

PUBLIC NOTICE
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, March 10, 2016, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 16-010
- Applicant: Sullivan Builders, Inc.
- Owner: Seth and Jennifer Cammeyer
- Location: 317 N. Columbia Ave.
- Request: The applicant is seeking architectural review and approval for a one story addition on the north side of the principal structure. The applicant is also seeking a 20' variance from Bexley Code Section 1252.03(b), which requires a side yard setback of 25', to allow the proposed one story addition to be constructed 5' from the north side property line. (Please Note: This variance was originally approved on July 10th, 2014, but was never constructed.)

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 02-25-16



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number _____

1. **Architectural Review for:**

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

2. **Variance For:**

Principal Structure Garage Fence Other

3. **Variance To:**

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: _____ Home Occupation _____ sq.' / height of structure

5. LOCATION 317 N. Columbia _____ Zoning District R2 _____

6. OWNER Seth and Jennifer Cammeyer _____ Phone # _____ or Cell # _____

** If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.*

7. Applicant Sullivan Builders, Inc. E-mail glen@sullivanbuilders.net Phone # _____ or Cell# 614-570-7304

Address 6296 Proprietors Rd _____ /City, State, Zip Worthington, OH 43085 _____

8. Brief Description of Request and/or Variance Requesting a re-issue for a sideyard variance that was previously granted in 2014 (and not built). Please see attached statement of hardship.

9. Valuation of Project \$ \$75,000.00 _____

- **APPLICATION REVIEW FEES**, (based on valuation of the project):
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.
(Re-submittal fee \$50.00)

- **VARIANCE REVIEW FEES:**
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE _____ /DATE 2/10/16 _____

Fee: based on valuation	\$ _____
Fee: based on variance	\$ _____
Other	\$ _____
TOTAL FEE DUE	\$ <u>220</u>

**Be advised, if the Board or Staff decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees. (Ord. 54-11)

• **LOT INFORMATION**

Address 317 N. Columbia Zoning District R2

Lot Width 135 ft Depth 200 ft Total Area 27,000 sq ft

Existing Residence (foot print) 3,527 sq ft Garage _____ sq ft

Existing Building Height N/A one-story 28'3" +/- two-story

Proposed Addition (foot print) 118 sq ft _____ Height x one-story _____ two-story

Proposed Garage N/A sq.ft. 13'1" Height x one-story _____ two-story

Permitted Lot Coverage 25 % = 6,750 sq ft

Lot to be covered 23 % = 6,330 sq ft

Please submit a **SITE PLAN**, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or proposed structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage.

• **ARCHITECTURAL INFORMATION**

Architect and/or Residential Designer John Behal - Behal Sampson Dietz

Contractor/Builder Sullivan Builders, Inc.

Preliminary Review _____ Final Review _____

• DESCRIPTION OF CHANGES PROPOSED Proposed is a 1 story frame breakfast room addition to the "rear" of an existing two storyy single family residence, as well as, interior renovatons to the kitchen.

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Please see attached.

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

• **ROOFING** House Only / Garage Only / House & Garage

- Existing Roof Type:
 - Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle
 - Architectural Dimensional Shingles EPDM (rubber) Roofing Metal

2. New Shingle Manufacturer: N/A

3. New Roofing Type, Style & Color: EPDM

• **WINDOWS**

- Existing Window Style:
 Casement Double Hung Horizontal Sliding Awning
 Fixed Exterior Storm Other: _____
- Existing Window Materials:
 Wood Vinyl Vinyl Clad Wood Aluminum Clad Wood
 Aluminum Metal Other: _____
- New Window Manufacturer: _____ Pella
- New Window Style, Material & Color: Aluminum Clad Wood

• **DOORS**

Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)

- Entrance Door Type Wood Insulated Metal Fiberglass
 Sidelights Transom Window
 - Garage Door Type Wood Insulated Metal Fiberglass
 - Door Finish Stained Painted
- Proposed Door Type N/A /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone _____
()	()	Cultured Stone _____
(X)	()	Brick _____
()	()	Mortar _____
()	()	Stucco _____
()	()	Wood Shingle _____
(X)	(X)	Wood Siding <u>New to match existing</u>
()	()	Vinyl Siding _____
()	()	Aluminum Siding _____
(X)	(X)	Other <u>Hardie siding</u> <u>New to match existing</u>

• **EXTERIOR TRIM**

- Existing Door Trim:
 Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: _____
- Existing Window Trim:
 Cedar Redwood Pine Vinyl
 Wood composite Aluminum Clad Molding
 Standard lumber Profile Other: 1x w/ panels at existing read addition
- Proposed NEW Door Trim: N/A
- Proposed NEW Window Trim: wood/azek to match existing
- Trim: Color(s): White

** Do the proposed changes affect the overhangs? New to match existing

• **DECKS**

EXISTING:

1. Existing Decking Materials N/A
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____
2. Existing Railing Materials N/A
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

PROPOSED:

3. Proposed Decking Materials N/A
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____
4. Proposed Railing Materials
5. Existing Railing Materials N/A
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____

GENERAL NOTES NOT ALL NOTES APPLICABLE TO THIS PROJECT

- 01.00 GENERAL REQUIREMENTS**
 A. DO NOT SCALE DRAWINGS.
 B. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, EXISTING FIELD CONDITIONS AND/OR GENERALLY ACCEPTED CONSTRUCTION PRACTICES. NOTIFICATIONS SHALL BE MADE UPON DISCOVERY OF DISCREPANCY AND PRIOR TO PERFORMING ANY WORK IN QUESTION.
 C. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
 D. CONTRACTOR SHALL DETERMINE ERECTION PROCEDURE AND SEQUENCE AND PROVIDE WHATEVER TEMPORARY BRACING, ETC. THAT MAY BE REQUIRED TO COMPLETE THE WORK.
 E. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR REQUIRED BUILDING PERMIT AND SCHEDULE REQUIRED INSPECTIONS AND COORDINATE ALL TRADES.
 F. DEFINITIONS:
 FURNISH - TO PURCHASE AND/OR SUPPLY AND DELIVER TO SITE COMPLETE WITH RELATED ACCESSORIES AND TRANSFER TO INSTALLER FOR INSTALLATION.
 INSTALL - TO RECEIVE, CONTRACT, AND CONNECT COMPLETE FOR USE AND REGULAR OPERATION AS APPLICABLE, INCLUDING RELATED ACCESSORIES.
 PROVIDE - TO FURNISH, INSTALL, AND PAY ALL COSTS IN CONNECTION THEREWITH.
- 02.00 SAFETY AND PROTECTION**
02.00 DEMOLITION
 A. EACH CONTRACTOR TO DETERMINE SCOPE OF THEIR DEMOLITION WORK AND INCLUDE FOR SAME IN BID.
022.00 SITE CONSTRUCTION
 A. FIELD VERIFY ALL NEW AND EXISTING SPOT ELEVATIONS AND DRAINAGE PATTERNS.
 B. FIELD VERIFY ALL EXISTING SITE DIMENSIONS PRIOR TO START OF CONSTRUCTION.
 C. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING STRUCTURE, 3" IN THE FIRST 6'-0" MINIMUM.
 D. UNDERGROUND DOWNSPOUT PIPING TO BE MIN. 4" SCHEDULE 40 FOR INDIVIDUAL LEADERS AND 6" SCHEDULE 40 AFTER CONVERGENCE OF INDIVIDUAL LEADERS - COORDINATE WITH ARCHITECT. UNDERGROUND DRAIN PIPING SHALL, TYPE INTO STORM SEWER IF AVAILABLE OR PIPED THROUGH CORE-DRILLED CURB AT STREET IF STORM SEWER DOES NOT EXIST. IF CURB IS CAN ONLY FIT A 4" PIPE, THEN PROVIDE INDIVIDUAL 4" PIPING TO CURB AS DIRECTED BY ARCHITECT.
- 03.00 EXCAVATION AND CONCRETE**
 A. FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CALL TOLL FREE BEFORE YOU DIG: 1-800-362-2764 OHIO UTILITIES PROTECTION SERVICE.
 B. CONCRETE FOOTINGS: 3000 PSI AT 28 DAYS
 C. CEMENT: ASTM C150, TYPE I OR II
 D. STANDARD AGGREGATE: ASTM C33, FINE AGGREGATE NATURAL SAND, LIMESTONE, COURSE AGGREGATE IN GENERAL NOT TO EXCEED 3/4" IN SIZE
 E. WATER: POTABLE
 F. AIR-ENTRAPPING AD-MIXTURE: ASTM C260
 G. CURING COMPOUND: ASTM C294
- 04.20 UNIT MASONRY**
05.00 METALS
06.0000 ROUGH FRAMING
 A. ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF EXTERIOR SHEATHING UNLESS OTHERWISE NOTED. ALL INTERIOR DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BEGINNING WORK.
 B. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER'S PRIOR TO FRAMING.
 C. ALL HEIGHTS NOTED BY ARE ROUGH CEILING HEIGHTS AND SHOULD BE FIELD VERIFIED AND MAY VARY.
 D. IF ANY DIMENSION VARIES BY MORE THAN 1", NOTIFY ARCHITECT PRIOR TO FRAMING.
 E. STRUCTURAL LUMBER
 a. GENERAL NOTES
 1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS, AND ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEATHING, TEMPORARY BRACING, GUTS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
 2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
 b. WOOD FRAMING NOTES
 1. MATERIALS:
 aa. STRUCTURAL LUMBER: SPF 2 OR EQUAL
 bb. PLYWOOD: CDX, STRUCTURAL II OR BETTER EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 2410 - 5/32 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 3216 - 23/32 INCH.
 2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 aa. NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
 bb. U.S. PRODUCT STANDARD PS-1 FOR SOFTWOOD PLYWOOD CONSTRUCTION AND INDUSTRIAL.
 cc. OHIO RESIDENTIAL CODE 2013
 c. CONNECTIONS:
 1. JOISTS TO BEAMS - 16 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.
 2. PLYWOOD TO FLOOR JOISTS - GLUED AND NAILED - USE 8D COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. PLYWOOD TO ROOF TRUSSES OR RAFTERS - NAILED - USE 8D COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES O/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
 d. INTERIOR DOORS TO BE GAPPED 1/16" ON THE HINGE SIDE, 1/8" TOP AND STRIKE SIDE. STOP TO GAPPED 1/16" AT HINGE SIDE, TIGHT AT STRIKE SIDE. DOOR TO CLEAR FINISH SURFACE BY 1/2". ALLOW FOR THICKNESS OF CARPET. ALL DOOR EDGES TO BE ENDED. HUNG DOORS SHOULD BE TEMPORARILY OR PERMANENTLY STOPPED AT ALL TIMES TO AVOID DAMAGE.

- d. MISCELLANEOUS:**
 1. USE SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS. USE BIDDING AND BLOCKING AT JOIST AND RAFTER BEARING.
 2. IT IS ASSUMED THAT THE SHEATHING WILL PROVIDE LATERAL BRACING FOR STUDS. NO SHEATHING IS PROVIDED THEN SOLID BLOCKING MUST BE PROVIDED AT 4'-0" ON CENTER.
 3. USE DOUBLE JOISTS UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.
 4. USE ONE FULL HEIGHT STUD AND ONE JACK STUD UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE. WHERE 3 OR MORE STUDS ARE SHOWN ON THE PLAN USE ONE AS JACK WITH REMAINDER AS FULL HEIGHT STUDS.
 5. APPLY CONTINUOUS BEAD OF GLUE ON FLOOR JOISTS.
 6. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
 e. PREFABRICATED WOOD TRUSSES:
 1. MATERIALS:
 aa. LUMBER: MINIMUM MATERIAL PROPERTIES: SOUTHERN PINE #2
 bb. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL ASTM A446-78 (MIN. 18 GA) GRADE 50 COATING CLASS 660 PER ASTM A525-B1, MANUFACTURER WITH HOLES, PLUGS, TEETH, OR PRONGS UNIFORMLY SPACED AND FORMED.
 2. DESIGN:
 aa. LOADING:
 TOP CHORD LIVE LOAD: 25 PSF
 TOP CHORD DEAD LOAD: 10 PSF
 BOTTOM CHORD LIVE LOAD: 5 PSF
 BOTTOM CHORD DEAD LOAD: 5 PSF
 NET WIND UPLIFT: 8 PSF
 bb. DESIGN OF MEMBERS AND CONNECTION IS TO BE BY A PROFESSIONAL ENGINEER REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
 cc. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
 dd. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360
 ee. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.
 3. MISCELLANEOUS:
 aa. NAIL TOP CHORDS OF ALL MULTIPLE MEMBER TRUSSES TOGETHER WITH 16D NAILS AT 4'-0" O/C. NAIL THE END MEMBERS TOGETHER WITH 16D NAILS AT 2'-0" O/C. AT CONCENTRATED LOADS.
 bb. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.
 F. WIND UPLIFT: ROOF ASSEMBLIES SHALL BE TIED TO THE WALL STRUCTURE BELOW WITH HURRICANE STRAPS SIMPSON STRONG TIE H-25 AT DOUBLE TOP PLATES.

- E. STAIR PARTS**
 a. EXPOSED TREADS AND RISERS, BALCONY, HANDRAILS TO BE SELECT RED OAK. SEE DRAWINGS FOR SPECIFICATION AND FIELD VERIFY WITH ARCHITECT AND OWNER.
063.000 EXTERIOR TRIM
064.000 ARCHITECTURAL WOODWORK
 A. SHELVING- ALL STANDARD SHELVES UNLESS OTHERWISE NOTED, ARE TO BE 3/4" BIRCH-FACED PLYWOOD WITH 1 1/4" NOSING, WHEN MAXIMUM SPAN IS 3'-0". ANY SPAN OVER 3'-0" TO HAVE (2) 3/4" BIRCH-FACED PLYWOOD SHELVES. ANY ADJUSTABLE SHELVES TO USE PEGS WITH HOLES AT 3" ON CENTER.
066.000 COUNTERTOPS
070.000 THERMAL AND MOISTURE PROTECTION
 A. BATT INSULATION- ALL EXTERIOR 2x4 STUD WALLS TO HAVE R-13 BATT INSULATION. ALL EXTERIOR 2x6 STUD WALLS TO HAVE R-14 BATT INSULATION.
 B. LOCATIONS OF ICE DAM PROTECTION-
 1. EAVES - EXTEND FROM EDGE OF EAVE (TURNED DOWN OVER FASCIA) TO A MINIMUM OF 3'-0" BEYOND LINE OF EXTERIOR WALL.
 2. ROOF DIES INTO A WALL - TURN ICE AND WATER SHIELD A MINIMUM OF 18" UP WALL AND EXTEND A MINIMUM OF 18" ONTO ROOF DECK.
 C. INSULATION AT WASTE PIPES- ALL WASTE LINES TO BE INSULATED.
D. SITE DRAINAGE- TIE ALL DOWNSPOUTS INTO EXISTING UNDERGROUND DRAINAGE SYSTEM ON SITE IF POSSIBLE.
080.000 DOORS AND WINDOWS
 A. ALL NEW WINDOWS ARE TO BE CLEANED INSIDE AND OUT PRIOR TO COMPLETION OF PROJECT.
090.000 FINISHES
 A. PAINTING NOTES
 1. ALL INTERIOR DRYWALL AND WOODWORK AND ALL EXTERIOR WOODWORK TO BE PAINTED UNLESS OTHERWISE NOTED.
 2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR:
 a. "FIRST SAND" ON WOOD TRIM.
 b. INITIAL REPAIR OF ALL DRYWALL, PLASTER, AND WOODWORK.
 c. ALL PAINT SELECTIONS TO BE COORDINATED WITH OWNER.
 3. PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR:
 a. VISUAL INSPECTION AND ACCEPTANCE OF ALL SURFACES TO BE PAINTED PRIOR TO COMMENCING WORK.
 b. FILLING AND SANDING HOLES, CRACKS, JOINTS, DENTS, ETC. FULL AND FLUSH AT ALL SURFACES TO BE PAINTED.
 c. ONE COAT PRIMER AS REQUIRED BY PAINT MANUFACTURER.
 d. ADEQUATE SUPPLY OF LABELED TOUCH-UP PAINT TO OWNER AT JOB COMPLETION.
 e. MINIMUM TWO COATS FINISH PAINT - HIDE TO BE COMPLETE.
 f. AN AS-BUILT PAINT CHART SHALL BE FILLED OUT BY PAINTING CONTRACTOR AND DELIVERED WITH FINAL BILLING TO GENERAL CONTRACTOR.
 4. PAINT MATERIAL BASED ON HIGHEST GRADE 'BENJAMIN MOORE' BRAND, UNLESS NOTED OTHERWISE:
 a. ALL WALLS TO BE EGGSHELL FINISH.
 b. CEILING TO BE FLAT FINISH.
 c. NEW WOODWORK TO BE SATIN HIGH GRADE ACRYLIC FINISH.
 d. ALL BATHS AND KITCHEN WALLS AND CEILING TO BE SATIN.
 5. INTERIOR AND EXTERIOR SEALANT TO BE 'DAP' 25 YEAR OR EQUIVALENT. UNMODIFIED LATEX SEALANT IS NOT ACCEPTABLE.
 6. DOORS AND WINDOWS TO HAVE THOROUGH LIGHT, HAND-SANDING TO REMOVE BLENDISHES, HANDLING MARKS, GROSS SANDING, AND NATURAL RESIN SPOTS THAT MAY BE PRESENT ON SURFACES. ALL WOOD SURFACES OF DOORS AND WINDOWS, INCLUDING TOP AND BOTTOM EDGE OF DOORS, SHOULD BE COMPLETELY SEALED WITH AT LEAST TWO TOP COATS OF FINISH.
 7. AREAS BEHIND MIRRORS:
 a. NEW WALLS RECEIVING MIRRORS SHALL BE PRIMED ACRYLIC PRIMER ONLY. NO FINISH PAINT SHALL BE APPLIED.
 b. EXISTING WALLS PREVIOUSLY PAINTED SHALL HAVE AREAS Sanded AND PRIMED WITH ACRYLIC PRIMER ONLY. NO FINISH PAINT SHALL BE APPLIED.
 8. WALLS TO RECEIVE WALLPAPER:
 a. NEW WALLS RECEIVING WALLPAPER SHALL BE PRIMED WITH LATEX PRIMER FOLLOWED BY AN APPLICATION OF ACRYLIC SIZING.
 b. EXISTING WALLS TO HAVE AN APPLICATION OF ACRYLIC SIZING.
 9. INTERIOR WOOD:
 a. USE AN ALKYD FINISH ON EXISTING TRIM WITH OIL BASED PAINT.
 b. USE OIL LATEX OR LACQUER PRIMERS WITH HIGH GRADE LATEX ACRYLIC FINISH ON NEW WOOD.
 c. NEW STAINED TRIM: USE FORTIFIED CLEAR LACQUER FINISH.
 10. EXTERIOR WOOD:
 a. PAINTED- FIRST SEAL WITH OIL BASE PRIMER, SECOND AND THIRD COATS TO BE ACRYLIC LATEX PAINT.
 b. STAINED- EITHER ONE COAT OF OIL EXTERIOR SEMI-TRANSPARENT STAIN BRUSHED OR TWO COATS OIL SOLID BODY EXTERIOR STAIN BRUSHED.
 II. EXTERIOR STUCCO:
 a. STUCCO UNDERLAYMENT SHALL BE 1/2" CDX PLYWOOD SHEATHING WITH 1/8" GAPS. HANG HORIZONTALLY WITH STAGGERED VERTICAL JOINTS. BLOCK AT ALL HORIZONTAL JOINTS.
 b. PROVIDE (1) LAYER TYVEK HOUSEWRAP OVER SHEATHING.
 c. PROVIDE (1) LAYER FORTIFIBER SUPER JAMBO TEX 60 MINUTE ASPHALT SATURATED KRAFT PAPER OVER HOUSEWRAP.
 d. NEW- SOLID COLOR INTEGRAL WITH STUCCO OR ALL ACRYLIC LATEX FINISH TO MATCH EXISTING AS CLOSE AS POSSIBLE.
 e. EXISTING- POWER WASH PRIOR TO AN ALL ACRYLIC LATEX FINISH.
 B. INSTALL 1/2" DUROCK OVER 1/2" UNDERLAYMENT OVER 3/4" SUBFLOOR IN ALL AREAS THAT ARE SCHEDULED TO RECEIVE STONE OR CERAMIC TILE. VERIFY WITH GENERAL CONTRACTOR.
 C. NEW OR REFINISHED HARDWOOD FLOORS TO BE FINISHED WITH THREE APPLICATIONS OF POLYURETHANE.
 D. A SCHLUTER STRIP IS REQUIRED AT ALL TILE/CARPET FLOORING TRANSITIONS. FIELD VERIFY COLOR WITH ARCHITECT.
 E. 5/8" TYPE 'X' GYPSUM WALL BOARD TO BE USED ON ALL WALLS AND CEILING AT ATTACHED GARAGES.

- 150.000 PLUMBING**
 A. PLUMBING CONTRACTOR TO PURCHASE ALL PLUMBING PERMITS, FEES, AND CHARGES REQUIRED TO COMPLETE WORK AND SCHEDULE REQUIRED INSPECTIONS.
 B. ALL FIXTURES TO BE EQUIPPED WITH VALVES IN ACCESSIBLE LOCATIONS. LAYOUT IS GENERAL CONTRACTOR'S RESPONSIBILITY. COORDINATE WITH OTHER TRADES.
 C. PLUMBING CONTRACTOR TO FURNISH AND INSTALL ALL FIXTURES, FAUCETS, AND ACCESSORIES AS NOTED ON THE DRAWINGS. PLUMBING CONTRACTOR TO INSTALL ALL FIXTURES NOTED AS 'FURNISHED BY OWNER'.
 D. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
 E. ALL GAS PIPING AND HOOP-UPS REQUIRED FOR GAS COOKTOPS, GAS DRYERS, GAS FURNACES, GAS WATER HEATERS, OR OTHER GAS APPLIANCES ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
 F. PLUMBING CONTRACTOR TO PROVIDE STANDARD WATER AND DRAIN BOX AT WASHER LOCATION.
 G. PLUMBING CONTRACTOR IS RESPONSIBLE FOR DRAIN LINE FOR HVAC CONDENSATE TO TIE INTO HVAC EQUIPMENT. VERIFY AT BIDDING SCOPE OF WORK REQUIRED.
 H. PLUMBING CONTRACTOR SHALL GUARANTEE HIS WORK AND ALL EQUIPMENT FURNISHED TO BE FREE OF DEFECTS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
 I. ALL TILE SHOWER PANS TO HAVE ZURN 24-415 SHOWER DRAIN WITH TYPE 5 NICKEL BRONZE STRAINER.
 J. PLUMBER IS RESPONSIBLE FOR WATER LINES RELATED TO HUMIDIFIERS, IF SPECIFIED, AT FURNACES.
 K. ALL NEW HOT WATER FAUCETS TO RECEIVE HOT WATER WITHIN 20 SECONDS OF DEMAND.
155.000 HEATING AND COOLING
 A. HVAC CONTRACTOR TO PURCHASE ALL HVAC PERMITS, FEES, AND CHARGES REQUIRED TO COMPLETE WORK AND SCHEDULE REQUIRED INSPECTIONS.
 B. HVAC CONTRACTOR TO DESIGN HEATING AND/OR COOLING SYSTEM AND LAYOUT. REVIEW SYSTEMS AND EQUIPMENT LOCATIONS WITH GENERAL CONTRACTOR, OWNER, AND ARCHITECT FOR APPROVAL PRIOR TO STARTING WORK. COORDINATE WITH OTHER TRADES.
 C. HVAC CONTRACTOR TO PROVIDE MISCELLANEOUS DUCTWORK THAT IS REQUIRED TO INSTALL EXHAUST FANS, VENTS, LAUNDRY CHUTES, ETC.
 D. HVAC CONTRACTOR TO FURNISH AND INSTALL ALL COMPONENTS REQUIRED FOR COMPLETE INSTALLATION OF THIS WORK.
 E. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS.
 F. HVAC 'FLEX DUCT' INSTALLATION
 a. MAX RUN 5'-0" UP TO 12'-0" ONLY WITH APPROVAL FROM GENERAL CONTRACTOR.
 b. RUN MUST BE AS STRAIGHT AS POSSIBLE.
 c. ALL 90 DEGREE ANGLES, TRUNK LINE, AND SUPPLY GRILL CONNECTIONS MUST BE OUT OF HARD PIPE.
 d. FLEX DUCT TO BE PROPERLY SUPPORTED EVERY 4'-0" O.C. WITH A 2" WIDE STRAP MINIMUM.
 G. HVAC CONTRACTOR SHALL GUARANTEE HIS WORK AND ALL EQUIPMENT FURNISHED TO BE FREE OF DEFECTS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. HVAC CONTRACTOR TO VERIFY CAPACITY OF EXISTING SYSTEM THAT WILL SUPPLY NEW SPACE.
 H. HVAC CONTRACTOR TO REVIEW LOCATIONS OF ALL PENETRATIONS WITH ARCHITECT OR GENERAL CONTRACTOR PRIOR TO CUTTING.
 I. ALL HVAC SUPPLY AND RETURN LOCATIONS TO BE FIELD VERIFIED WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.
160.000 ELECTRICAL
 A. ELECTRICAL CONTRACTOR TO PURCHASE ALL ELECTRICAL PERMITS, FEES, AND CHARGES REQUIRED TO COMPLETE WORK AND SCHEDULE REQUIRED INSPECTIONS.
 B. ELECTRICAL CONTRACTOR TO DESIGN CIRCUIT LAYOUT AND VERIFY THAT PROVIDED SYSTEM CAPACITY IS ADEQUATE TO HANDLE THE ADDITIONAL LOADS REQUIRED BY THE NEW WORK. ELECTRICAL CONTRACTOR SHALL INFORM ARCHITECT IF PROPOSED SYSTEM IS NOT ADEQUATE TO HANDLE THE ADDITIONAL LOADS PRIOR TO BIDDING. CONTRACTOR SHALL INCLUDE IN BID ADDITIONAL WORK REQUIRED TO UPGRADE SYSTEM AS NECESSARY.
 C. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. ELECTRICAL CONTRACTOR SHALL VERIFY ALL FIXTURE AND DEVICE LOCATIONS IN THE FIELD WITH THE GENERAL CONTRACTOR, OWNER AND ARCHITECT AFTER ROUGH-IN OF FIXTURE BOXES PRIOR TO WIRING.
 D. ELECTRICAL CONTRACTOR SHALL INSTALL CONNECTIONS TO ALL HVAC EQUIPMENT AND PLUMBING EQUIPMENT OR FIXTURES AS REQUIRED.
 E. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL LIGHT FIXTURES AS NOTED ON DRAWINGS. ELECTRICAL CONTRACTOR TO INSTALL ALL FIXTURES NOTED AS 'FURNISHED BY OWNER'.
 F. ELECTRICAL CONTRACTOR TO INSTALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS AS REQUIRED BY CODE.
 G. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND REGULATIONS AS INTERPRETED BY THE LOCAL ELECTRICAL INSPECTOR.
 H. ELECTRICAL CONTRACTOR SHALL GUARANTEE HIS WORK AND ALL EQUIPMENT FURNISHED TO BE FREE OF DEFECTS FOR ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
 I. ALL DECORATIVE FIXTURES AND RECESSED CANS TO HAVE PRESET DIMMER SWITCHES. LITRON SKYLARK, ARIADNI OR EQUAL. TO BE SELECTED BY OWNER ARCHITECT.
 J. ALL 220 VOLT APPLIANCES MUST HAVE A 4-PRONG CONFIGURATION.
 K. ELECTRICIAN TO INSTALL GFCI OUTLETS AT ALL LOCATIONS REQUIRED BY CODE.
 L. KITCHENS TO HAVE MINIMUM OF TWO APPLIANCE CIRCUITS.
 M. EXTERIOR OUTLETS MUST BE WATERPROOF, HORIZONTAL AND TOP HINGED.
 N. WEIGHT OF WIRING, CONDUITS, ETC. MUST BE SUPPORTED FROM THE STRUCTURE, INDEPENDENT FROM ANY SUSPENDED CEILING.
 O. ELECTRICAL CONTRACTOR TO LABEL ALL NEW AND MODIFIED CIRCUITS ON PANEL BOARD(S) AT JOB COMPLETION.

ALTERNATES

ALT.1 FIXED PANELS AT WINDOW SEAT IN LIEU OF OPERABLE DRAWERS

RESIDENTIAL ENERGY REQUIREMENTS

THE ENERGY REQUIREMENTS LISTED BELOW DENOTE THE MINIMUM ENERGY REQUIREMENTS PER SECTION 1029 OF THE 2013 OHIO RESIDENTIAL CODE. THIS PROJECT IS TO COMPLY WITH OR EXCEED THESE REQUIREMENTS AS NOTED ON THE DRAWINGS.

THIS PROJECT IS LOCATED IN ZONE 5

THERMAL ENVELOPE	REQUIRED	PROPOSED
INTEGRATED INFILTRATION (WINDOWS & DOORS)	U-0.35	U-0.32
INTEGRATED INFILTRATION (SKYLIGHTS)	U-0.60	N/A
GLAZED INFILTRATION (SASH)	N/A	N/A
CEILING	R-30	R-30
MOOR FRAME WALL	R-50	R-50
MASS WALL	R-13/17	N/A
FLOOR	R-50	N/A
BASEMENT WALL	R-10/13	R-10/13
SLAB FLOOR (IF < 12" BELOW GRADE)	R-10/13	R-10/13
CRACK SPACE WALL	R-10/13	R-10/13

* UNCOMPRESSED AT EAVES
 ** ONLY IN AREAS AFFECTED BY THE PROPOSED RENOVATIONS
 *** OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-14 MIN.

PROJECT INFORMATION

PROPOSED IS A ONE-STORY FRAME BREAKFAST ROOM ADDITION TO THE 'REAR' OF AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE, AS WELL AS, INTERIOR RENOVATIONS TO THE KITCHEN.

ZONING CLASSIFICATION: R2

SIDEYARD VARIANCE APPROVAL: 7/10/2014 (MINOR EXTERIOR REVISIONS APPROVED 3/5/2015)

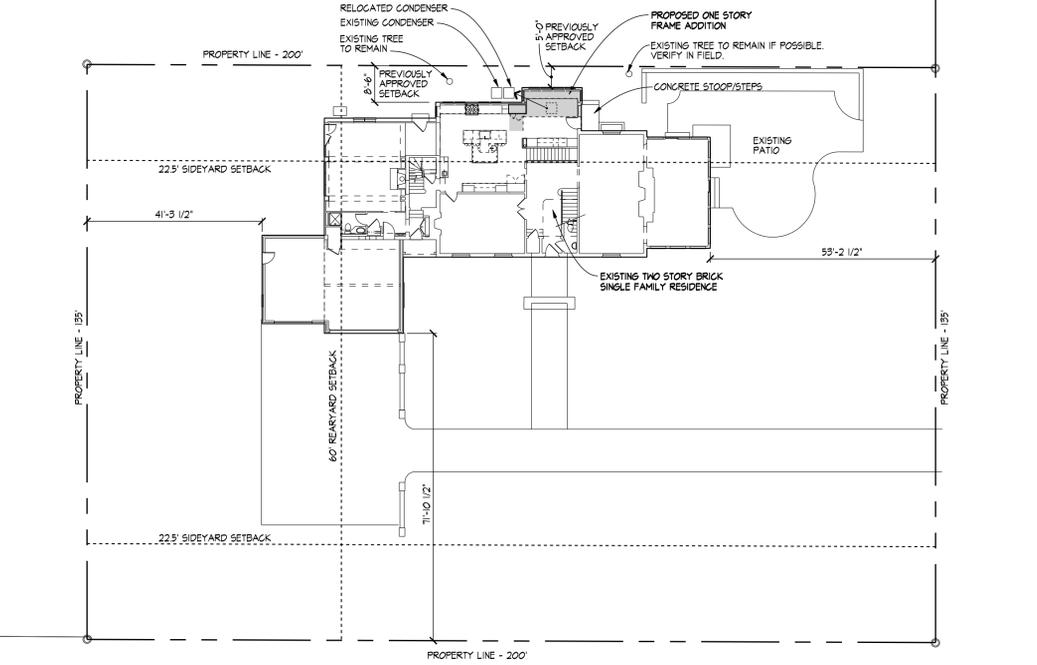
SQUARE FOOTAGE:
 AFFECTED WORK AREA = 625 SQFT (INC. ITT SOFT ADDITION)
 LOT SIZE = 21,000 SQFT
 ALLOWABLE LOT COVERAGE = 25% (6,750 SQFT)
 PROPOSED LOT COVERAGE = 23.8% (6,448 SQFT)

DRAWING INDEX

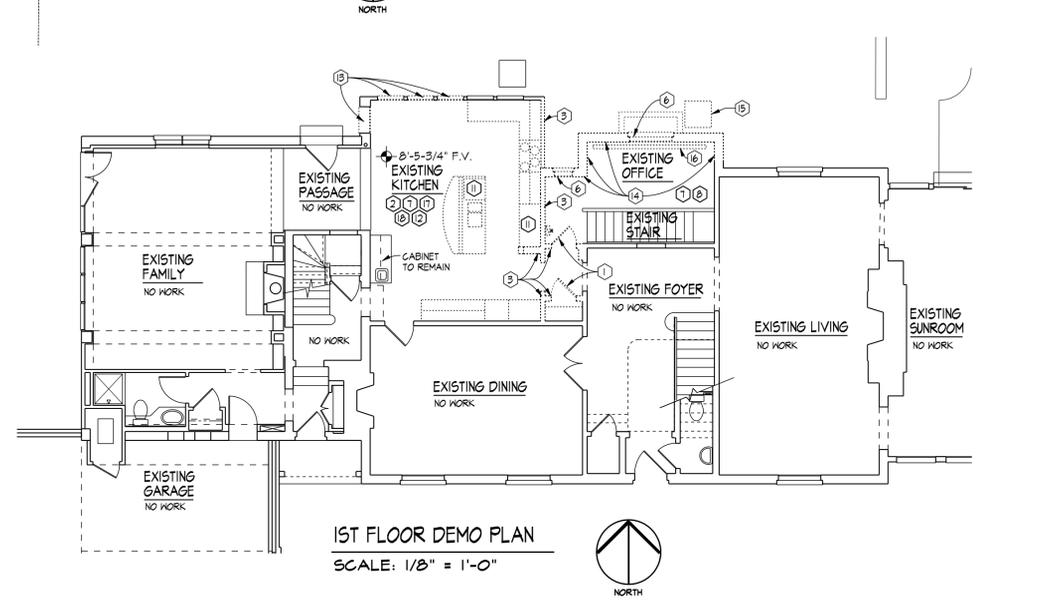
G.1 COVER SHEET / SITE PLAN / DEMO PLAN
A.1.1 FLOOR PLAN, FOUNDATION PLAN AND WALL SECTION
A.1.2 1ST FLR MECH/ELEC PLAN, ROOF STRUCTURAL PLAN AND SCHEDULES
A.3.1 EXTERIOR ELEVATIONS
A.6.1 INTERIOR ELEVATIONS

BEHAL | SAMPSON | DIETZ
 BUILDING DESIGN

880 WEST THIRD AVENUE
 COLUMBUS, OHIO 43212
 TELEPHONE 614-464-1933
 FAX 614-286-2148
 WWW.BSDARCHITECTS.COM



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



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

- CODED DEMOLITION PLAN NOTES**
 (SOME NOTES MAY BE NOT BE APPLICABLE TO THIS PROJECT)
- REMOVE DOOR, CASING AND JAMB COMPLETE.
 - REMOVE PLUMBING FIXTURES AND SALVAGE TO OWNER. GAP OFF ANY LINES NOT BEING REUSED BACK TO MAIN.
 - REMOVE STUD WALL AS INDICATED. COORDINATE WITH NEW WORK PLAN. BRACE AND SHORE AS REQUIRED. REMOVE AND DISPOSE OF ANY ELECTRICAL DEVICES ON REMOVED WALLS AND ANY SWITCHES NO LONGER IN USE.
 - REMOVE PORTION OF STUD WALL AS INDICATED FOR INSTALLATION OF DOOR AND/OR WINDOW. COORDINATE WITH NEW WORK PLAN. BRACE AND SHORE AS REQUIRED.
 - REMOVE STRUCTURAL BEAM AND SUPPORTS COORDINATE W/ NEW STRUCTURAL WORK AND PROVIDE TEMPORARY SHORING AS REQUIRED.
 - REMOVE WINDOW FRAME AND SASH COMPLETE AND DISPOSE.
 - REMOVE EXISTING PLASTER/GYPSUM BOARD CEILING / WALLS AS NEEDED THIS ROOM.
 - REMOVE CARPET COMPLETE TO ASSUMED EXISTING HARDWOOD FLOOR AND PREP FOR INSTALLATION OF NEW WOOD FLOORING/ PATCHING.
 - REMOVE WALLPAPER AND ADHESIVES COMPLETE. PREP WALLS FOR NEW FINISH SURFACE. COORDINATE WITH FINISH SCHEDULES.
 - REMOVE ALL EXISTING BASE AND CROWN IN THIS ROOM.
 - REMOVE APPLIANCE, SALVAGE FOR REINSTALLATION.
 - REMOVE EXISTING CABINETRY AND COUNTER TOPS COMPLETE UNLESS OTHERWISE NOTED.
 - REMOVE WINDOW FRAME AND SASH COMPLETE AND SALVAGE FOR REINSTALLATION.
 - REMOVE EXTERIOR BRICK WALL AS INDICATED. COORDINATE WITH NEW WORK PLAN. BRACE AND SHORE AS REQUIRED. REMOVE AND DISPOSE OF ANY ELECTRICAL DEVICES ON REMOVED WALLS AND ANY SWITCHES NO LONGER IN USE.
 - REMOVE AC CONDENSER AND RELOCATE - FINALIZE WITH OWNER AND HVAC CONTRACTOR.
 - REMOVE BASEBOARD RADIATOR(S) AND SALVAGE FOR POSSIBLE REUSE.
 - REMOVE FLOORING AS NEEDED AND PREP FOR REPAIR / PATCH OF NEW FLOORING TO MATCH EXISTING.
 - REMOVE APPLIANCES AND DISPOSE/SALVAGE FOR POTENTIAL DONATION (UNLESS OTHERWISE NOTED FOR REINSTALLATION). CONFIRM WITH OWNER.

DESCRIPTION	DATE
REVISION/CONTRACT SET	
PERMIT SET	
BID SET	7/31/15
BEXLEY BZA SUBMISSION (FOR RE-APPROVAL)	2/11/16
PROGRESS SET	

AN ADDITION AND RENOVATIONS TO THE
CAMMEYER RESIDENCE

317 NORTH COLUMBIA
 BEXLEY, OH 43009

DRAWN BY	REVIEWED BY	JOB NUMBER
MM	JB	13200

COVER SHEET/ SITE PLAN / DEMO PLAN **G.1**



BEHAL | SAMPSON | DIETZ
BUILDING DESIGN

880 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-464-1933
FAX 614-286-2148
WWW.BSDARCHITECTS.COM



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

Note: Window manufacturer shall provide tempered glass as required by code at all hazardous locations. R-308.4 Hazardous locations: the following shall be considered specific hazardous locations for the purposes of glazing.
1. Glazing in all fixed and operable panels of swinging, sliding and bifold doors.
Exceptions:
1. Glazed openings of a size through which a 3-inch diameter sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the left side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where the access through the door is to a closet or storage area 3 feet or less in depth.
5. Glazing adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet; and
3.2. The bottom edge of the glazing is less than 18 inches above the floor; and
3.3. The top edge of the glazing is more than 36 inches above the floor; and
3.4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.
Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and be a minimum of 1 1/8 inches in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet or more above grade, a roof, walking surfaces or other horizontal within 45 degrees of horizontal surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for walls facing hot tubs, whirlpools, saunas, steam rooms, bathrooms and showers where the bottom of the glazing is less than 60 inches measured vertically above dry standing or walking surface.
Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water's edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panels in multiple glazing.
7. Glazing adjacent to stairs, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot without contacting the glass and be a minimum of 1 1/8 inches in cross sectional height.
2. The side of the stairway has a guardrail of handrail, including balusters or in-fill panels, complying with Sections 311.16 and 312 and the plane of the glazing is more than 18 inches from the railing or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 to 36 inches above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a guard.
8. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.
Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections 311.16 and 312 and the plane of the glazing is more than 18 inches from the railing or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 to 36 inches above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a guard.

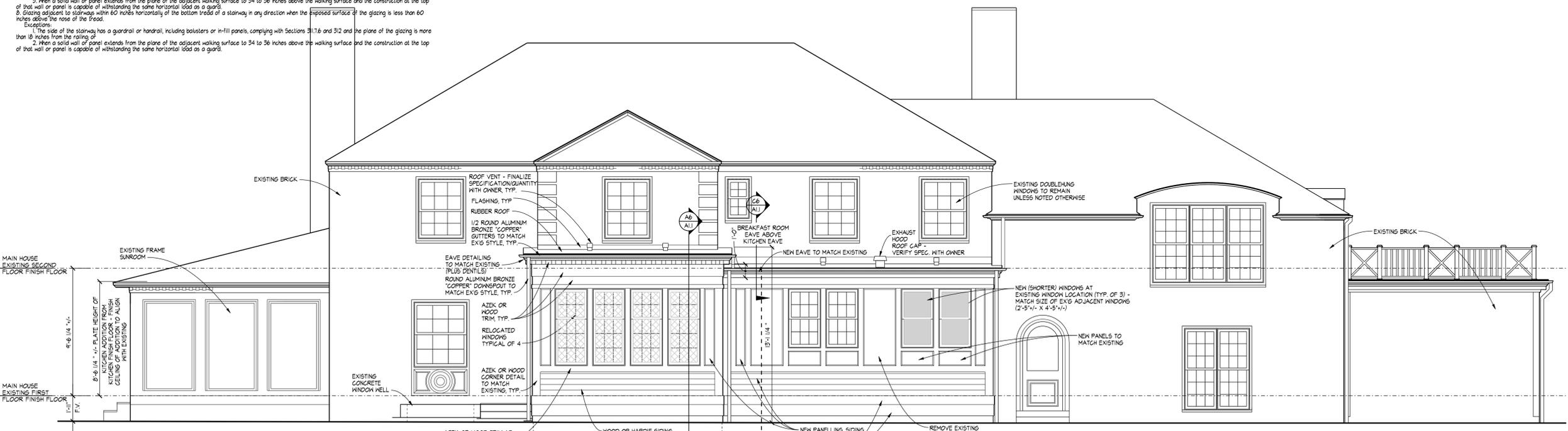
WINDOW SPECIFICATIONS	
1. WINDOWS AND PATIO DOORS SPECIFIED ARE PELLA MANUFACTURER ARCHITECT SERIES.	
2. WINDOWS TO HAVE ADVANCED LOW-E INSULATED GLASS WITH ARGON, MAX U-35, TEMPERED WHERE REQUIRED BY CODE- SEE NOTES	
3. WINDOWS AND DOOR TO HAVE GLAD EXTERIOR AND PRIMED INTERIOR. GLAD COLOR TO MATCH EXISTING WINDOWS AS CLOSE AS POSSIBLE	
4. SCREEN COLOR AND HARDWARE SELECTION TO MATCH EXISTING	
5. PROVIDE INTEGRAL LIGHT TECHNOLOGY GRILLES WITH NIDTH GRILLE PROFILE TO MATCH EXG. SEE EXTERIOR ELEVATIONS FOR PATTERNS	



EXISTING WEST ELEVATION
SCALE: 1/16" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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

GLAZING LEGEND	
	NEW WINDOW / DOOR
	SALVAGED WINDOW / DOOR TO BE REINSTALLED
	EXISTING WINDOW / DOOR TO REMAIN

DESCRIPTION	DATE
REVISION/CONTRACT SET	
PERMIT SET	
BID SET	7/31/15
BEXLEY BZA SUBMISSION (FOR RE-APPROVAL)	2/11/16
PROGRESS SET	

AN ADDITION AND RENOVATIONS TO THE
CAMMEYER RESIDENCE
317 NORTH COLUMBIA
BEXLEY, OH 43209

DRAWN BY MM	REVIEWED BY JB	JOB NUMBER 13200
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PROPOSED & EXISTING EXTERIOR ELEVATIONS **A3.1**