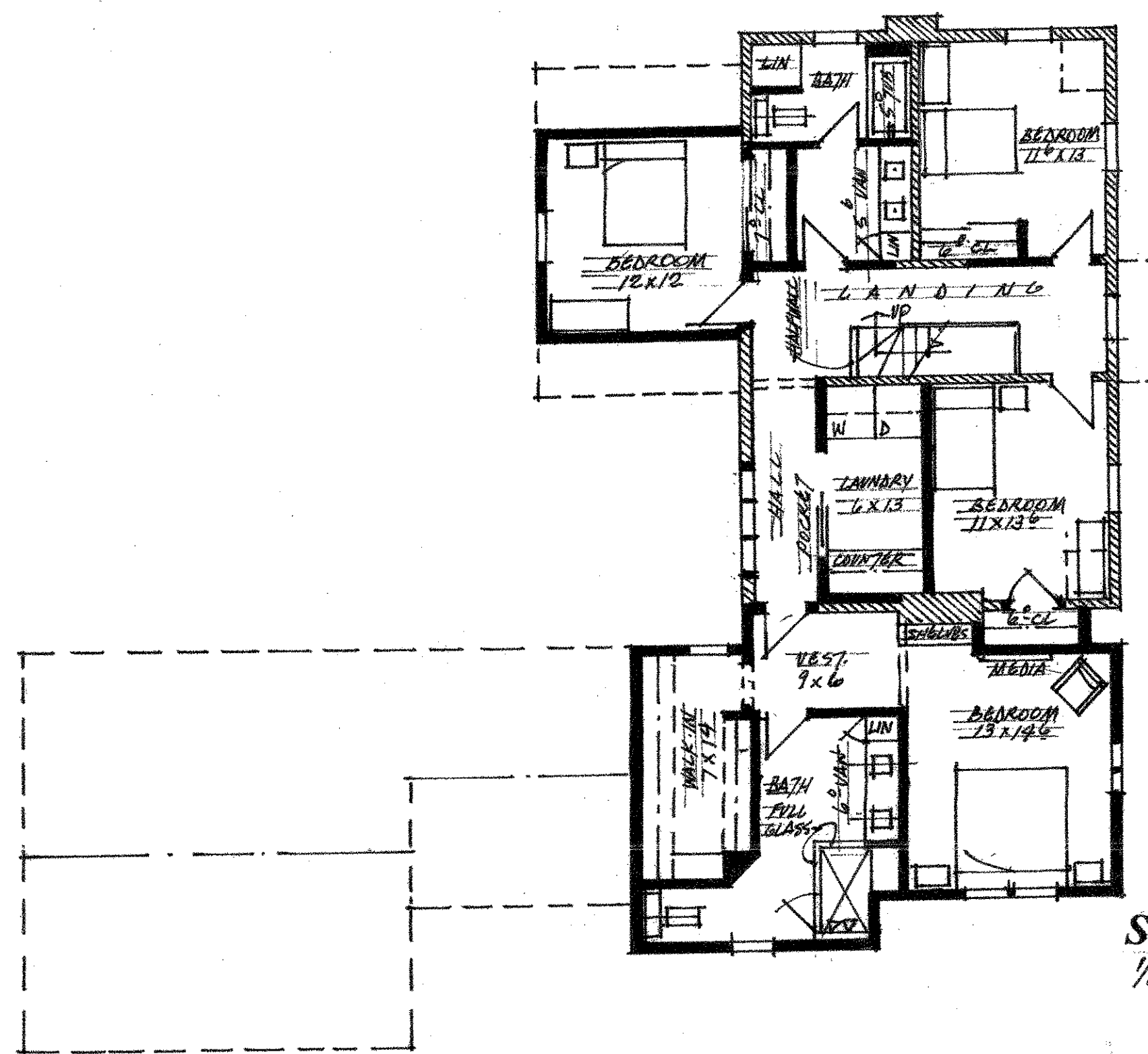
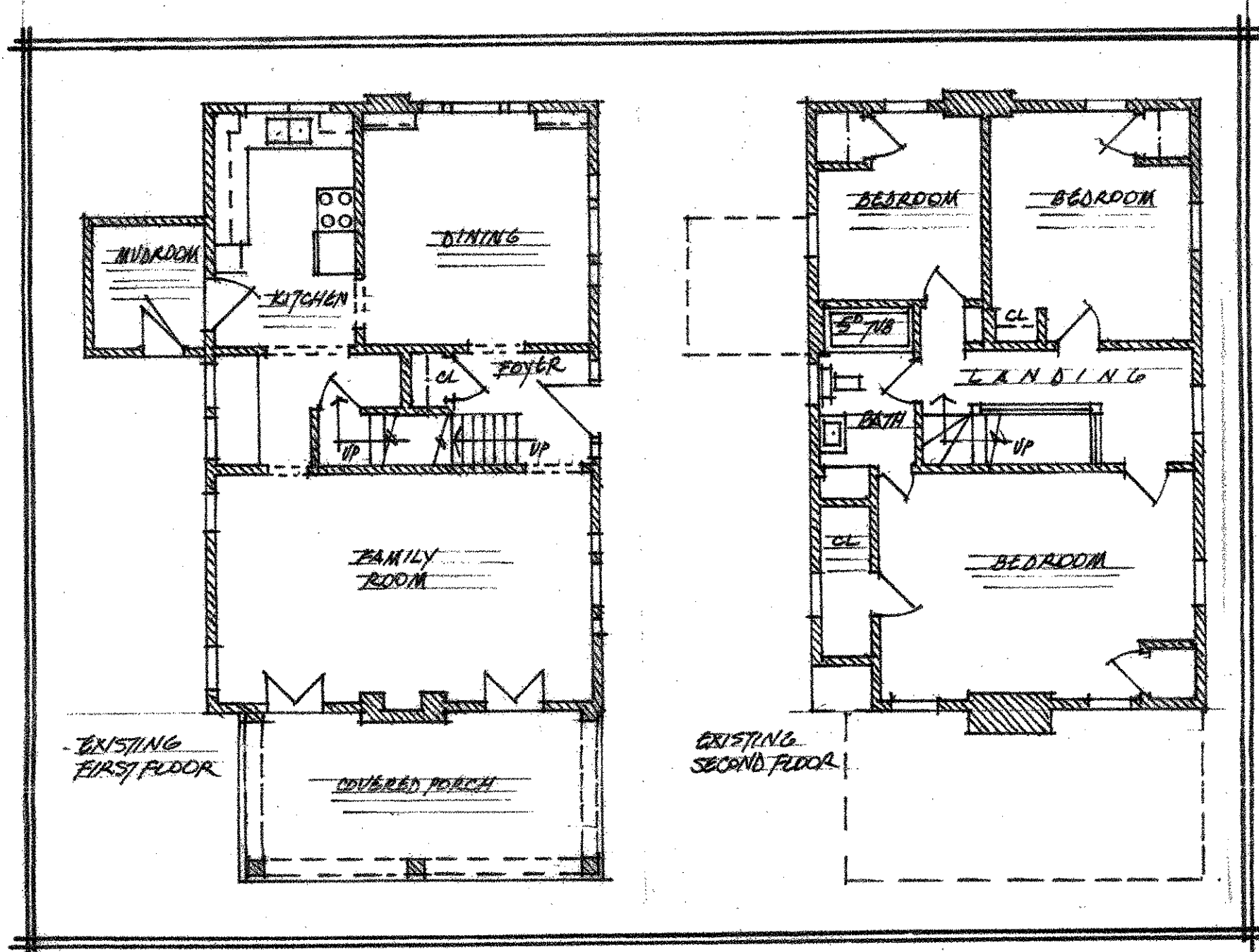


Residential Design  
 for  
**Rothrock Meves Residence**  
 37 North Ashmore  
 Bexley, Ohio

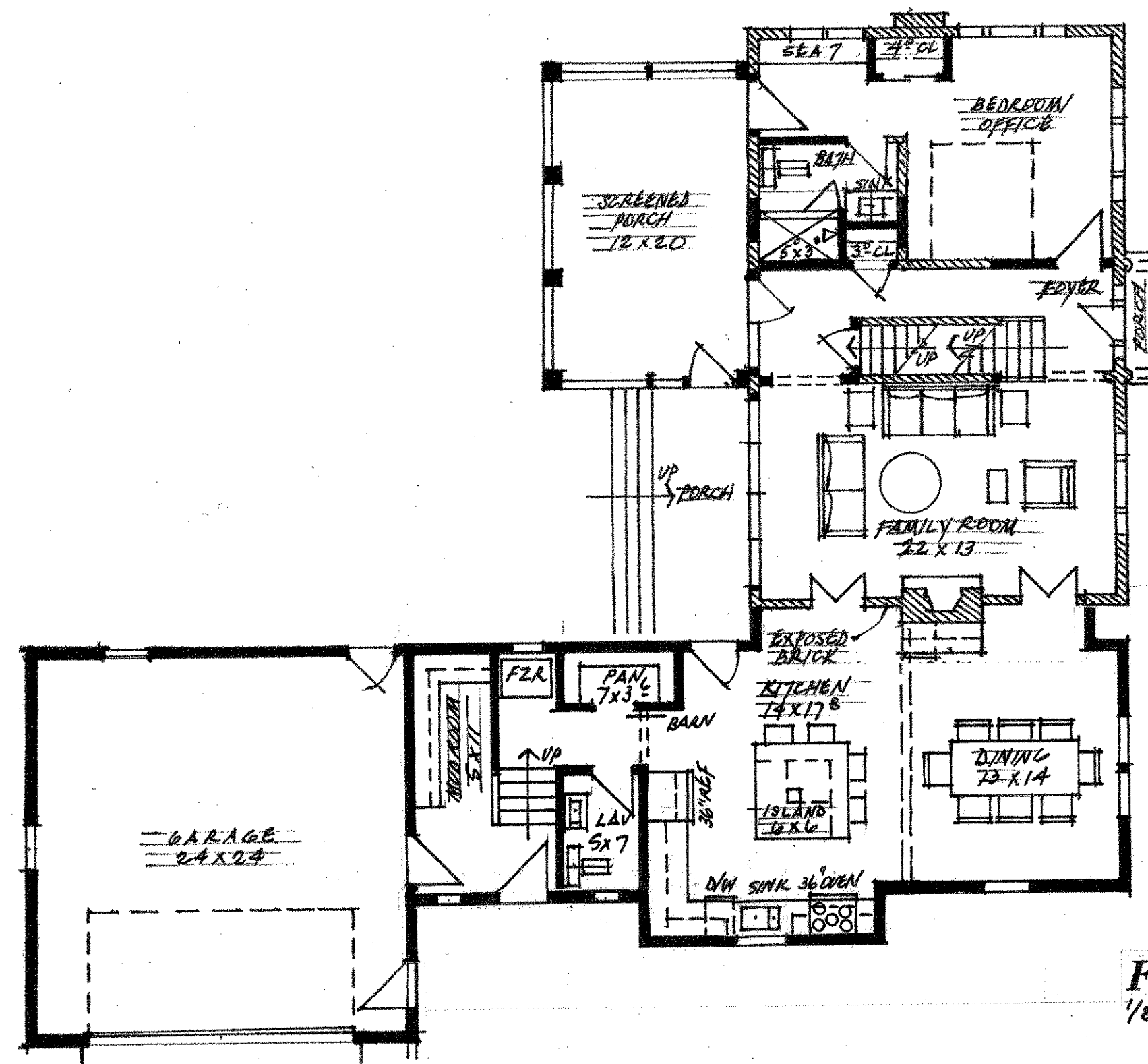
07/08/2018



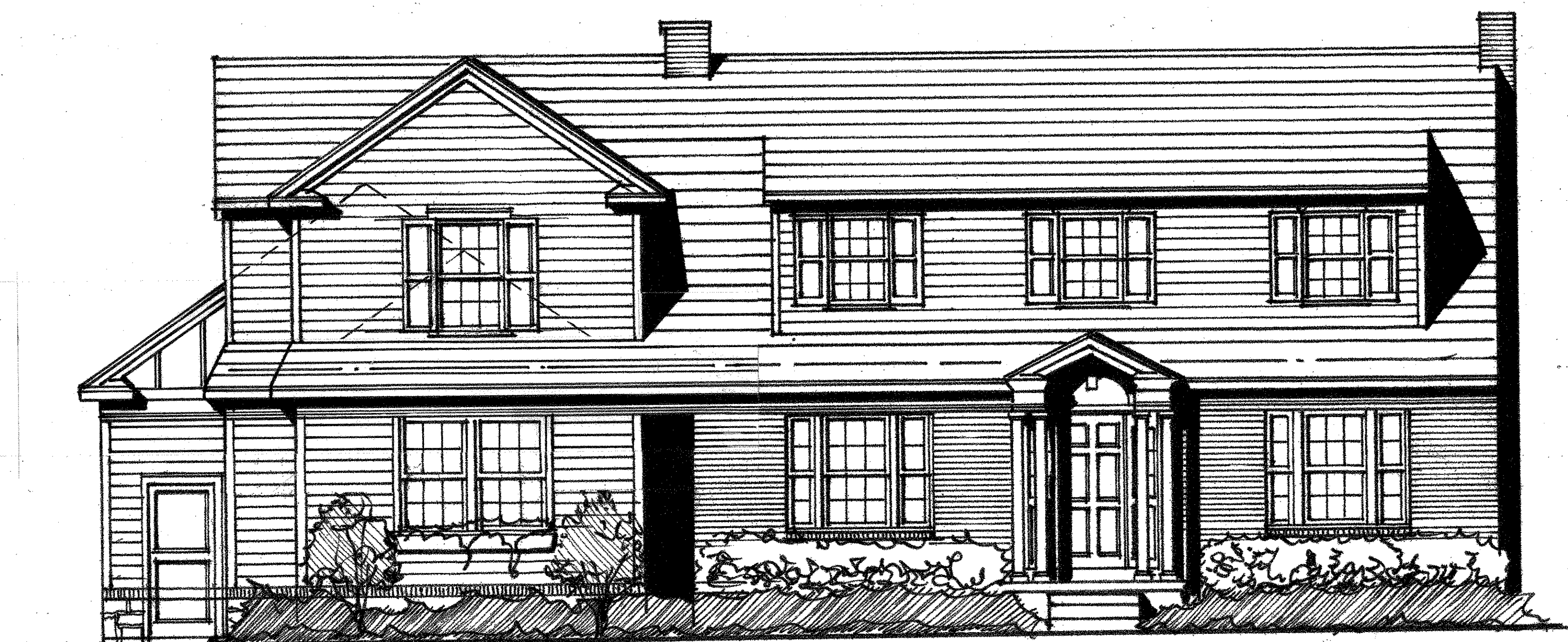
**Roof Plan**  
 1/8" = 1'-0"



**Second Floor**  
 1/8" = 1'-0"



**First Floor**  
 1/8" = 1'-0"



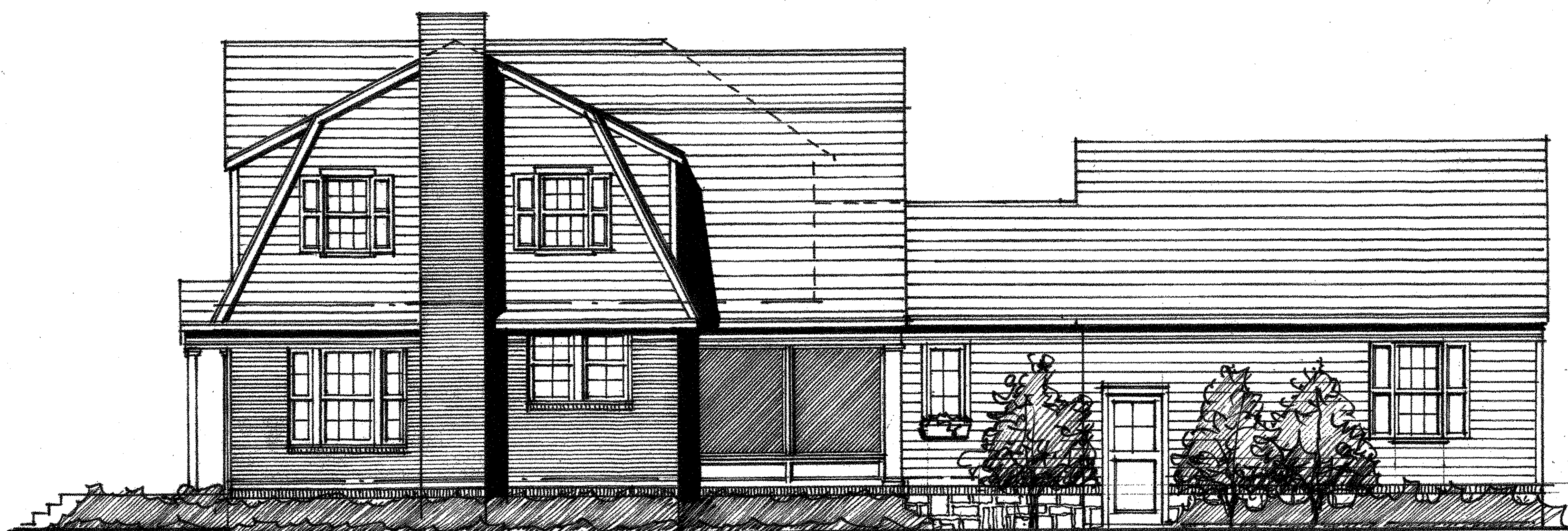
East Elevation  
1/4" = 1'-0"



South Elevation  
1/4" = 1'-0"



West Elevation  
1/4" = 1'-0"



North Elevation  
1/4" = 1'-0"











PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 8, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 050 A  
Applicant: Cap City Restoration  
Owner: Sam Nutis  
Location: 350 S. Stanwood Road  
**ARB Request:** The applicant is seeking architectural review and approval to allow the existing slate roof on the principal structure to be replaced with Architectural Dimensional shingles, to match the detached garage.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-25-2018

# CITY OF BEXLEY UNIFIED PLANNING APPLICATION

## Application Cover Sheet: Basic Project Information & Certification

### Purpose of Application (check all that apply):

- Architectural Review    Conditional Use    Demolition    Planned Unit Dev.    Rezoning    Special Permit

### Property & Project Information:

Property Address:

Brief Project Description:

### Applicant Information:

Applicant Name:

Applicant Address:

Applicant Email & Phone:

### Property Owner Information:

Owner Name:

Owner Address:

Owner Email & Phone:

### Attorney/Agent Information:

Agent Name:

Agent Address:

Agent Email & Phone:

- Completed Worksheets:    Project Worksheet (Sheet A)    Architectural Review (Sheet B)    Tree Commission (Sheet C)

### Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:  Date:

Owner Signature:  Date:

Agent Signature:  Date:

### Internal Use:

Application #:    Board Referrals:    ARB    BZAP    City Council    Tree Commission

Staff Signature:    Date:



## Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing     House or Principal Structure     Garage Only     House & Garage

Existing Roof Type:     Slate     Clay Tile     Wood Shake     Std. 3-tab Asphalt Shingle  
 Arch. Dimensional Shingles     EPDM Rubber     TPO Rubber     Metal

New Roof Type:     Slate     Clay Tile     Wood Shake     Std. 3-tab Asphalt Shingle  
 Arch. Dimensional Shingles     EPDM Rubber     TPO Rubber     Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows     House or Principal Structure     Garage Only     House & Garage

Existing Window Type:     Casement     Fixed     Exterior Storm     Other:   
 Double Hung     Awning     Horizontal Sliding

Existing Window Materials:     Aluminum Clad Wood     Wood     Metal  
 Vinyl Clad Wood     Aluminum     Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors     House or Principal Structure     Garage Only     House & Garage

Existing Entrance Door Type:     Wood     Insulated Metal     Fiberglass     Sidelights     Transom Windows  
Existing Garage Door Type:     Wood     Insulated Metal     Fiberglass

Door Finish:     Stained     Painted

Proposed Door Type:     Style:     Color:

Exterior Trim

Existing Door Trim:     Cedar     Redwood     Pine     Std. Lumber Profile  
 Wood Composite     Aluminum Clad     Molding     Vinyl     Other:

Proposed New Door Trim:

Existing Window Trim:     Wood     Redwood     Pine     Std. Lumber Profile  
 Vinyl     Other:

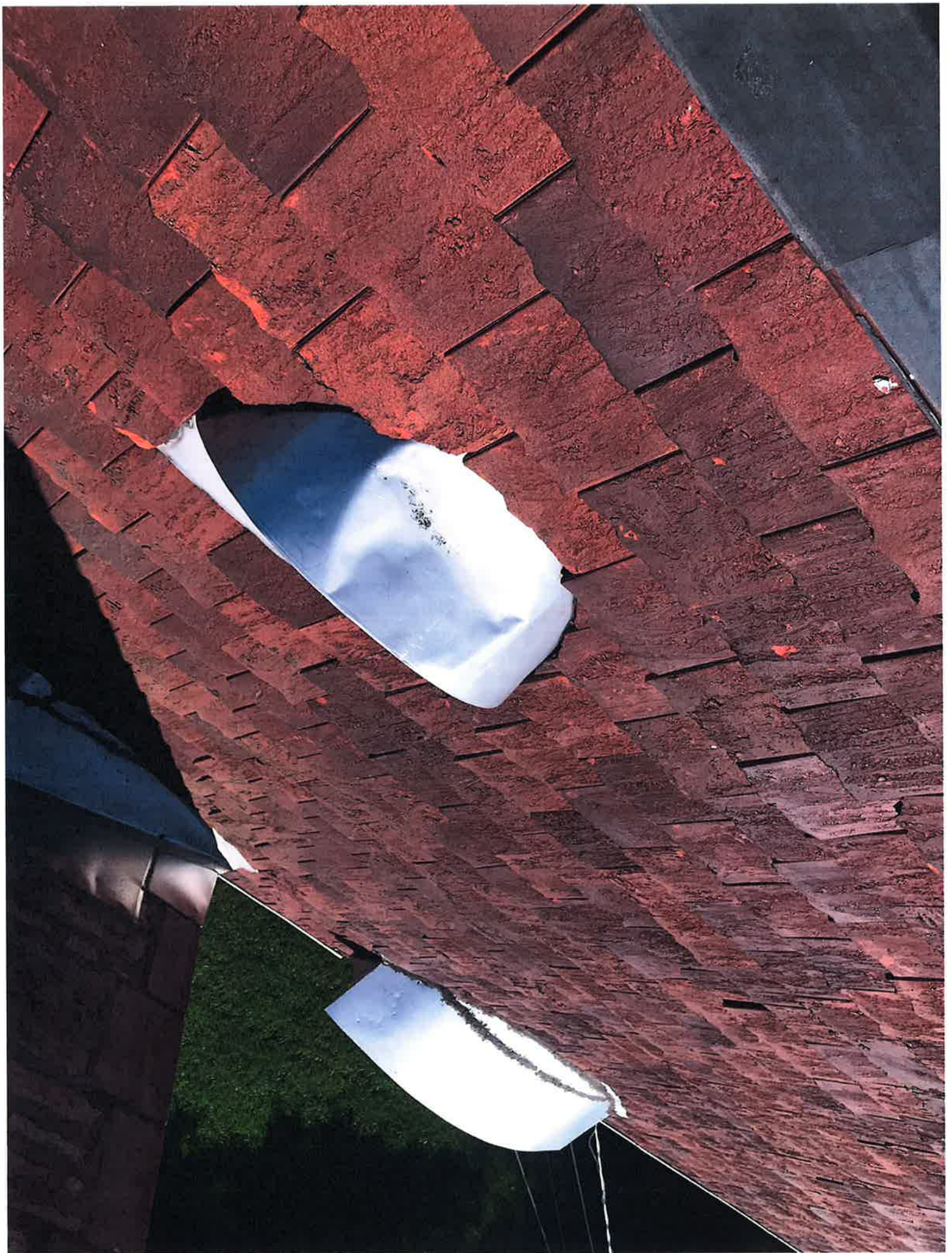
Proposed New Window Trim:     Trim Color(s):

Do the Proposed Changes Affect the Overhangs?     Yes     No

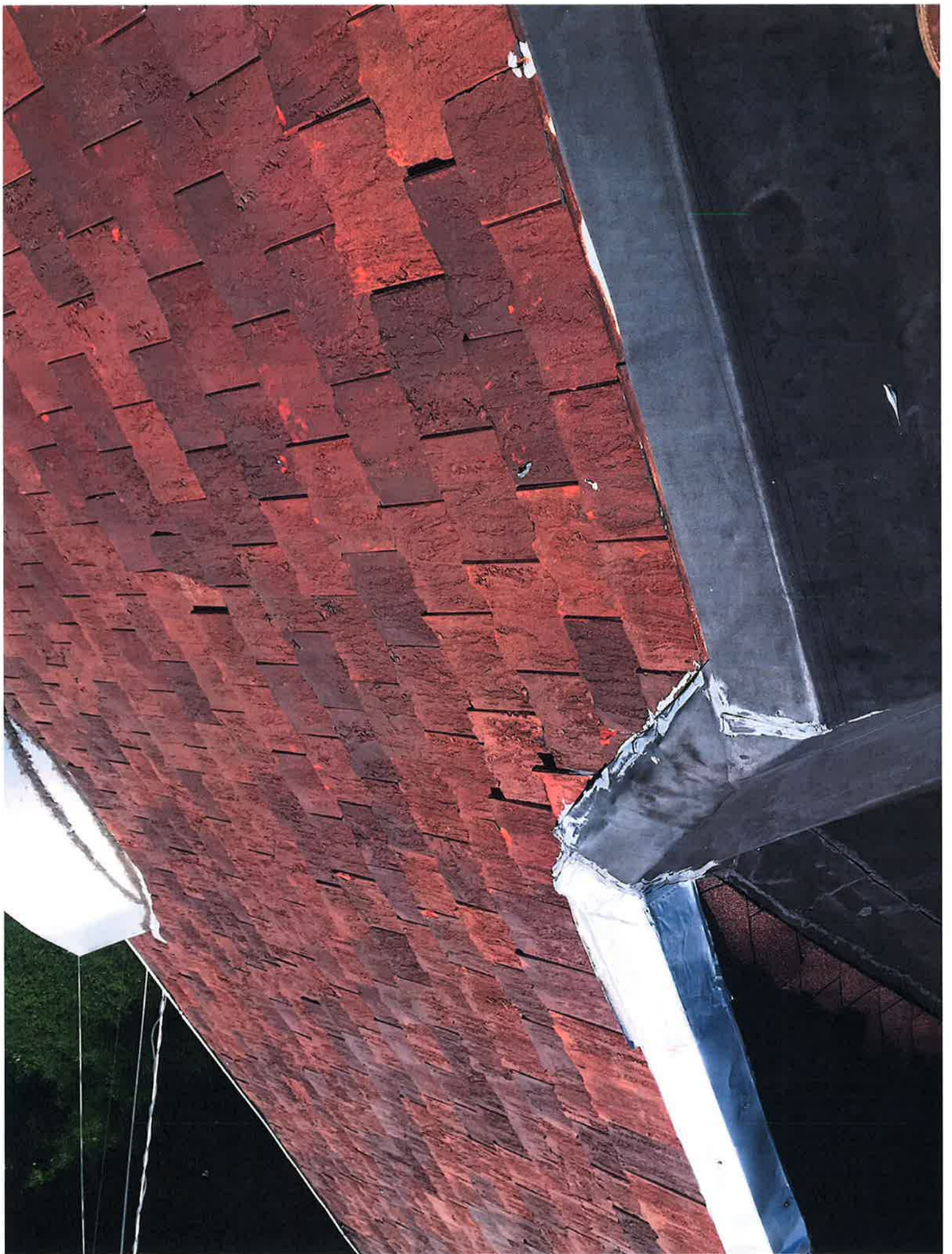










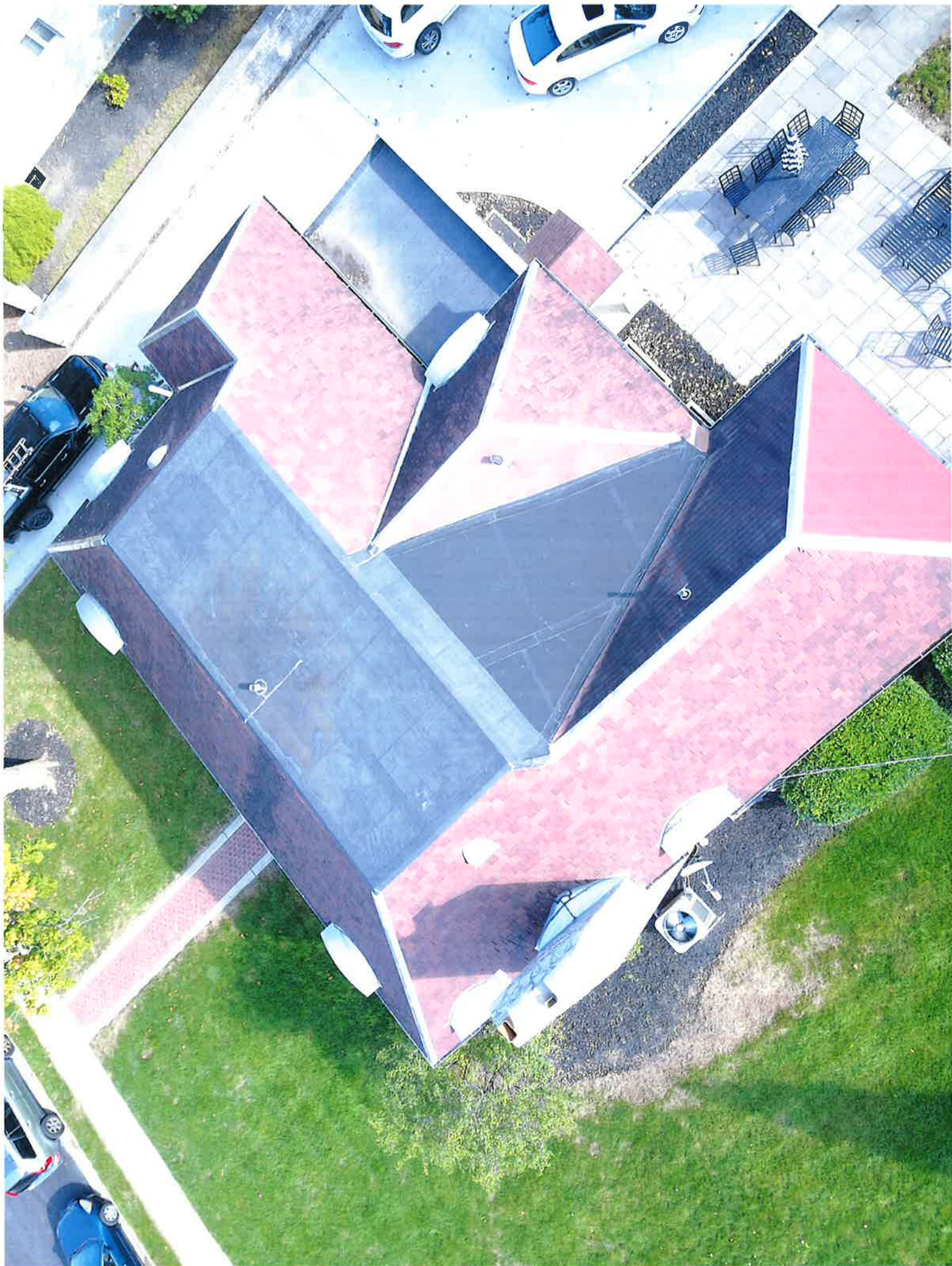














PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD and/or  
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 8, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, November 29th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 029 Z  
Applicant: Darryl Schrock  
Owner: Steve & Elizabeth Olson  
Location: 2600 Fair Avenue  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a covered patio addition off the back (north side) of the principal structure.

**BZAP Request:** The applicant is seeking architectural review and approval of a proposed covered patio on the back (north side) of the principal structure. The applicant is also seeking two variances. The first is a 5.5' variance from Bexley Code Section 1252.09 (R-6 Zoning), which requires an 8' setback from the side property line for a principal structure, to allow the proposed covered patio addition to be constructed 3.8' from the east side property line. The second variance from Bexley Code Section 1252.15(g) detached garage shall not be located less than ten feet from a principal structure; to allow the proposed covered patio addition to be constructed 5' from the detached garage.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240. Mailed by: 10-25-2018

BZ

# CITY OF BEXLEY UNIFIED PLANNING APPLICATION

## Application Cover Sheet: Basic Project Information & Certification

### Purpose of Application (check all that apply):

- Architectural Review  
  Conditional Use  
  Demolition  
  Planned Unit Dev.  
  Rezoning  
  Special Permit

### Property & Project Information:

Property Address:

Brief Project Description:

### Applicant Information:

Applicant Name:

Applicant Address:

Applicant Email & Phone:

### Property Owner Information:

Owner Name:

Owner Address:

Owner Email & Phone:

### Attorney/Agent Information:

Agent Name:

Agent Address:

Agent Email & Phone:

### Completed Worksheets:

- Project Worksheet (Sheet A)  
  Architectural Review (Sheet B)  
  Tree Commission (Sheet C)

### Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature:  Date:

Owner Signature:  Date:

Agent Signature:  Date:

### Internal Use:

Application #:

Board Referrals:  ARB    BZAP    City Council    Tree Commission

Staff Signature:  Date:

## Project Worksheet

Residential       Commercial

Property Address:

2600 Fair Ave Bexley 43209

Zoning District:

R-1 (25% Building & 40% Overall)

R-6 (35% Building & 60% Overall)

R-2 (25% Building & 50% Overall)

R-12 (35% Building & 70% Overall)

R-3 (25% Building & 50% Overall)

Other:

*\* Overall coverage includes hardscape*

Lot Info:

Width (ft.):

50

Depth (ft.):

145

Total Area (SF):

7250

Primary Structure Info:

Existing Footprint (SF):

1423

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

1423

(Type of Structure):

Wood Framed.

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

360

Proposed Addition (SF):

Proposed New Structure (SF):

396

Total of all garage and accessory structures (SF):

756

Total building lot coverage (SF):

2179

New Structure Type:

Wood Framed

Ridge Height:

12 feet

Is there a 2nd floor?

Yes

No

2nd Floor SF:

= 30 % of lot

Is this replacing an existing garage and/or accessory structure?

Yes

No

Hardscape:

Existing Driveway (SF):

1132

Existing Patio (SF):

291

Existing Private Sidewalk (SF):

0

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

1423

Totals:

Total overall lot coverage (SF):

3602

= 50

% of lot

Applicant Initial:

DS

Internal Use:	Staff Review Date:	<input type="text"/>	<input type="checkbox"/> Meets Zoning	<input type="checkbox"/> ARB Only	<input type="checkbox"/> Variance or Modifications Needed
	Staff Comments:	<input type="text"/>			Staff Initial: <input type="text"/>

## Architectural Review Worksheet (Continued)

**Exterior Wall Finishes**

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

**Staff Confirmation (to be completed by Residential Design Consultant:**

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

2000

## Variance Worksheet

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

### Description of the Proposed Variance

Please provide a thorough description of the variance being sought, and the reason why.

In order for this space to be useable by the homeowner, the size and placement of this structure is fringes on zoning law.

### Variance Question 1

Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

There will be an increased return on the property with this structure.  
No benefit w/out the variance

### Variance Question 2

Is the variance substantial? Please describe.

I believe the variance to be minor due to the fact that the ratio already exists

### Variance Question 3

Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No, This structure will not in fringe on anyones property or block any view.



## Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variances are based upon a legal determination of whether the request meets the variance criteria specified by Bexley City Code.

Variance criteria are outlined below in question format. Please provide your narrative response to the variance questions.

### Variance Question 4

Would the variance adversely affect the delivery of governmental services (e.g., water, sewer, garbage)? Please describe.

Governmental services will not be affected by this construction.

### Variance Question 5

Did the property owner purchase the property with knowledge of the zoning restriction? Please describe.

This property was purchased with a patio as is, there was no knowledge of this zoning restriction.

### Variance Question 6

Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

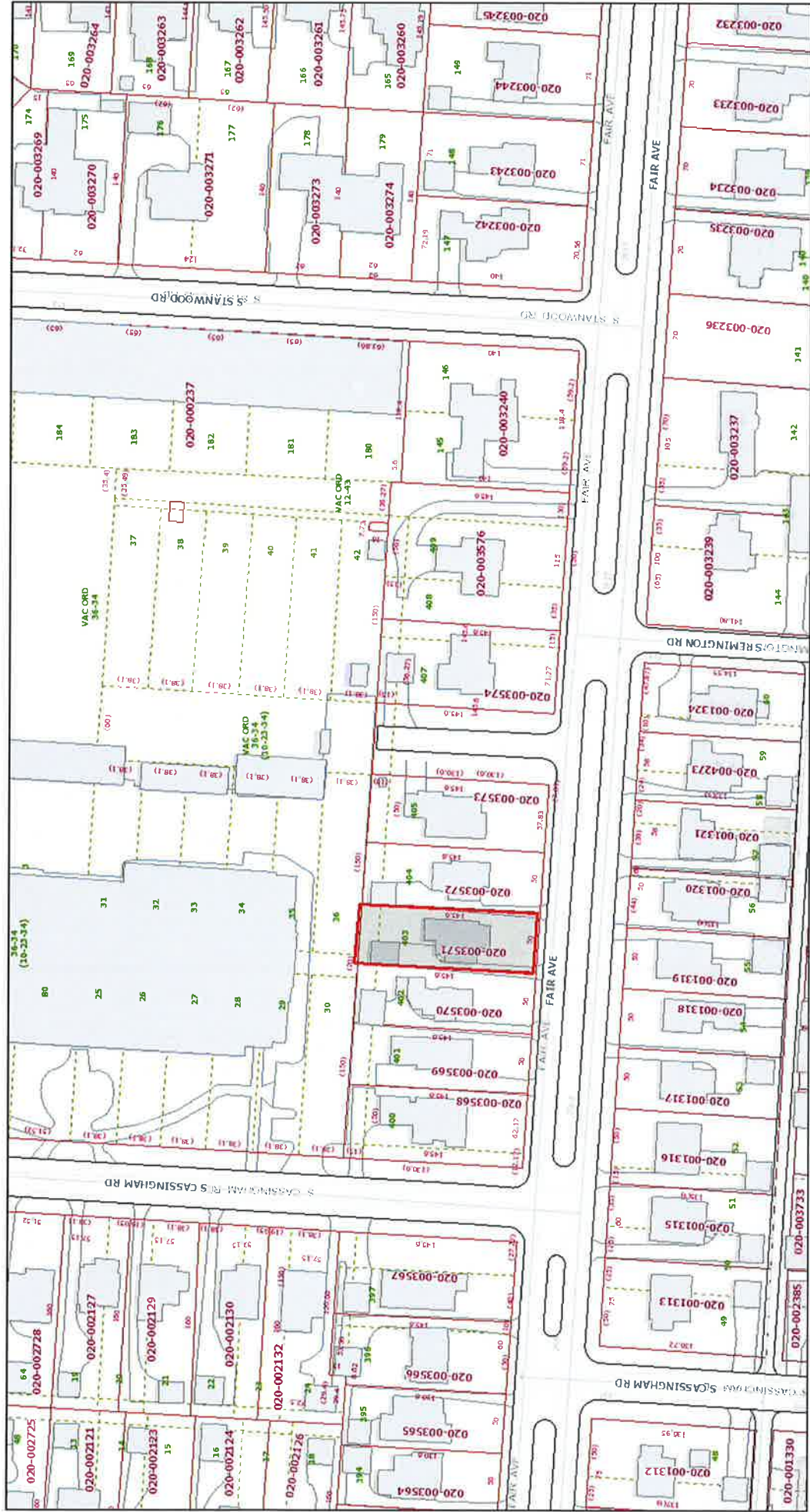
No. There is a limited space available. This area will become useable w/ this structure.

### Variance Question 7

Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

I believe it to be justified, we are only increasing the patio foot print by about a third.

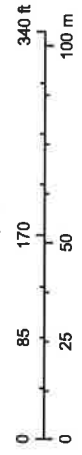
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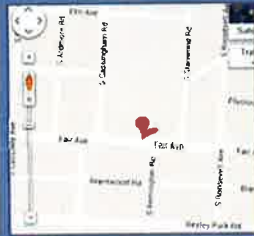
October 16, 2018

North ↑

1:1,247



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



A picture of the property is unavailable

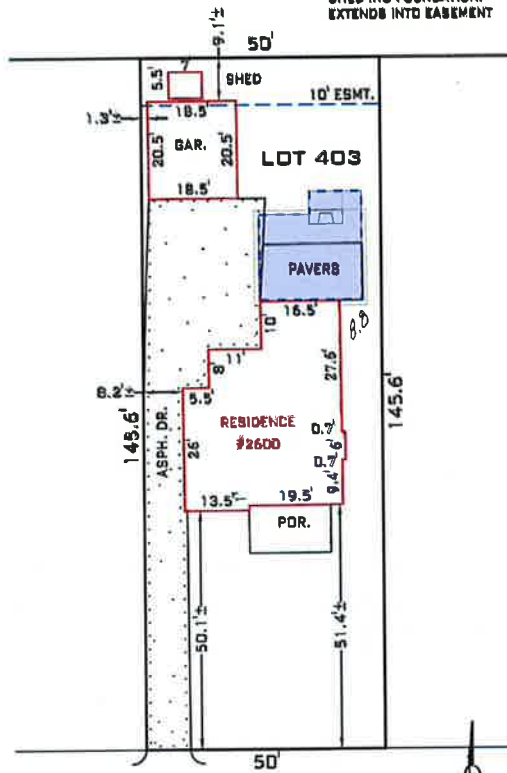
PROPERTY ADDRESS: 2600 FAIR AVENUE COLUMBUS, OHIO 43209

SURVEY NUMBER: 148532

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GARAGE ENCRDACHES INTO EASEMENT

SHED (NO FOUNDATION) EXTENDS INTO EASEMENT



*Scott D. Grunde*

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

LSG#: 148532

FAIR AVENUE 70'



SCALE: 1" = 30'

POINTS OF INTEREST: GARAGE ENCRDACHES INTO EASEMENT ALSO SHED (NO FOUNDATION) EXTENDS INTO EASEMENT.

CLIENT NUMBER: 135790 DATE: 6/14/2013

BUYER: STEVEN TODD OLSON AND ELIZABETH ANN OLSON

SELLER: MARK S. COFFEY AND MINDY N. COFFEY

SUBLOT / ORIGINAL LOT: 403

SUBDIVISION: BEXLEY PARK EXTENSION

PLAT: 17 PG: 92 COUNTY: FRANKLIN

CERTIFIED TO: REAL LIVING TITLE AGENCY, LTD. + HUNTINGTON NATIONAL BANK

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733.37, OHIO ADMINISTRATIVE CODE.

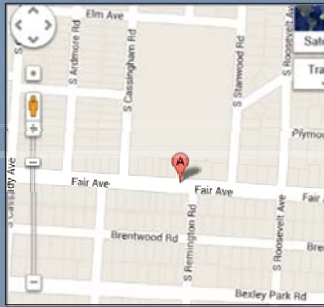
THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey is proud to support:



**LANDMARK**  
Survey Group

Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485.9003



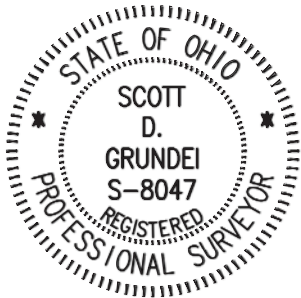
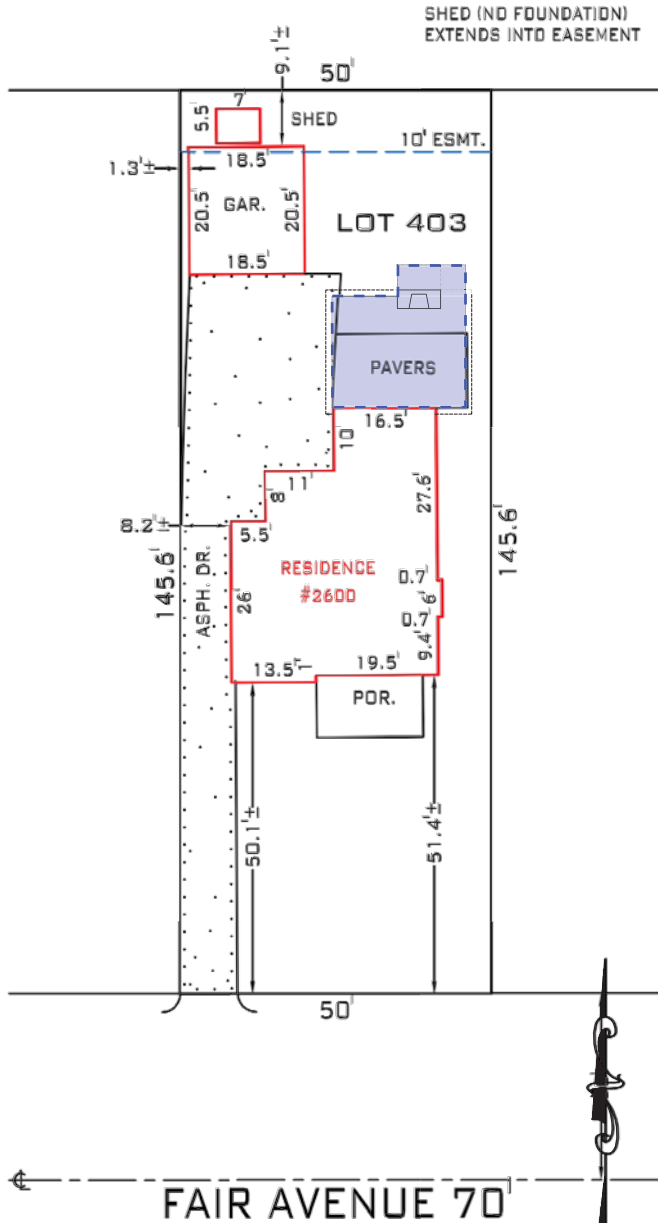
A picture of the property is unavailable.

PROPERTY ADDRESS: 2600 FAIR AVENUE COLUMBUS, OHIO 43209

SURVEY NUMBER: 148532

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GARAGE ENCRDACHES INTO EASEMENT



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LSGI#: 148532



SCALE: 1" = 30'

POINTS OF INTEREST: GARAGE ENCRDACHES INTO EASEMENT ALSO SHED (NOFOUNDATION) EXTENDS INTO EASEMENT.

CLIENT NUMBER: 135790

DATE: 6/14/2013

BUYER: STEVEN TODD OLSON AND ELIZABETH ANN OLSON

SELLER: MARK S. COFFEY AND MINDY N. COFFEY

SUBLOT / ORIGINAL LOT: 403

SUBDIVISION: BEXLEY PARK EXTENSION

PLAT: 17

PG: 92

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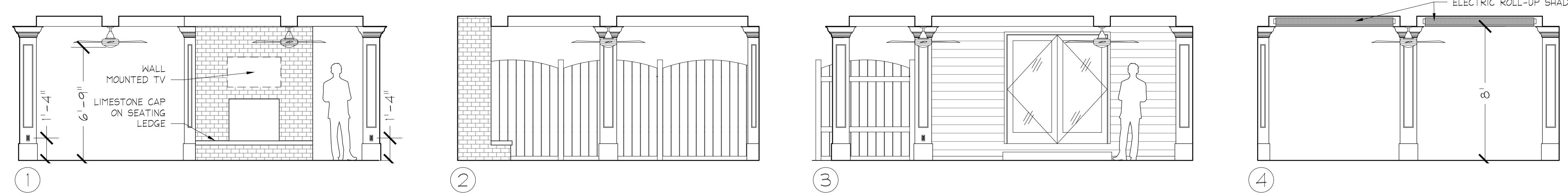
Landmark Survey is proud to support:



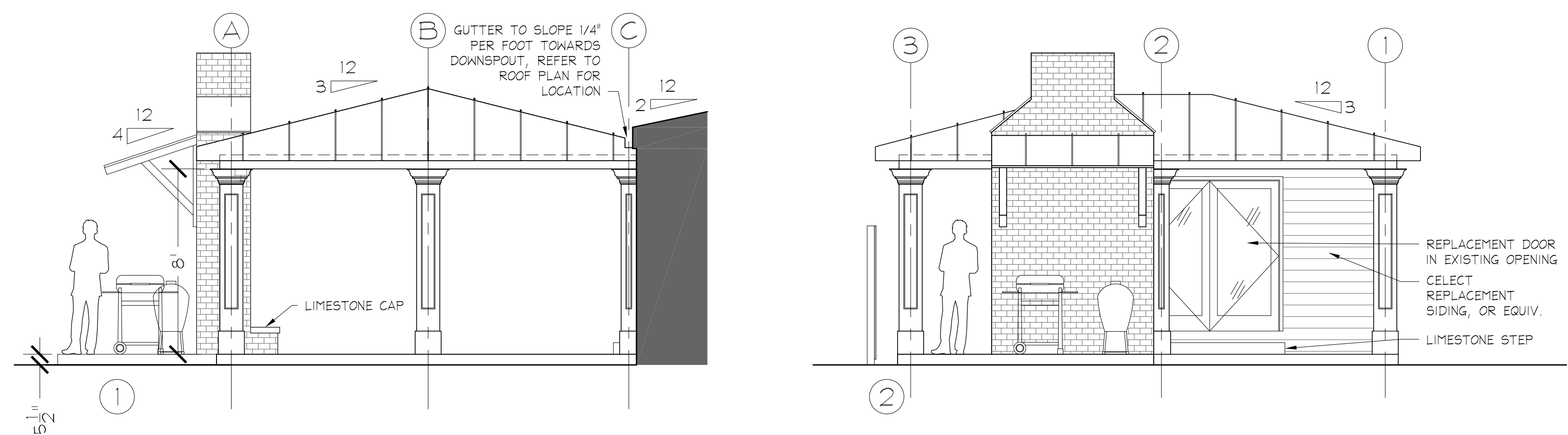
**LANDMARK**  
Survey Group

Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485-9003

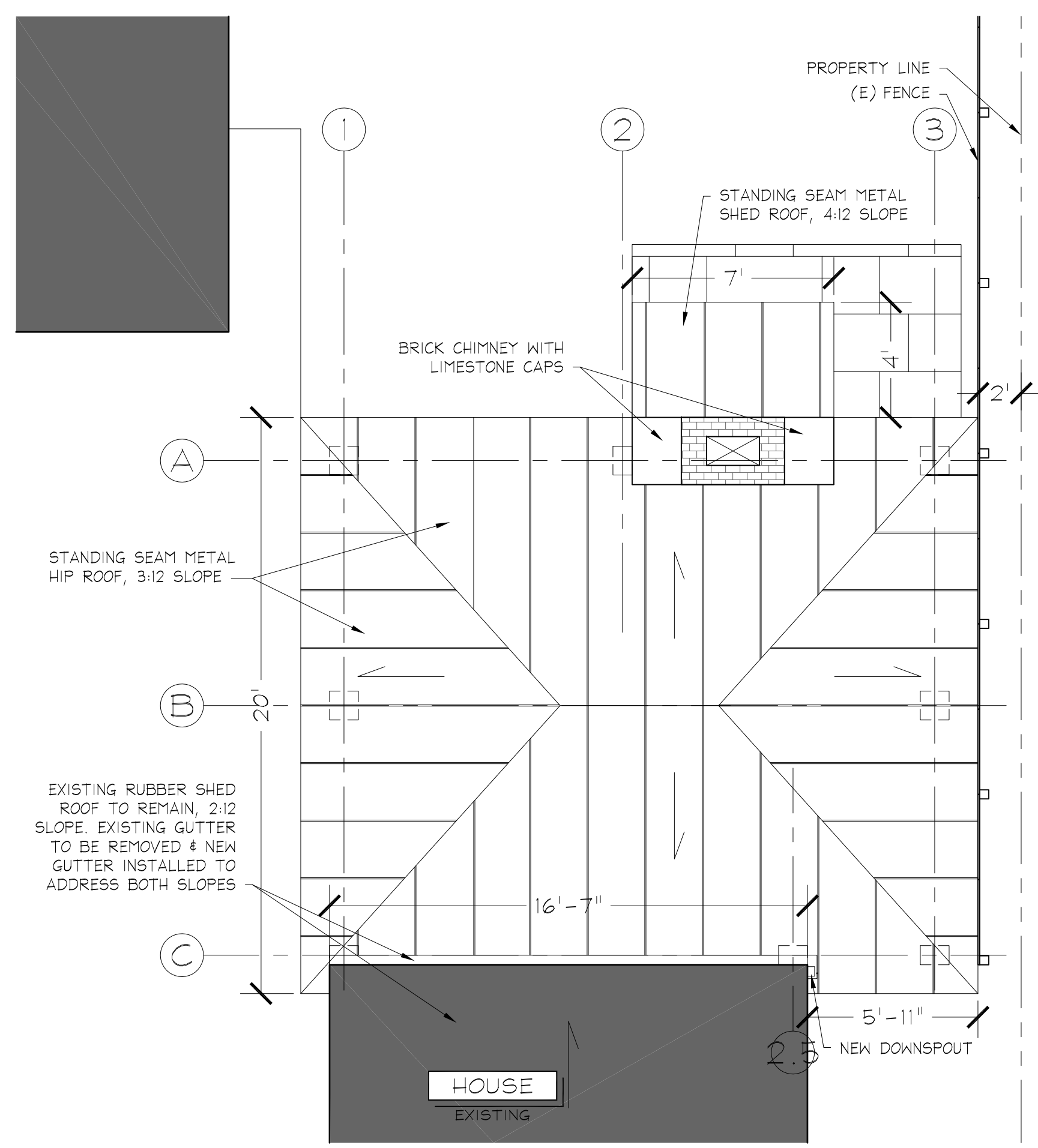




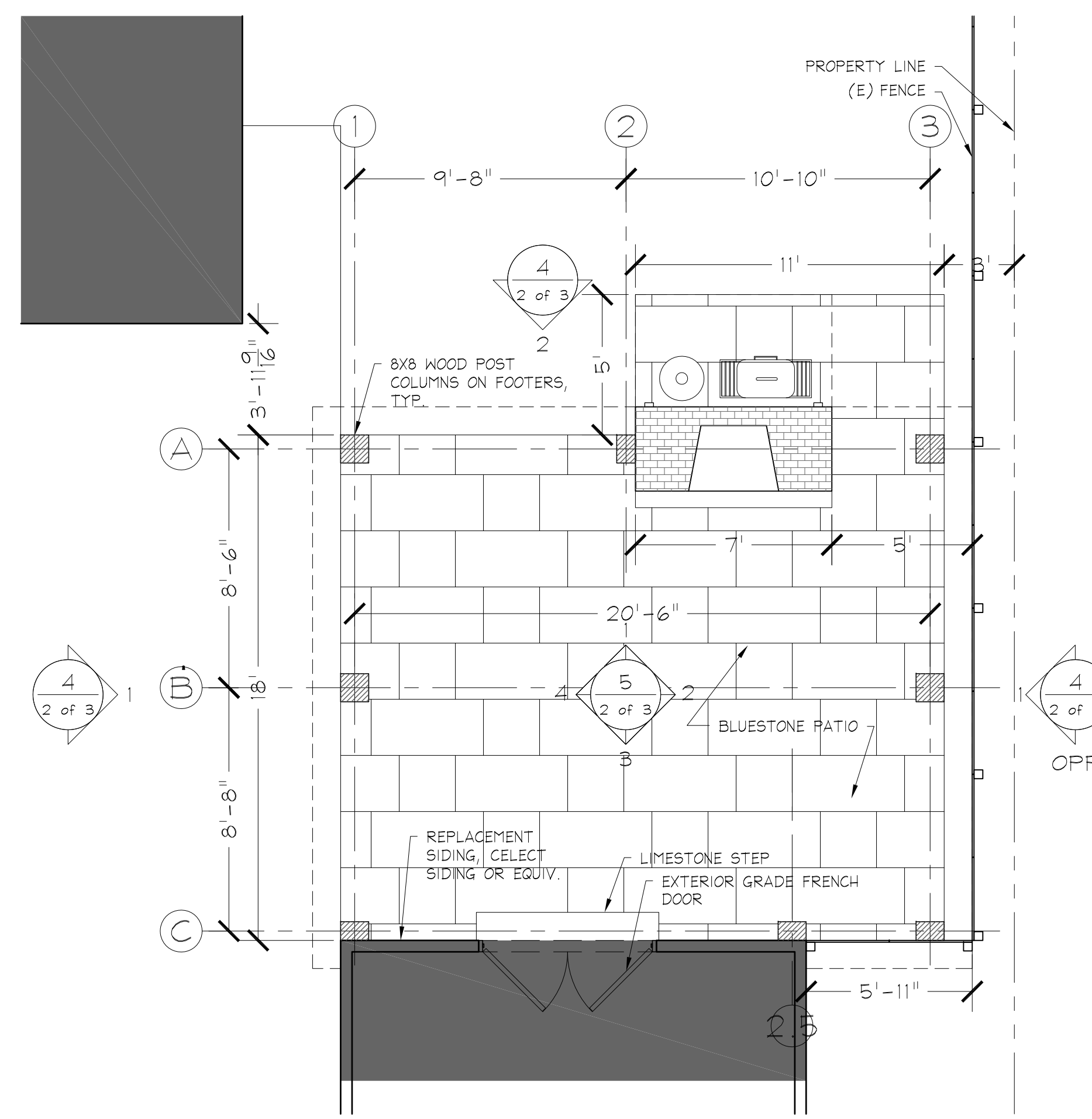
**5 INTERIOR ELEVATIONS**  
 1/4" = 1'-0"



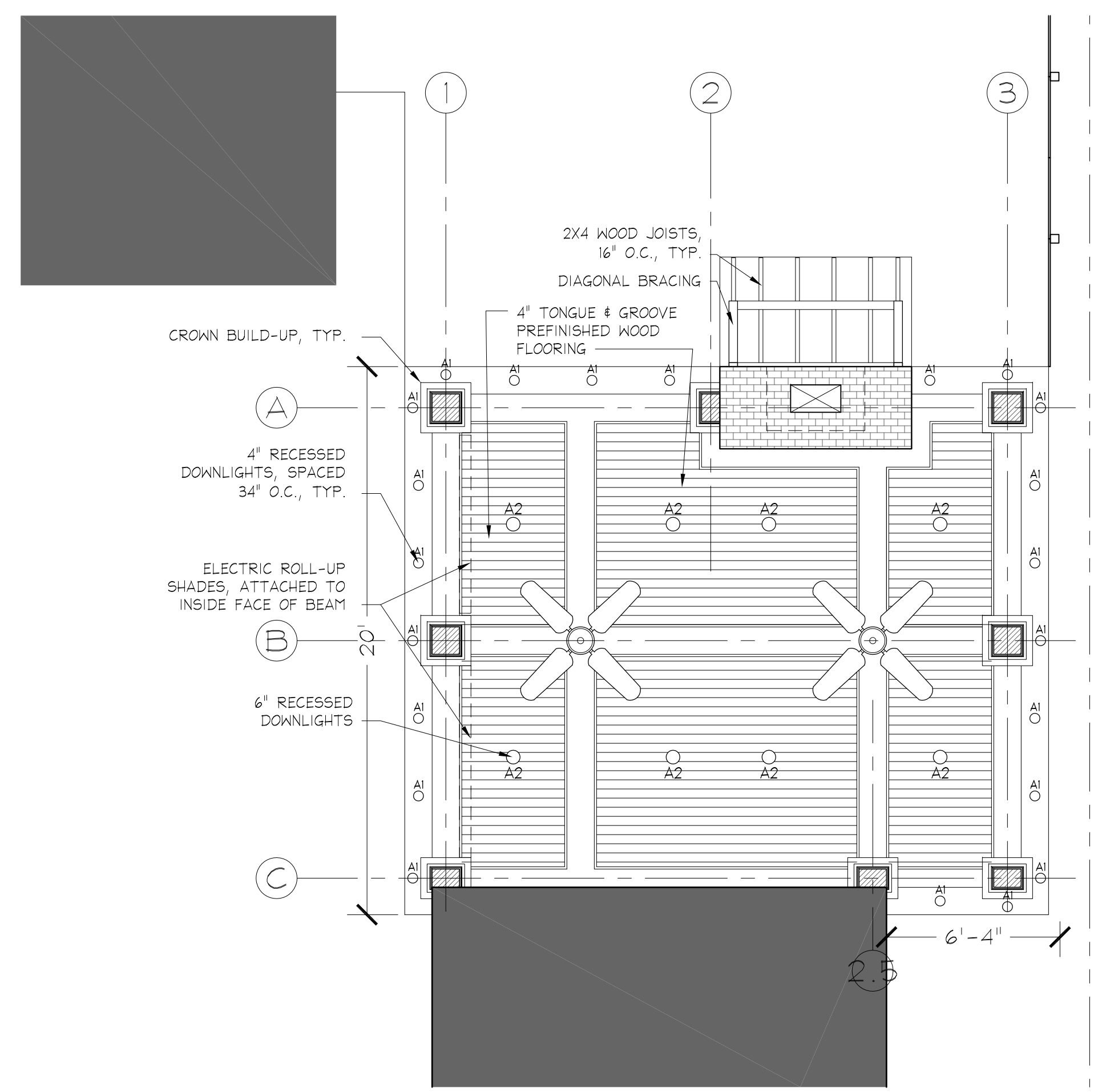
**4 EXTERIOR ELEVATIONS**  
 1/4" = 1'-0"



**1 ROOF PLAN**  
 1/4" = 1'-0"

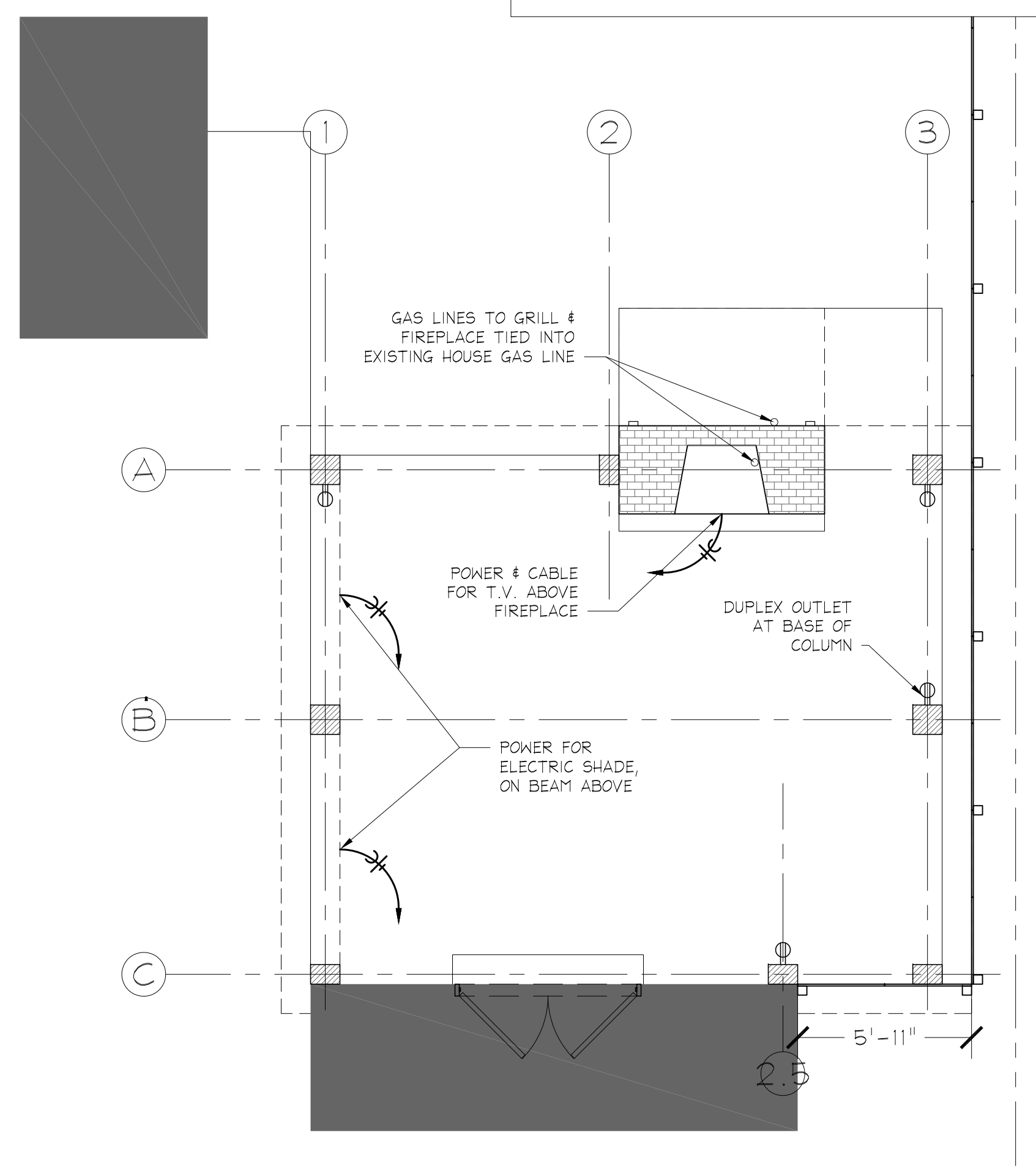


**2 FLOOR PLAN**  
 1/4" = 1'-0"

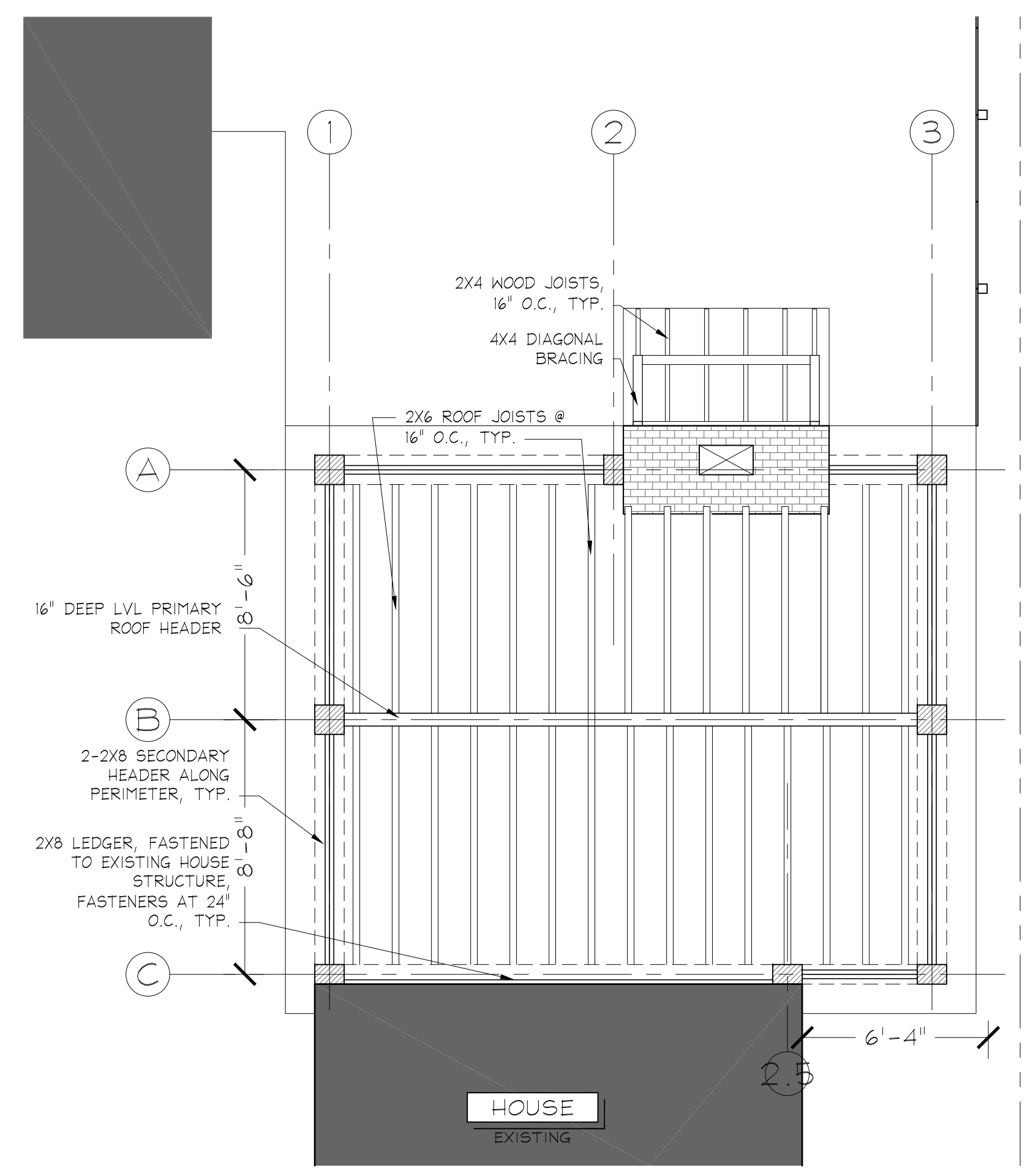


**3 REFLECTED CEILING PLAN**  
 1/4" = 1'-0"

NOTE: REFER TO REFLECTED CEILING PLAN FOR LIGHT LOCATIONS & QTY.



**1** ELECTRICAL & GAS PLAN  
 1/4" = 1'-0"



**2** FRAMING PLAN  
 1/4" = 1'-0"



PUBLIC NOTICE  
CITY OF BEXLEY  
ARCHITECTURAL REVIEW BOARD and/or  
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, September 13, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, September 27th, 2018 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

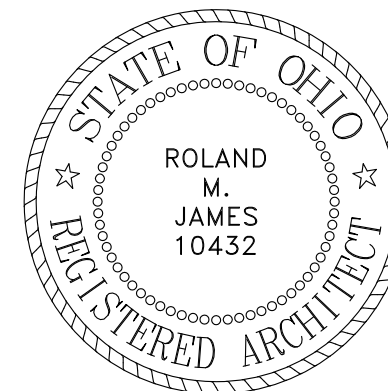
The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 18- 019 Z  
Applicant: James Hunley & Ingrid Emch  
Owner: James Hunley & Ingrid Emch  
Location: 2842 Powell Avenue  
**ARB Request:** The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning for a two-story addition on the east side of the principal structure, which will replace the existing screened porch.  
**BZAP Request:** The applicant is seeking architectural review and approval of a new two-story addition to the east side of the principal structure, which will replace the existing screened porch. The applicant is also seeking a 5' 1" variance from Bexley Code Section 1252.09 (R-6), which requires an 8' side yard setback for this 52' wide lot, to allow a two-story addition to be constructed 2'11" from the east side property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 8-30-2018



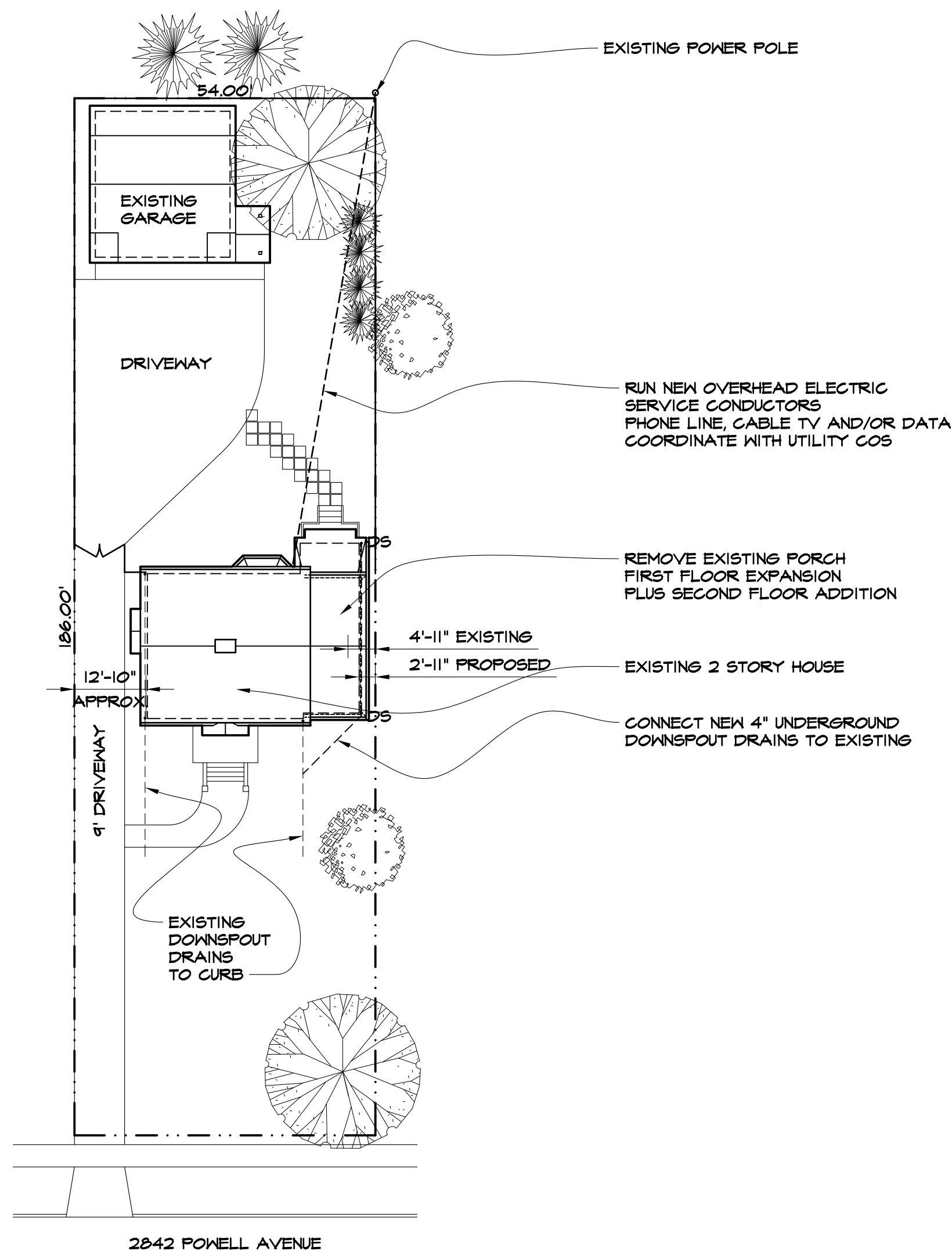


**SITE DATA:**

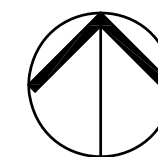
ZONING DISTRICT	R-6 HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
LOT AREA	10,044 SF
BUILDING LOT COVERAGE AREA	1,719 SF
REQUIRED PARKING LOT COVERAGE AREA 2 REQUIRED SPACES X 162 SF =	324 SF
TOTAL LOT COVERAGE AREA	2,043 SF
LOT COVERAGE	20.3%
ALLOWABLE LOT COVERAGE	35%

**GENERAL NOTES:**

1. ALL WORK SHALL CONFORM WITH GOVERNING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD. NOTIFY ARCHITECT IF ANY DISCREPANCIES OCCUR.
3. ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. JOB SITE SHALL BE KEPT CLEAN AND ORDERLY. CONTRACTORS SHALL CLEAN UP ALL DEBRIS DAILY.

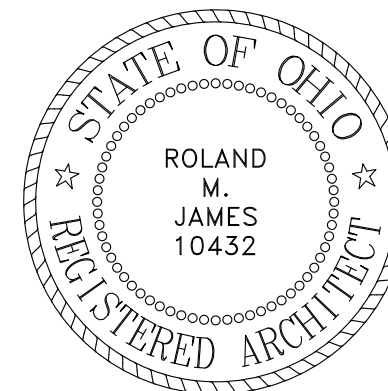


**SITE PLAN**  
SCALE: 1"=20'-0"



**HUNLEY RESIDENCE IMPROVEMENTS, Bexley, Ohio**  
 SITE PLAN  
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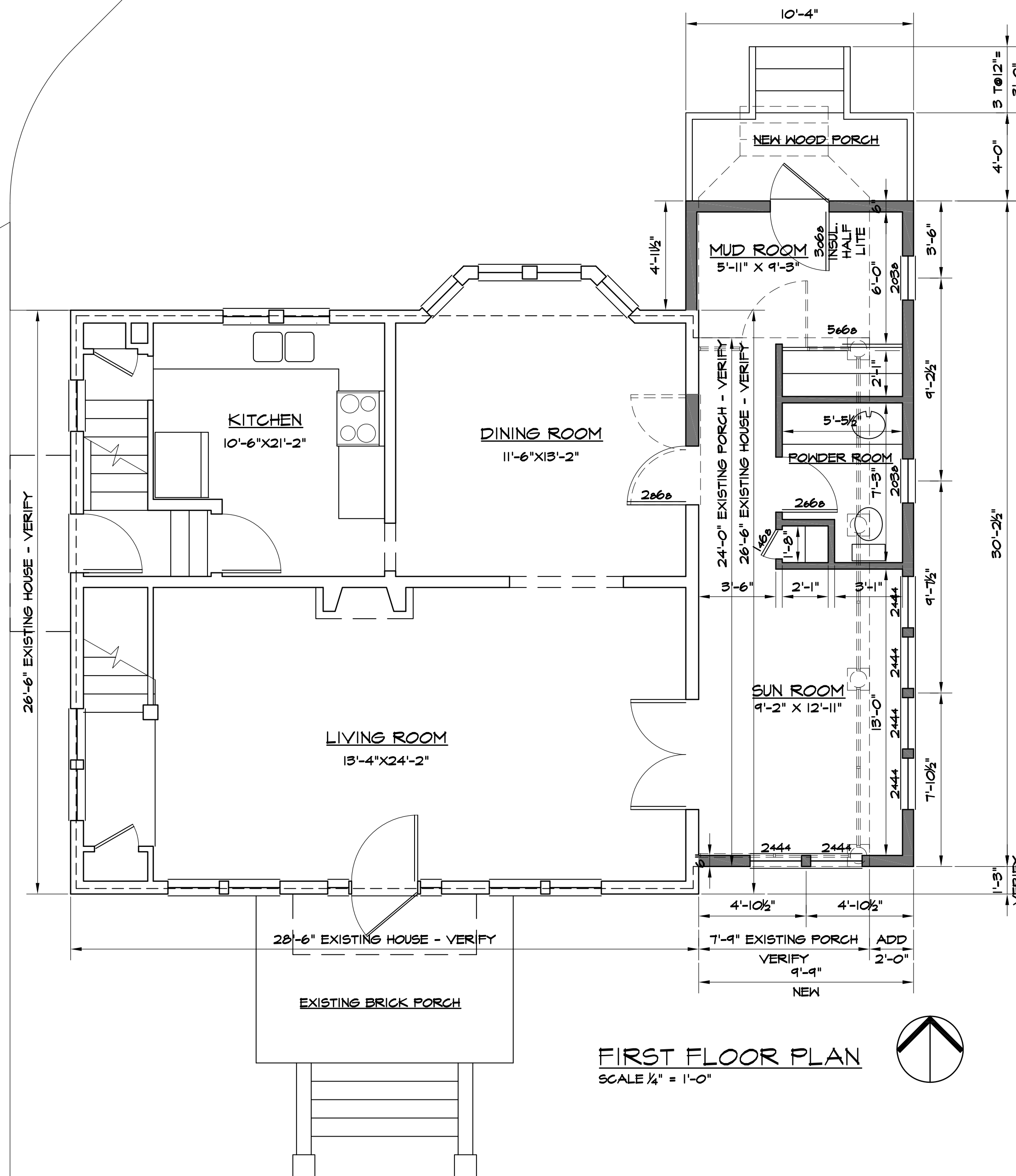
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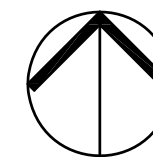
**NOTES:**

1. DIMENSIONS ARE TO FACE OF STUD AND EXTERIOR FACE OF FOUNDATION WALLS UNLESS NOTED OTHERWISE.
2. ALL FOUNDATION WALLS ARE 8" UNLESS NOTED OTHERWISE.
3. ALL STEEL SHALL BE PAINTED WITH RUST INHIBITIVE PRIMER.
4. STRUCTURAL MEMBERS SHOWN ON PLAN ARE ABOVE UNLESS NOTED OTHERWISE.
5. ALL FRAMING LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:  

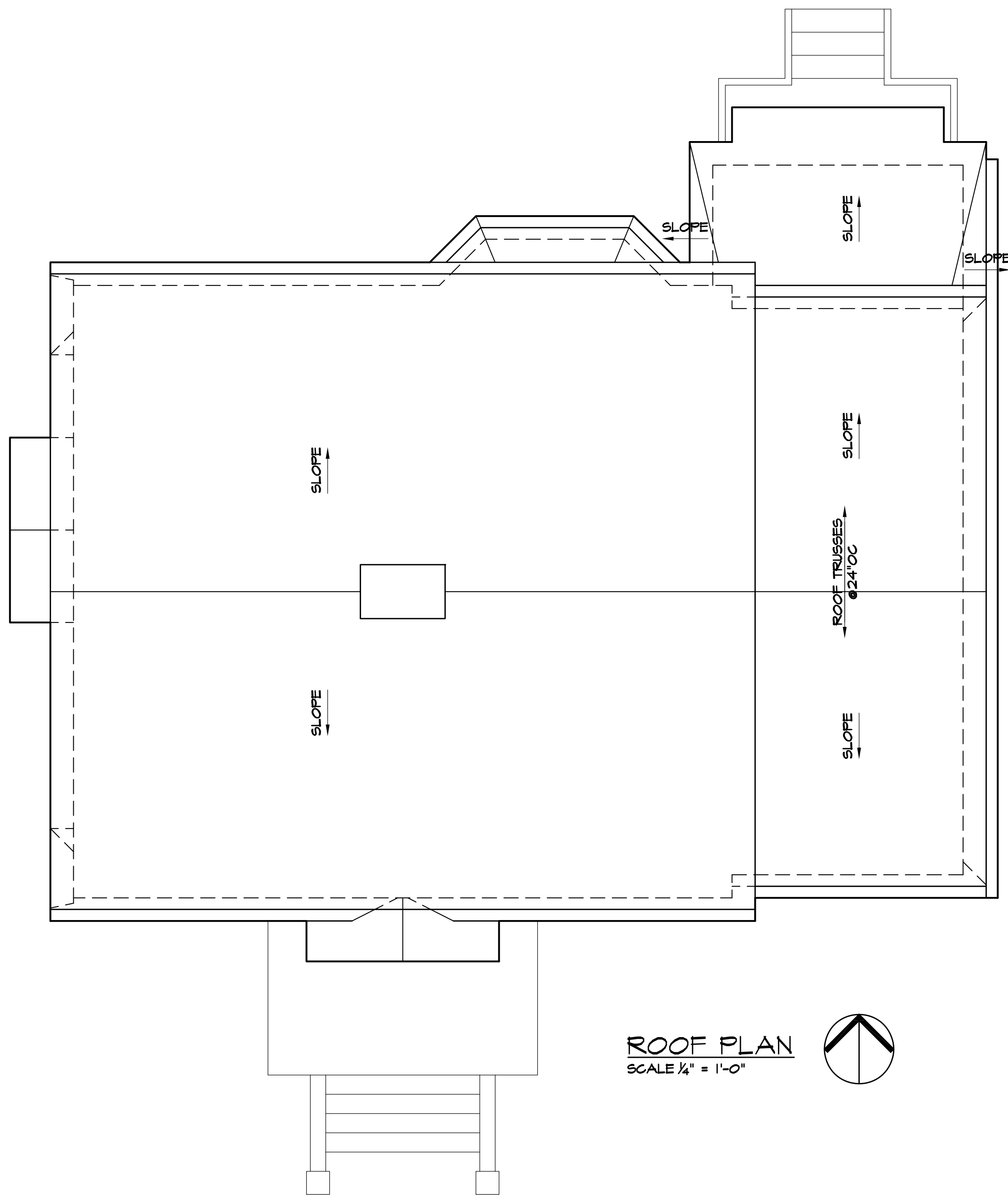
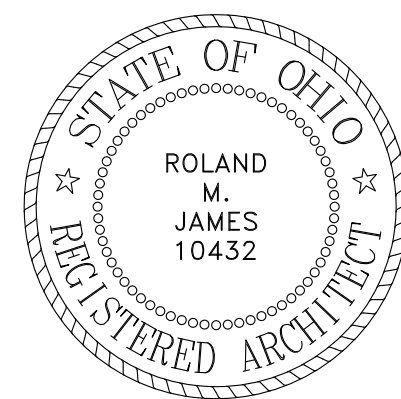
F <sub>b</sub>	1150 PSI
E	1,300,000 PSI
DEFLECTION LIMIT	L/360
6. ALL ENGINEERED MEMBERS SHALL BE SIZED BASED ON MANUFACTURERS LOADS AND STRESS TABLES.
7. ALL EXTERIOR FRAME WALLS ARE 2X6'S @24"OC UNLESS NOTED OTHERWISE.
8. ALL INTERIOR FRAME WALLS ARE 2X4'S @16"OC UNLESS NOTED OTHERWISE.
9. ALL WINDOW AND DOOR HEADERS ARE 2-2XB'S UNLESS NOTED OTHERWISE.
10. ALL LUMBER IN CONTACT WITH CONCRETE, MASORY, OR STEEL SHALL BE PRESSURE TREATED.
11. PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO: CABINETS, TP HOLDERS, TOWEL BARS, WINDOW CURTAIN RODS, CLOSET SHELVING/RODS ETC.
12. PROVIDE SILL SEALER AT ALL EXTERIOR SILL PLATES.
13. INSULATION TO BE INSTALLED AS A COMPLETE AND CONTINUOUS SYSTEM PROVIDING FULL ENCLOSURE. INJECT INSULATING FOAM INTO ALL WINDOW AND DOOR SHIM SPACES, AT INTERIOR WALL INTERSECTIONS, BEHIND ALL ELECTRICAL AND PLUMBING DEVICES, INTO ALL OTHER VOID SPACES, AT JOINTS BETWEEN DISSIMILAR MATERIALS, AND OTHER INSULATION SYSTEM PENETRATIONS.
14. PROVIDE BATT INSULATION AT ALL PLUMBING STACKS AND WATER SUPPLY PIPES AND DUCTS ON OUTSIDE WALLS.
15. CAULK AROUND ALL WINDOWS, DOORS, OTHER SMALL GAPS AND JOINTS BETWEEN DISSIMILAR MATERIALS.
16. ALL NEW WINDOWS SHALL MATCH EXISTING HOUSE. WINDOWS ARE DOUBLE HUNG UNLESS NOTED OTHERWISE.
17. GNB SHALL BE CONTINUOUS BEHIND ALL SOFFITS, CABINETS, TUBS, FIXTURES ETC. TO MAINTAIN FIRESTOPPING.
18. CLOTHES CLOSETS: PROVIDE ONE PAINTED 1X12" WOOD SHELF ON 1X4 WOOD LEDGERS AND CLOTHES ROD @5'-0" AFF.
19. LINEN CLOSETS: PROVIDE FIVE ADJUSTABLE PAINTED WOOD SHELVES MINIMUM.
20. STORAGE CLOSETS: PROVIDE ONE PAINTED 1X12" WOOD SHELF ON 1X4 WOOD LEDGERS AND CLOTHES ROD @5'-0" AFF.
21. ONE WINDOWS IN EACH BEDROOM SHALL COMPLY WITH EMEGENCY EGRESS REQUIREMENTS OF THE BUILDING CODE. CONTRACTOR TO VERIFY.
22. ALL WINDOWS SHALL HAVE A MAXIMUN U FACTOR OF .35.
23. ALL OPERABLE WINDOWS SHALL HAVE INTEGRAL SCREENS.
24. EXPOSED BUILDING COMPONENTS/AREAS TO REMAIN SHALL BE PROTECTED FROM WEATHER DURING DEMOLITION AND CONSTRUCTION.



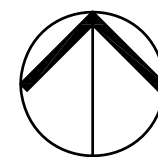
**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"







ROOF PLAN  
SCALE 1/4" = 1'-0"



HUNLEY RESIDENCE IMPROVEMENTS, Bexley, Ohio

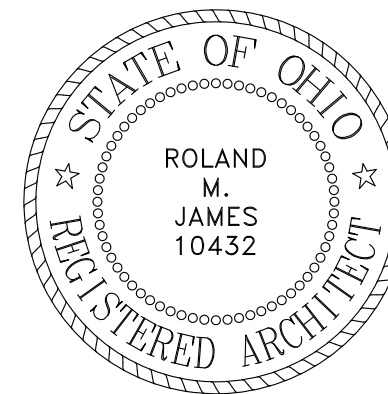
ROOF PLAN

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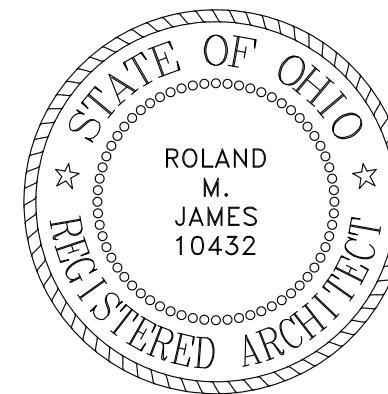


**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

**HUNLEY RESIDENCE IMPROVEMENTS, Bexley, Ohio**  
SOUTHELEVATION  
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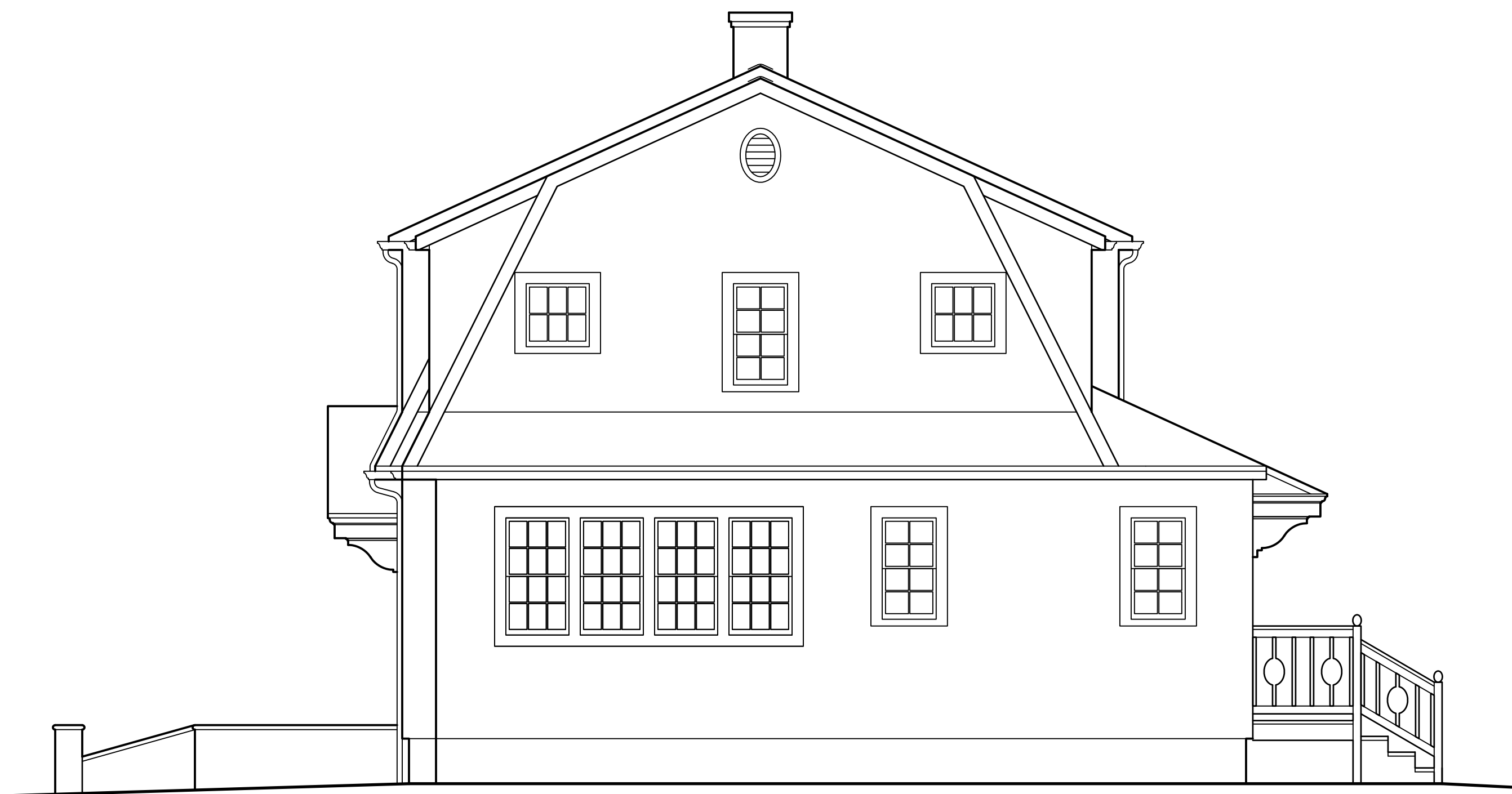
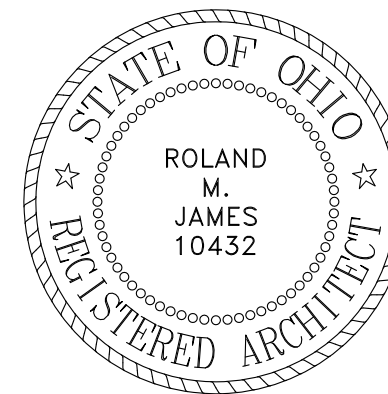
NORTH ELEVATION  
SCALE: 1/4"=1'-0"

HUNLEY RESIDENCE IMPROVEMENTS, Bexley, Ohio  
NORTHELEVATION  
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**EAST ELEVATION**  
SCALE: 1/4"=1'-0"

**HUNLEY RESIDENCE IMPROVEMENTS, Bexley, Ohio**  
EAST ELEVATION  
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