



CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

AGENDA

DATE: January 24, 2019

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 November 29th, 2018 BZAP meeting.

4. Public Comment

5. Other Business:

6. NEW Business:

- a. Application No.: 18 - 034 Z
Applicant: Pete Foster Residential Design, LLC
Owner: Mr. & Mrs. T. Jones
Location: 187 S. Ardmore Rd.

BZAP Request: The applicant is seeking architectural review and approval to allow a new detached garage at the rear of the property. The applicant is also seeking a Special Permit in accordance with Bexley Code Section 1252.15(e) which limits an accessory structures ridgeline to not exceed 20', to allow the proposed detached garage to be 21.5' in height.

- b. Application No.: 18-037 Z
Applicant: Eric & Stephanie Quigley
Owner: Same
Location: 124 Stanbery Ave.

BZAP Request: The applicant is seeking architectural review and approval to allow a new detached garage at the rear of the property. The applicant is also seeking a Special Permit in accordance with Bexley Code Section 1252.15(e) which limits an accessory structures ridgeline to not exceed 20', to allow the proposed detached garage to be 21' in height.

Tabled:

- c. Application No.: 18-0036 Z
Applicant: Brian Bernstein
Owner: Herb & Dee Dee Glimcher
Location: 291 S. Columbia Ave.

BZAP Request: The applicant is seeking a variance from Bexley Code Section 1262.01(e) which states driveway shall be no less than 8' and no larger than 12.5' in width, to allow the proposed driveway to be 12' 6" in width with a 3' wide sidewalk along the south side of the driveway.



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, January 10, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, January 24, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, 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 - 034 Z
Applicant: Pete Foster Residential Design, LLC
Owner: Mr. & Mrs. T. Jones
Location: 187 S. Ardmore Rd.
ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new detached garage.

BZAP Request: The applicant is seeking architectural review and approval to allow a new detached garage at the rear of the property. The applicant is also seeking a Special Permit in accordance with Bexley Code Section 1252.15(e) which limits an accessory structures ridgeline to not exceed 20', to allow the proposed detached garage to be 21.5' in height.

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: 12-27-2018

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:

N/A

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:



REVISED 12/13/18

SHEET
A.2

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

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

Based upon the valuation of the project: - \$50.00 for 1st \$10,000 valuation \$ 50.00
- \$5.00 for each additional \$10,000 valuation. \$ 20.00

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 \$
- \$5.00 for each additional \$10,000 valuation \$
- \$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

12/13/18 \$ 100.00
\$
\$
\$
\$

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	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>

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: \$ 70.00
PREVIOUSLY PAID

TOTAL 170.00

Project Worksheet

Residential Commercial

Property Address:

Zoning District:

- 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.): Depth (ft.): Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

(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):

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

New Structure Type:

Ridge Height:

Is there a 2nd floor? Yes No

2nd Floor SF:

= % of lot

2ND FLOOR VOLUME IS LESS THAN 33% OF FIRST FLOOR

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: CERTAINTEED

New Roof Style & Color: MATCH EXISTING ON HOUSE

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. MATCH EXISTING ON HOUSE

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

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: TOP HALF GLASS 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: JAMES HARDI. MATCH HOUSE Trim Color(s): MATCH HOUSE

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	MATCH EXISTING ON HOUSE
<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	

Other JAMES HARDI TRIM & PANELS - MATCH HOUSE
 THIN BRICK - MATCH EXISTING ON HOUSE

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

12/13/18

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.

REQUESTING A VARIANCE TO ALLOW FOR THE RIDGE OF THE NEW DETACHED GARAGE TO EXCEED THE ALLOWABLE MAXIMUM HEIGHT OF 20'-0" BY 1'-6". THIS ADDITIONAL HEIGHT IS NECESSARY TO ALLOW FOR THE REQUIRED HEAD HEIGHT NECESSARY AT THE TOP OF THE STAIR LEADING FROM THE FIRST FLOOR TO THE SECOND FLOOR.

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.

THE ADDITIONAL HEIGHT WILL ALLOW FOR A MORE DESIREABLE GARAGE AS IT WILL HAVE A USEABLE SECOND FLOOR. THIS WOULD BENEFIT THE VALUE OF THE PROPERTY.

Variance Question 2

Is the variance substantial? Please describe.

THE ADDITIONAL HEIGHT IS STILL SENSITIVE TO THE SCALE OF THE EXISTING RESIDENCE AND PROPERTY

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.

THIS ADDITIONAL 1'-6" IN HEIGHT WOULD NOT BE DETRIMENTAL TO THE ADJACENT PROPERTIES OR THE CHARACTER OF THE "ALLEY SCAPE". OTHER NEW GARAGES HAVE BEEN CONSTRUCTED ALONG THIS ALLEY. ONE GARAGE IN PARTICULAR (2 HOUSES NORTH) HAS A NEWER GARAGE THAT APPEARS TO BE APPROXIMATELY 24'-0" TALL

12/13/18

Variance Worksheet (Continued)

Variance requests will be heard by the Bexley Board of Zoning and Planning. Variance requests 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.

NO.

Variance Question 5

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

NO. MAXIMUM RIDGE HEIGHT OF 20'-0" WAS NOT IN EFFECT.

Variance Question 6

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

NO. NEED THE HEIGHT TO ALLOW FOR PERMANENT SECOND FLOOR ACCESS

Variance Question 7

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

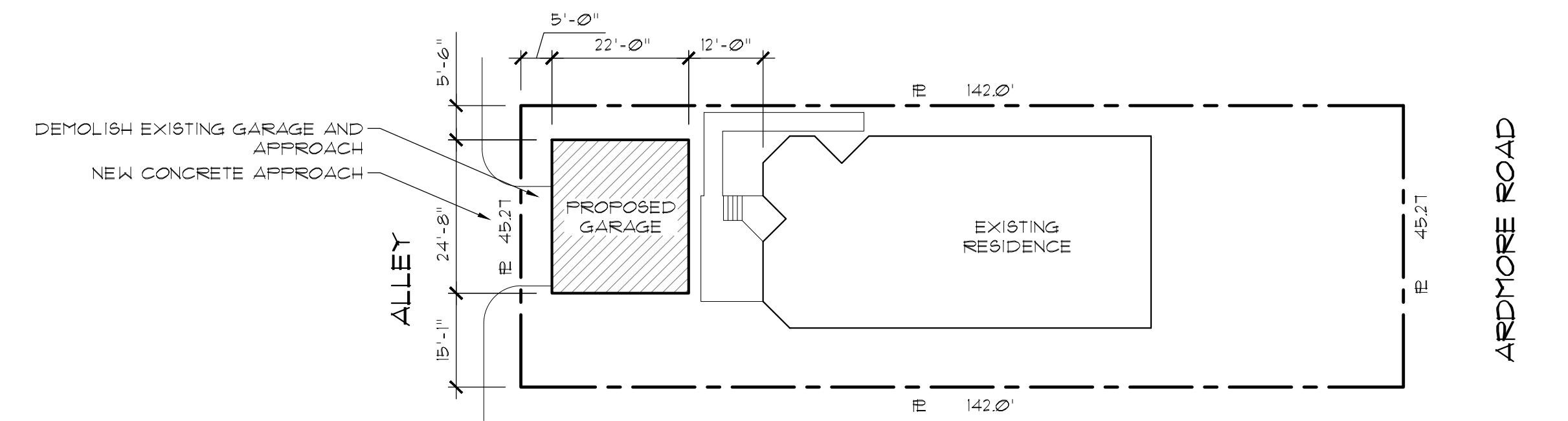
THE NEW DETACHED GARAGE IS RESPECTFUL OF THE SCALE OF THE EXISTING RESIDENCE. DUE TO THE FACT THAT THE NEW GARAGE IS LOCATED AT THE REAR OF THE PROPERTY THE ADDITIONAL 1'-6" IN HEIGHT WILL NOT NEGATIVELY IMPACT THE NEIGHBORING PROPERTIES



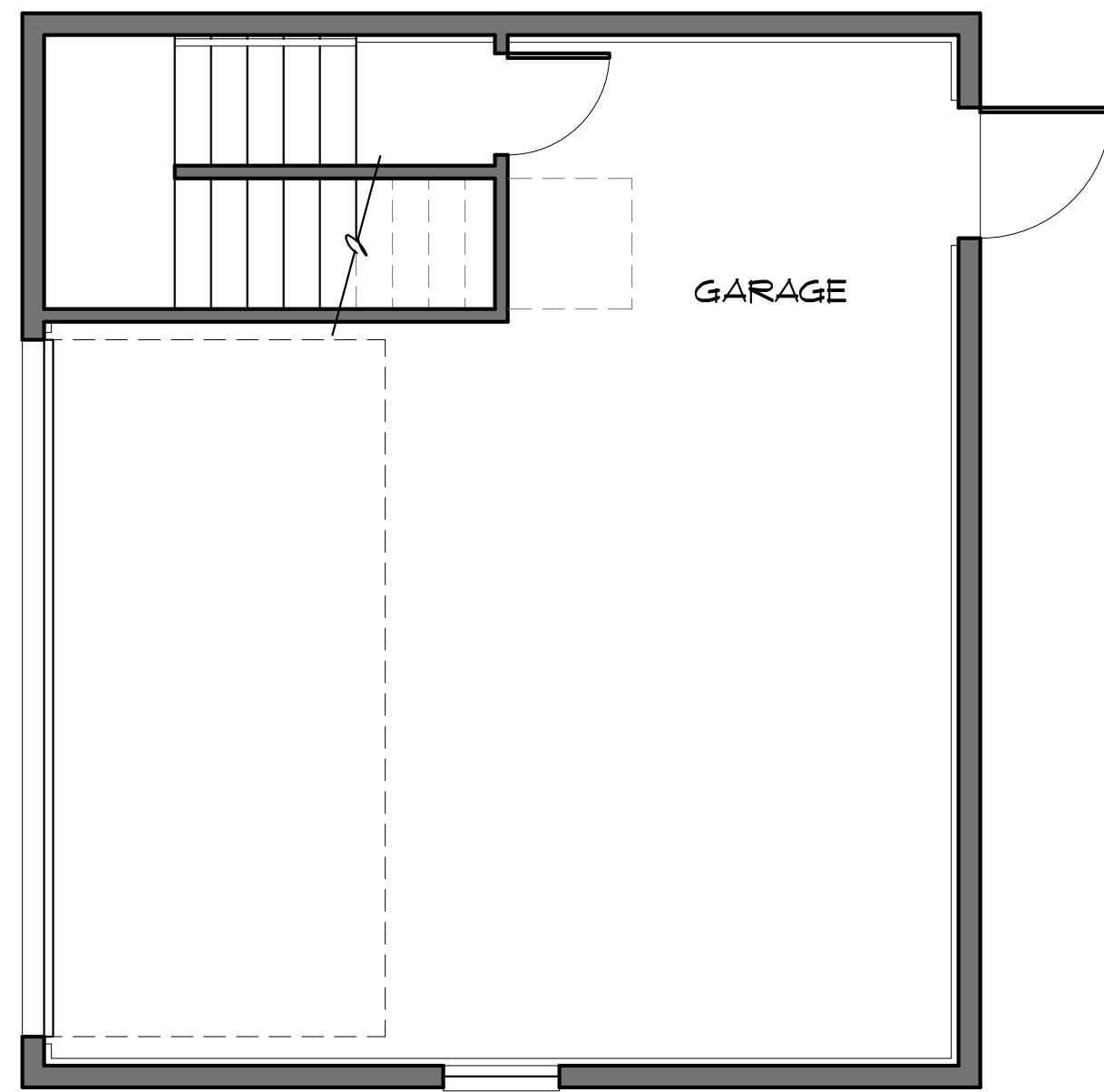
Residential Design
LLC

JONES GARAGE
187 SOUTH ARDMORE
BEXLEY, OHIO

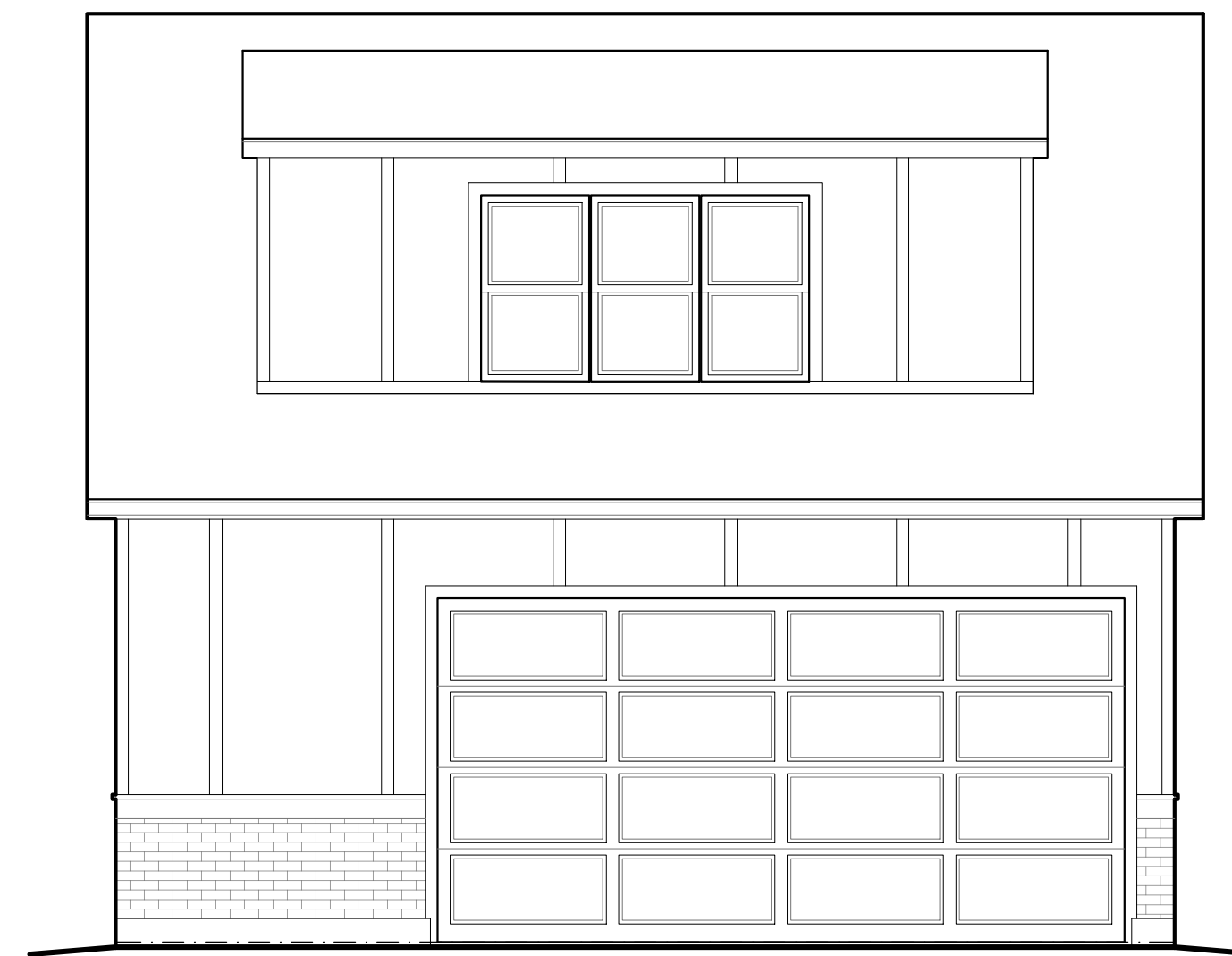
DECEMBER 13, 2018



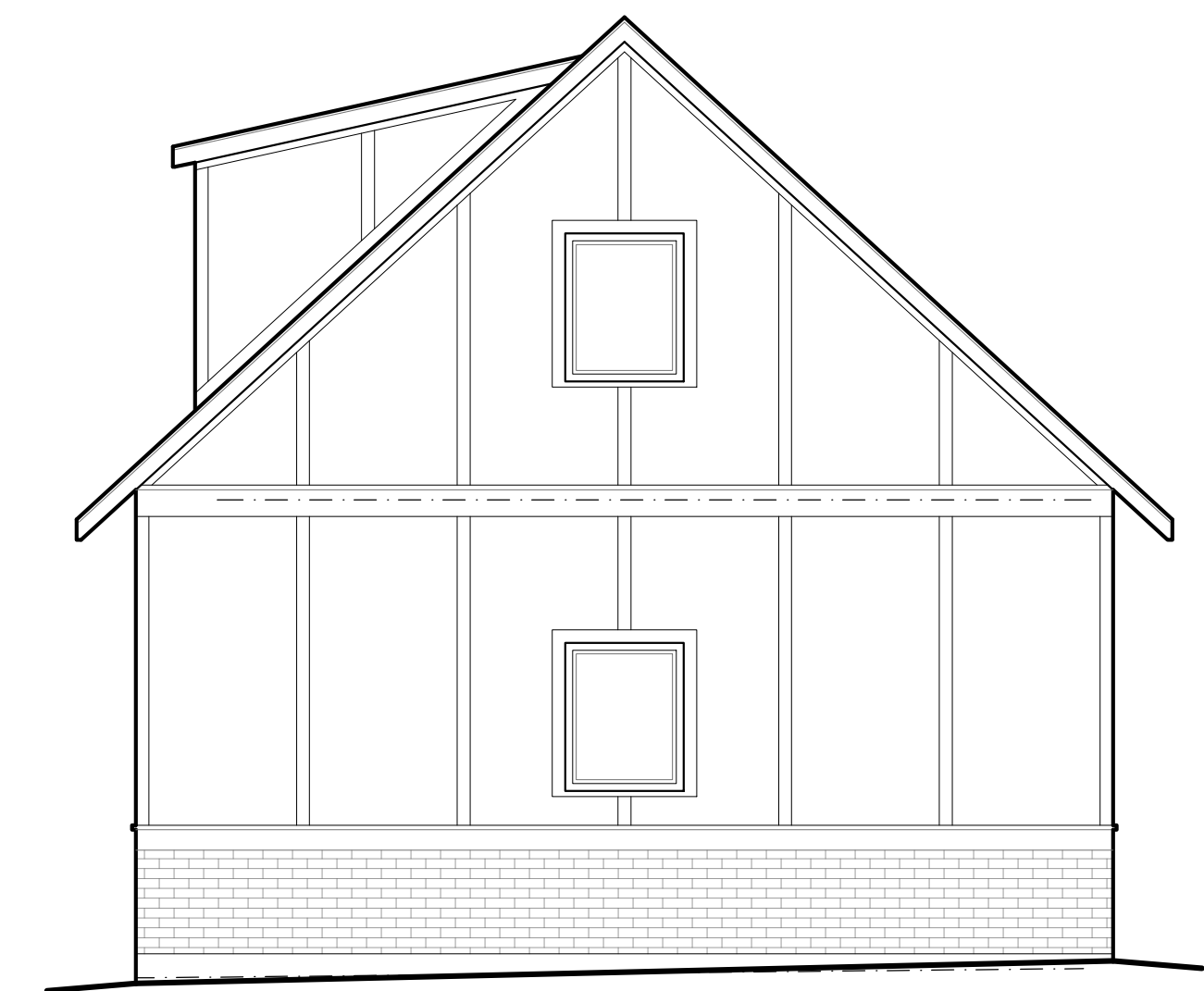
SITE PLAN
SCALE 1" = 20'-0"



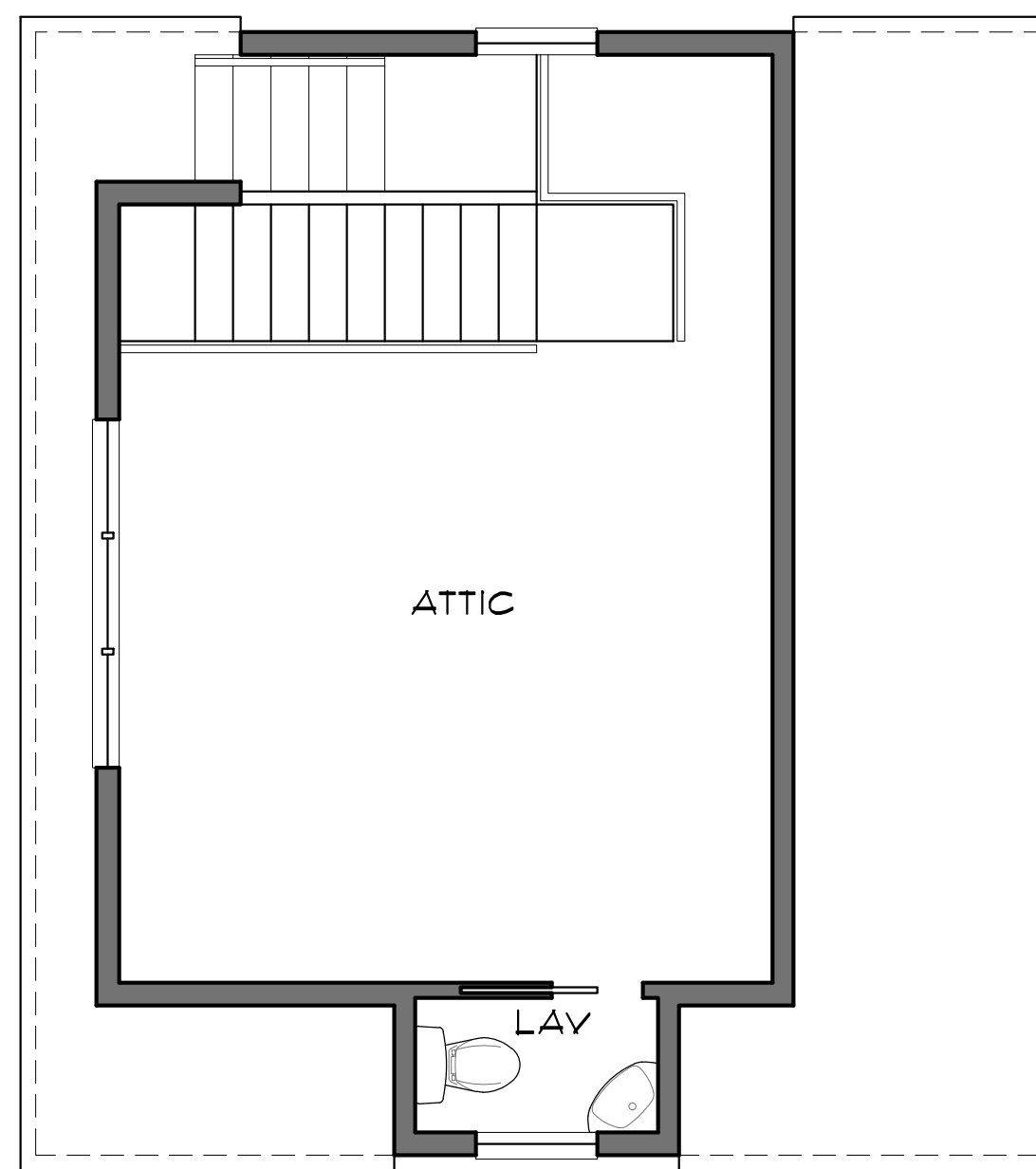
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



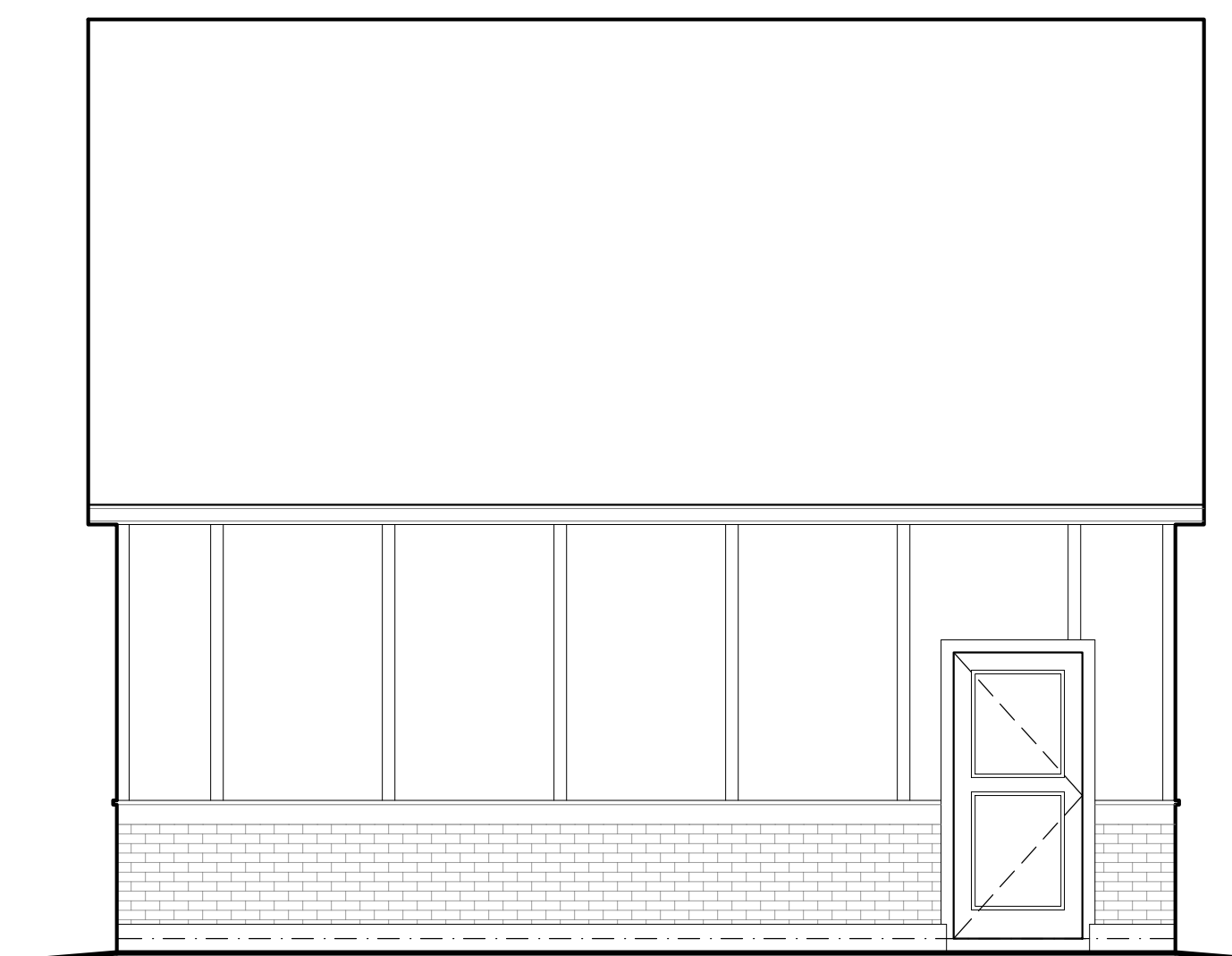
WEST ELEVATION
SCALE 1/4" = 1'-0"



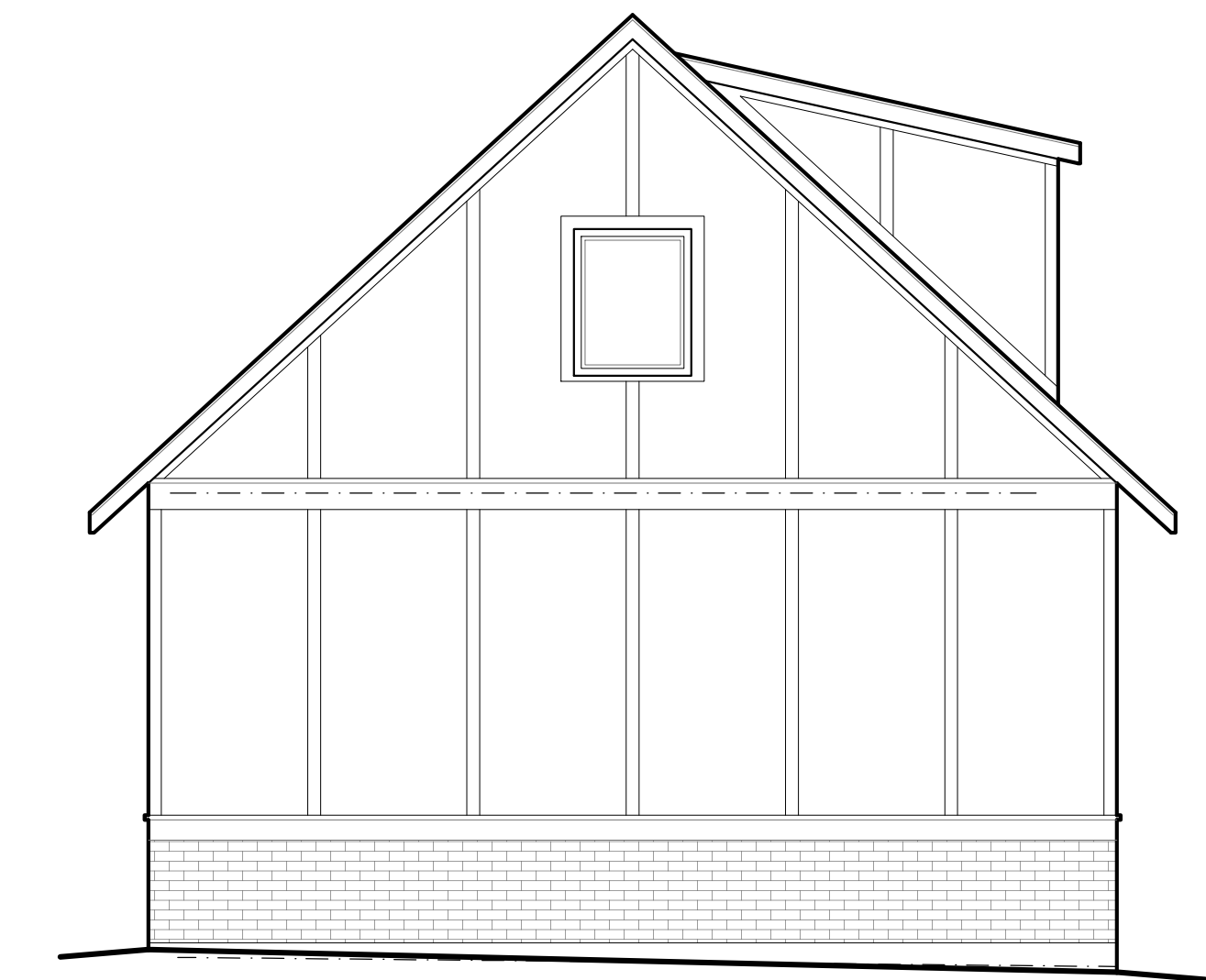
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



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









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BOARD OF ZONING AND PLANNING

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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.: 18-037 Z
Applicant: Eric & Stephanie Quigley
Owner: Same
Location: 124 Stanbery Ave.
ARB Request: The applicant is seeking architectural review and approval, to allow additions to the rear (east) and side (north) of the principal structure. The applicant is seeking a recommendation to the Board of Zoning and Planning to allow a new detached garage.

BZAP Request: The applicant is seeking architectural review and approval to allow a new detached garage at the rear of the property. The applicant is also seeking a Special Permit in accordance with Bexley Code Section 1252.15(e) which limits an accessory structures ridgeline to not exceed 20', to allow the proposed detached garage to be 21' in height.

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: 12-27-2018

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Landscape Review 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 D)

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:

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$

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

Based upon the valuation of the project: - \$50.00 for 1st \$10,000 valuation \$
 - \$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 \$
 - \$5.00 for each additional \$10,000 valuation \$
 - \$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	\$ <input type="text"/>
\$5,001 to \$25,000	\$200.00	\$ <input type="text"/>
\$25,001 to \$75,000	\$250.00	\$ <input type="text"/>
\$75,001 to \$200,000	\$600.00	\$ <input type="text"/>
\$200,001 to \$750,000	\$1,000.00	\$ <input type="text"/>
Over \$750,000	\$350.00	\$ <input type="text"/>
Fences and walls:	\$65.00	\$ <input type="text"/>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <input type="text"/>
Re-submittal Fee:	\$50.00	\$ <input type="text"/>

Appeals

Appeal of ARB decision to BZAP: \$50.00 \$
 Appeal of BZAP decision to City Council: \$250.00 \$

Fee Total: \$

Project Worksheet

Residential

Commercial

Property Address:

124 Stanbery Ave. Bexley, OH 43209

Zoning District:

R-3 Medium Density

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.):

90

Depth (ft.):

160

Total Area (SF):

14,400

Primary Structure Info:

Existing Footprint (SF):

2,169

Proposed Addition (SF):

180

Removing (SF):

(Type of Structure):

Wood frame

Proposed new primary structure or residence (SF):

Total Square Footage:

2,349

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

Existing Footprint (SF):

440

New Structure Type:

Wood frame

Proposed Addition (SF):

Ridge Height:

27'-6"

Proposed New Structure (SF):

682

Is there a 2nd floor?

Yes

No

Total of all garage and accessory structures (SF):

1,112

2nd Floor SF:

300

Total building lot coverage (SF):

3,471

= 24 % of lot

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

Yes

No

Hardscape:

Existing Driveway (SF):

2,080

Existing Patio (SF):

700

Existing Private Sidewalk (SF):

100

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

2,880

Totals:

Total overall lot coverage (SF):

6,351

=

44

% 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 (Note: We will bring a photo board to the ARB meeting)

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone	Match existing stone
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stucco	Match existing 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	<input type="text"/> <input type="text"/>

Staff Confirmation (to be completed by Residential Design Consultant:

Date of Review:

Approved By:

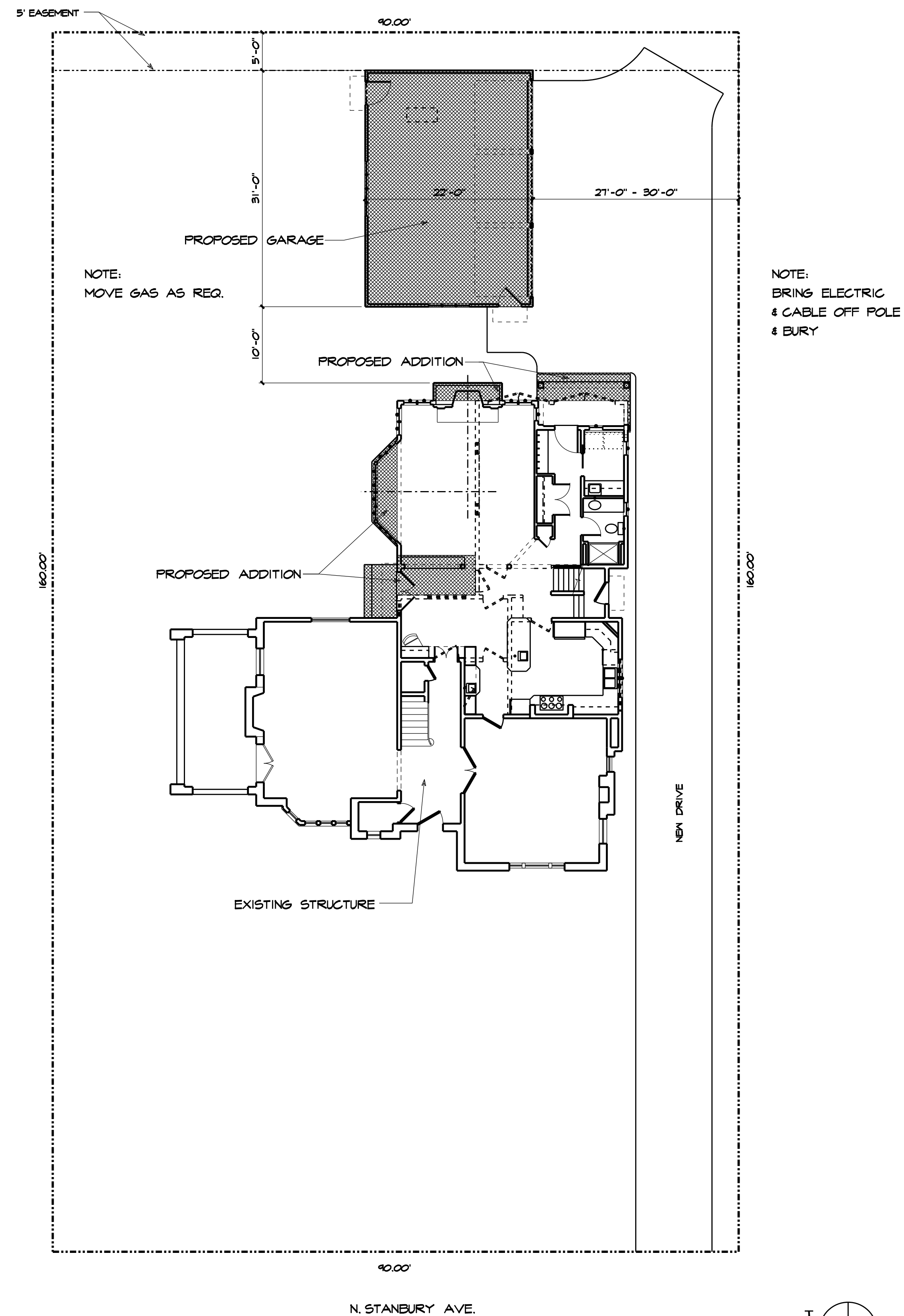
To be reviewed by ARB on:

Conditions/Stipulations:

Staff Initials:

GENERAL NOTES

1. DIMENSIONS: ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD AND ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING, BLOCK, OR POURED WALL FOUNDATION, UNLESS NOTED OTHERWISE.
2. VERIFICATION: CONTRACTORS ARE TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. SCALE DRAWINGS: DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS. CONTACT THE ARCHITECT FOR DETERMINATION OF ANY ADDITIONAL DIMENSIONS REQUIRED.
4. CODE COMPLIANCE: ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE DRAWINGS ARE TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
5. COORDINATION: IT IS THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO COORDINATE THEIR WORK WITH ALL OTHER TRADES.
6. MATERIALS: ALL MATERIALS USED ARE TO BE NEW, FIRST CLASS QUALITY BUILDING MATERIALS. STORE ALL MATERIALS IN SUCH A MANNER SO AS NOT TO OVER STRESS OR DAMAGE ANY STRUCTURE OR MATERIAL DURING CONSTRUCTION.
7. TYPICAL CONDITIONS: DETAILS ARE GENERALLY TYPICAL, AND ARE NOT ALWAYS LIMITED TO SPECIFIC AREAS SHOWN. REVIEW ANY QUESTIONS OR CONFLICTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
8. MASONRY VENEERS: AIR SPACE BEHIND MASONRY VENEER IS TO BE KEPT CLEAN AND FREE OF DEBRIS TO ALLOW FOR PROPER DRAINAGE TO WEEP HOLES. USE FELT BUILDING PAPER OR WATERTIGHT WRAP BEHIND ALL MASONRY WALLS.
9. FLASHING: THE CONTRACTOR IS TO PROVIDE REQUIRED FLASHING AND TAKE PRECAUTIONS TO ENSURE THAT THE HOUSE WILL BE WATERTIGHT. ALL FLASHING IS TO BE LAPPED A MINIMUM OF 6" TO FORM A CONTINUOUS BARRIER AND SEALED WITH AN APPROVED MATERIAL. WHERE FLASHING IS NOT CONTINUOUS, SUCH AS OVER WINDOW SILLS, TURN ENDS OF FLASHING UP TO FORM A DAM.
10. BLOCKING: PROVIDE BLOCKING, AS REQUIRED, IN WALLS AND CEILINGS TO ANCHOR ALL WALL AND CEILING MOUNTED FIXTURES AND FIXTURES. VERIFY LOCATIONS W/ OWNER.
11. FLOORING TRANSITIONS: ALL DISSIMILAR FLOOR MATERIALS SHALL MEET UNDER THE CENTER OF THE DOOR LEAF UNLESS SHOWN OTHERWISE. PROVIDE SMOOTH AND EVEN TRANSITIONS BETWEEN FLOORING MATERIALS TO AVOID TRIP HAZARDS.
12. TREATED WOOD: ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED.
13. LIGHTNING PROTECTION: THE CONTRACTOR IS TO PROVIDE U.L. LABEL LIGHTNING PROTECTION SYSTEM AS REQUIRED BY LOCAL BUILDING CODES.
14. SUMP PUMP BACK-UP: THE CONTRACTOR IS TO PROVIDE AND INSTALL BATTERY BACKUP SYSTEM FOR SUMP PUMPS.
15. RADON: IT IS NOT THE RESPONSIBILITY OF SULLIVAN BRUCK ARCHITECTS TO ENSURE THAT RADON LEVELS WITHIN THE COMPLETED STRUCTURE DO NOT EXCEED THOSE LEVELS RECOMMENDED BY THE U.S. EPA.
16. SHOP DRAWINGS: THE CONTRACTOR IS TO SUBMIT FIVE (5) COPIES OF REQUESTED SHOP DRAWINGS TO THE ARCHITECT FOR DESIGN INTENT REVIEW AND APPROVAL. ALL SHOP DRAWINGS ARE TO BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMISSION.
17. SAFETY, STRUCTURAL SHORING AND BRACING: THE HOUSE IS DESIGNED TO BE STRUCTURALLY STABLE WHEN COMPLETE. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER BRACING AND TEMPORARY SHORING WHERE REQUIRED DURING CONSTRUCTION AND TO PROVIDE A SAFE WORKING ENVIRONMENT DURING CONSTRUCTION.
18. TREE PROTECTION: PROTECT EXISTING TREES TO REMAIN W/ FENCING AT THE DRIPLINE AND APPLY 12" OF MULCH UNDER ENTIRE DRIPLINE OF TREE. DO NOT CUT TREE ROOTS WHILE TRENCHING FOR UTILITIES.
19. SMOKE DETECTORS: PROVIDE AND INSTALL HARD WIRED SMOKE DETECTORS WITH BATTERY BACK-UPS PER CABO CODE, AND AT EVERY LEVEL OF THE HOUSE, AND IN EACH BEDROOM.
20. FIREBLOCKING: FIREBLOCKING SHALL BE INSTALLED PER SECTION 602.8 ORC.

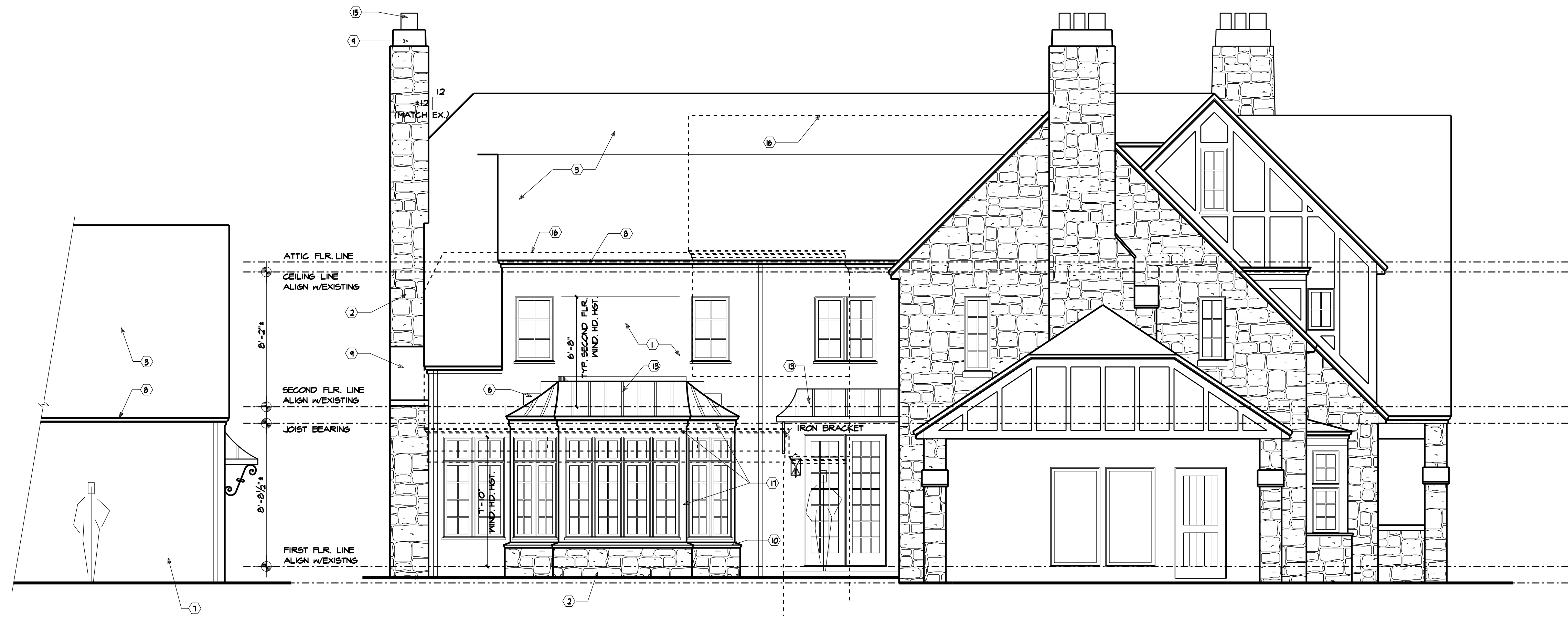


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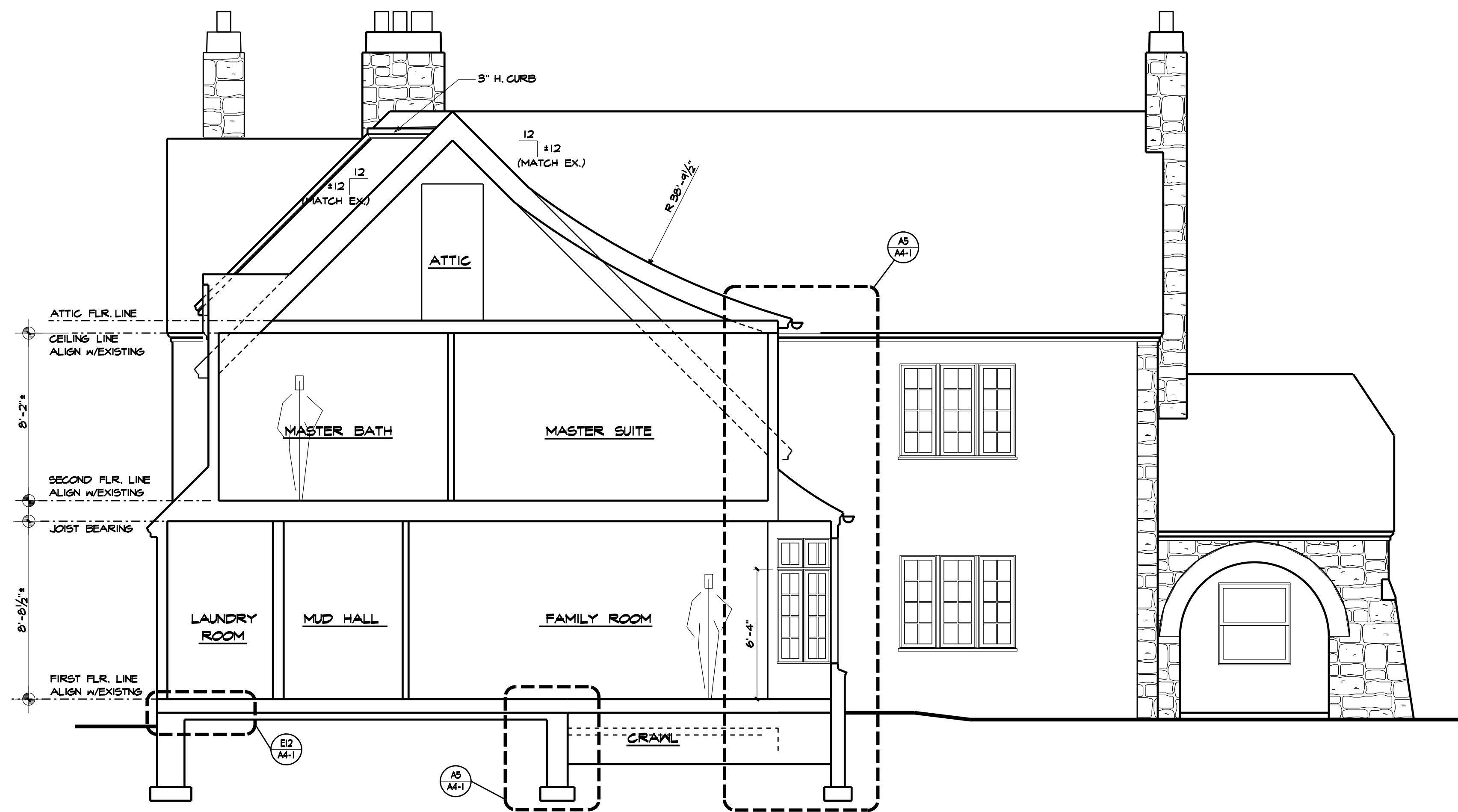
124 Stanbury Ave. Bexley, OH 43209

5-14-04

7-6-04



E12 **Rear Elevation**
 1/4" = 1'-0"



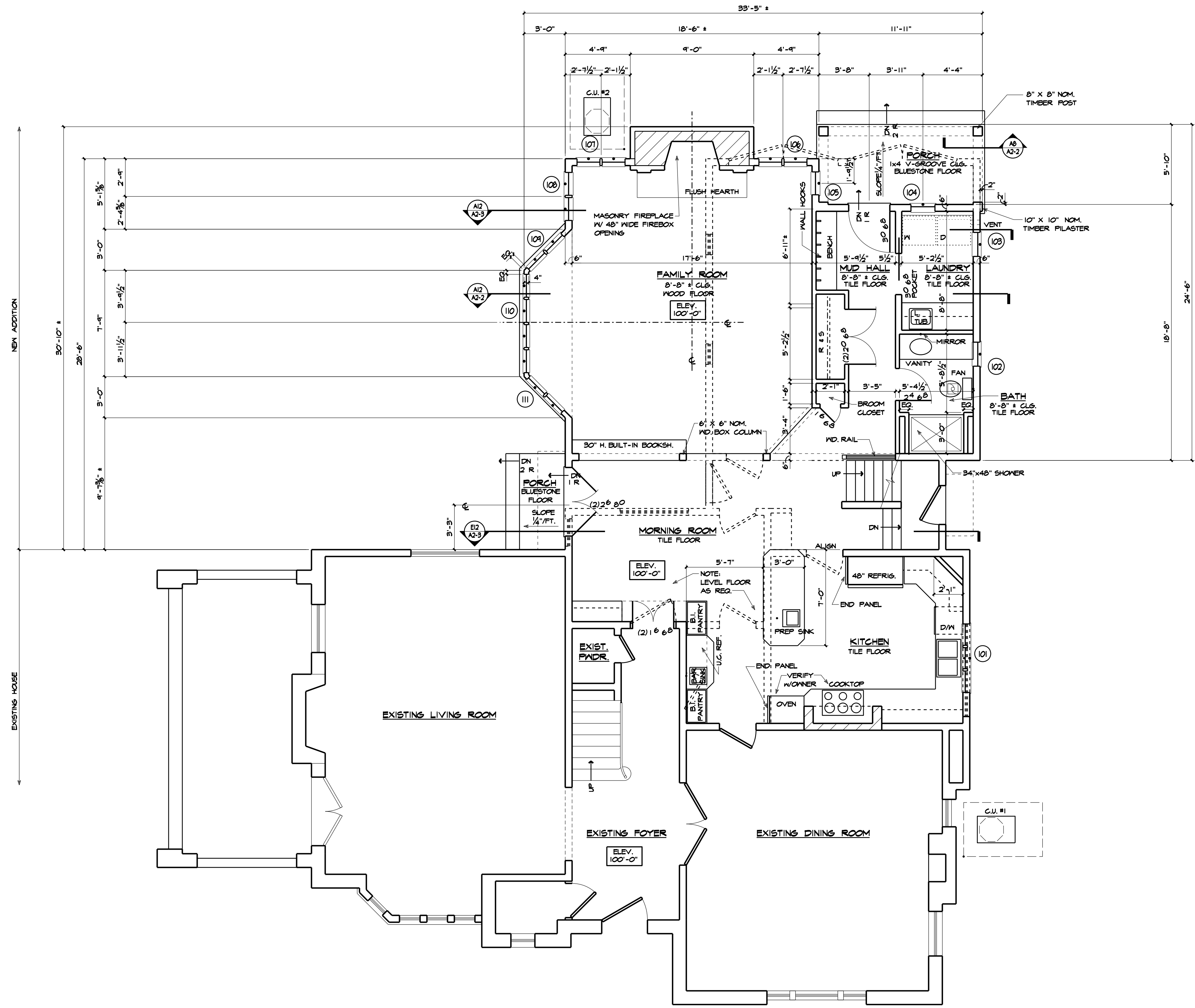
A12 **Building Section**
 1/4" = 1'-0"

ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	STUCCO (MATCH EXISTING)
2	STONE (MATCH EXISTING)
3	40 YR. DIMENSIONAL SHINGLES
4	8"x8" TIMBER POST & BRACKETS
5	8" x 11, x8" H TIMBER BEAM
6	FLASHING
7	FLUSH O.H. DOOR W/ APPLIED CUST. TRIM
8	5/4x6 WOOD FASCIA W/ CROWN OVER
9	LIMESTONE COPING - FLASH
10	LIMESTONE SILL - BEVEL TOP FOR DRAINAGE
11	WOOD BOARD & BATTEN SIDING
12	HD. BRICK MOLD (MATCH EXISTING)
13	COPPER STANDING SEAM ROOFING
14	HALF-RND. PTD. METAL GUTTERS (W/ STRAP HANGERS) & D.S.
15	AUTHENTIC CHIMNEY POTS
16	EXISTING PROFILE
17	5/4x WOOD TRIM
18	EXTENDED SHINGLE MOLD OVER 5/4 X 6 WOOD RAKE
19	BLESTONE
20	IRON RAILINGS
21	INTERIOR PROFILE
22	3" H. CURB (FLASHING)
23	
24	
25	

* ALL NOTES MAY NOT APPLY TO THIS DRAWING.
 NOTE: PROVIDE ATTIC VENTILATION AS REQUIRED BY LOCAL CODE.

5-14-04

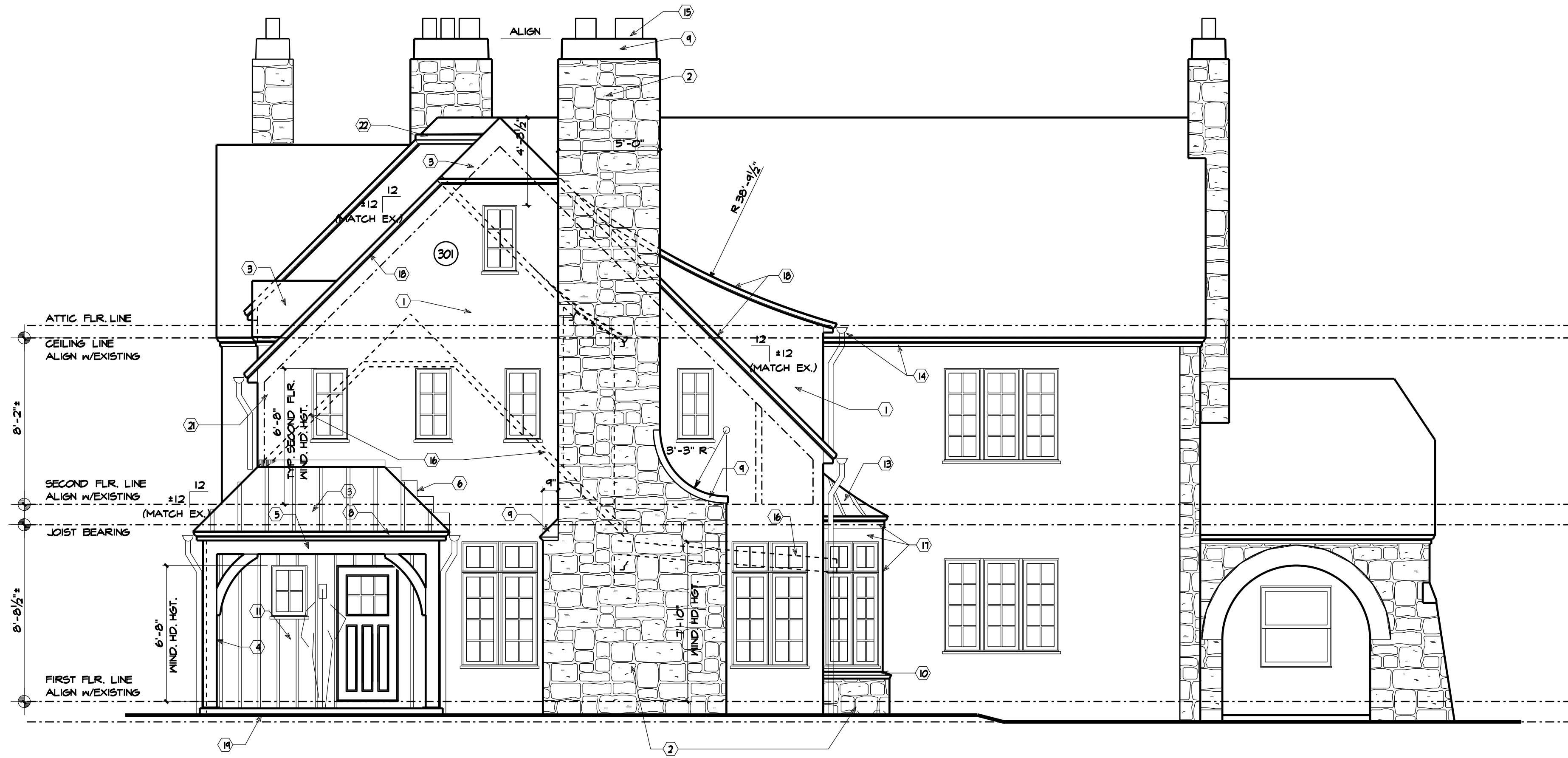
7-6-04



Addition & Remodel

 124 Stanbery Ave., Bexley, OH 43209

5-14-04
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ELEVATION KEYNOTES	
MARK	DESCRIPTION
1	STUCCO (MATCH EXISTING)
2	STONE (MATCH EXISTING)
3	40 YR. DIMENSIONAL SHINGLES
4	8"x8" TIMBER POST & BRACKETS
5	8" W. x8" H TIMBER BEAM
6	FLASHING
7	FLUSH O.H. DOOR W/ APPLIED CUST. TRIM
8	5/4x6 WOOD FASCIA W/ CROWN OVER
9	LIMESTONE COPING - FLASH
10	LIMESTONE SILL - BEVEL TOP FOR DRAINAGE
11	WOOD BOARD & BATTEN SIDING
12	IND. BRICK MOLD (MATCH EXISTING)
13	COPPER STANDING SEAM ROOFING
14	HALF-RND. PTD. METAL GUTTERS (W/ STRAP HANGERS) & D.S.
15	AUTHENTIC CHIMNEY POTS
16	EXISTING PROFILE
17	5/4x WOOD TRIM
18	EXTENDED SHINGLE MOLD OVER 5/4 X 6 WOOD RAKE
19	BLUESTONE
20	IRON RAILING
21	INTERIOR PROFILE
22	3" H. CURB (FLASHING)
23	
24	
25	

* ALL NOTES MAY NOT APPLY TO THIS DRAWING.
NOTE: PROVIDE ATTIC VENTILATION AS REQUIRED BY LOCAL CODE.

E12 Rear Elevation
1/4" = 1'-0"

E4 Elevation Keynotes
NO SCALE



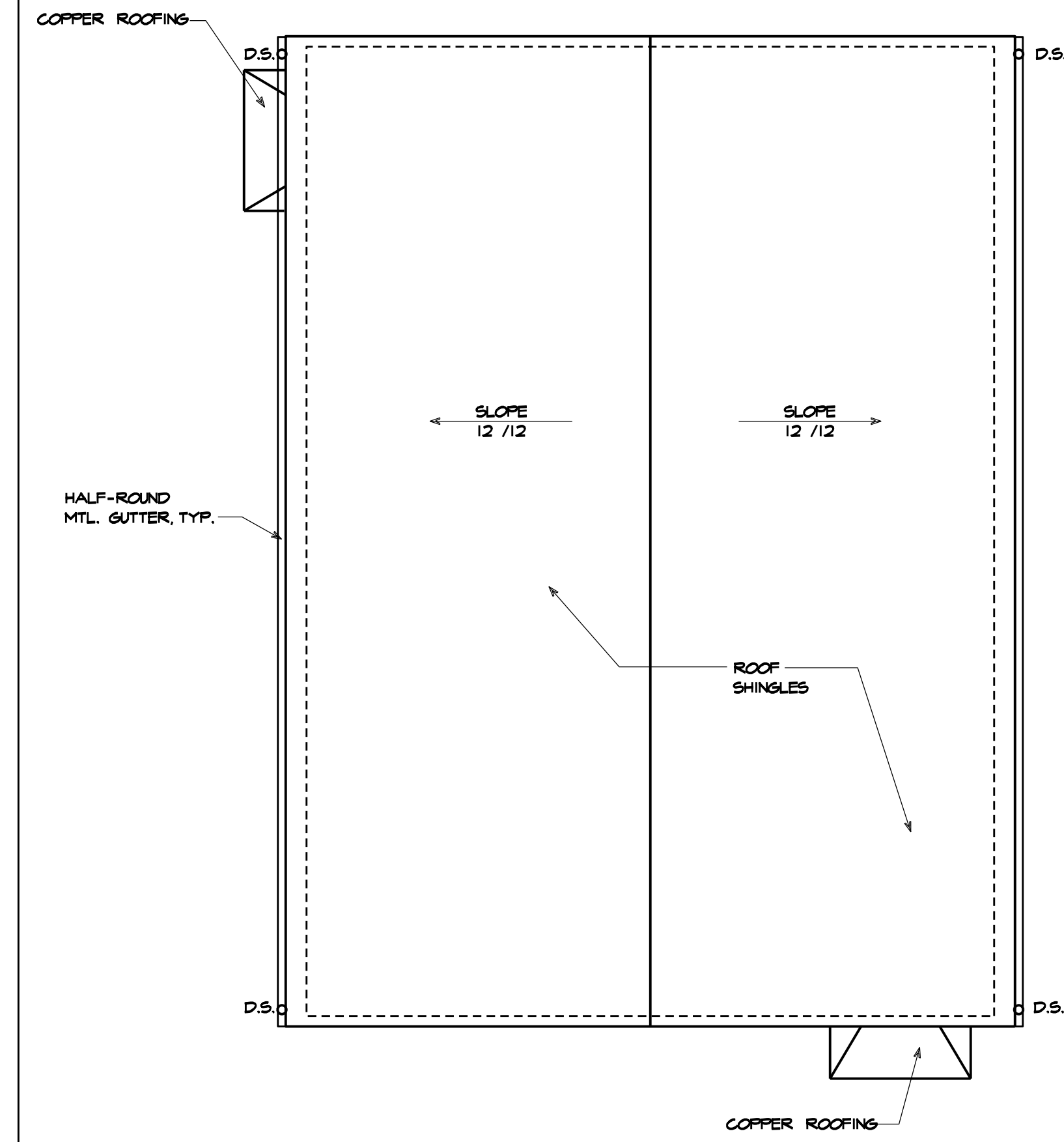
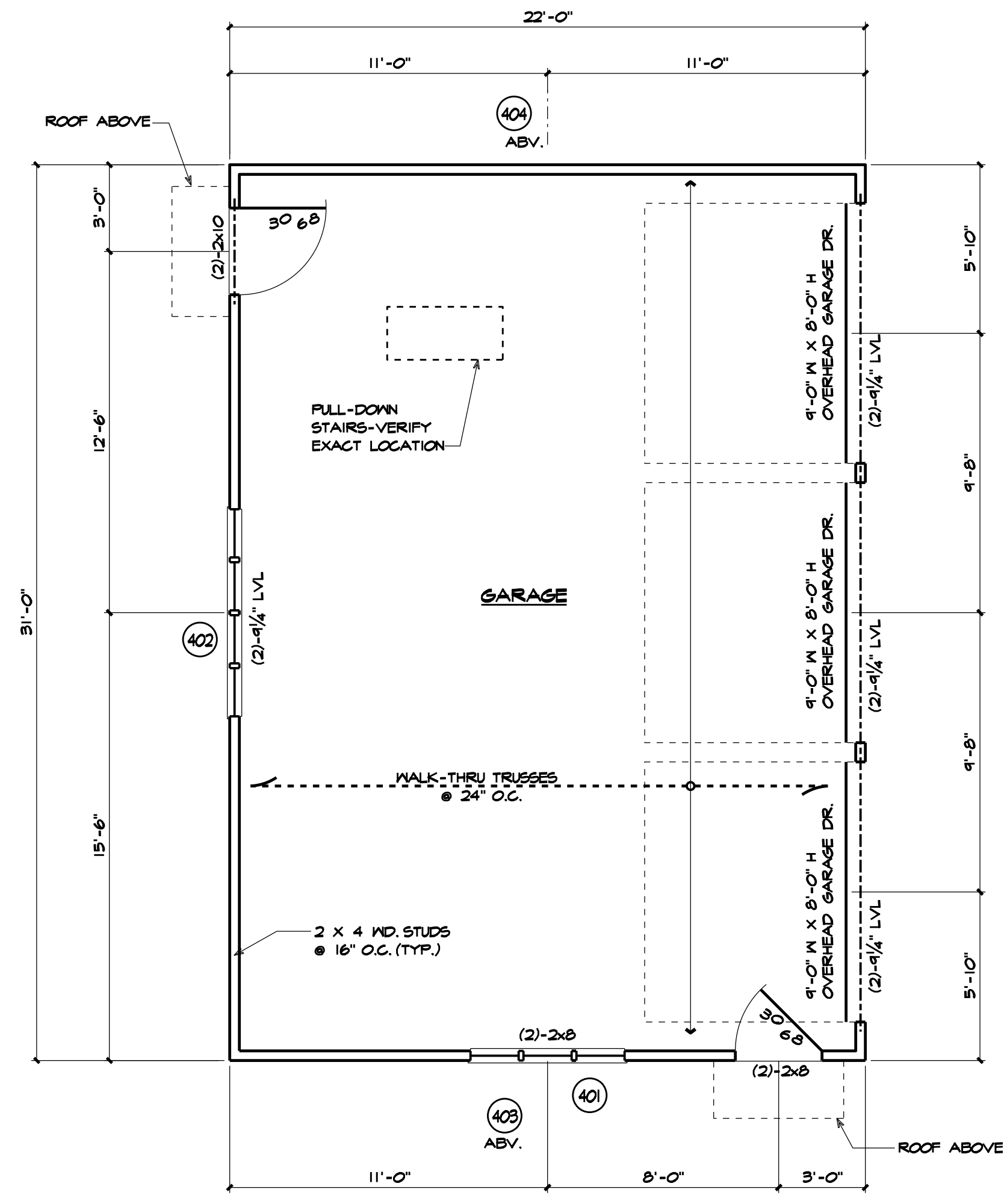
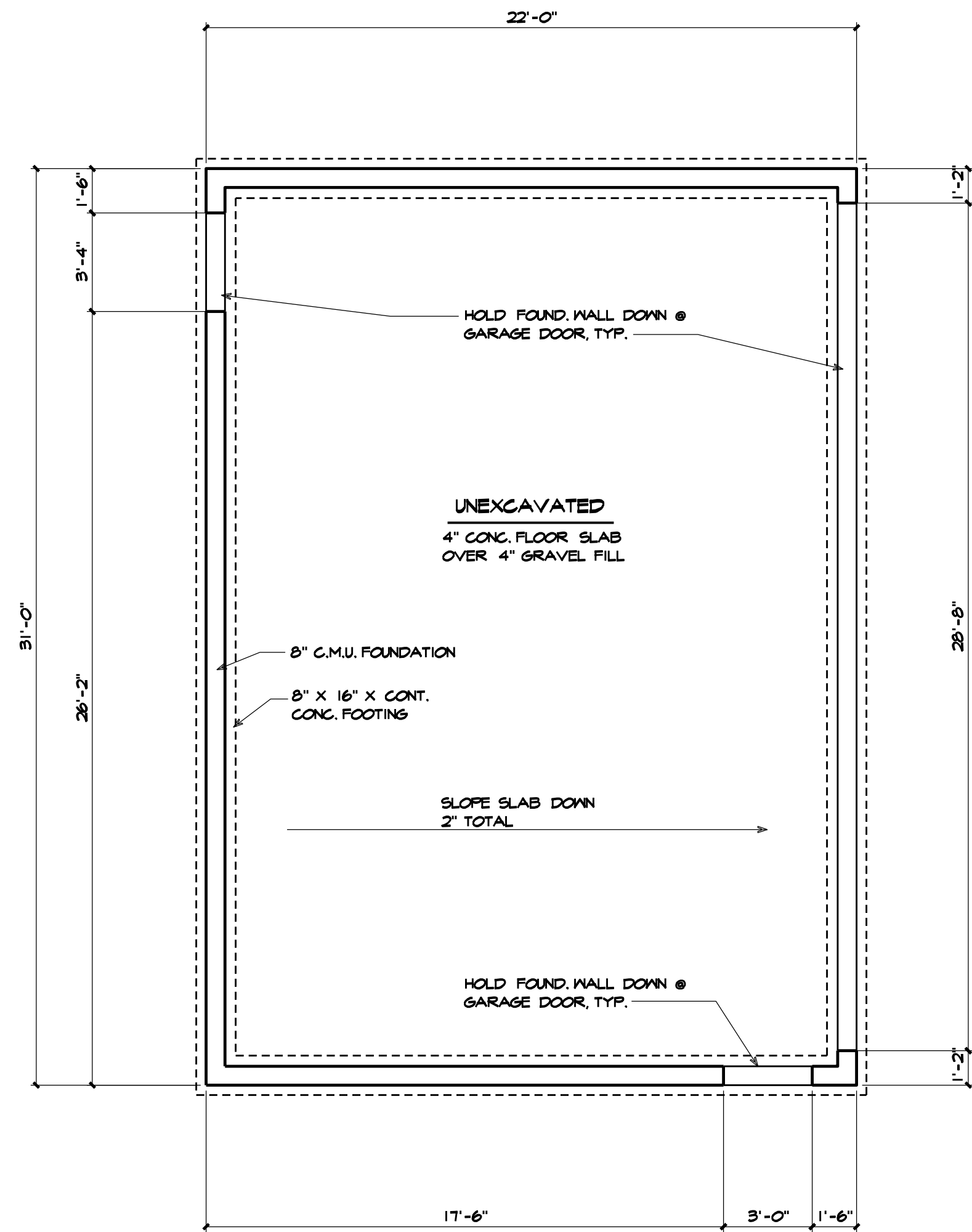
A12 Right Side Elevation
1/4" = 1'-0"

A2-1
09523.00

Addition & Remodel
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Elevations



5-14-04

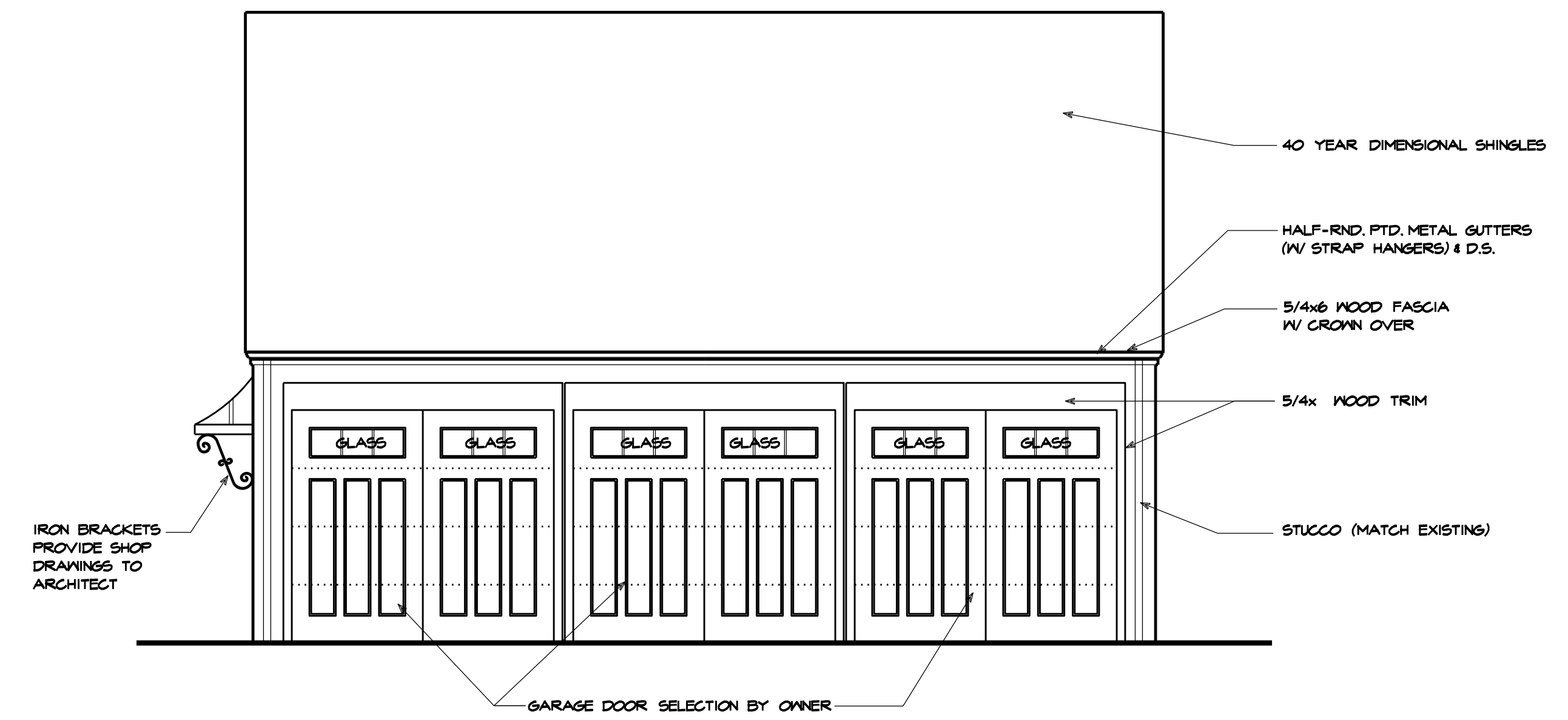
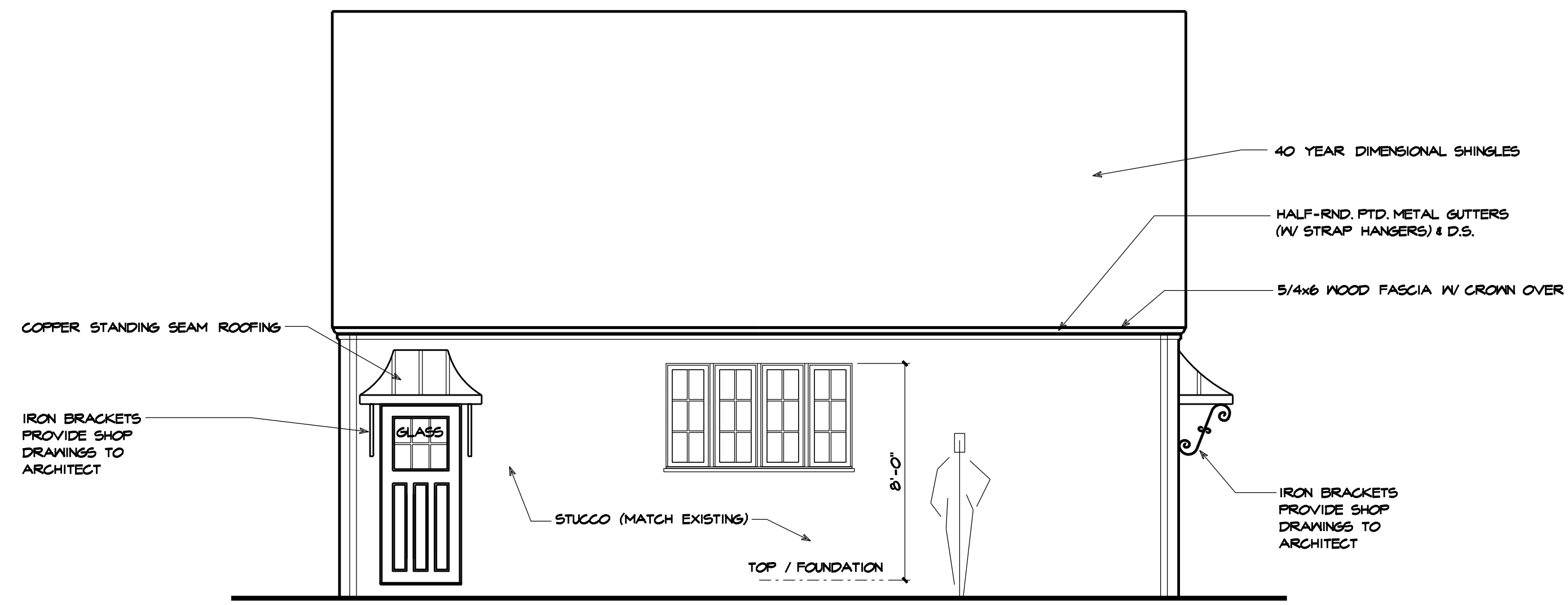
7-6-04

A12 Garage Foundation Plan
 1/4" = 1'-0"

A8 Garage First Floor Plan
 1/4" = 1'-0"

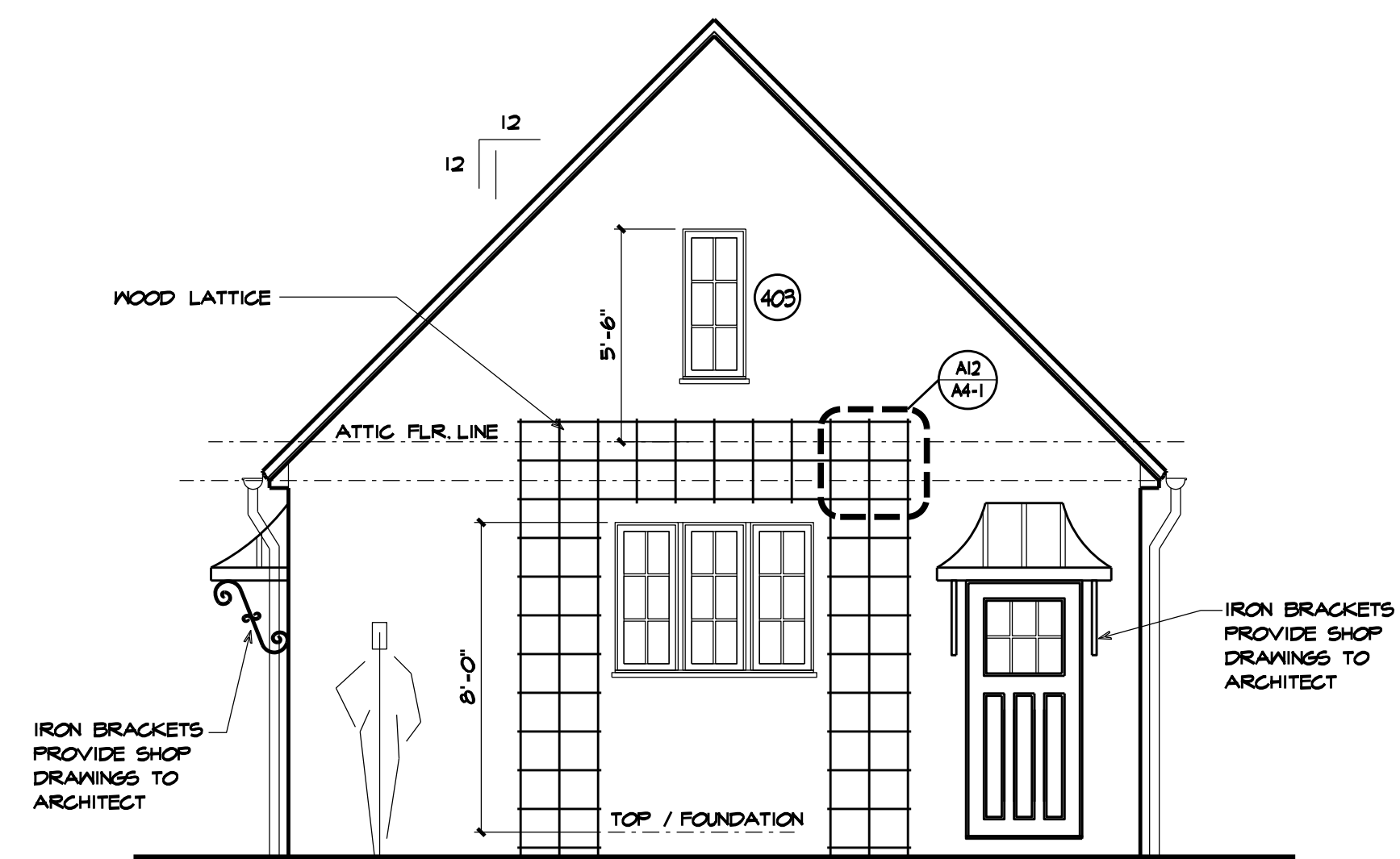
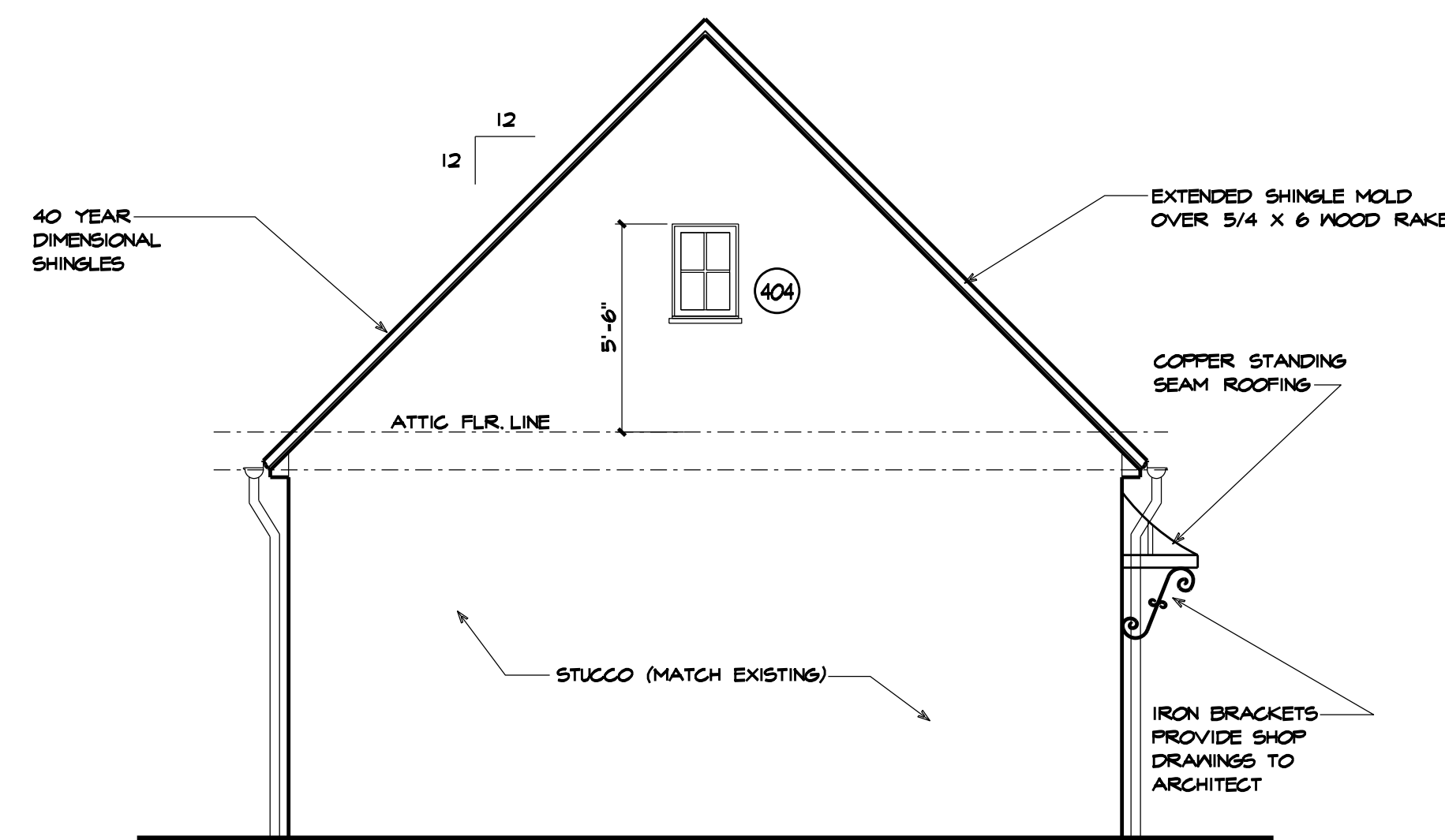
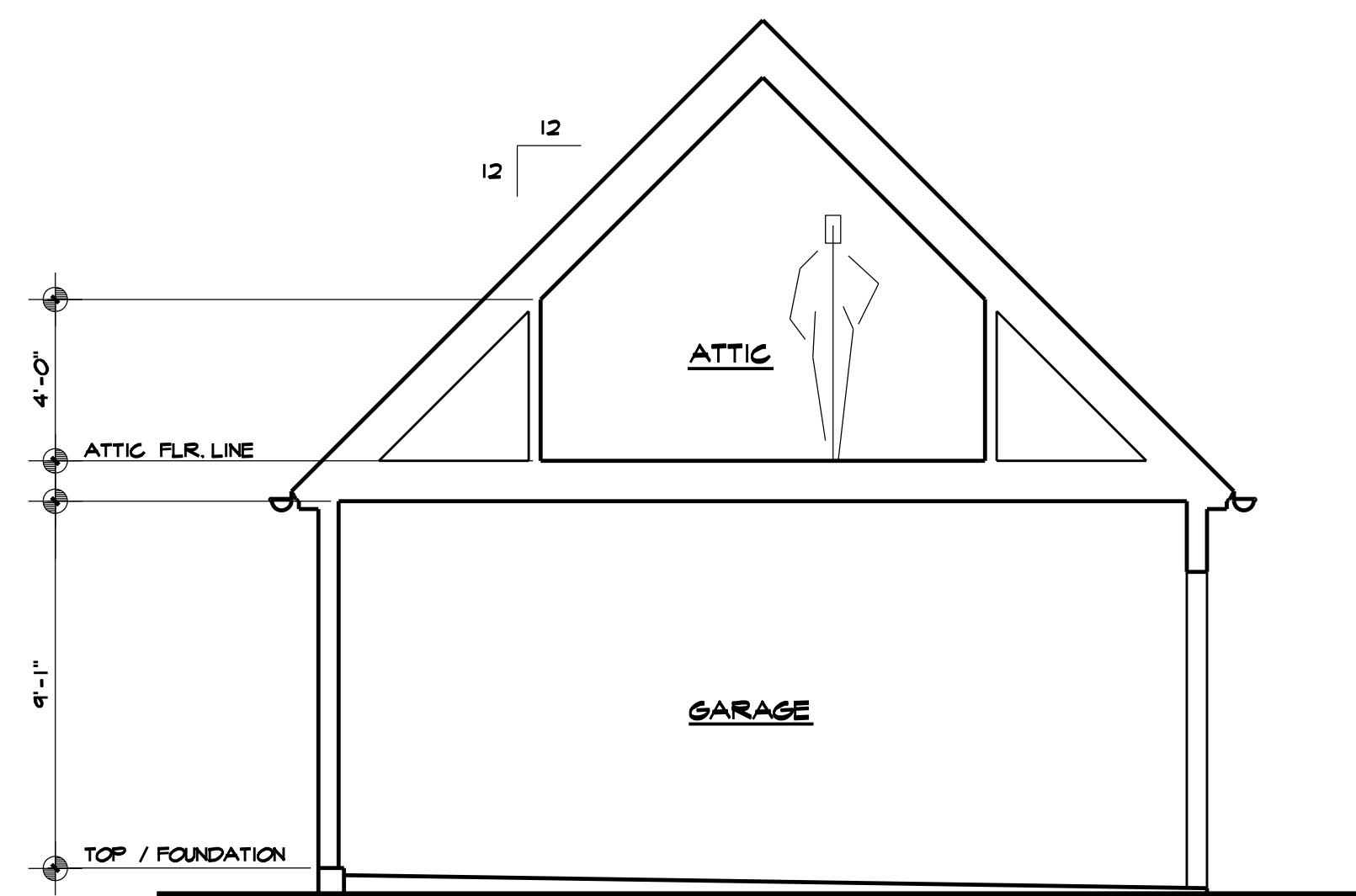
A4 Garage Roof Plan
 1/4" = 1'-0"

A3-1
 05523.00
 Quigley Residence



E12 Left Side Elevation
 1/4" = 1'-0"

E6 Right Side Elevation
 1/4" = 1'-0"



A12 Building Section
 1/4" = 1'-0"

A8 Rear Elevation
 1/4" = 1'-0"

A4 Front Elevation
 1/4" = 1'-0"

5-14-04

7-6-04