



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, March 12, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, March 26, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-3

Applicant: Brenda Parker

Owner: 2700 Sherwood Rd. LLC

Location: 2700 Sherwood Rd.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a 676 square foot, detached garage that is 22'9" in height, to be constructed in the rear yard.

BZAP: The applicant is seeking architectural review and approval to allow a new detached garage. The applicant is also seeking a Special Permit f in accordance with Bexley Code Section 1252.15(e) which states an accessory structure shall not exceed one story in height, ridgeline not to exceed 20' in height without approval from the Board of Zoning and Planning, to allow the proposed detached garage, with 2nd floor space, to be 22'9" 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: 02-27-2020

***(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development**

Applicant



Brenda Parker

614-586-5514

brenda.parker@cbusarch.com

Location

2700 SHERWOOD RD

Bexley, OH 43209

BZAP-20-3

Status: Active

Submitted: Feb 10, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

New 2-car detached garage with second floor storage space.

Architecture Review

true

Conditional Use

--

Demolition

--

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

What requires Minor Architectural Review

New construction detached garage.

Major Architectural Review

false

Minor Architectural Review

true

A.1: Attorney / Agent Information

Agent Name

Brenda Parker

Agent Address

930 Northwest Blvd

Agent Email

brenda.parker@cbusarch.com

Agent Phone

614-586-5514

A.2: Fee Worksheet

Estimated Valuation of Project

50000

Minor Architectural Review

true

Major Architectural Review

--

Variance Review

true

Variance Review Type

Zoning

Single Family

--

Zoning Review Type

Sign Review and Architectural Review for Commercial Projects

exceeding height limit

--

Review Type

Appeal of ARB decision to BZAP

--

--

Appeal of BZAP decision to City Council

--

Conditional Use - Explain type of Use if being requested and fill out Conditional Use Criteria

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B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

R-6

Use Classification

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

B: Project Worksheet: Lot Info**Width (ft)**

97.5

Depth (ft)

144.9

Total Area (SF)

14093

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

1977

Proposed Addition (SF)

0

Removing (SF)

0

Type of Structure

N/A

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

--

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)**

--

Proposed Addition (SF)

--

New Structure Type

Detached Garage

Ridge Height

22'-9"

Proposed New Structure (SF)

676

Is there a 2nd Floor

Yes

2nd Floor SF

406

Total of all garage and accessory structures (SF)

676

Total building lot coverage (SF)

2653

Total building lot coverage (% of lot)

19

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1903

Existing Patio (SF)

246

Existing Private Sidewalk (SF)

155

Proposed Additional Hardscape (SF)

226

Total Hardscape (SF)

2530

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

5183

Total overall lot coverage (% of lot)

37

C.1 Architectural Review Worksheet: Roofing**Roofing**

true

Structure

Garage Only

Existing Roof Type

--

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

GAF

New Roof Style and Color

Slateline English Gray

C.1 Architectural Review Worksheet: Windows**Windows**

true

Structure

Garage Only

Existing Window Type

--

Existing Window Materials

Other

Other existing window materials

Vinyl

New Window Manufacturer

Jeldwen

New Window Style/Mat./Color

Double Hung/Vinyl/Almond

C.1 Architectural Review Worksheet: Doors

Doors

true

Existing Entrance Door Type

--

Door Finish

Painted

Proposed Door Style

Carriage Style

Structure

Garage Only

Existing Garage Door Type

--

Proposed Door Type

Steel insulated

Proposed Door Color

Sandtone

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Proposed New Door Trim

Smart Trim 3-1/2"

Proposed New Window Trim

Smart Trim 3-1/2"

Do the proposed changes affect the overhangs?

No

Existing Door Trim

--

Existing Window Trim

--

Trim Color(s)

Almond

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Existing Finishes Manufacturer, Style, Color

--

Other Proposed Finishes

Stone veneer, stucco, cement board siding

Existing Finishes

--

Proposed Finishes

Other

Proposed Finishes Manufacturer, Style, Color

Dutch Quality Limestone, natural stucco, HardiLap & HardiShingle siding

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project

--

Architect/Designer Phone

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Project Description

--

Landscape Architect/Designer

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Architect/Designer E-mail

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I have read and understand the above criteria

--

D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Request variance from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9". The height is driven by the overall width of the garage. The vehicles to be parked in the garage require 10' wide garage doors. The code requires 2'-0" between garage doors for structural bracing. These dimensions result in the 26' garage width. The style of the garage works best with a steep pitch and is shown at 11/12. The 11/12 pitch at 26'-0" width forces the height above the 20'-0" limitation. Many pitches of roof were studied that worked within the 20'-0" height limit, but the 11/12 was the most aesthetically pleasing.

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 height variance will allow for a detached garage that is aesthetically compatible with the existing house.

2. Is the variance substantial? Please describe.

The variance is not substantial; the request is to increase the height 2'-9" at the ridge above the 20'-0" limit.

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.

The essential character of the neighborhood would not be substantially altered with the variance. The composition of the garage creates interest and the garage looks best with the 11/12 roof pitch. Adjoining properties will not suffer substantial detriment as a result of the variance. The roof slope in the east/west direction allows for light to filter into the west neighbor's property. The additional height at the ridge will not greatly affect the shading to the neighbor to the north.

E.2 Variance Worksheet

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

The variance will have no impact on the delivery of governmental services.

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

The property owner did not have an in-depth knowledge of the Bexley zoning code and the detached garage height limitation when purchasing the property.

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

The pitch of the garage roof could be adjusted to work within the 20' height limit but the garage aesthetic would be sacrificed.

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

The spirit and intent behind the zoning requirement is observed and substantial justice is done. The height increase is minimal with aesthetics driving the variance request.

F.1 Fence Variance Worksheet

Lot Type

--

Narrative description of how you plan to meet the pertinent outlined variance criteria

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F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12” to 18” of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

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4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

--

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

--

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

--

7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

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Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

--

Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

--

The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

--

The fence and/or wall shall have a minimum of 50% transparency.

--

The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

--

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

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Is your property architecturally significant? Please attached supporting documentation. Recomend sources include a letter of opinion from an architect or expert with historical preservation expertise.

--

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

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If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

--

Provide a narrative time schedule for the replacement project

--

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

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Attachments (9)



Photographs
Feb 10, 2020



020-003119 02/16/2017

2700 Sherwood-2.jpg
Feb 10, 2020

pdf Architectural Details

Feb 10, 2020

pdf Architectural Plan

Feb 10, 2020

pdf Exterior Elevations

Feb 10, 2020

pdf Floor Plan

Feb 10, 2020

pdf Site Plan

Feb 10, 2020

pdf A2.5.pdf

Feb 10, 2020

pdf 2020.0305 2700 Sherwood Exterior Elevation House-Garage.pdf

Mar 06, 2020

Timeline

Payment

Status: Paid February 11th 2020, 8:40 am

Zoning Officer

Status: Completed February 12th 2020, 7:45 am

Assignee: Kathy Rose

Kathy Rose February 12th 2020, 7:44:55 am

variance to height and size of accessory structure - March ARB & BZAP meetings

Brenda Parker March 4th 2020, 3:49:54 pm

Request variance from Section 1252.15 (e) to increase the height of a new detached garage from 20'-0" to 22'-9".

Kathy Rose March 4th 2020, 4:08:13 pm

I understand and have included that in the Notice sent to neighbors. I also think it would be most helpful to show the proposed garage and existing principal structure together in a scaled plan to allow Board Members to compare the size of the proposed garage with the existing principal structure.

Brenda Parker March 4th 2020, 4:20:16 pm

Floor plan or exterior elevation?

Kathy Rose March 4th 2020, 4:27:17 pm

3/12/2020

elevation - Thanks!

Brenda Parker March 6th 2020, 1:32:20 pm

I just uploaded the exterior elevation of the house with the garage in the background. The file is "2020.0305 2700 Sherwood Exterior Elevation House-Garage".

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

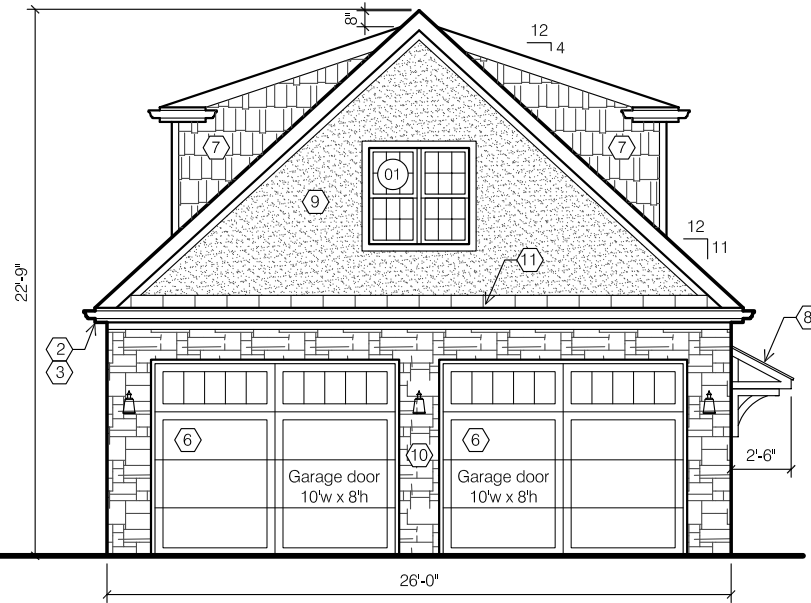
Status: In Progress

Arborist

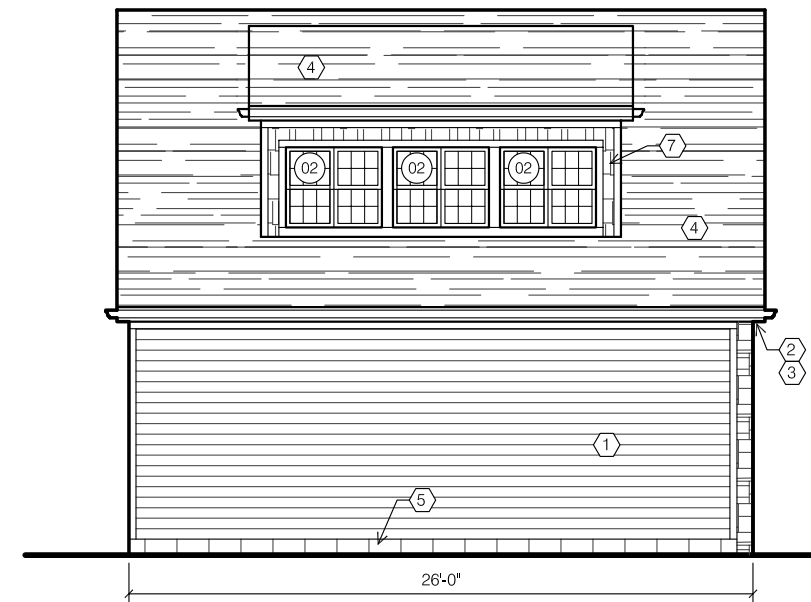
Status: In Progress



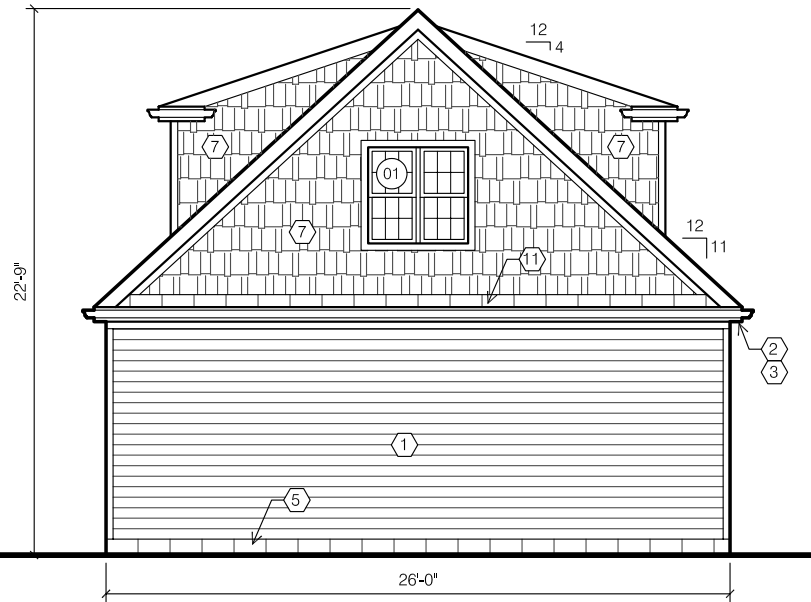
1 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



2 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



3 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



4 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

WINDOW & DOOR SCHEDULE

2700 Sherwood Road

New Construction Windows to be Jeldwen V-4500 vinyl windows (with grilles).
New Construction Door to be steel; paint in field.
Glass: LoE-272 with Argon.
Exterior Color: Almond (verify).
Interior Color: White.

#	NOMENCLATURE	OPERATION	NOTES
01	Double (Frame Size 2'-0" x 4'-0")	Double hung	North/South
02	Double (Frame Size 2'-0" x 3'-4")	Double hung	East/West
11	Swing Door (2'-8" x 6'-8")	Swing Door	6-panel steel Tempered, labeled glass

CODED NOTES

- 1 HardiLap siding, smooth, 5" exposure. Paint in field with (1)coat primer + (2)coats high-quality acrylic. Trim to consist of:
Corner Trim: Smart Trim 3-1/2".
Casings: Smart Trim 3-1/2".
Frieze Board Trim: 3-1/2".
- 2 5" aluminum ogee gutter & 3" downspouts on 1x6 aluminum-wrapped wood fascia.
- 3 Soffit to consist of Smart Trim soffit (vented at eaves; solid at gables).
- 4 Roofing: Asphalt shingle, GAF Slateline, color "English Gray".
- 5 Concrete masonry unit foundation wall (buff-colored split face above grade) or cast-in-place concrete foundation wall.
- 6 New overhead sectional garage door 10' wide x 8' height. Clopay Coachman Series 1, Design 11, Windows REC14, Frosted Glass, Color Sandtone (verify), No Hardware. Provide optional price for Clopay Canyon Ridge (same design as above) in Cypress Walnut Finish.
- 7 HardiShingle siding, smooth, staggered edge. Paint in field with (1)coat primer + (2)coats high-quality acrylic. Trim to consist of:
Corner Trim: Smart Trim 3-1/2".
Casings: Smart Trim 3-1/2".
Frieze Board Trim: 3-1/2".
- 8 Custom overhang with standing seam metal roofing; paint all. Smart Trim soffit at ceiling.
- 9 3-Coat stucco system on water-resistant barrier on air barrier (Tyvek) with lathing per stucco manufacturer's installation recommendations.
- 10 Cultured stone (Dutch Quality, Limestone, Ohio Tan); install per manufacturer's installation instructions.
- 11 Standing seam metal roofing (dark bronze).



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

DATE:
Feb 10, 2020

SHEET NO.

A2.4

GARAGE ELEVATIONS

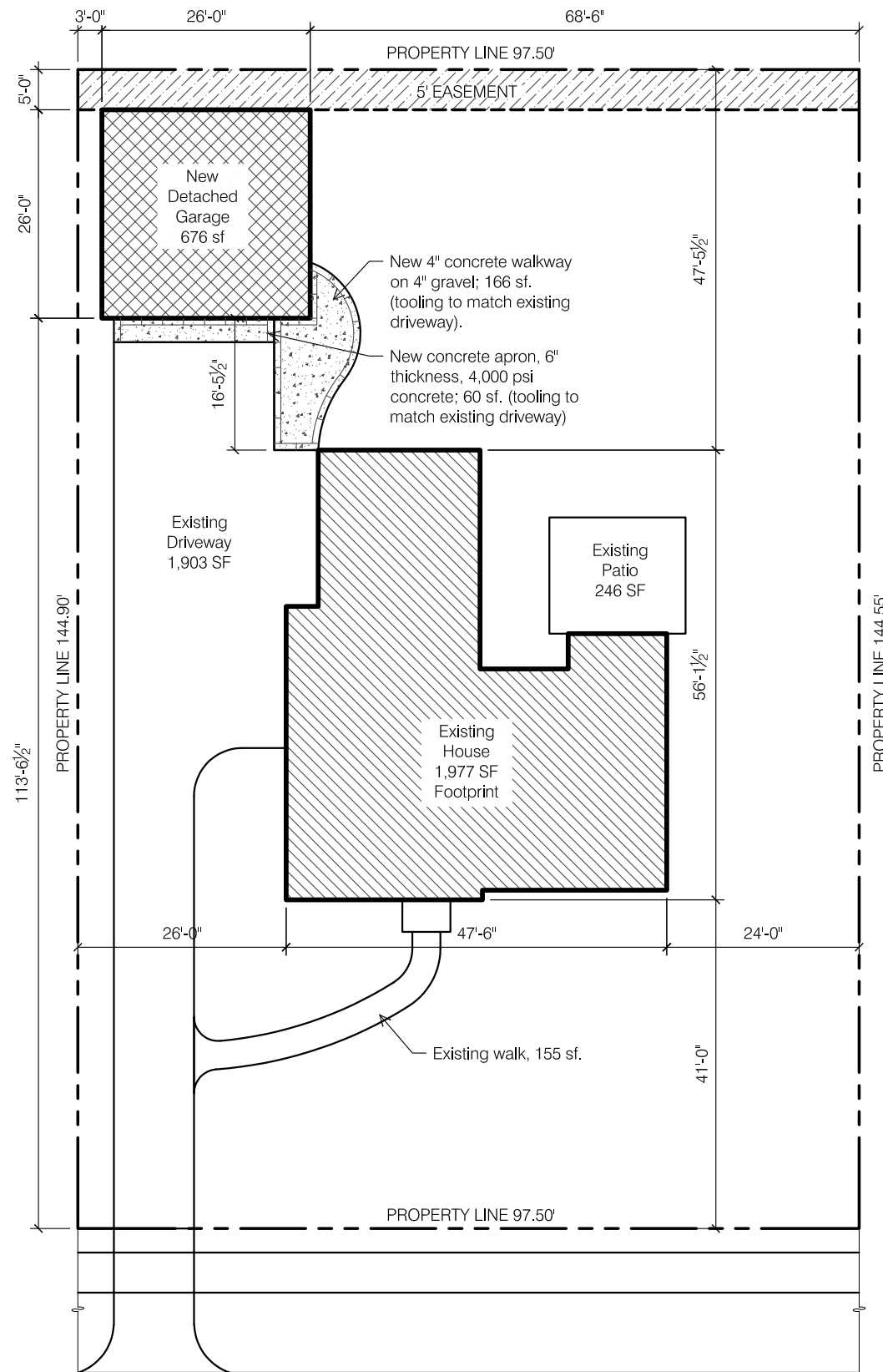


EXTERIOR ELEVATION - House + Garage

Scale: 1/8" = 1'-0"

2700 Sherwood Road

March 6, 2020



SHERWOOD ROAD



GENERAL INFORMATION

Address: 2700 Sherwood Road
Bexley, Ohio 43209
Parcel: 020-003119-00

Scope of Project: The project consists of the construction of a new 2-car detached garage with second floor storage space.

Footprint New Detached Garage: 676 sf
Second Floor Storage Area: 406 sf

Zoning: Bexley R-6

Lot Area & Lot Width	Actual	Zoning Req't
Lot Area:	14,093 sf	6,000 sf
Lot Width:	97.50'	50'
Lot Depth:	145.55'	120'

Building Lot Coverage		
Existing House	1,977 sf	4,932 sf (35%)
New Detached Garage	676 sf	
Total Building Coverage	2,653 sf (19%)	Meets Zoning

Total Lot Coverage		
Total Building Coverage	2,653 sf	8,455 sf (60%)
Driveway	1,903 sf	
Front walk	155 sf	
Existing patio	246 sf	
New apron	60 sf	
New walkway	166 sf	
Total Lot Coverage	5,183 sf (37%)	Meets Zoning

Detached Garage		
Garage SF:	676 sf	691 sf (35% of 1,977sf)
Garage Height:	22'-8"	20'-0" (Request Variance)
Garage Rear Setback:	5'-0"	3'-0"
Garage Side Setback:	3'-0"	3'-0"

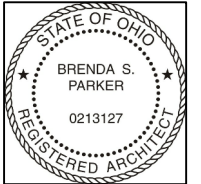
SHEET INDEX

A1.0 Site Plan & General Info	A2.4 Garage Elevations
A2.1 Garage Plans	A2.5 Garage Overall Sections
A2.2 Foundation & Roof Plan	
A2.3 Garage Electric Plans	

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%

Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

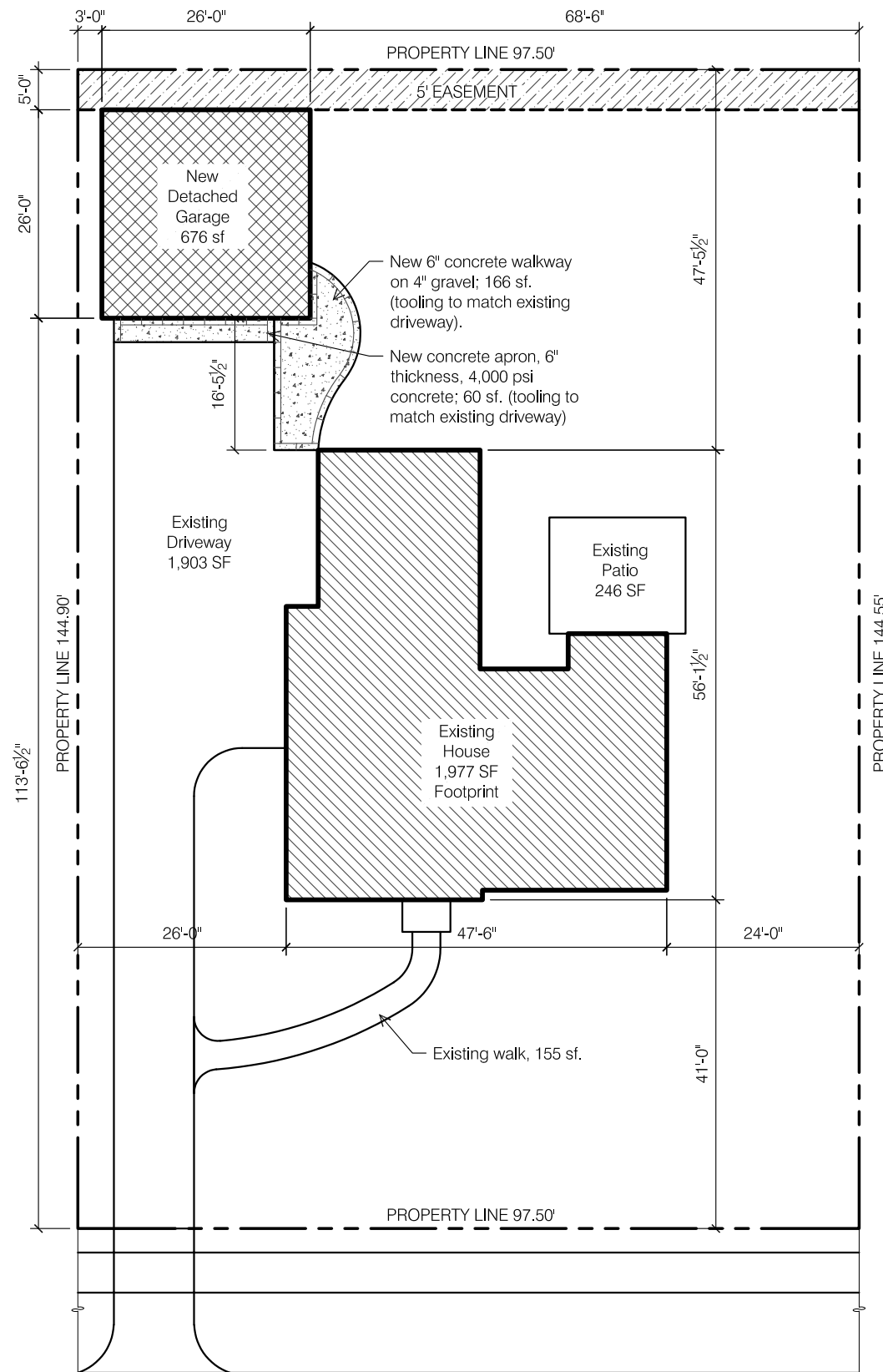
PROJECT NO.:

DATE:
Feb 10, 2020

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO



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

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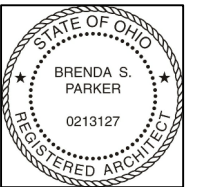
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 Foundation Concrete Compressive Strength = 2,500
 Slab Concrete Compressive Strength = 3,000; air-entrained 5%-7%

Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
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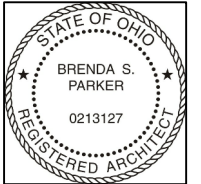
PROJECT NO.:

DATE:
March 15, 2020

SHEET NO.

A1.0

SITE PLAN & GENERAL INFO



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

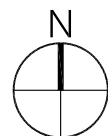
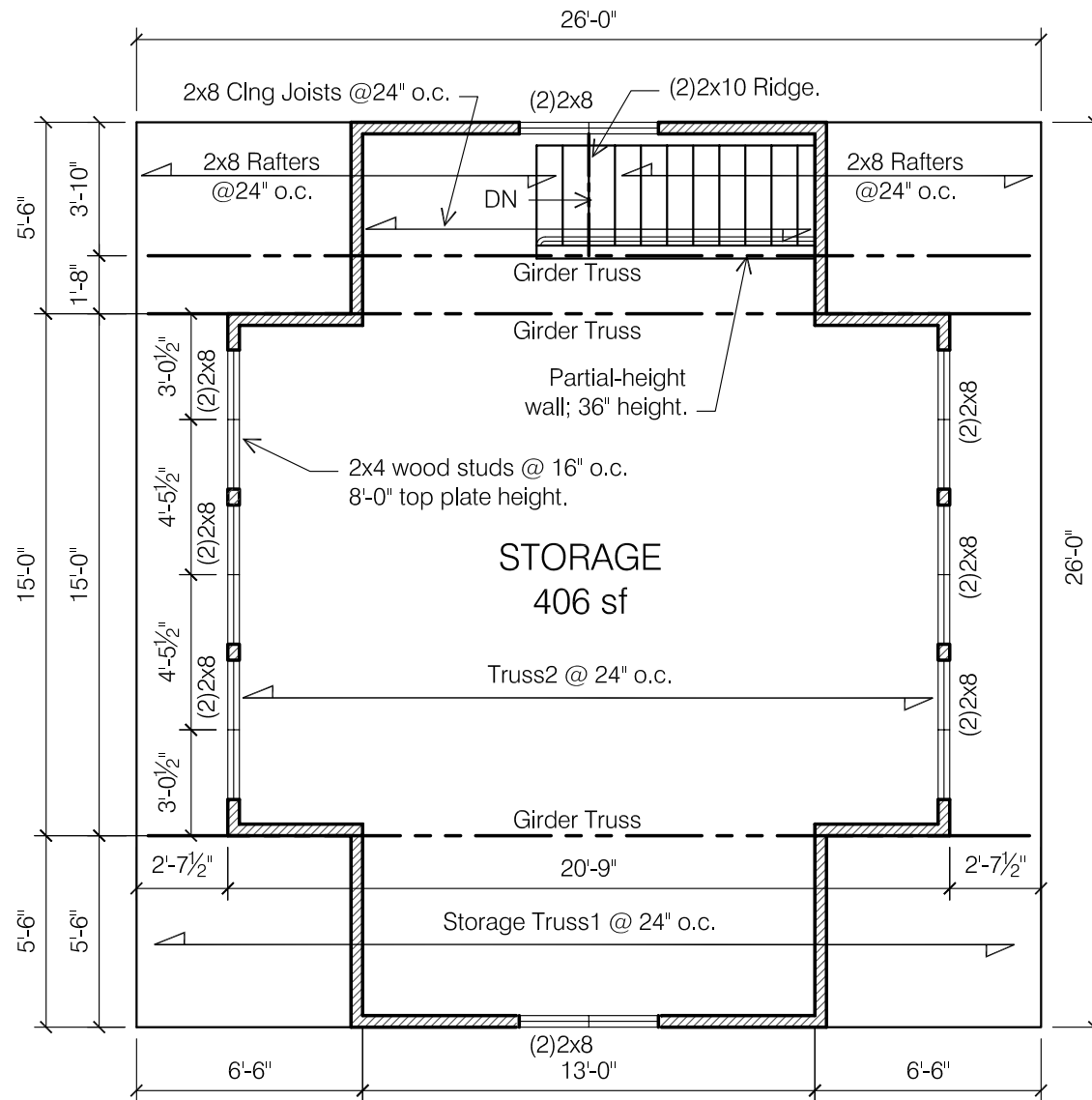
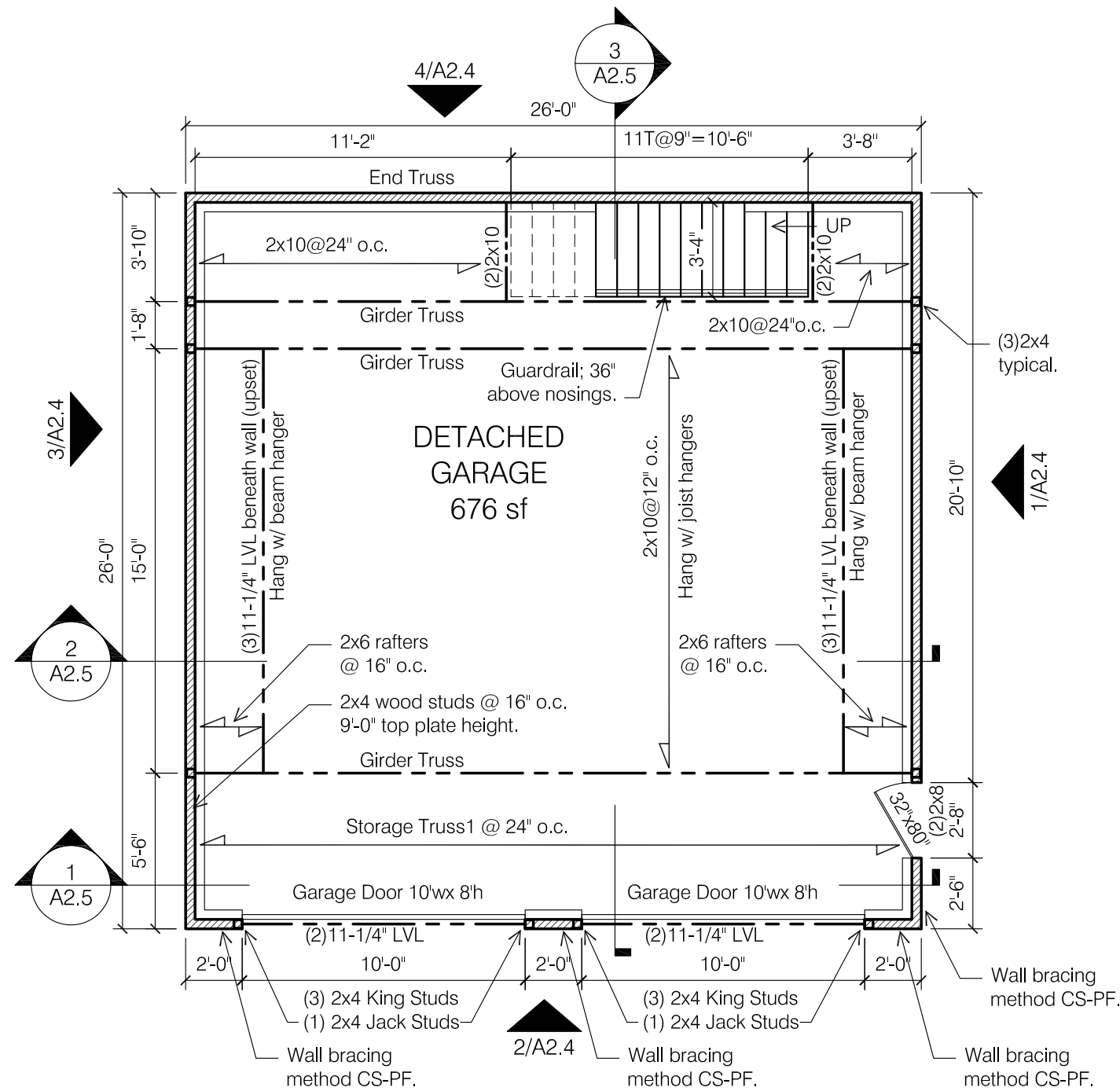
PROJECT NO.:

DATE:
March 15, 2020

SHEET NO.

A2.1

GARAGE PLANS





NEW DETACHED GARAGE

2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

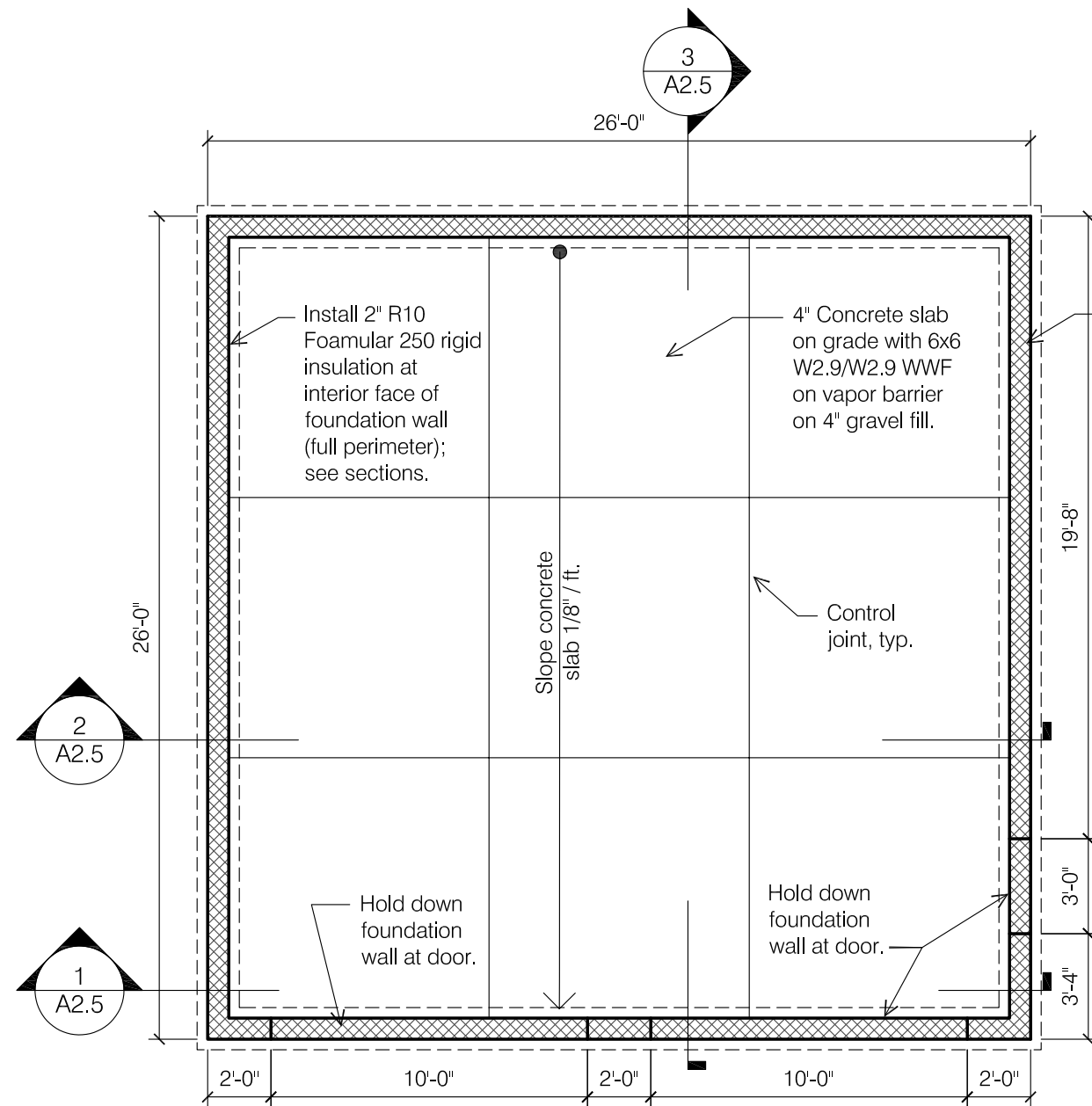
PROJECT NO.:

DATE:
March 15, 2020

SHEET NO.

A2.2

GARAGE FOUNDATION & ROOF PLAN



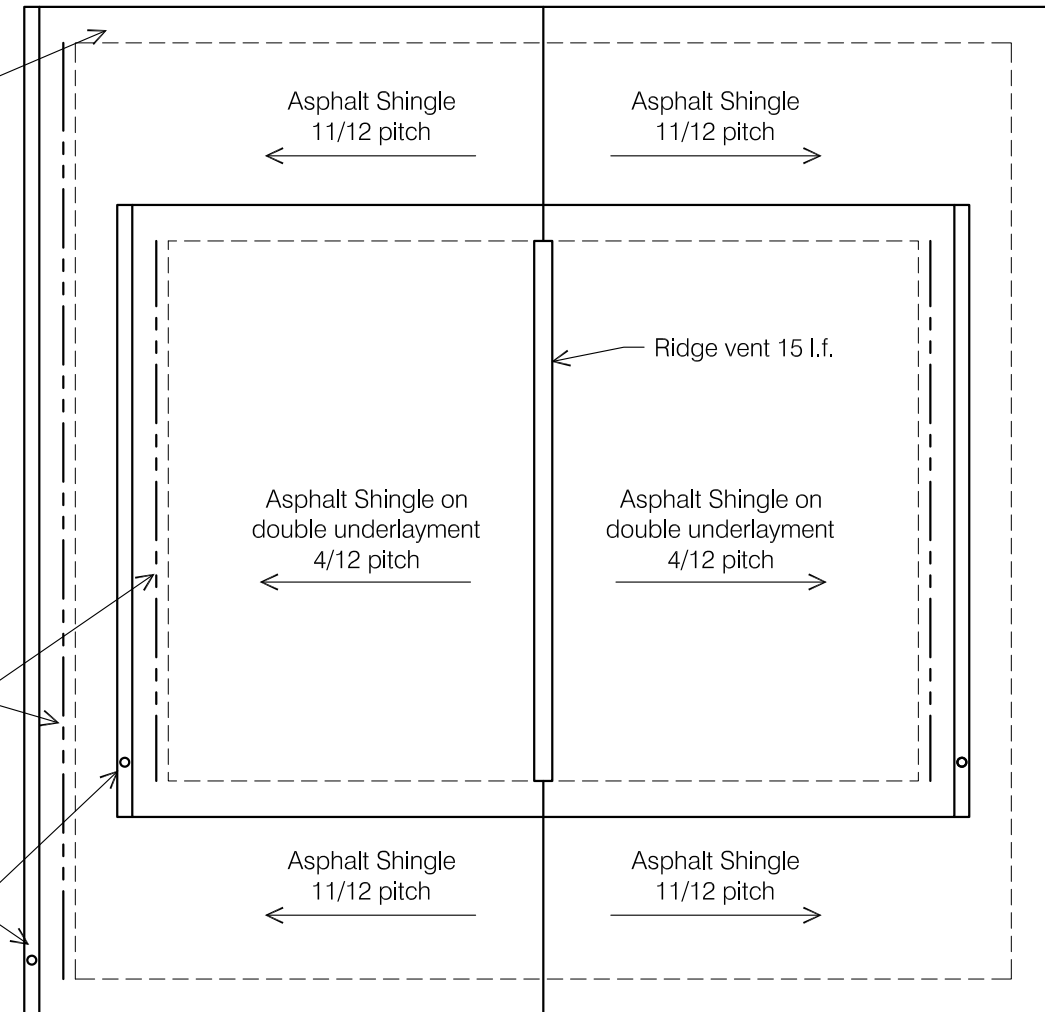
1 GARAGE FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

Install standing seam metal roofing at eave return; north & south.

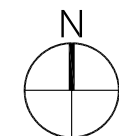
8" concrete block wall (solid top course) or 8" cast-in-place concrete foundation wall on 1'-4" wide x 8" deep concrete footing with (2) #5 continuous. Bottom of footing 3'-0" below grade.

Hardi or SmartTrim soffit panel with venting at east & west.

5" aluminum ogee gutter & 3" downspouts; east & west.



2 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"





NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

PROJECT NO.:

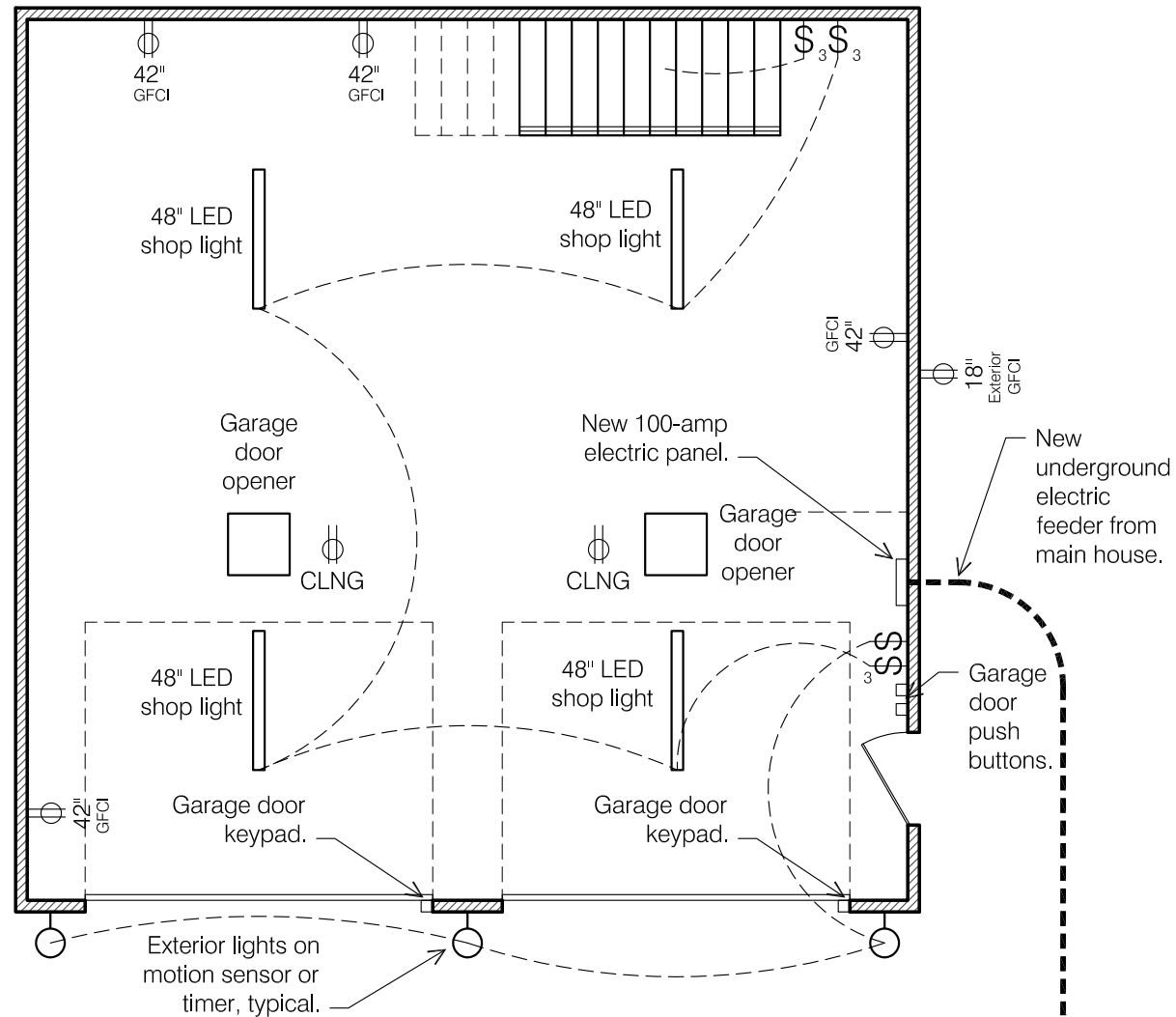
DATE:
March 15, 2020

SHEET NO.

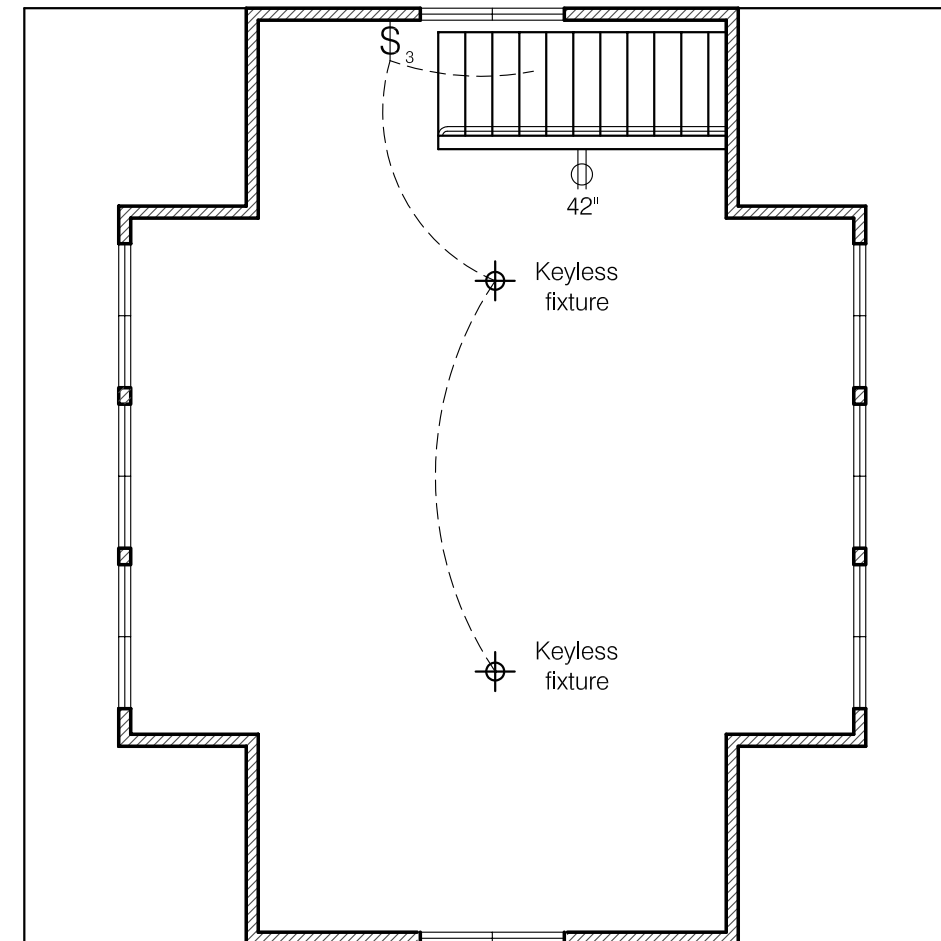
A2.3

GARAGE ELECTRIC PLANS

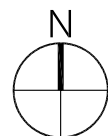
\$	Electric switch.	○	Wall sconce.
\$ _{DIM}	Electric switch with dimmer.	▬	LED shop light.
⊕	Duplex electric outlet; height as indicated.	Note: Electric installation to comply with current version of NEC. Not all required electric outlets may be shown.	
GFCI ⊕	Electric outlet with ground fault circuit interrupter; height as indicated.		



1 GARAGE ELECTRIC PLAN
SCALE: 3/16" = 1'-0"
0 1 2 4 8

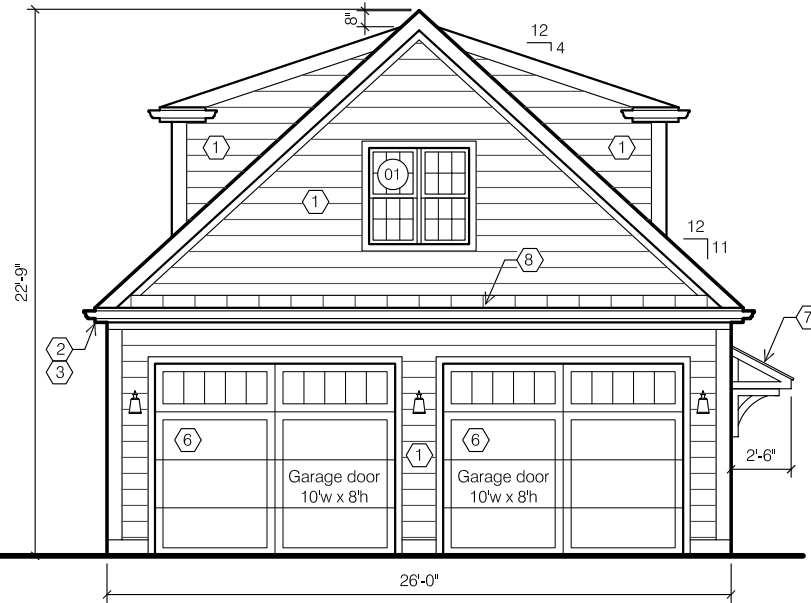


2 STORAGE LOFT ELECTRIC PLAN
SCALE: 3/16" = 1'-0"
0 1 2 4 8

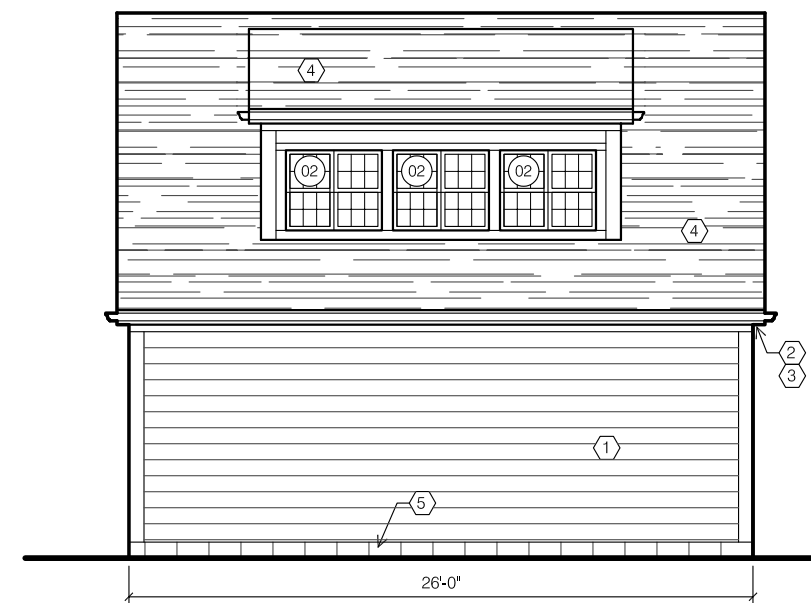




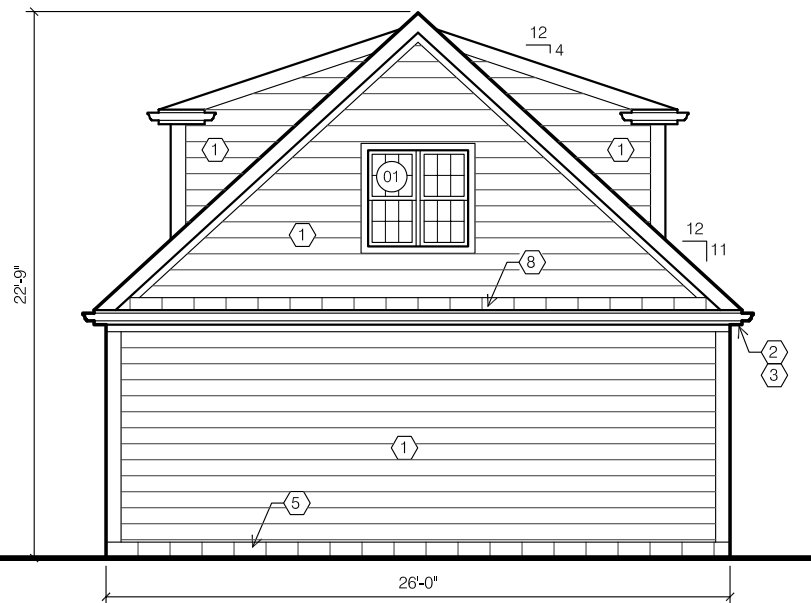
1 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW & DOOR SCHEDULE			
2700 Sherwood Road			
New Construction Windows to be Jeldwen V-4500 vinyl windows (with grilles). New Construction Door to be steel; paint in field. Glass: LoE-272 with Argon. Exterior Color: Desert Sand (verify). Interior Color: White.			
#	NOMENCLATURE	OPERATION	NOTES
01	Double (Frame Size 2'-0" x 4'-0")	Double hung	North/South
02	Double (Frame Size 2'-0" x 3'-4")	Double hung	East/West
11	Swing Door (2'-8" x 6'-8")	Swing Door	6-panel steel
CODED NOTES			
1	HardiLap (or LP) siding, smooth, 8" exposure. Paint in field with (1)coat primer + (2)coats high-quality acrylic. Trim to consist of: Corner Trim: Smart Trim 7-1/4". Casings: Smart Trim 3-1/2". Frieze Board Trim: 3-1/2".		
ALT	Provide alternate price to install Boral siding, 8" exposure with mitered corners. Paint in field with (1)coat primer + (2)coats high-quality acrylic. All trim sizes noted above to be provided in Boral trim.		
2	5" aluminum ogee gutter & 3" downspouts on 1x6 aluminum-wrapped cedar wood fascia.		
3	Soffit to consist of Smart Trim soffit (vented at eaves; solid at gables).		
4	Roofing: Asphalt shingle, GAF Slateline, color "English Gray".		
5	Concrete masonry unit foundation wall (buff-colored split face above grade) or cast-in-place concrete foundation wall.		
6	New overhead sectional garage door 10' wide x 8' height. Clopay Coachman Series 1, Design 11, Windows REC14, Frosted Glass, Color Sandtone (verify), No Hardware. Provide optional price for Clopay Canyon Ridge (same design as above) in Cypress Walnut Finish.		
7	Custom overhang with standing seam metal roofing; paint all. Smart Trim soffit at ceiling.		
8	Standing seam metal roofing (dark bronze).		



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted
PROJECT NO.:

DATE:
March 15, 2020
SHEET NO.

GARAGE ELEVATIONS

Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

SCALE:
As Noted

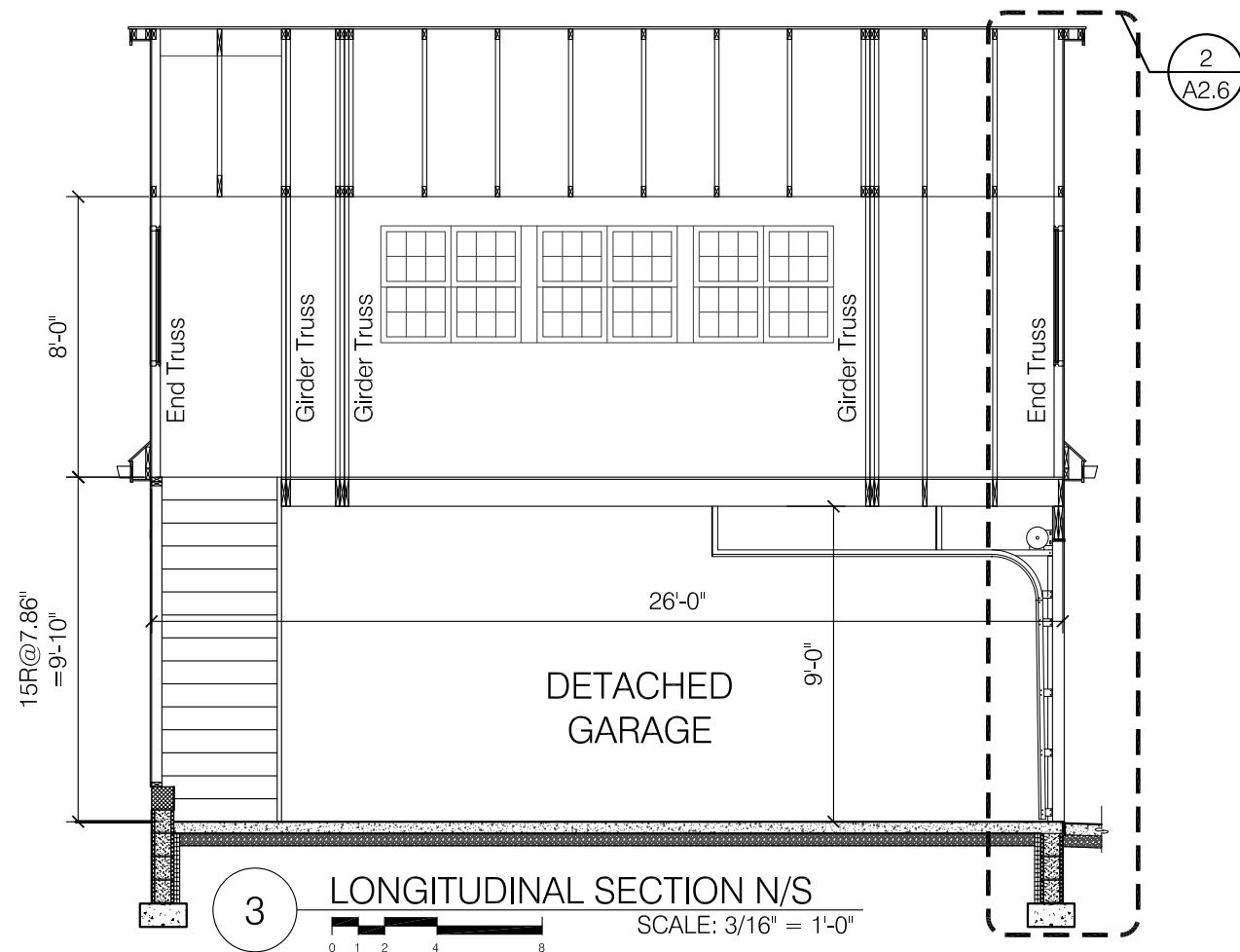
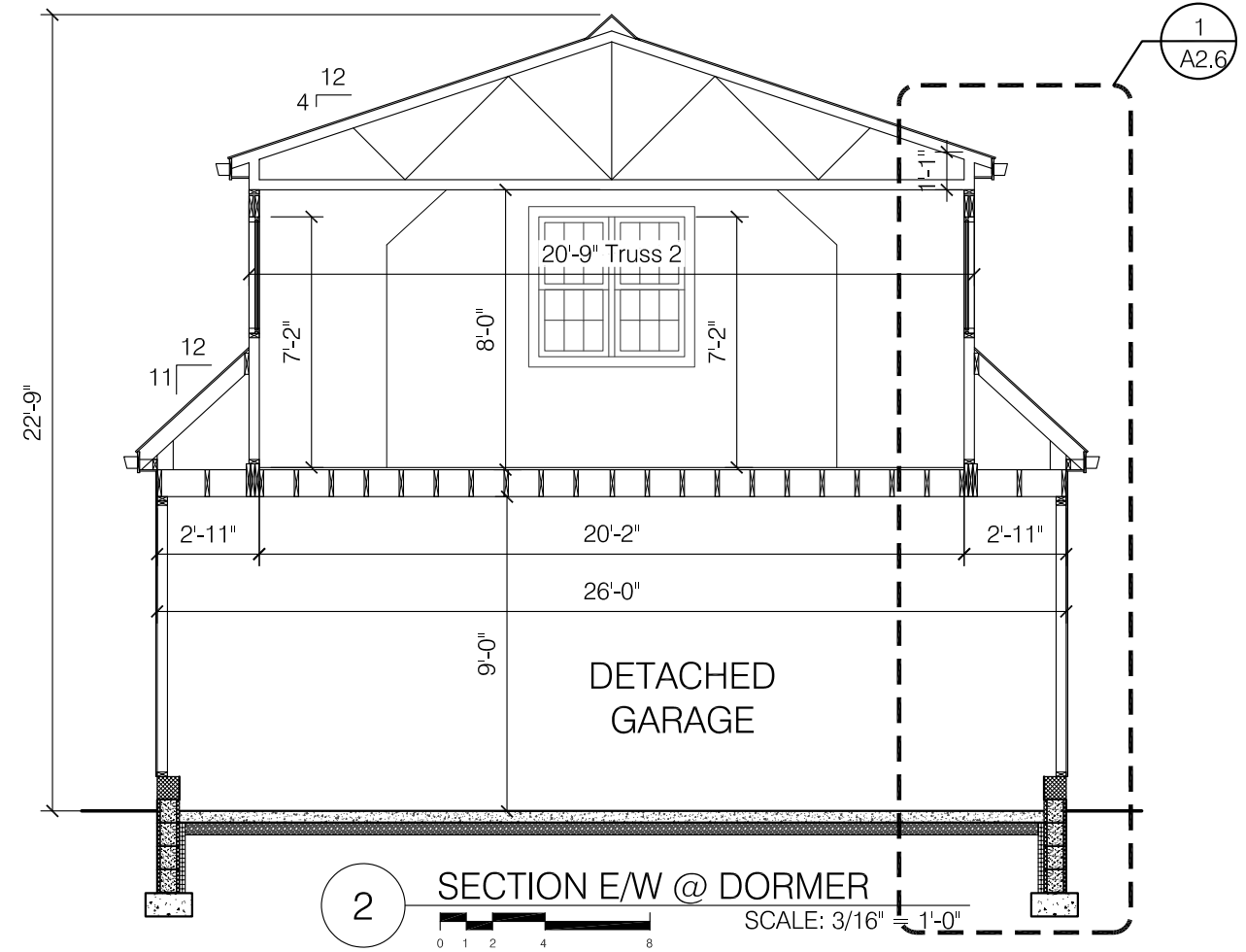
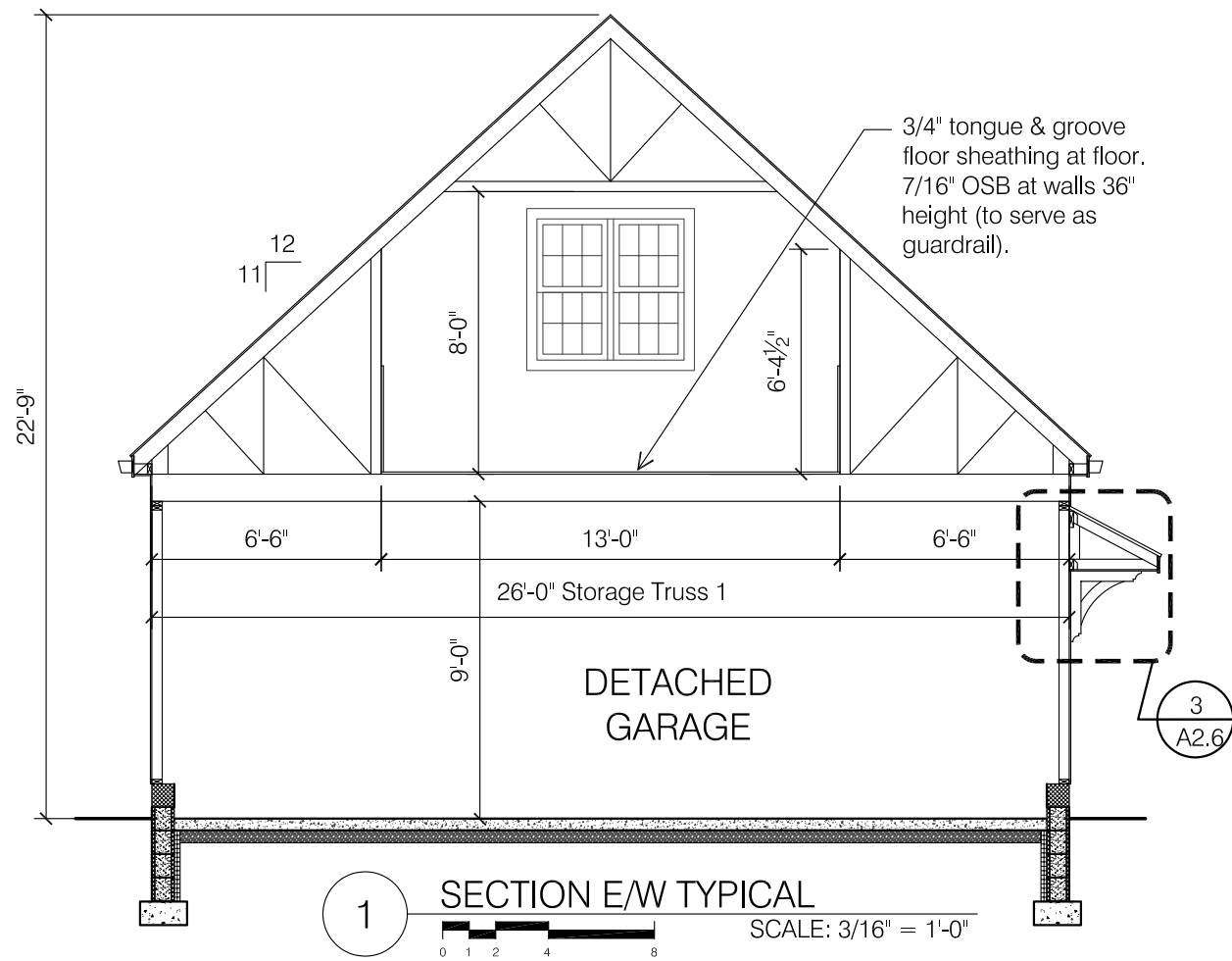
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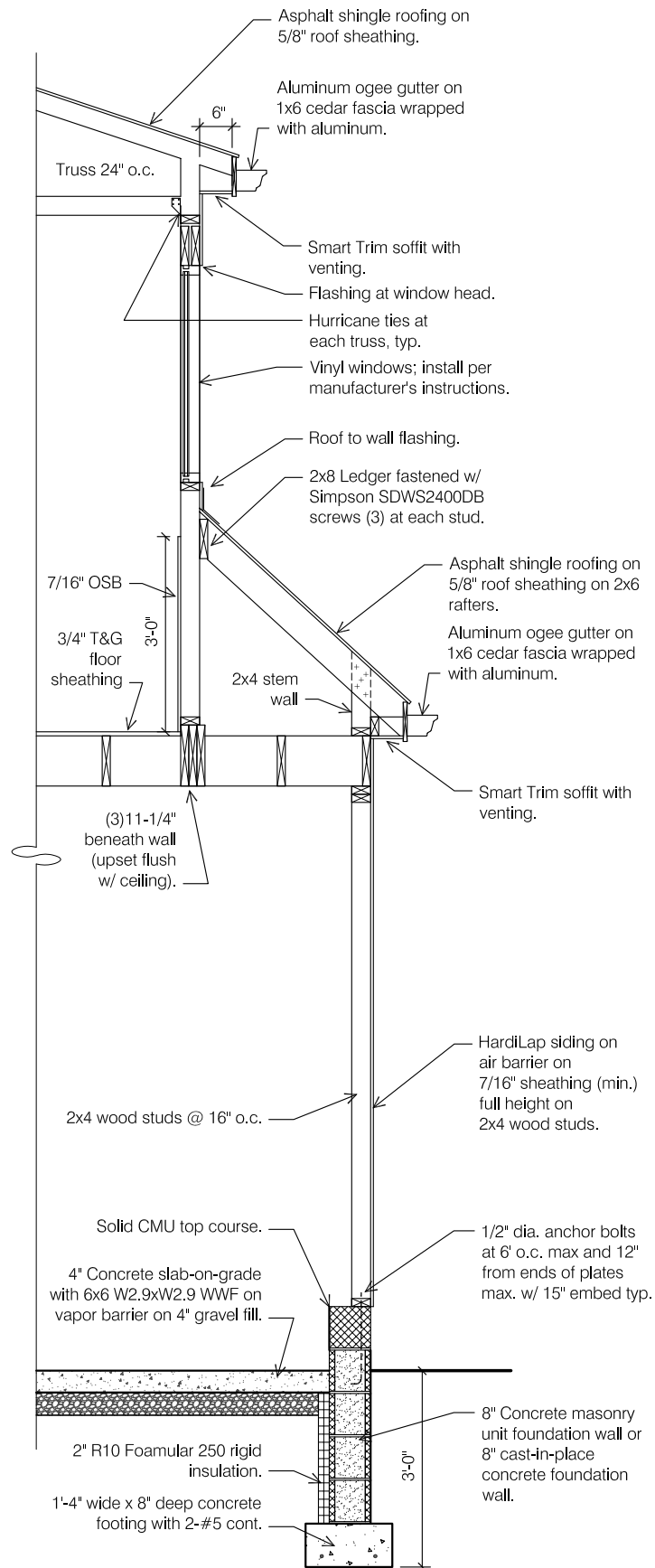
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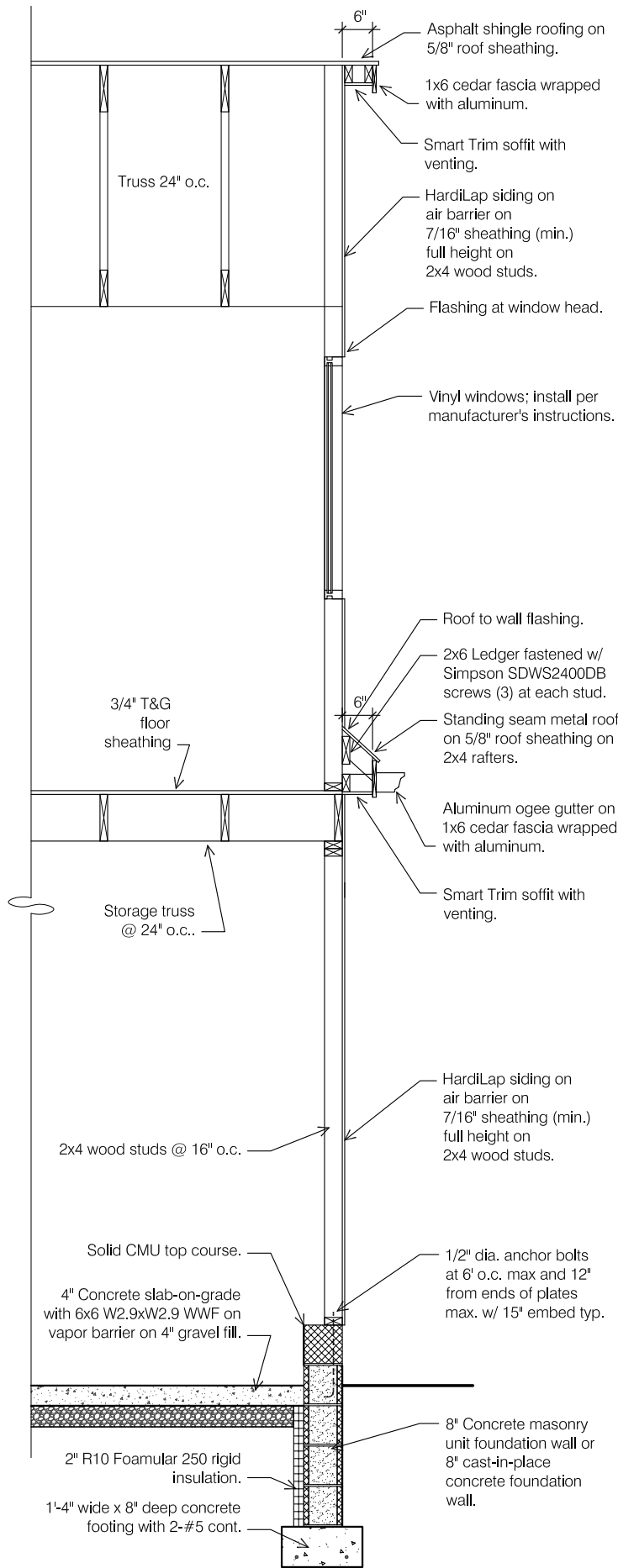
A2.5

GARAGE OVERALL SECTIONS

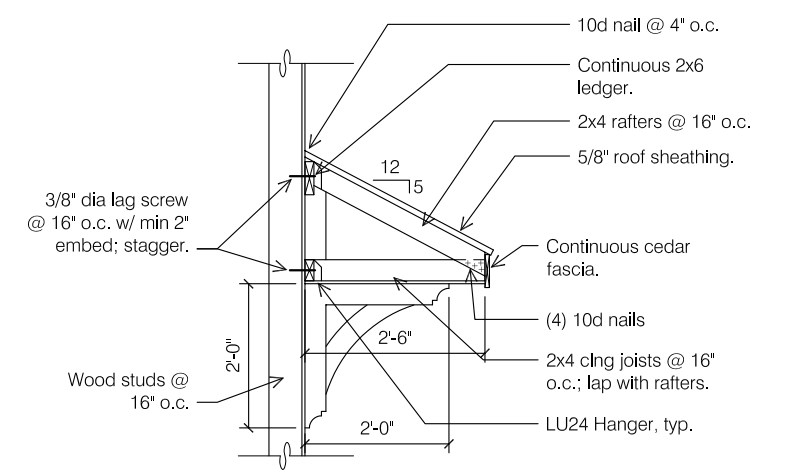




1 WALL SECTION E/W SCALE: 3/8" = 1'-0"



3 WALL SECTION N/S SCALE: 3/8" = 1'-0"



3 OVERHANG DETAIL SCALE: 1/2" = 1'-0"

Architect:
Brenda Parker
614-586-5514



NEW DETACHED GARAGE
2700 SHERWOOD ROAD
BEXLEY, OHIO 43209

Permit Set

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SHEET NO.

A2.6

GARAGE WALL SECTIONS



2100

FOR SALE



020-003119 02/16/2017