

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

**ZONING NOTES**  
ZONING DISTRICT - R-2 INTERMEDIATE - SINGLE FAMILY RESIDENTIAL  
PARCEL NUMBER - 020-001977

LOT AREA	26,166 SQ. FT.
LOT COVERAGE (AREA ENCLOSED WITHIN WALLS, INCLUSIVE OF GARAGE)	3,645.5 SQ. FT. 13.9%
PERMITTED LOT COVERAGE	6,539 SQ. FT. 25.0%

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E. BROAD ST.

**ADDITION & REMODELING  
THE JAMES RESIDENCE  
2250 E. BROAD ST.**

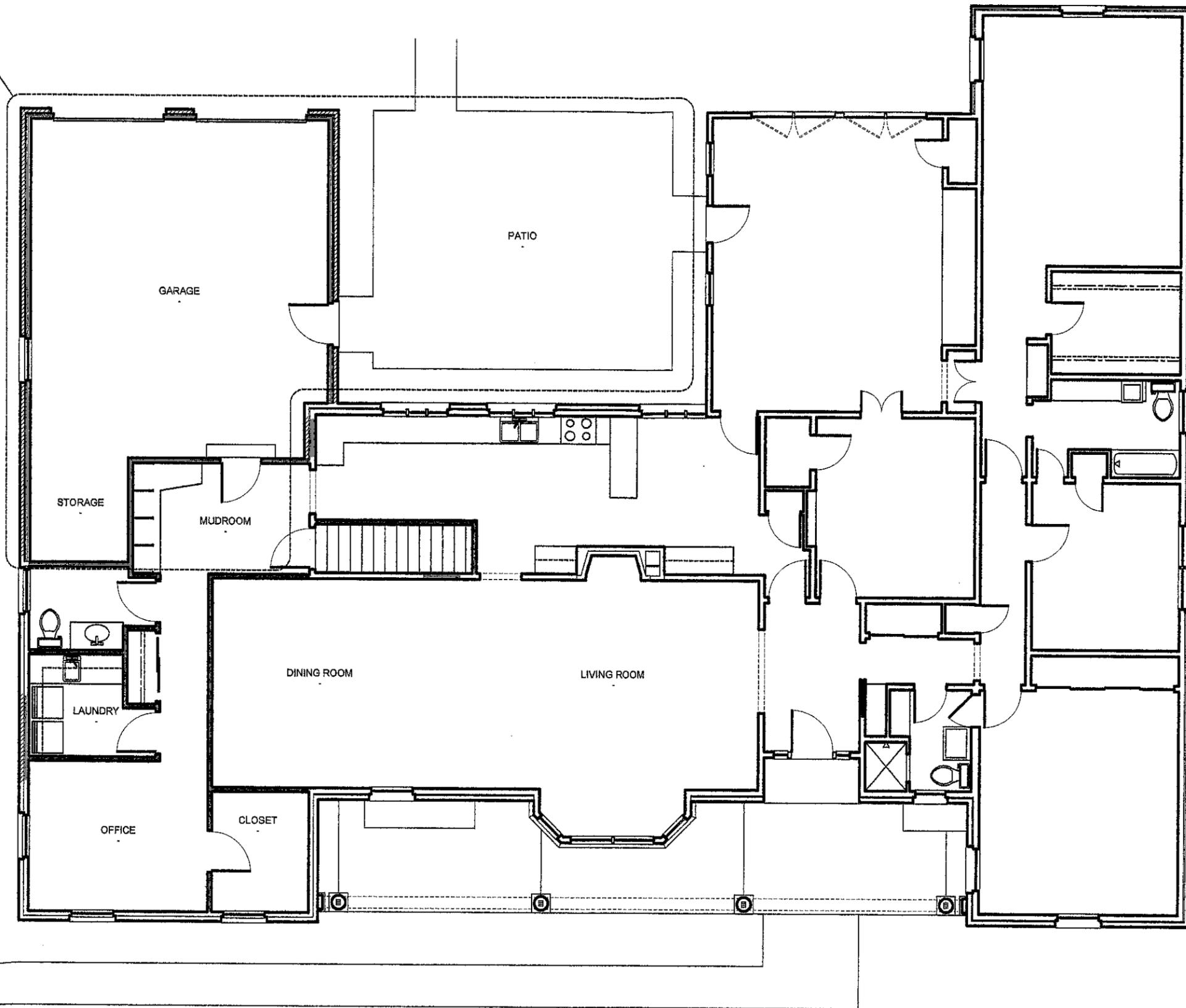


Gary J. Alexander,  
Architect  
1324 Dublin Road, Columbus, Ohio 43215  
(614) 487-0637 Fax (614) 486-4040

DESIGN REVIEW: 08-23-12

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PROPOSED ADDITION



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**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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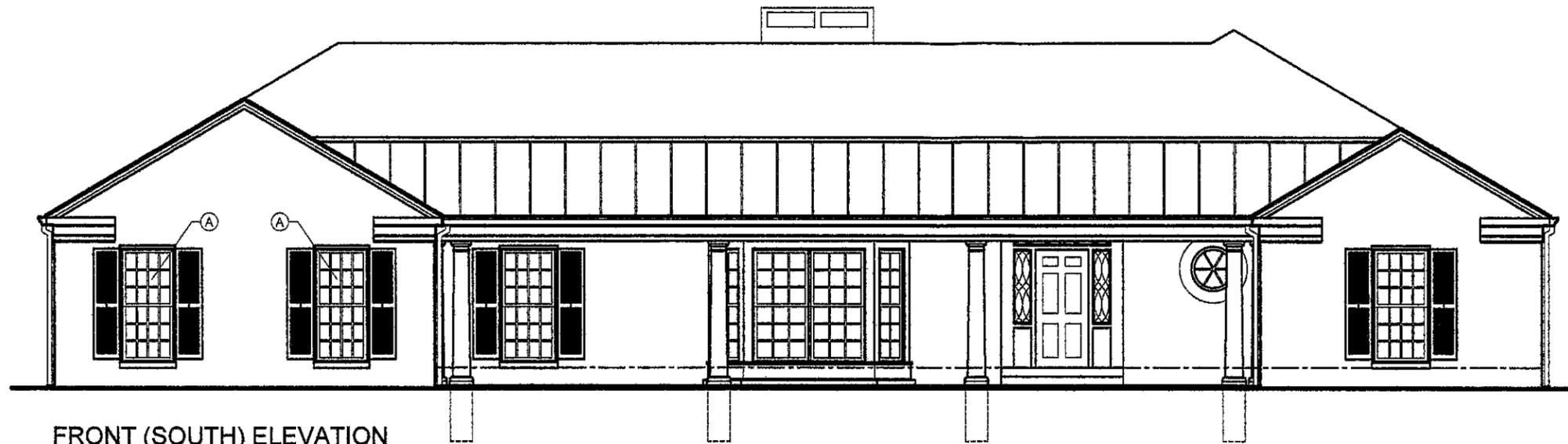
DESIGN REVIEW: 08-23-12  
**A-2**

EXTERIOR ELEVATION NOTES

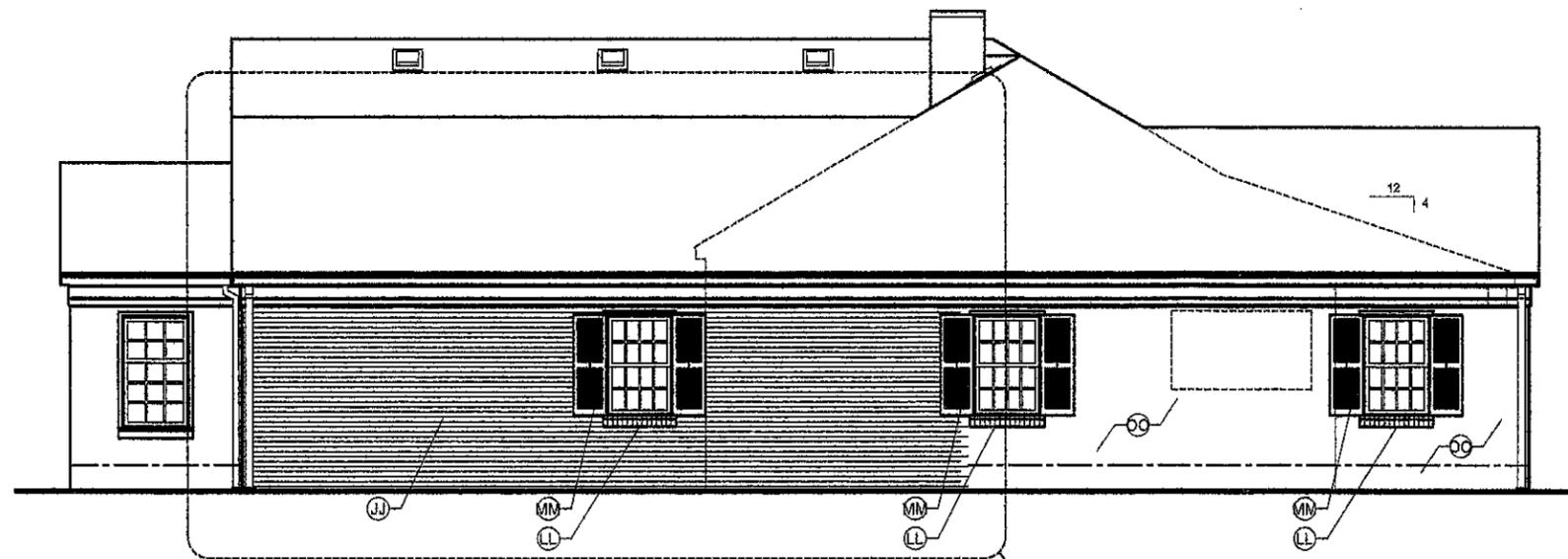
-ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

-ALL GUTTERS AND DOWNSPOUTS TO CONNECT UNDERGROUND TO DRAIN TILE AND DRAIN TILE TO BE ROUTED TO CURB AT STREET. IF EXISTING DRAIN TILE ARE TO BE USED, CONTRACTOR TO VERIFY THAT EXISTING DRAIN TILES ARE OPERATING PROPERLY PRIOR TO CONNECTING NEW DOWNSPOUTS

- A. WINDSOR VINYL DOUBLE-HUNG WINDOW, SIZED TO EXISTING OPENING. PROFILE AND TYPE OF MUNTIN WITHIN WINDOW TO MATCH EXISTING
- B. 1X WOOD TRIM
- C. REPLACE EXISTING WOOD BILL
- D. 1X WOOD TRIM, MATCH EXISTING EXPOSURE
- E. OCM814 1/2" X 7/8" MOLDING, CAPITAL CITY MILLWORK
- F. REPAIR AND REGROUT EXISTING ROWLOCK SILL AT BAY
- G. PORCH BREST BOARD TO MATCH AND ALIGN WITH EXISTING TRIM
- H. PROFILED TRIM TO MATCH AND ALIGN WITH EXISTING
- I. FASCIA TO MATCH AND ALIGN WITH EXISTING
- J. NEW OGEE PROFILE PREFINISHED ALUMINUM GUTTER, MATCH PROFILE OF EXISTING GUTTER
- K. NEW PREFINISHED ALUMINUM DOWNSPOUT
- L. DOWNSPOUT BOOT
- M. PREFINISHED STANDING SEAM METAL ROOF
- N. NEW DIMENSIONAL ROOF SHINGLES
- O. 12" BASE DIAMETER, FRP TUSCAN ROUND COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
- P. 12" BASE WIDTH, FRP TUSCAN SQUARE 1/2 COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
- Q. NEW ROOF STRUCTURE REQUIRED TO CREATE NEW HIPPED ROOF
- R. CONCRETE PORCH FLOOR
- S. NEW ROOF STRUCTURE OVER FAMILY ROOM
- T. ROOF VENT, PAINT TO MATCH SHINGLES
- U. TRIM BAND TO MATCH AND ALIGN WITH EXISTING
- V. HARDIPANEL LAP SIDING, 6" EXPOSURE, BLIND NAILED, SMOOTH FINISH
- W. BACK BAND TRIM, MITERED AT CORNERS WITH HEAD FLASHING CAPITAL CITY MILLWORK, CCM8488-B 1 1/8" X 1 1/8"
- X. 5/4 X 4 WOOD JAMB TRIM
- Y. 1 3/8" WIDE WOOD BILL
- Z. 1X WOOD KICK PLATE
- AA. REPLACE VISIBLE PORTION OF LOUVERS WITH SIDING ALIGNING WITH ADJACENT SIDING
- BB. NEW PREFINISHED ALUMINUM DOWNSPOUT, MATCH EXISTING, UTILIZE EXISTING DOWNSPOUT BOOT
- CC. RAKE TRIM TO MATCH EXISTING (EXISTING RAKE TRIM COMPOSED OF 2 PIECES)
- DD. 5/4 X 4 WOOD TRIM
- EE. 1X WOOD WASH WITH PAINTED METAL FLASHING
- FF. 5/4 X 6 OUTSIDE CORNER BOARD
- GG. 5/4 X 2 INSIDE CORNER BOARD
- HH. 5/4 X WOOD TRIM
- II. FASCIA TO MATCH EXISTING
- JJ. BRICK VENEER TO MATCH EXISTING
- KK. INSULATED STEEL GARAGE DOOR, CLOPAY COACHMAN COLLECTION, DESIGN 12, TOP 12
- LL. BRICK ROWLOCK BILLS TO MATCH EXISTING
- MM. SHUTTERS TO MATCH EXISTING
- NN. THERMA-TRU, 2 PANEL INSULATED STEEL ENTRY DOOR, PROFILES LINE
- OO. EXISTING BRICK TO BE REMOVED AND REPLACED WITH NEW BRICK ONLY ALONG WEST WALL OF ORIGINAL GARAGE



FRONT (SOUTH) ELEVATION  
SCALE: 1/8" = 1'-0"



SIDE (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"

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2250 E. BROAD ST.**

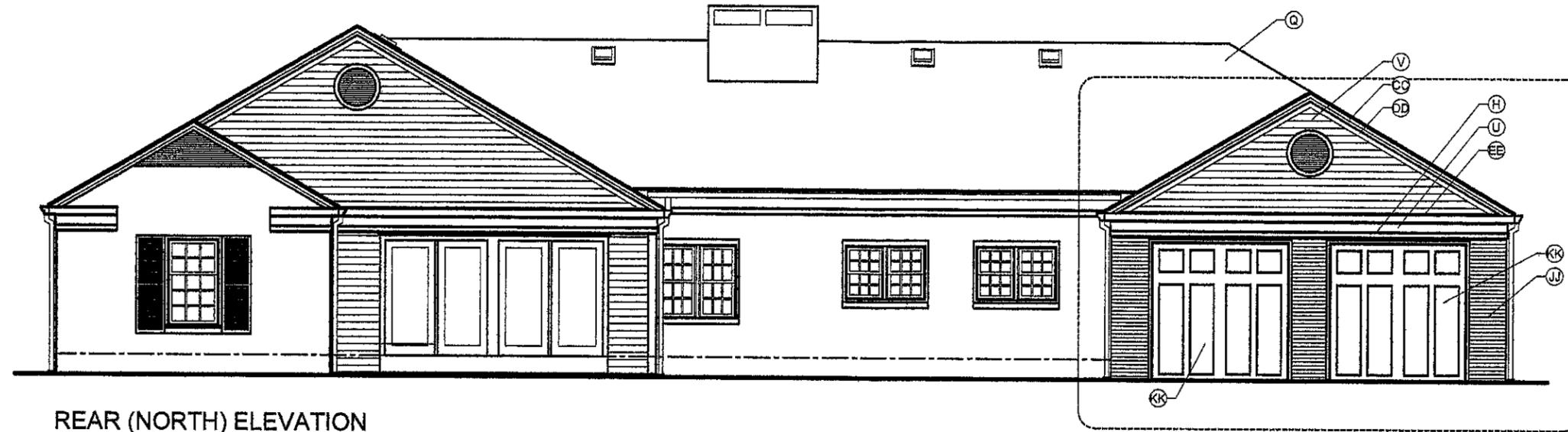
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DESIGN REVIEW: 08-23-12  
**A-3**

EXTERIOR ELEVATION NOTES

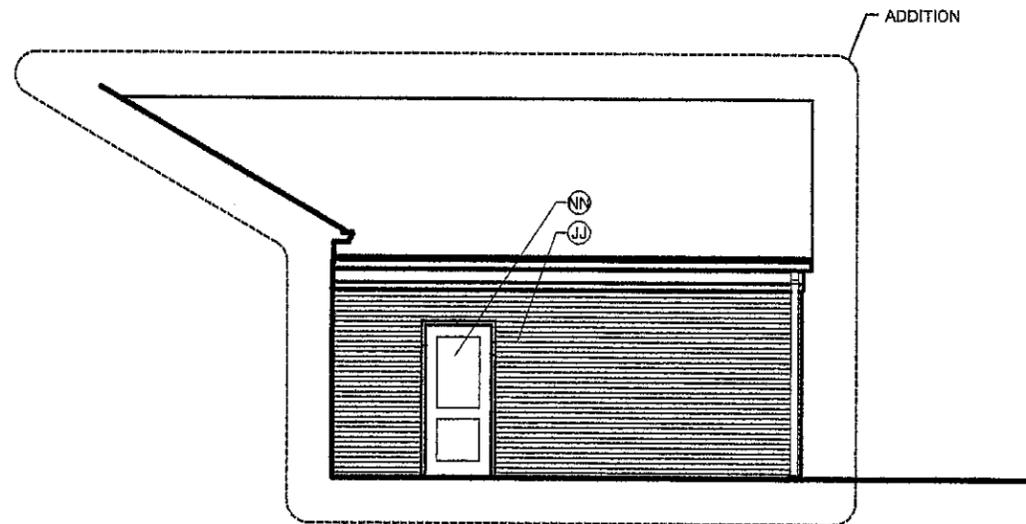
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REAR (NORTH) ELEVATION  
SCALE: 1/8" = 1'-0"

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- B. 1X WOOD TRIM
- C. REPLACE EXISTING WOOD SILL
- D. 1X WOOD TRIM, MATCH EXISTING EXPOSURE
- E. CCM814 1/2" X 7/8" MOLDING, CAPITAL CITY MILLWORK
- F. REPAIR AND REGROUT EXISTING ROWLOCK SILL AT BAY
- G. PORCH BREAK BOARD TO MATCH AND ALIGN WITH EXISTING TRIM
- H. PROFILED TRIM TO MATCH AND ALIGN WITH EXISTING FASCIA TO MATCH AND ALIGN WITH EXISTING
- I. NEW OGEE PROFILE PREFINISHED ALUMINUM GUTTER, MATCH PROFILE OF EXISTING GUTTER
- J. NEW PREFINISHED ALUMINUM DOWNSPOUT
- K. DOWNSPOUT BOOT
- L. PREFINISHED STANDING SEAM METAL ROOF
- M. NEW DIMENSIONAL ROOF SHINGLES
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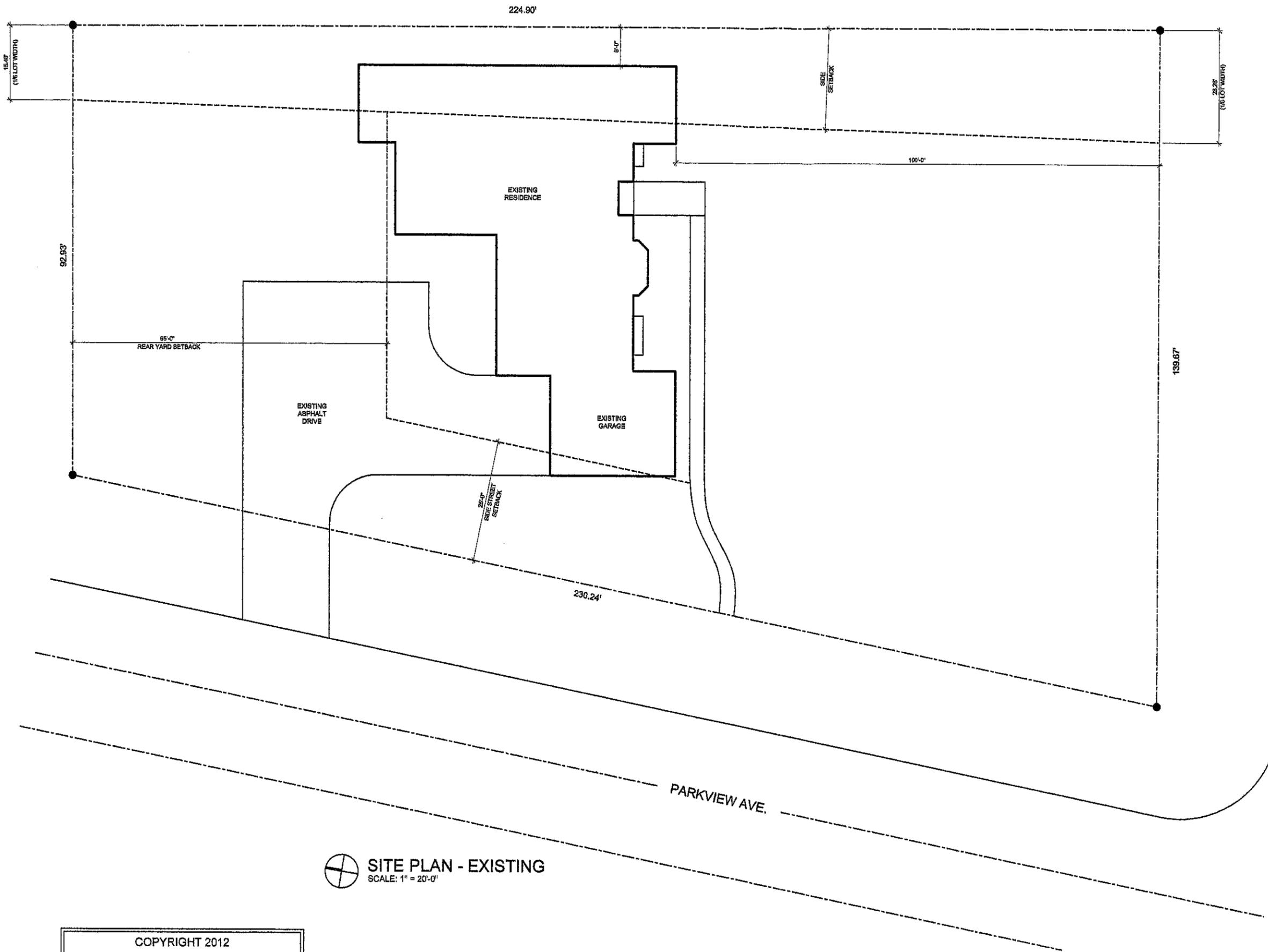
PARTIAL SIDE (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"

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ADDITION & REMODELING  
THE JAMES RESIDENCE  
2250 E. BROAD ST.

Gary J. Alexander,  
Architect  
1324 Dublin Road, Columbus, Ohio 43215  
(614) 487-0637 Fax (614) 486-4040

DESIGN REVIEW: 08-23-12  
A-4



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

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E. BROAD ST.

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2250 E. BROAD ST.**

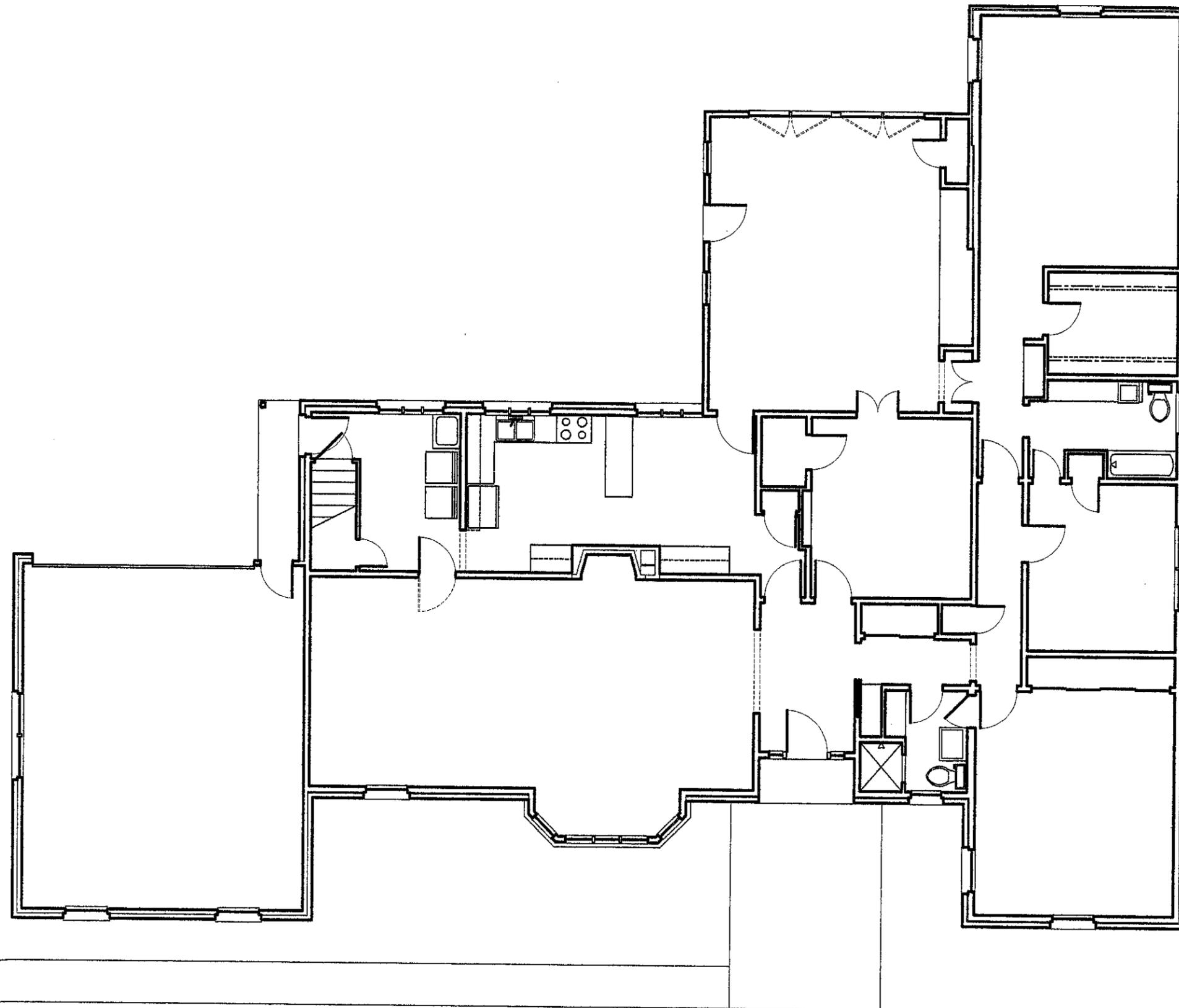


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**A-5**



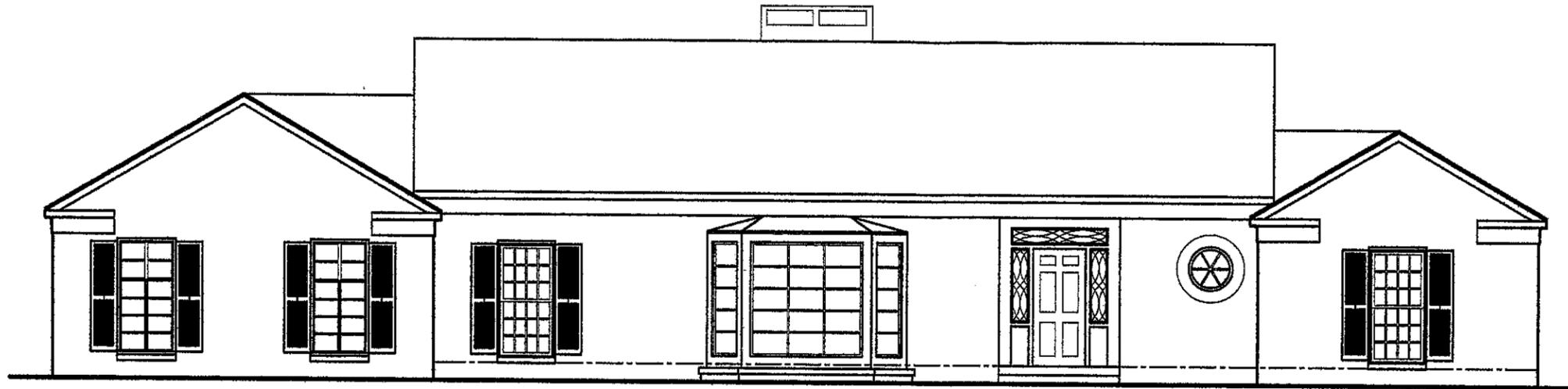
**GROUND FLOOR PLAN - EXISTING**  
 SCALE: 1/8" = 1'-0"

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**A-6**



FRONT (SOUTH) ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



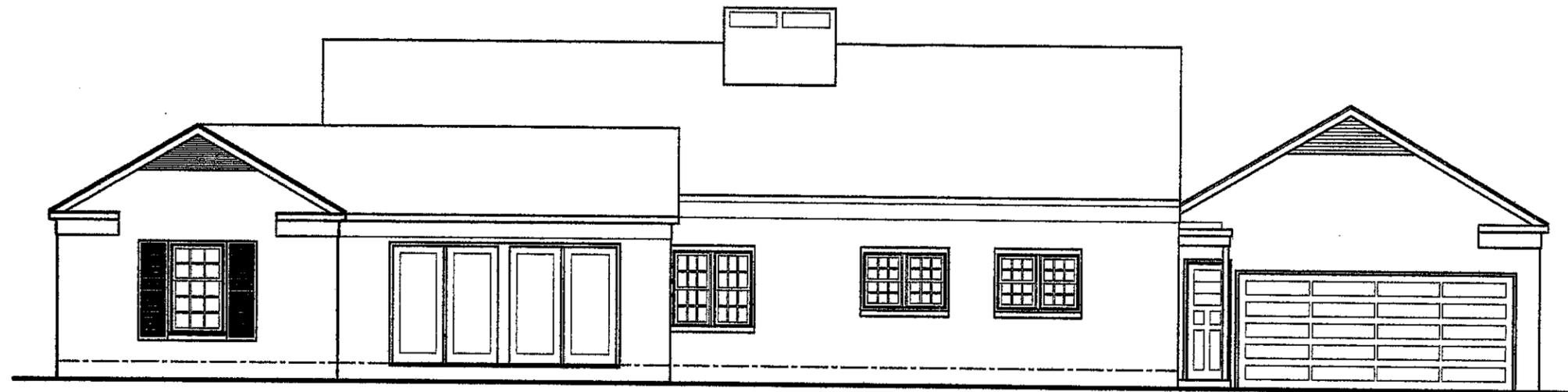
SIDE (WEST) ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"

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2250 E. BROAD ST.

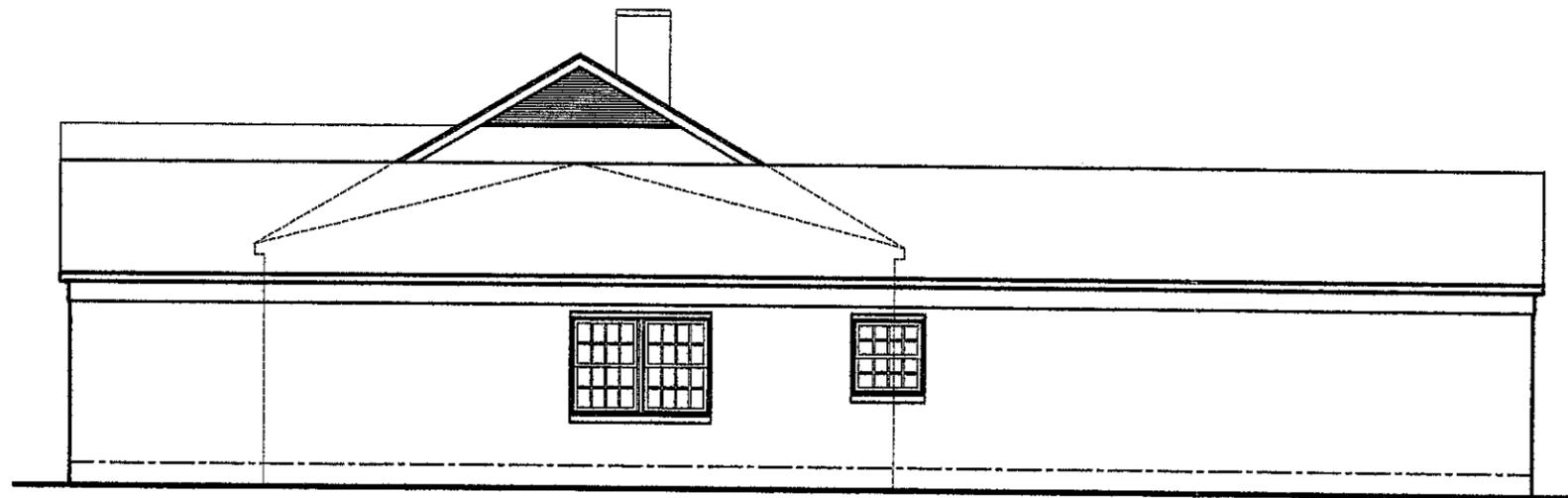
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A-7



REAR (NORTH) ELEVATION - EXISTING

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



SIDE (EAST) ELEVATION - EXISTING

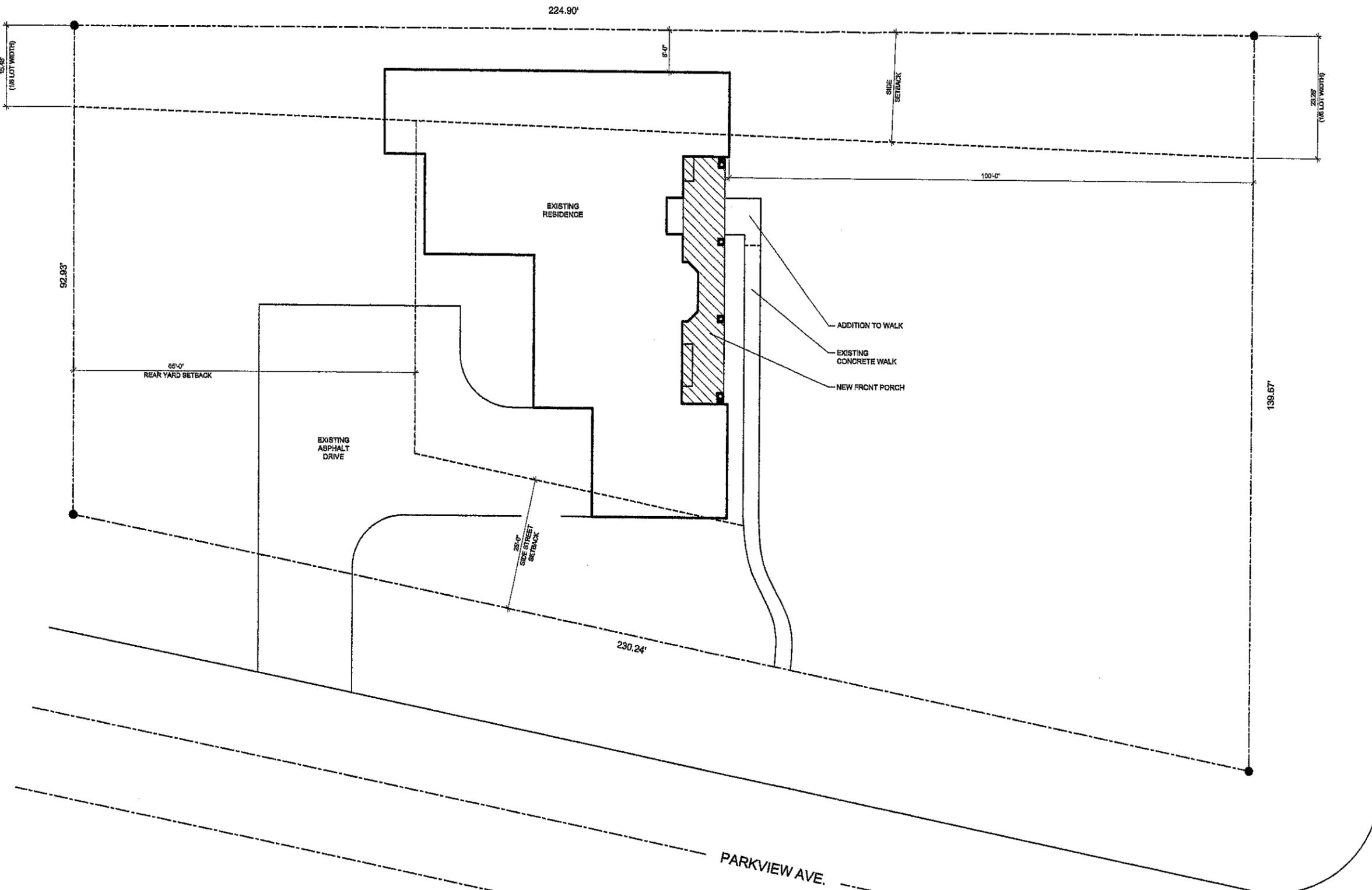
SCALE: 1/8" = 1'-0"

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 A-8



E. BROAD ST.

PARKVIEW AVE.

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

**ZONING NOTES**

ZONING DISTRICT - R-2 INTERMEDIATE - SINGLE FAMILY RESIDENTIAL  
PARCEL NUMBER - 020-001977

LOT AREA	26,156 SQ. FT.
LOT COVERAGE (AREA BELOW A ROOF)	3,798 SQ. FT. 14.5%
PERMITTED LOT COVERAGE	6,639 SQ. FT. 25.0%

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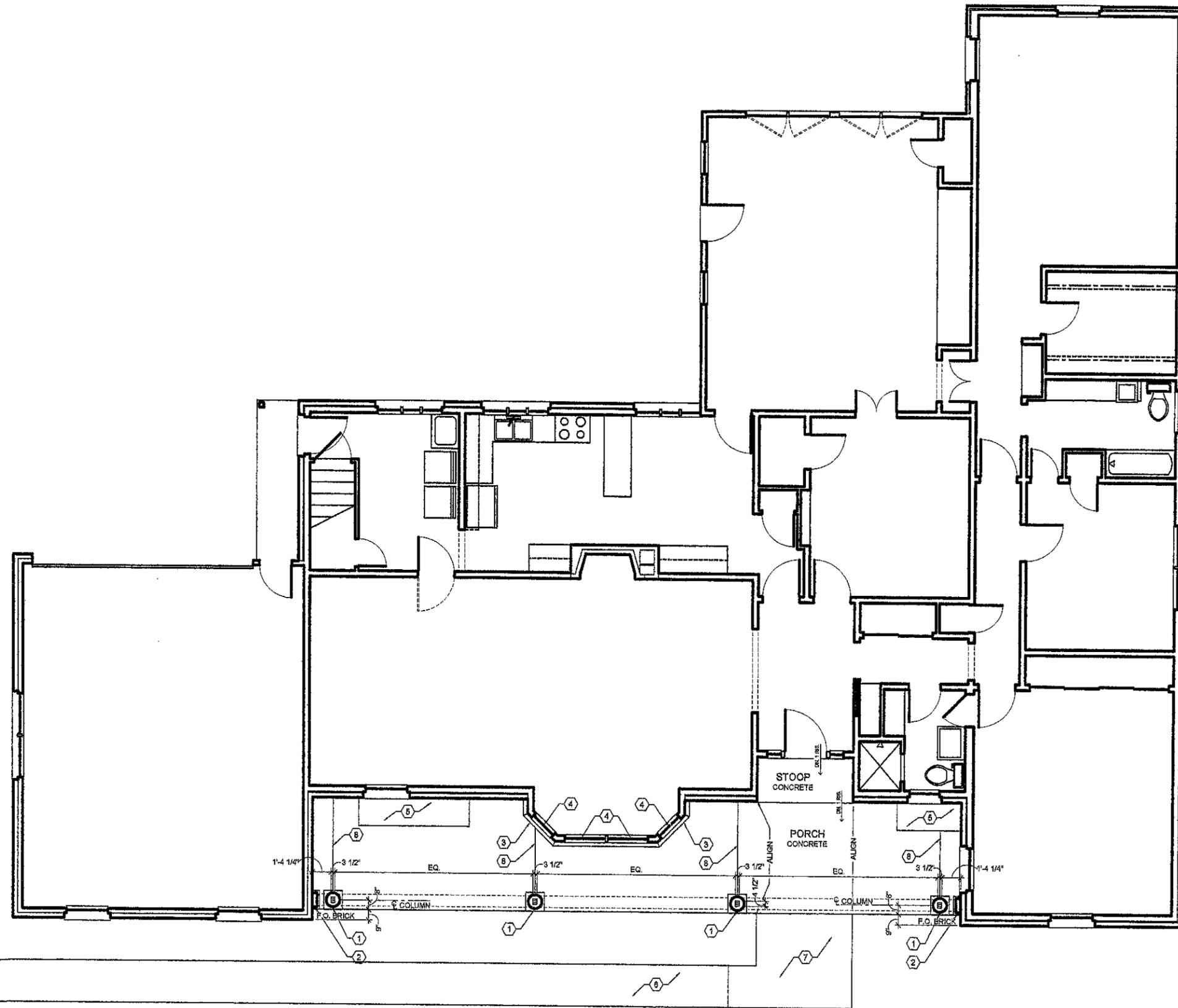
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**A-9**



GROUND FLOOR PLAN NOTES

1. 12" BASE DIAMETER, FRP TUSCAN ROUND COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
2. 12" BASE WIDTH, FRP TUSCAN SQUARE 1/2 COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
3. REPAIR AND REGROUT EXISTING ROWLOCK SILL AT BAY
4. WINDSOR VINYL DOUBLE-HUNG WINDOW, SIZED TO EXISTING OPENING, PROFILE AND TYPE OF MUNTIN WITHIN WINDOW TO MATCH EXISTING
5. REMOVABLE WROUGHT IRON GRATE, FLUSH WITH PORCH FLOOR
6. EXISTING CONCRETE WALK TO REMAIN
7. EXTENSION OF CONCRETE WALK TO MATCH COLOR AND TEXTURE OF EXISTING WALK. WALK TO BE 4" SLAB CONSTRUCTED OVER 4" OF GRAVEL AND 8 MIL VAPOR BARRIER.

GROUND FLOOR PLAN - PREVIOUSLY APPROVED  
SCALE: 1/8" = 1'-0"

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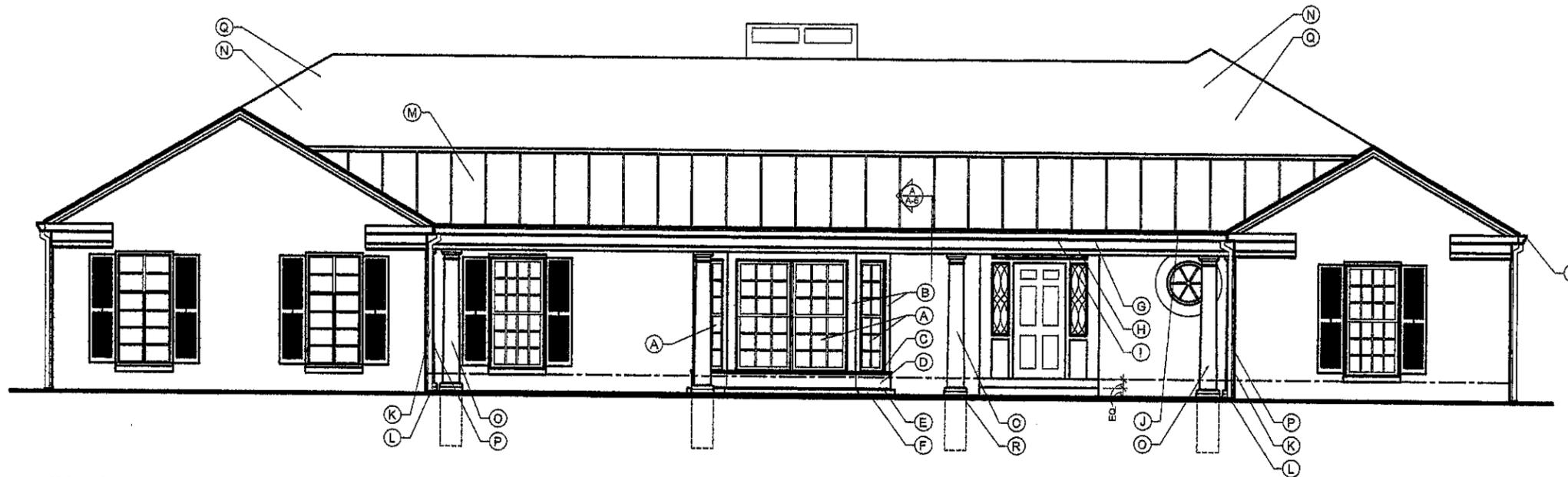
**A-10**

EXTERIOR ELEVATION NOTES

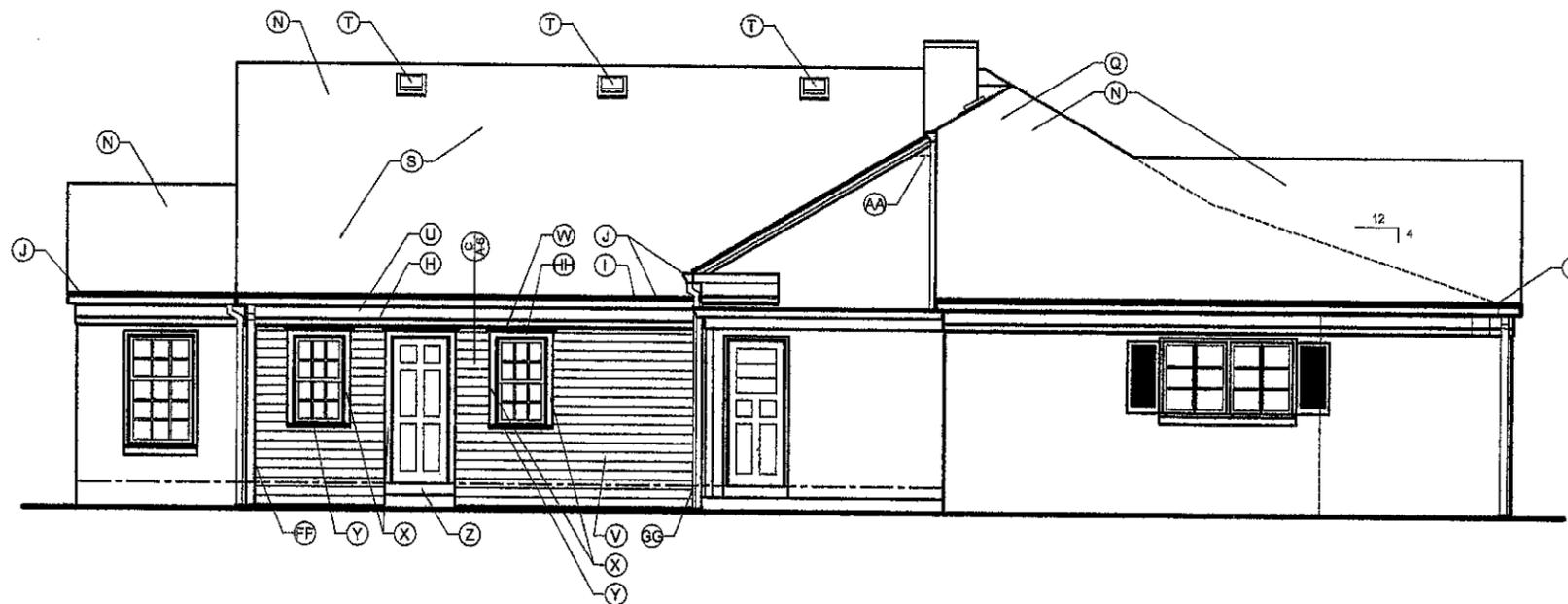
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FRONT (SOUTH) ELEVATION - PREVIOUSLY APPROVED  
SCALE: 1/8" = 1'-0"



SIDE (WEST) ELEVATION - PREVIOUSLY APPROVED  
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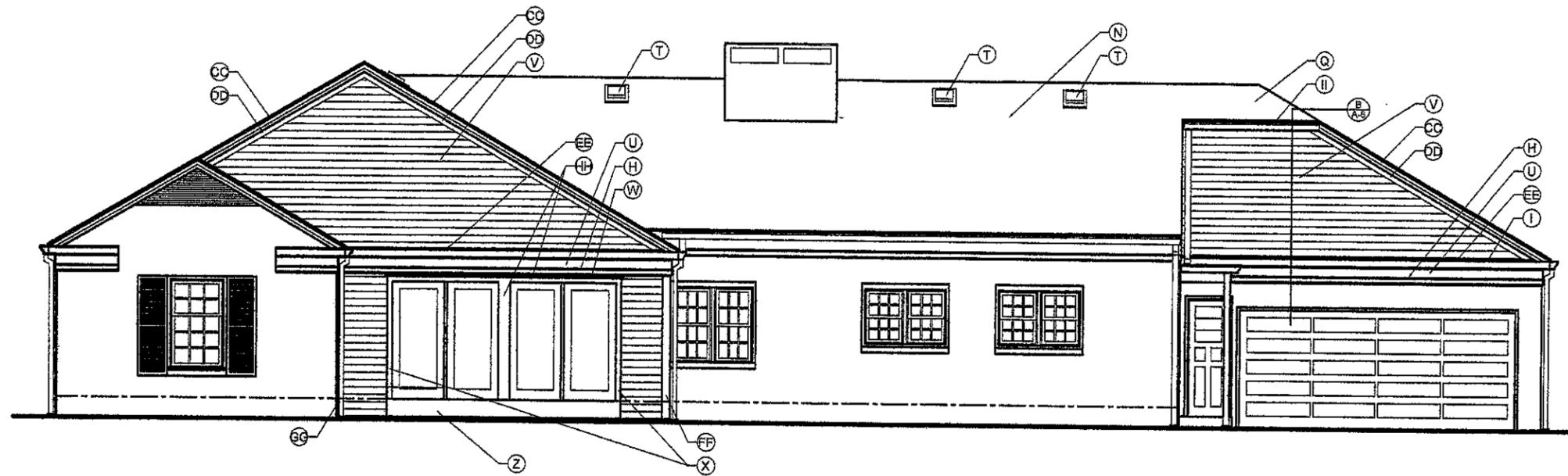
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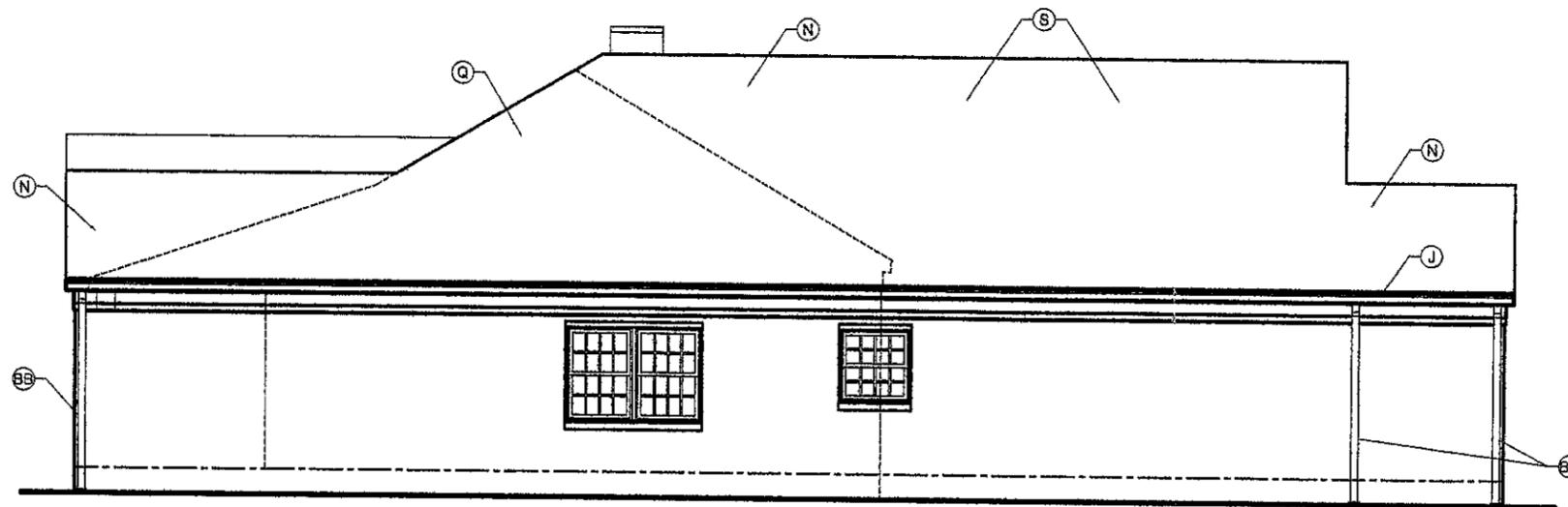
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PRICING: 02-24-12

A-11



REAR (NORTH) ELEVATION - PREVIOUSLY APPROVED  
SCALE: 1/8" = 1'-0"



SIDE (EAST) ELEVATION - PREVIOUSLY APPROVED  
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EXTERIOR ELEVATION NOTES

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- N. NEW DIMENSIONAL ROOF SHINGLES
- O. 12" BASE DIAMETER, FRP TUSCAN ROUND COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
- P. 12" BASE WIDTH, FRP TUSCAN SQUARE 1/2 COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
- Q. NEW ROOF STRUCTURE REQUIRED TO CREATE NEW HIPPED ROOF
- R. CONCRETE PORCH FLOOR
- S. NEW ROOF STRUCTURE OVER FAMILY ROOM
- T. ROOF VENT, PAINT TO MATCH SHINGLES
- U. TRIM BAND TO MATCH AND ALIGN WITH EXISTING
- V. HARDIPANEL LAP SIDING, 5" EXPOSURE, BLIND NAILED, SMOOTH FINISH
- W. BACK BAND TRIM, MITERED AT CORNERS WITH HEAD FLASHING CAPITAL CITY MILLWORK, CCM3436-B 1 1/16" X 1 1/8"
- X. 5/4 X 4 WOOD JAMB TRIM
- Y. 1 3/8" WIDE WOOD SILL
- Z. 1X WOOD KICK PLATE
- AA. REPLACE VISIBLE PORTION OF LOUVERS WITH SIDING ALIGNING WITH ADJACENT SIDING
- BB. NEW PREFINISHED ALUMINUM DOWNSPOUT, MATCH EXISTING, UTILIZE EXISTING DOWNSPOUT BOOT
- CC. RAKE TRIM TO MATCH EXISTING (EXISTING RAKE TRIM COMPOSED OF 2 PIECES)
- DD. 5/4 X 4 WOOD TRIM
- EE. 1X WOOD WASH WITH PAINTED METAL FLASHING
- FF. 5/4 X 8 OUTSIDE CORNER BOARD
- GG. 5/4 X 2 INSIDE CORNER BOARD
- HH. 5/4 X WOOD TRIM
- II. FASCIA TO MATCH EXISTING

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