

GENERAL NOTES:

- The use of these documents are restricted to the original site for which they were prepared. Reuse or reproduction of these documents, (whole or in part) for any other purpose is prohibited. Ownership of these documents remains with Brian Kent Jones Architects Inc.
- The general contractor and sub-contractors shall be solely responsible for complying with all federal, state, local, and safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the general contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work. The general contractor and sub-contractors are responsible for securing and maintaining all necessary insurance including workers compensation.
- The architect is not responsible for the method of construction. The general contractor shall be responsible for coordination of all work and for the means, methods, procedures, techniques, and sequence of construction.
- The general contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.
- When the general contractor accepts delivery of all items noted on the plans either in contract or not in contract he shall be responsible for loss and / or damage of these items.
- The general contractor shall verify all dimensions and existing field conditions with the drawings. In particular: soil conditions, incoming utilities, etc. The general contractor shall report immediately to the architect any variances or field conditions that may cause construction problems prior to commencing work.
- All work including plumbing, hvac, and electrical work not detailed herein, shall comply with applicable state and local building codes and the building standards referenced therein.
- Plan dimensions are to the face of rough framing or masonry unless noted otherwise. Dimensions of exterior frame walls include 1/2" thick sheathing. All interior stud walls are dimensioned at 3 1/2" unless noted otherwise.
- Drawings are not to be scaled. Written dimensions govern. All partition locations, all door and opening locations shall be as shown on floor plan. Any discrepancies between field dimensions and / or observations with those indicated on the drawings should be brought to the immediate attention of the architect for clarification / correction before proceeding with work in affected areas.
- If conflicts between the building material specifications and there design characteristics arise, the greater specification shall take precedence as determined by the architect.
- The contractor is responsible for keeping the premises in a neat and orderly fashion. Construction debris removal from the site shall be the responsibility of the contractors.
- All material used in the construction of this project shall be new unless otherwise noted. Reject and replace any damaged material resulting from wargages, weather damage, or other causes.
- The contractor is responsible for coordination of all work including adequate per-review of all shop drawings. Errors due to lack of review and / or coordination shall be corrected at the expense of the contractor.
- The contractor is responsible for maintaining a secure site at all times. The contractor shall cover and secure any exposed pits, trenches, etc. at the end of each work day.
- All garages must be separated from the residence (walls, ceiling, attic space, etc.) with 5/8" Type X gypsum board.
- It is the sole responsibility of the contractor to provide and coordinate all flashing, waterproofing, damp-proofing, and management of water distribution (i.e. gutters, downspouts, internal drains, thru-wall flashing, sub-surface drainage, etc.) associated with the structure.
- It is the sole responsibility of the contractor to notify the owner that all houses have a potential to have radon levels that exceed the recommended levels established by the United States EPA. It is not the responsibility of Brian Kent Jones Architects, Inc. or the structural engineer to determine if radon abatement system is needed. Radon resistant construction techniques meeting the requirements of the RCO AF103.1 are to be used.
- The site development plan included in this set may not identify all known easements, set-backs, walls, utilities, grading, flood plain analyses or additional civil engineering evaluations with regard to the impact of any adjacent waterways.
- It is the responsibility of the general contractor to verify all subsurface conditions associated with the site and to confirm the bearing criteria of the soils.
- Sites in proximity to water features require familiarity on the contractor's part to manage any associated risks. It is the sole responsibility of the general contractor to assess and inform the client of the recommended analysis, evaluation and troubleshooting including but not limited to: flood plain analysis, management of hydraulic risks, subsurface geotechnical analyses (groundwater, soils) and utilities.
- The design of this house is based on the following:
 - The contractor understanding and applying all applicable building codes.
 - The contractor understanding and applying building principles used for residential construction.
 - The contractor being experienced with construction of a residence of the size, complexity, and expected quality of this residence.
 - The contractor being knowledgeable and experienced with various building materials and how they interact with each other.
 - The contractor proceeding with the work in a timely manner so that the residence is subjected to a minimum amount of rain, snow, and wind.
 - The contractor being experienced enough to execute details not shown on these documents.

ROOM FINISH SCHEDULE:

- Floor finishes and ceiling heights are indicated on the floor plan.
- All walls: painted drywall, color to be selected by owner.
- All ceilings: smooth painted drywall, color to be selected by owner.
- All base and casing: wood base and casings per owner's specifications.

FOUNDATION NOTES:

- Reference structural engineers foundation wall design details and general notes for additional information.
- Minimum footing depth to be 36" below grade or to firm bearing, whichever is greater.
- All lumber in contact with any masonry surface is to be treated wood. Maintain 1/2" air space between any stud wall and masonry wall.
- The finished grade away from foundation walls shall fall a minimum of 6" within the first 10'-0".
- Concrete slabs in the lower level shall be 3500 psi. and garage slab shall be 4000 psi. and both shall be air-entrained concrete with a vapor barrier over base course in accordance with applicable codes.
- It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
- Masonry footings on these drawings have been designed for a load-bearing value of soil of 1500 psf. It is the responsibility of the general contractor to verify actual site conditions.
- Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system or other location that complies with the Ohio Plumbing Code. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2" of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.
- In other than Group 1 soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24" in diameter or 20" square, shall extend at least 24" below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove accumulated water. The drainage system shall discharge by gravity or mechanical means into an approved drainage system or other location that complies with the Ohio Plumbing Code.

GENERAL FRAMING NOTES:

- Reference structural engineers general notes and details for additional criteria.
- All new lumber used in the construction of this project shall meet the values of #2 spruce, pine, fir northern: fb = 875 / 1000, fv = 70 psi, fc = 725 psi, e = 1,300,000. (When material specifications vary between these values and the structural engineer's drawings, the greater value shall govern.)
- Minimum bearing of all structural members shall be 1 1/2" unless noted otherwise.
- All interior dimensions to face of stud (3 1/2") unless noted otherwise.
- All exterior dimensions to face of sheathing (4" or 6" to be noted on plans) unless noted otherwise.
- All lb beams shall bear on minimum (3") solid 2x4's glued and nailed unless noted otherwise.
- All exterior wall headers to be 2-2x10's (4" walls) 3-2x10's (6" walls) at height specified on the plans unless noted otherwise.
- Sheathing to joists / trusses: Floors - glue and nail - at panel edges 16" o.c. at intermediate supports. Use adhesive meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations. Roofs - use 8d nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports, unless noted otherwise.
- Apply continuous bead of glue on joists and groove of tongue-and-groove panels.
- Provide attic access per code requirements. Any attic space over 30" in height shall have a framed 22" x 30" opening. (These locations are not exhaustively indicated on the drawings.)
- Ceiling soffits and coffered ceilings to be determined by owner and architect at a later date.
- Dashed areas indicate soffits. Soffit heights are either noted on the plans or are to be determined by the owner and architect at a later date.
- R502.14 Fire resistance of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a 1/2" gypsum board membrane or a 5/8" wood structural panel membrane or an equivalent material on the underside of the floor framing member which complies with Section 302.14.

TREATED LUMBER:

Due to the discontinued production of CCA (chromated copper arsenate) type preservative treatment, newer preservative treatments will require that all metal fasteners that come in contact with these types of treated lumber, be of corrosive-resistant material. Industry standards recommend stainless steel or not less than G185 galvanized anchors and / or fasteners to be used.

Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated (P.T.) in accordance with AWWA U1.

- Wood joists or the bottom of a wood structural floor when closer than 18" or wood girders when closer than 12" to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
- All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8" from the exposed ground.
- Sills and sleepers on a concrete slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
- The ends of wood girders entering the exterior masonry or concrete walls having clearances of less than 12" on tops, sides and ends.
- Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground or less than 2" from measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.
- Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
- Wood furring strips or other wood framing members attached directly to the interior or exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

INSULATION INFORMATION:

R1102 Insulation and fenestration criteria:
The building thermal envelope shall meet the requirements of table 1102.1 based on climate zone specified in the table 1101.2

HVAC NOTES:

- HVAC to be in full compliance with current code.
- HVAC contractor to submit manual J calculations.
- Range hood shall discharge to the outdoors through single wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. Where domestic kitchen cooking appliances are equipped with ducted range hoods or down-draft exhaust systems, the fans shall be sized in accordance with Section 802.10.1. Exhaust hood systems shall be provided with make-up air as required in the manufacturer's installation guidelines.

ATTIC VENTILATION AND ROOFING:

Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic ventilation is determined by the requirements of Section R806 Roof Ventilation.

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/4 inch minimum to 1/2 inch maximum openings.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm (57.4 mg/s.m².Pa) is installed on the warm side of the ceiling.

Ice Protection: In areas where the average daily temperature in January is 25°F (-4°C) or less or when Table R301.2(1) criteria so designates, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24" inside the exterior wall line of the building.



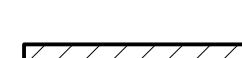
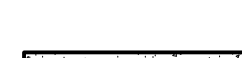

WINDOW INFORMATION:

- Window designations shown on the drawings are based on Marvin Ultimate Clad series.
- In rooms with inadequate window ventilation (storage rooms, bathrooms, etc.) The mechanical ventilation system provided shall be capable of producing 0.35 air change per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm)(7.08 L / s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
- Glazing in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation.
- R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. R310.1.2 The minimum net clear opening height shall be 24 inches. R310.1.3 The minimum net clear opening width shall be 20 inches.
- Fenestration should be in compliance with R1102.1

DOOR INFORMATION:

- Interior doors: Style and finish by owner. Hardware selected by owner.
- Door designation example: 2668 indicates a door 2'-6" wide X 6'-8" high.
- Glass in exterior doors, interior doors, shower doors, and tub enclosures shall comply with the requirements of R308.3 Human impact loads.
- Doors between the garage and residence shall be equipped with solid wood not less than 1 3/8" in thickness, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20-minute fire-rated doors.

WALL LEGEND:

	2x4 or 2x6 Wood Stud Wall
	Brick Veneer
	Concrete Block Wall
	Poured Concrete Wall
	Alternates

ELECTRIC NOTES:

- Electric to be in full compliance with the 2011 National Electric Code.
- 400 amp electric service to be grounded.
- Smoke alarms shall be installed per RCO 314.3
 - Smoke detectors and CO2 detectors shall be installed in:
 - All sleeping rooms
 - Outside and in the immediate vicinity of each sleeping room
 - On each additional story including basements and habitable attics
 - All detectors shall be interconnected in such a manner that the actuation of one will activate all of the alarms in the individual unit.
 - Where the interior floor area for a given level of a dwelling unit is greater than 1,000 s.f., smoke alarms shall be installed so all points on the ceiling shall have a smoke alarm within a distance of 30 feet travel distance or shall have an equivalent of one smoke alarm per 500 s.f. of floor area. Per NFPA 72 29.5.1.3
 - Smoke alarms and smoke detectors shall not be installed within a 36" horizontal path from a door to a bathroom containing a shower or tub. Per NFPA 72 29.8.3.4(5)
 - All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the house hold fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology. Per RCO 314.1
- CO alarms shall be installed per RCO 315.1 outside each separate sleeping area in the immediate vicinity of the bedrooms
 - Single stage carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with RCO 315 and the manufacturer's installation instructions.

CODE DATA:

GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO

SQUARE FOOTAGE:

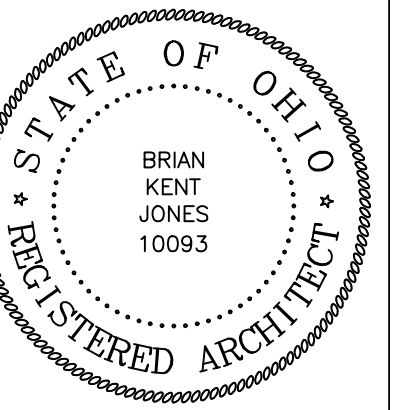
LOWER LEVEL:	Permit: 1,055 S.F.	Construction: 1,624 S.F.
FIRST FLOOR:	3,121 S.F.	3,260 S.F.
SECOND FLOOR:	2,679 S.F.	2,679 S.F.
TOTAL:	6,855 S.F.	7,563 S.F.

LOT COVERAGE R-3 ZONING

FRONT YARD SIZE:	Permit: 9,310 S.F.	Construction: 9,310 S.F.
FRONT YARD COVERAGE ALLOWED:	25%	25%
FRONT YARD HARDSCAPE:	1,713 S.F.	1,713 S.F.
FRONT YARD COVERAGE PROPOSED:	1,713/9,310 S.F. = 18.4%	1,713/9,310 S.F. = 18.4%
OVERALL LOT SIZE:	33,250 S.F.	33,250 S.F.
BUILDING COVERAGE ALLOWED:	25%	25%
OVERALL COVERAGE ALLOWED:	50%	50%
HOUSE + POOL HOUSE FOOTPRINT:	5,295 S.F.	5,154 + 655 = 5,809 S.F.
BUILDING COVERAGE PROPOSED:	5,498/33,250 S.F. = 16.5%	5,809/33,250 S.F. = 17.5%
HARDSCAPE (POOL TERRACE, WALKS, DRIVES AND LANDSCAPE WALLS):	6,574 S.F.	6,640 S.F.
OVERALL PROPOSED:	5,498+6,574 = 12,072 S.F.	5,809+6,640 = 12,449 S.F.
OVERALL COVERAGE PROPOSED:	12,072/33,250 S.F. = 36.3%	12,072/33,250 S.F. = 37.4%

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
GN-1	General Notes
SV.1	Existing, Demolition and Construction Site Plans
SP.1	Proposed Site Plan
A0.1	Foundation Plan
A1.1	Lower Level Floor Plan
A2.1	First Floor Plan
A3.1	Second Floor Plan
A4.1	Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A5.3	Exterior Elevations & Window Schedule
A6.1	Building Sections
A7.1	Wall Sections
A7.2	Wall Sections
A7.3	Wall Sections
INT.1.0	Interior Floor Plan
INT.1.1	Interior Elevations
S0.1	Structural Foundation Notes



BEXLEY, OHIO 43209

SHAH RESIDENCE
424 SOUTH COLUMBIA AVENUE

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST., COLUMBUS, OH 43215

GENERAL NOTES

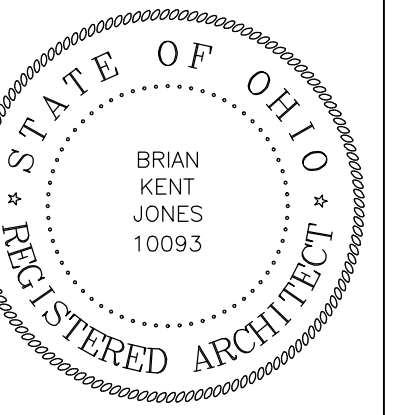
17/060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS
1
2
3
4
5

GN-1

BULLETIN : 5



BEXLEY, Ohio 43209

SHAH RESIDENCE
424 SOUTH COLUMBIA AVENUE

OWNERSHIP AND USE OF DOCUMENTS:
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS
ARE TO BE USED ONLY FOR THE PROJECT AND PURPOSE INTENDED, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF BRIAN KENT
JONES ARCHITECTS, INC.

JONES
BRIAN KENT JONES ARCHITECTS, INC.
503 SOUTH FRONT ST., COLUMBUS, OH 43215

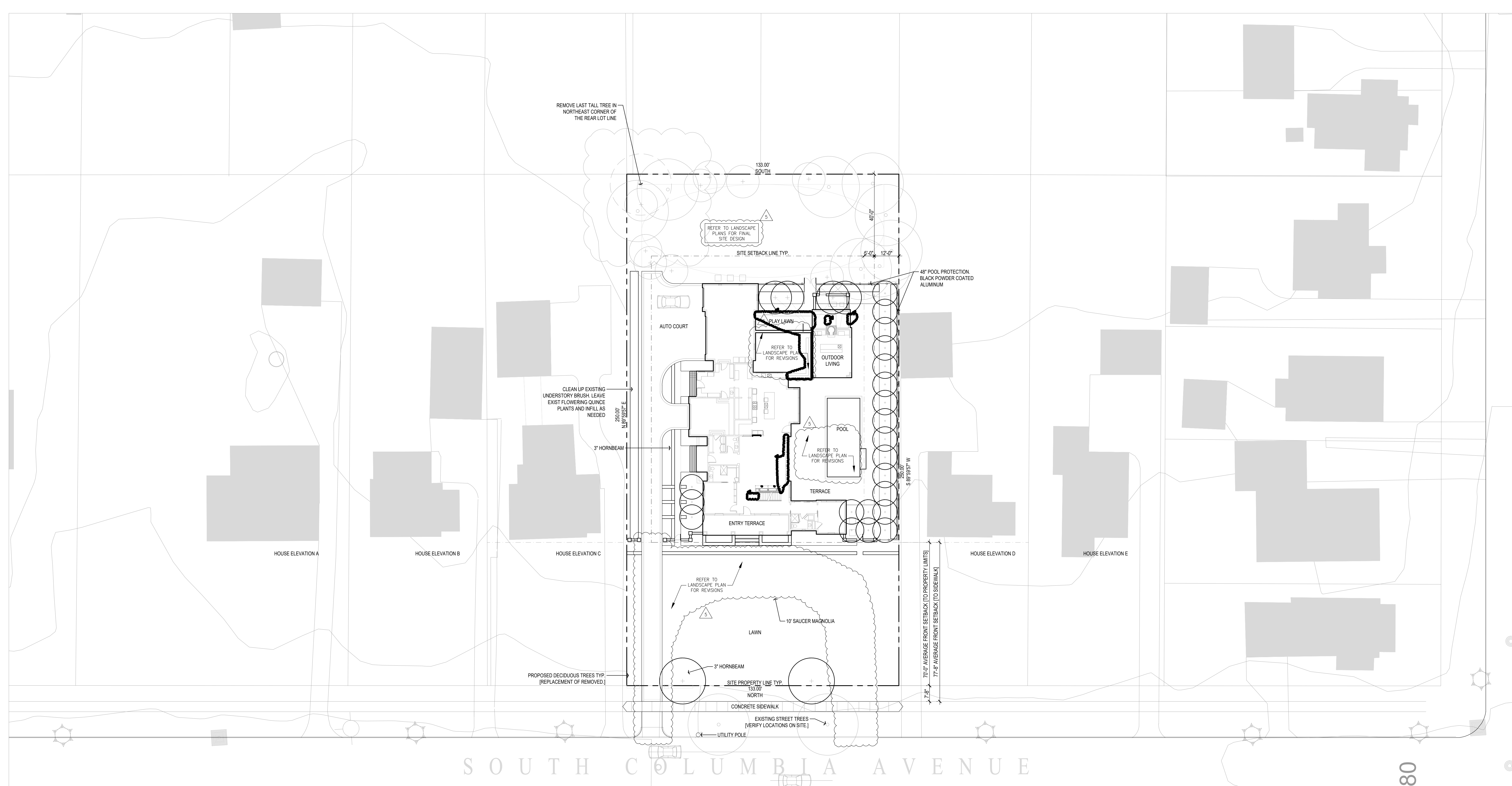
ARCHITECTURAL SITE PLAN

17060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS	DATE	DESCRIPTION
1	9-12-18	ISSUE FOR PERMIT
2	9-27-18	REVISED PER COMMENTS
3	6-4-19	REVISED PER COMMENTS
4	7-26-20	REVISED PER COMMENTS
5	10-9-20	REVISED PER COMMENTS

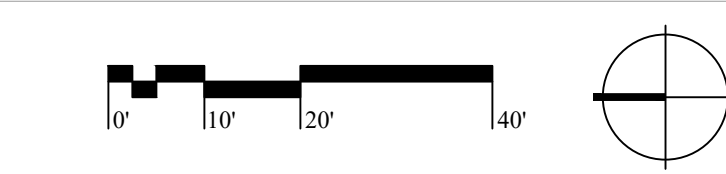
SP.1



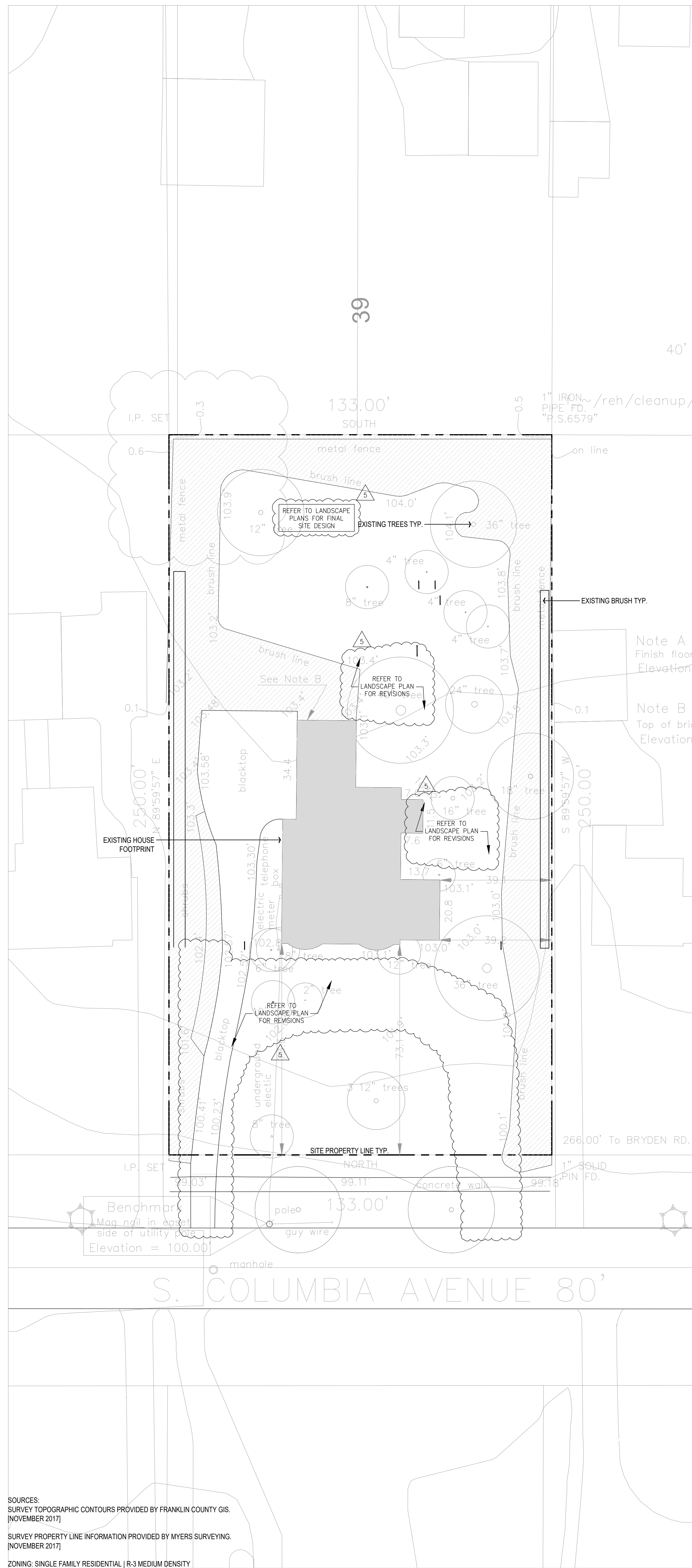
SOURCES:
SURVEY TOPOGRAPHIC CONTOURS PROVIDED BY FRANKLIN COUNTY GIS.
[NOVEMBER 2017]
SURVEY PROPERTY LINE INFORMATION PROVIDED BY MYERS SURVEYING.
[NOVEMBER 2017]
ZONING: SINGLE FAMILY RESIDENTIAL, R-3 MEDIUM DENSITY

<p>P:\2017 Projects\Shah Residence\Reference\STREET_ELEVATIONS1.jpg</p> <p>A</p>	<p>P:\2017 Projects\Shah Residence\Reference\STREET_ELEVATIONS2.jpg</p> <p>B</p>	<p>P:\2017 Projects\Shah Residence\Reference\STREET_ELEVATIONS3.jpg</p> <p>C</p>	<p>P:\2017 Projects\Shah Residence\Reference\STREET_ELEVATIONS4.jpg</p> <p>PROPOSED</p>	<p>P:\2017 Projects\Shah Residence\Reference\STREET_ELEVATIONS5.jpg</p> <p>D</p>	<p>P:\2017 Projects\Shah Residence\Reference\STREET_ELEVATIONS6.jpg</p>
--	--	--	---	--	---

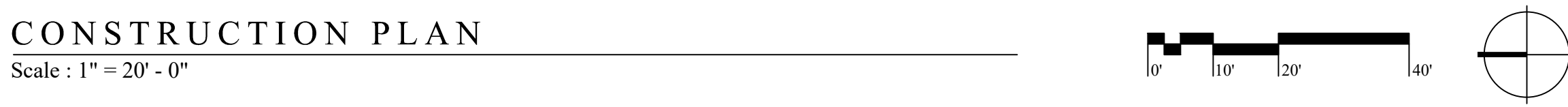
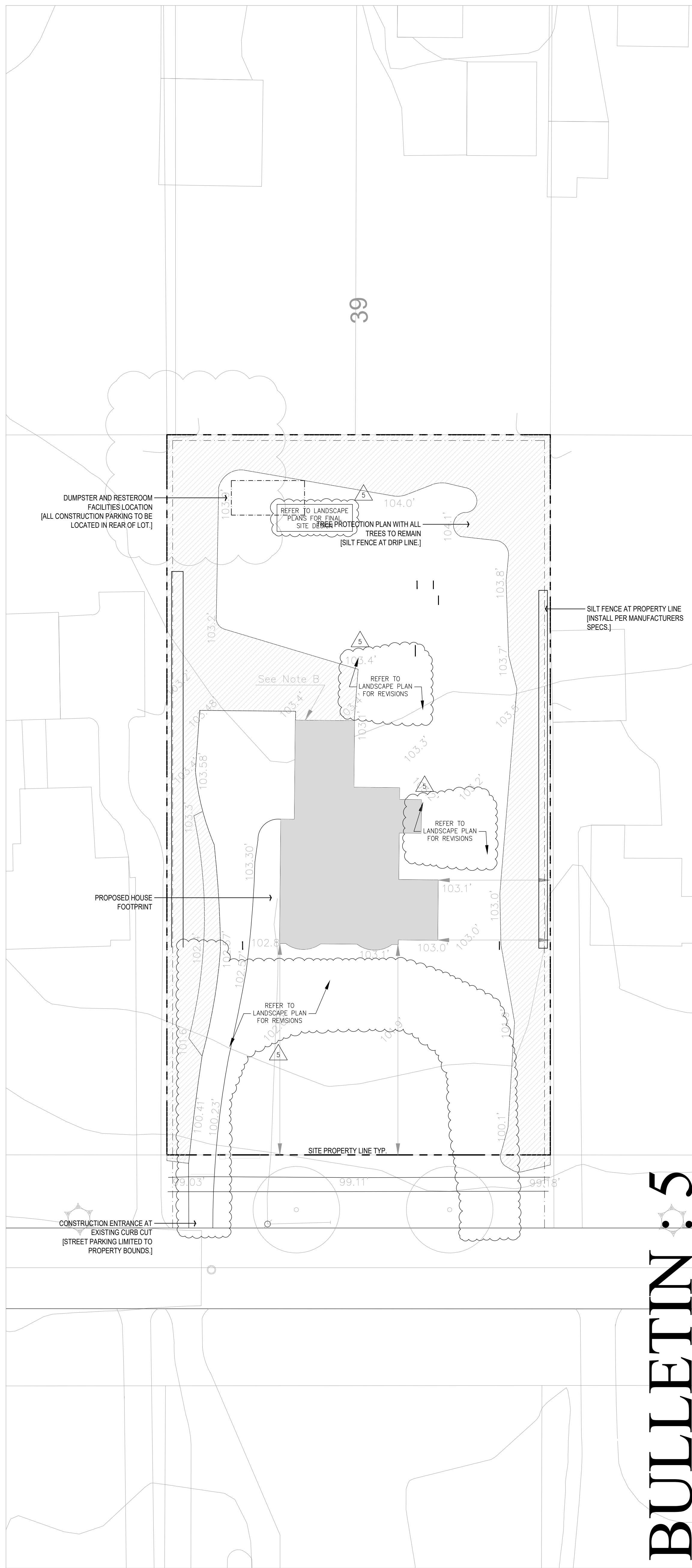
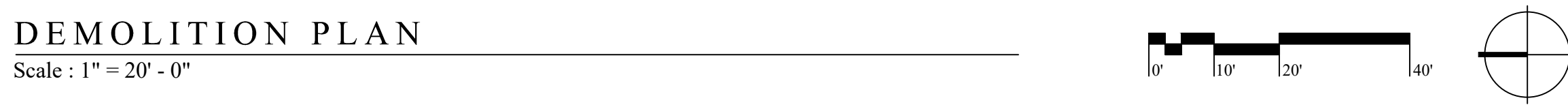
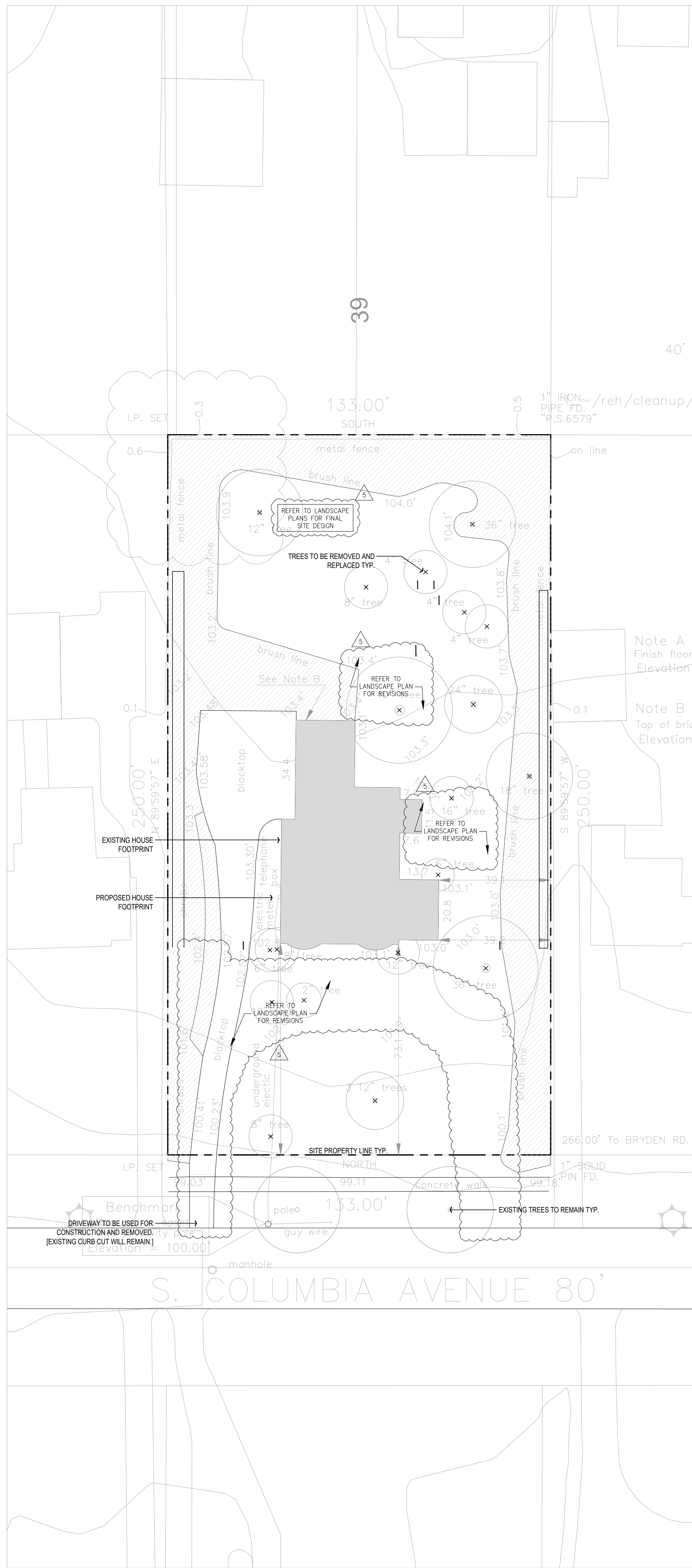
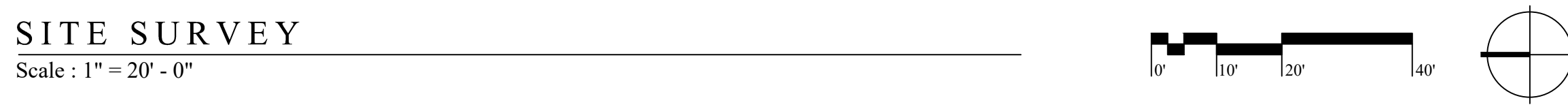
ARCHITECTURAL SITE PLAN
Scale : 1" = 20' - 0"



BULLETIN : 5



SOURCES:
SURVEY TOPOGRAPHIC CONTOURS PROVIDED BY FRANKLIN COUNTY GIS (NOVEMBER 2017)
SURVEY PROPERTY LINE INFORMATION PROVIDED BY MYERS SURVEYING (NOVEMBER 2017)
ZONING: SINGLE FAMILY RESIDENTIAL, R3 MEDIUM DENSITY



BULLETIN : 5



SHAH RESIDENCE
424 SOUTH COLUMBIA AVENUE
BEXLEY, Ohio 43209

JONES
BRIAN KENT JONES ARCHITECTS, INC.
303 SOUTH FRONT ST., COLUMBUS, OH 43215

SITE SURVEY, DEMOLITION, AND CONSTRUCTION PLAN
17060
20 APRIL 2018
CONSTRUCTION DOCUMENTS

REVISIONS

1	17-2-18	
2	2-2-18	
3	4-6-19	
4	7-26-20	
5	10-9-20	

SV.1

OWNERSHIP AND USE OF DOCUMENTS:
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS, IN WHOLE OR IN PART, FOR ANY PURPOSE, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF BRIAN KENT JONES ARCHITECTS, INC.



BEXLEY, OHIO 43209

SHAH RESIDENCE
424 SOUTH COLUMBIA AVENUE

OWNERSHIP AND USE OF DOCUMENTS:
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS
WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT
JONES ARCHITECTS, INC.

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST. COLUMBUS, OH 43215

FOUNDATION PLAN

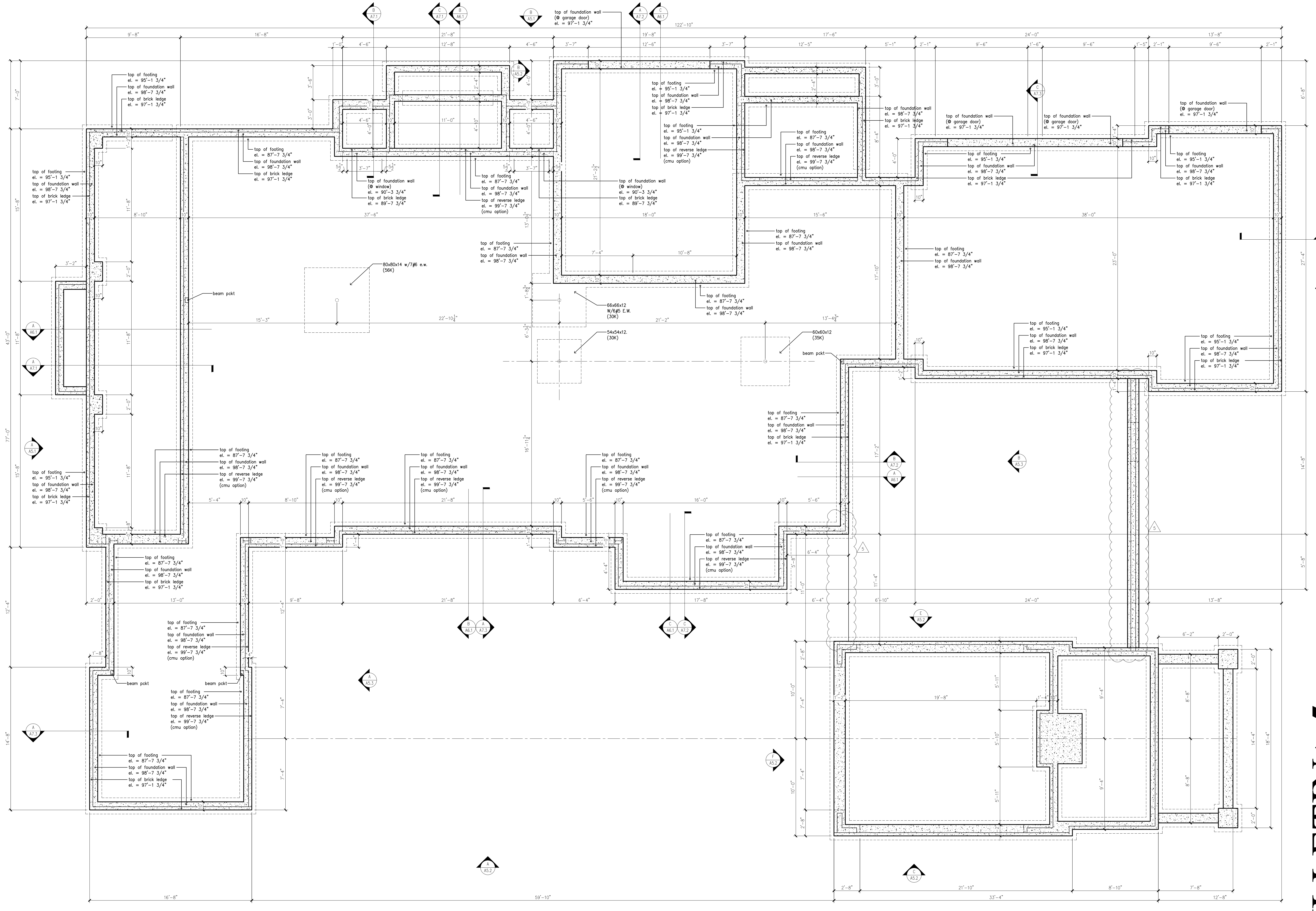
17060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS	DATE
1	10-12-18
2	02-21-18
3	06-19
4	02-21-18
5	02-20

A0.1

BULLETIN 5



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



BEXLEY, Ohio 43209

SHAH RESIDENCE
424 South Columbia Avenue

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST. COLUMBUS, OH 43215

LOWER LEVEL PLAN

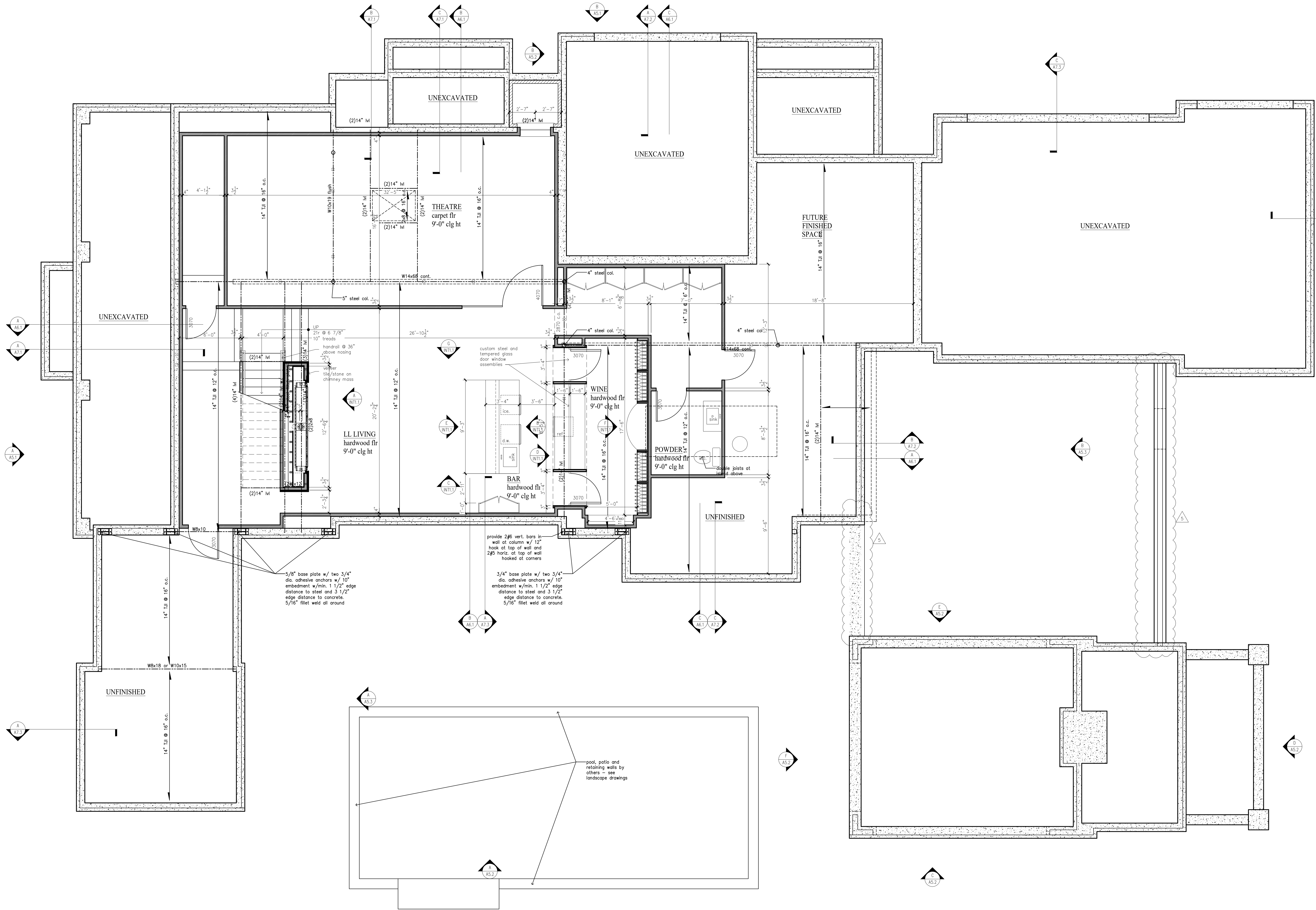
17060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS	DATE
△ 1	8-12-18
△ 2	12-21-18
△ 3	6-6-19
△ 4	6-28-19
△ 5	10-22-20

A1.1

BULLETIN : 5



LOWER LEVEL PLAN
1/4"=1'-0"



BEXLEY, OHIO 43209

SHAH RESIDENCE
424 SOUTH COLUMBIA AVENUE

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST., COLUMBUS, OH 43215

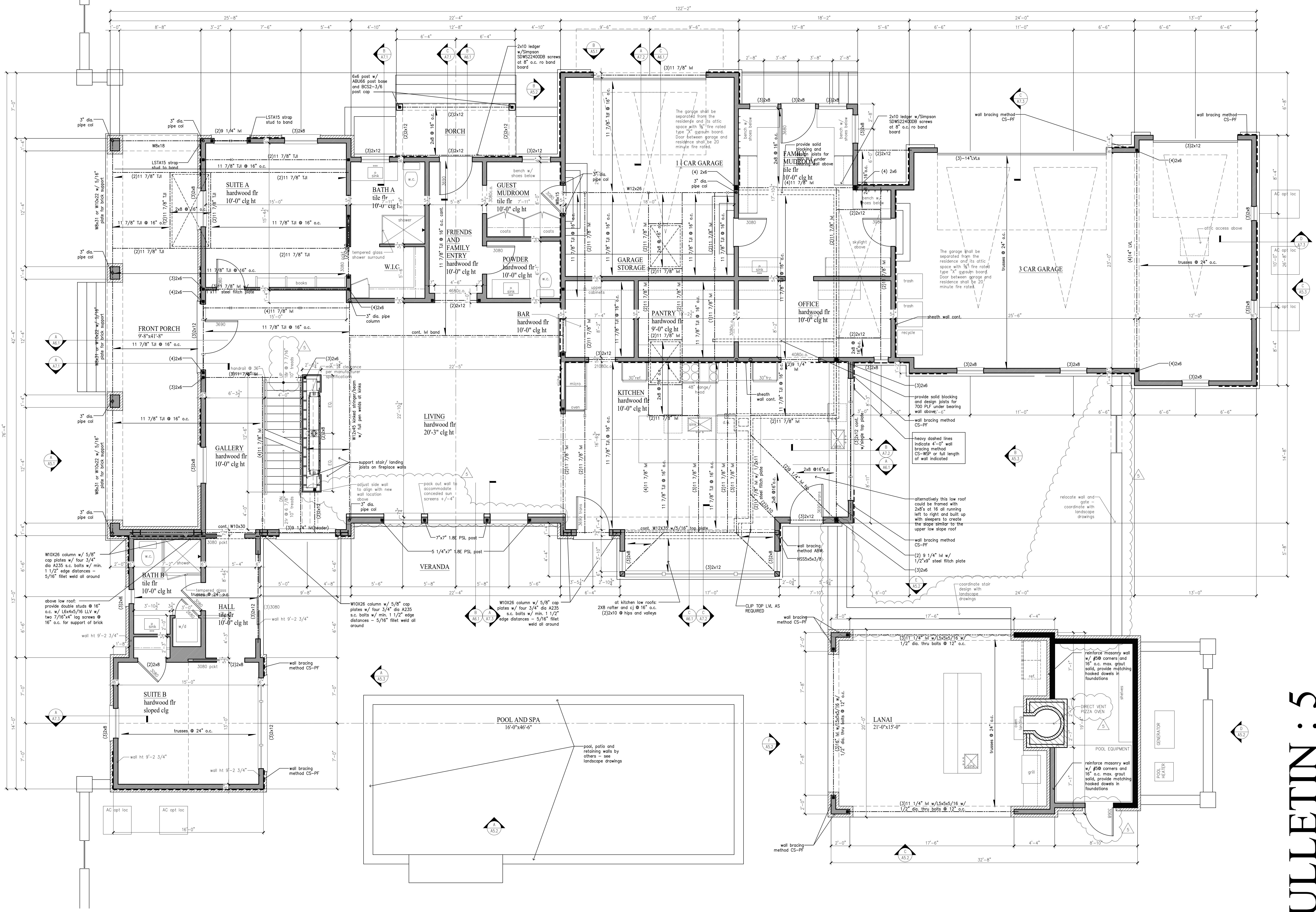
FIRST FLOOR PLAN

17060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS	
1	11-12-18
2	12-21-18
3	6-6-19
4	6-26-19
5	10-2-20

A2.1



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

BULLETIN : 5



BEXLEY, OHIO 43209

SHAH RESIDENCE
424 SOUTH COLUMBIA AVENUE

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST., COLUMBUS, OH 43215

SECOND FLOOR PLAN

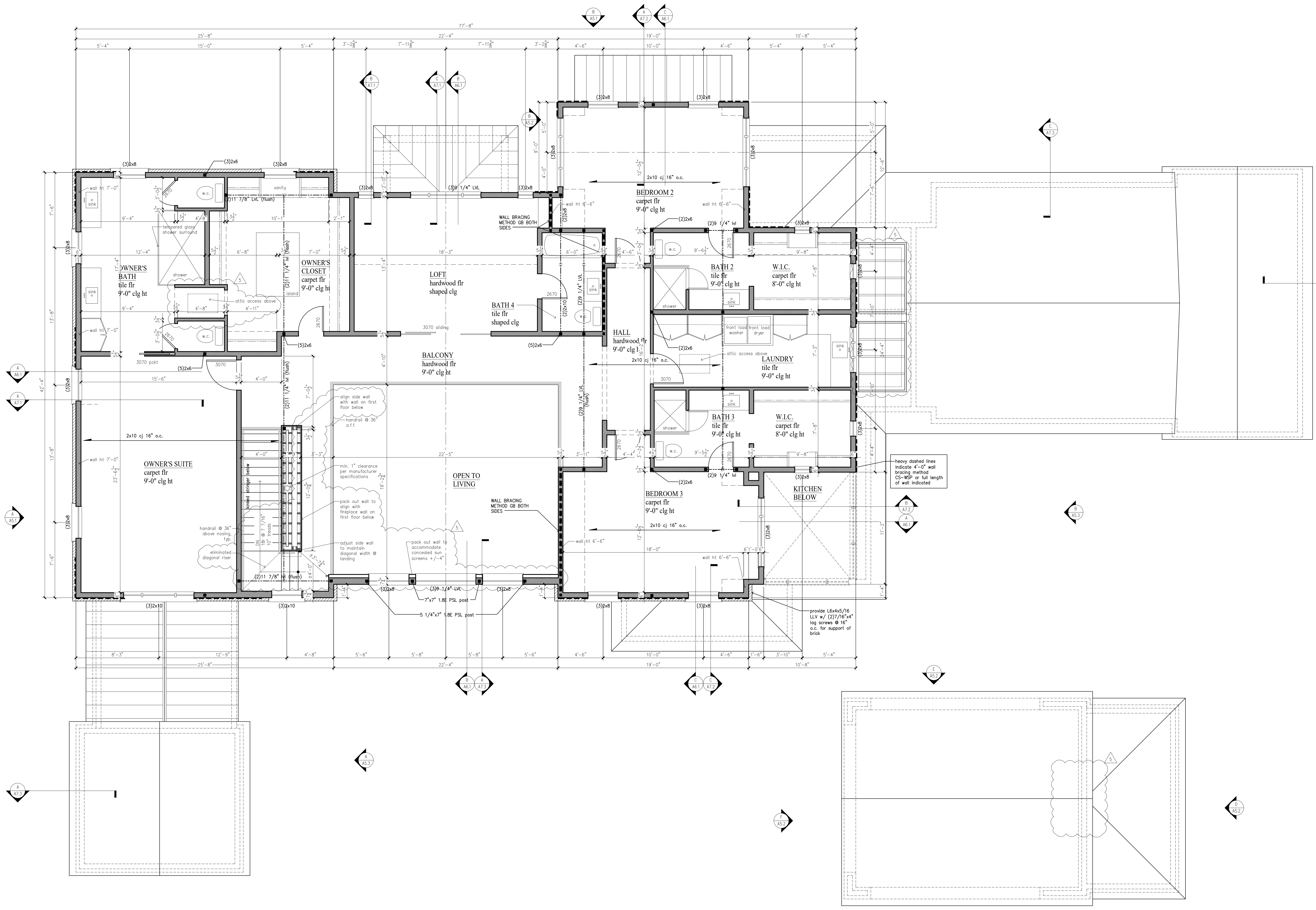
17060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS	DATE
1	8-12-18
2	9-21-18
3	6-6-19
4	6-26-19
5	9-2-20

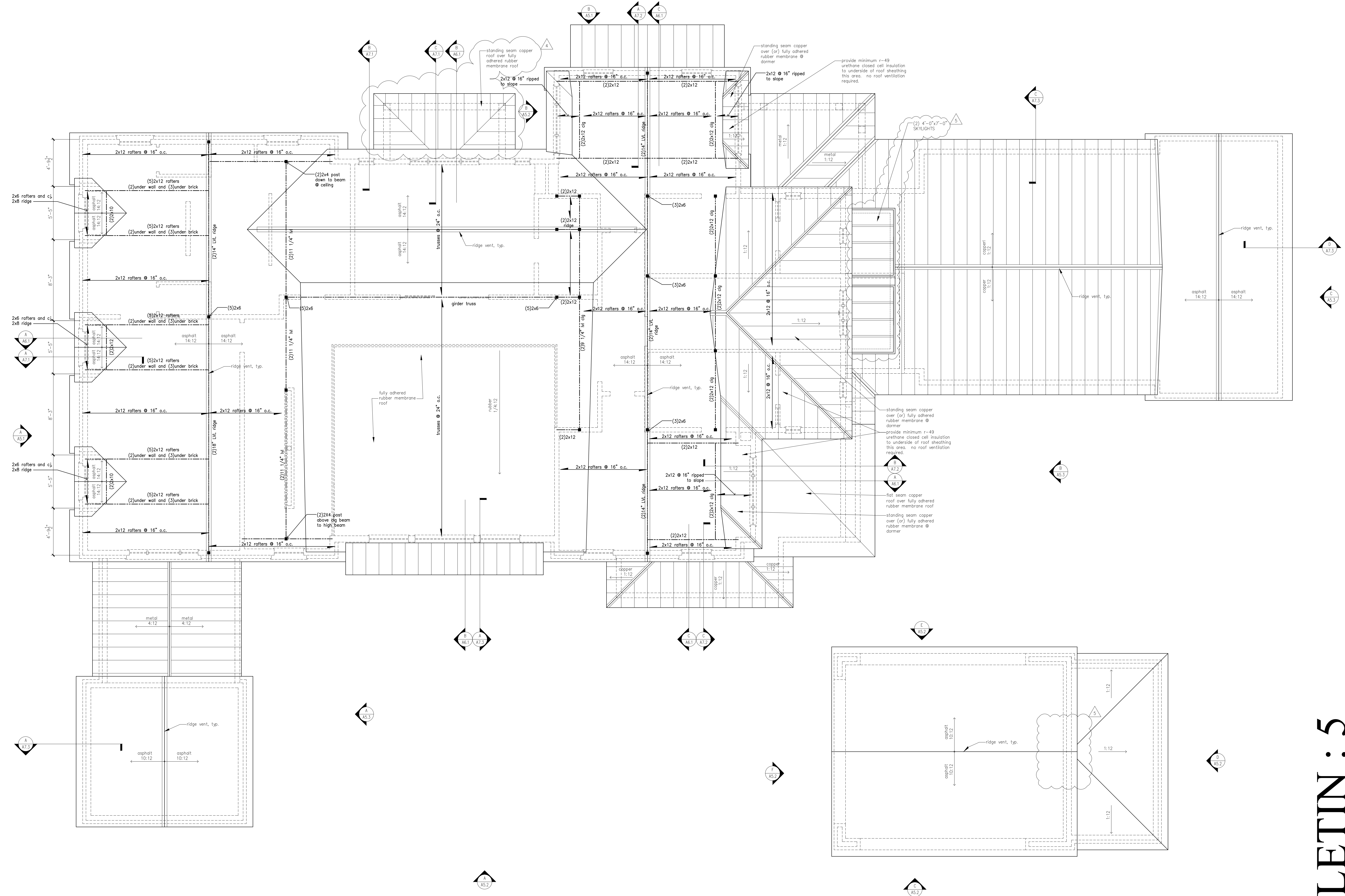
A3.1

BULLETIN : 5



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

BULLETIN : 5



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



BEXLEY, OHIO 43209

SHAH RESIDENCE
424 SOUTH COLUMBIA AVENUE

JONES
BRIAN KENT JONES ARCHITECTS, INC.
585 SOUTHERN ST., COLUMBUS, OH 43215

ELEVATIONS

17060

20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS
1. P-12-18
2. P-12-18
3. P-12-18
4. P-12-18
5. P-12-18

A5.1

- Exterior Finish Coded Notes:**
1. Brick veneer - painted white
 2. Cut limestone lintels
 3. Cut limestone sills
 4. Cut limestone band
 5. Wood bracket
 6. Not Used
 7. Stone steps and porch deck
 8. Cut stone wall cap
 9. Painted built up wood cornice
 10. Pre-finished aluminum gutters and downspouts - charcoal color (copper option)
 11. Asphalt shingles (synthetic slate option)
 12. Standing seam metal roof - charcoal color
 13. Aluminum clad wood windows w/ sll - black color
 14. Painted wood shutters
 15. Iron gate
 16. Brick rowlock watertable
 17. Direct vent pizza oven exhaust
 18. (2) 4'-0" x 7'-0" skylights
 19. Board and batten siding - painted white
 20. Decorative wood louver
 21. Metal bracket - black painted
 22. Clapboard siding - 8" exposure
 23. Fiber cement trim boards - painted white
 24. Flat seam copper roof
 25. Clopay Modern Steel garage door - smooth finish - full lite - black color
 26. Painted trim board column wrap and mouldings
 27. Painted wood bracket
 28. Corbelled brick bracket - white painted
 29. Pps-fabricated light monitor - black color
 30. Custom metal screen



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



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

BULLETIN : 5



SHAH RESIDENCE
424 South Columbia Avenue
BEXLEY, OHIO 43209

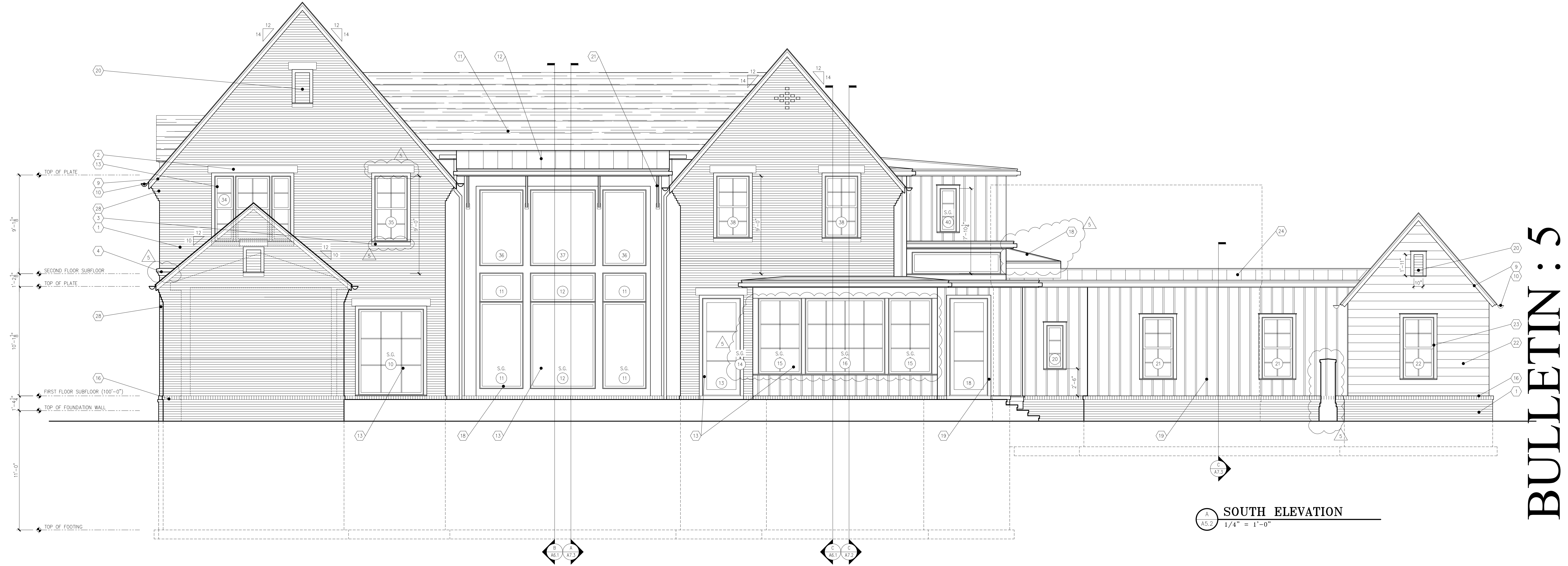
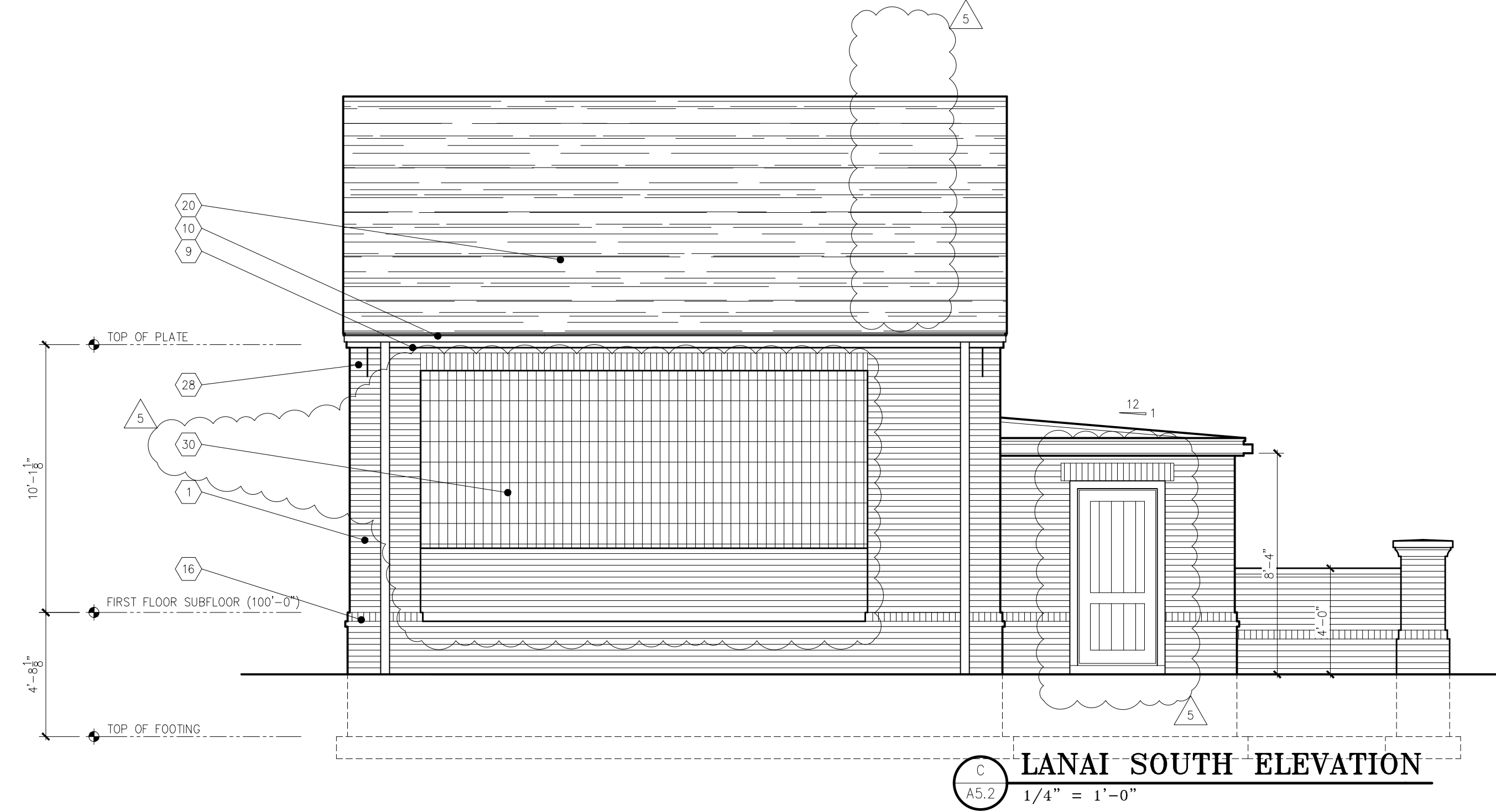
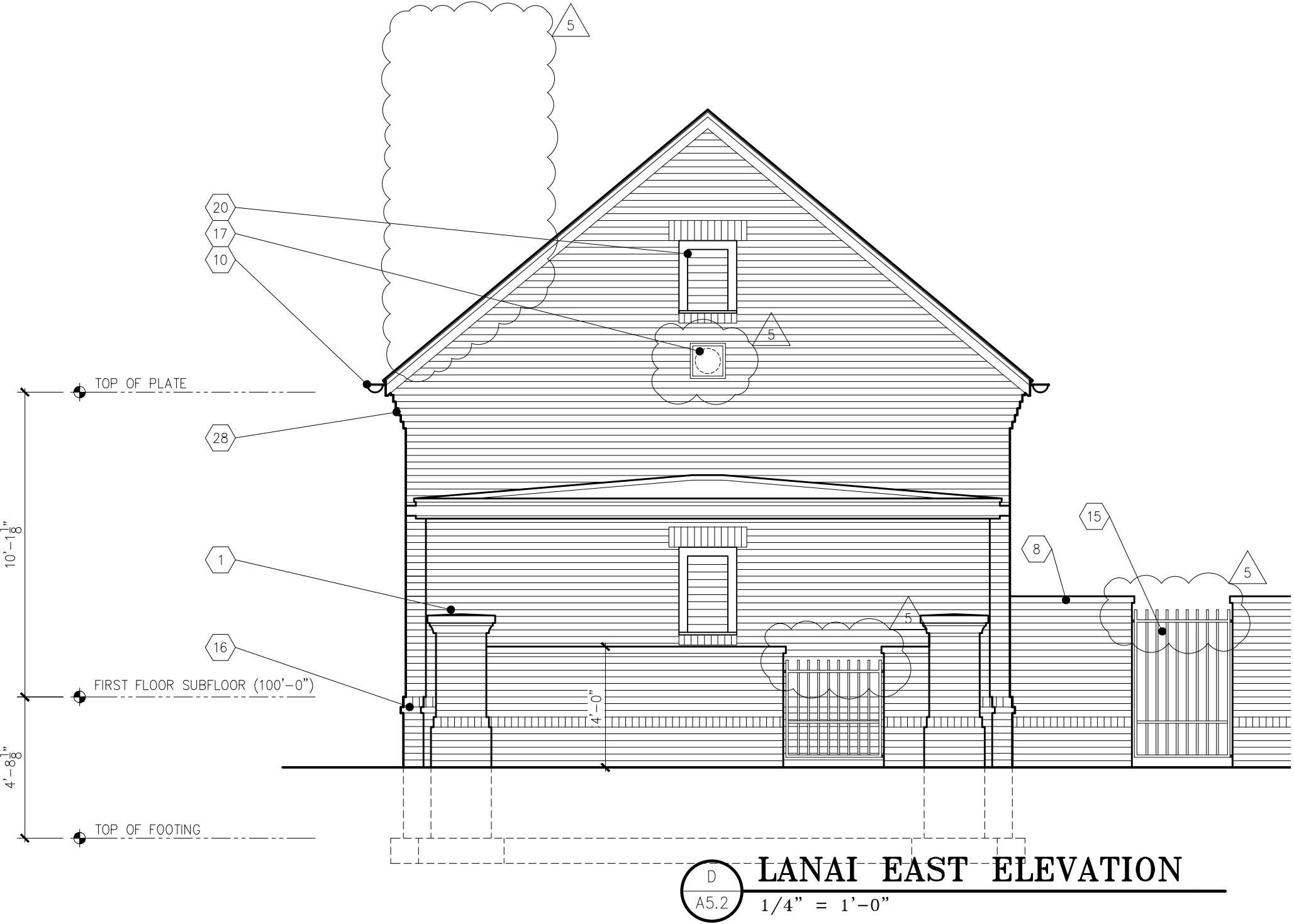
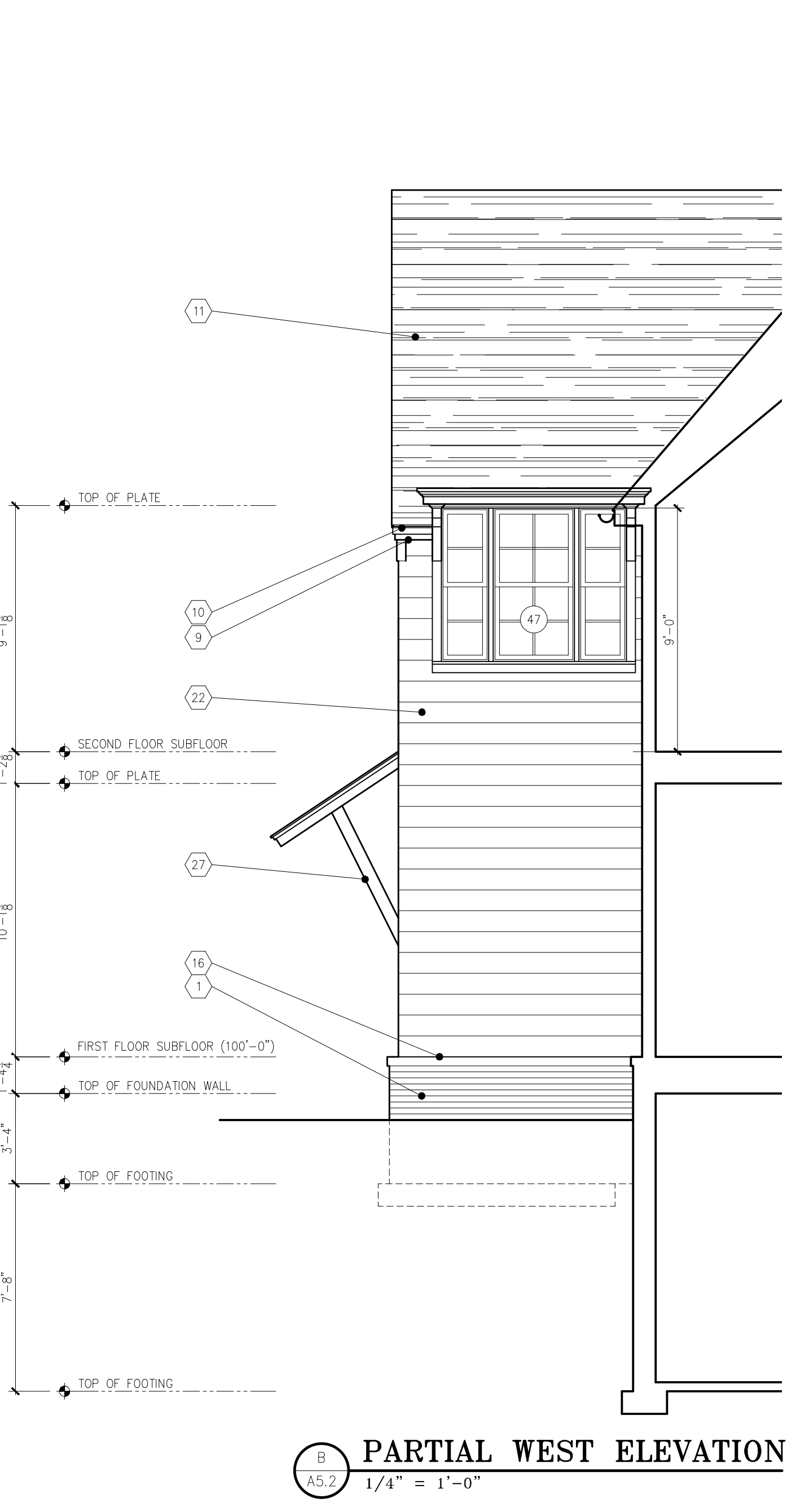
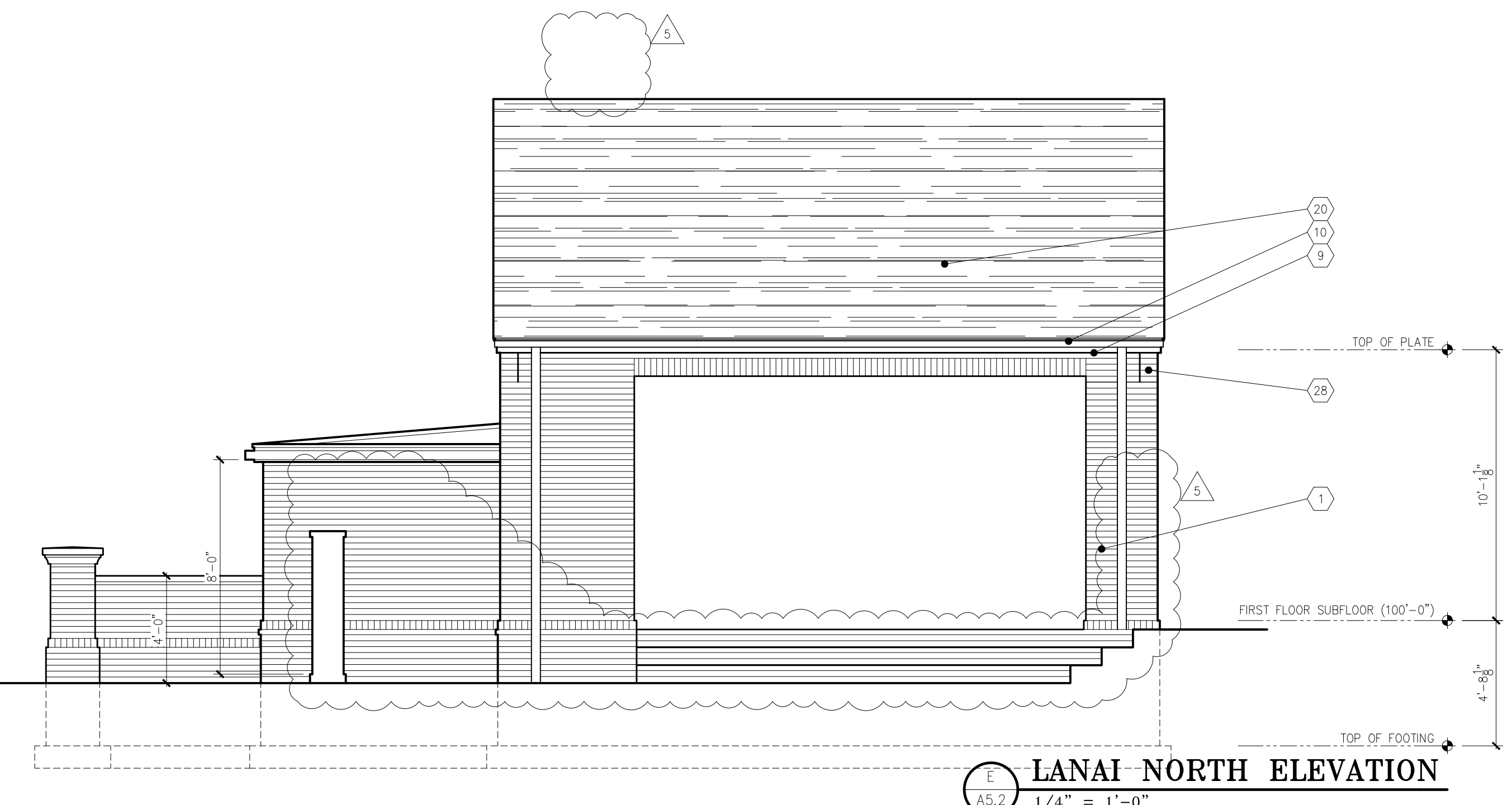
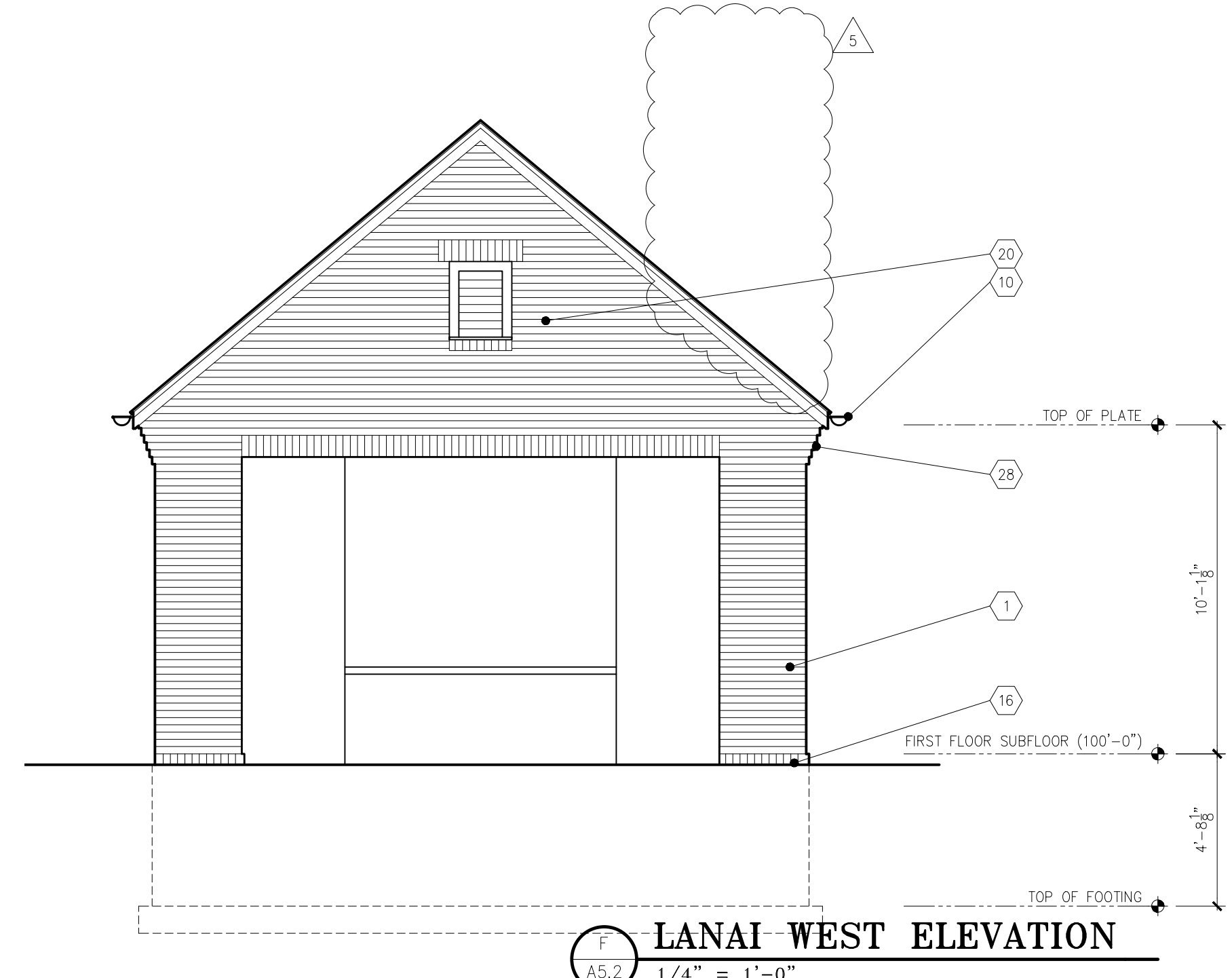
JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST. COLUMBUS, OH 43215

ELEVATIONS
17060
20 APRIL 2018
CONSTRUCTION DOCUMENTS

REVISIONS
1. P-12-18
2. 02-21-18
3. 06-19
4. 08-01
5. 09-20

A5.2

- Exterior Finish Coded Notes:**
1. Brick veneer - painted white
 2. Cut limestone lintels
 3. Cut limestone sills
 4. Cut limestone band
 5. Wood bracket
 6. Not Used
 7. Stone steps and porch deck
 8. Cut stone wall cap
 9. Painted built up wood cornice
 10. Pre-finished aluminum gutters and downspouts - charcoal color (copper option)
 11. Asphalt shingles (synthetic slate option)
 12. Standing seam metal roof - charcoal color
 13. Aluminum clad wood windows w/ sll - black color
 14. Painted wood shutters
 15. Iron gate
 16. Brick rowlock watertable
 17. Direct vent pizza oven exhaust
 18. (2) 4'-0"x7'-0" skylights
 19. Board and batten siding - painted white
 20. Decorative wood louver
 21. Metal bracket - black painted
 22. Clapboard siding - 8" exposure
 23. Fiber cement trim boards - painted white
 24. Flat seam copper roof
 25. Clopay Modern Steel garage door - smooth finish - full lite - black color
 26. Painted trim board column wrap and mouldings
 27. Painted wood bracket
 28. Corbelled brick bracket - white painted
 29. Pps-fabricated light monitor - black color
 30. Custom metal screen



BULLETIN : 5



BEXLEY, Ohio 43209

SHAH RESIDENCE
424 South Columbia Avenue

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST., COLUMBUS, OH 43215

ELEVATIONS

17060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

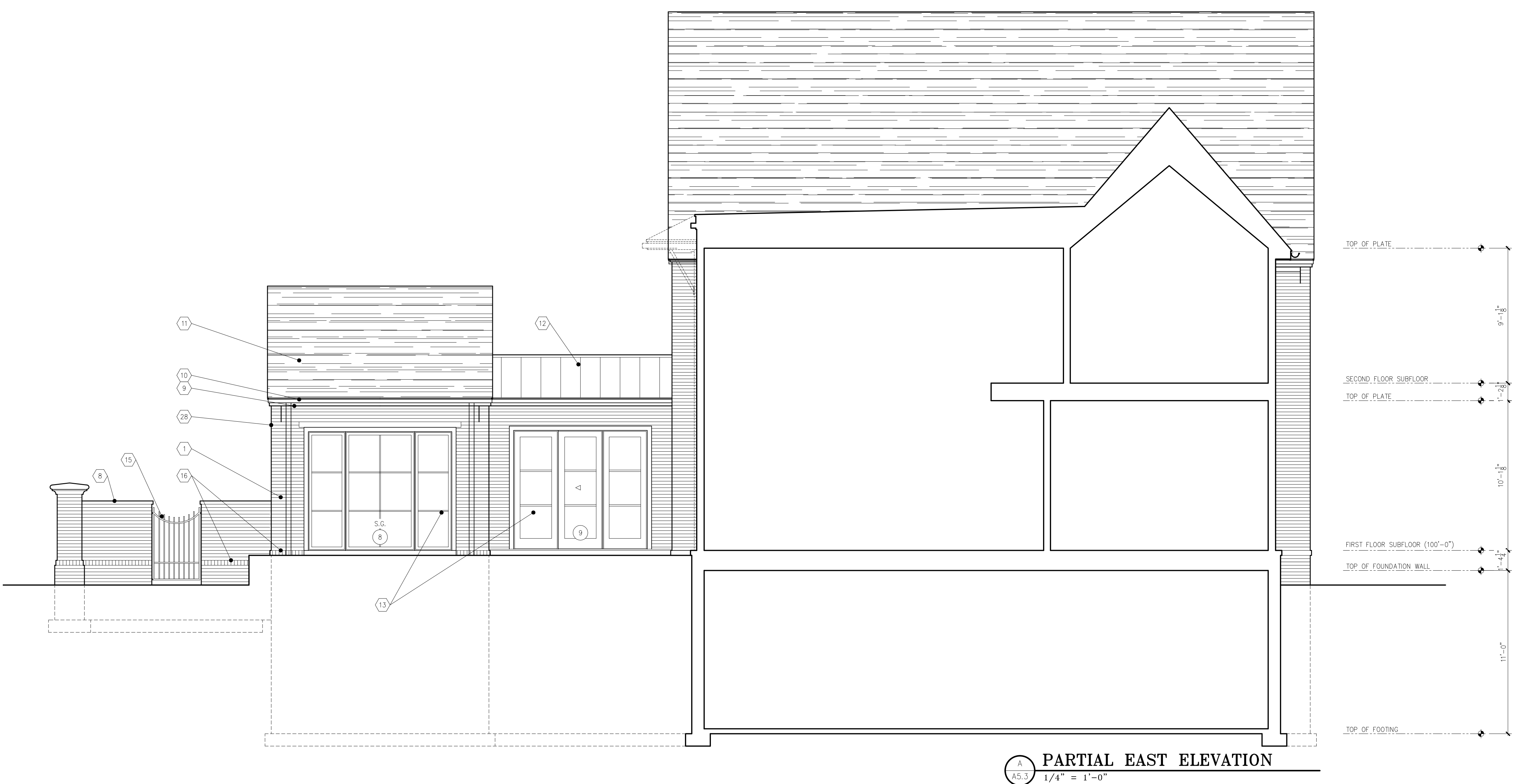
REVISIONS	DATE
1	18-12-18
2	18-12-18
3	18-12-18
4	18-12-18
5	18-12-18

A5.3

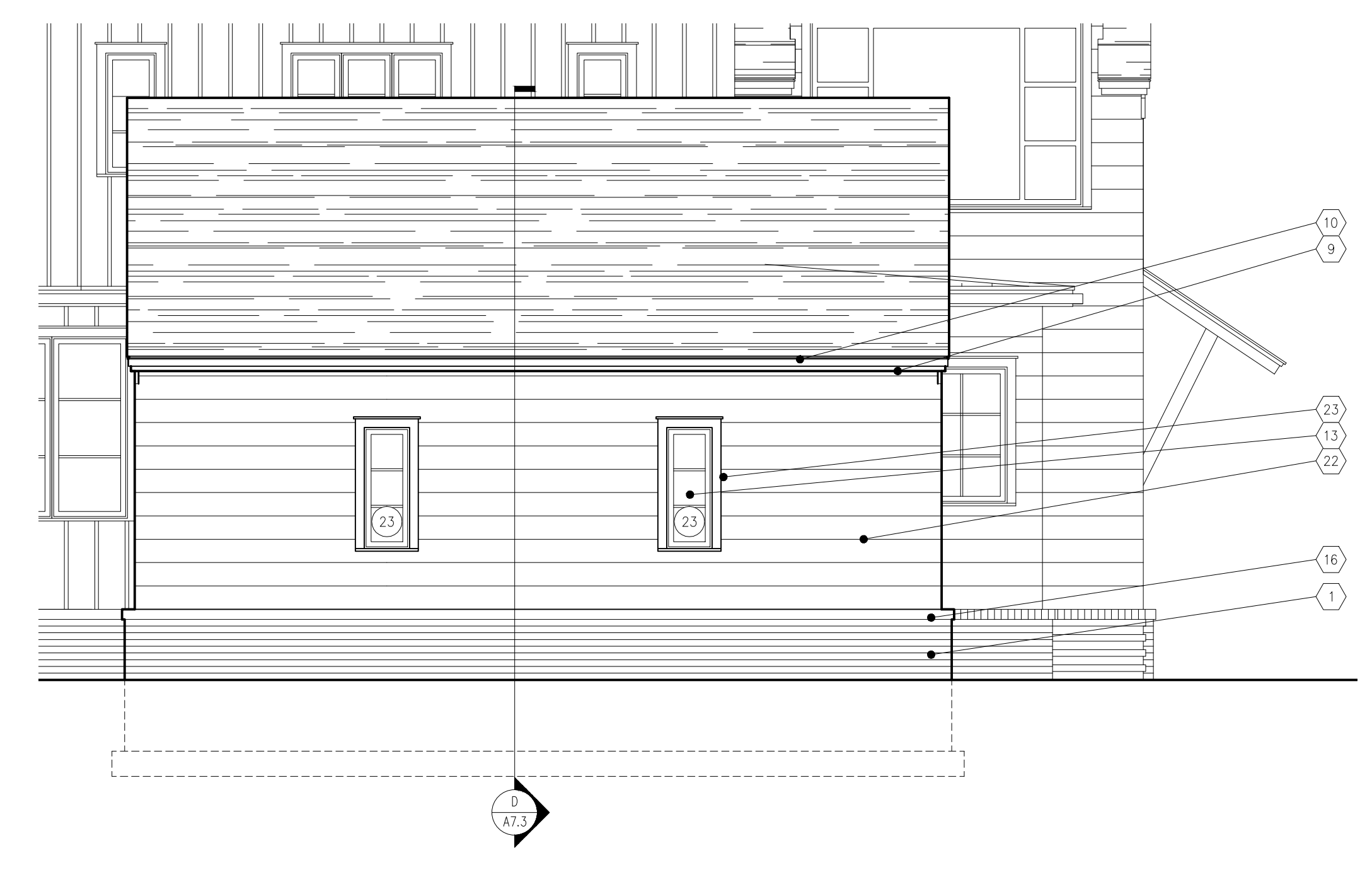
WINDOW & EXTERIOR DOOR SCHEDULE							
SIZES ARE BASED ON MARVIN ULTIMATE CLAD WINDOWS AND DOORS							
NUMBER	SIZE	WINDOW / DOOR TYPE	COLOR	NUMBER	SIZE	WINDOW / DOOR TYPE	COLOR
1	3030	DOUBLE HUNG	COCONUT CREAM	27	3030	DOUBLE HUNG	COCONUT CREAM
2	3642	DOUBLE HUNG	COCONUT CREAM	28	5'-6"x9'-0"	FULL LITE ENTRY DOOR	BRONZE
3	4042	DOUBLE HUNG	COCONUT CREAM	29	3030	DOUBLE HUNG	COCONUT CREAM
4	3'-6"x9'-0"	SOLID WOOD ENTRY DOOR W/ SIDELITES	BLACK	30	3232	DOUBLE HUNG	COCONUT CREAM
5	4042	DOUBLE HUNG	COCONUT CREAM	31	3232	DOUBLE HUNG	COCONUT CREAM
6	1848	CASEMENT	COCONUT CREAM	32	3232	DOUBLE HUNG	COCONUT CREAM
7	3234	DOUBLE HUNG	COCONUT CREAM	33	3232	DOUBLE HUNG	COCONUT CREAM
8	3096/5696/3096	(3)CASEMENT	BRONZE	34	1632/3232/1632	(3)DOUBLE HUNG	COCONUT CREAM
9	(3)5'-0"x8'-0"	FULL LITE SLIDING PATIO DOOR W/SIDELITES	BRONZE	35	3032	DOUBLE HUNG	COCONUT CREAM
10	7296	DIRECT GLAZE	BRONZE	36	4884	CASEMENT	BRONZE
11	4836/4896	(2)CASEMENT	BRONZE	37	7284	CASEMENT	BRONZE
12	7232/7296	(2)CASEMENT	BRONZE	38	3030	DOUBLE HUNG	COCONUT CREAM
13	3'-6"x9'-0"	FULL LITE FRENCH DOOR	BRONZE	39	1630/3030/1630	(3)DOUBLE HUNG	BRONZE
14	2684	CASEMENT	BRONZE	40	1848	CASEMENT	BRONZE
15	4884	CASEMENT	BRONZE	41	1848	CASEMENT	BRONZE
16	8884	CASEMENT	BRONZE	42	1848/1848/1848	(3)CASEMENT	BRONZE
17	2684	CASEMENT	BRONZE	43	1848	CASEMENT	BRONZE
18	3'-6"x9'-0"	FULL LITE FRENCH DOOR	BRONZE	44	1848	CASEMENT	BRONZE
19	3072/9672/3072	(3)CASEMENT	BRONZE	45	1630/3030/1630	(3)DOUBLE HUNG	COCONUT CREAM
20	1848	CASEMENT	BRONZE	46	3030	DOUBLE HUNG	COCONUT CREAM
21	2830	DOUBLE HUNG	BRONZE	47	1630/3030/1630	(3)DOUBLE HUNG	COCONUT CREAM
22	2830	DOUBLE HUNG	COCONUT CREAM	48	1848	CASEMENT	COCONUT CREAM
23	1848	CASEMENT	COCONUT CREAM	49	8195	CASEMENT	COCONUT CREAM
24	3664	CASEMENT	COCONUT CREAM	50	1848	CASEMENT	COCONUT CREAM
25	3'-8"x8'-0"	3/4 LITE ENTRY DOOR	COCONUT CREAM	51	12'-0"x8'-0"	OVERHEAD GARAGE DOOR	BLACK
26	3664	CASEMENT	COCONUT CREAM	52	9'-0"x8'-0"	OVERHEAD GARAGE DOOR	BLACK

WINDOW AND DOOR NOTES:

- VERIFY ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER
- SEE ELEVATIONS FOR SAFETY GLAZING (S.G.) WINDOW LOCATIONS
- WINDOW TYPES 1, 2, AND 3 MEET OR EXCEED EMERGENCY ESCAPE AND RESCUE REQUIREMENTS FOR SLEEPING ROOMS
- ALL DOORS AND SIDE LITES TO HAVE TEMPERED SAFETY GLAZING



A PARTIAL EAST ELEVATION
1/4" = 1'-0"



C PARTIAL EAST ELEVATION
1/4" = 1'-0"

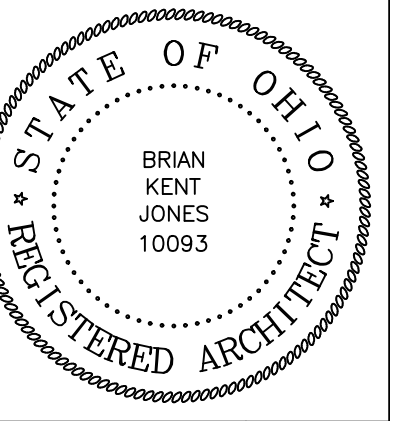


B EAST ELEVATION
1/4" = 1'-0"

Exterior Finish Coded Notes:

- Brick veneer - painted white
- Cut limestone lintels
- Cut limestone sills
- Cut limestone band
- Wood bracket
- Not Used
- Stone steps and porch deck
- Cut stone wall cap
- Painted built up wood cornice
- Pre-finished aluminum gutters and downspouts - charcoal color (copper option)
- Asphalt shingles (synthetic slate option)
- Standing seam metal roof - charcoal color
- Aluminum clad wood windows w/ s/dl - black color
- Painted wood shutters
- Iron gate
- Brick egg-lock watertable
- Direct vent pizza oven exhaust
- (2) 4'-0"x7'-0" skylights
- Board and batten siding - painted white
- Decorative wood louver
- Metal bracket - black painted
- Clapboard siding - 8" exposure
- Fiber cement trim boards - painted white
- Flat seam copper roof
- Clay Modern Steel garage door - smooth finish - full lite - black color
- Painted trim board column wrap and moldings
- Painted wood bracket
- Corbelled brick bracket - white painted
- Pre-fabricated light monitor - black color
- Custom metal screen

BULLETIN : 5



BEXLEY, Ohio 43209

SHAH RESIDENCE
424 South Columbia Avenue

OWNERSHIP AND USE OF DOCUMENTS:
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS
ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT
JONES ARCHITECTS, INC.

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST. COLUMBUS, OH 43215

BUILDING SECTIONS

17060
20 APRIL 2018

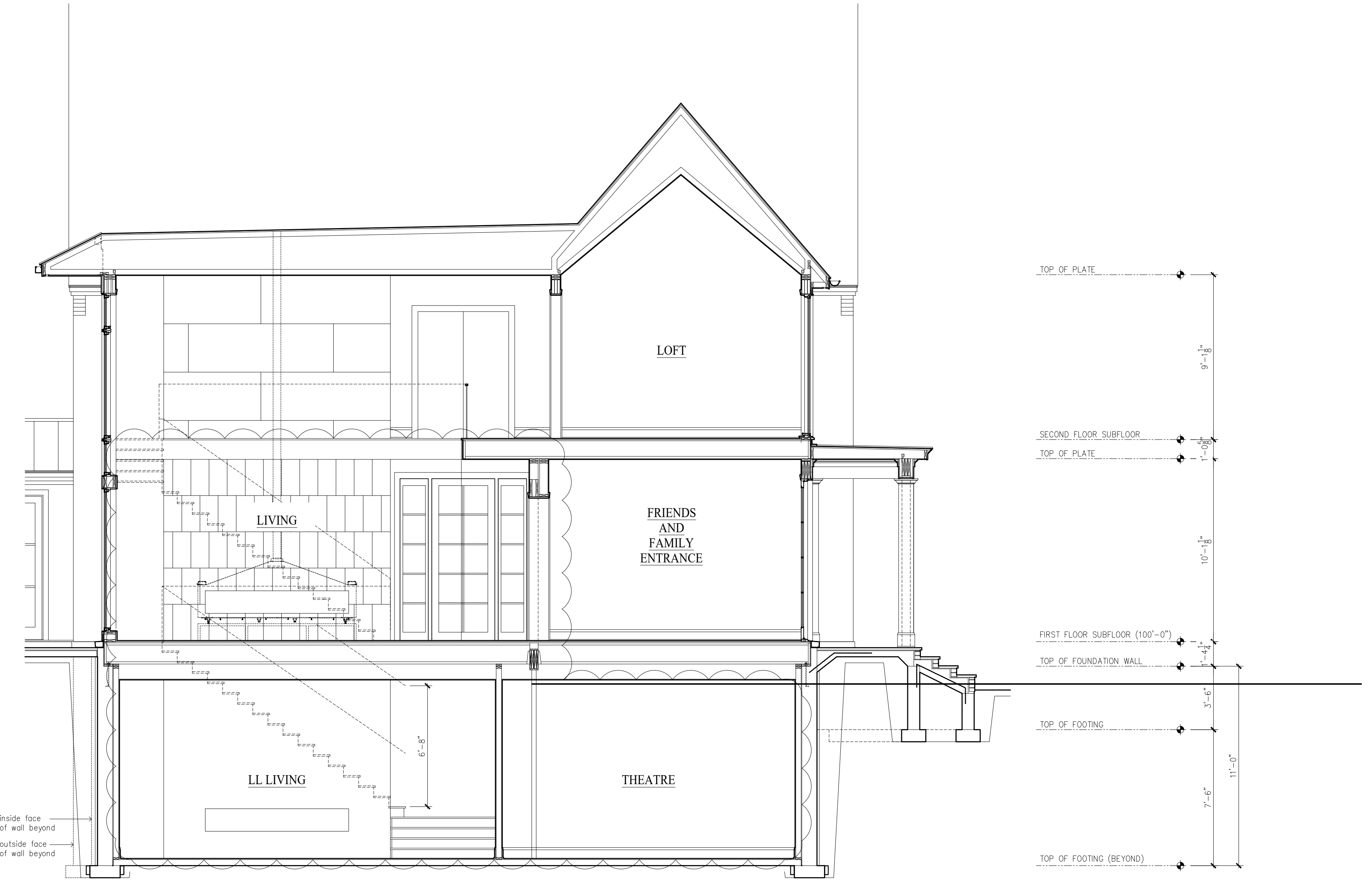
CONSTRUCTION DOCUMENTS

REVISIONS
▲ 18-12-18
▲ 18-02-18
▲ 18-06-18
▲ 18-08-18
▲ 18-09-20

A6.1



BUILDING SECTION
A6.1 1/4" = 1'-0"



BUILDING SECTION
B A6.1 1/4" = 1'-0"



BUILDING SECTION
A A6.1 1/4" = 1'-0"

BULLETIN : 5



BEXLEY, Ohio 43209

SHAH RESIDENCE
424 South Columbia Avenue

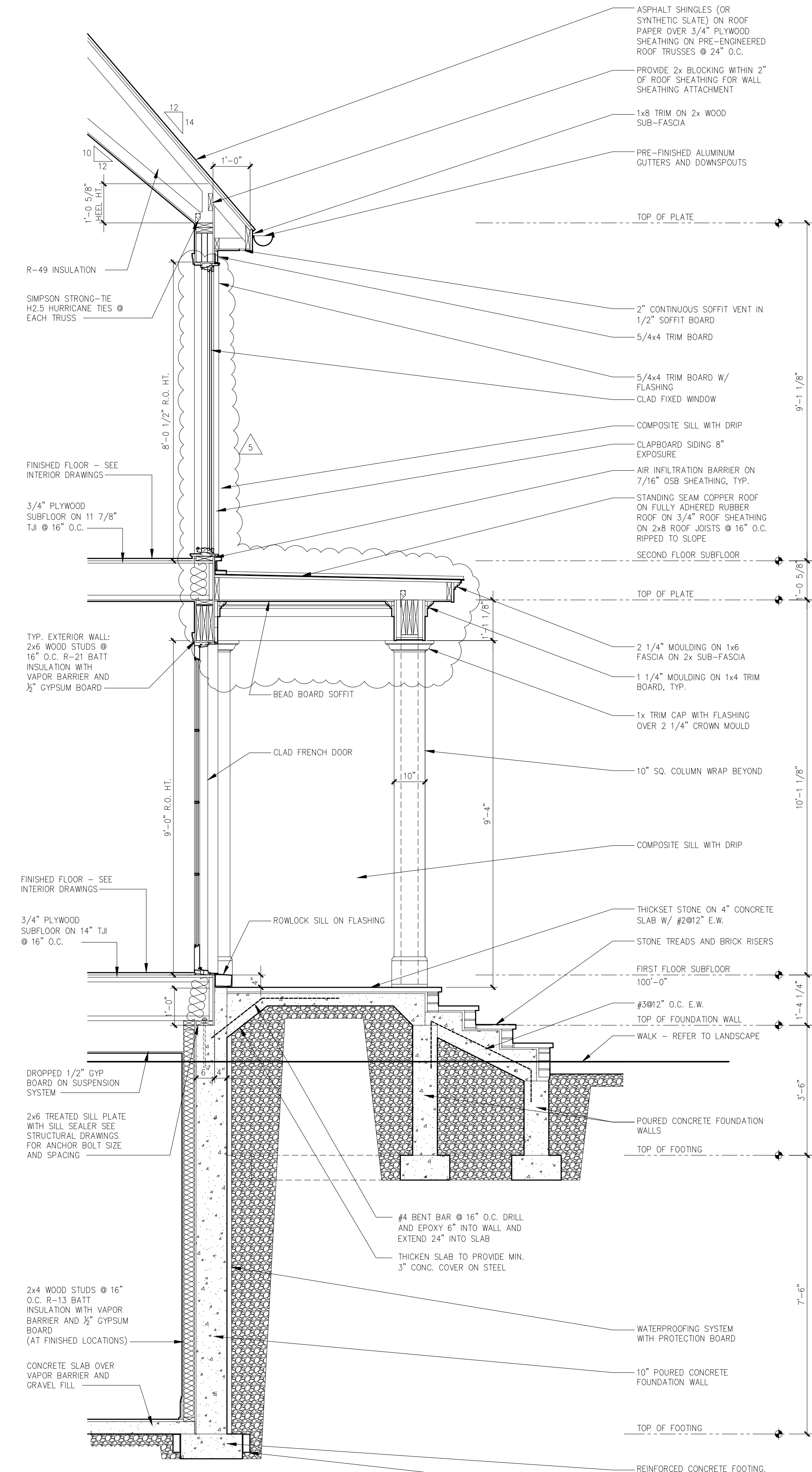
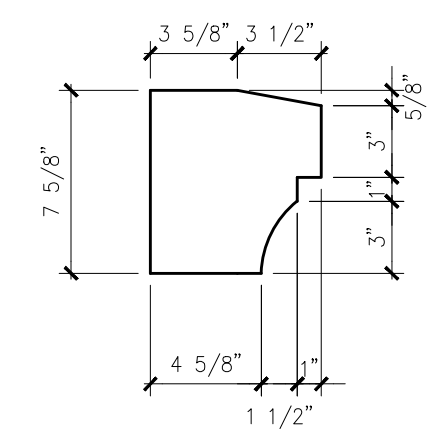
JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST. COLUMBUS, OH 43215

WALL SECTIONS
17060
20 APRIL 2018
CONSTRUCTION DOCUMENTS

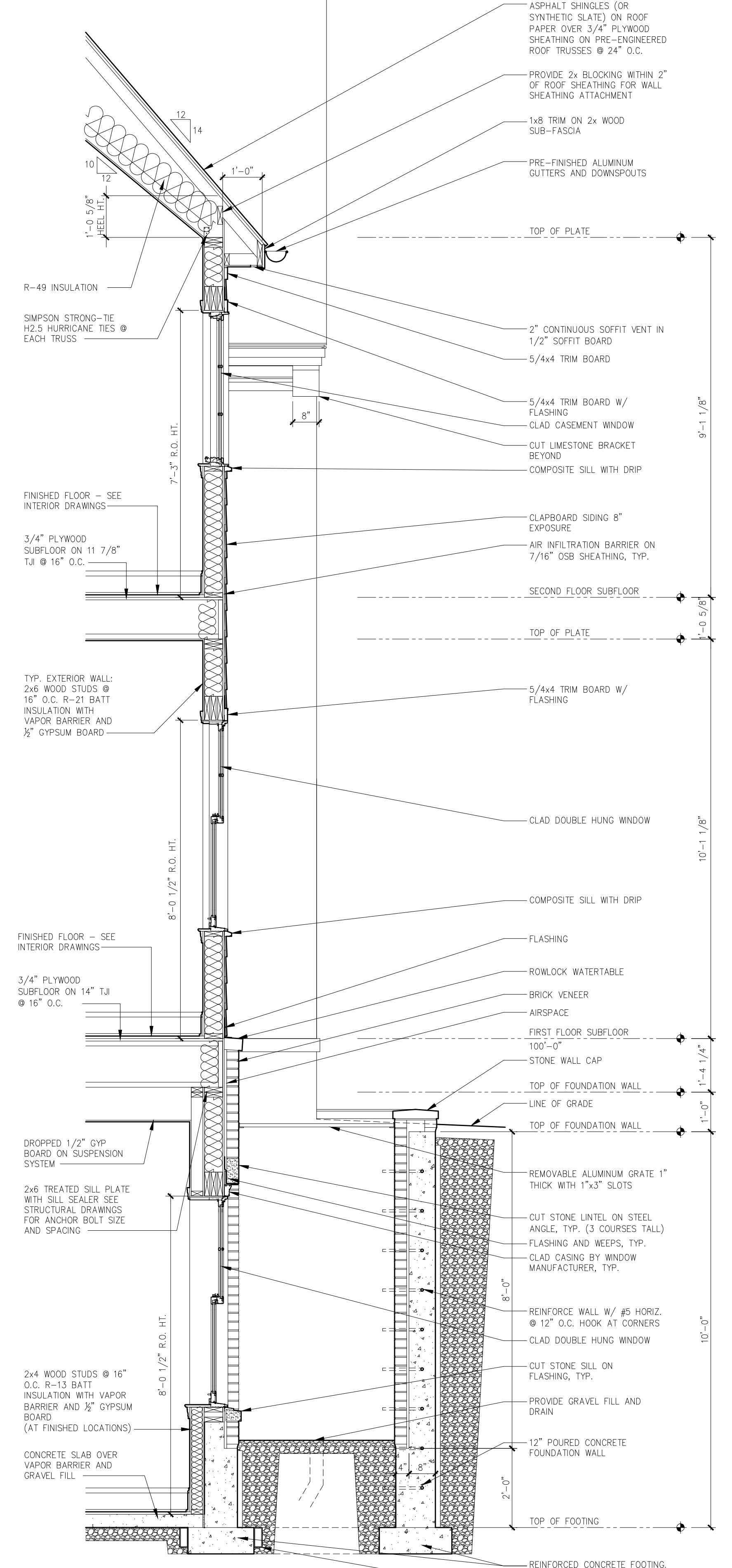
REVISIONS	DATE	DESCRIPTION
1	8-12-18	ISSUE FOR PERMIT
2	9-21-18	REVISED PER COMMENTS
3	6-19	REVISED PER COMMENTS
4	6-20	REVISED PER COMMENTS
5	10-20	REVISED PER COMMENTS

A7.1

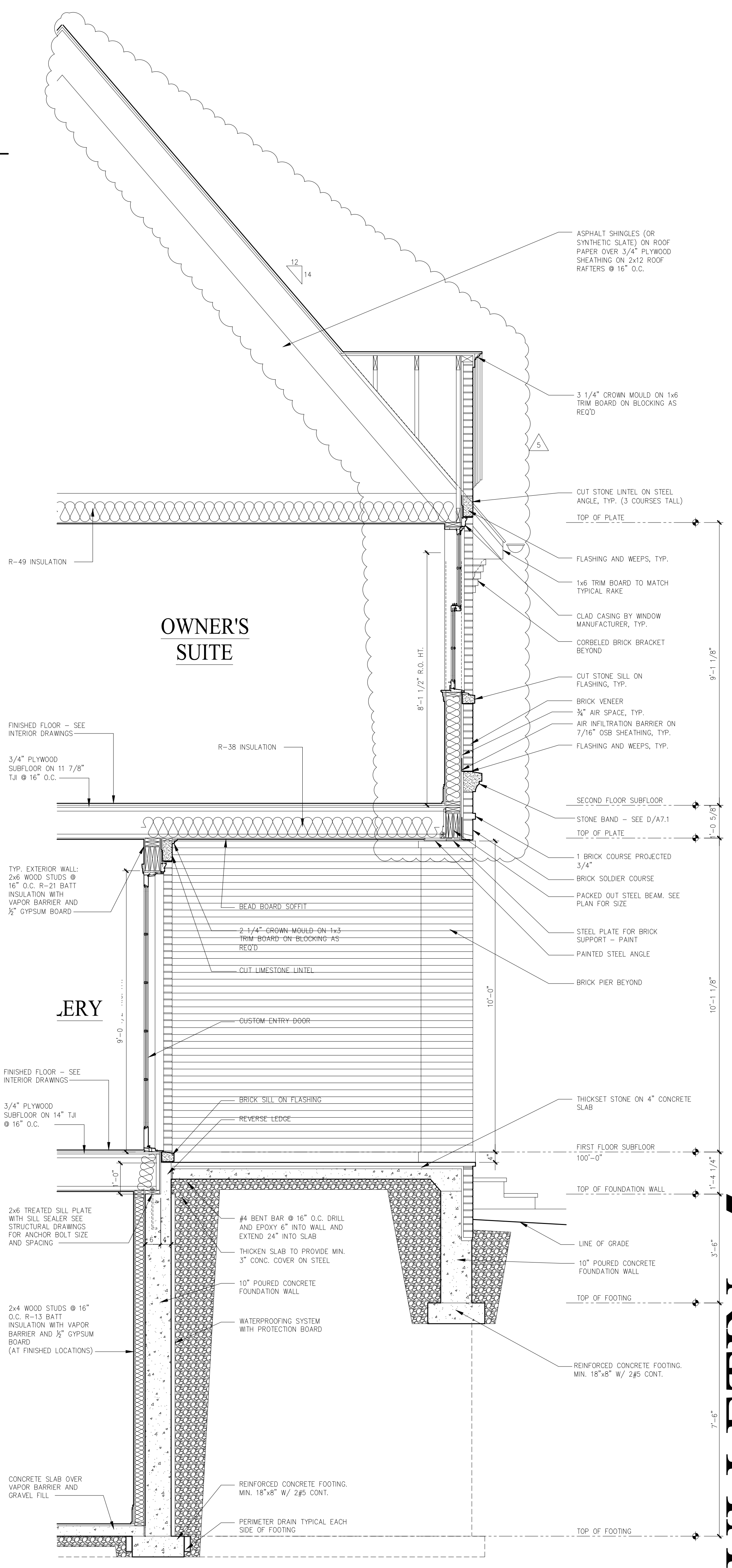
STONE PROFILE
1/2" = 1'-0"



WALL SECTION
1/2" = 1'-0"



WALL SECTION
1/2" = 1'-0"



WALL SECTION
1/2" = 1'-0"

BULLETIN : 5

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT JONES ARCHITECTS, INC.



BEXLEY, OHIO 43209

SHAH RESIDENCE
424 South Columbia Avenue

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST., COLUMBUS, OH 43215

WALL SECTIONS

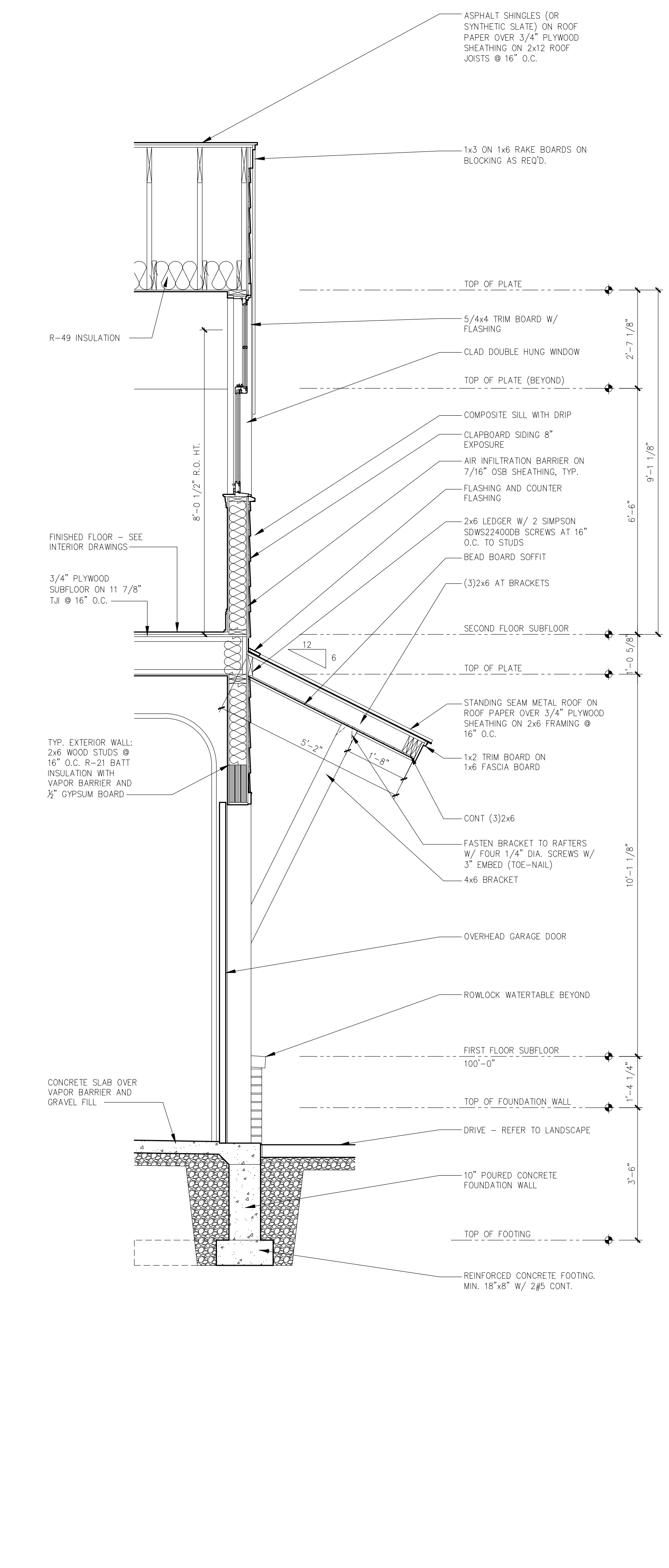
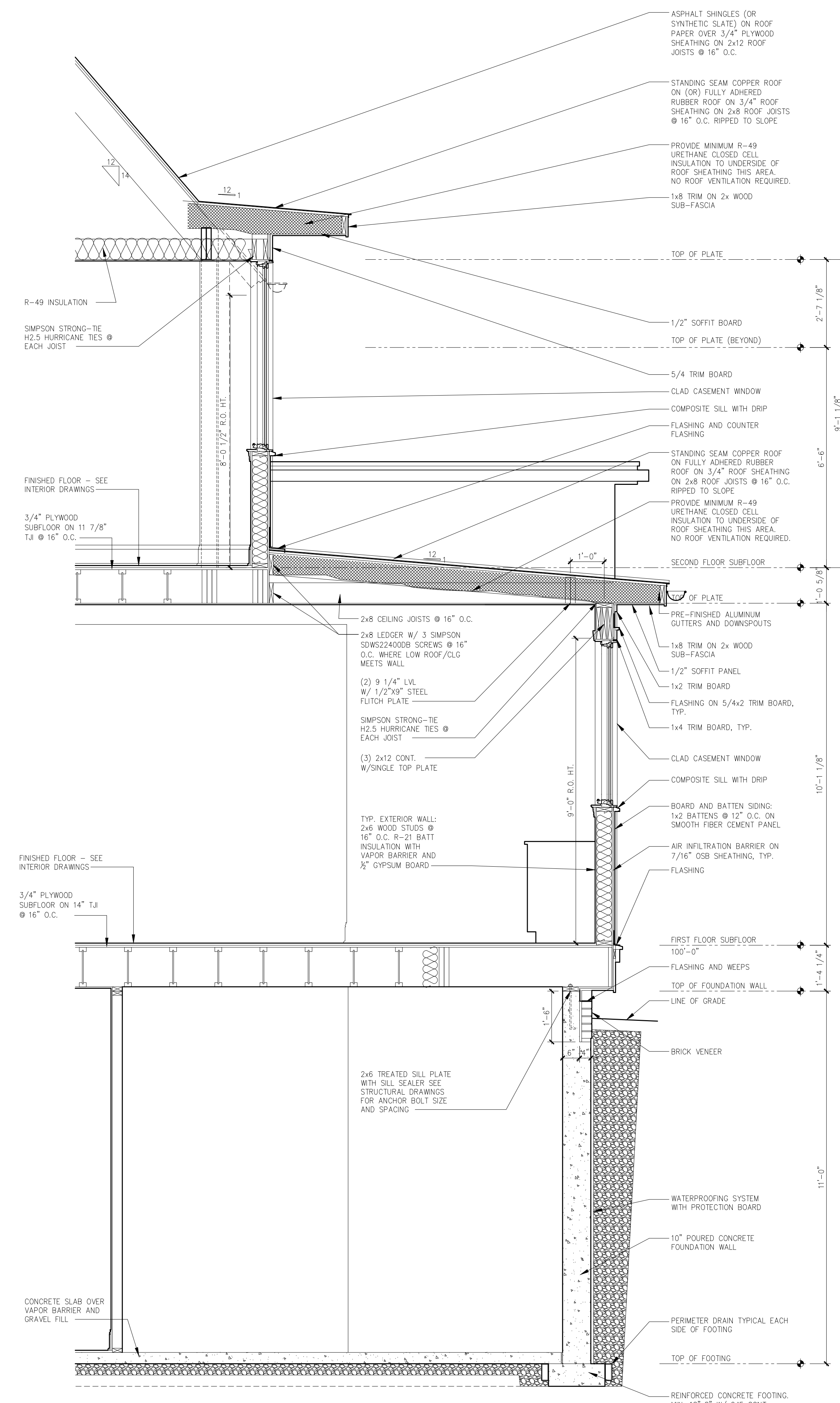
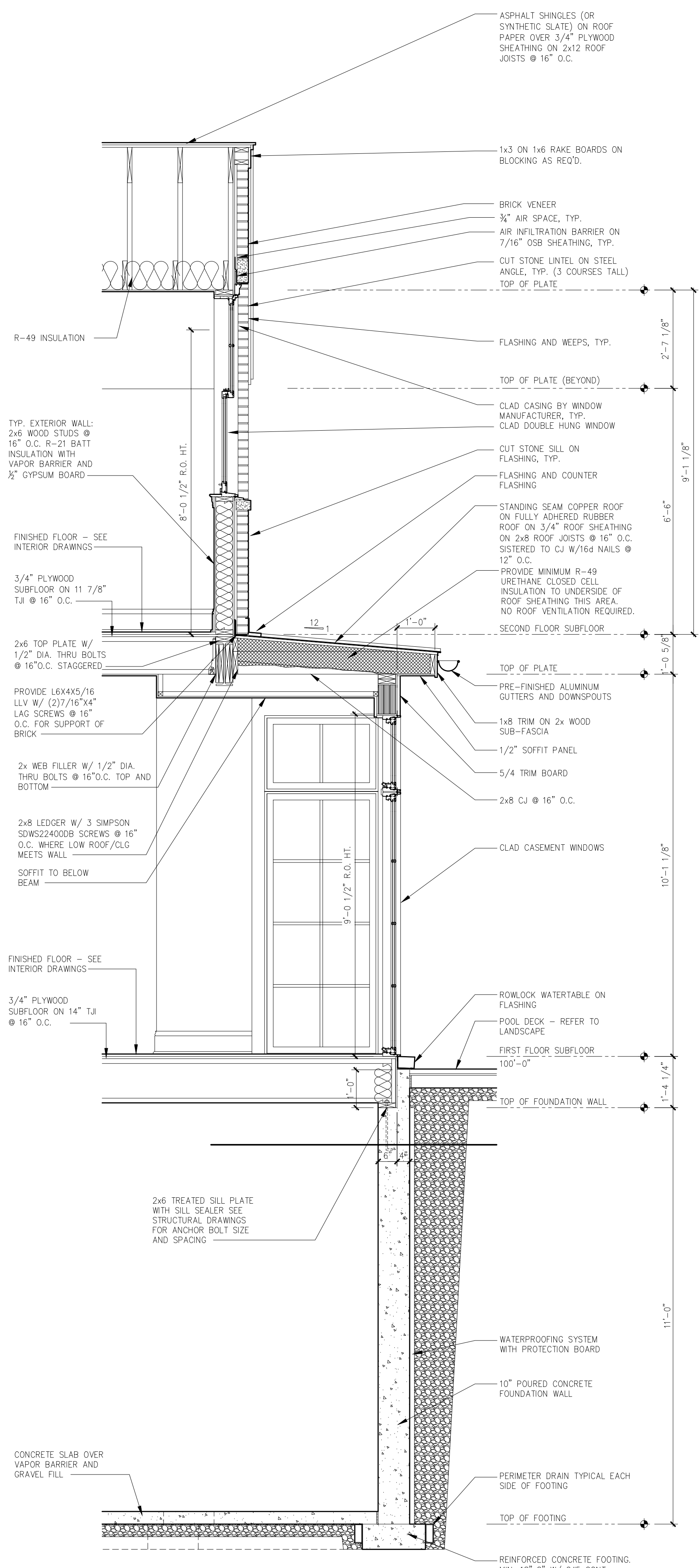
17060
20 APRIL 2018

CONSTRUCTION DOCUMENTS

REVISIONS
1-12-18
2-21-18
6-6-19
6-26-19
10-2-20

A7.2

BULLETIN : 5





BEXLEY, Ohio 43209

SHAH RESIDENCE
424 South Columbia Avenue

JONES
BRIAN KENT JONES ARCHITECTS, INC.
583 SOUTHERN ST. COLUMBUS, OH 43215

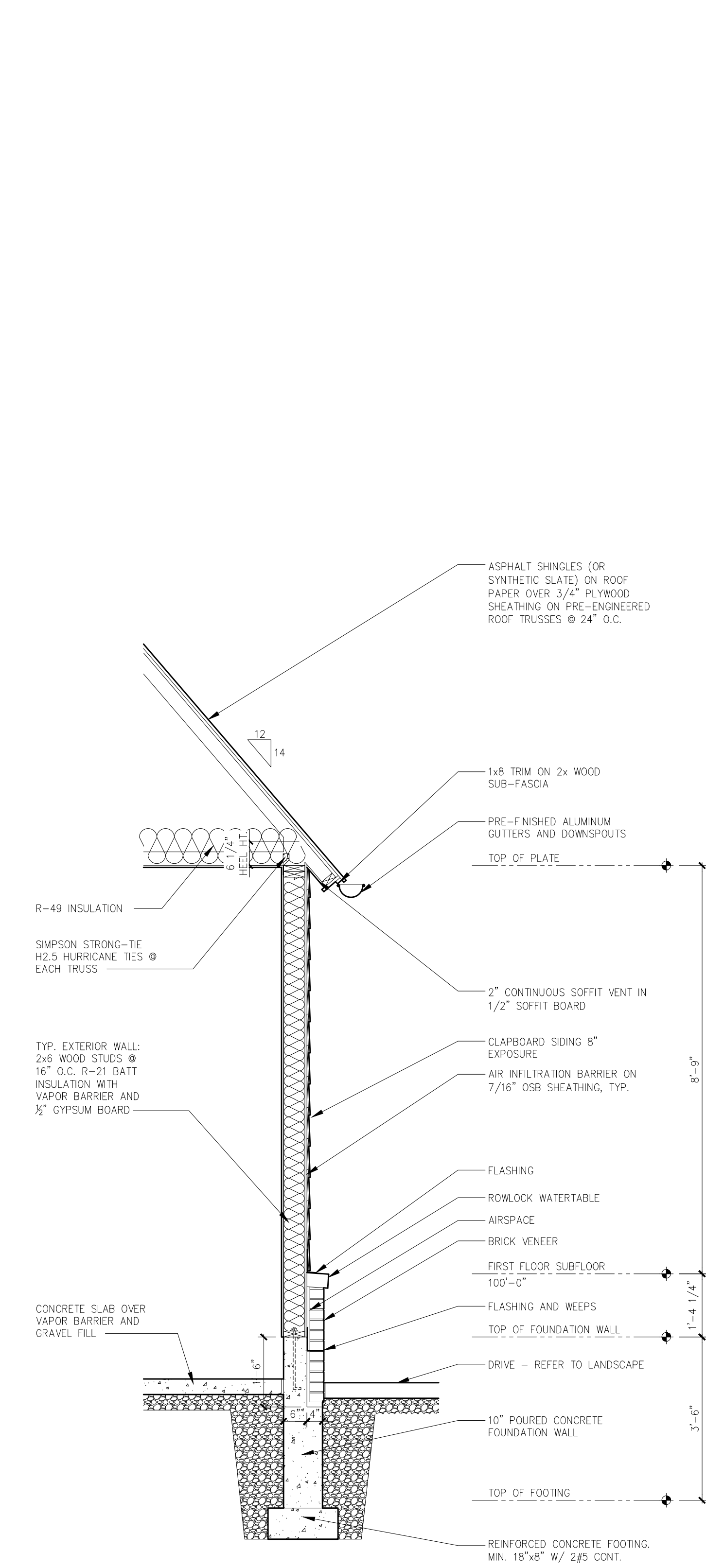
WALL SECTIONS

17060
20 APRIL 2018

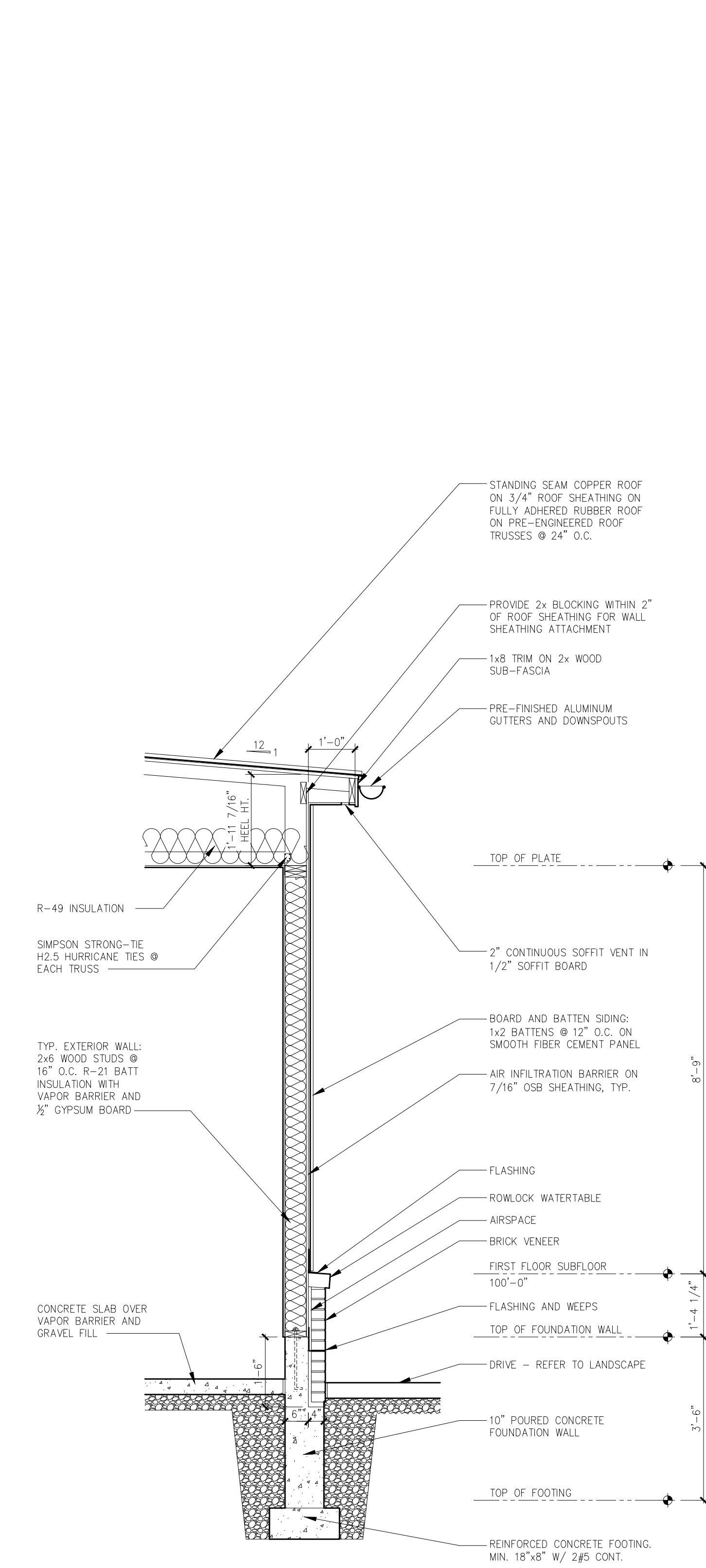
REVISIONS

A7.3

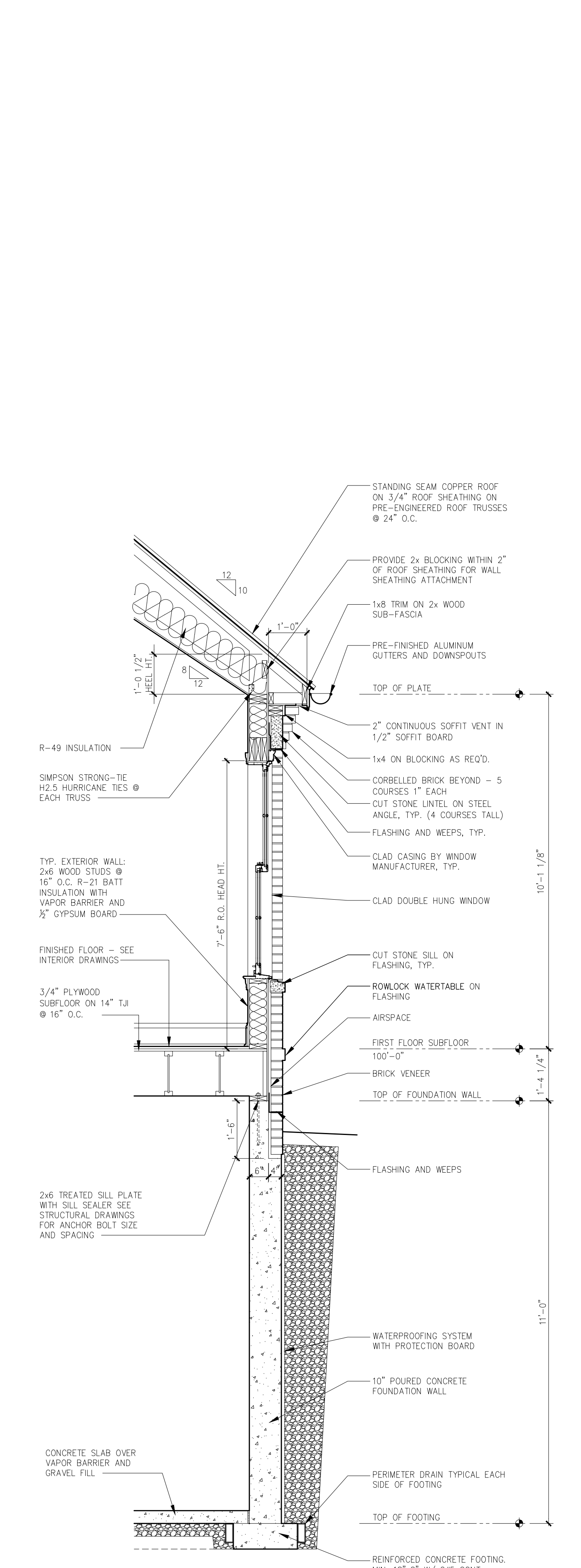
OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC WITHIN AUTHORIZATION OF BRIAN KENT JONES ARCHITECTS, INC.



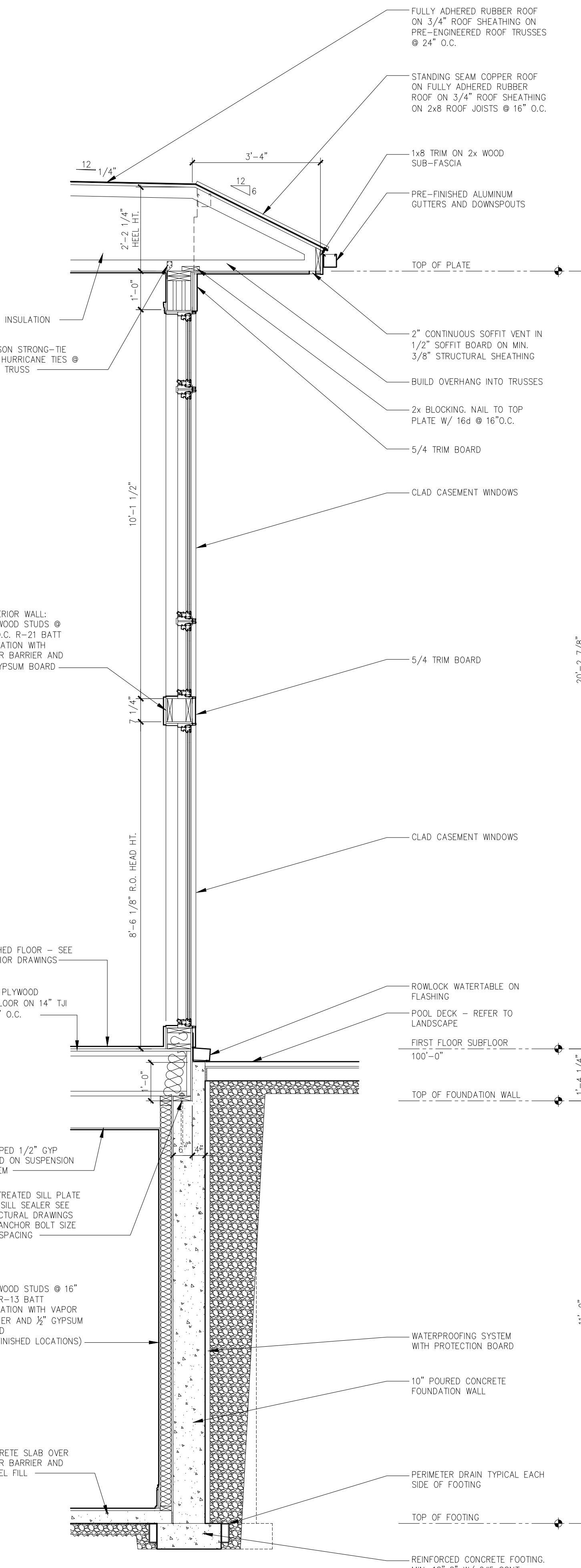
D WALL SECTION
1/2" = 1'-0"



E WALL SECTION
1/2" = 1'-0"



F WALL SECTION
1/2" = 1'-0"



G WALL SECTION
1/2" = 1'-0"

BULLETIN : 5