



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

CERTIFICATE OF APPROPRIATENESS APPLICATION

rev. 09/24/2013

PROPERTY OWNER

Name Jenny & James Stoner

Address 147 W Waterloo St

Daytime Phone 614-207-6891 Email jima@614service.com

APPLICANT

Name James Stoner

Address 147 W. Waterloo St

Daytime Phone 614-207-6891 Email jim@614service.com

Address of Subject Property 147 W Waterloo St

Description of Proposed Changes/Modifications Front Porch Addition

Your Application Must Include the Following, as Applicable:

Scaled drawings
Floor plans
Roofing samples

Sketches
Contractor's plans
Photographs (as necessary to illustrate proposed work)

Material Samples
Paint chips

I certify that the information provided with this application is correct and accurate to the best of my ability.

[Signature]
Property Owner's or Authorize Agent's Signature

4/9/18
Date

DO NOT WRITE BELOW THIS LINE

Date Received: 4/9/18

Date of Action: / /

Expiration Date: / /

Tracking Number: CA - 18-010

Historic District: Yes / No

Preservation District: / Yes No

Application No

Approved: Yes

 Yes, with conditions

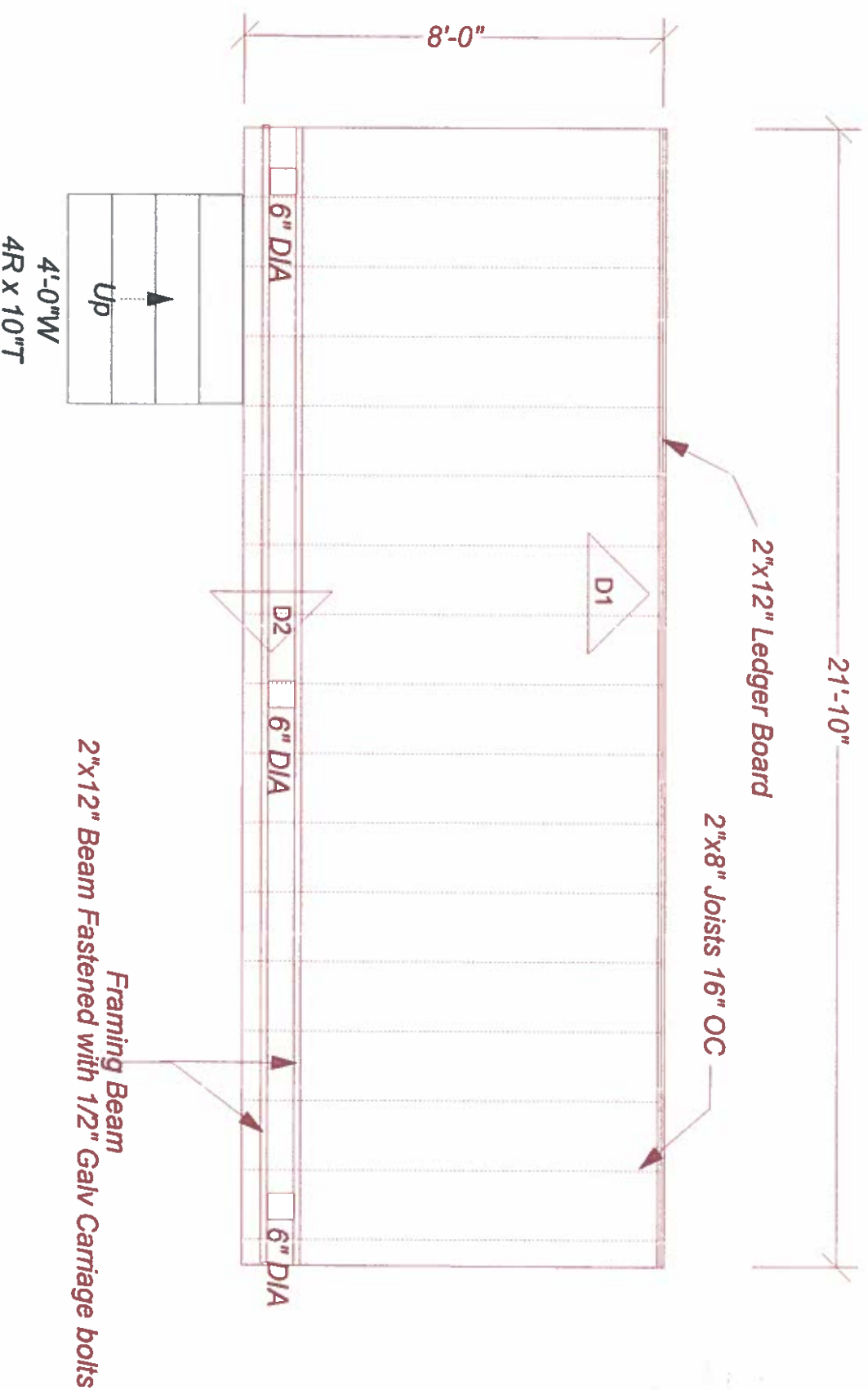
House Number	Street	Feet from House	Feet from Stairs	Feet from Porch	Feet of Structure Closest to Right-Away
141	W. Waterloo St.	21	16	19	16
137	W. Waterloo St.	29	23	21	21
131	W. Waterloo St.	19.5	13.5	13.5	13.5
119	W. Waterloo St.	10	2'6"	5	2.5
105	W. Waterloo St.	15	8	7	7
125	W. Waterloo St.	21	14.5	16	14.5
87	W. Waterloo St.	7	3.5	3.5	3.5
81	W. Waterloo St.	27	n/a	n/a	27
No House Number Found	W. Waterloo St.	21	17	19	17
163	W. Waterloo St.	23	11	15	11
		19.35	11.83	13.22	13.3

Commercial Property (not included)

Napa Store	27	n/a	23	23
Hillary's Salon	30	n/a	n/a	30

Notes:

- 1) All Fasteners to be Galvanized.
- 2) Joists connected to 2"x12" Ledger board with proper hangers.
- 3) Joists fastened to 2"x12" Beam with proper hurricane strap.
- 4) Ledger board fastened to house w/ 1/2"x6" Galv Lag Staggered 16" OC (see detail)
- 5) Beam fastened to post w/ 1/2"x10" Galv Carriage Bolts 3 per post. (see detail)



DECK DETAIL

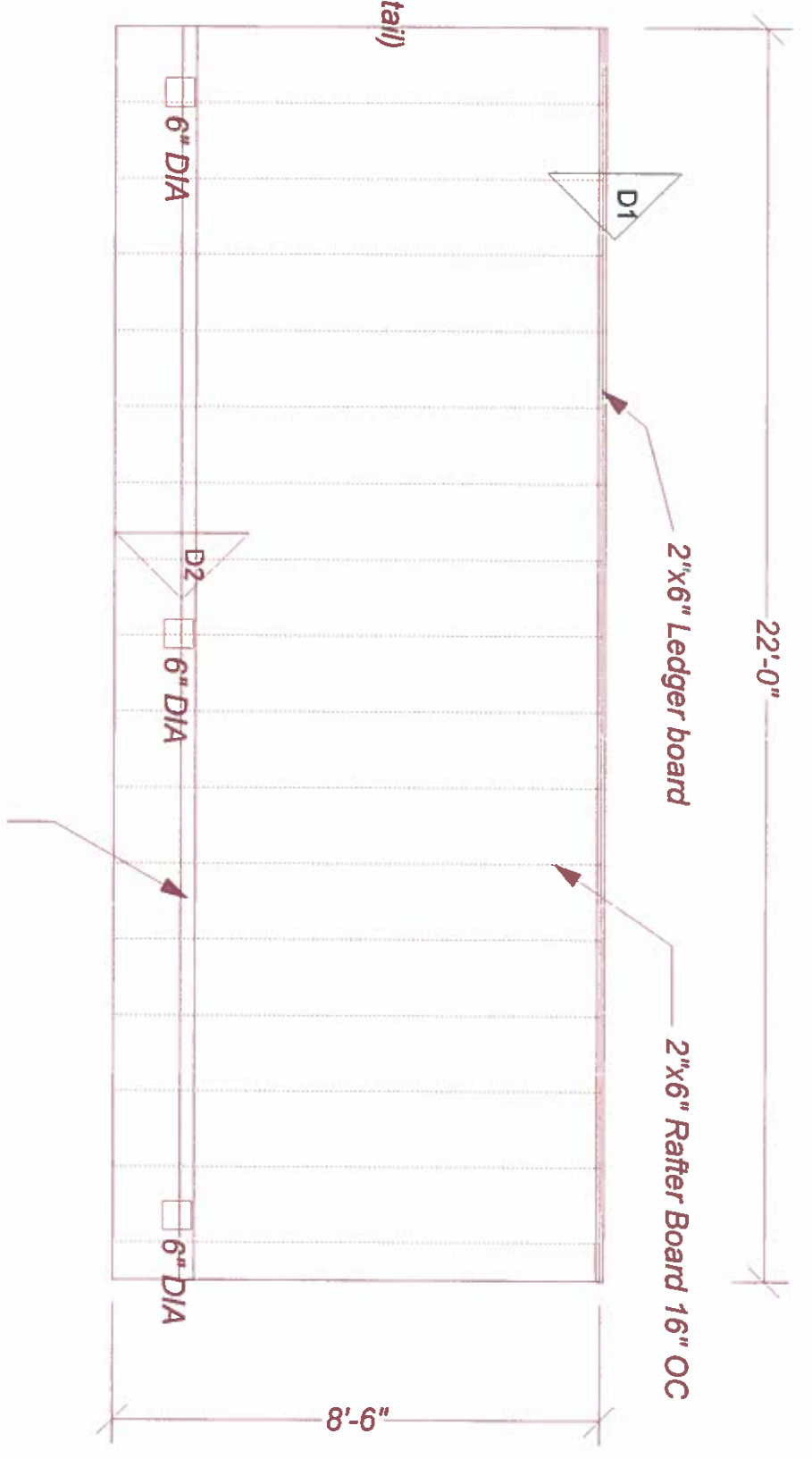
Owner:
Jim Stone
147 W Waterloo St
Canal Winchester, OH 43110

Contractor:
Keystone Properties
152 W Waterloo
Canal Winchester, OH 43110

DECK

Scale 1/3" = 1'

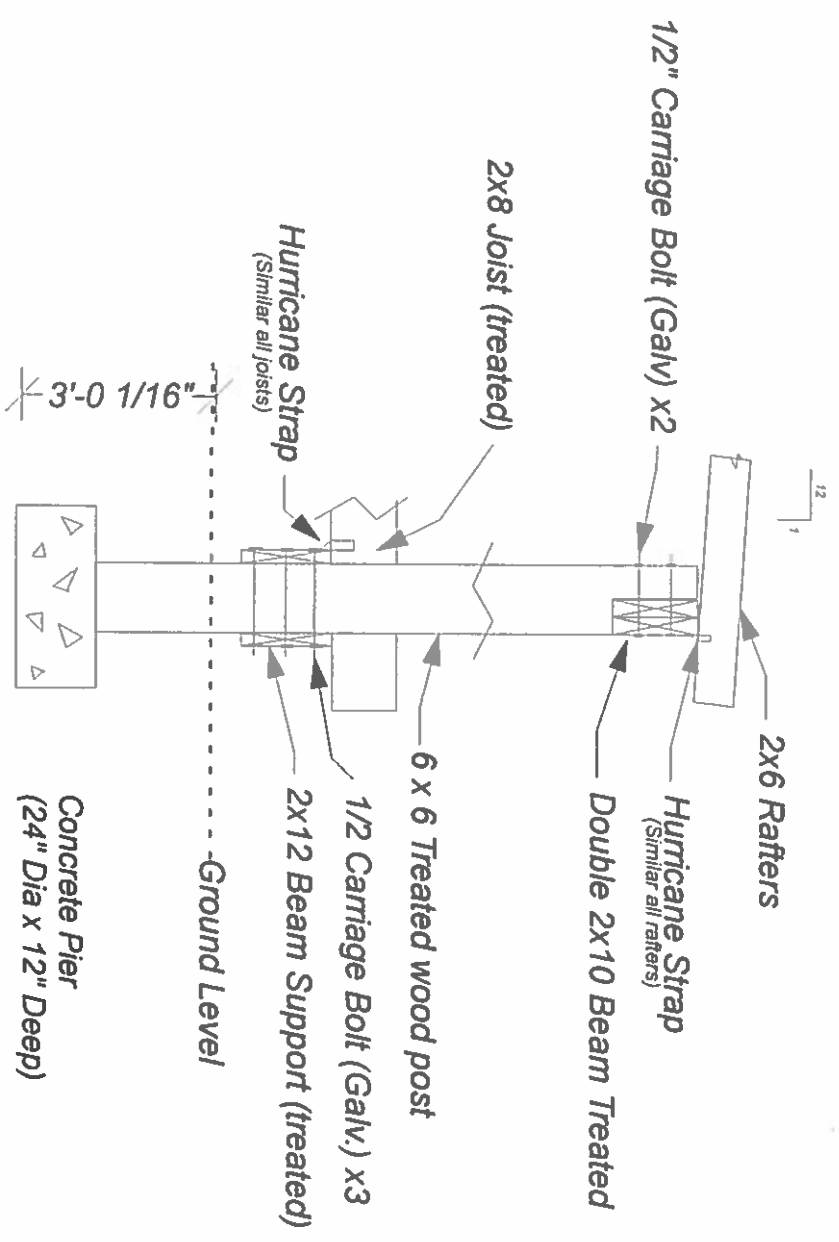
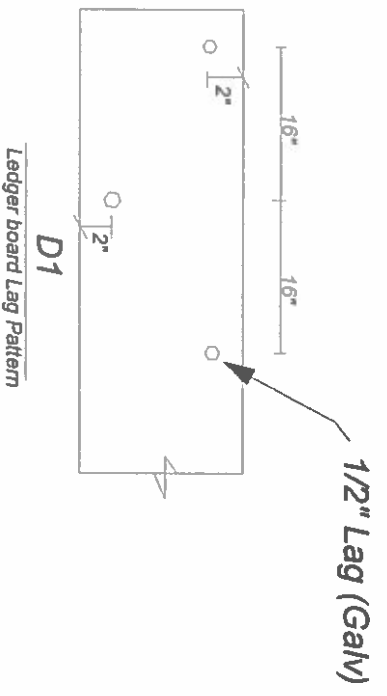
- Notes:
- 1) All Fasteners to be Galvanized.
 - 2) Rafterers connected to 2"x6" Ledger board with proper Hurricane Strap.
 - 3) Rafterers fastened to 2"x10" Beam with proper hurricane strap.
 - 4) Ledger board fastened to house w/ 1/2"x6" Galv Lag Staggared 16" OC (see detail)
 - 5) Beam fastened to post w/ 1/2"x6" Galv Carriage Bolts 2 per post. (see detail)
 - 6) Roof surface to be standing seem metal roof.
 - 7) Ledger board to have proper flashing.



Double 2"x10" Beam fastened to post.

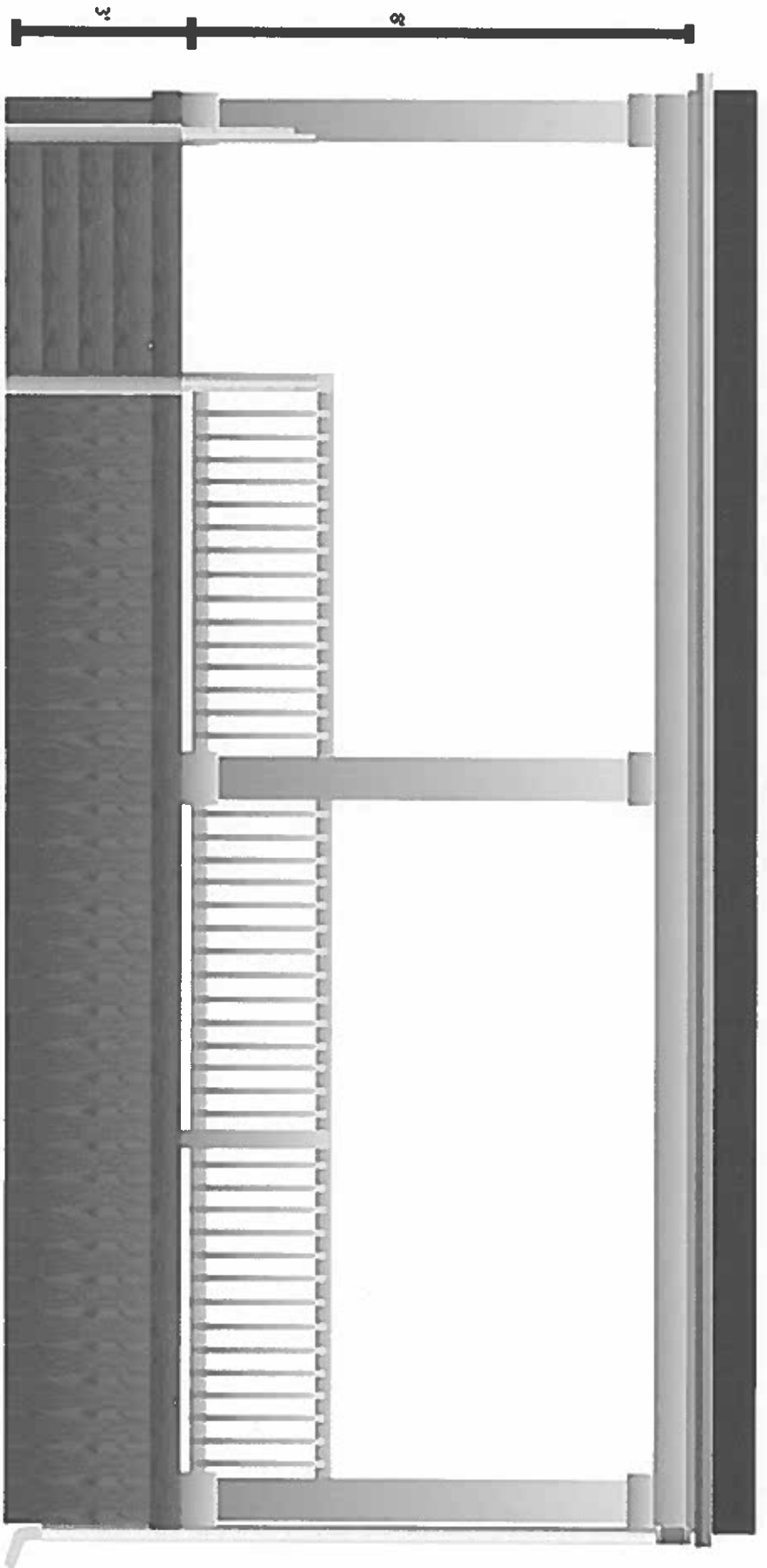
Owner: Jim Slone 147 W Waterloo St Canal Winchester, OH 43110	Contractor: Keystone Properties 152 W Waterloo Canal Winchester, OH 43110	ROOF
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Scale 1/3" = 1'



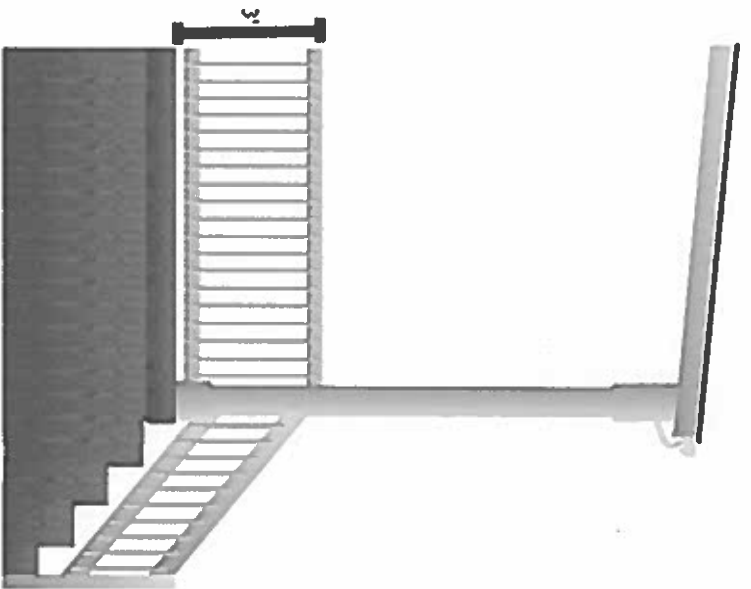
<p>Owner: Jim Slone 147 W Waterloo St Canal Winchester, OH 43110</p>	<p>Contractor: Keystone Properties 152 W Waterloo Canal Winchester, OH 43110</p>	<p>DETAIL</p>
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Scale 1/3" = 1'

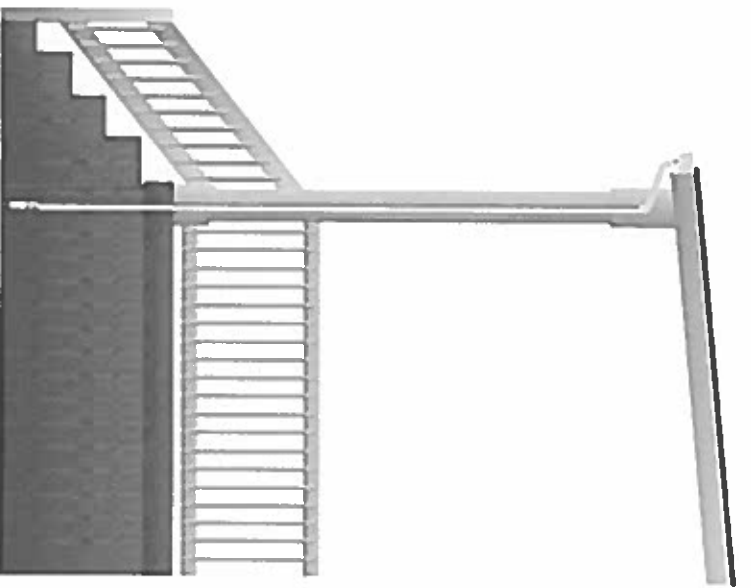


FRONT ELEVATION

- Notes:
- 1) Railing to be made of wood material and finished in white
 - 2) Columns and Beams to be trimmed out with wood and finished in white
 - 3) Roof surface to be completed with standing seam roofing
 - 4) Underside of roof to be finished with white non vented soffit
 - 5) Fascia to be wood and finished in white
 - 6) Gutters and downspout to be finished in white



LEFT ELEVATION



RIGHT ELEVATION

Line Item Detail

Front Porch

Description	Quantity	Remove	Replace	Total
Joist - 2x10 floor system - treated *	48.00 BF	0.00	2.44	117.12
Includes: 2" x 10" lumber, nails, hanger brackets, and installation labor. Quality: Treated S-P-F #2 and better lumber. Used for joists that will be exposed to moisture or in contact with concrete.				
Joist - 2x6 floor system - treated *	360.00 BF	0.00	2.54	914.40
Includes: 2" x 6" lumber, nails, hanger brackets, and installation labor. Quality: Treated S-P-F #2 and better lumber. Used for joists that will be exposed to moisture or in contact with concrete.				
Deck planking - treated lumber *	160.00 SF	0.00	6.50	1,040.00
Includes: 5/4 lumber, nails, and installation labor. Quality: Treated S-P-F #3 and better lumber.				
4" x 4" wood post - treated *	80.00 LF	0.00	4.71	376.80
Includes: Post and installation labor. Quality: Treated S-P-F #3 and better timber. Note: Used in rough framing applications, normally for support posts in areas that will be exposed to moisture or in contact with concrete.				
Framing hurricane tie	32.00 EA	0.00	7.03	224.96
Includes: Framing hurricane tie, nails, and installation labor.				
Deck footing *	2.00 CY	0.00	162.55	325.10
Includes: 5 1/2 bag mix (3500 psi) concrete and installation labor. Excludes: Post base and equipment and labor for excavation.				
Excavate by hand	2.00 CY	0.00	52.31	104.62
Includes: Labor to excavate using a pick and shovel, and average soil conditions. (Stockpile within throwing distance). Excludes: Equipment, wheelbarrowing of dirt to a distant or offsite location.				
Stair stringer - treated softwood	15.00 LF	0.00	6.58	98.70
Includes: Framing lumber and installation labor. Quality: 2" x 12" treated pine or fir.				
Skirt/Apron - wall side *	40.00 LF	0.00	15.69	627.60
Includes: 1" x 12" trim board, finish nails, labor to shape the top edge of the skirting with a router, and labor to install.				
Beam - microlam - 3 1/2" x 11 1/4"	22.00 LF	0.00	15.07	331.54
Includes: Pre-manufactured microlam (LVL) beam, nails, and installation labor.				
Sheathing - OSB - 1/2"	198.00 SF	0.00	2.16	427.68
Includes: Sheathing, nails or staples, and installation labor. Quality: 1/2" OSB (waferboard).				
Standing seam metal roofing	198.00 SF	0.00	7.16	1,417.68
Includes: Metal sheeting, fasteners, and installation labor. Quality: 24 gauge standing seam metal roofing panels.				
Cedar Wrapped Beam *	26.00 LF	0.00	21.16	550.16 *
Includes: Cedar material, nails, and installation labor.				
Sheathing - additional cost for H-clips	198.00 SF	0.00	0.11	21.78
Includes: Additional material and labor cost for installing H-clips to sheathing.				
Cedar Wrapped decorative Columns *	3.00 EA	0.00	467.12	1,401.36 *
Cedar wrapped decorative square columns				
Permits *	1.00 EA	0.00	250.00	250.00 *
Required by local building government.				
Architectural fees *	1.00 EA	0.00	450.00	450.00 *
Required by building department to obtain permits.				
General Laborer *	10.00 HR	0.00	40.87	408.70

Line item is to remove existing concrete porch slab to allow proper footing base.				
Flashing - L flashing - galvanized	22.00 LF	0.00	4.16	91.52
Includes: Flashing and installation labor.				
Quality: Up to 6" wide L-flashing, galvanized steel.				
T & G paneling - knotty pine paneling (unfinished)	200.00 SF	0.00	5.11	1,022.00
Includes: Tongue and groove paneling, construction adhesive, finish nails, and installation labor.				
Quality: Unfinished knotty pine, 1/4".				
Deck guard rail - cedar	40.00 LF	0.00	39.56	1,582.40
Includes: 2" x 2" lumber for uprights, 2" x 4"- 6" widths for rails, nails, and installation labor.				
6" x 6" square wood post *	60.00 LF	0.00	9.17	550.20
Includes: Post and installation labor.				
Quality: S-P-F #2 and better timber.				
Note: Used in rough framing applications.				
				Front Porch Total: \$12,334.32

Front Porch Notes:

Home owner responsible for approval from local historical group.

Keystone properties will obtain marking from Ohio Underground Markings before digging starts.

Keystone will pull permits for any work where permits are required by local jurisdictions.

Home owner is responsible for any and all Home Owner Association approvals.

Any coupons or discounts will be applied to price at time of contract signing.

Upon completion and submission of this order, Columbus Keystone Properties ("Keystone") will not be held liable for any new or reoccurring damages. Keystone is released from any and all revolving issues here within this property that are a result of weather, seasonal elements, lack of power, previously submitted bids that did not get approved, conditions not present or missed at time of bid. This also includes any other condition that is not directly involved with the labor of specific scope of work completed. It is possible that additional repairs will be required. Additional bids will be submitted at that time. Bids will void after 60 days, unless verified and approved by Keystone. In the instance that any special order item is delayed, Keystone properties can not be liable do to those delays by supplier and will not discount pricing for those delays.

Slone porch 4

Fri, Mar 9, 2018



Slone porch 3

Fri, Mar 9, 2018



Slone porch 2

Fri, Mar 9, 2018



Slone porch 1

Fri, Mar 9, 2018

