



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW PROCEDURES and APPLICATION

Effective Jan. 2016

**MEETING DATES: 2nd Thursday of each month (no meeting in December)
(date may change due to holidays)**

APPLICATIONS DUE: 4 weeks prior to meeting date

The purpose of the Bexley Architectural Review District is to maintain the quality and character of the City's residential neighborhoods by regulating the exterior characteristics of new structures and modifications of existing structures. In deciding whether a proposed structure or modification is compatible with its surroundings, the Board of Zoning Appeals is required to consider elements such as the architectural design; building materials; texture and color; exterior detail and relationships; height and building mass; the arrangement of structures on the site; existing grades; the visual prospective of pedestrians and adjoining properties; and landscaping.

ARCHITECTURAL REVIEW (remodels & additions)

An architectural review application MUST BE SUBMITTED for any change to the exterior of an existing home or residential lot located with the City of Bexley, Ohio. It is mandatory for all residential construction projects to receive approval of design and construction plans prior to construction. An informal review with our staff consultants of preliminary design drawings can be requested, although not required. A formal review, with public hearing, will then be held upon completion of the design drawings.

Any maintenance improvement will be reviewed administratively by the City architect. Most window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements.

All significant changes to the exterior of a home (such as an addition, changes to exterior materials and some accessory structures or construction of a new home) will require review by the Board of Zoning Appeals acting as the Architectural Review Board. Refer to the Residential Review District Residential Design Guidelines, General Guidelines for additional information. It is not the intent of the process to review for structural integrity, life safety issues, or building code compliance, but only design intent, placement of a structure on a lot and architectural character.

Upon review and approval of this application a Certificate of Appropriateness will be issue for the Application. All Variances that are approved by the Board are approved for 1 year in Accordance with # 11. in the rules and regulations. **11. states that if construction, demolition or the other action authorized by the Board is not commenced with one (1) year from the effective date of a decision, order, permit authorization or approval of or by the Board, then such decision, order, authorization, approval, permit or other action shall be void, unless extended by the Board.**

REQUIRED DRAWINGS & INFORMATION:

- A. Vicinity Map – showing all adjoining properties.
- B. PHOTOGRAPHS – showing all sides of all existing structures on the property.
- C. For maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines, no drawings are required. A completed application indicating material choices is, however, required. A complete application indicating material choices is required.

D. For significant projects, which require review by the Board of Zoning Appeals acting as the Architectural Review Board, Applicants must submit 3 copies and (1 pdf to krose@bexley.org) of the following required drawings:

1. **PHOTOGRAPHS:** of all sides of all existing structures on the property.
2. **SITE PLAN:** a site plan; to scale of at least (1"=20'); Site plans shall indicate lot boundaries and dimensions, required building setback lines, location of existing structures and improvements, location of proposed structures, fences, gates and paving layout, etc.
3. **FLOOR PLAN:** a floor plans, to scale, designating and differentiating existing construction from proposed construction. Plans shall include overall dimensions and notes, as required to clearly communicate the concept of the design.
4. **EXTERIOR:** exterior elevation drawings, to scale, designating and differentiating existing construction from proposed construction. Elevation drawings shall include indications of exterior materials, door and window styles, and notes as required to clearly communicate the concept of the design.
5. **ARCHITECTURAL:** architectural details drawn to scale of non-typical design elements.
6. **LANDSCAPE:** in the case of a new building or change to an existing structure, which includes removal of existing landscaping, landscape architectural plans, to scale, indicating all proposed garden walls and structures, planting and landscape details.
7. **ANY VARIANCE:** additions will require a narrative description of the hardship associated with the property.

List supplemental requirements or conditions that will be met, or explain any issue that may need clarification. Attach separate sheet if needed.

- Applicants must submit, (folded and collated): (3) copies of the above information for staff members to review for completeness in order to process and determine if it should be added to the next meeting agenda. Maximum size of 11" x 17" original CAD drawings of plans, or a full size drawing, if necessary for detailed information.
- It is not mandatory, although highly recommended, that all drawings be prepared by a design professional. All drawings must clearly indicate the work to be completed.
- Incomplete applications will not be accepted for review.

● **FRONT YARD FENCE**

Variance request information must be provided to show how the fence complies with the following (Code Section 1262.03) submit:

- a. The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.
- b. The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.
- c. A landscape plan shall be filed with the application indicating how such fencing and/or wall is to be integrated with existing front yard landscaping.
- d. The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.
- e. No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence unless the applicant can justify the appropriateness of this material in the design landscape plan.

● **CORNER LOT FENCE**

Variance request information must be provided to show how the fence complies with the following (Code Section 1262.03) submit:

- a. Proposed side yard fence or wall on the street side of a corner lot exceeding forty-two inches in height is compatible with other properties in the neighborhood.
- b. Height of such fence or wall shall not exceed seventy-two inches. (Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall not be included within the seventy-two inch maximum height).

- c. A landscaping plan must be filed indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designated in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties.
- d. Installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

● **REVERSE FENCES**

Variances may be granted only where unique characteristics of the property created an unnecessary hardship. Variances, which allow the structural side of a fence to face an adjacent property, shall be granted only where unique characteristics create an unnecessary hardship and written consent from the effected adjacent property owner(s) has been filed with the application and/or to the Board. Variance requests shall be filed in conformity with the rules and regulations of the Board. (Ordinance 25-89) submit:

- a. Narrative description of the hardship associated with the property.
- b. Site plan indicating the location of fence.
- c. Letter from effected neighbor.

● **HOME OCCUPATION**

Information must be provided to show how the occupation complies with the following (Code Section 1260.16)

- a. No person (other than members of the family) residing on the premises shall be engaged in such occupation.
- b. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purpose by its occupants, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
- c. There shall be no change in the outside appearance of the building or premises, or other visible or business evidence of the conduct of such home occupation.
- d. There shall be no sales in connection with a home occupation.
- e. No traffic shall be generated by a home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of a home occupation shall be met off the street and other than in a required front yard.

● **CONDITIONAL USE**

Information must be provided to show how the proposed use complies with Code Section 1264.15, which states:

The Board of Zoning Appeals shall have the power to approve applications for conditional uses specified in Chapter 1252. The proposed use shall be approved if, and only if it meets the intent of this Zoning Code and then intent of the zoning district in which the property is located, fits harmoniously with adjacent uses and structures and complies with all other provisions and this Zoning Code.

PLEASE NOTE:

Approval of a request by the Board of Appeals does not constitute the issuing of a permit for the project. Appropriate permits must be obtained from the Bexley Building Department after receiving variance approval and/or architectural review approval, but prior to the start of construction.

**A separate permit application is also required for a building permit and/or or all mechanicals within the construction. This is separate and in addition to this review.

Be advised, if the Board 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.

Please complete the enclosed application. Submit original signatures, photographs and all information requested above. Any incomplete application will not be accepted.



**BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW
2015 APPLICATION**

Case Number: _____

Address: 195 S. Parkview Avenue Zoning District: R-3

Architectural Review for:

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

Variance For:

Principal Structure Garage Fence Other: Accessory Lot Coverage

Variance To:

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

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

Other: _____

*Is variance less than five feet from property line? yes no Yes requires Chief Building Official review.

Owner of property: Nick Lacaillade Phone # _____ or Cell # 617-306-4020

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

Applicant Name: Patrick Ahearn / Eddie Gaffney E-mail egaffney@patrickahearn.com Phone # 617-266-1710 ext.209
Cell# 617-388-5879

Address 160 Commonwealth Ave. Suite L3 City: Boston, State: MA Zip 02116

Brief Description of Request and/or Variance Replace existing non conforming garage / carriage house with w new conforming one. Add a pool and pool cabana.

Valuation of Project \$ 400,000.00

- **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.
\$50.00 – Re-submittal fee
- **VARIANCE REQUEST Additional FEES:**
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

● **SIGNATURE** _____ / **DATE** 03/16/16

Fee: based on valuation	\$ <u>285.00</u>
Fee: based on variance	\$ <u>65.00</u>
Other	\$ _____
TOTAL FEE DUE	\$ <u>350.00</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 195 S. Parkview Avenue Zoning District R-3
Lot Width 200 ft Depth 245 ft Total Area 49,000 sq ft
Existing Residence (foot print) 3,052 sq ft Garage 678 sq ft 21'-6" Height
Existing Building Height _____ one-story 2.5 two-story

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

Proposed Garage 966 sq.ft. 25'-6" Height _____ one-story x two-story

Permitted Lot Coverage 30 % = 14,700 sq ft

Lot to be covered _____ % = _____ sq ft

Please provide 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 Patrick Ahearn Architect LLC

Contractor/Builder Maturka Builders

Preliminary Review by Staff _____ Review by Board _____

● **DESCRIPTION OF CHANGES PROPOSED** Replace existing non conforming garage / carriage house with w new conforming one. Add a pool and pool cabana.

● **DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED**

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**

1. Existing Roof Type:

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

2. New Shingle Manufacturer: _____

3. New Roofing Type, Style & Color: Red Cedar Roof Shingles

• **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 or Marvin Wood windows (match main house) _____
- New Window Style, Material & Color: Match Main house _____

• **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 _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Natural Stone <input type="checkbox"/> Quarried out of New York, Blue Mountain Granite (match main house) _____
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone _____
<input type="checkbox"/>	<input type="checkbox"/>	Brick _____
<input type="checkbox"/>	<input type="checkbox"/>	Mortar _____
<input type="checkbox"/>	<input type="checkbox"/>	Stucco _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding _____
<input type="checkbox"/>	<input type="checkbox"/>	Other _____ _____

• **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: _____ wood _____
- Proposed NEW Door Trim: _____
- Proposed NEW Window Trim: Match main house _____

5. Trim: Color(s): _____

**** Do the proposed changes affect the overhangs? _____**

• **DECKS**

EXISTING:

- 1. Existing Decking Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

- 2. Existing Railing Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

PROPOSED:

- 3. Proposed Decking Materials
____ Cedar ____ Pressure-treated wood ____ Wood/Plastic Composite
____ Other _____

- 4. Proposed Railing Materials
- 5. Existing Railing Materials
____ 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: _____

PATRICK AHEARN

ARCHITECT

160 Commonwealth Avenue
Suite L3
Boston, MA 02116
P: 617.266.1710
F: 617.266.2276

Nevin Square
17 Winter Street
Edgartown, MA 02539
P: 508.939.9312
F: 508.939.9038

www.patrickahearn.com

The Lacaillade Residence

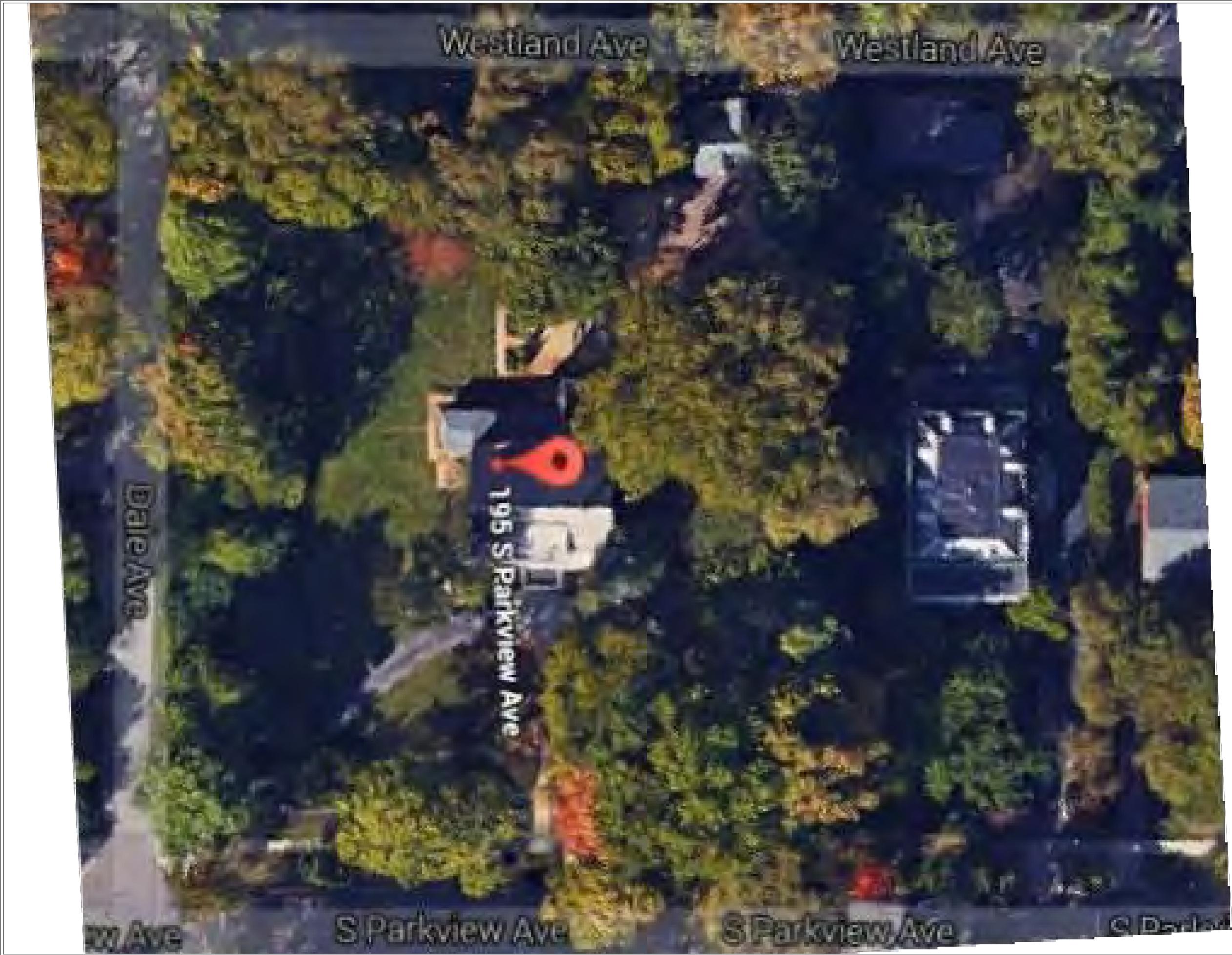
195 South Parkview Avenue

•

Bexley, Ohio

BZA Review Set

March 16, 2016



PATRICK AHEARN
ARCHITECT

160 Commonwealth Avenue Suite L-3 Boston, MA 02116 P: 617.266.1710 F: 617.266.2276
Nevin Square 17 Winter Street Edgartown, MA 02539 P: 508.939.9312 F: 508.939.9038

www.patrickahearn.com

**The
Lacaille
Residence**

195 S. Parkview Avenue
Bexley, Ohio

General Notes:

GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE, SAFETY, ELECTRICAL AND PLUMBING CODES.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR SHALL LAYOUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY DIMENSIONAL RELATIONSHIPS BEFORE CONSTRUCTING ANY PART, AND SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES / SUB-CONTRACTORS.

ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN THE CLASSIFYING OR SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.

REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL PROVIDE SAID ITEM IF IT IS NECESSARY FOR THE PROPER INSTALLATION OR FUNCTION OF AN ITEM SHOWN OR SPECIFIED. SUPPLIERS AND SUBCONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK OF OTHER TRADES, WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID FOR WORK.

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Drawing Title:

Site Vicinity Map

March 16, 2016

ISSUE DATES
 BIDDING: -
 PERMIT: -
 CONSTRUCTION: -

REVISIONS:
 Date: Δ -
 Date: -
 Date: -
 Date: -

ARCHITECTURAL STAMP & JOB NORTH

V-MAP

The Lacaillade Residence

195 S. Parkview Avenue
Bexley, Ohio

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Drawing Title:
Existing Site Civil
Drawing

March 16, 2016

- ISSUE DATES
 BIDDING:
 PERMIT:
 CONSTRUCTION:

- REVISIONS:
 Date: Δ
 Date:
 Date:
 Date:

ARCHITECTURAL STAMP & JOB NORTH

EX-Civil

Myers Surveying Company, Inc.
2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX:614-235-4559

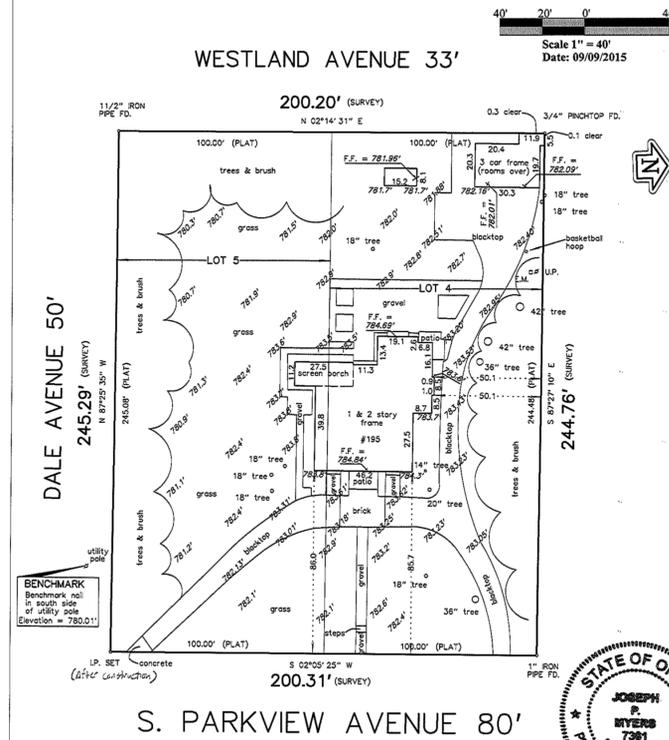
A Boundary Survey prepared for and certified to:
Nick Lacaillade

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Lots 4 & 5, Block 26, Amended Plat of Part of Bullitt Park Plat, Book 5, Page 382

Posted Address: 195 S. Parkview Avenue, Bexley, Ohio



Scale 1" = 40'
Date: 09/09/2015



BENCHMARK
Benchmark nail
to south side
of utility pole
Elevation = 780.01'



We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code. Iron pipes set are 30"x1" O.D. with an orange plastic plug inscribed "MYERS P.S. 6579", unless otherwise noted. Basis of bearings is the west line of S. Parkview Avenue held as South 02° 05' 25" West per Plat Book 48, Page 110.

Myers Surveying Company, Inc.
Professional Surveyor

Myers Order No. - 2-07/21/2015	Rec.	Field	DWG	ILT.	Chk.
201507212	CA	SPM	ROU	DJO	DJO

The Lacaillade Residence

195 S. Parkview Avenue
Bexley, Ohio

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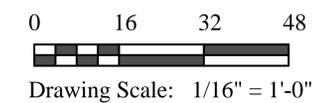
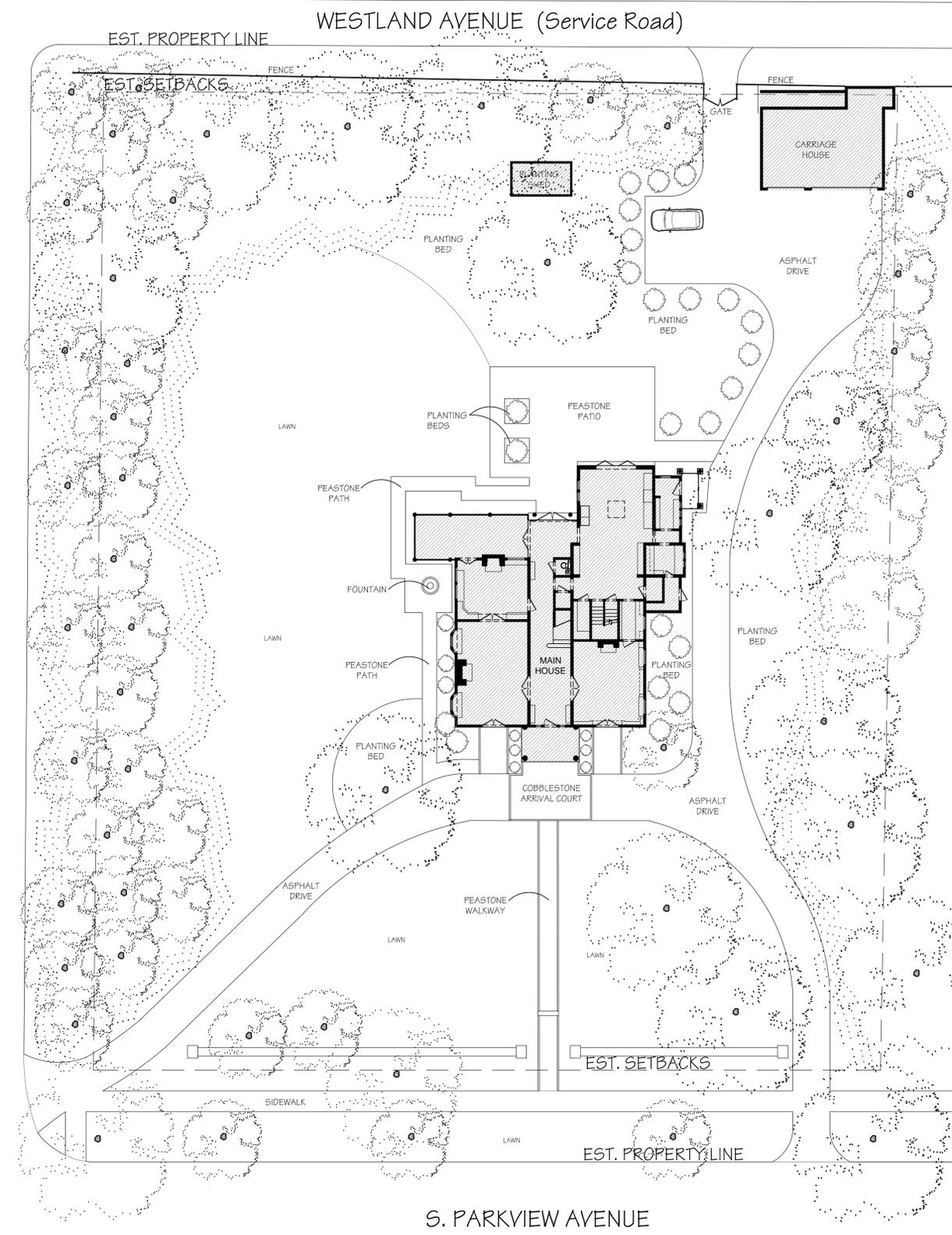
Drawing Title:
Existing Site Drawing

Drawing Scale:
1/16" = 1'-0"

March 16, 2016
ISSUE DATES:
 BIDDING:
 PERMIT:
 CONSTRUCTION:

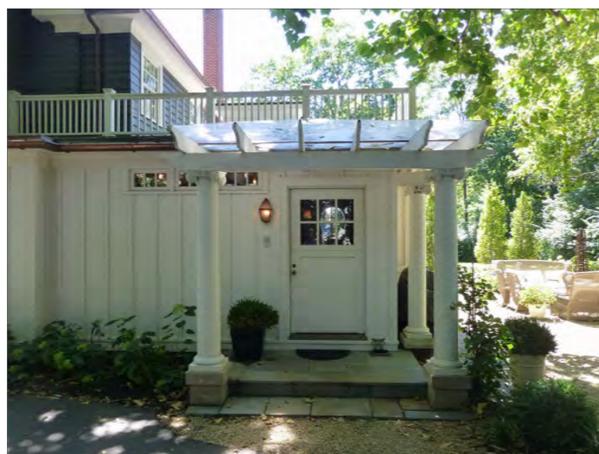
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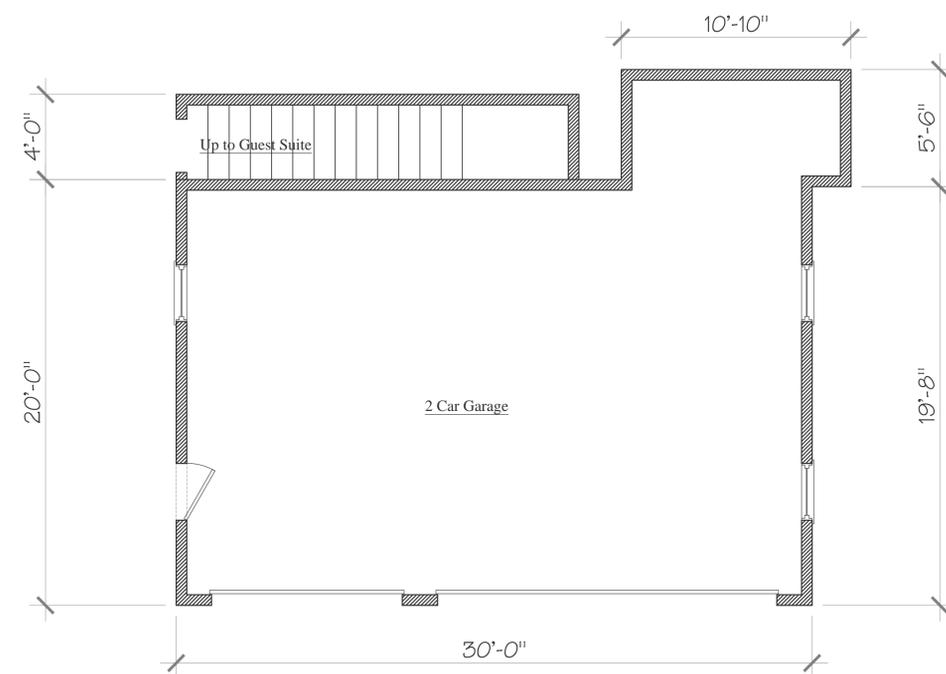


Drawing Scale: 1/16" = 1'-0"

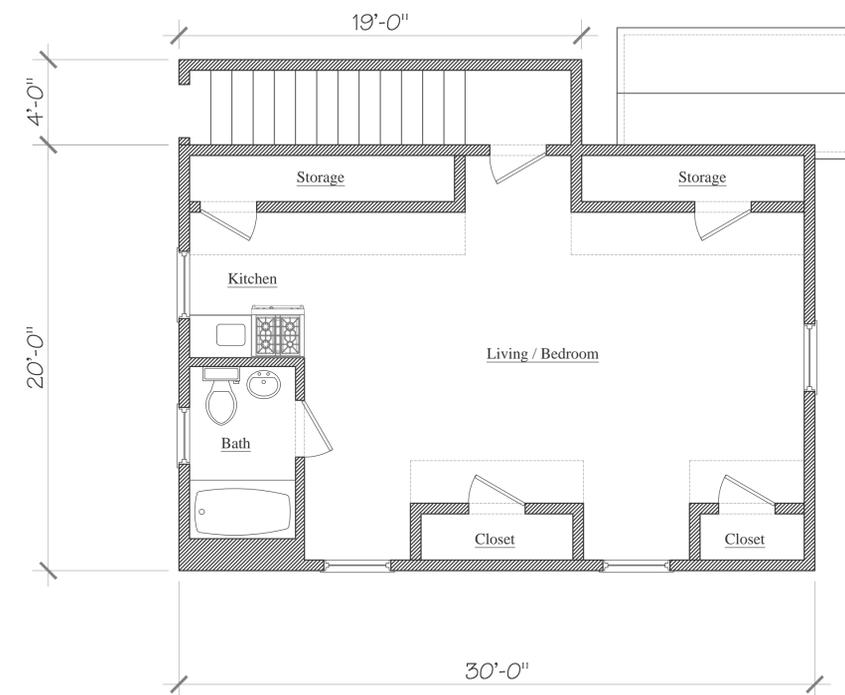
EX-SITE







① Existing Carriage House First Floor Plan
Scale: 1/4" = 1'-0"



② Existing Carriage House Second Floor Plan
Scale: 1/4" = 1'-0"



Design Development • March 16, 2016

Existing Carriage House Floor Plan

Scale: 1/4" = 1'-0"



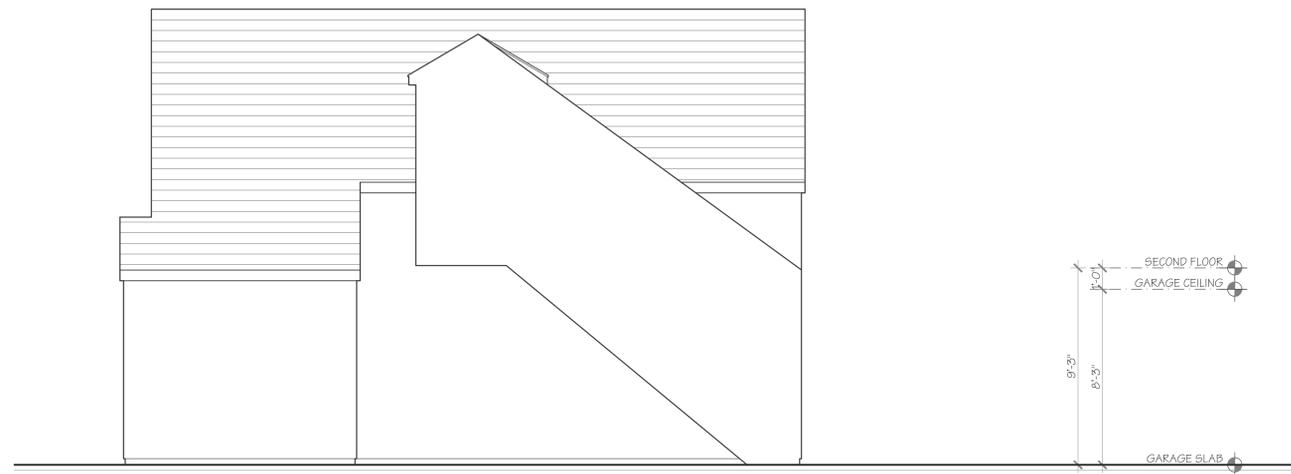
The Lacaille Residence
195 South Parkview Avenue
Bexley, Ohio



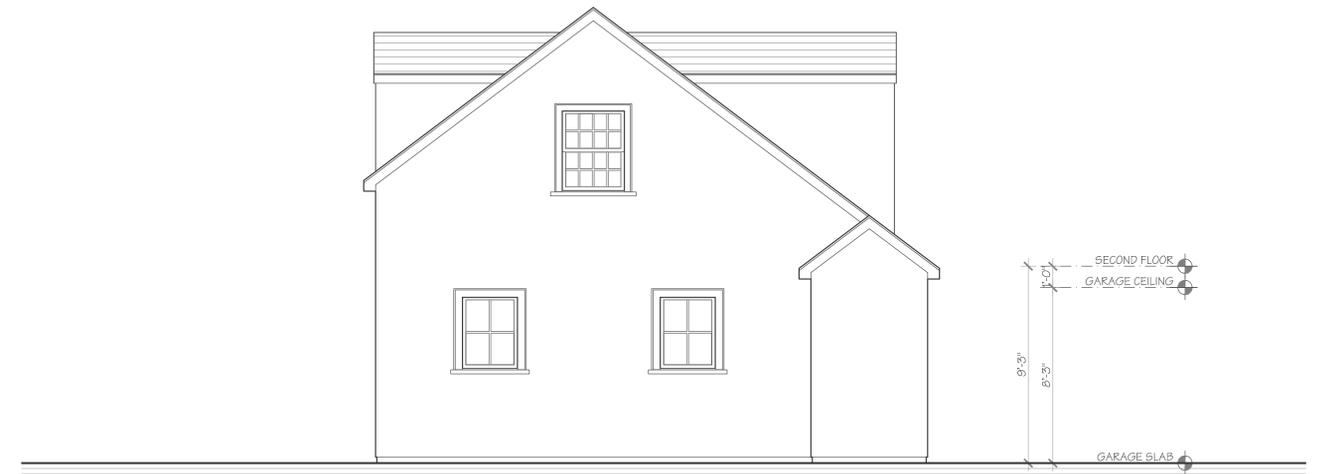
① Existing Carriage House Front Elevation
Scale: 1/4" = 1'-0"



② Existing Carriage House Side Elevation
Scale: 1/4" = 1'-0"



① Existing Carriage House Back (Service Road) Elevation
Scale: 1/4" = 1'-0"



② Existing Carriage House Side Elevation
Scale: 1/4" = 1'-0"

The Lacaillade Residence

195 S. Parkview Avenue
Bexley, Ohio

General Notes:
GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING, LIFE, SAFETY, ELECTRICAL AND PLUMBING CODES.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY FOR COMPLETION OF WORK THROUGHOUT THE CONTRACT DOCUMENTS.

GENERAL CONTRACTOR SHALL LAYOUT IN THE FIELD THE ENTIRE WORK TO BE PERFORMED TO VERIFY DIMENSIONAL RELATIONSHIPS BEFORE CONSTRUCTING ANY PART, AND SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATIONS BEFORE PROCEEDING WITH WORK.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF DIMENSIONAL REQUIREMENTS BETWEEN THE WORK OF REQUIRED TRADES / SUB-CONTRACTORS.

ANY DISCREPANCIES FOUND IN THE PLANS, DIMENSIONS, EXISTING CONDITIONS OR ANY APPARENT ERROR IN THE CLASSIFYING OR SPECIFICATION OF A PRODUCT, MATERIAL OR METHOD OF ASSEMBLY IS TO BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.

REGARDLESS OF WHETHER OR NOT AN ITEM IS SHOWN OR SPECIFIED, THE GENERAL CONTRACTOR SHALL PROVIDE SAID ITEM IF IT IS NECESSARY FOR THE PROPER INSTALLATION OR FUNCTION OF AN ITEM SHOWN OR SPECIFIED. SUPPLIERS AND SUBCONTRACTORS SHALL INFORM THE GENERAL CONTRACTOR OF THEIR REQUIREMENTS FOR THE WORK OF OTHER TRADES, WHICH MAY NOT BE INDICATED, PRIOR TO SUBMITTAL OF FINAL BID FOR WORK.

DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS AND/OR SIZES. DRAWINGS MAY HAVE BEEN REPRODUCED AT A SCALE DIFFERENT THAN ORIGINALLY DRAWN.

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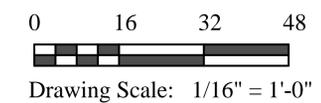
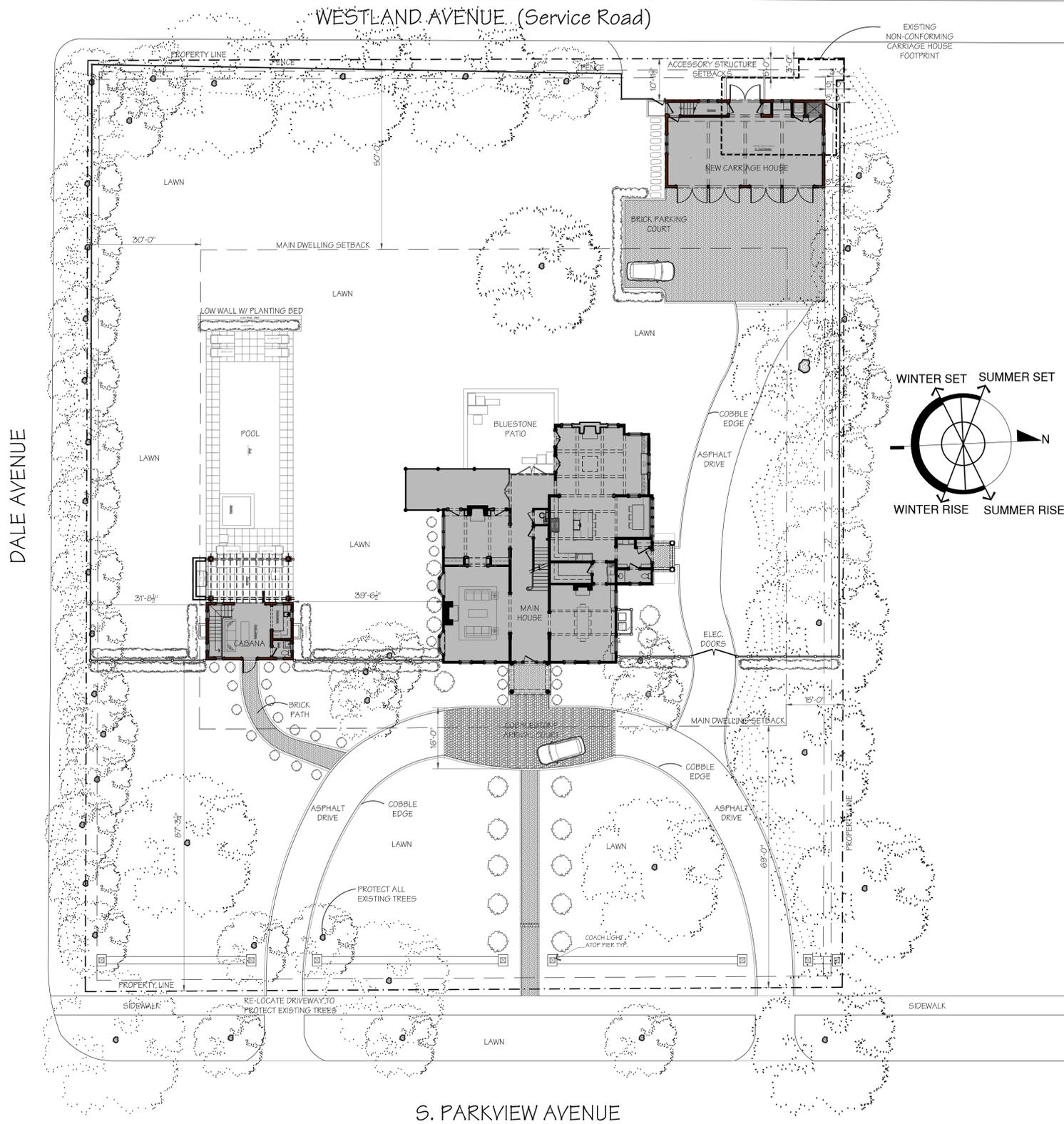
Drawing Title:
Proposed Site Plan
For Pool and New
Carriage House

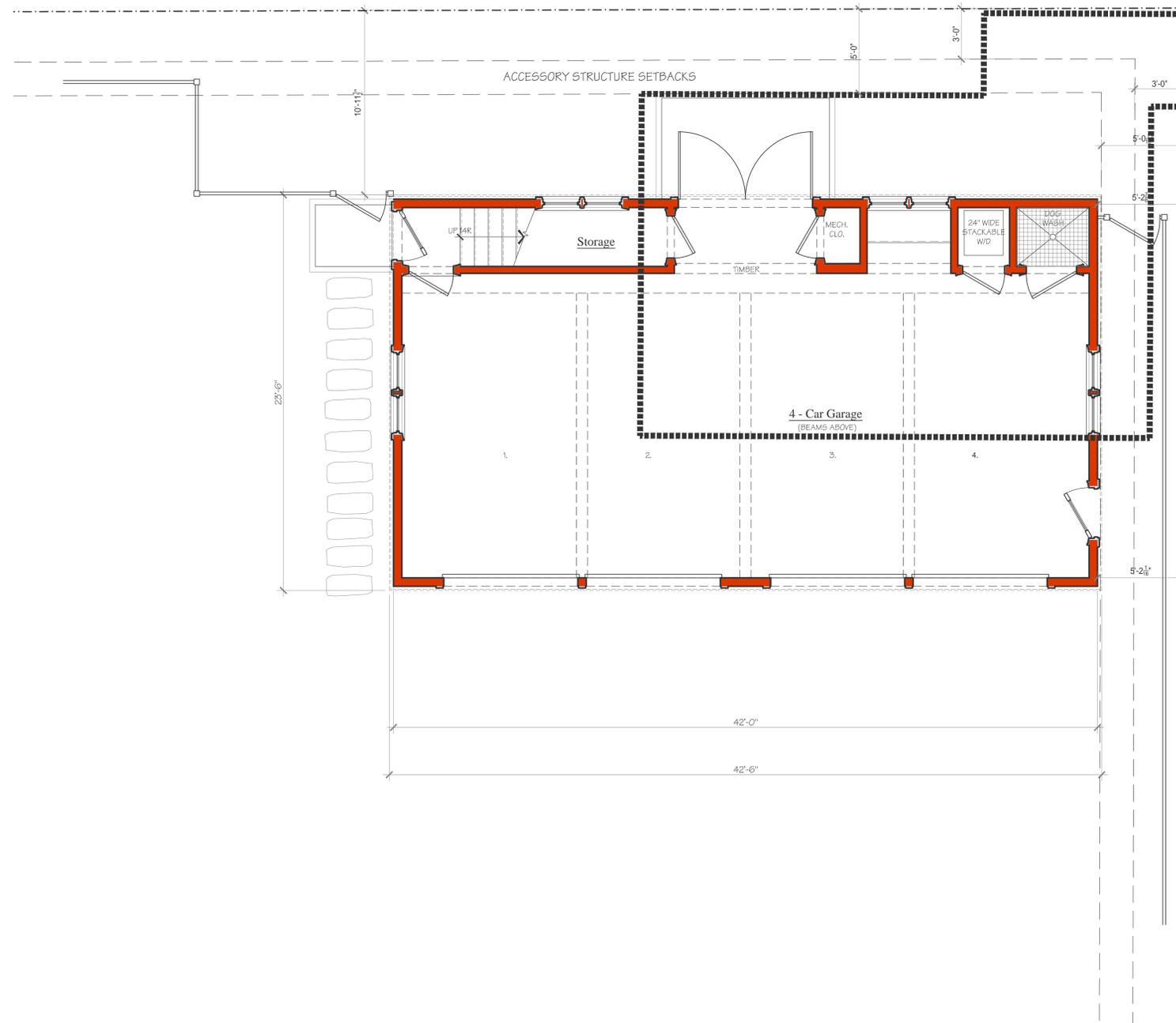
March 16, 2016

ISSUE DATES
 BIDDING:
 PERMIT:
 CONSTRUCTION:

REVISIONS:
 Date: Δ
 Date:
 Date:
 Date:

ARCHITECTURAL STAMP & JOB NORTH





① Proposed vs. Existing Carriage House First Floor Plan
Scale: 1/4" = 1'-0"

PATRICK AHEARN

ARCHITECT

160 Commonwealth Avenue
Suite L3
Boston, MA 02116
P: 617.266.1710
F: 617.266.2276

Nevin Square
17 Winter Street
Edgartown, MA 02539
P: 508.939.9312
F: 508.939.9038

www.patrickahearn.com



1 Proposed East Facing Carriage House Elevation
Scale: 1/4" = 1'-0"



2 Proposed South Facing Carriage House Elevation
Scale: 1/4" = 1'-0"

A2

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Proposed Carriage House Elevations

Scale: 1/4" = 1'-0"



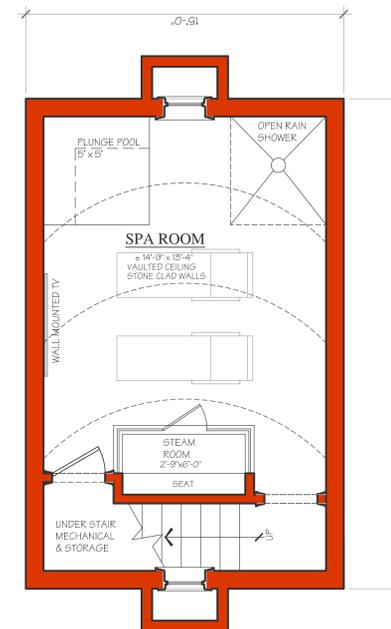
The Lacaille Residence
195 South Parkview Avenue
Bexley, Ohio



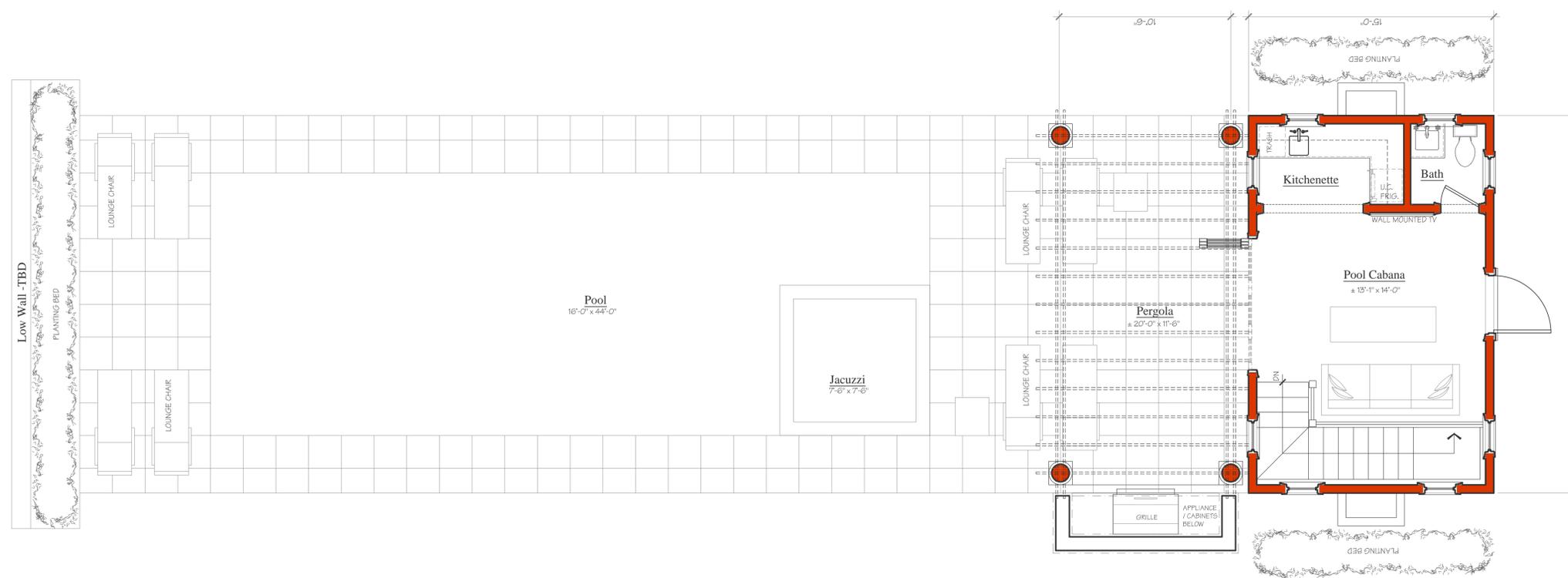
1 Proposed West Facing Carriage House Elevation
Scale: 1/4" = 1'-0"



2 Proposed North Facing Carriage House Elevation
Scale: 1/4" = 1'-0"



1 Proposed Basement Pool Cabana
Scale: 1/4" = 1'-0"



2 Proposed Pool and Pool Cabana First Floor Plan
Scale: 1/4" = 1'-0"

PATRICK AHEARN

ARCHITECT

160 Commonwealth Avenue
Suite L3
Boston, MA 02116
P: 617.266.1710
F: 617.266.2276

Nevin Square
17 Winter Street
Edgartown, MA 02539
P: 508.939.9312
F: 508.939.9038

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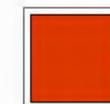


A5

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Proposed East Facing Front Elevation-Pool Cabana & Main House

Scale: 1/4" = 1'-0"



The Lacaille Residence
195 South Parkview Avenue
Bexley, Ohio

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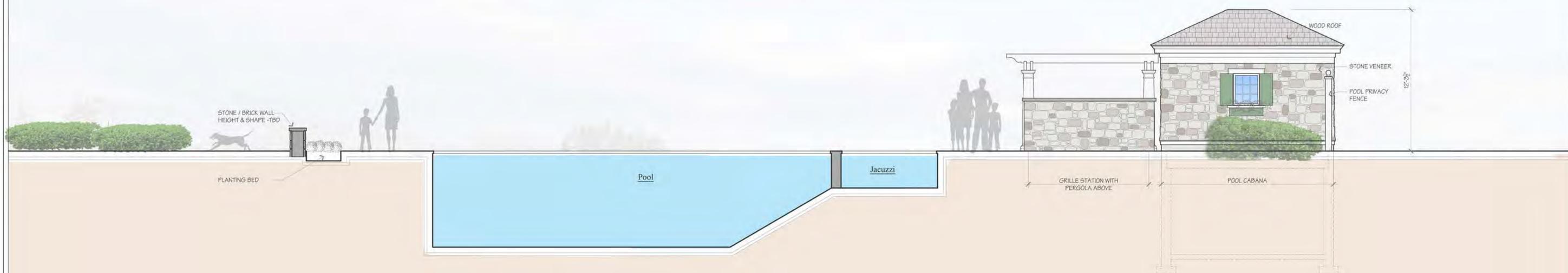
160 Commonwealth Avenue
Suite 13
Boston, MA 02116
P: 617.266.1710
F: 617.266.2276

Nevin Square
17 Winter Street
Edgartown, MA 02539
P: 508.939.9312
F: 508.939.9038

www.patrickahearn.com



① Proposed East Facing Pool Cabana Elevation
Scale: 1/4" = 1'-0"



② Proposed South Facing Pool Cabana Section - Elevation
Scale: 1/4" = 1'-0"

A6

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Proposed Pool & Cabana Elevations

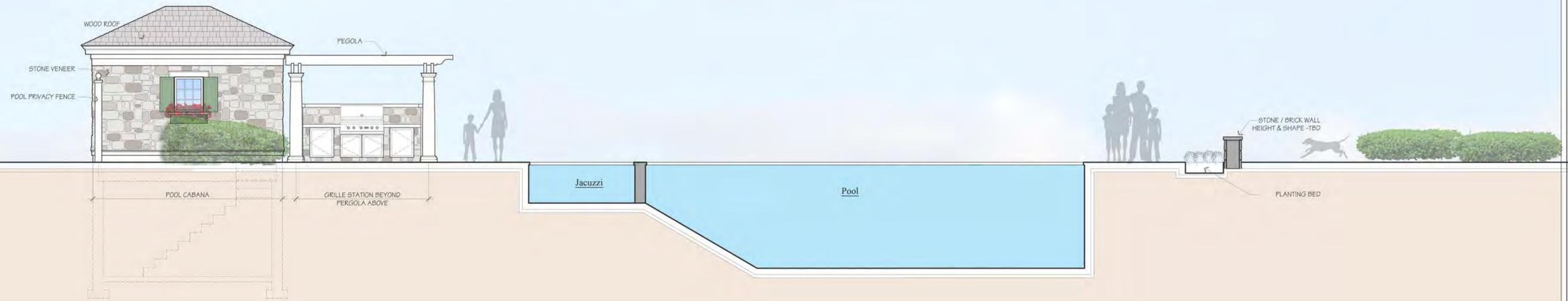
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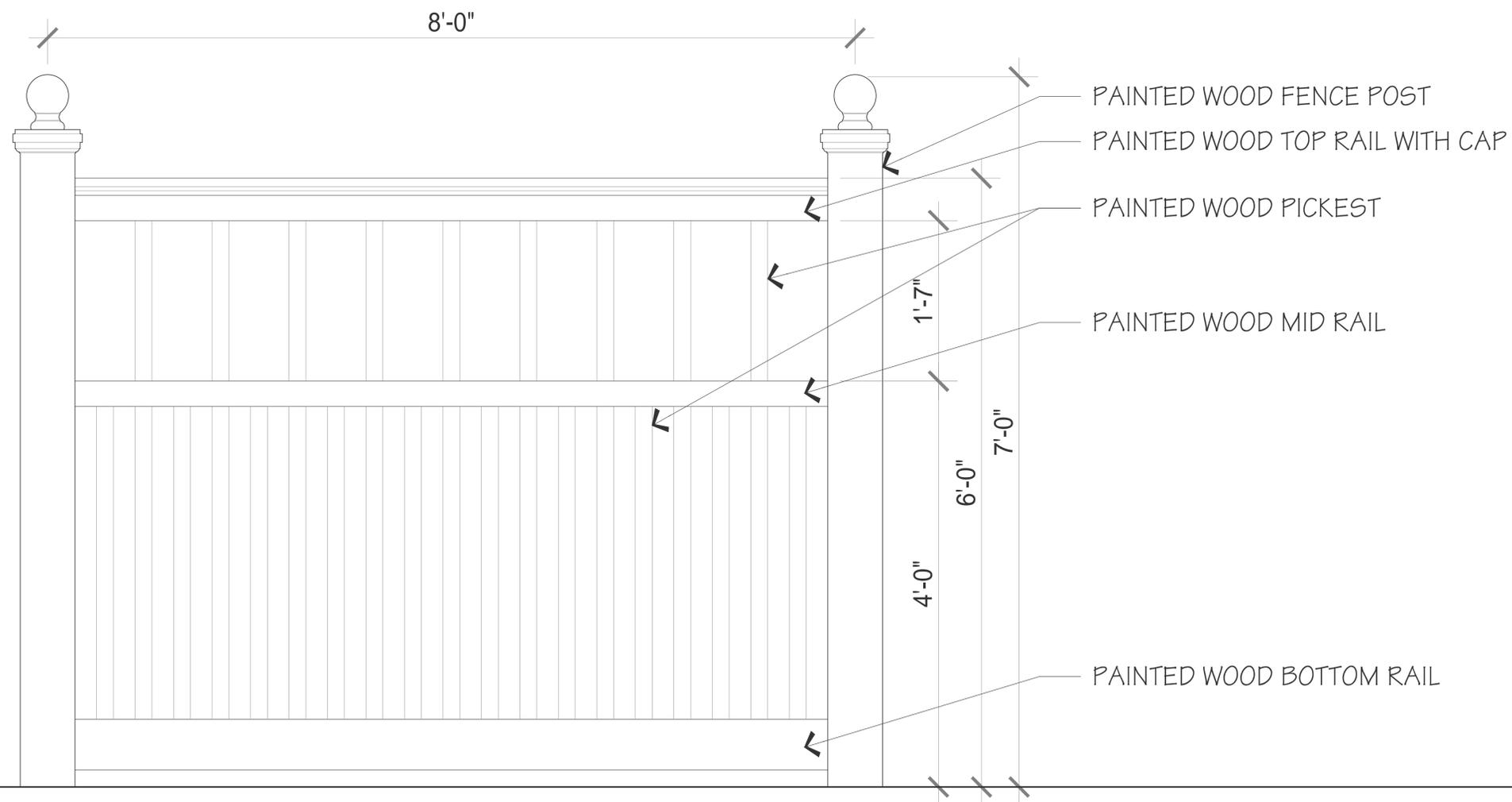
The Lacaille Residence
195 South Parkview Avenue
Bexley, Ohio



① Proposed West Facing Pool Cabana Elevation
Scale: 1/4" = 1'-0"



② Proposed North Facing Pool Cabana Section - Elevation
Scale: 1/4" = 1'-0"



Manufacturer's Product Specifications

- Red cedar roof shingles -natural weathered.
- White cedar side wall shingles - naturally weathered.
- Horizontal clapboards - painted white.
- Blue Mountain Granite stone veneer at exterior walls and exposed foundation -match main house.
- Pella Architect's Series wood windows and exterior French doors or equivalent- painted white.
- Carriage house style garage doors by Overhead Door of Cape Cod - painted Essex green (Glossy Oil).
- Historically accurate garage door hardware by Rocky Mountain Hardware or equivalent
- Wood or composite exterior shutters on pins and holdbacks by Atlantic Shutters - painted Essex Green (Glossy Oil).
- Wood or composite flower boxes -painted Essex Green (Glossy Oil).
- Wood trim or composite to match existing- painted white.
- Exterior copper lights by Lamplighter Corner on Martha's Vineyard or equivalent.
- Wood or composite pergola system by Walpole Wood workers or equivalent.
- Random pattern bluestone patio - by landscaping company -TBD

Product Imagery Specifications



- Essex Green Paint Sample
(To Match BZA Approved Main House Colors)



- Alabaster White Paint Sample
(To Match BZA Approved Main House Colors)



- Blue Mountain Granite (NY) Sample
(To Match BZA Approved Main House Facade)