City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR59-15
Date Received 7/10/15
Fee $2 pd
Meeting Date 7-23-15
Filing Deadline
Receipt # 60485

Amend AR15-15

1. **Property Location** 802 Evening St.
2. **Present/Proposed Use** Single Family Home
3. **Zoning District** R-10
4. **Applicant** James Ross / Ross Builders & Design

   Address 6120 Crystal Valley Dr.

   Phone Number(s) 614 204-5661
5. **Property Owner** John & Jenna Reik

   Address 802 Evening St

   Phone Number(s)
6. **Project Description** Add 2ND Floor to existing

   * Changes to previous approval *
7. **Project Details:**

   a) **Design**

   b) **Color**

   c) **Size**

   d) **Approximate Cost** **Expected Completion Date**

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature) Date 7/10/15

Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
802 Evening St.

Seth & Lori Cramer	806 Evening St.	Worthington, OH 43085
Dick & Sheryl Horton	2186 Yorkshire Rd.	Columbus, OH 43221
Evening Street Elementary School	885 Evening St.	Worthington, OH 43085
Resident	798 Evening St.	Worthington, OH 43085
Mark & Carla Maxwell	117 W. Stafford Ave.	Worthington, OH 43085

To Board members, 7-10-15

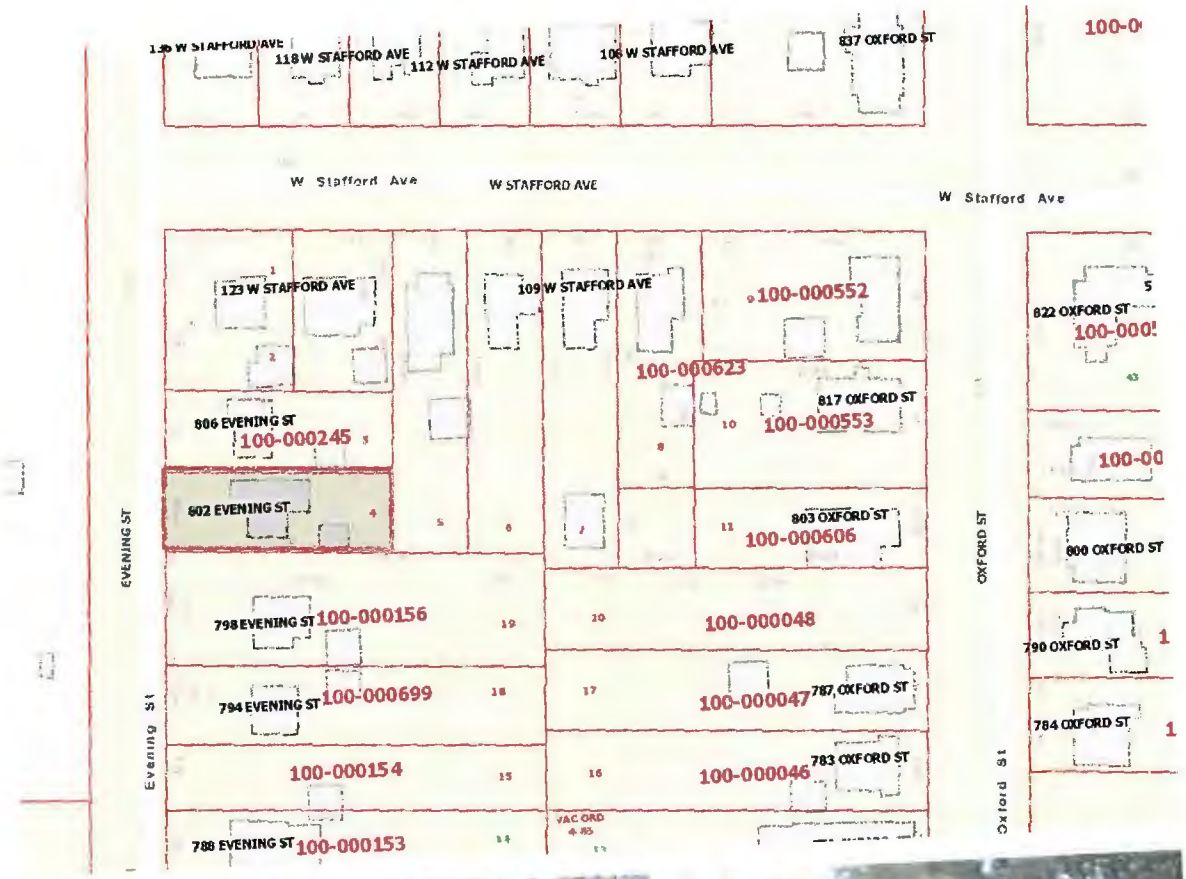
We believe that the minor changes we have made to the exterior are improvements and would make the house more appealing than before. We hope that you would agree and look forward to your feedback and working through the process.

Thanks

James Ross

Regards: 802 Evening St.

802 Evening St.



PREVIOUS APPROVAL

Reik Residence
802 Evening St.
Front Elevation

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CITY OF WORTHINGTON
DATE 3/26/15
CLERK

CITY OF WORTHINGTON
DRAWING NO. AR 15-15
DATE 3/25/15

PREVIOUS APPROVAL

8" wide

Reik Residence
802 Evening St.
Rear Elevation 1/8" = 1'

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PREVIOUS APPROVAL

8" wide

Reik Residence
802 Evening St.
Right Elevation
1/8" = 1' Scale

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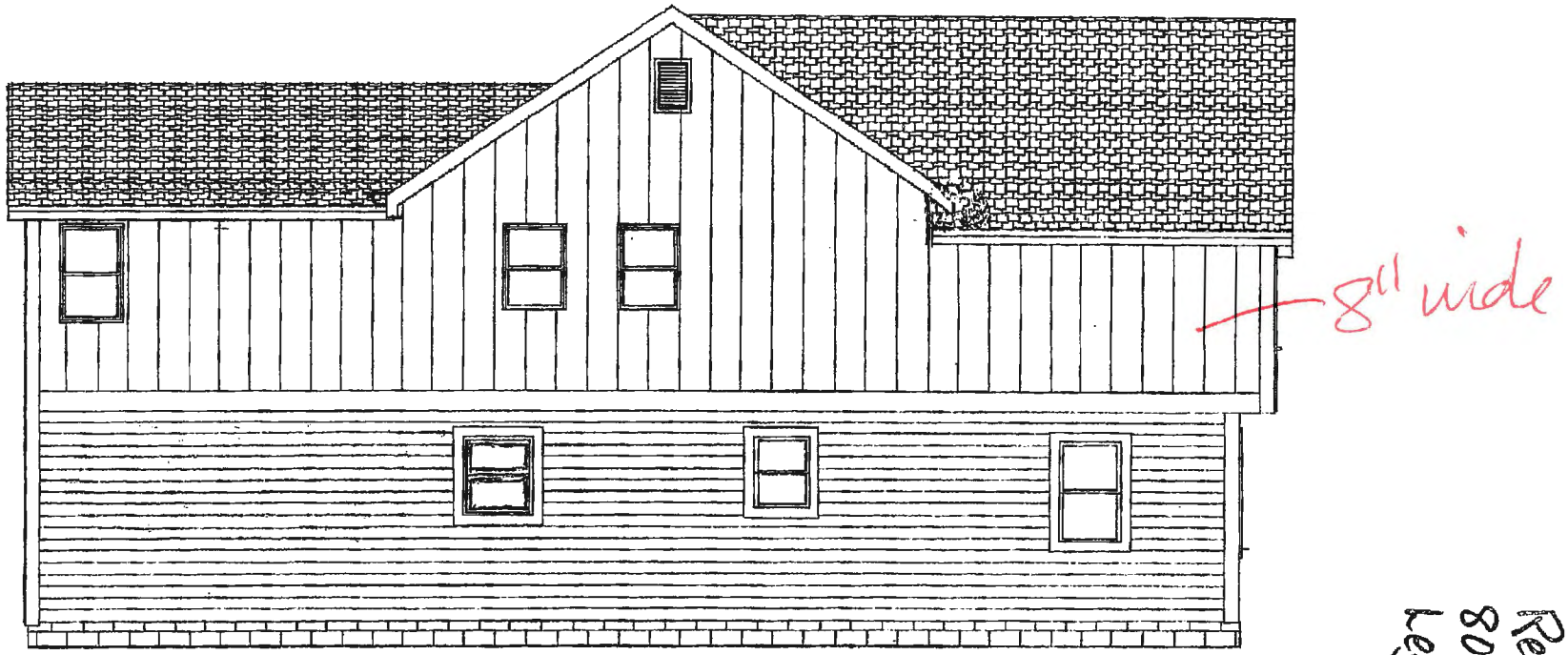
DATE 3/25/15

P7

PREVIOUS APPROVAL



Reik Residence
802 Evening St.
Left Elevation
1/8" = 1' Scale

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PREVIOUS APPROVAL

Re Use this Window in the New 2ND Floor Master Bedroom Facing the Rear.

Re Use Door as New Door to the Mudroom

Re Use existing Window that is above Kitchen Sink. New location will be above the Kitchen Sink.

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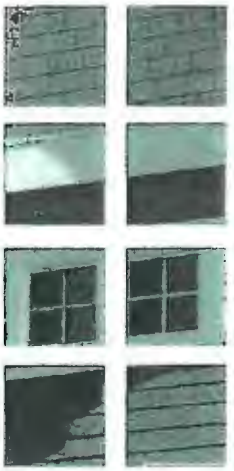
PLY GEM WINDOWS

PRO SERIES

REPLACEMENT WINDOWS



A WHOLE NEW POINT OF VIEW.

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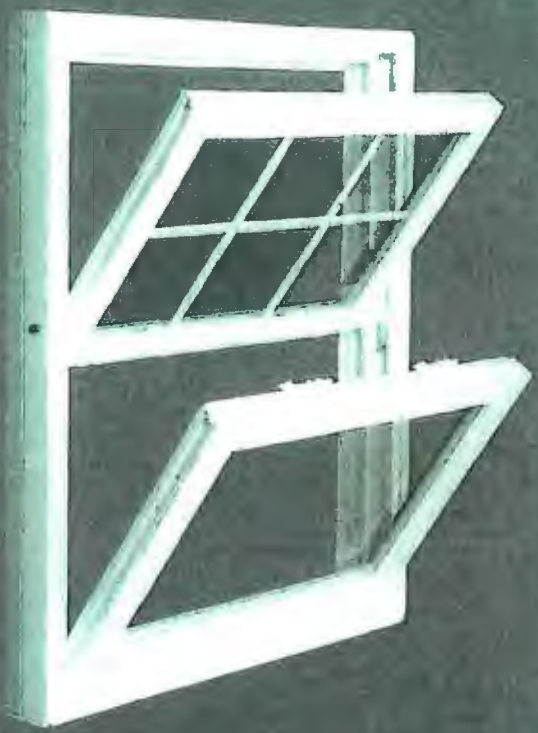
EAST

DOUBLE HUNG WINDOW

VINYL



FEATURES

1. New equal sightline sash to match traditional wood window appearance
2. Ventilation limit locks for added security when windows are partially open (Canada: child safety vent latch available)
3. Fusion-welded frames and sash stay strong and in place for a lifetime of dependable performance
4. Fin and pile weatherstripping on both sash and mainframe for protection against air, dust and moisture
5. Constant force balance system
6. New sleek, low profile design — two cam-action locks on windows over 25" wide
7. Warm Edge (standard) or Warm Edge+ (optional upgrade) spacer systems and HP or HP+ glass package options offer increased energy efficiency
8. Lift rail for ease of operation
9. Ergonomically designed tilt latch buttons for easy tilting of both sash makes it easy and safe to clean the exterior of window
10. New Generation uPVC vinyl never needs painting or caulking and resists conducting heat and cold
11. Extruded aluminum half screen with fiberglass mesh
12. SillLock design™ — featuring sloped sill to keep windows dry and weather-tight seal on sill
13. Integral interlock and dual fin and pile weatherstripping on both sash and airframe for protection against air, dust and moisture

Color Options

INTERIOR	EXTERIOR	INTERIOR	EXTERIOR
WHITE	WHITE, BEIGE, EARTHTONE, SANDSTONE, DARK BRONZE	BEIGE	BEIGE

Colors are reproduced as accurately as printer technology allows. Please see your authorized Ply Gem Windows representative for actual samples.

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A — Cam-action locks

B — Ventilation limit latches

C — Optional child safety vent latch

D — Tilt latch for ease of cleaning

1 Most double hung windows meet a Design Pressure (DP) rating of 35.

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PRO SERIES REPLACEMENT

VINYL

C

HP GLASS

HP MAX GLASS

WARM EDGE TECHNOLOGY

WARM EDGE TECHNOLOGY

R

DP

OVERALL FEATURES

1. Glass systems with Warm Edge (standard) or Warm Edge+ (optional upgrade) spacer systems and HP or HP MAX glass package options offer increased energy-efficiency
2. Vinyl won't conduct heat or cold dramatically reducing frost and condensation
3. Pinch fusion-welded sash and mainframes for high strength and high energy-efficiency
4. Double-hung windows feature integral interlock for a weather-tight seal and extra security
5. New Generation uPVC vinyl never needs painting or caulking and resists conducting heat and cold
6. Limited lifetime warranty means your windows are protected under the warranty for as long as you own your home
7. Sloped sill with unique Sill Lock design ensures natural water run-off
8. Warm Edge glass spacer systems reduce thermal transfer around the glass perimeter by using a unique U-shaped channel to separate glass panes and interrupt the natural flow of heat to cold

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A

Fusion-welded strength

B

Warm Edge spacer

1 Feature applicable to double hung windows. 2 Optional R-Core in frame.

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TimberCrest Board & Batten

TimberCrest®

Making your home stand out from the crowd. TimberCrest Board & Batten looks like real wood up close and on the wall, too. Our low-gloss, rough cedar texture creates a surface so real, it feels like it could give you splinters!

Try TimberCrest on your home!

Use our tool to help you decide on a new look for your remodeling or new construction projects.

Product Info

8" WIDE

Cobblestone Slate | Prairie Wheat | Slate Blue | Classic Linen

Heritage Gray | Clay | Khaki | Sandstone | White

Sage | Cabot Blue | Cabot Red | Cabot Brown | Castlemore

Accessory Info

Product Features

Download Specs

1/2" INSIDE CORNER POST
CODE: VCBINP

1/2" OUTSIDE CORNER POST
CODE: VCNN3

5/8" J-CHANNEL
CODE: VJE58

VERTICAL BASE FLASHING
CODE: VTVBF

WARRANTY PROTECTION | WEATHERED WOOD GRAIN APPEARANCE | HIGH GRADE UV RESISTANT PAINT

.046" PANEL THICKNESS | VAPOR VENT DRAIN HOLE SYSTEM | 1/2" LAP PROFILE | LINELOCK™ PANEL LOCKING SYSTEM

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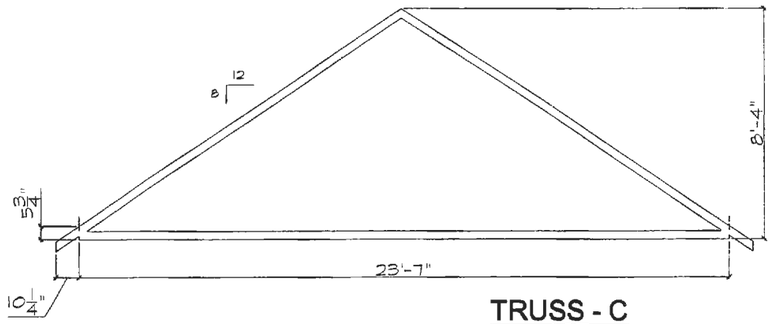
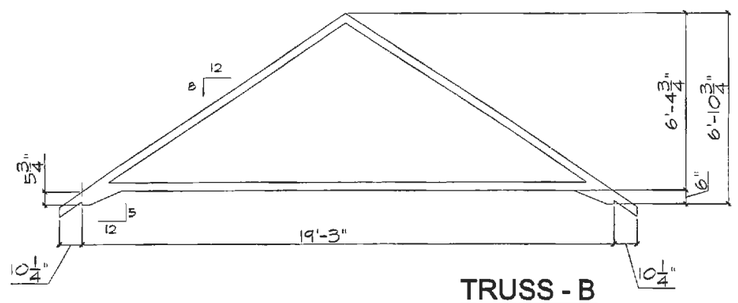
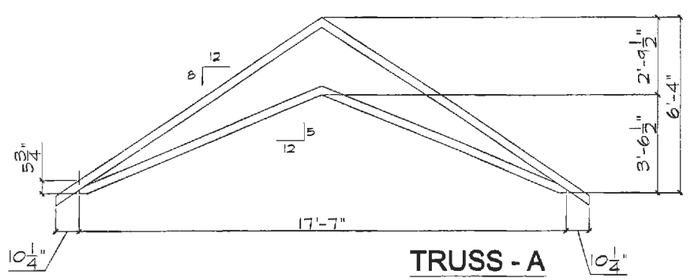


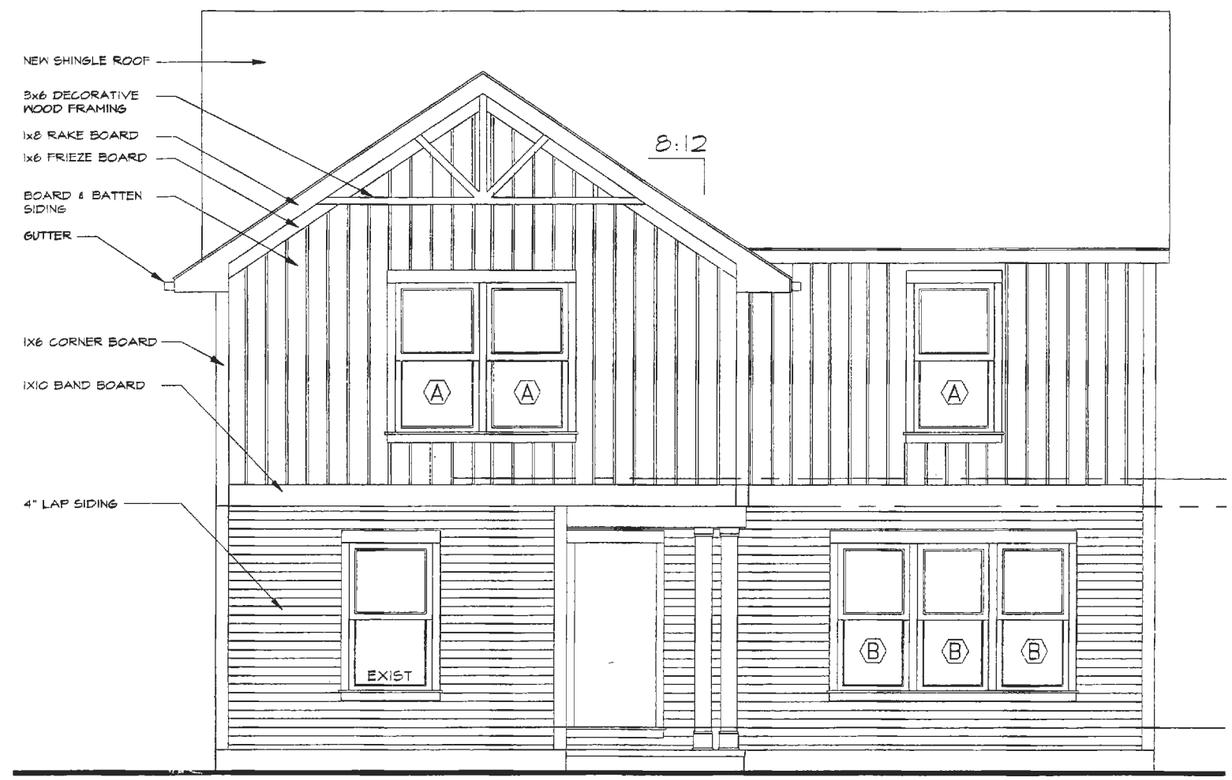
TRUSS - C



TRUSS - B



TRUSS - A



E-W WEST ELEVATION
SCALE: 1/8" = 1'-0"

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DATE 7-10-15

REIK RENOVATION AND ADDITION

802 EVENING STREET, WORTHINGTON, OH 43085

DATE: 07.07.15

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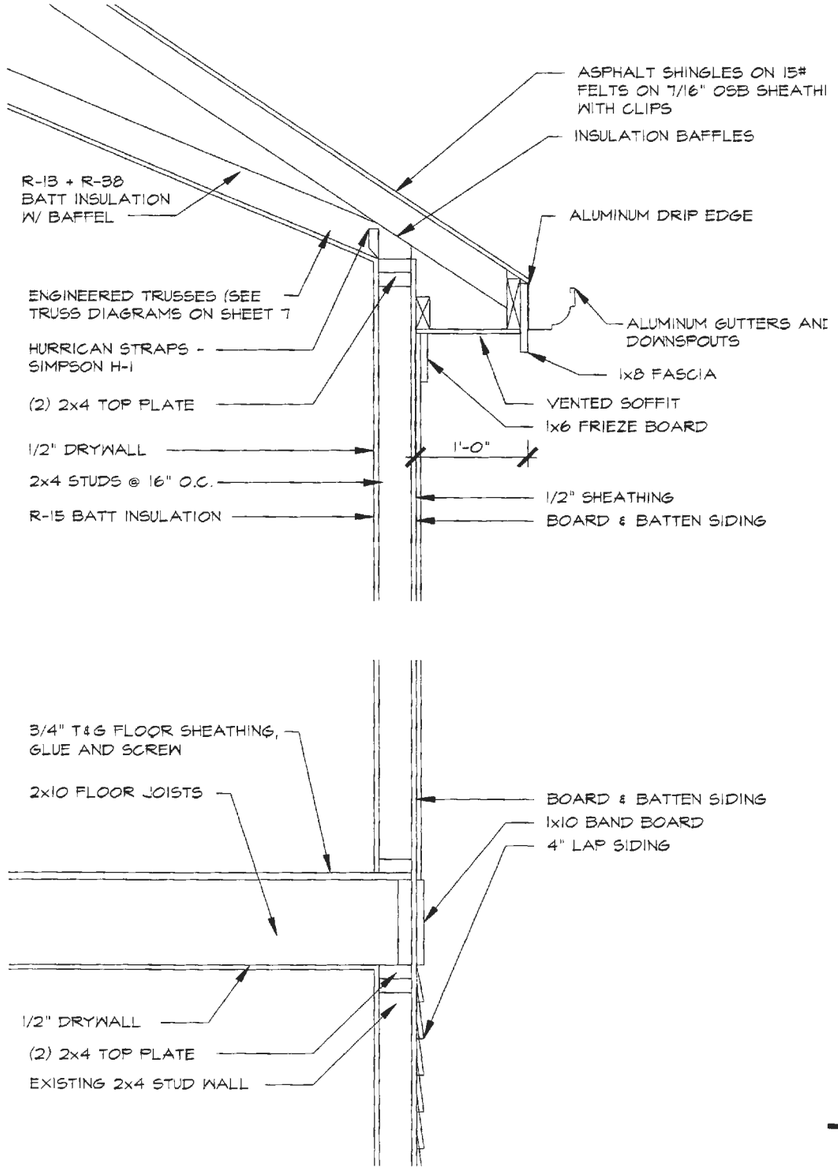
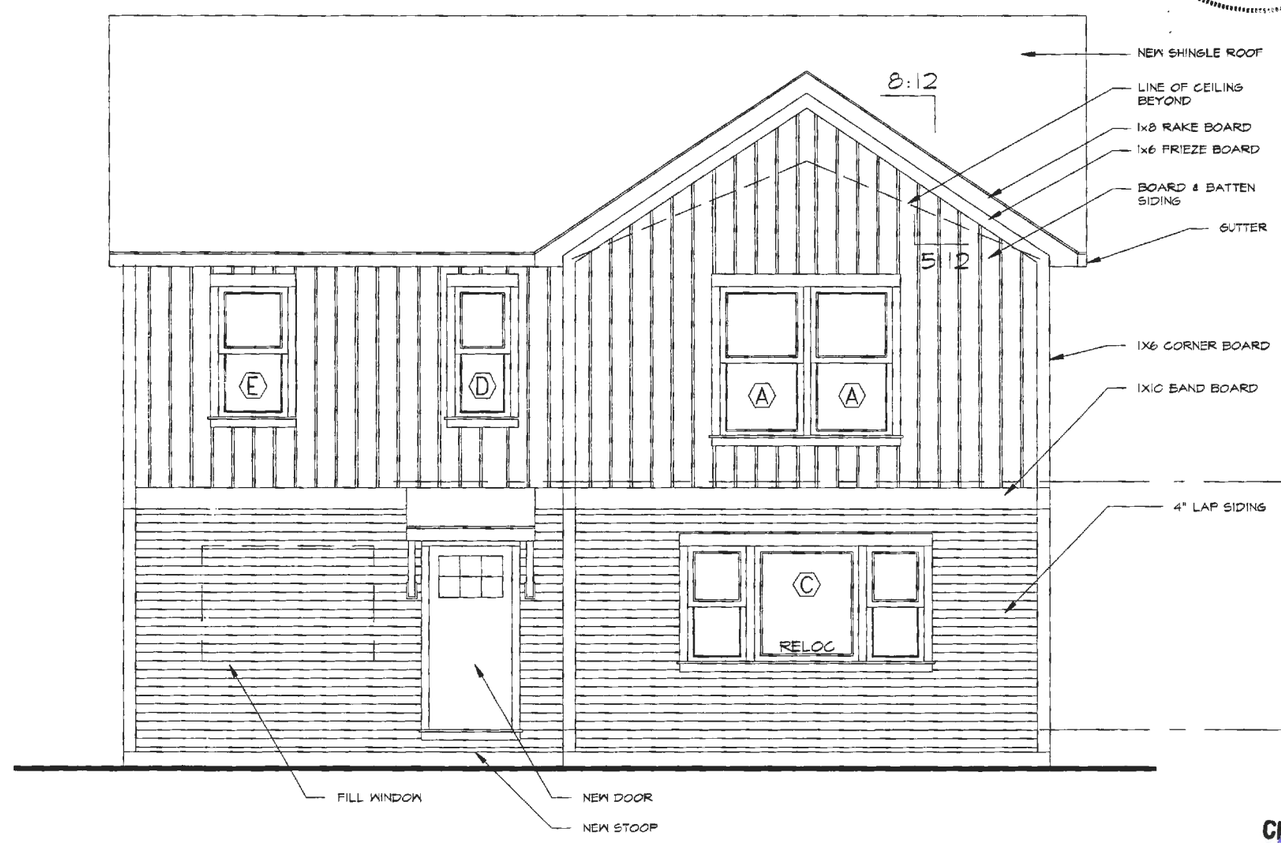


TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



E-E EAST ELEVATION
SCALE: 1/8" = 1'-0"

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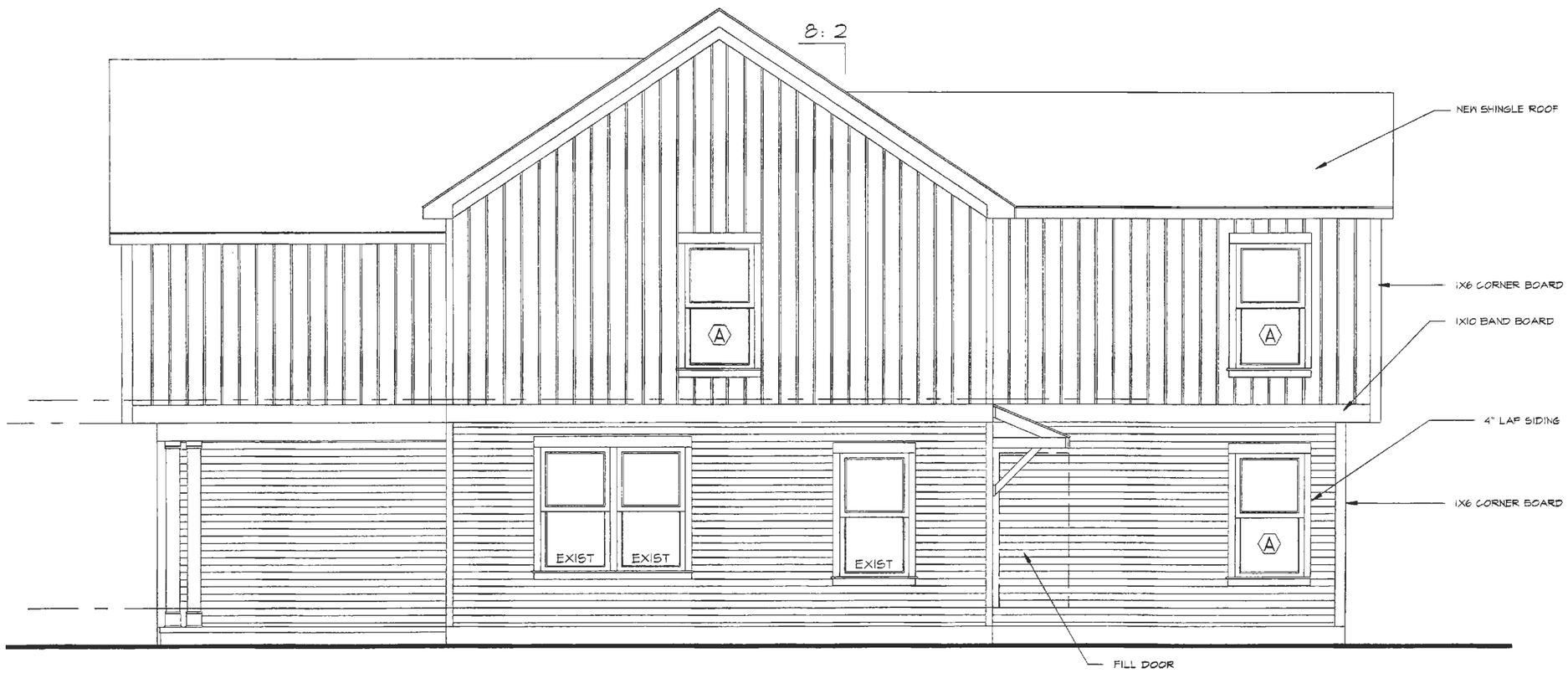

E-S SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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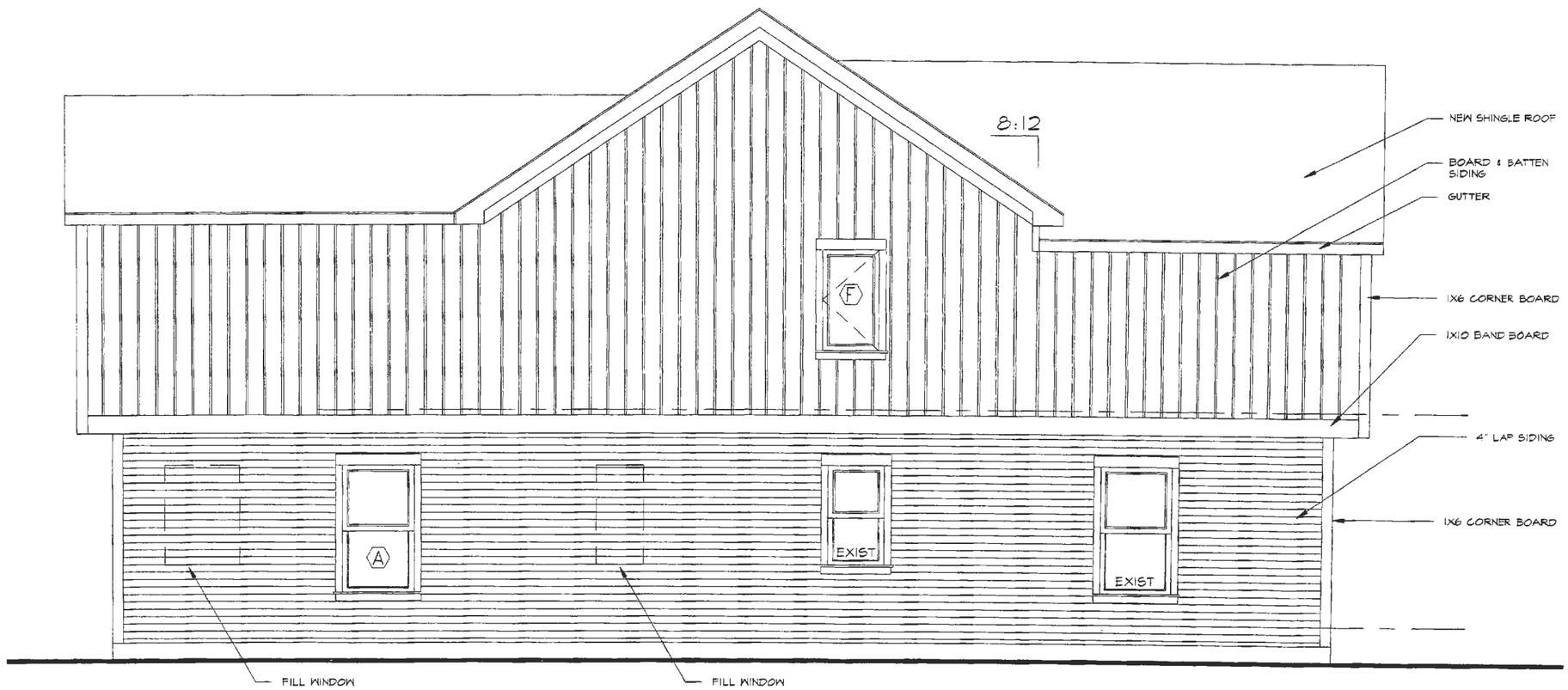

E-N NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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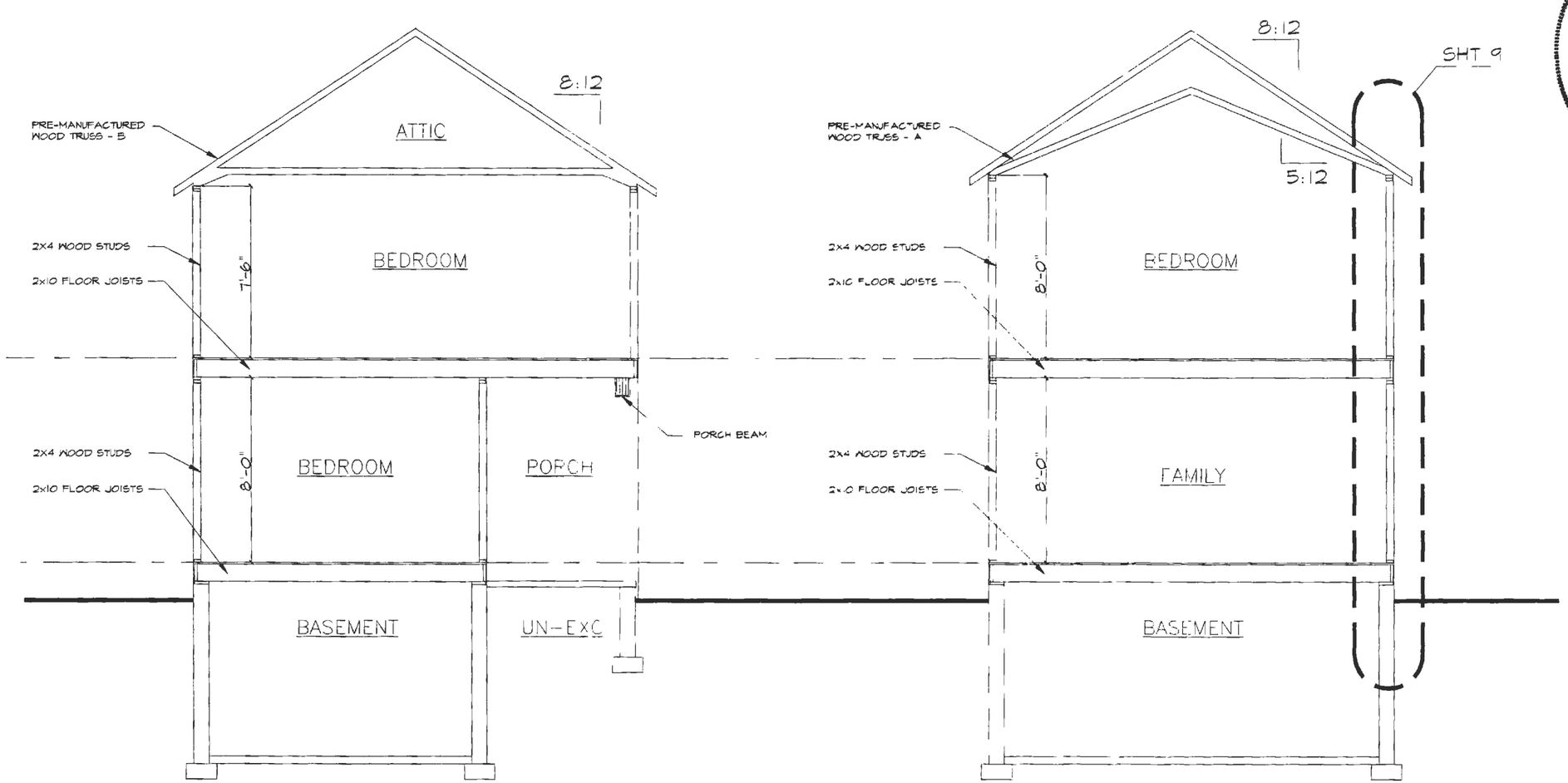

2 BUILDING SECTION REAR
SCALE: 1/8" = 1'-0"

1 BUILDING SECTION FRONT
SCALE: 1/8" = 1'-0"

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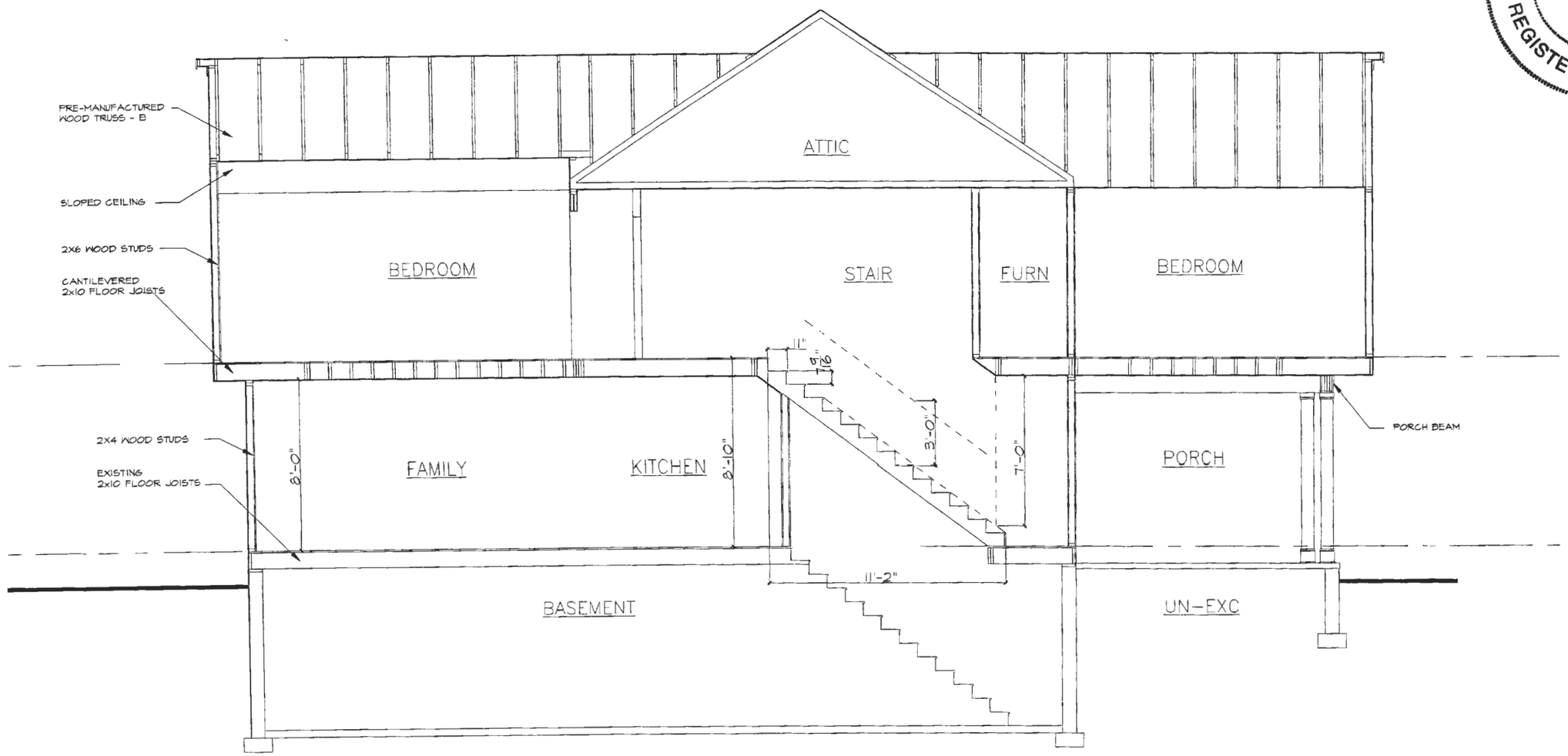

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3 BUILDING SECTION LONG
SCALE: 1/8" = 1'-0"

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GENERAL NOTES

GENERAL NOTES:

2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
   ALL EXTERIOR WALLS ARE AS FOLLOWS:

   A) WALLS UP TO 9'-1 1/8" HIGH- 2X4 @ 16" O.C.
   B) WALLS ABOVE 9'-1 1/8" HIGH- 2X6 @ 16" O.C. (U.N.O.)
   C) WALLS ABOVE 10'-0" SEE STRUCTURAL DRAWINGS

3. CONTRACTOR TO PROVIDE REQUIRED FLASHING AND TAKE NECESSARY PRECAUTIONS TO ENSURE THAT THE PROJECT WILL BE WATER TIGHT. ALL FLASHING IS TO BE LAPPED A MINIMUM OF 6" TO FORM A CONTINUOUS BARRIER AND SEALED WITH AN APPROVED MATERIAL. WHERE FLASHING IS NOT CONTINUOUS, SUCH AS OVER AN OPENING, TURN ENDS OF FLASHING UP TO FORM A DAM.

4. PROVIDE BLOCKING, AS REQUIRED, IN WALLS AND CEILINGS TO ANCHOR ALL WALL AND CEILING MOUNTED ITEMS.

5. ALL WOOD IN CONTACT WITH MASONRY IS TO BE PRESSURE TREATED.

6. ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE DRAWINGS ARE TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

7. THE PROJECT IS DESIGNED TO BE STRUCTURALLY STABLE WHEN COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER BRACING DURING CONSTRUCTION AND TO PROVIDE A SAFE WORKING ENVIRONMENT DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND INSPECTIONS.

9. VERIFY UNDERGROUND UTILITIES AND CONDITIONS WITH THE OWNER AND PROPER AUTHORITY.
   CALL 1-800-362-2764, 2 DAYS BEFORE DIGGING.

10. STRUCTURAL DESIGN LOADS ARE:

	1 ST FLOOR	2ND FLR	ROOF
DEAD LOAD	10 PSF	10 PSF	20 PSF
LIVE LOAD	40 PSF	40 PSF	25 PSF
TOTAL LOAD	50 PSF	50 PSF	45 PSF

NOTE: VERIFY DESIGN LOADS WITH LOCAL CODES.
ALL STRUCTURAL LUMBER TO BE SPF #2
ALL HEADERS DESIGNED TO Fb 1000 MIN., U.N.O.
SOILS BEARING CAPACITY ASSUMED TO BE 2000 PSF. CONTRACTOR TO VERIFY ADEQUACY OF ACTUAL BEARING CONDITIONS.

11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND COMPLIANCE OF THESE PLANS WITH LOCAL BUILDING CODES PRIOR TO CONSTRUCTION.

12. SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS. AS MANY DETECTORS AS POSSIBLE SHALL BE INTERCONNECTED, IF REMODELING CONSIDERATIONS REQUIRE REMOVAL OF THE APPROPRIATE WALL AND CEILING COVERINGS TO FACILITATE CONCEALED INTERCONNECTED WIRING.
    ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
    NEW REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BACK-UP BATTERY POWER. SOLE BATTERY POWER IS ACCEPTABLE WHERE CONCEALED HARD-WIRING IS IMPRACTICAL

13. ALL METAL FASTENERS, CONNECTORS OR OTHER HARDWARE IN DIRECT CONTACT WITH ANY PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 304 OR TYPE 316 OR HAVE A GALVANIZED COATING THAT COMPLIES WITH ASTM A123 (CONNECTORS OR A 153 (FASTENERS) CLASS D STANDARDS FOR FASTENERS AND HARDWARE. THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL FOR COMPATIBILITY

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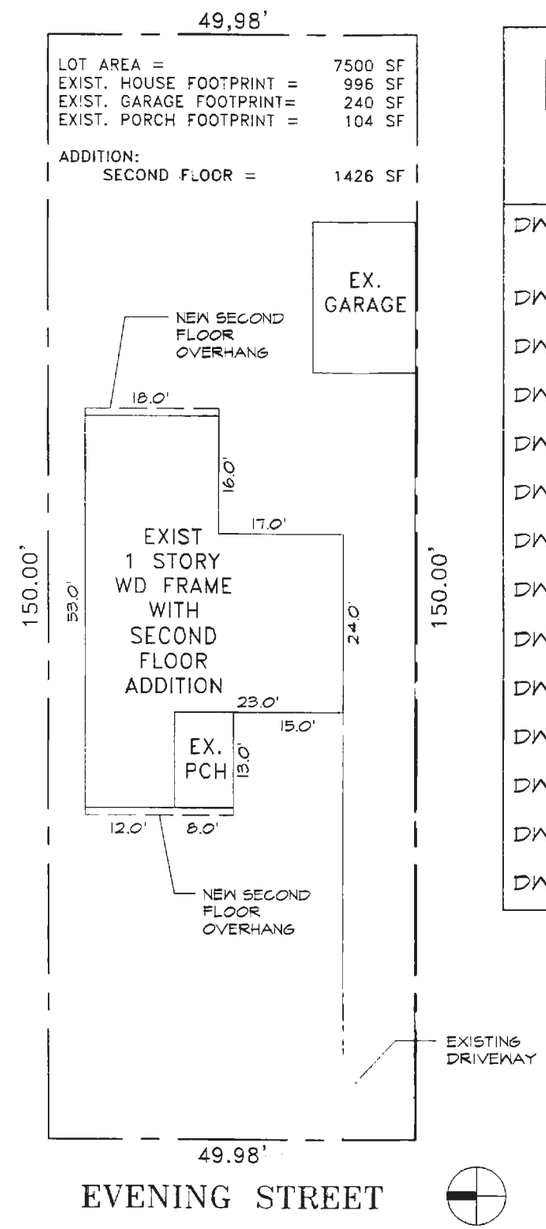

DRAWING INDEX

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DWG 3	BASEMENT PLAN
DWG 4	FIRST FLOOR PLAN
DWG 5	SECOND FLOOR PLAN
DWG 6	ROOF PLAN
DWG 7	ELEVATIONS
DWG 8	ELEVATIONS
DWG 9	ELEVATIONS
DWG 10	ELEVATIONS
DWG 11	BUILDING SECTIONS
DWG 12	BUILDING SECTIONS
DWG 13	ELECTRICAL PLAN 1
DWG 14	ELECTRICAL PLAN 2

Byron Manchester License 11135 Exp 12/31/15

S-1 SITE PLAN
SCALE = 1 : 20'

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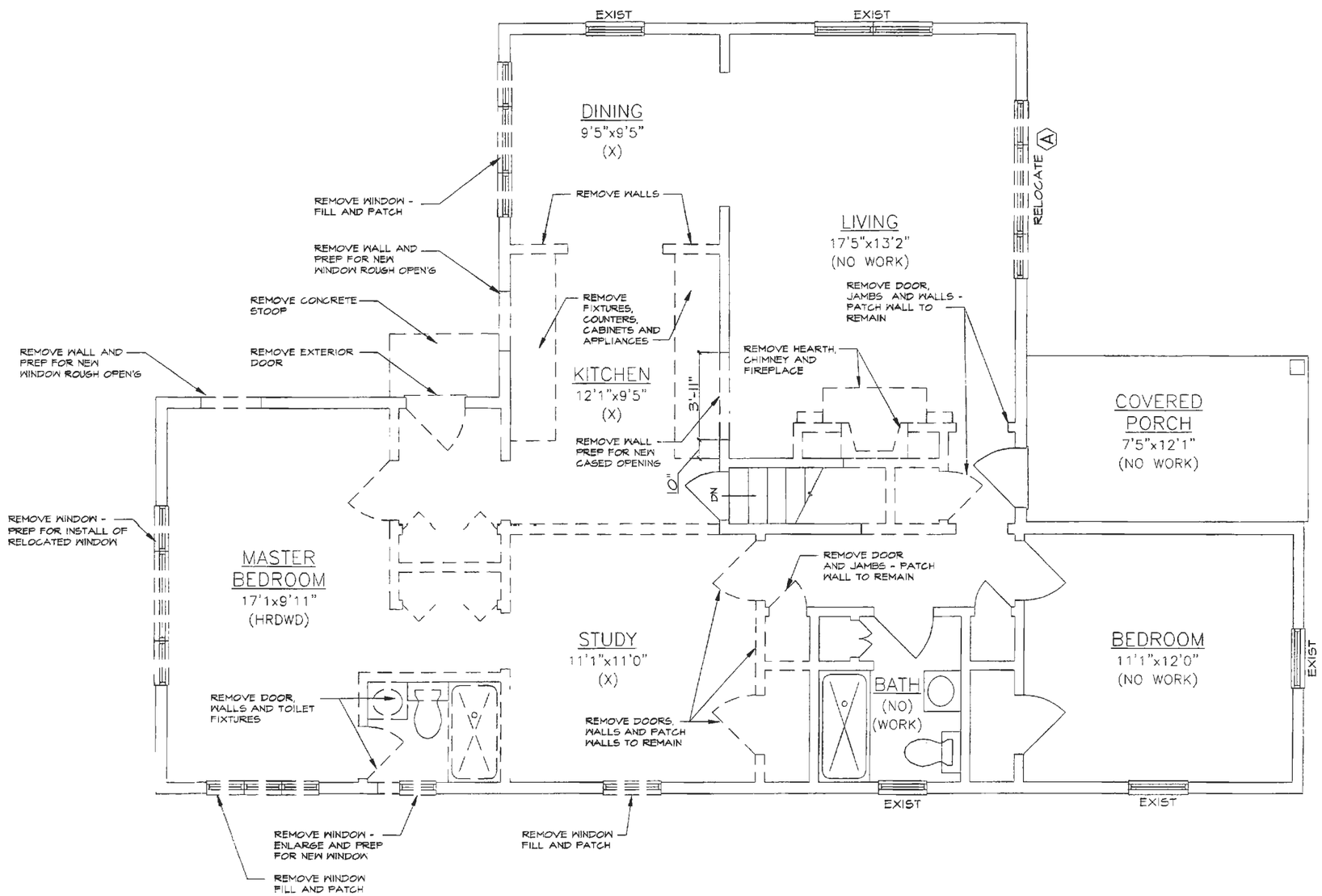

D-1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

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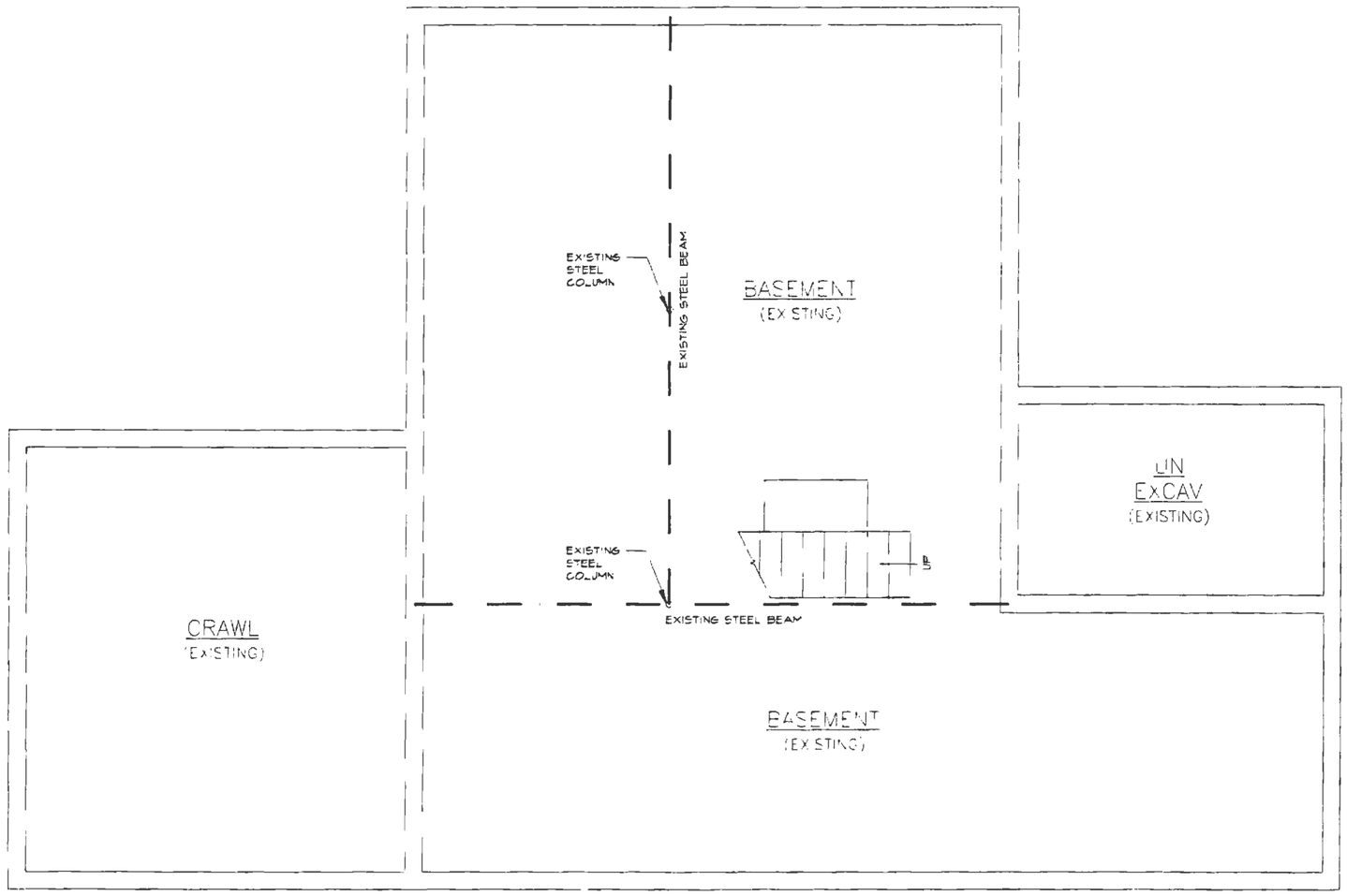

B-1 BASEMENT PLAN
SCALE: 1/8" = 1'-0"

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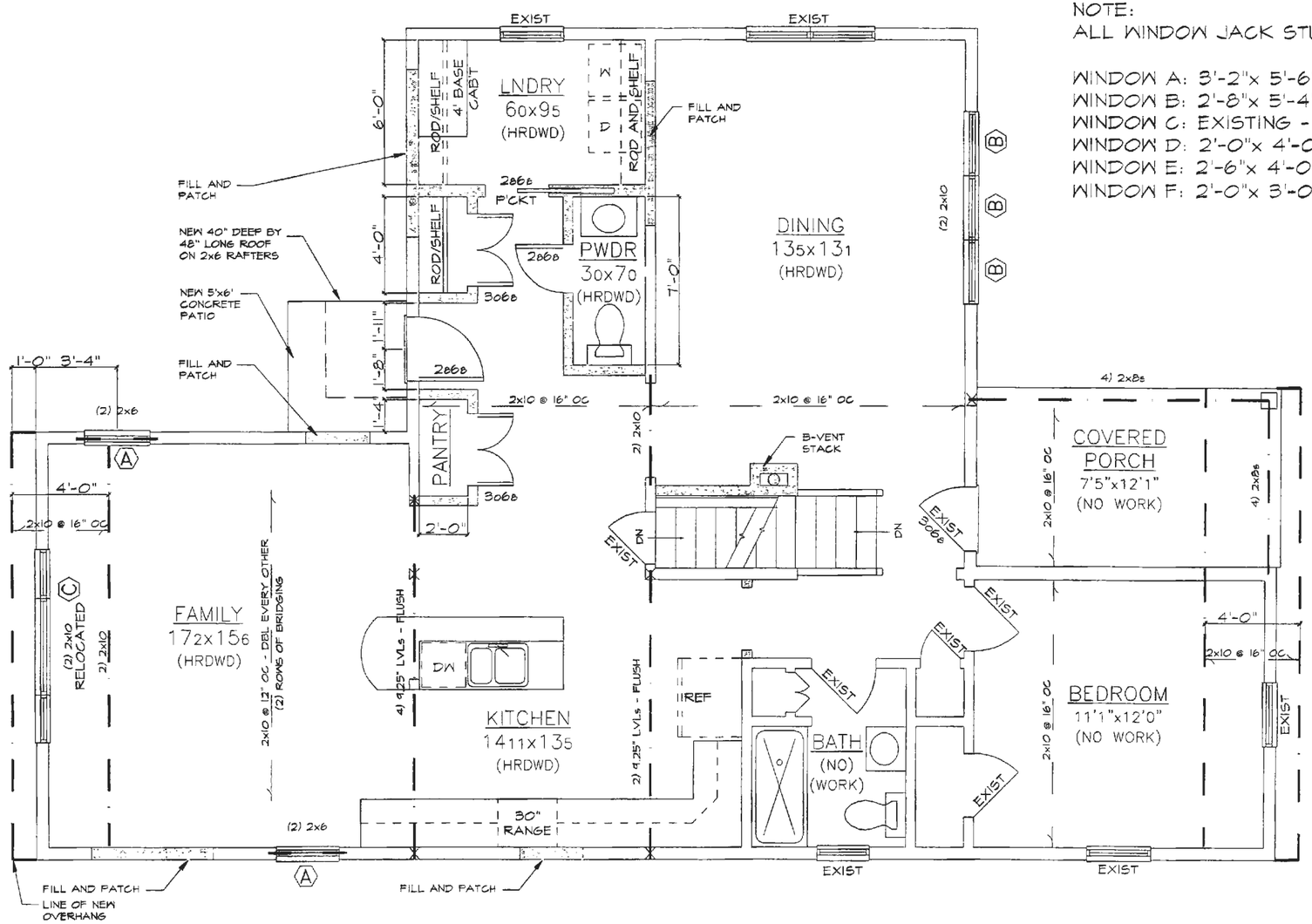
NOTE:
ALL WINDOW JACK STUDS SHALL BE 8 -1/2" HIGH

WINDOW A: 3'-2"x 5'-6" = R.O. 39"x 66.5" (EGRESS)
WINDOW B: 2'-8"x 5'-4" = R.O. 33"x 64.5"
WINDOW C: EXISTING - RELOCATED
WINDOW D: 2'-0"x 4'-0" = R.O.
WINDOW E: 2'-6"x 4'-0" = R.O.
WINDOW F: 2'-0"x 3'-0" = R.O. 25"x36.5" (CASM'T)



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

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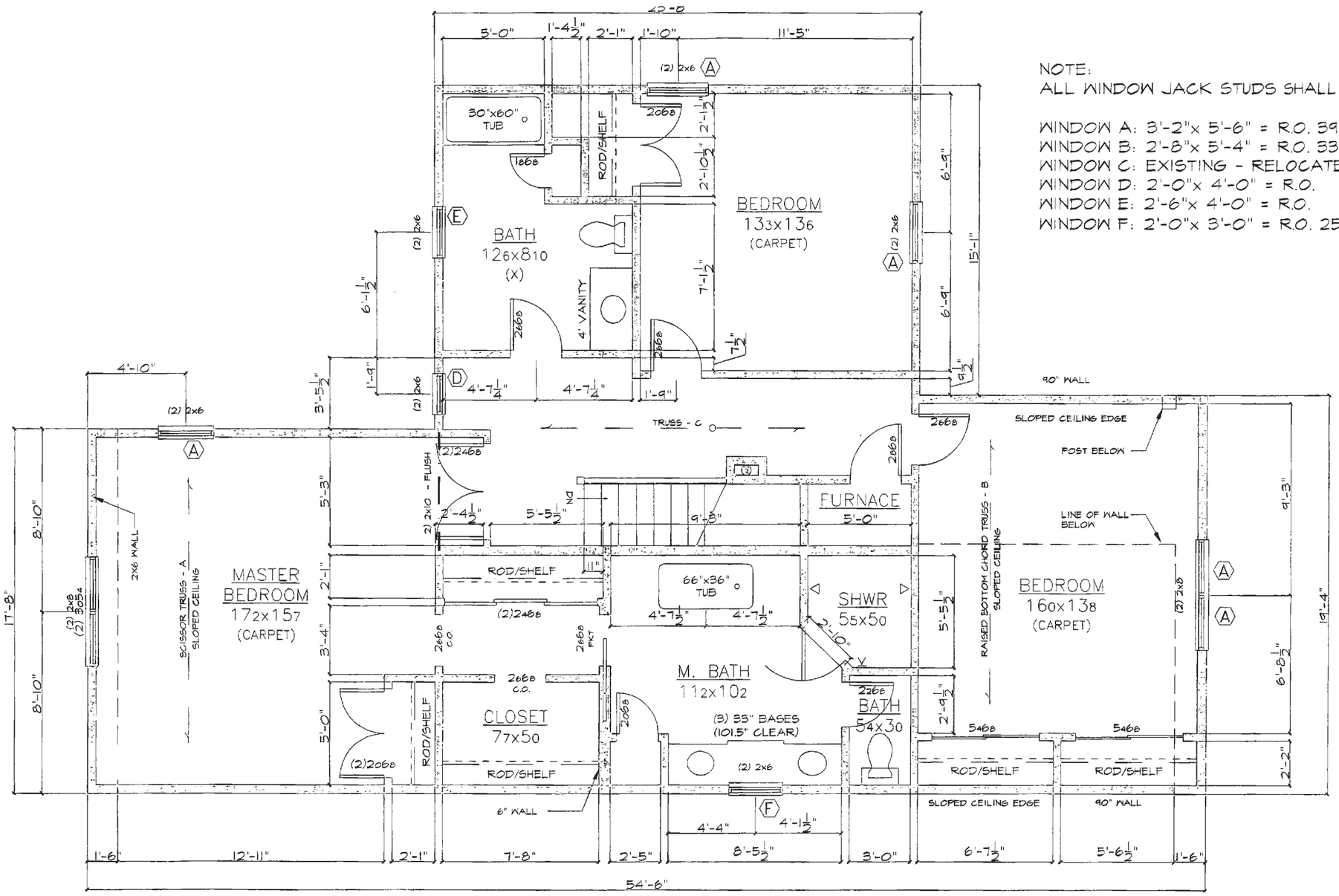

NOTE:
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WINDOW F: 2'-0"x 3'-0" = R.O. 25"x36.5" (CASM'T)

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A-2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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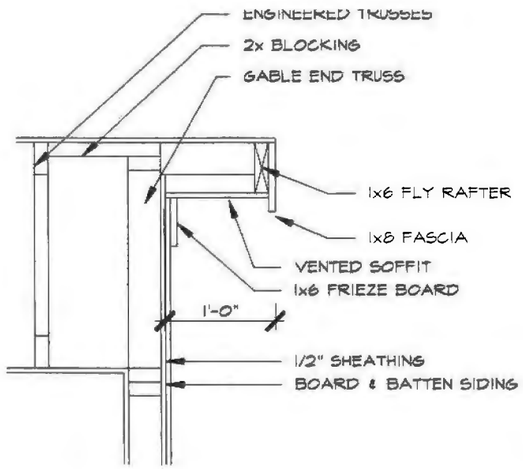
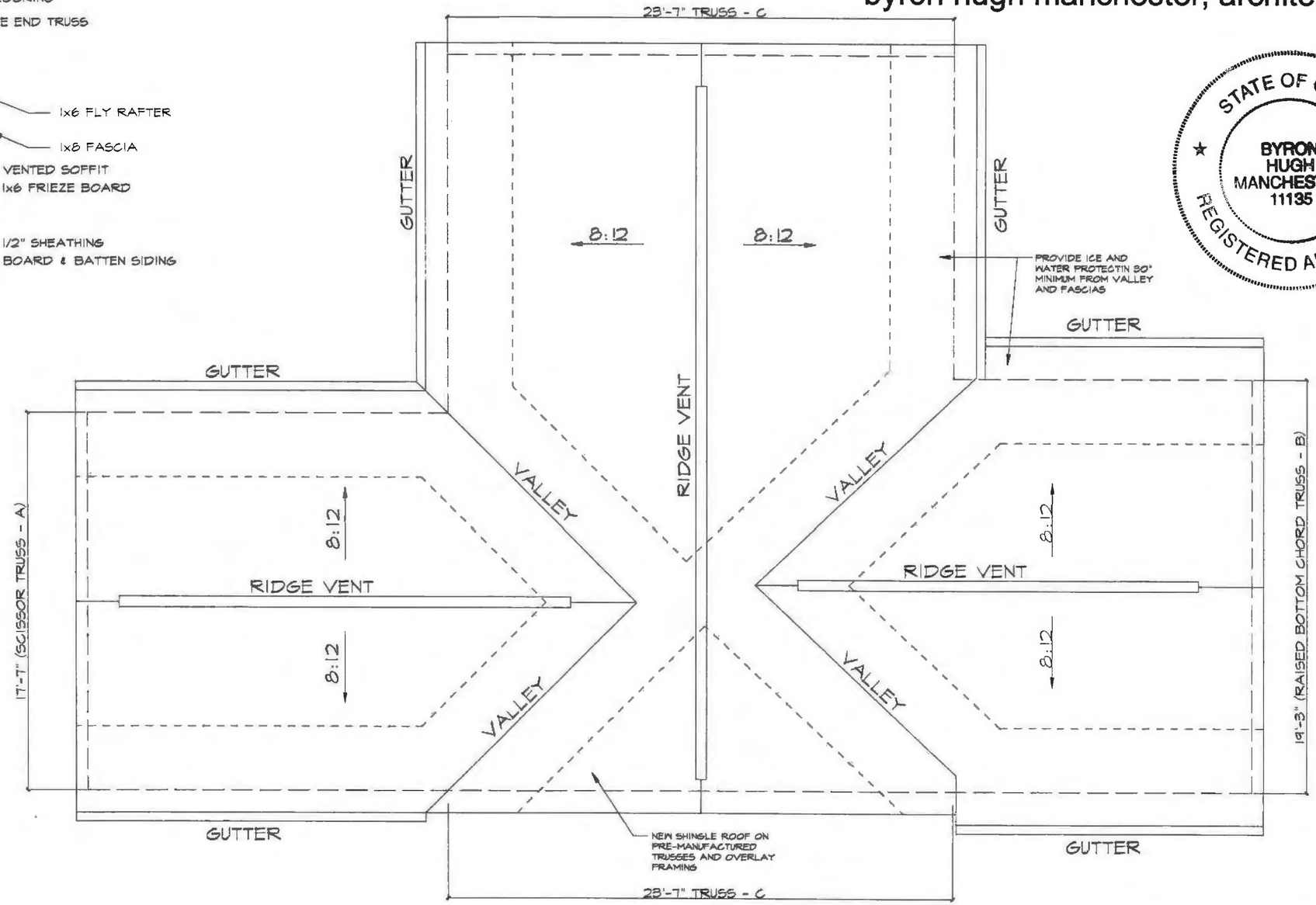
DATE 7-10-15

byron hugh manchester, architect



1 RAKE DETAIL
SCALE: 3/4" = 1'-0"



R-1 ROOF PLAN
SCALE: 1/8" = 1'-0"

STATE OF OHIO
BYRON HUGH MANCHESTER
11135
REGISTERED ARCHITECT

REIK RENOVATION AND ADDITION

802 EVENING STREET, WORTHINGTON, OH 43085

DATE: 07.07.15

CITY OF WORTHINGTON
DRAWING NO. AR 59-15
DATE 7-10-15