

E. BROAD ST.

SITE PLAN
SCALE: 1" = 40'-0"

ZONING NOTES

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

LOT AREA	26,156 SQ. FT.	
LOT COVERAGE (AREA ENCLOSED WITHIN WALLS, INCLUSIVE OF GARAGE)	3,645.6 SQ. FT.	13.6%
PERMITTED LOT COVERAGE	6,539 SQ. FT.	25.0%

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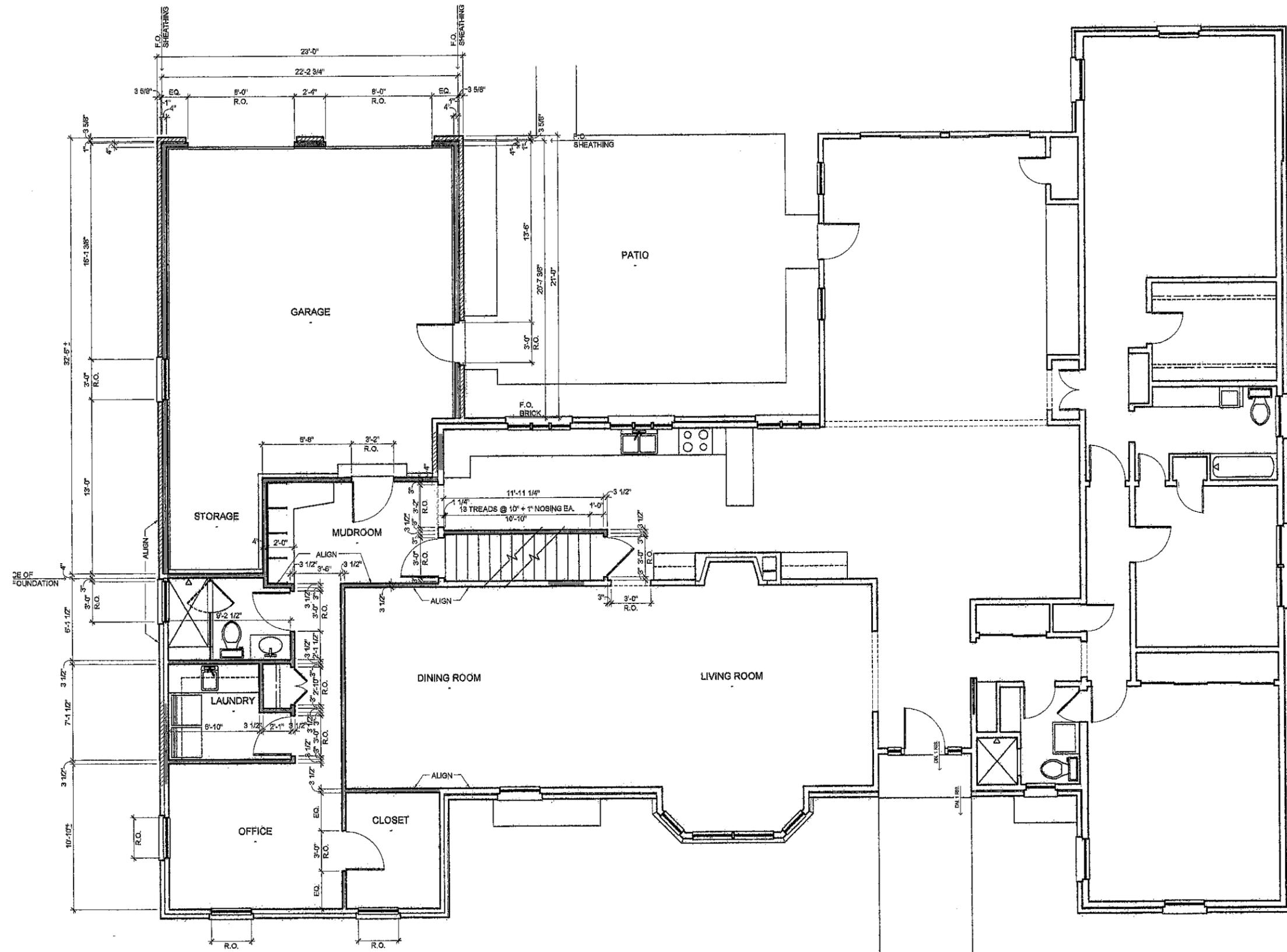
**ADDITION & REMODELING
THE JAMES RESIDENCE
2250 E. BROAD ST.**



Gary J. Alexander,
Architect

1324 Dublin Road, Columbus, Ohio 43215
(614) 487-0637 Fax (614) 486-4040

D. REVIEW: 08-22-13



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

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EXTERIOR ELEVATION NOTES

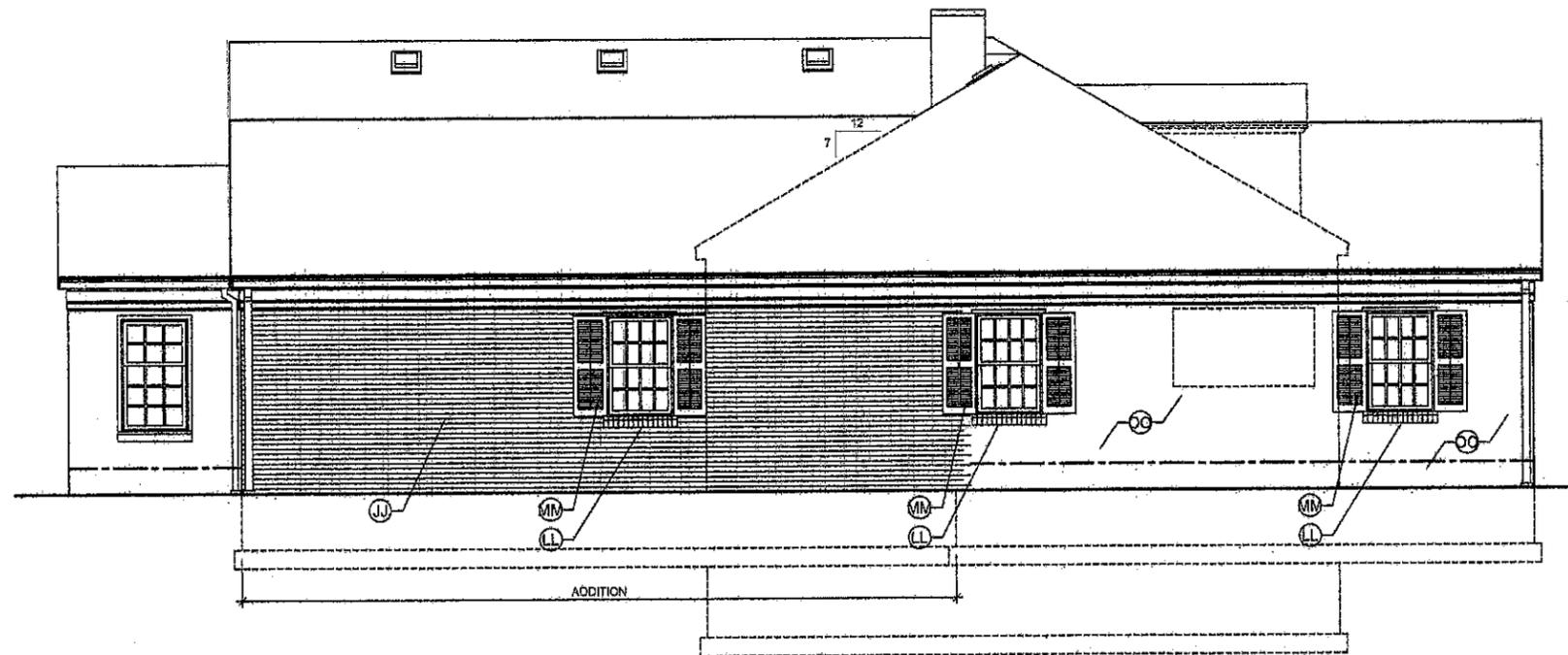
-ALL EXTERIOR WOOD TRIM TO BE REDWOOD OR SMOOTH FINISH CEDAR, UNLESS NOTED OTHERWISE. ALL SURFACES OF TRIM TO BE PRIMED PRIOR TO INSTALLATION. SAW CUTS AND NAIL HOLES TO BE PRIMED.

-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 SILL
- D. 1X WOOD TRIM, MATCH EXISTING EXPOSURE
- E. COMB 1/2" X 7/8" MOLDING, CAPITAL CITY MILLWORK
- F. REPAIR AND REGROUT EXISTING ROWLOCK SILL AT BAY PORCH BREST BOARD TO MATCH AND ALIGN WITH EXISTING TRIM
- G. PROFILED TRIM TO MATCH AND ALIGN WITH EXISTING FASCIA TO MATCH AND ALIGN WITH EXISTING
- H. NEW OGEE PROFILE PREFINISHED ALUMINUM GUTTER, MATCH PROFILE OF EXISTING GUTTER
- I. NEW PREFINISHED ALUMINUM DOWNSPOUT
- J. DOWNSPOUT BOOT
- K. PREFINISHED STANDING SEAM METAL ROOF
- L. NEW DIMENSIONAL ROOF SHINGLES
- M. 12" BASE DIAMETER, FRP TUSCAN ROUND COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
- N. 12" BASE WIDTH, FRP TUSCAN SQUARE 12 COLUMN, COLUMN AND POST INC. (DISTRIBUTED BY CAPITAL CITY MILLWORK)
- O. NEW ROOF STRUCTURE REQUIRED TO CREATE NEW HIPPED ROOF
- P. CONCRETE PORCH FLOOR
- Q. NEW ROOF STRUCTURE OVER FAMILY ROOM
- R. ROOF VENT, PAINT TO MATCH SHINGLES
- S. TRIM BAND TO MATCH AND ALIGN WITH EXISTING
- T. HARDIPANEL LAP SIDING, 5" EXPOSURE, BLIND NAILED, SMOOTH FINISH
- U. BACK BAND TRIM, MITERED AT CORNERS WITH HEAD FLASHING CAPITAL CITY MILLWORK, COM3436-S 1 1/16" X 1 1/8"
- V. 5/4 X 4 WOOD JAMB TRIM
- W. 1 3/8" WIDE WOOD SILL
- X. 1X WOOD KICK PLATE
- Y. REPLACE VISIBLE PORTION OF LOUVERS WITH SIDING ALIGNING WITH ADJACENT SIDING
- Z. NEW PREFINISHED ALUMINUM DOWNSPOUT, MATCH EXISTING, UTILIZE EXISTING DOWNSPOUT BOOT
- AA. RAKE TRIM TO MATCH EXISTING (EXISTING RAKE TRIM COMPOSED OF 2 PIECES)
- BB. 5/4 X 4 WOOD TRIM
- CC. 1X WOOD WASH WITH PAINTED METAL FLASHING
- DD. 5/4 X 6 OUTSIDE CORNER BOARD
- EE. 5/4 X 2 INSIDE CORNER BOARD
- FF. 5/4 X WOOD TRIM
- GG. FASCIA TO MATCH EXISTING
- HH. BRICK VENEER TO MATCH EXISTING
- II. INSULATED STEEL GARAGE DOOR, CLOPAY COACHMAN COLLECTION, DESIGN 12, TOP 12
- JJ. BRICK ROWLOCK SILLS TO MATCH EXISTING
- KK. SHUTTERS TO MATCH EXISTING
- LL. THERMA-TRU, 2 PANEL INSULATED STEEL ENTRY DOOR, PROFILE LINE
- MM. EXISTING BRICK TO BE REMOVED AND REPLACED WITH NEW BRICK ONLY ALONG WEST WALL OF ORIGINAL GARAGE
- NN. 1 3/8" WOOD SILL
- OO. 5/4 X 4 HEAD AND JAMB TRIM- EXTEND JAMB TRIM BEHIND SHUTTERS
- PP. CROWN MITERED AT CORNERS WITH HEAD FLASHING- CAPITAL CITY MILLWORK COM312 3/4" X 2 1/4" CROWN



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



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

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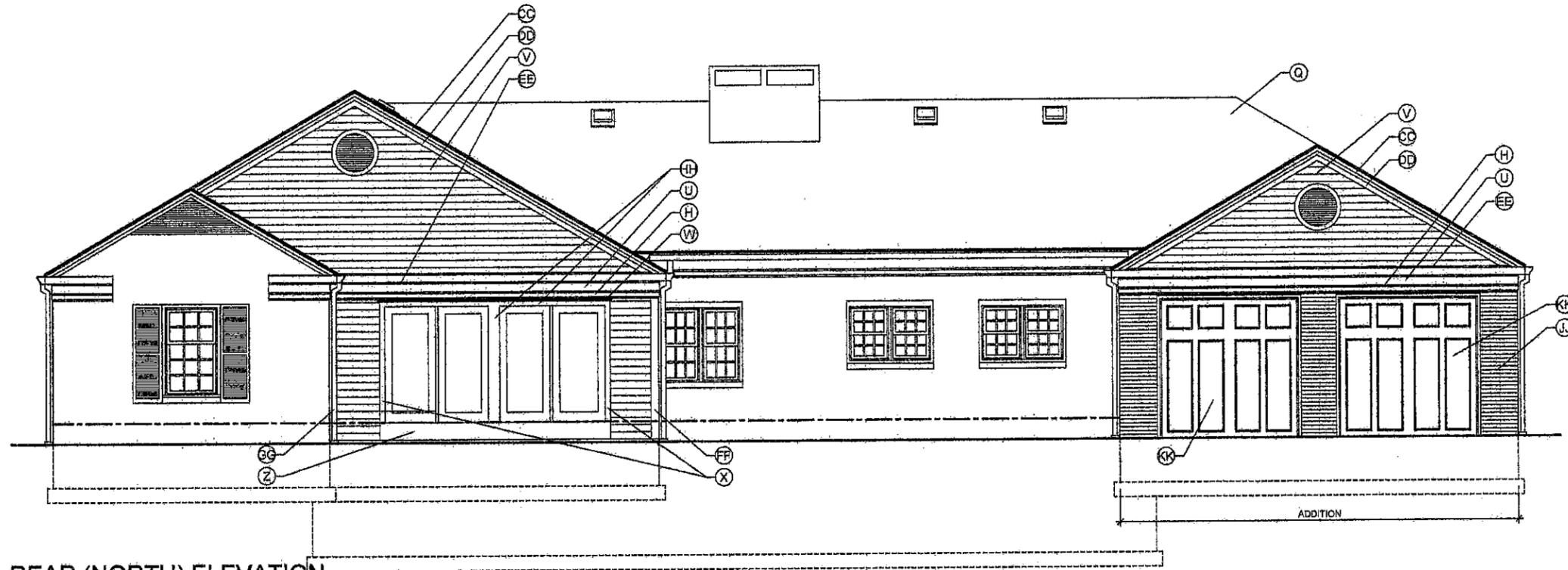


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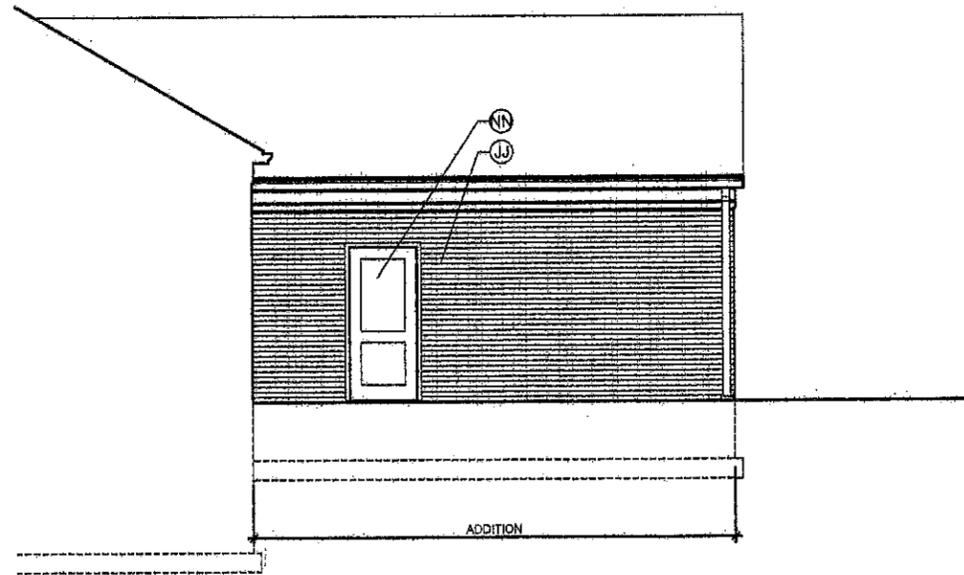
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D. REVIEW: 08-22-13

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

- 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.
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 - B. 1X WOOD TRIM
 - C. REPLACE EXISTING WOOD SILL
 - D. 1X WOOD TRIM, MATCH EXISTING EXPOSURE
 - E. COMB 1 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
 - 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 BEAM 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)
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 - 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, CCM2498-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 2 OUTSIDE CORNER BOARD
 - GG. 5/4 X 2 INSIDE CORNER BOARD
 - HH. 5/4 X WOOD TRIM
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 - PP. 1 3/8" WOOD SILL
 - QQ. 5/4 X 4 HEAD AND JAMB TRIM- EXTEND JAMB TRIM BEHIND SHUTTERS
 - RR. CROWN MITERED AT CORNERS WITH HEAD FLASHING-CAPITAL CITY MILLWORK CCM212 3/4" X 2 1/4" DROWN

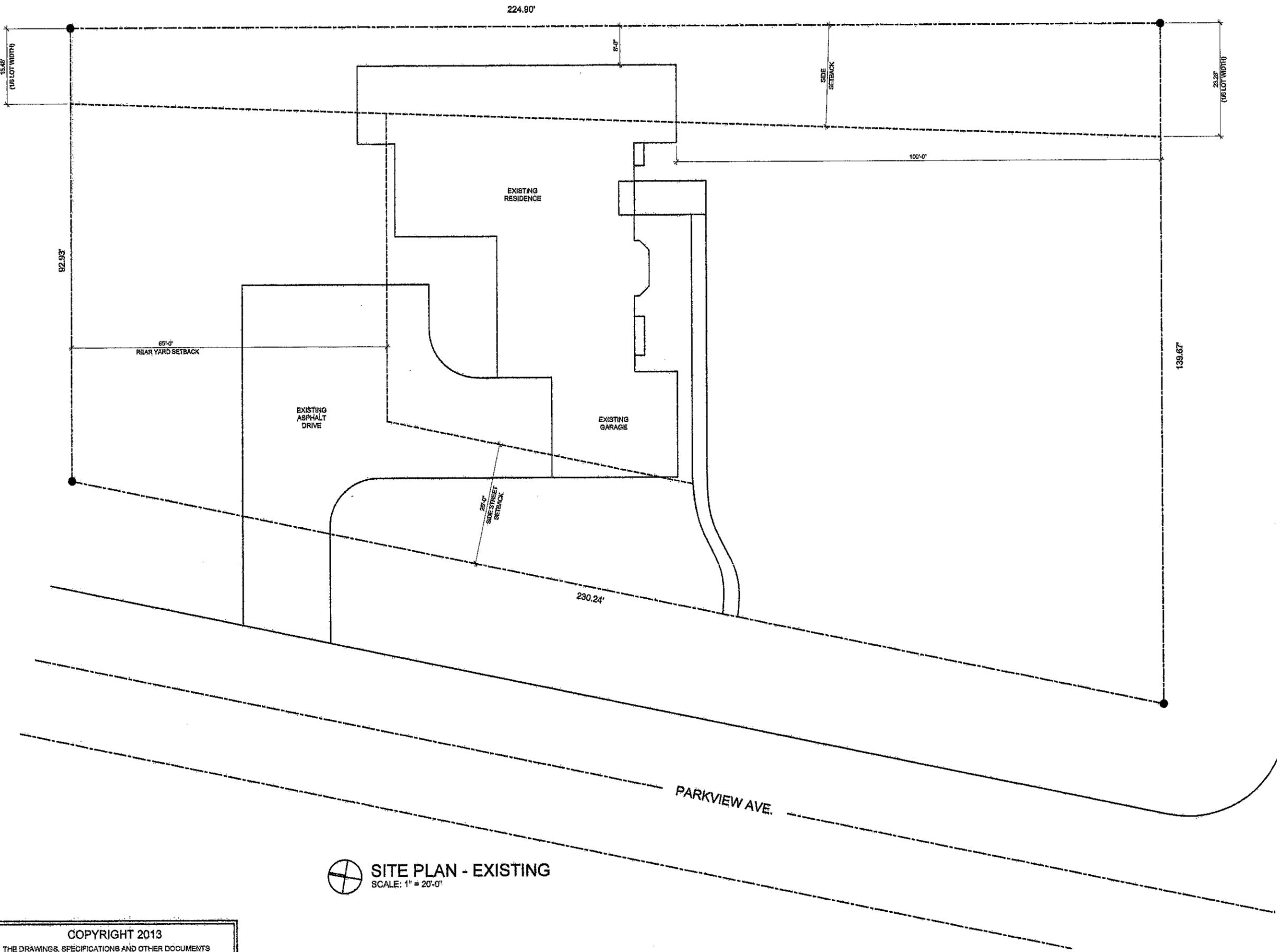
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E. BROAD ST.

PARKVIEW AVE.

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

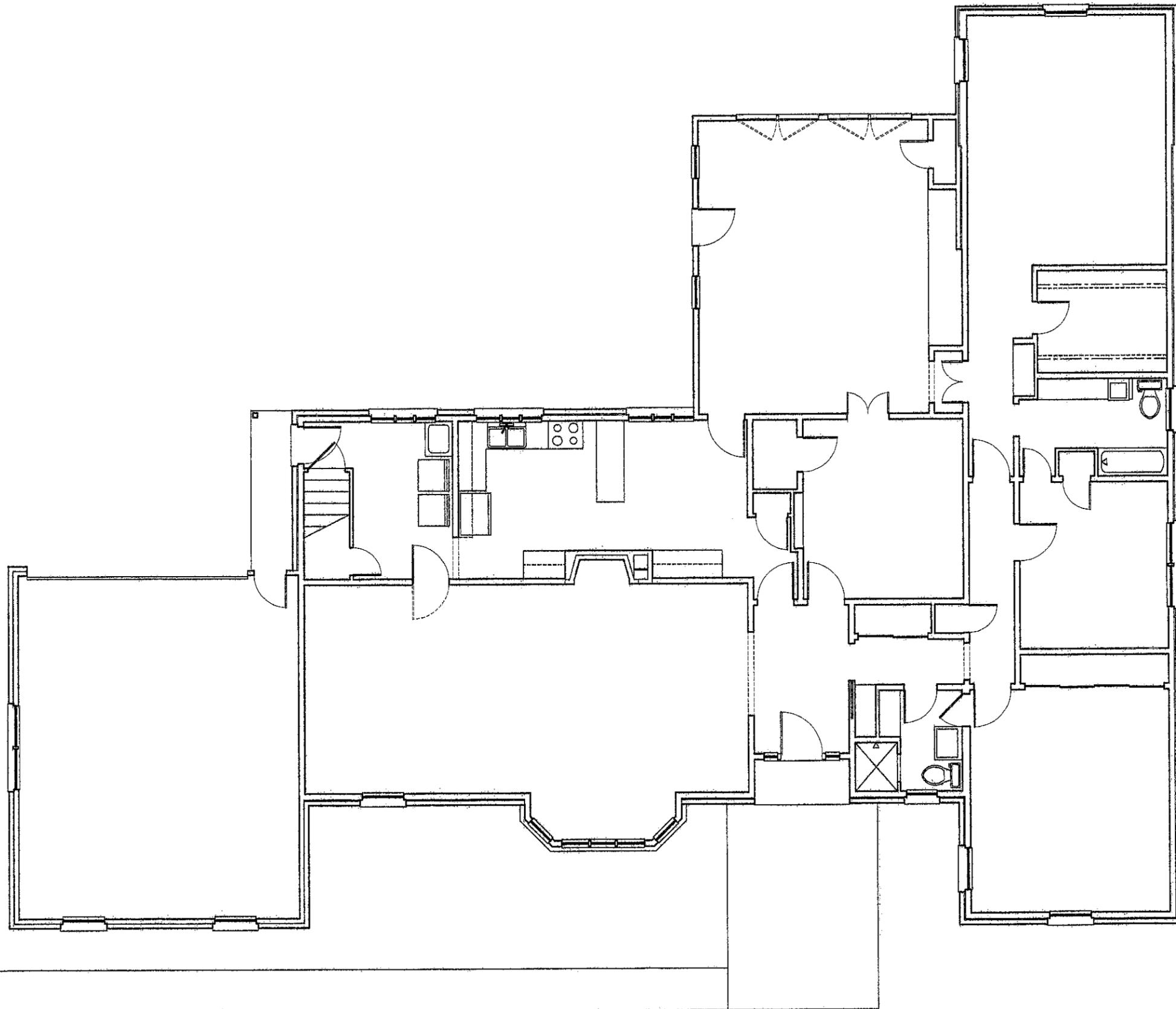
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GROUND FLOOR PLAN - EXISTING
 SCALE: 1/8" = 1'-0"

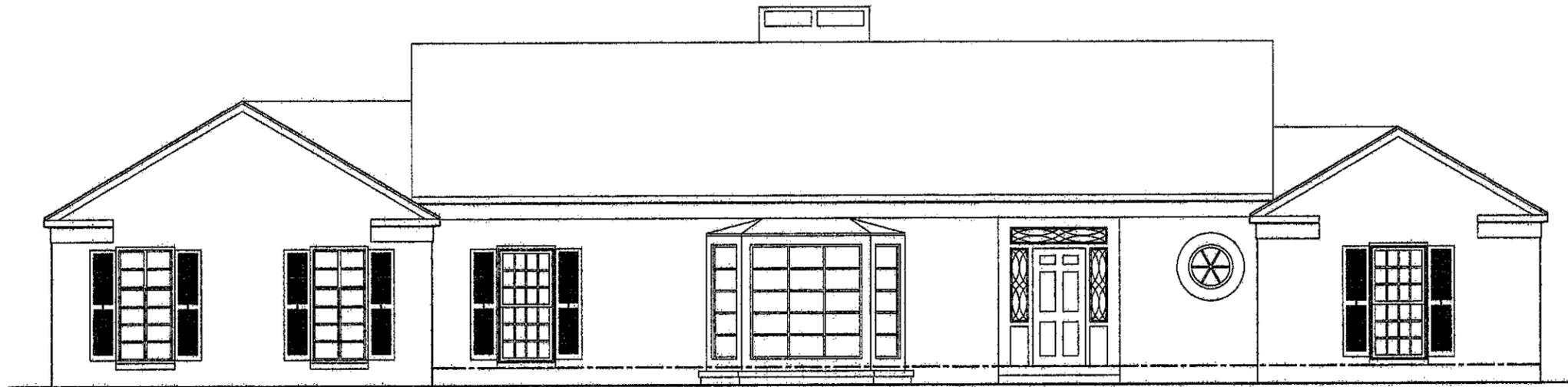
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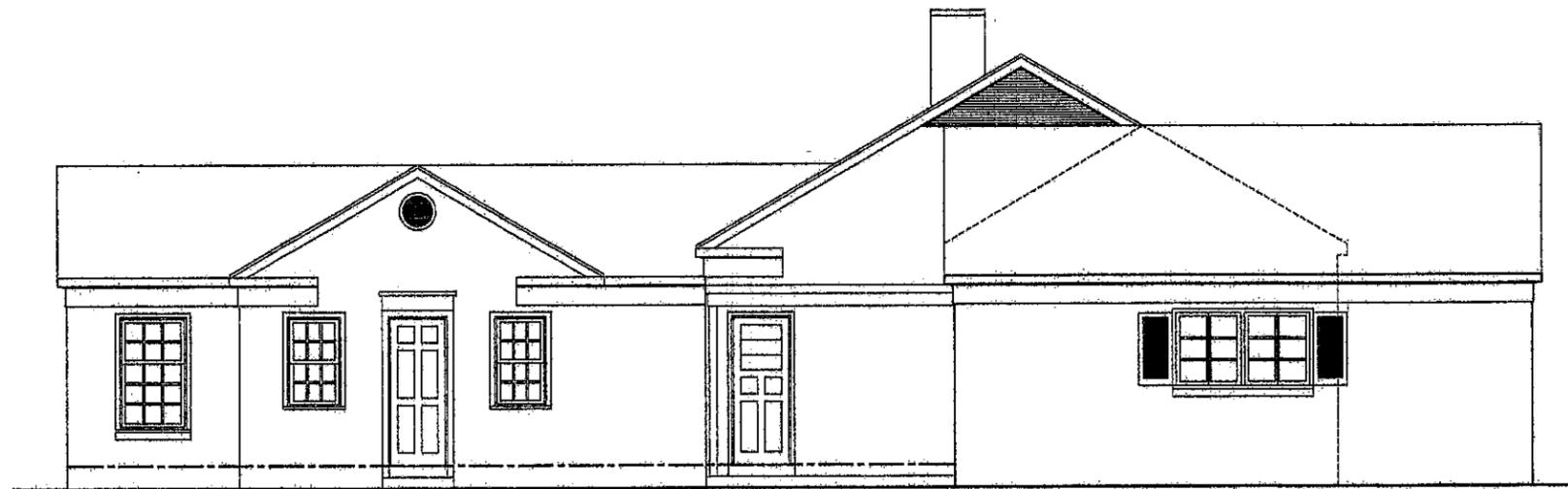
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FRONT (SOUTH) ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"



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

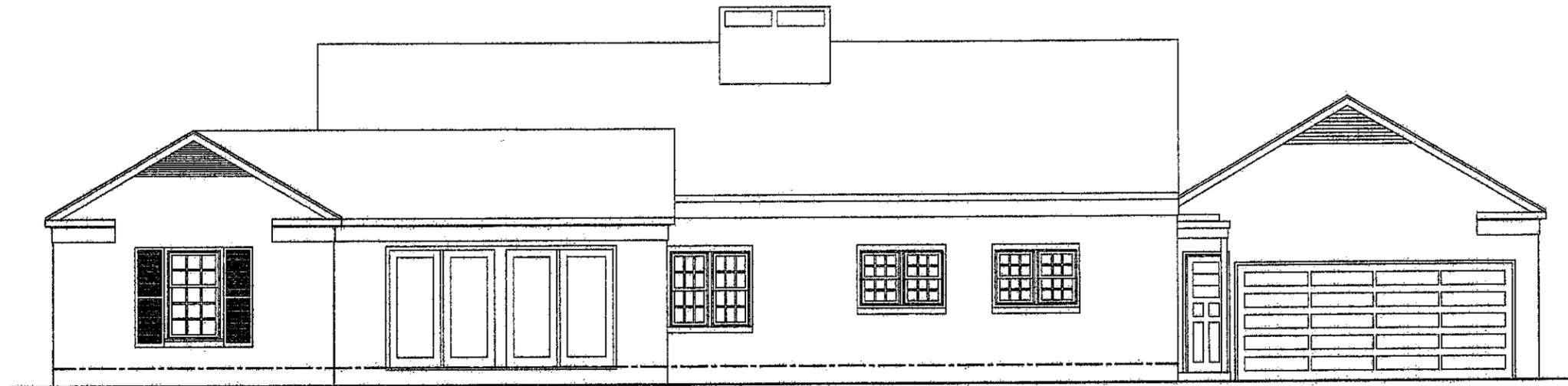
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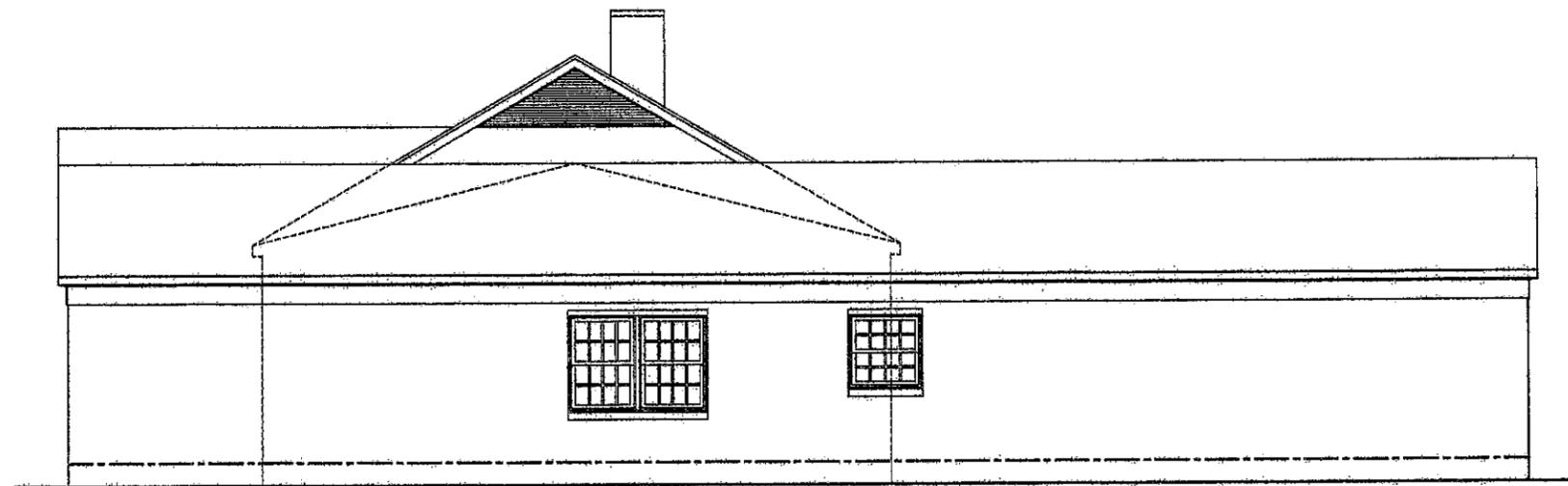
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REAR (NORTH) ELEVATION - EXISTING
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SIDE (EAST) ELEVATION - EXISTING
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