



# Architectural Review Board

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## Decision and Record of Action -August 8, 2024

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The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: BZAP-24- 24

Address: 2281 Bryden Road

Applicant: Aastha Shankar, David Meleca

Owner: Charles Hillman

**Request:** The applicant is seeking a recommendation to BZAP for a Certificate of Appropriateness converting garage to bedroom, addition of garage and bedroom.

**MOTION:** The motion to recommend this application to BZAP for a Certificate of Appropriateness was made by Ms. Jones and seconded by Mr. Calhoun:

The findings and decisions of the Board for application number BZAP-24-24 for the property located at 2281 Bryden Road as stated by Karen Bokor: That the Architectural Review Board recommends to the Board of Zoning and Planning a Certificate of Appropriateness to convert a garage to a bedroom and the addition of new garage and bedroom.

The applicant, David Melecca, agreed to the findings of fact.

**VOTE:** All members voted in favor.

**RESULT:** The application was recommended to the Board of Zoning and Planning.

**Staff Certification:** Recorded in the Official Journal this 8th day of August, 2024.

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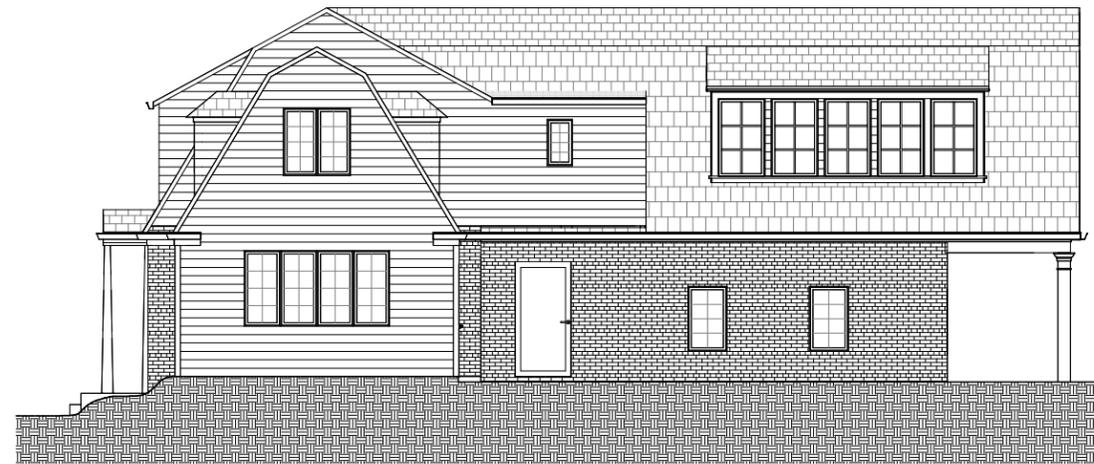
Matt Klingler, , Zoning Officer

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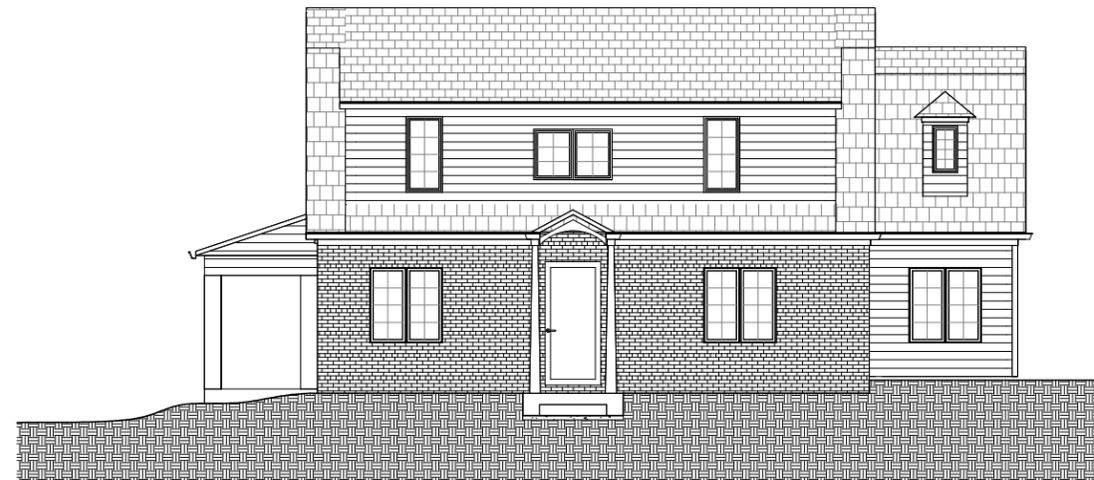
Karen Bokor, Design Consultant

cc: Applicant, File Copy





**4 ELEVATION** WEST - EXISTING CONDITIONS  
 1/4" = 1'-0" REF: 1 / A201



**2 ELEVATION** NORTH - EXISTING CONDITIONS  
 1/4" = 1'-0" REF: 1 / A201



**3 ELEVATION** SOUTH - EXISTING CONDITIONS  
 1/4" = 1'-0" REF: 1 / A101



**1 ELEVATION** EAST - EXISTING CONDITIONS  
 1/4" = 1'-0" REF: 1 / A201

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
4. DASHED LINEWORK ON DEMOLITION SHEETS INDICATE ELEMENTS TO BE REMOVED.
5. CONTRACTOR SHALL PROVIDE CONTROL JOINTS, WHERE NECESSARY, TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS OF PRODUCTS USED.
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**CODED NOTE LEGEND**

- ① NEW WINDOW HEADER DETAIL, ABOVE EXISTING WINDOW.
- ② NEW ROOF FRAMING, ABOVE, COORDINATE w/ CONTRACTOR & STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- ③ NEW DOOR TO REPLACE EXISTING WINDOW.
- ④ REMOVE EXISTING WINDOW, INFILL AND FINISH.
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- ⑦ WOOD PANEL.
- ⑧ NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
- ⑨ NEW STAR BEYOND.
- ⑩ 6" LAP, WOOD SIDING.
- ⑪ BRICK WATER TABLE.
- ⑫ NEW PITCH TO FOLLOW EXISTING PITCH AT 2ND FLOOR.
- ⑬ NEW PLANTER.
- ⑭ NEW 18'-0" X 8'-0" OVERHEAD DOOR.
- ⑮ REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 2381 Bryan Road  
 Bexley, OH  
 FOR **Charles Hillman**

**MOODY-NOLAN** 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**EXTERIOR ELEVATIONS - EXISTING CONDITIONS**

PROGRESS DRAWING NOT FOR CONSTRUCTION	DRAWING TITLE	
	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
CONSTRUCTION DOCUMENTATION		<b>A301</b>



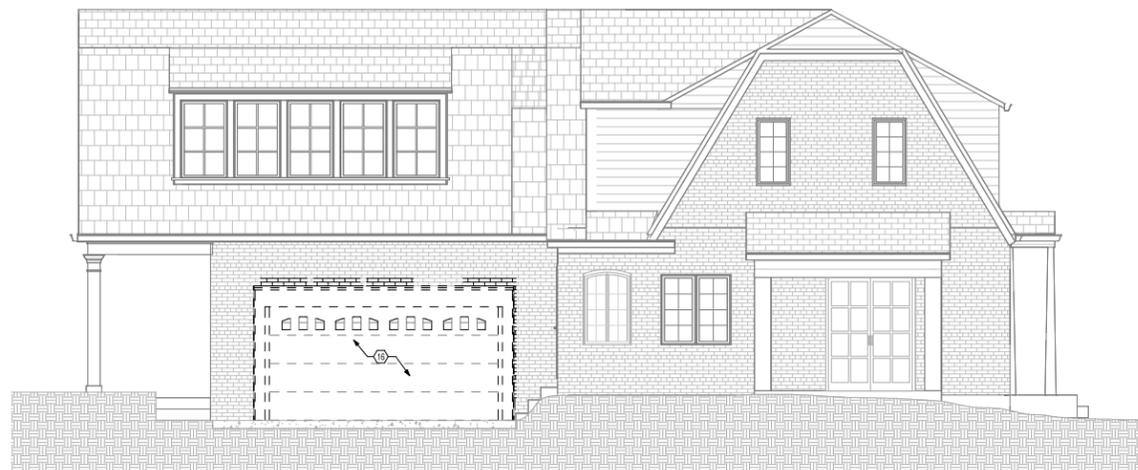
**4 ELEVATION WEST - DEMOLITION**  
1/4" = 1'-0"



**3 ELEVATION SOUTH - DEMOLITION**  
1/4" = 1'-0" REF: 17/A102B



**2 ELEVATION NORTH - DEMOLITION**  
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**1 ELEVATION EAST - DEMOLITION**  
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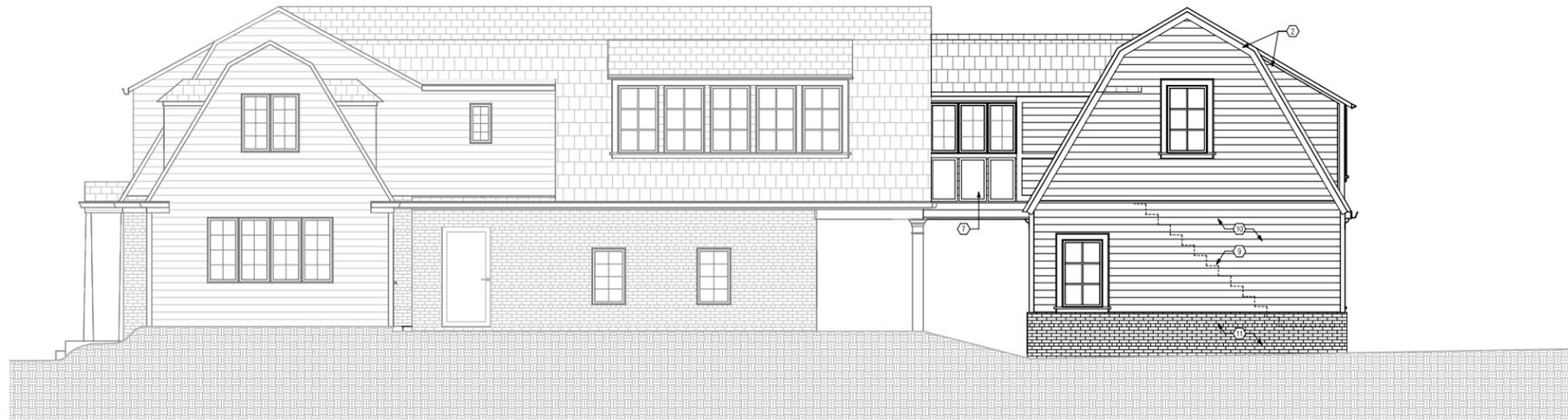
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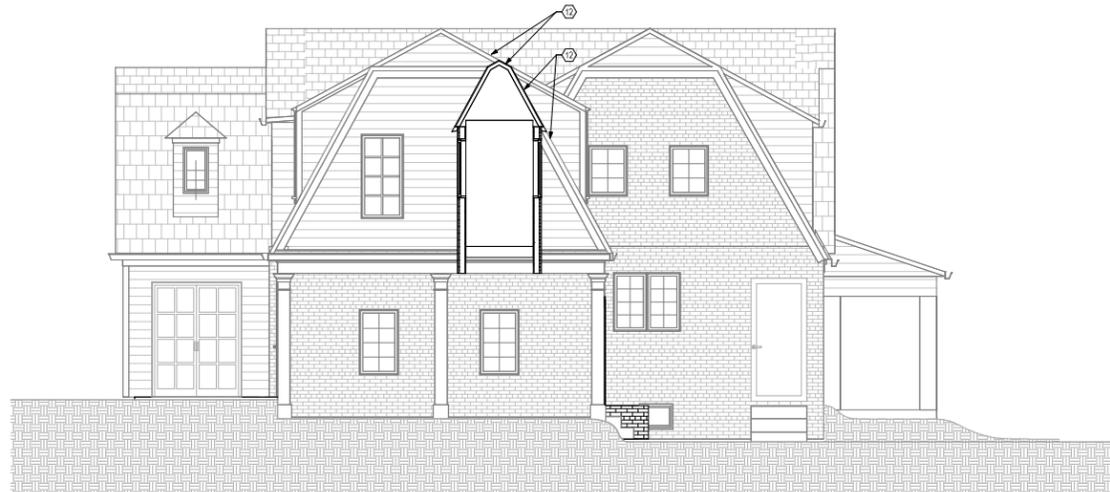
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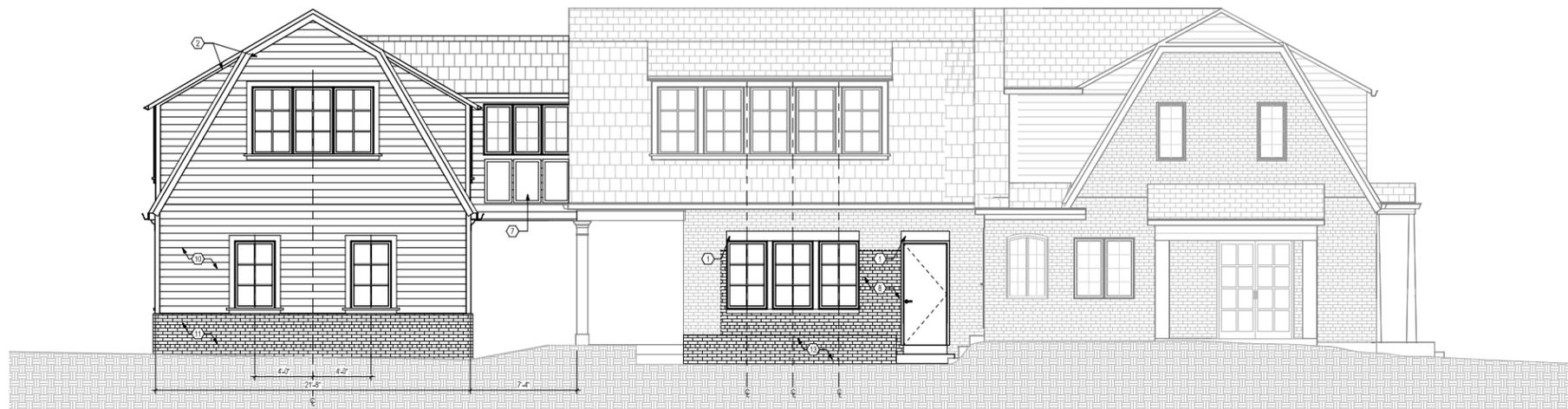
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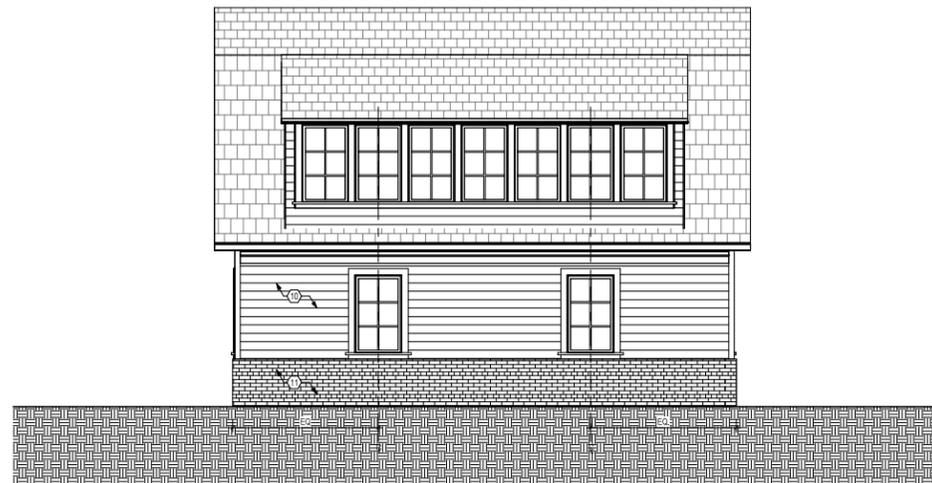
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**EXTERIOR ELEVATIONS - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
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	24204.00	
	<b>A301B</b>	
CONSTRUCTION DOCUMENTATION		



**2** ELEVATION SOUTH GARAGE - NEW CONSTRUCTION  
 1/4" = 1'-0"



**1** ELEVATION NORTH GARAGE - NEW CONSTRUCTION  
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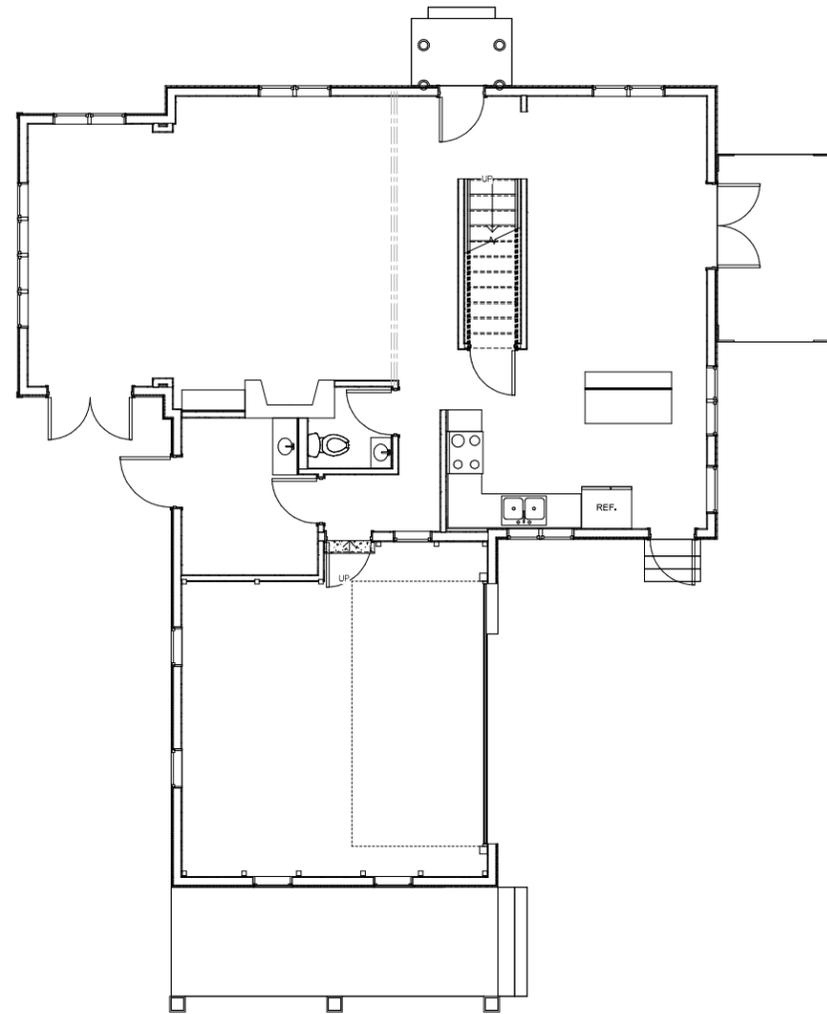
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PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: Checker
	24204.00	
	<b>A301C</b>	
CONSTRUCTION DOCUMENTATION		



**1 PLAN** FIRST FLOOR - EXISTING CONDITIONS  
1/4" = 1'-0"

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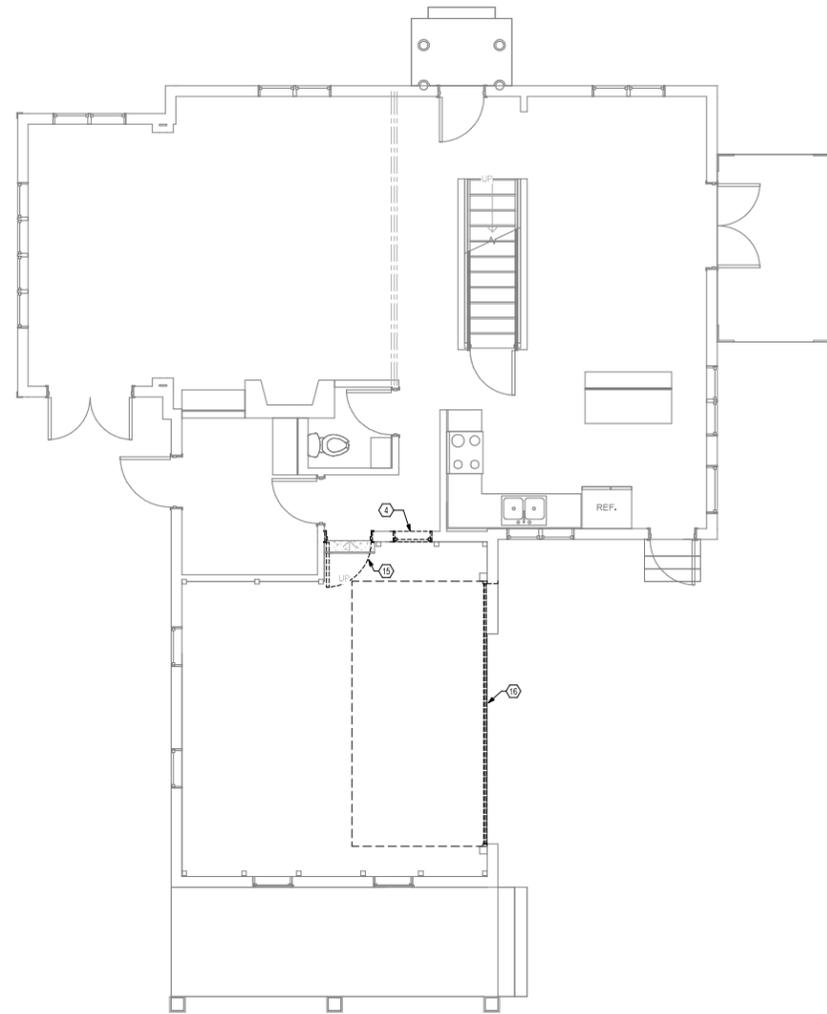
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FOR  
**Charles Hillman**

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PHONE: (614) 461-4664  
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**DRAWING TITLE**  
**FIRST FLOOR - EXISTING CONDITIONS**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A101</b>	
CONSTRUCTION DOCUMENTATION		



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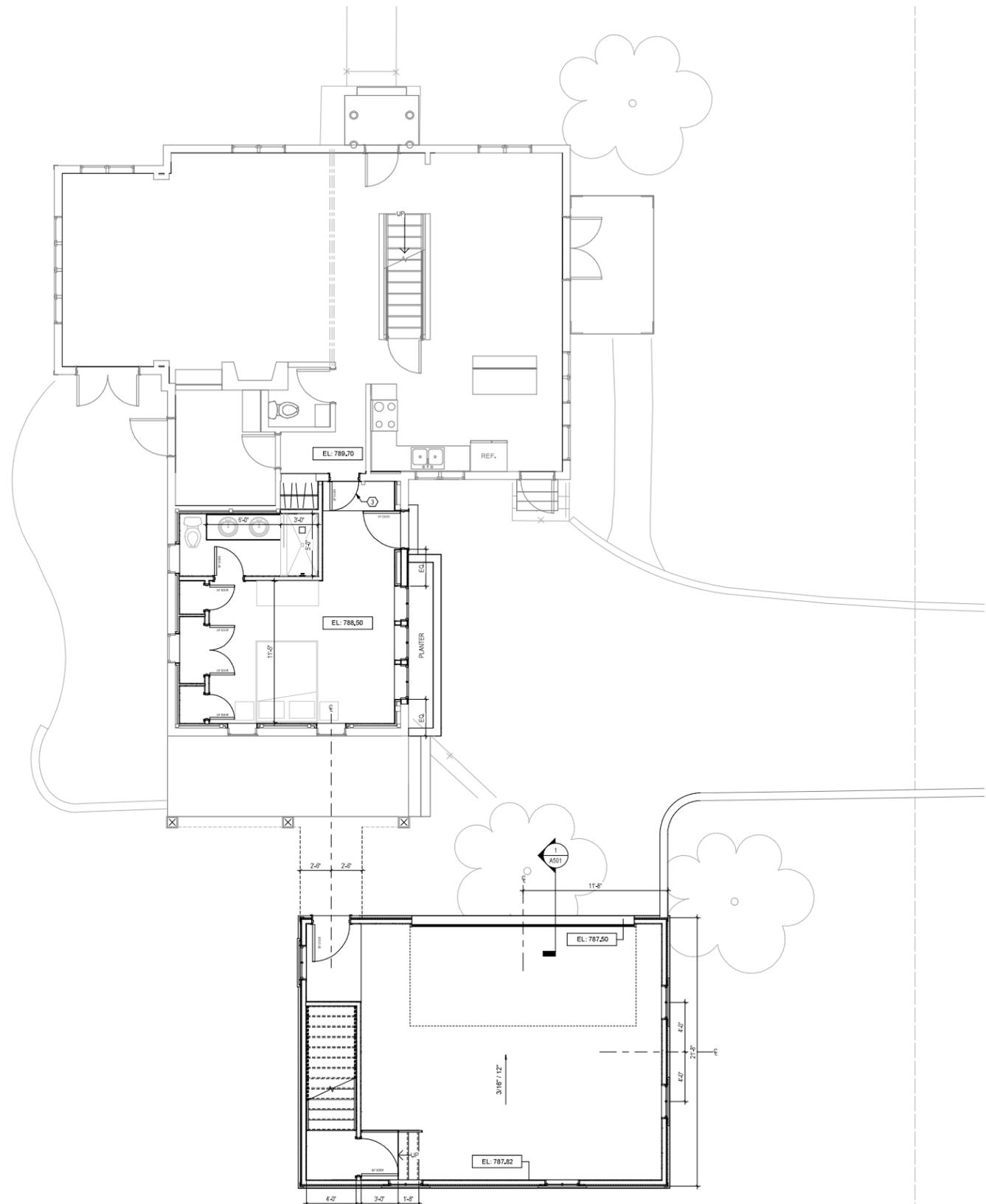
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**FIRST FLOOR - DEMOLITION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A101A</b>	
CONSTRUCTION DOCUMENTATION		

**1 PLAN** FIRST FLOOR - DEMOLITION  
 1/4" = 1'-0"



**1 PLAN** FIRST FLOOR - NEW CONSTRUCTION  
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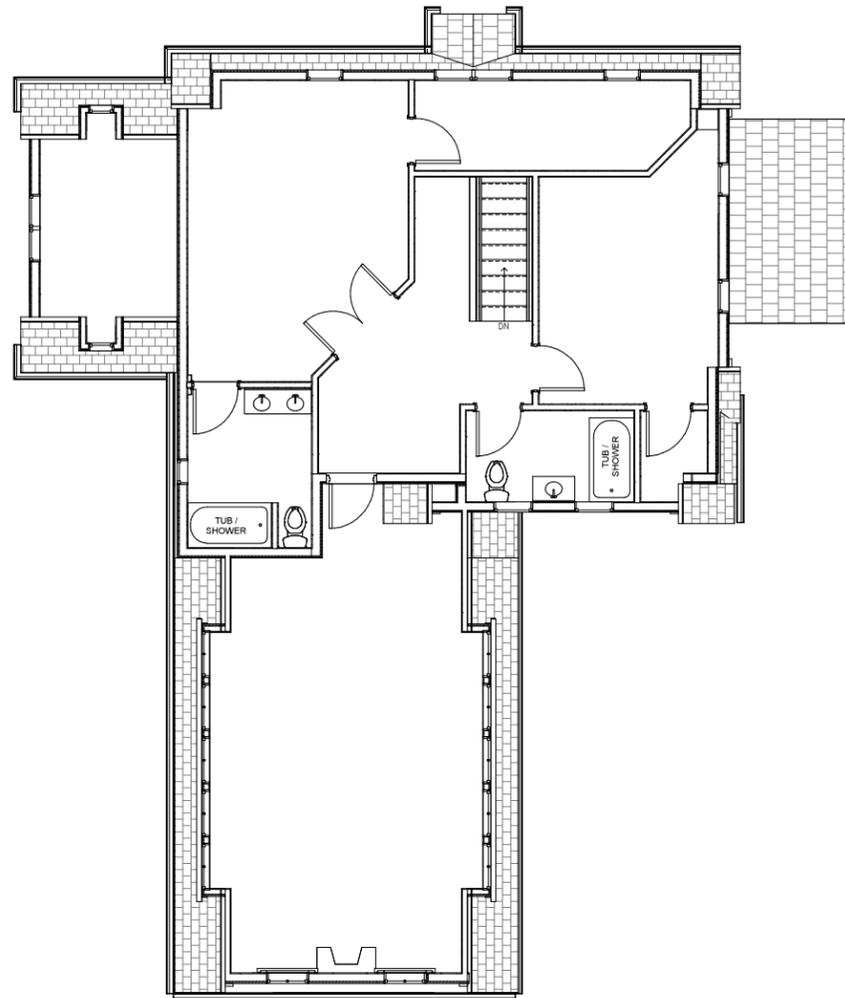
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- ⑬ NEW PLANTER.
- ⑭ NEW 18'-7" X 8'-4" OVERHEAD DOOR.
- ⑮ REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

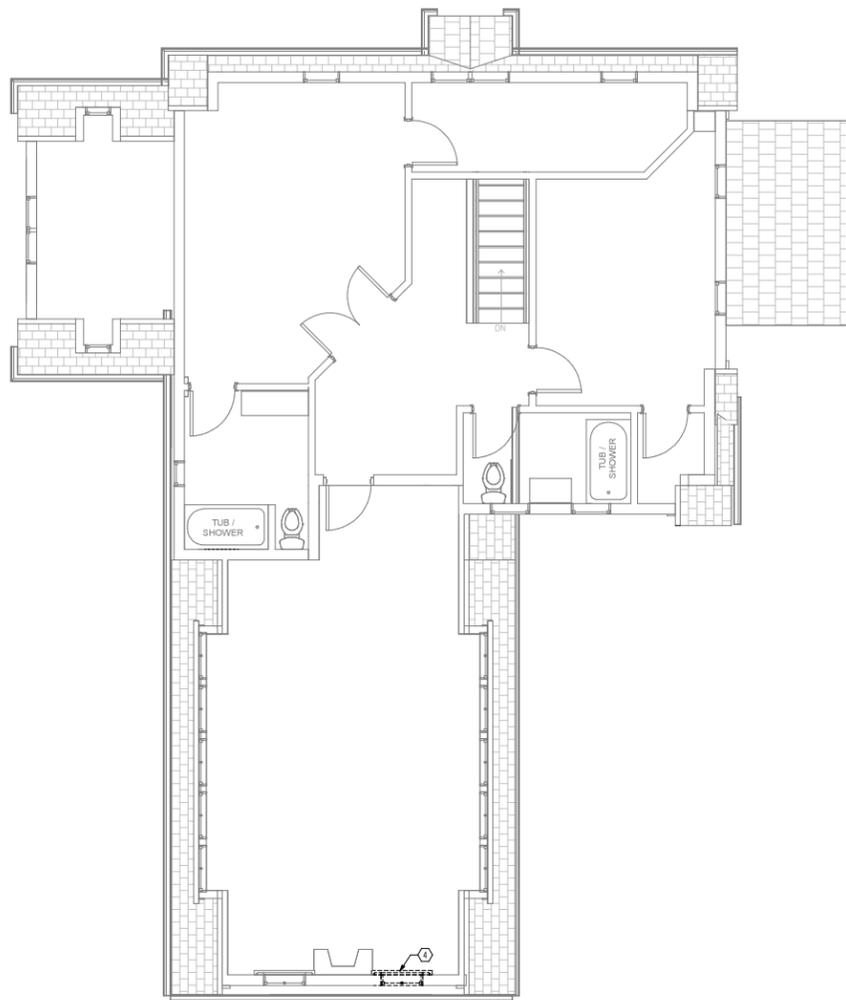
CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 2201 Bryden Road  
 Bexley, OH  
 FOR  
**Charles Hillman**

 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**SECOND FLOOR - EXISTING CONDITIONS**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A102</b>	
CONSTRUCTION DOCUMENTATION		

**1 PLAN** SECOND FLOOR - EXISTING CONDITIONS  
 1/4" = 1'-0"



**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
4. DASHED LINEWORK ON DEMOLITION SHEETS INDICATE ELEMENTS TO BE REMOVED.
5. CONTRACTOR SHALL PROVIDE CONTROL JOINTS, WHERE NECESSARY, TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS OF PRODUCTS USED.
6. WHEN NECESSARY, MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/W.W.F., UNLESS NOTED OTHERWISE.

**CODED NOTE LEGEND**

- 1 NEW WINDOW HEADER DETAIL, ABOVE EXISTING WINDOW.
- 2 NEW ROOF FRAMING, ABOVE, COORDINATE w/ CONTRACTOR & STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- 3 NEW DOOR TO REPLACE EXISTING WINDOW.
- 4 REMOVE EXISTING WINDOW, INFILL AND FINISH.
- 5 ALIGN NEW 2nd FLOOR, ABOVE GARAGE, w/ EXISTING 2nd FLOOR OF THE REST OF THE HOUSE.
- 6 ALIGN ROOF PEAKS, COORDINATE BETWEEN CONTRACTOR & STRUCTURAL ENGINEER.
- 7 WOOD PANEL.
- 8 NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
- 9 NEW STAIR BEYOND.
- 10 6" LAP, WOOD SIDING.
- 11 BRICK WATER TABLE.
- 12 NEW PITCH TO FOLLOW EXISTING PITCH AT 2ND FLOOR.
- 13 NEW PLANTER.
- 14 NEW 18-27 X 8-47 OVERHEAD DOOR.
- 15 REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- 16 REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- 17 WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

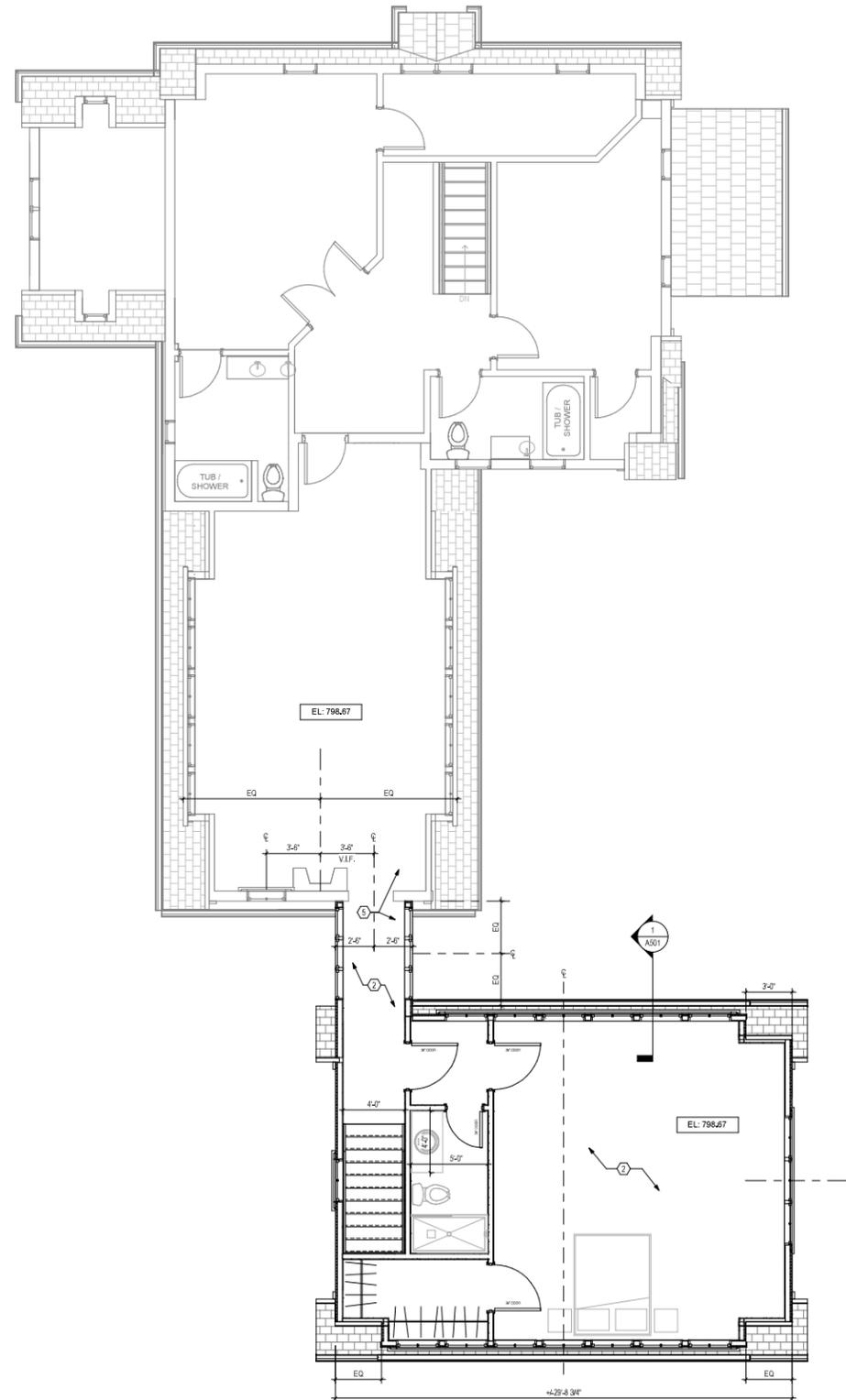
CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 281 Bryan Road  
 Bexley, OH  
 FOR  
**Charles Hillman**

 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**SECOND FLOOR - DEMOLITION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A102A</b>	
CONSTRUCTION DOCUMENTATION		

**1 PLAN** SECOND FLOOR - DEMOLITION  
 1/4" = 1'-0"



**1 PLAN** SECOND FLOOR - NEW CONSTRUCTION  
 1/4" = 1'-0"

**GENERAL NOTES**

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- ⑧ NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
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- ⑭ NEW 18'-7" X 8'-7" OVERHEAD DOOR.
- ⑮ REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE: **Bexley ARB Review Set**  
 2261 Bryan Road  
 Bexley, OH  
 FOR: **Charles Hillman**

**MOODY-NOLAN**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**SECOND FLOOR - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A102B</b>	
CONSTRUCTION DOCUMENTATION		

24204.00

# Bexley ARB Review Set

Prepared for:

Charles Hillman  
2281 Bryden Road  
Bexley, OH



 EXISTING GARAGE FLOOR  
 NEW GARAGE FLOOR  
 ROOF

PREPARED BY:



**JEZERINAC GEERS & ASSOCIATES**  
 5640 FRANTZ ROAD  
 DUBLIN, OH 43017



**MOODY•NOLAN**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OH 43215

PHONE: 614 766-0066 FAX: 614 766-1223

PHONE: (614) 461-4664 FAX: (614) 280-8881

ABBREVIATIONS

Table of abbreviations categorized by letter (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z). Includes categories like SYMBOLS, F (continued), P, and Q.

SYMBOLS LEGEND

Visual symbols for various architectural elements: BUILDING SECTION, WALL SECTION, DETAIL SECTION, DETAIL / FLOOR PLAN CALLOUT, EXTERIOR ELEVATION, INTERIOR ELEVATION, WINDOW / CURTAIN WALL ELEVATION, VERTICAL ELEVATION / LEVEL MARK, SPOT ELEVATION, REVISION CLOUD & TAG, VIEW TITLE, GRAPHIC SCALE, MATCHLINE / VIEW REFERENCE, GRIDS HEADS / LINES, ROOM TAGS, ROOM OCCUPANCY TAG, ROOM FINISH TAG, DOOR TYPE TAG, WALL TYPE TAG, WINDOW TYPE TAG, CEILING TAG, CURTAIN PANEL TYPE TAG, CODED NOTE / ACCESSORY TAG, KEYNOTE, FURNITURE / EQUIPMENT TAG, CASEWORK TAG, MILLWORK NOTE, NORTH ARROW, AREA TAG.

CODE SUMMARY

OWNER: OWNERS NAME: CHARLES HILLMAN OWNERS ADDRESS: 2281 BRYDEN RD, BEXLEY, OH 43209 OWNERS PHONE: 614.537.0989 HOME OWNER AGENT/CONTRACTOR: CONTRACTORS NAME: MIKE WAGNER CONTRACTORS ADDRESS: 880 E. 11th AVE, COLUMBUS, OH 43211 CONTRACTORS PHONE: 614.421.6102 SITE ADDRESS: 2281 BRYDEN RD, BEXLEY, OH 43209 SITE ZONING: SITE AREA: 11,250 SF PARKING REQUIRED: EXISTING DRIVEWAY/GARAGE TO REMAIN PARKING SHOWN: N/A BUILDING CODES: OHIO BUILDING CODE: 2017 OHIO PLUMBING CODE: 2017 OHIO MECHANICAL CODE: 2017 NATIONAL ELECTRIC CODE: 2017 INTERNATIONAL FUEL GAS CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE: 2012 ICC A117.1-2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES ASHRAE 90.1 2010 OHIO FIRE CODE: 2017 COLUMBUS OHIO ZONING CODE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN NFPA 101 LIFE SAFETY CODE 2015 BUILDING DATA: CONSTRUCTION TYPE: V USE GROUP: R-3 ALLOWABLE HEIGHT: 35'-0" ACTUAL HEIGHT: 24'-0" AREA SF INFORMATION: FOOTPRINT AREA OF ENTIRE HOUSE: 1,437 SF FLOOR AREA OF ADDITION: 375 SF

INDEX OF DRAWINGS

Table with columns for VOLUME 1 and VOLUME 2, listing drawing numbers and sheet names.

AREA MAP



VICINITY MAP



MATERIALS LEGEND

Table mapping material patterns to names: ALUMINIUM, ACUSTIC CEILING, BRICK, CONCRETE, CONCRETE MASONRY, CONCRETE (SURFACE), EARTH, GLASS - LARGE SCALE, GLASS - SMALL SCALE, GRANULAR FILL, GYPSUM BOARD, INSULATION - BATT, INSULATION - RIGID, PLYWOOD, STEEL, WOOD - ROUGH FRAMING, WOOD - ROUGH BLOCKING, WOOD - FINISHED.

Table with columns: #, DATE, CHANGE DESCRIPTION.

CLIENT LOGO IF AVAILABLE: Bexley ARB Review Set 2281 Bryden Road Bexley, OH FOR Charles Hillman

MOODY-NOLAN 300 SPRUCE STREET SUITE 300 COLUMBUS, OHIO 43215 PHONE: (614) 461-4664 FAX: (614) 280-8881

DRAWING INDEX

Table with columns: DRAWN BY, CHECKED BY, DATE (07/11/2024), SHEET NUMBER (24204.00), SHEET NAME (G001), CONSTRUCTION DOCUMENTATION.

2281 Bryden Rd.  
Bexley, OH 43209

Parcel ID: 024-01974  
Map R# Number: 020.052 01500  
Property Class Code: 510  
R-3 Medium Density Residential



**1** PLAN Site Parcel  
1" = 30'-0"



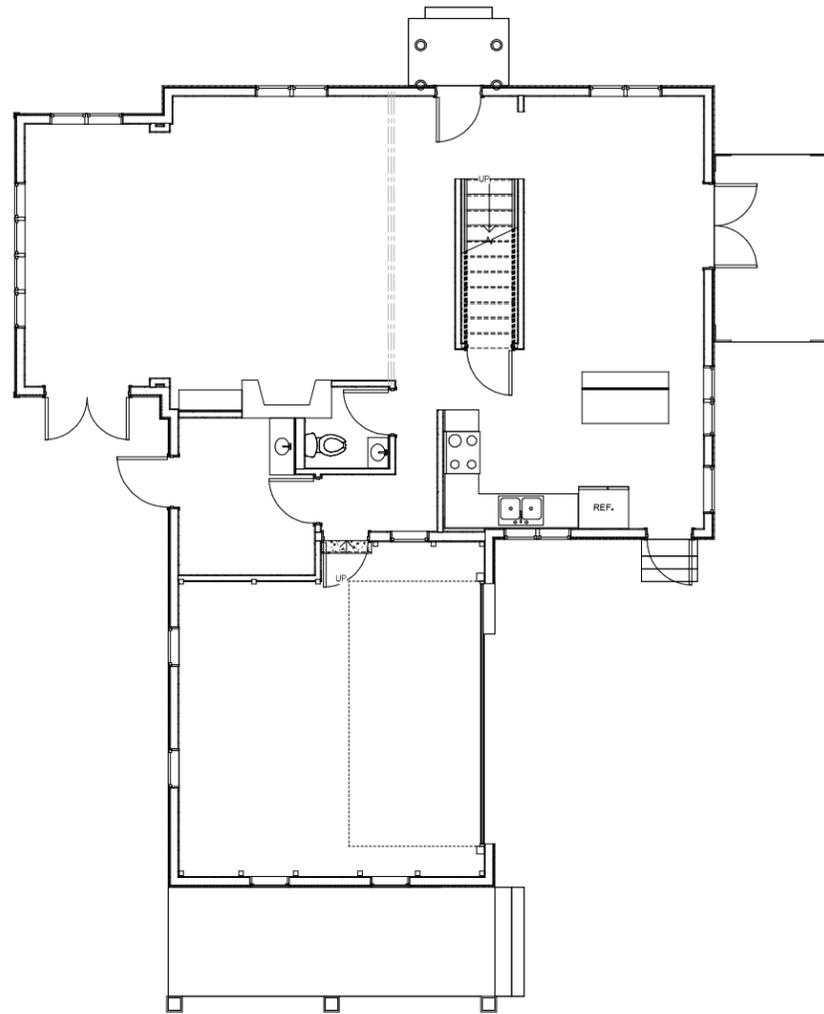
#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE  
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**Charles Hillman**

 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
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DRAWING TITLE  
**SITE PLAN**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A100</b>	
CONSTRUCTION DOCUMENTATION		



**GENERAL NOTES**

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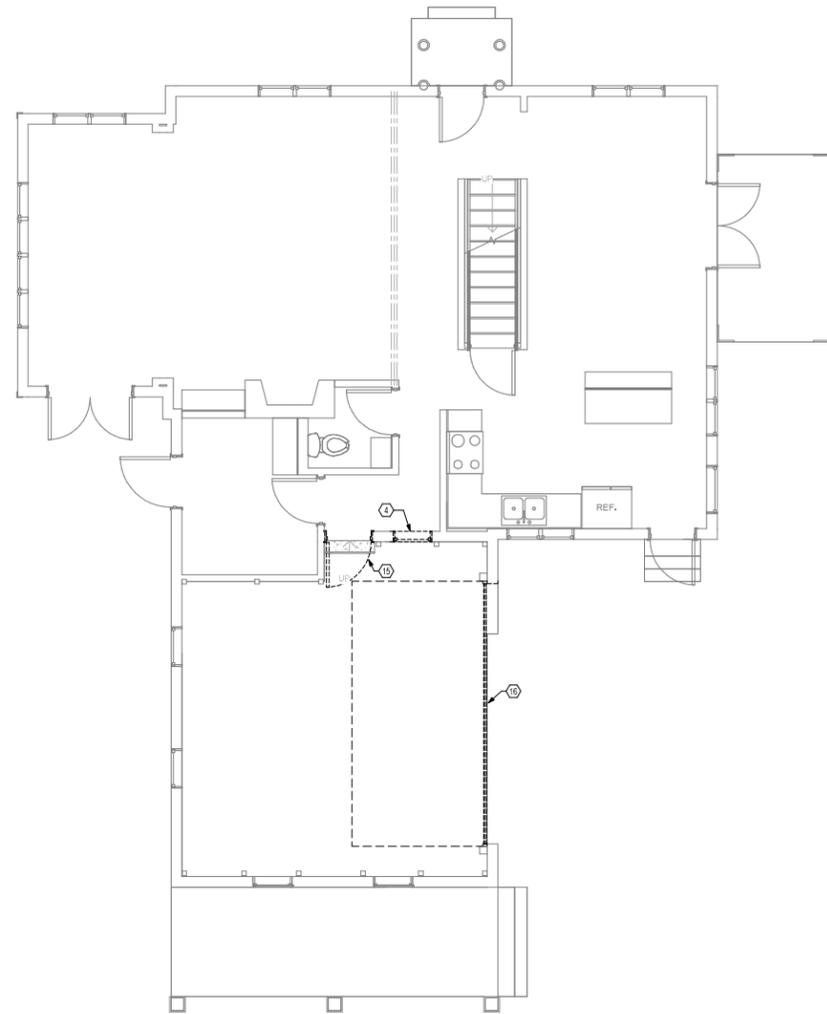
CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 2201 Bryden Road  
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 FOR **Charles Hillman**

**MOODY-NOLAN**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**DRAWING TITLE**  
**FIRST FLOOR - EXISTING CONDITIONS**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A101</b>	
CONSTRUCTION DOCUMENTATION		

**1 PLAN** FIRST FLOOR - EXISTING CONDITIONS  
 1/4" = 1'-0"



**GENERAL NOTES**

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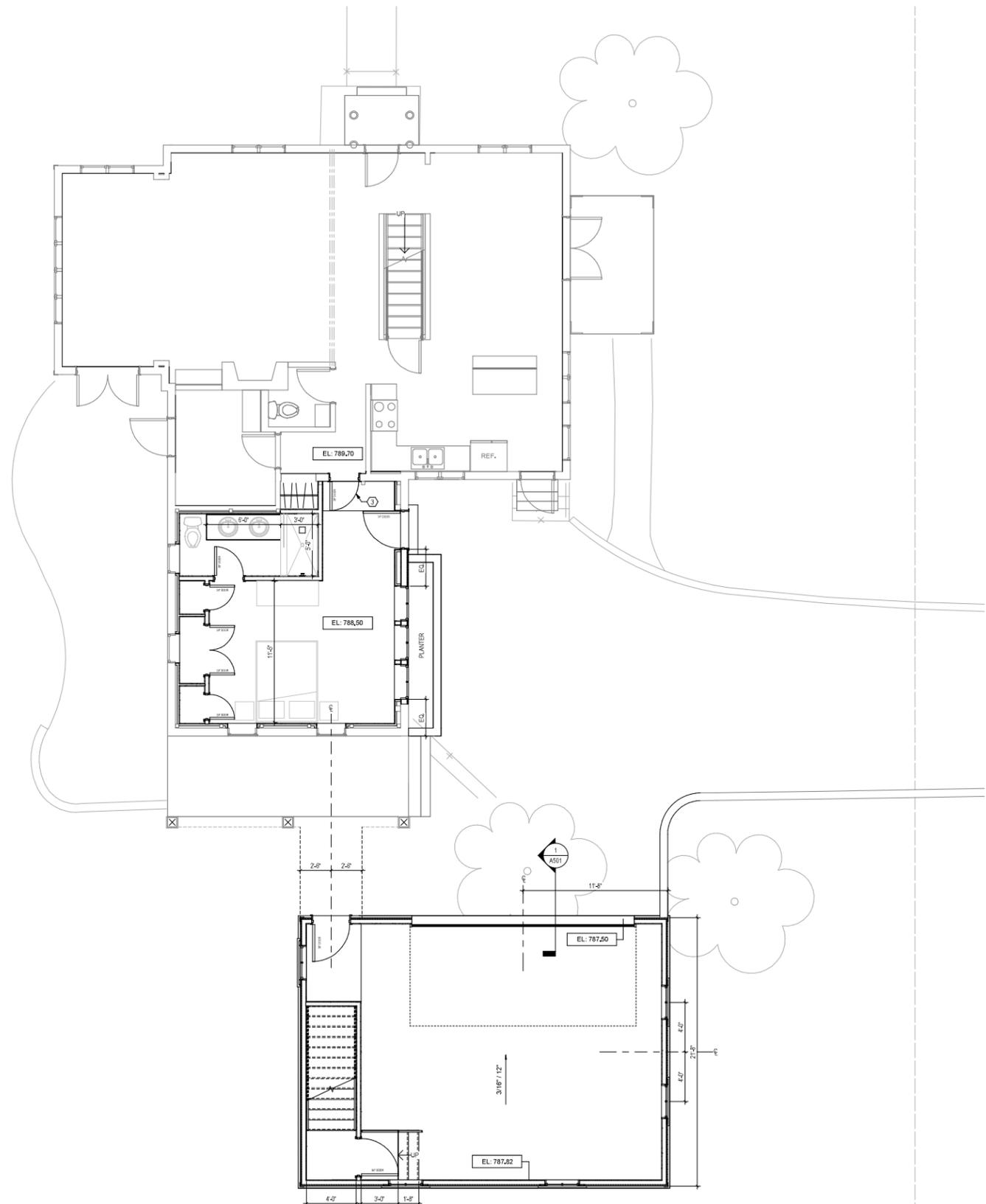
CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 231 Bryan Road  
 Bexley, OH  
 FOR  
**Charles Hillman**

**MOODY-NOLAN**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
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**FIRST FLOOR - DEMOLITION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A101A</b>	
CONSTRUCTION DOCUMENTATION		

**1 PLAN** FIRST FLOOR - DEMOLITION  
 1/4" = 1'-0"



**1 PLAN** FIRST FLOOR - NEW CONSTRUCTION  
 1/4" = 1'-0"

**GENERAL NOTES**

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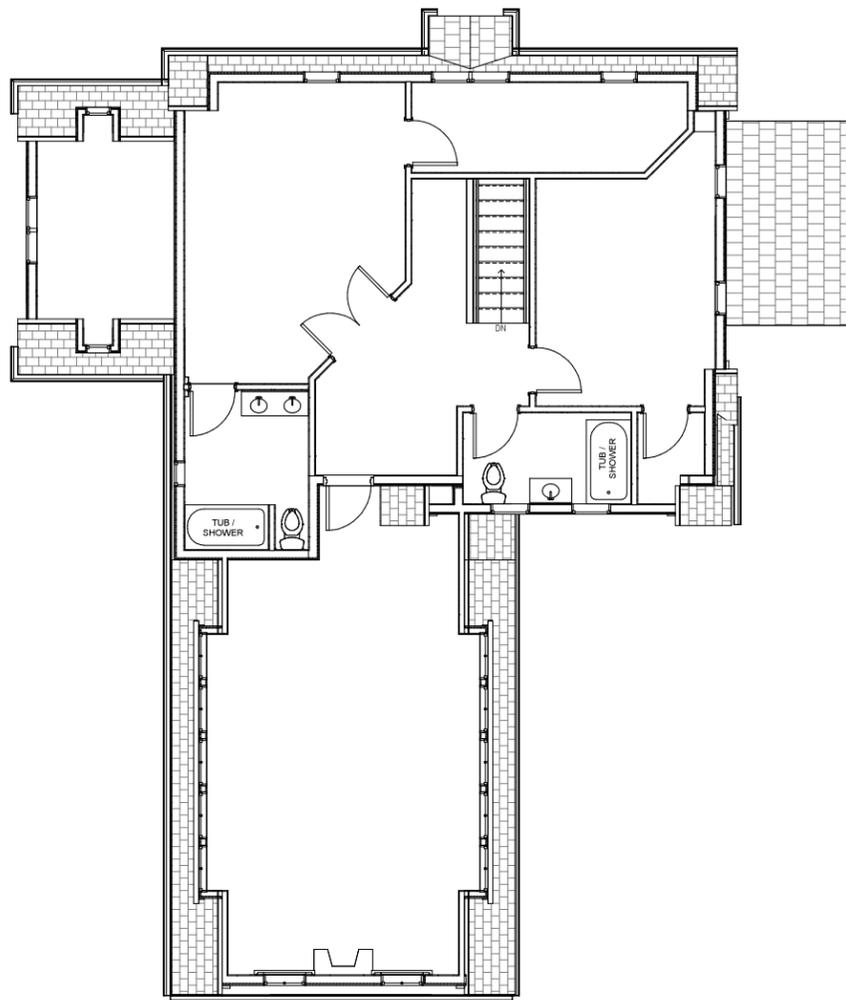
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CLIENT LOGO IF AVAILABLE: **Bexley ARB Review Set**  
 2281 Bryan Road  
 Bexley, OH  
 FOR: **Charles Hillman**

**MOODY-NOLAN** 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
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**FIRST FLOOR - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A101B</b>	
CONSTRUCTION DOCUMENTATION		



**1 PLAN** SECOND FLOOR - EXISTING CONDITIONS  
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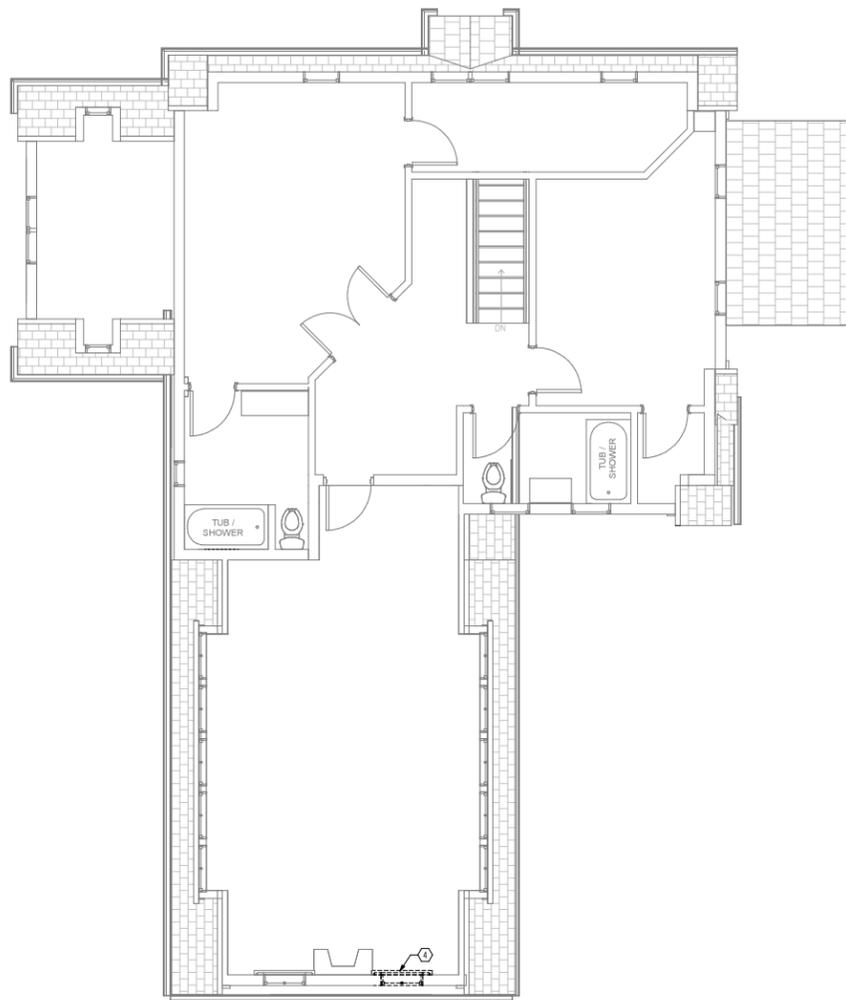
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 PHONE: (614) 461-4664  
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**SECOND FLOOR - EXISTING CONDITIONS**

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	<b>A102</b>	
CONSTRUCTION DOCUMENTATION		



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- ⑭ NEW 18-27 X 8-47 OVERHEAD DOOR.
- ⑮ REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

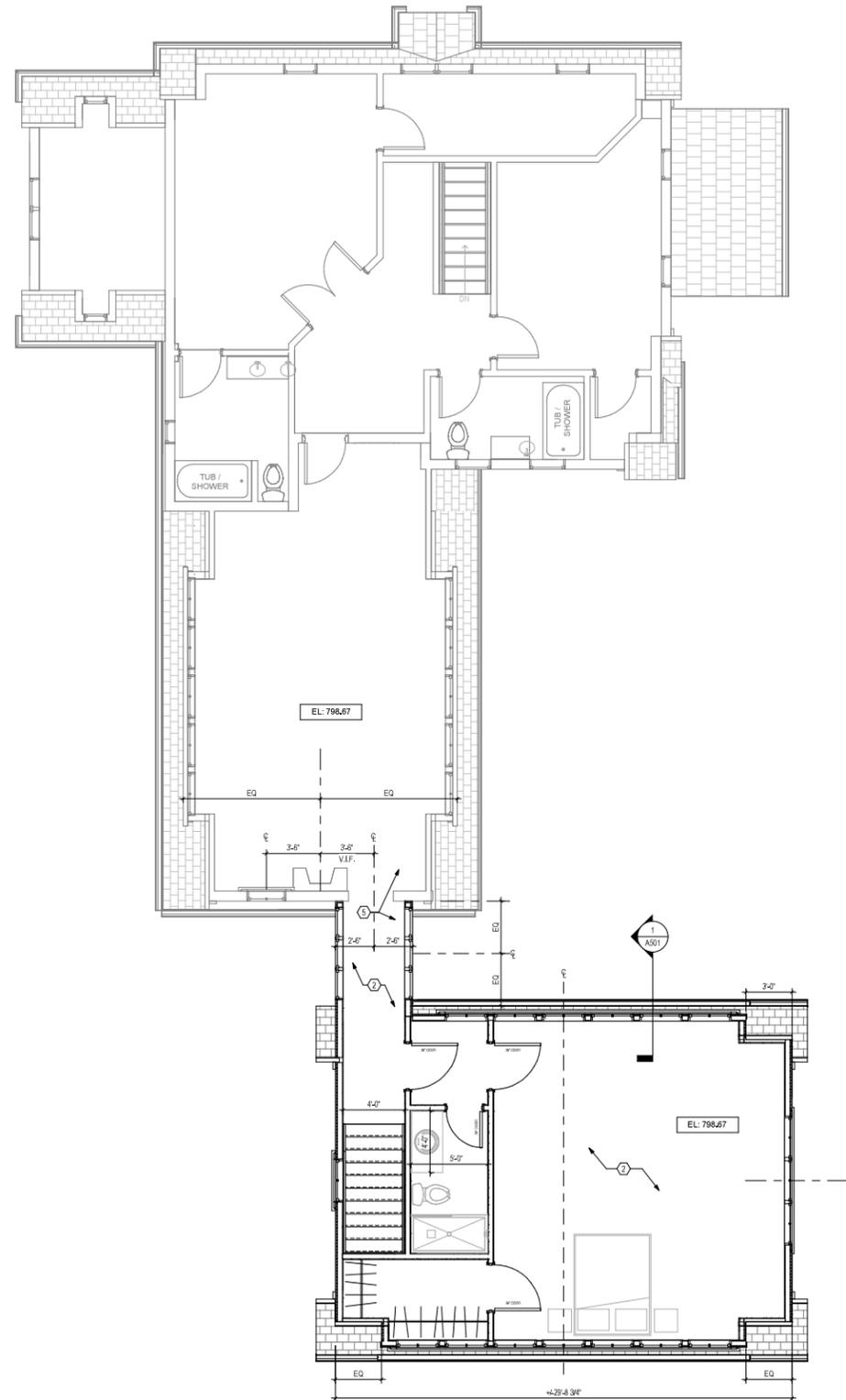
CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 281 Bryan Road  
 Bexley, OH  
 FOR  
**Charles Hillman**

 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**SECOND FLOOR - DEMOLITION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A102A</b>	
CONSTRUCTION DOCUMENTATION		

**1 PLAN** SECOND FLOOR - DEMOLITION  
 1/4" = 1'-0"



**1 PLAN** SECOND FLOOR - NEW CONSTRUCTION  
 1/4" = 1'-0"

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
4. DASHED LINEWORK ON DEMOLITION SHEETS INDICATE ELEMENTS TO BE REMOVED.
5. CONTRACTOR SHALL PROVIDE CONTROL JOINTS, WHERE NECESSARY, TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS OF PRODUCTS USED.
6. WHEN NECESSARY, MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/W.W.F., UNLESS NOTED OTHERWISE.

**CODED NOTE LEGEND**

- 1 NEW WINDOW HEADER DETAIL, ABOVE EXISTING WINDOW.
- 2 NEW ROOF FRAMING, ABOVE, COORDINATE w/ CONTRACTOR & STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- 3 NEW DOOR TO REPLACE EXISTING WINDOW.
- 4 REMOVE EXISTING WINDOW, INFILL AND FINISH.
- 5 ALIGN NEW 2nd FLOOR, ABOVE GARAGE, w/ EXISTING 2nd FLOOR OF THE REST OF THE HOUSE.
- 6 ALIGN ROOF PEAKS, COORDINATE BETWEEN CONTRACTOR & STRUCTURAL ENGINEER.
- 7 WOOD PANEL.
- 8 NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
- 9 NEW STAR BEYOND.
- 10 6" LAP, WOOD SIDING.
- 11 BRICK WATER TABLE.
- 12 NEW PITCH TO FOLLOW EXISTING PITCH AT 2ND FLOOR.
- 13 NEW PLANTER.
- 14 NEW 18'-7" X 8'-7" OVERHEAD DOOR.
- 15 REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- 16 REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- 17 WOOD TRIM.

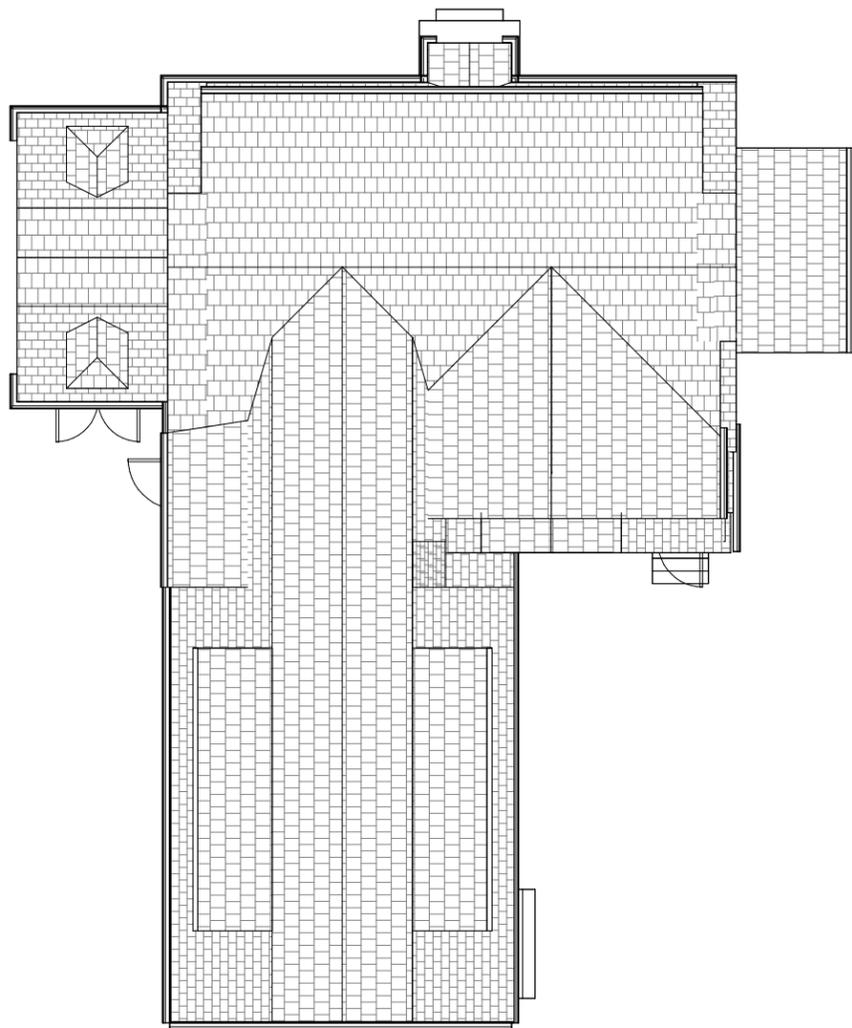
#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 2261 Bryan Road  
 Bexley, OH  
 FOR **Charles Hillman**

**MOODY-NOLAN** 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**SECOND FLOOR - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A102B</b>	
CONSTRUCTION DOCUMENTATION		



**1 PLAN** ROOF LEVEL - EXISTING CONDITIONS  
1/4" = 1'-0"

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
4. DASHED LINEWORK ON DEMOLITION SHEETS INDICATE ELEMENTS TO BE REMOVED.
5. CONTRACTOR SHALL PROVIDE CONTROL JOINTS, WHERE NECESSARY, TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS OF PRODUCTS USED.
6. WHEN NECESSARY, MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/W.W.F., UNLESS NOTED OTHERWISE.

**CODED NOTE LEGEND**

- 1 NEW WINDOW HEADER DETAIL, ABOVE EXISTING WINDOW.
- 2 NEW ROOF FRAMING, ABOVE, COORDINATE w/ CONTRACTOR & STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- 3 NEW DOOR TO REPLACE EXISTING WINDOW.
- 4 REMOVE EXISTING WINDOW, INFILL AND FINISH.
- 5 ALIGN NEW 2nd FLOOR, ABOVE GARAGE, w/ EXISTING 2nd FLOOR OF THE REST OF THE HOUSE.
- 6 ALIGN ROOF PEAKS, COORDINATE BETWEEN CONTRACTOR & STRUCTURAL ENGINEER.
- 7 WOOD PANEL.
- 8 NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
- 9 NEW STAR BEYOND.
- 10 6" LAP, WOOD SIDING.
- 11 BRICK WATER TABLE.
- 12 NEW PITCH TO FOLLOW EXISTING PITCH AT 2nd FLOOR.
- 13 NEW PLANTER.
- 14 NEW 18'-7" X 8'-2" OVERHEAD DOOR.
- 15 REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- 16 REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- 17 WOOD TRIM.

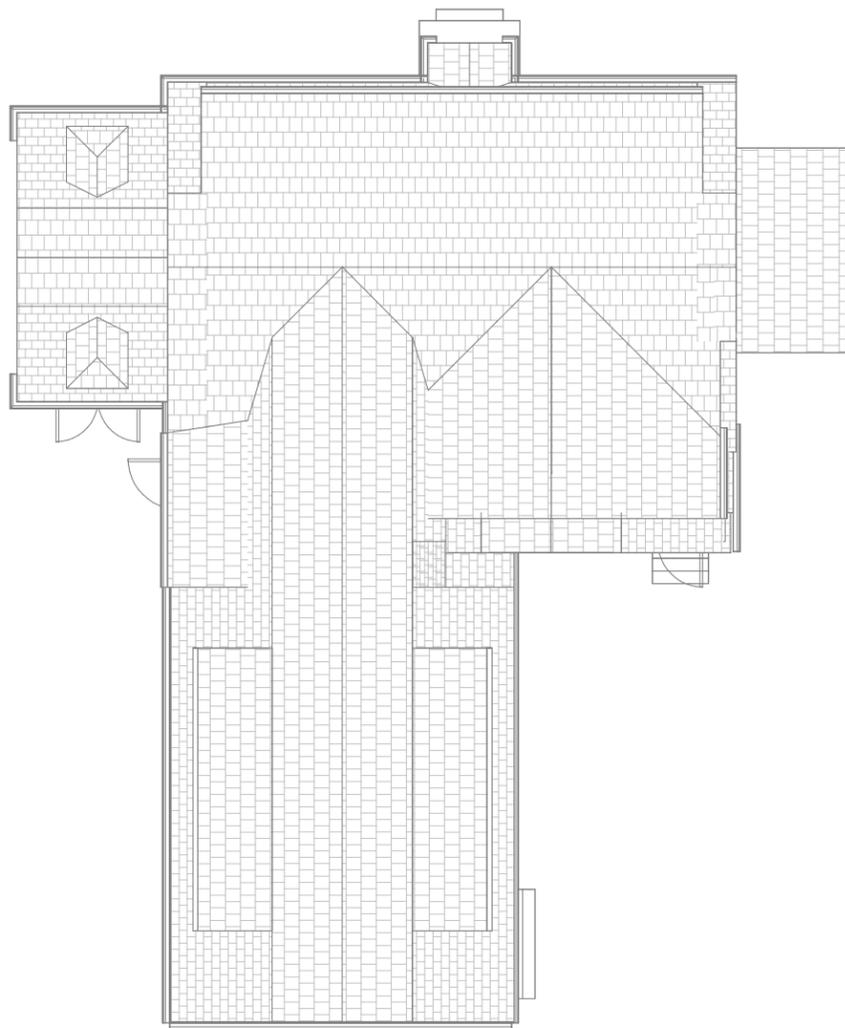
#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

 300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: (614) 461-4664  
FAX: (614) 280-8881

**ROOF LEVEL - EXISTING CONDITIONS**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A103</b>	
CONSTRUCTION DOCUMENTATION		



**1 PLAN** ROOF LEVEL - DEMOLITION  
 1/4" = 1'-0"

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
4. DASHED LINEWORK ON DEMOLITION SHEETS INDICATE ELEMENTS TO BE REMOVED.
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**CODED NOTE LEGEND**

- ① NEW WINDOW HEADER DETAIL, ABOVE EXISTING WINDOW.
- ② NEW ROOF FRAMING, ABOVE, COORDINATE w/ CONTRACTOR & STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- ③ NEW DOOR TO REPLACE EXISTING WINDOW.
- ④ REMOVE EXISTING WINDOW, INFILL AND FINISH.
- ⑤ ALIGN NEW 2nd FLOOR, ABOVE GARAGE, w/ EXISTING 2nd FLOOR OF THE REST OF THE HOUSE.
- ⑥ ALIGN ROOF PEAKS, COORDINATE BETWEEN CONTRACTOR & STRUCTURAL ENGINEER.
- ⑦ WOOD PANEL.
- ⑧ NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
- ⑨ NEW STAR BEYOND.
- ⑩ 6" LAP, WOOD SIDING.
- ⑪ BRICK WATER TABLE.
- ⑫ NEW PITCH TO FOLLOW EXISTING PITCH AT 2nd FLOOR.
- ⑬ NEW PLANTER.
- ⑭ NEW 18'-7" X 8'-4" OVERHEAD DOOR.
- ⑮ REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

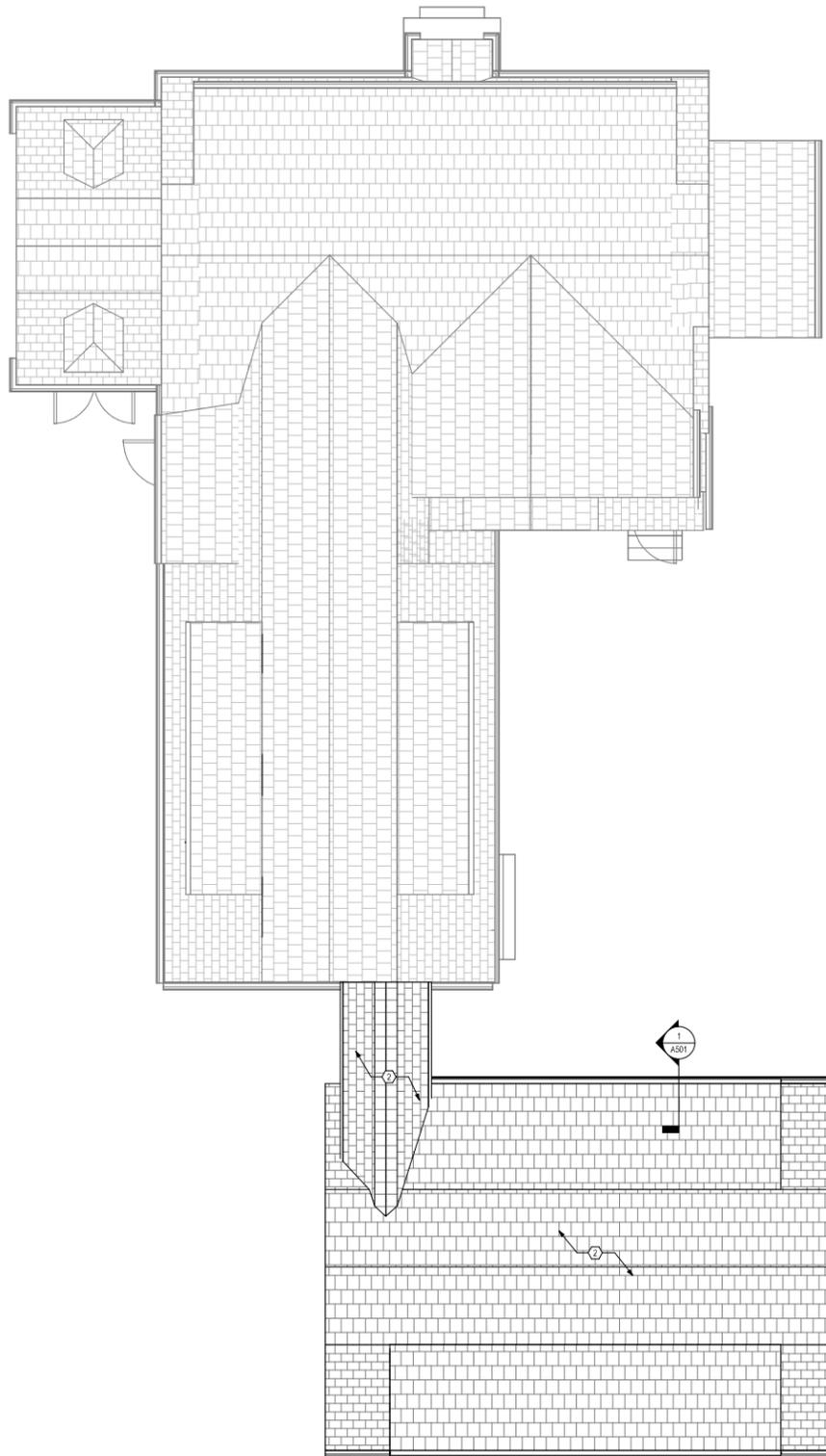
#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 2281 Bryan Road  
 Bexley, OH  
 FOR **Charles Hillman**

 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**ROOF LEVEL - DEMOLITION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A103A</b>	
CONSTRUCTION DOCUMENTATION		



**1 PLAN** ROOF LEVEL - NEW CONSTRUCTION  
 1/4" = 1'-0"

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
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**CODED NOTE LEGEND**

- ① NEW WINDOW HEADER DETAIL, ABOVE EXISTING WINDOW.
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- ③ NEW DOOR TO REPLACE EXISTING WINDOW.
- ④ REMOVE EXISTING WINDOW, INFILL AND FINISH.
- ⑤ ALIGN NEW 2nd FLOOR, ABOVE GARAGE, w/ EXISTING 2nd FLOOR OF THE REST OF THE HOUSE.
- ⑥ ALIGN ROOF PEAKS, COORDINATE BETWEEN CONTRACTOR & STRUCTURAL ENGINEER.
- ⑦ WOOD PANEL.
- ⑧ NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
- ⑨ NEW STAR BEYOND.
- ⑩ 6" LAP, WOOD SIDING.
- ⑪ BRICK WATER TABLE.
- ⑫ NEW PITCH TO FOLLOW EXISTING PITCH AT 2nd FLOOR.
- ⑬ NEW PLANTER.
- ⑭ NEW 18'-7" X 8'-4" OVERHEAD DOOR.
- ⑮ REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

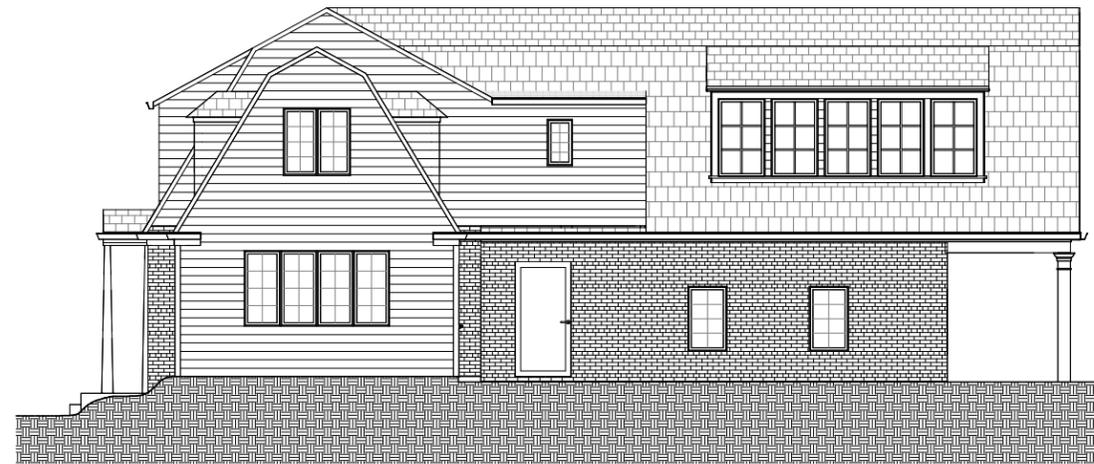
#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE: **Bexley ARB Review Set**  
 2381 Bryden Road  
 Bexley, OH  
 FOR: **Charles Hillman**

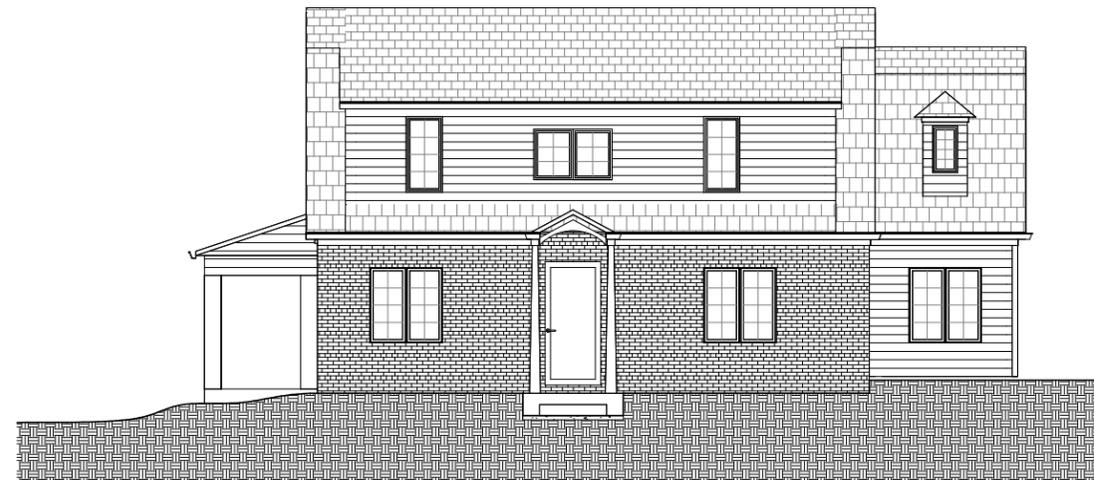
**MOODY-NOLAN**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**ROOF LEVEL - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A103B</b>	
CONSTRUCTION DOCUMENTATION		



**4 ELEVATION** WEST - EXISTING CONDITIONS  
1/4" = 1'-0" REF: 1 / A201



**2 ELEVATION** NORTH - EXISTING CONDITIONS  
1/4" = 1'-0" REF: 1 / A201



**3 ELEVATION** SOUTH - EXISTING CONDITIONS  
1/4" = 1'-0" REF: 1 / A101



**1 ELEVATION** EAST - EXISTING CONDITIONS  
1/4" = 1'-0" REF: 1 / A201

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
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- ⑧ NEW BRICK INFILL TO MATCH EXISTING BRICK WALL.
- ⑨ NEW STAIR BEYOND.
- ⑩ 6" LAP, WOOD SIDING.
- ⑪ BRICK WATER TABLE.
- ⑫ NEW PITCH TO FOLLOW EXISTING PITCH AT 2ND FLOOR.
- ⑬ NEW PLANTER.
- ⑭ NEW 18'-0" X 8'-0" OVERHEAD DOOR.
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- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
281 Bryden Road  
Bexley, OH  
FOR **Charles Hillman**

**MOODY-NOLAN** 300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: (614) 461-4664  
FAX: (614) 280-8881

**EXTERIOR ELEVATIONS - EXISTING CONDITIONS**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A301</b>	
CONSTRUCTION DOCUMENTATION		



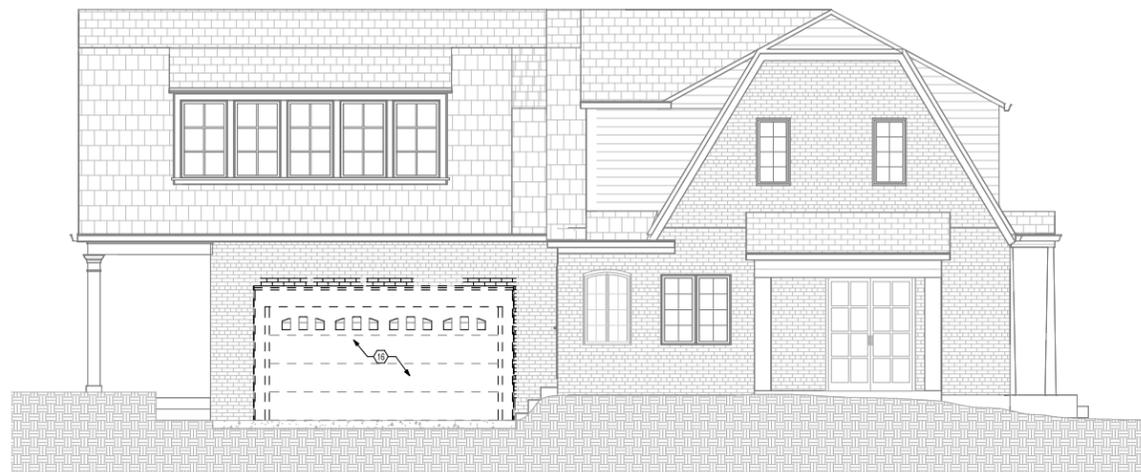
**4 ELEVATION WEST - DEMOLITION**  
1/4" = 1'-0"



**3 ELEVATION SOUTH - DEMOLITION**  
1/4" = 1'-0" REF: 17/A102B



**2 ELEVATION NORTH - DEMOLITION**  
1/4" = 1'-0"



**1 ELEVATION EAST - DEMOLITION**  
1/4" = 1'-0"

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
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- ⑩ 6" LAP, WOOD SIDING.
- ⑪ BRICK WATER TABLE.
- ⑫ NEW PITCH TO FOLLOW EXISTING PITCH AT 2ND FLOOR.
- ⑬ NEW PLANTER.
- ⑭ NEW 18'-0" X 8'-0" OVERHEAD DOOR.
- ⑮ REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

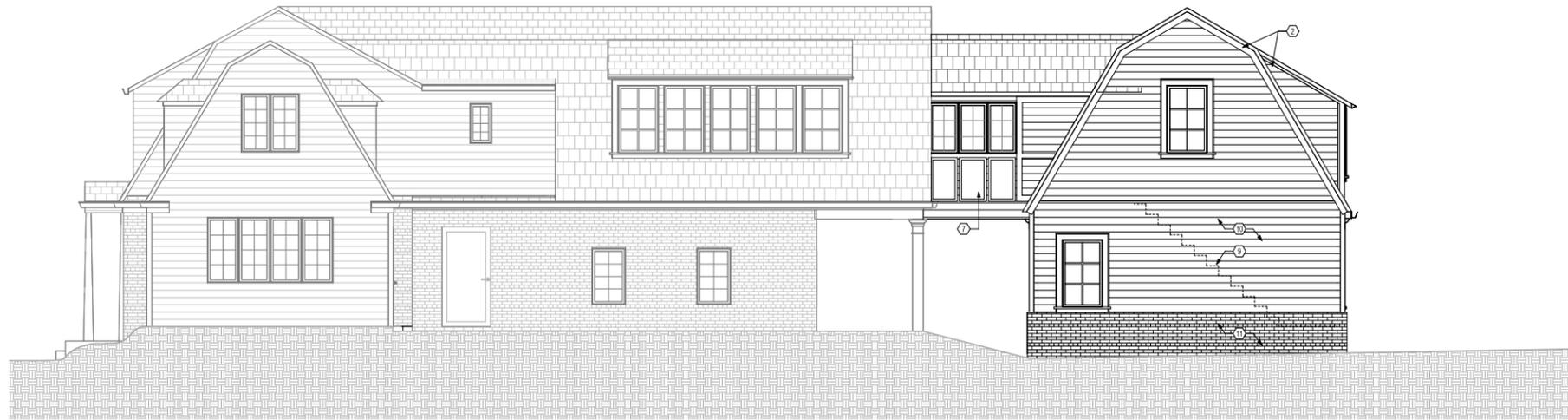
#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
2381 Bryden Road  
Bexley, OH  
FOR  
**Charles Hillman**

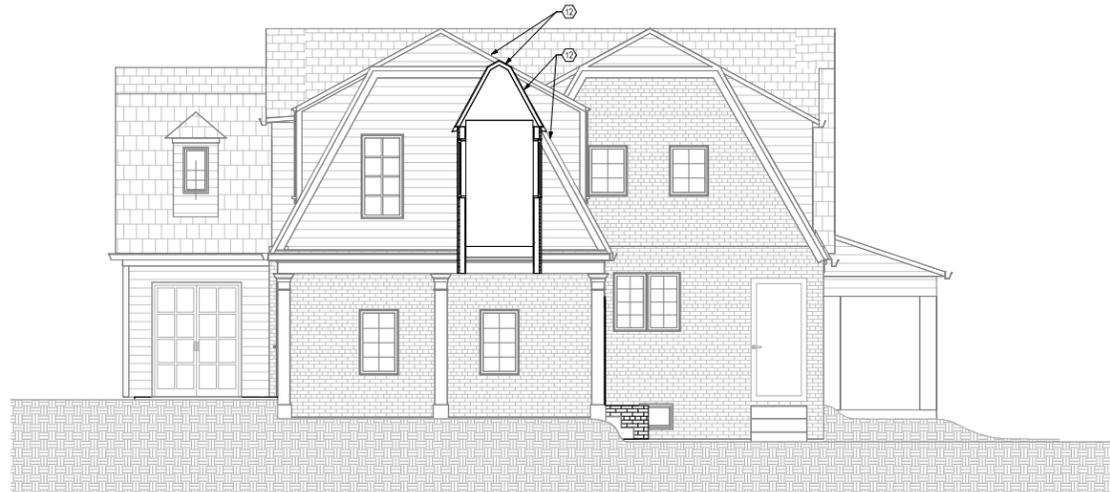
**MOODY-NOLAN** 300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: (614) 461-4664  
FAX: (614) 280-8881

**EXTERIOR ELEVATIONS - DEMOLITION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A301A</b>	
CONSTRUCTION DOCUMENTATION		



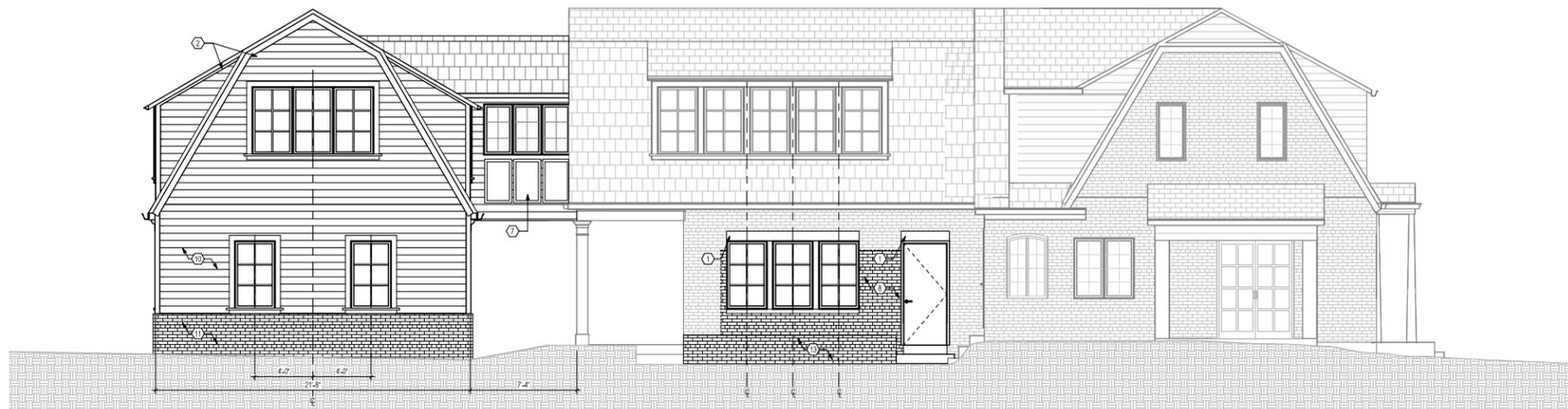
**4 ELEVATION** WEST - NEW CONSTRUCTION  
1/4" = 1'-0"



**3 ELEVATION** SOUTH - NEW CONSTRUCTION  
1/4" = 1'-0" REF: 1 / A101B



**2 ELEVATION** NORTH - NEW CONSTRUCTION  
1/4" = 1'-0"



**1 ELEVATION** EAST - NEW CONSTRUCTION  
1/4" = 1'-0"

**GENERAL NOTES**

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- ⑯ REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- ⑰ WOOD TRIM.

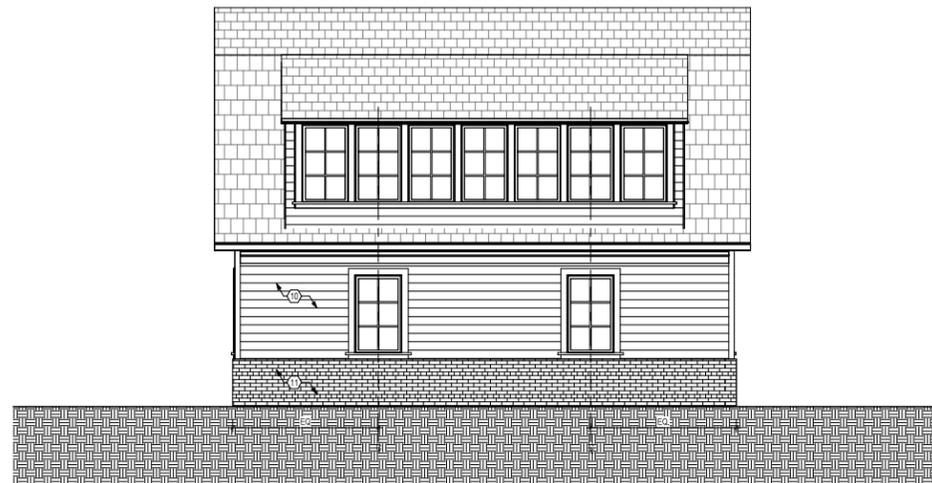
#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE  
**Bexley ARB Review Set**  
 2381 Bryden Road  
 Bexley, OH  
 FOR  
**Charles Hillman**

**MOODY-NOLAN**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**EXTERIOR ELEVATIONS - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A301B</b>	
CONSTRUCTION DOCUMENTATION		



**2** ELEVATION SOUTH GARAGE - NEW CONSTRUCTION  
 1/4" = 1'-0"



**1** ELEVATION NORTH GARAGE - NEW CONSTRUCTION  
 1/4" = 1'-0" REF: 1/A101B

**GENERAL NOTES**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. ALL DIMENSIONS ARE TO FACE OF WALL (UNLESS NOTED OTHERWISE).
3. COORDINATE STRUCTURAL MEMBERS w/ STRUCTURAL ENGINEER & CONTRACTOR PRIOR TO ERECTING 2nd FLOOR AND ROOF FRAMING.
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- 3 NEW DOOR TO REPLACE EXISTING WINDOW.
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- 9 NEW STAIR BEYOND.
- 10 6" LAP, WOOD SIDING.
- 11 BRICK WATER TABLE.
- 12 NEW PITCH TO FOLLOW EXISTING PITCH AT 2ND FLOOR.
- 13 NEW PLANTER.
- 14 NEW 18'-7" X 8'-2" OVERHEAD DOOR.
- 15 REMOVE EXISTING DOOR, NO INFILL, FINISHED ENDS.
- 16 REMOVE EXISTING OVERHEAD DOOR, INFILL AND FINISH.
- 17 WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

CLIENT LOGO IF AVAILABLE **Bexley ARB Review Set**  
 2381 Bryant Road  
 Bexley, OH  
 FOR **Charles Hillman**

**MOODY-NOLAN** 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

**EXTERIOR ELEVATIONS - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: Checker
	24204.00	
	<b>A301C</b>	
CONSTRUCTION DOCUMENTATION		



2281 Bryden Rd.  
Bexley, OH 43209

Parcel ID: 024-01974  
Map R# Number: 020.052 01500  
Property Class Code: 510  
R-3 Medium Density Residential



**1** PLAN Site Parcel  
1" = 30'-0"



#	DATE	CHANGE DESCRIPTION

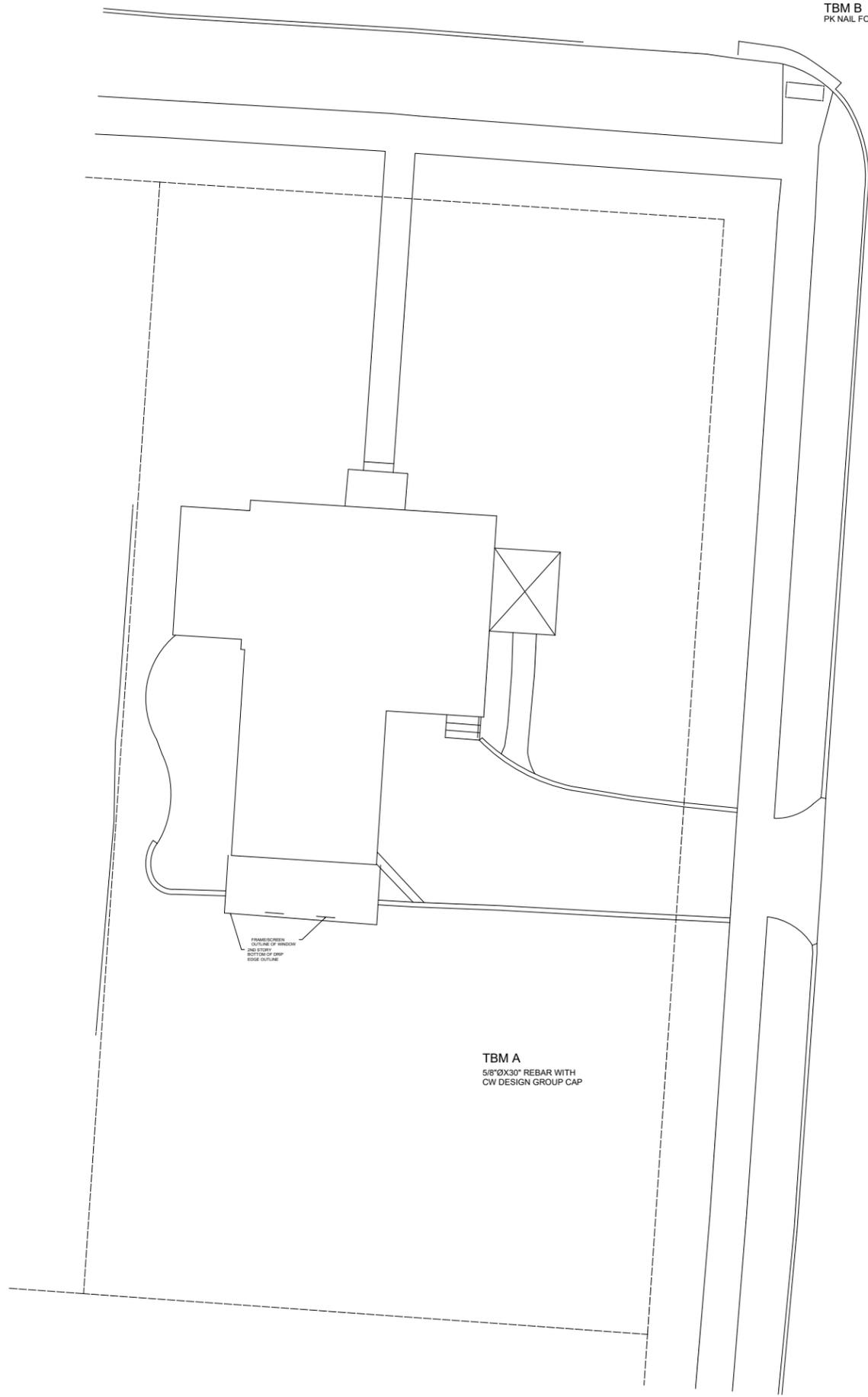
CLIENT LOGO IF AVAILABLE  
**Bexley ARB Review Set**  
 2281 Bryden Road  
 Bexley, OH  
 FOR  
**Charles Hillman**

**MOODY-NOLAN**  
 300 SPRUCE STREET  
 SUITE 300  
 COLUMBUS, OHIO 43215  
 PHONE: (614) 461-4664  
 FAX: (614) 280-8881

DRAWING TITLE  
**SITE PLAN**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	<b>A100</b>	
CONSTRUCTION DOCUMENTATION		

TBM B  
PK NAIL FOUND



TBM A  
5/8"ØX30" REBAR WITH  
CW DESIGN GROUP CAP

