

SHEET INDEX:

- g-1 Site Plan & Code Notes
- a-1 Floor Plan
- a-2 Elevations

Site Plan Key:

- A Existing Concrete Sidewalk
- B Existing 2 Story Single Family Home w/Full Basement
- C New 252sf 1 story Addition w/Crawl Space
- D New Conc. Patio
- E Existing Asphalt Drive
- F Existing 1 Story Garage w/Slab on Grade

Site Plan Notes:

All Dimensions Rounded Up to the Nearest Foot.

ZONING:

Parcel #:020-001691  
 .171 Acres  
 Zoning: R6 High Density  
 Lot Size: 50' x 149'  
 Year Built: 1942  
 Current Coverage:  
 House: 890sf  
 Garage: 280sf  
 Proposed Addition: 252sf  
 Total Proposed: 1,422sf  
 19% Coverage < 35%  
 Proposed Addition is 1 story.  
 Front Yard Setback: 74'  
 Rear Yard Setback: 65'  
 Side Yard Setback (North): 17'  
 Side Yard Setback (South):13'

PROJECT:

### Addition to 489 Northview Dr.

OWNER:

### Chris Bell and Ameer Bellwanzo

### 489 Northview Dr., Bexley, OH 43209

PROJECT DESCRIPTION:

1 Story 252sf Addition to Existing Single Family Home. Wood Framed Construction, Concrete Foundation Wall, Crawl Space. New Electrical & Plumbing, Extension of Existing HVAC System.

CODE:

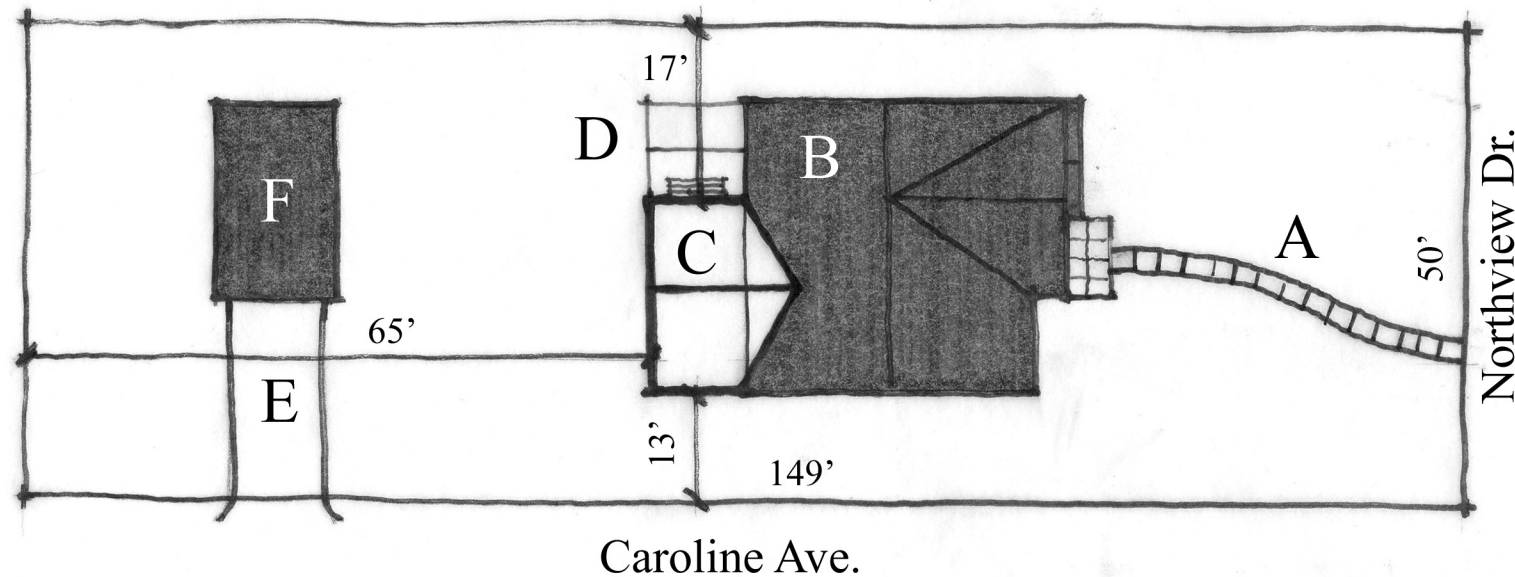
2013 Ohio Residential Code

PROJECT DESIGN PARAMETERS:

Seismic Desing Category: A  
 Assumed Bearing Capacity: 2,000psf  
 Weathering: Severe  
 Climate Zone: 5  
 Frost Line Depth: 36"  
 Snow Load: 20psf  
 Wind Speed: 90mph  
 Flame Spread Index:  
 Walls, Ceilings <200  
 Insulation in All Areas <25  
 Smoke Developed Index <450  
 Sleeping Area Loads: 30psf Live + 20psf Dead  
 All Other Area Loads: 40psf Live + 20psf Dead  
 All Framing: No. 2 Grade Southern Yellow Pine or Better  
 Exterior Exposed Concrete Foundation Wall: 3,000psi  
 Exterior Side Walk Concrete: 3,500psi w/5% Air Entrainment

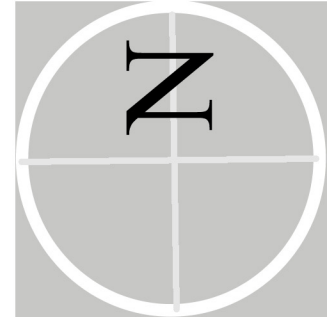
ADDITIONAL SUBMISSIONS:

Building Permit - City of Bexley  
 Truss Shop Drawings to be Submitted by Contractor  
 Seperate Permits to be filled by the contractors performing the work for HVAC, Electric and Plumbing



Site Plan

1" = 20'-0"



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 jpredovich@gmail.com

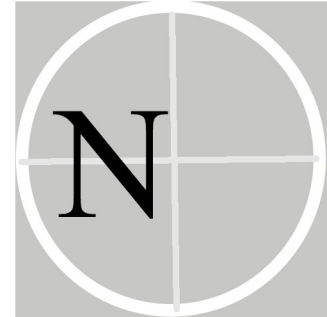
**ADDITION TO 489 NORTHVIEW DR.**

Chris Bell & Ameer Bellwanzo  
 489 Northview Dr.  
 Bexley, OH 43209

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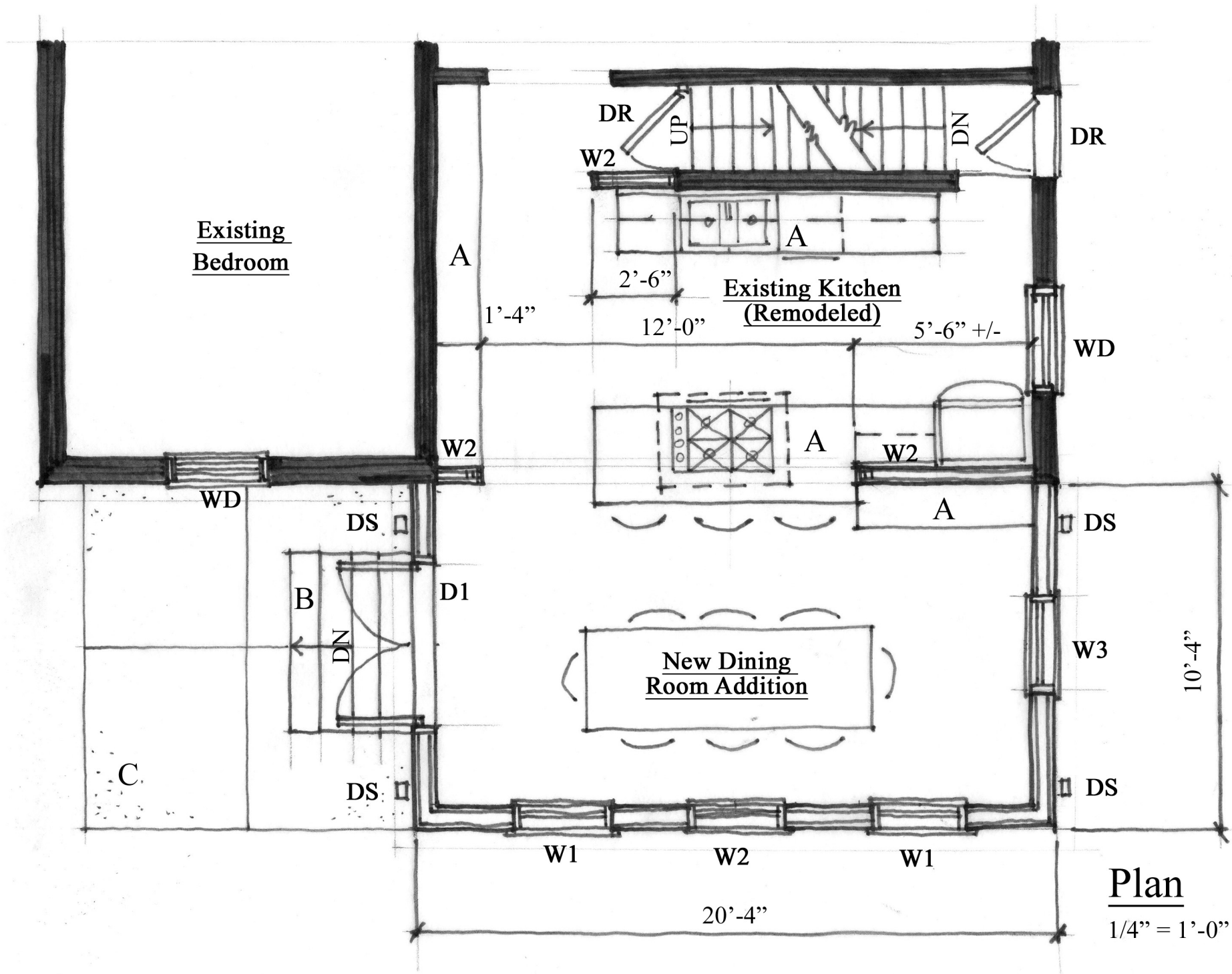


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**a-1**  
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Plan Notes:

1. All Dimensions to Face of Stud U.N.O.
2. All Walls Are W1 U.N.O.

Plan Key:

- A Cabinets by Owner
- B Pressure Treated Wood Stairs
- C New 4" Concrete Patio

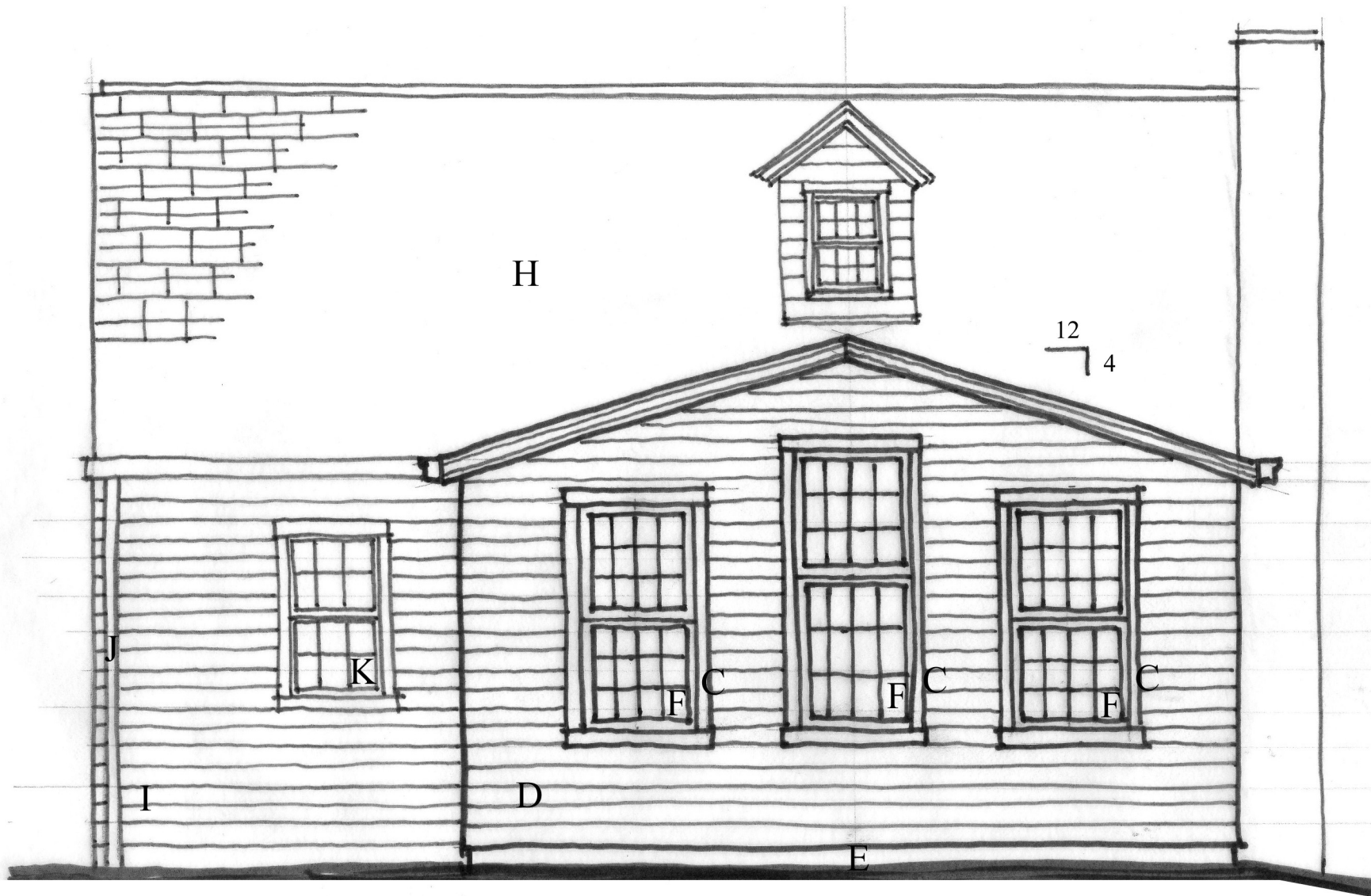
Opening Schedule:

- D1 5'-0" x 6'-8" Hinged Patio Door
- W1 3'-0" x 6'-0" Double Hung Window
- W2 3'-0" x 7'-4" Double Hung Window
- W3 3'-0" x 4'-0" Double Hung Window
- WD Existing Double Hung Window
- DR Existing Wood Door

Wall Types:

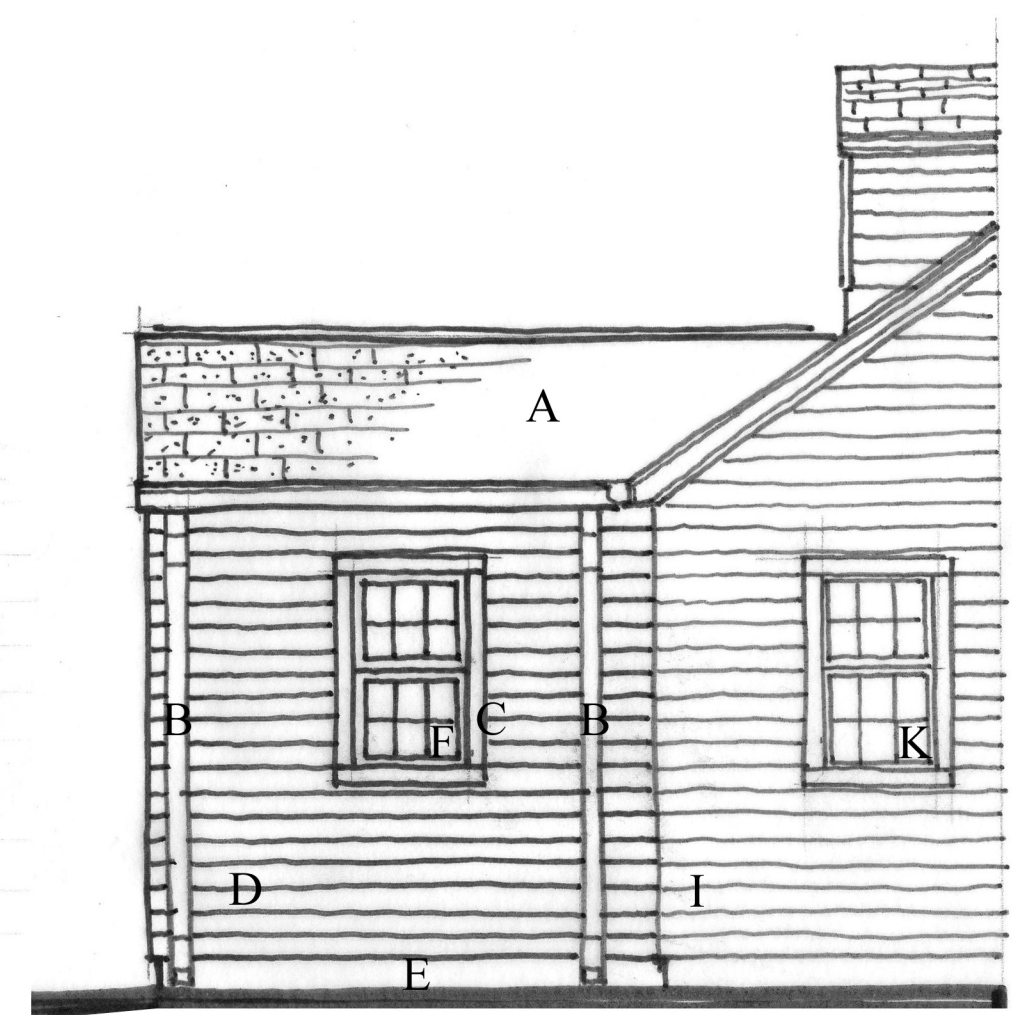
- W1 5/8" Gyp. w/Paint Fin.  
2x6 @ 16" O.C.  
R21 Batt Insul. w/Kraft Paper Face  
19/32" OSB Exposure 1  
Tyvek House Wrap  
Fiber Cement Siding
- W2 5/8" Gyp. w/Paint Fin. Both Sides  
Water Resistant Gyp. on Plumbing Walls  
2x4 @ 16" O.C.





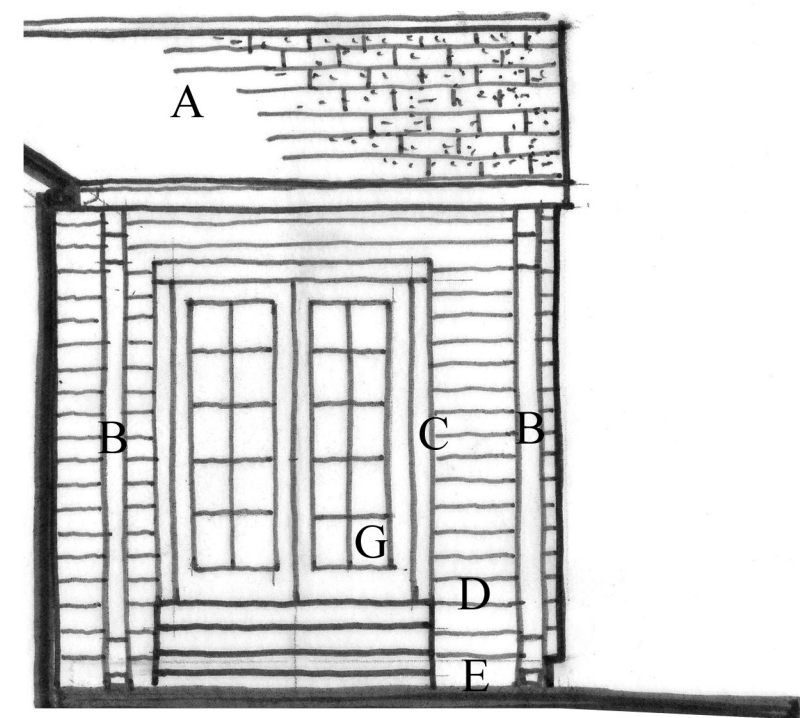
Elevation

1/4" = 1'-0"



Elevation

1/4" = 1'-0"

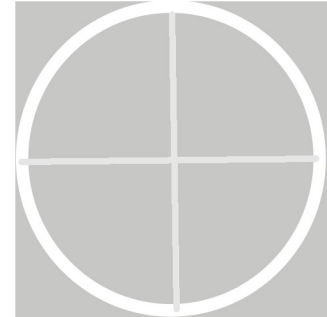


Elevation

1/4" = 1'-0"

Elevation Key:

- A New Asphalt Shingle Roof
- B New Alu. Gutter and Downspout
- C New 4" Fiber Cement Siding Trim
- D New Fiber Cement Siding with 6" Exposed Face
- E New Exposed Concrete Wall
- F New Double Hung Window
- G New Hinged Patio Door
- H Existing Shingle Roof
- I Existing Wood Siding and Trim
- J Existing Gutter and Downspout
- K Existing Double Hung Window



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