City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 100-12
Date Received 9-26-12
Fee $70
Meeting Date 10-11-12
Filing Deadline 9-28-12
Receipt # 55390

1. **Property Location** 58 E. North St.

2. **Present/Proposed Use** Single Family Residential/Single Family Residential

3. **Zoning District** R-10

4. **Applicant** Thomas & Angela Strous, c/o Michael E. Jones, Architect, GPD Group

   Address 1801 Watermark Dr, Suite 150, Columbus, Oh, 43215

   Phone Number(s) (614) 859-1624

5. **Property Owner** Thomas & Angela Strous

   Address 58 E. North St.

   Phone Number(s) (614) 436-0761

6. **Project Description** Interior remodeling of the kitchen and adding a new floor in the existing garage, including removal of (1) window & replacement of (2) garage doors with siding to match existing detached garage.

7. **Project Details:**

   a) **Design** All new work to match existing.

   b) **Color** In-fill brick at removed window to be from salvaged brick; siding to match existing.

   c) **Size** No additions to existing residence.

   d) **Approximate Cost** $65,000 **Expected Completion Date** 01/31/2013

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.

Angela Strous
Applicant (Signature)

9/25/12
Date

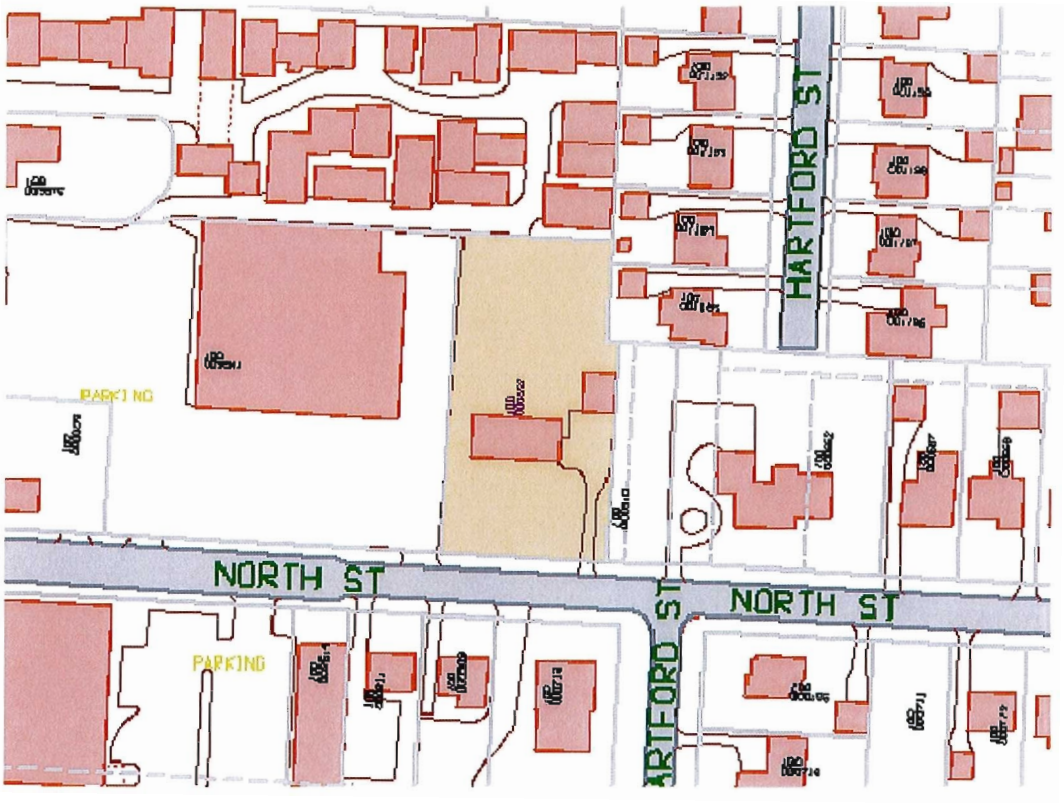
Property Owner (Signature)

9/25/12
Date

Abutting Property Owners List for
58 E. North St.

Margaret Real	72 E. North St.	Worthington, OH 43085
Tiffany Green & Ryan Babinsky	969 Hartford St.	Worthington, OH 43085
Vernon Brunhoefer	981 Hartford St.	Worthington, OH 43085
CVS	1 CVS Dr.	Woonsocket, RI 02895
National Church Residence	2335 N. Bank Dr.	Columbus, OH 43220
Resident	49 E. North St.	Worthington, OH 43085
Resident	901 Hartford St.	Worthington, OH 43085

58 E. North St.



100-000652-00 05/05/2010

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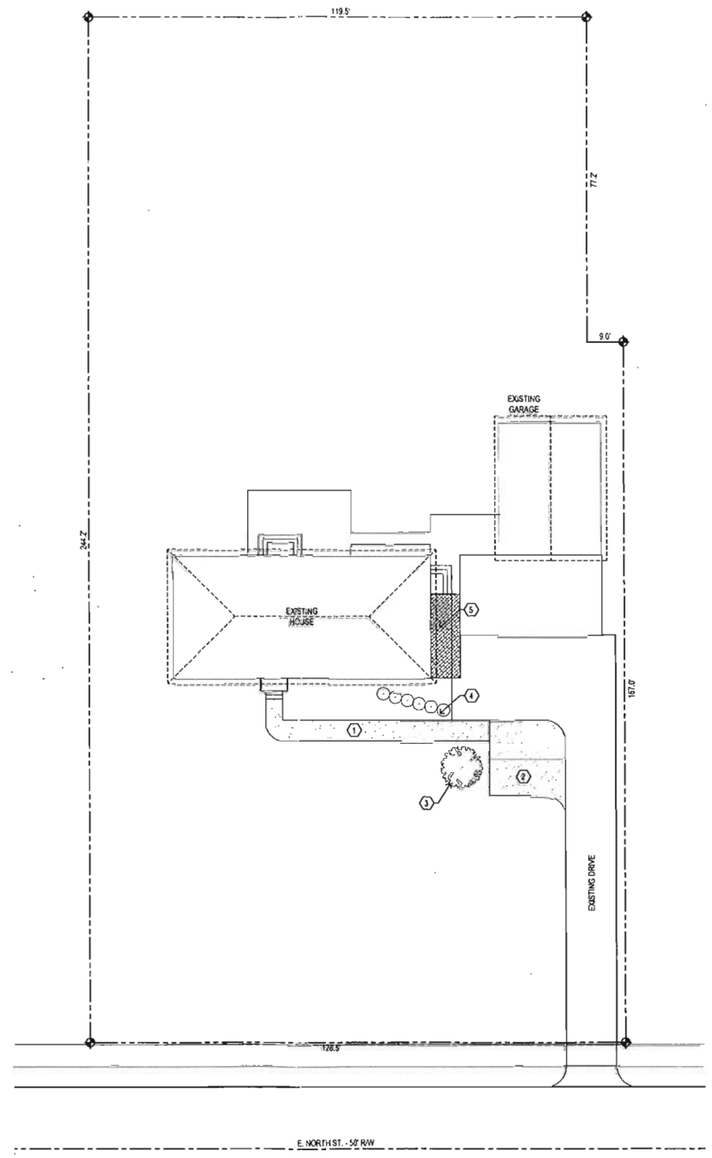
Demolition and New Work Notes

1. NEW 5' W 4" CONCRETE SIDEWALK.
2. (2) NEW 9'x18' PARKING SPACES.
3. NEW TREE.
4. EXISTING BUSHES.
5. NEW PLANTING BED w/ MIN. 12" LAYER OF PREPARED TOPSOIL & 4" LAYER OF HIGH QUALITY, FINELY GROUND, HARDWOOD MULCH OVER WEED BARRIER.



A3 Site Plan
1/16" = 1'-0"

PLAN NORTH

CITY OF WORTHINGTON
DRAWING NO. AR 100-12
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GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
158 East Gay Street, Suite 200
Columbus, OHIO 43215
614.469.0064 614.469.0318

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REV.	DATE	DESCRIPTION

TOM & ANGELA STROUS
58 E. NORTH ST.
WORTHINGTON, OH 43085

SITE PLAN

Akron • Atlanta • Cleveland • Columbus • Indianapolis • Louisville • Marion • Phoenix • Seattle • Youngstown

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MEJ	LH

JOB NO. 2012000.38

C1.01

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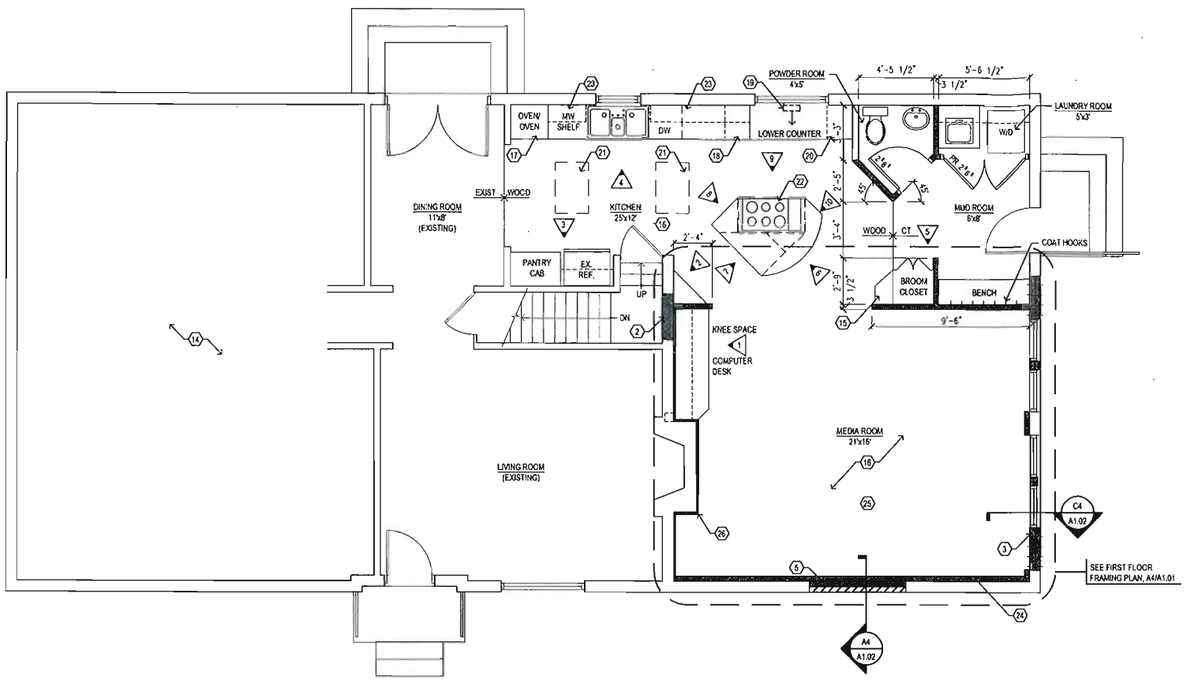
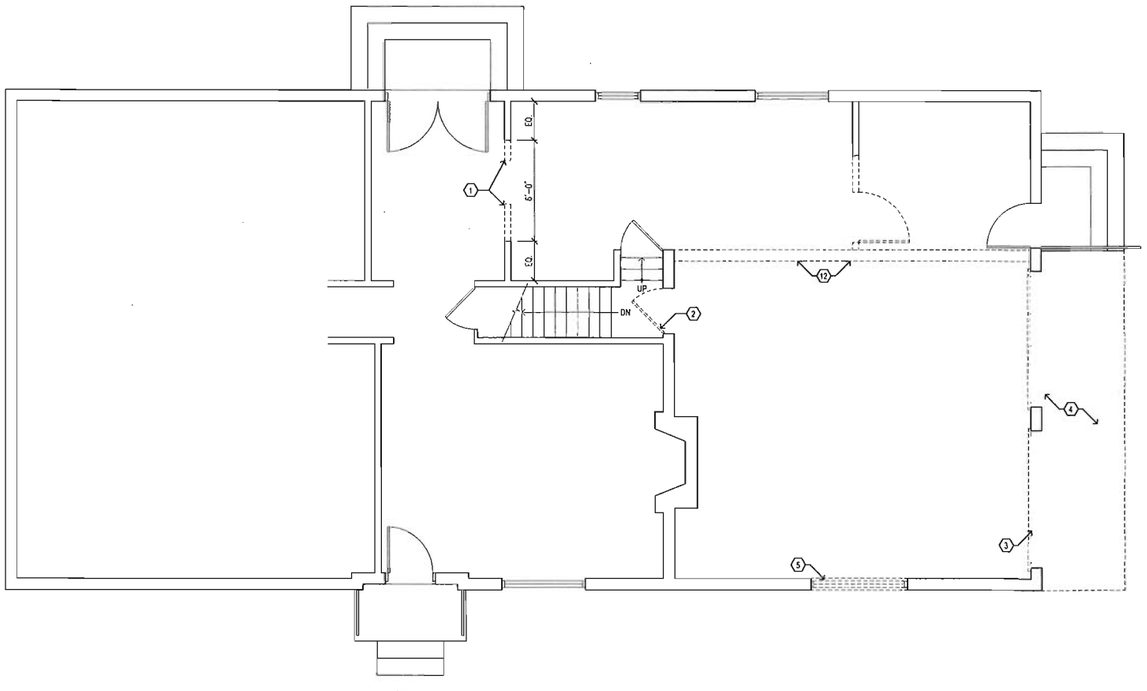
September 25, 2012 - Bacouder



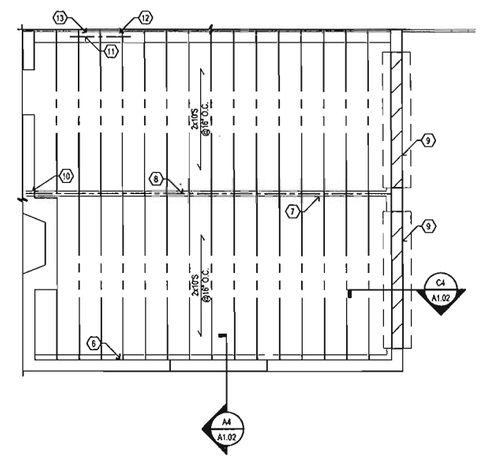
C1 First Floor New Work Plan
1/4" = 1'-0"

PLAN NORTH



A1 First Floor Demolition Plan
1/4" = 1'-0"

PLAN NORTH



A4 First Floor Framing Plan
1/4" = 1'-0"

PLAN NORTH

Demolition and New Work Notes

1. CUT BACK EXISTING WALL. FINISH WALL w/ 1/2" G.W.B. & PAINT.
2. REMOVE EXISTING DOOR. CLOSE OPENING w/ NEW 2x4 AT 16" O.C. STUD WALL CONSTRUCTION MATCHING EXISTING WALL THICKNESS.
3. REMOVE EXISTING OVERHEAD DOORS. INFILL OPENING w/ NEW 2x4 AT 16" O.C. STUD WALL CONSTRUCTION & HORIZONTAL SIDING, MATCHING EXISTING WALL THICKNESS. SEE SECTION C4/A1.02.
4. EXISTING CONC. APRON TO BE REMOVED (SHOWN DASHED).
5. REMOVE EXISTING WINDOW. INFILL EXISTING OPENING w/ NEW 2x4 WOOD STUDS AT 16" O.C. & 1/2" G.W.B. INSTALL NEW SHEATHING ON EXTERIOR w/ HOUSE WRAP & SALVAGED BRICK VENEER. SEE SECTION A4/A1.02.
6. NEW 2x4 KNEE WALL W/ DBL 2x4 DP PLATE UP TO NEW FLOOR JOISTS.
7. 2x4 KNEE WALL FROM EXISTING CONC. SLAB UP TO BEAM.
8. (3) PCS 1 3/4 x 12 7/8 MICROLAM BEAM GLUED & NAILED.
9. NEW 8" CONC BLOCK WALL ON NEW 16"x20" CONC. FTG. ALIGNED w/ EXISTING.
10. 6x6 BEAM POCKET IN EXISTING MASONRY WALL - GROUT SOLID MIN. (2) COURSES BELOW. SHIM AS REQUIRED.
11. DBL 2x10 BAND BD. AT NEW OPENING.
12. EXISTING MASONRY WALL REMOVED DOWN TO HEIGHT OF EXISTING BASEMENT WALLS. PROVIDE NEW 2x6 TOP PLATE FOR JOIST BRG.
13. NEW 32"W x32"H ACCESS OPENING IN EXISTING MASONRY BELOW NEW FLOOR.
14. ALL EXISTING TO REMAIN THIS AREA.
15. COUNTER w/ BASE CABINET - KEYS, PHONES, CHARGERS, MAIL, ETC.
16. NEW 1 1/2" W HARDWOOD FLOORS MATCHING EXISTING.
17. OVEN w/ HALF OVEN.
18. 18" W PULL-OUT TRASH CABINET w/ (2) BINS.
19. EXISTING HVAC WALL DUCT TRANSITION TO TOE SPACE.
20. (12) BOTTLE WINE COOLER.
21. SKYLIGHTS ABV. TYP OF 2.
22. COOKTOP w/ EXHAUST HOOD ABOVE & HALF OVEN BELOW.
23. UNDERCABINET LIGHTS.
24. 2x4's @ 16" O.C. FURRING w/ 1/2" G.W.B.
25. NEW 1/2" G.W.B. ON NEW 2x6 CLG JOISTS @ 16" O.C. TO MATCH ELEV. OF EXISTING CLG - PROVIDE VERT 2x4 SUPPORTS UP TO EXISTING ROOF JOISTS @ MID-SPAN.
26. 2x2 FURRING & 1/2" GWB. ON EXIST. CONCRETE BLOCK.

Wall Types

INDICATES EXISTING WALL TO REMAIN.

INDICATES 2x4 @ 16" O.C. WALL CONSTRUCTION w/ 1/2" G.W.B. EACH SIDE.

INDICATES 2x4 WOOD STUDS @ 16" O.C. & 1/2" G.W.B. INFILL. INSTALL NEW SHEATHING ON EXTERIOR w/ HOUSE WRAP & SALVAGED BRICK VENEER AT OLD WINDOW LOCATION. INSULATE ALL STUD CAVITIES WITH R-13 BATT INSULATION.

INDICATES 2x4 WOOD STUDS @ 16" O.C. & 1/2" G.W.B. INSTALL NEW SHEATHING ON EXTERIOR w/ HOUSE WRAP. INSTALL TREATED WOOD SILL PLATES ON NEW 8" CMU WALL. INSULATE ALL STUD CAVITIES WITH R-13 BATT INSULATION.

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GPD GROUP
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TOM & ANGELA STROUS
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First Floor New Work & Demolition Plans

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MEJ	LH/BLS

JOB NO. 2012000.38

A1.01

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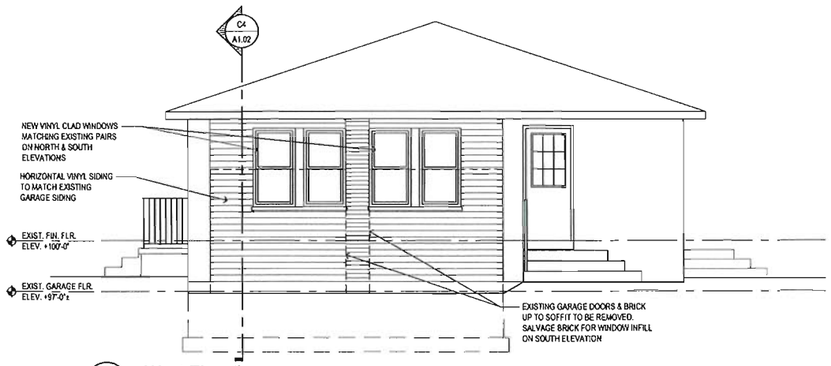
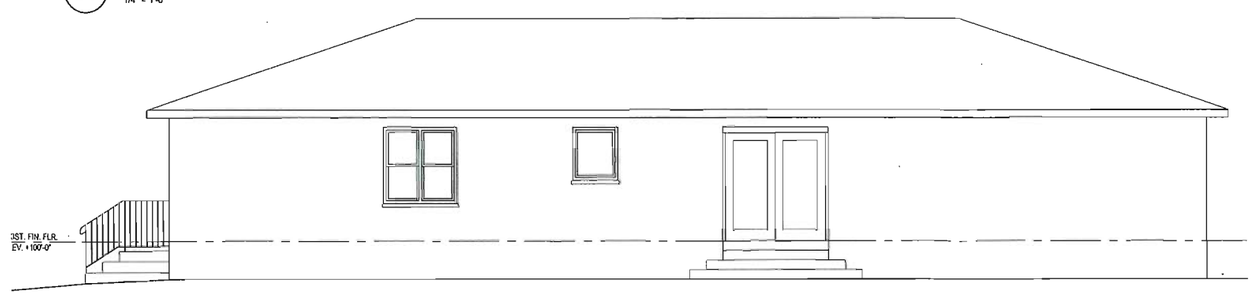
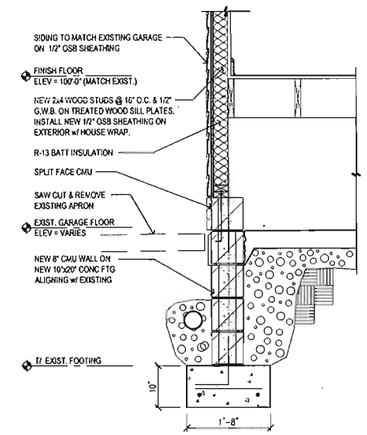
C1 South Elevation
1/4" = 1'-0"



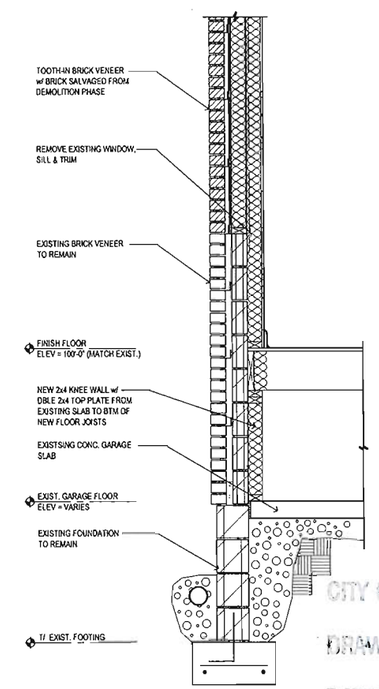
B1 West Elevation
1/4" = 1'-0"



A1 North Elevation
1/4" = 1'-0"



C4 Wall Section
3/4" = 1'-0"



A4 Wall Section
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Elevations & Sections

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PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

PROJECT MANAGER	DESIGNER
MEJ	LH/BLS

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A1.02

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