



# 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.

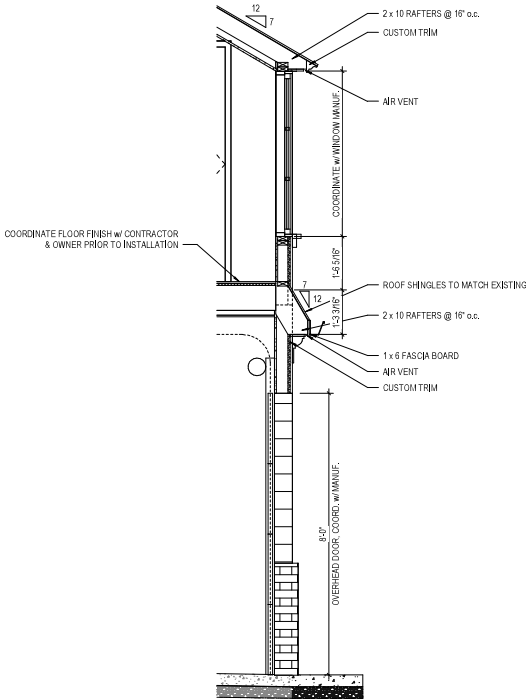
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Matt Klingler, , Zoning Officer

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Karen Bokor, Design Consultant

cc: Applicant, File Copy



**1** WALL SECTION THRU NEW GARAGE, TYP.  
1/2" = 1'-0"

GENERAL NOTES - WALL SECTIONS

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. COORDINATE WALL SECTION CONSTRUCTION w/ CONTRACTOR, STRUCTURAL ENGINEER, & OWNER PRIOR TO CONSTRUCTION.
3. NEW CONSTRUCTION ON SPACE ABOVE GARAGE TO ALIGN w/ EXISTING FLOOR HEIGHT OF THE 2ND FLOOR.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
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#	DATE	CHANGE DESCRIPTION

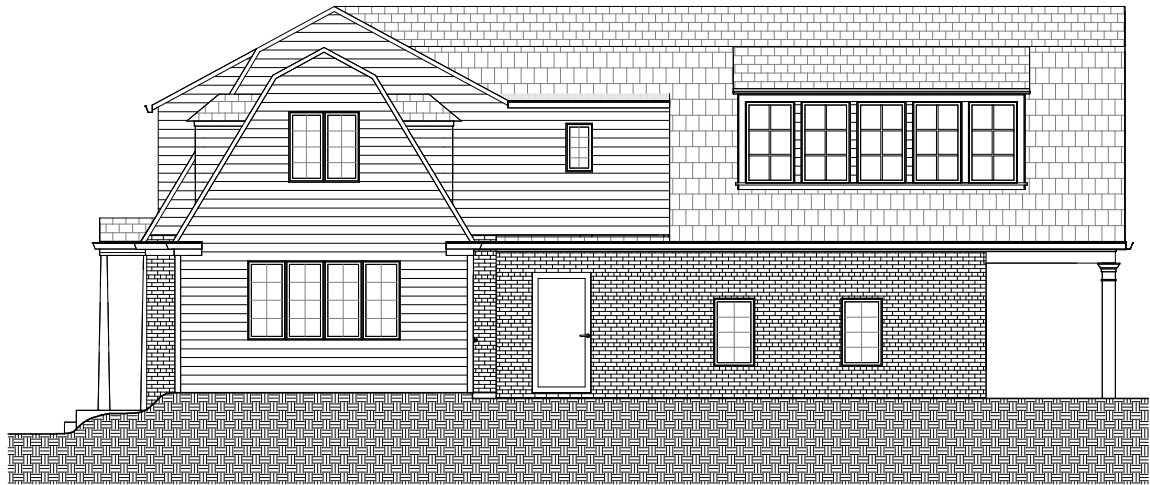
CLIENT  
LOGO IF  
AVAILABLE

**Bexley ARB Review Set**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

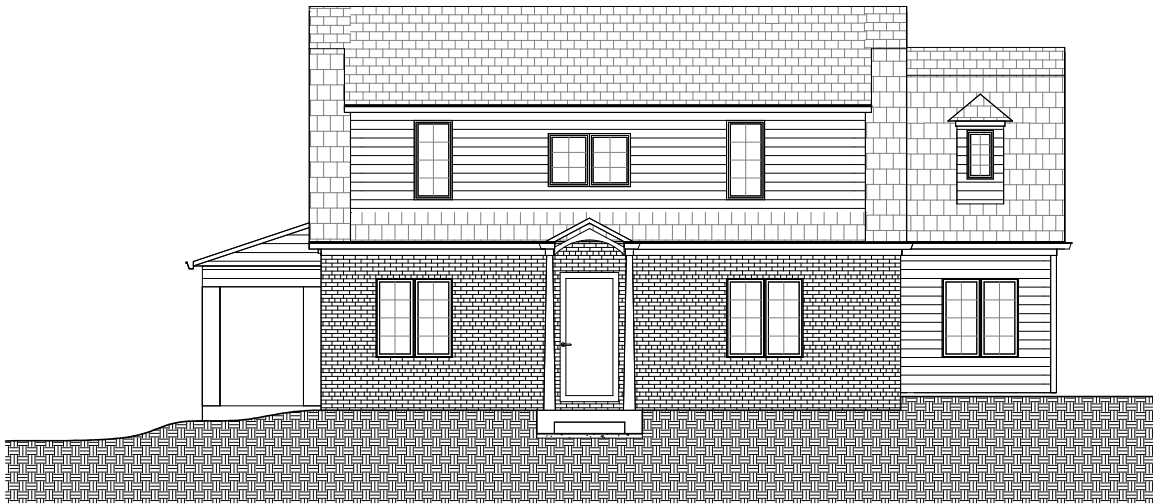


300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215  
PHONE: (614) 461-4664  
FAX: (614) 280-8881

DRAWING TITLE		
WALL SECTIONS		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY CM	CHECKED BY DM
	24204.00	
	A501	
	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).
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 16'-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**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

**MOODY-NOLAN**

300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

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DRAWING TITLE

**EXTERIOR ELEVATIONS -  
EXISTING CONDITIONS**

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



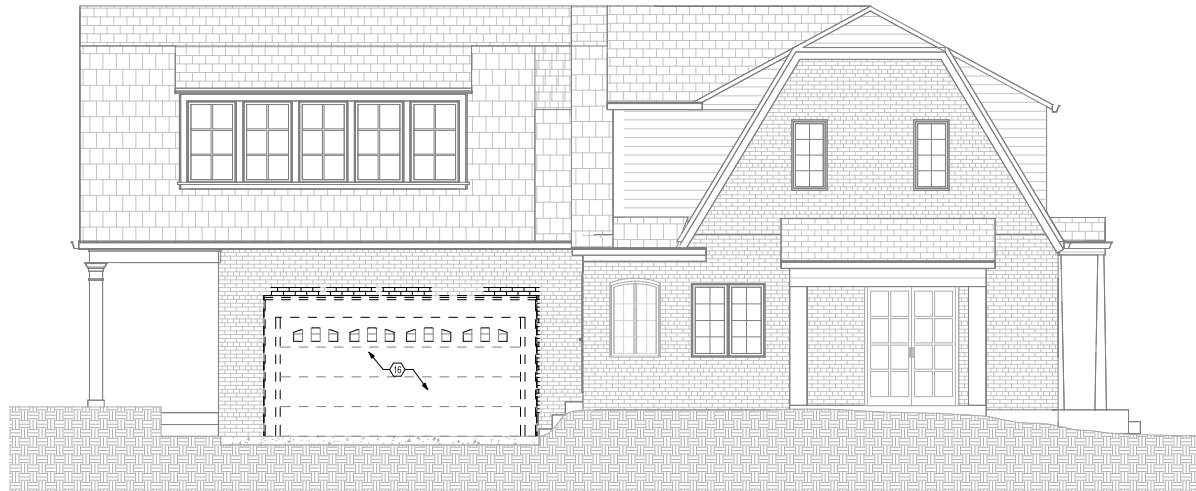
**4** ELEVATION WEST - DEMOLITION  
1/4" = 1'-0"



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



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



**1** ELEVATION EAST - DEMOLITION  
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14. NEW 18'-0" X 8'-0" OVERHEAD DOOR.
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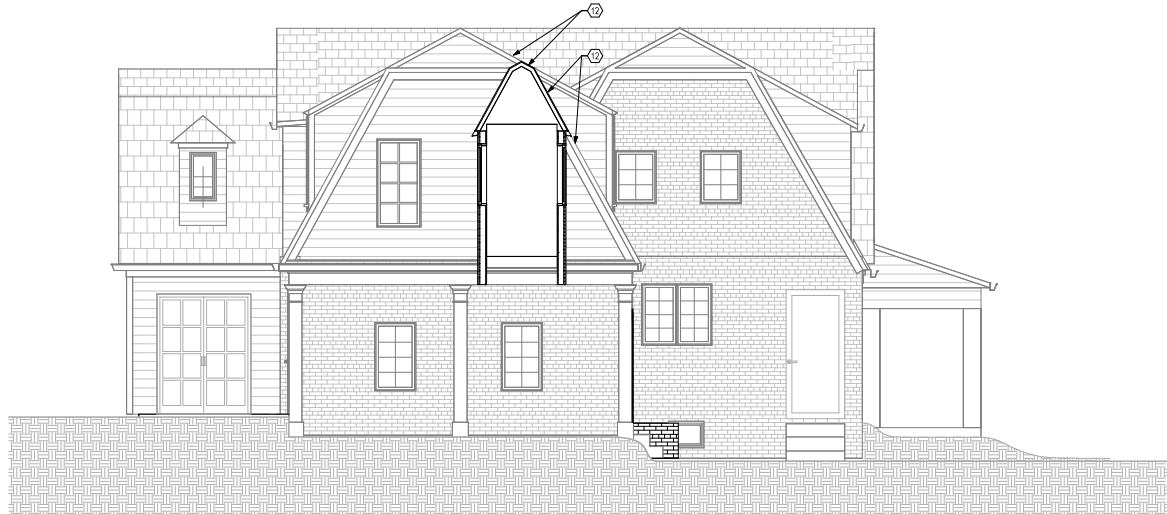
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PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024
	DRAWN BY: CM    CHECKED BY: DM
	24204.00
	<b>A301A</b>
CONSTRUCTION DOCUMENTATION	





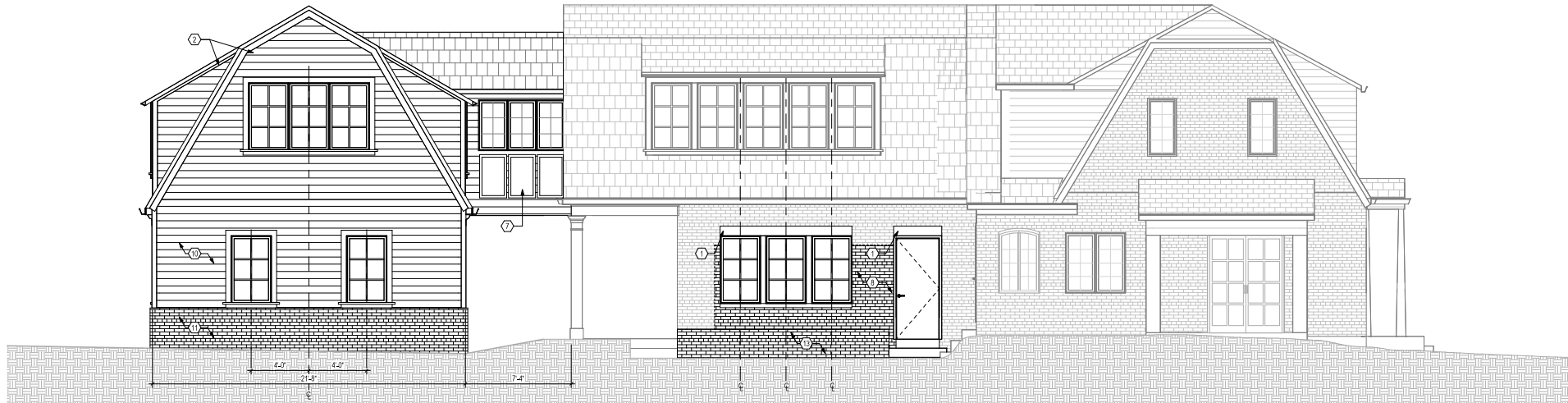
**4** ELEVATION WEST - NEW CONSTRUCTION  
1/4" = 1'-0"



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



**2** ELEVATION NORTH - NEW CONSTRUCTION  
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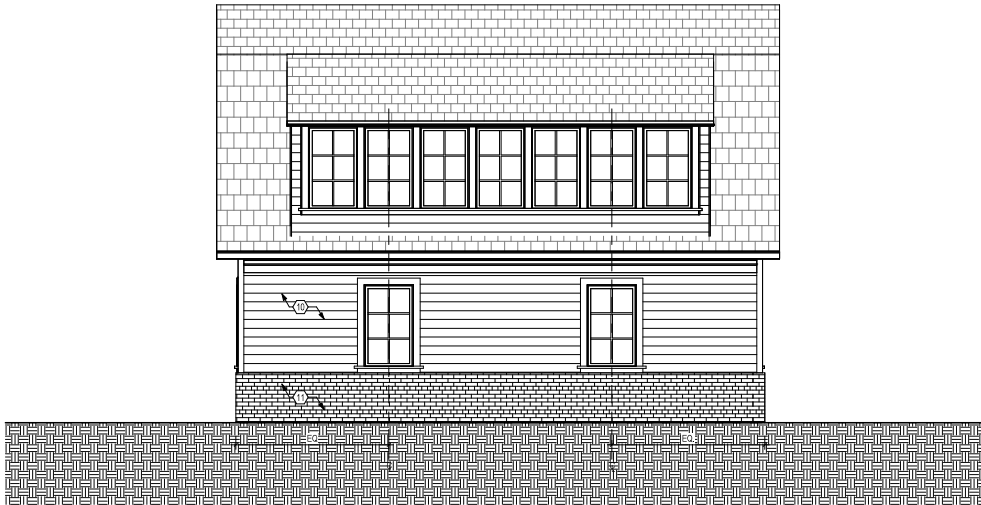
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DRAWING TITLE

**EXTERIOR ELEVATIONS - NEW CONSTRUCTION**

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

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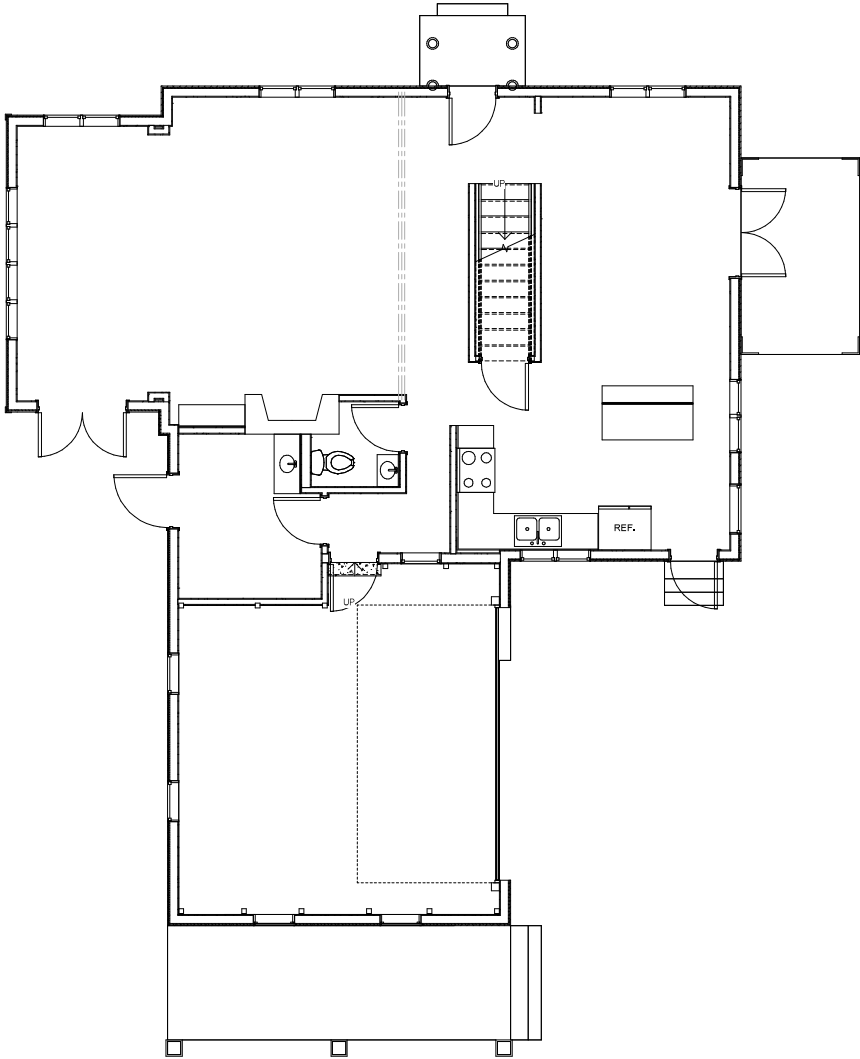
  
MOODY-NOLAN

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DRAWING TITLE

**EXTERIOR ELEVATIONS - NEW CONSTRUCTION**

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



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

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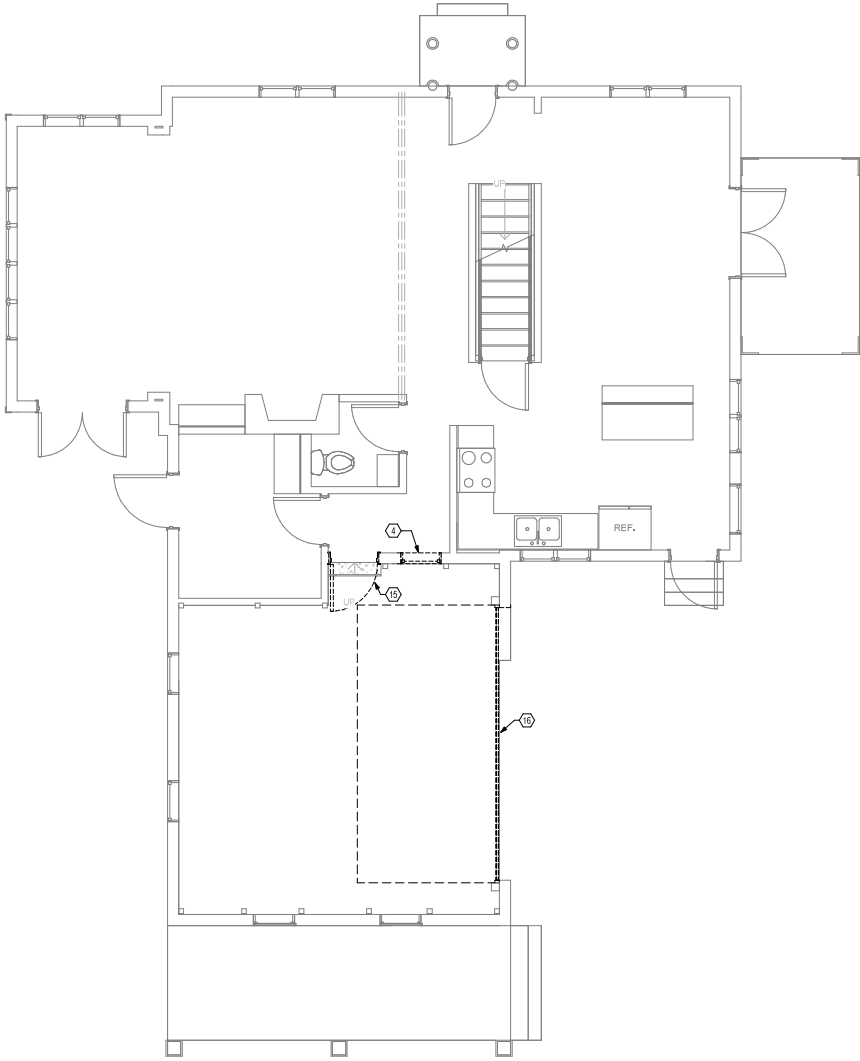
CLIENT  
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FIRST FLOOR - EXISTING CONDITIONS		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A101	
	CONSTRUCTION DOCUMENTATION	



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

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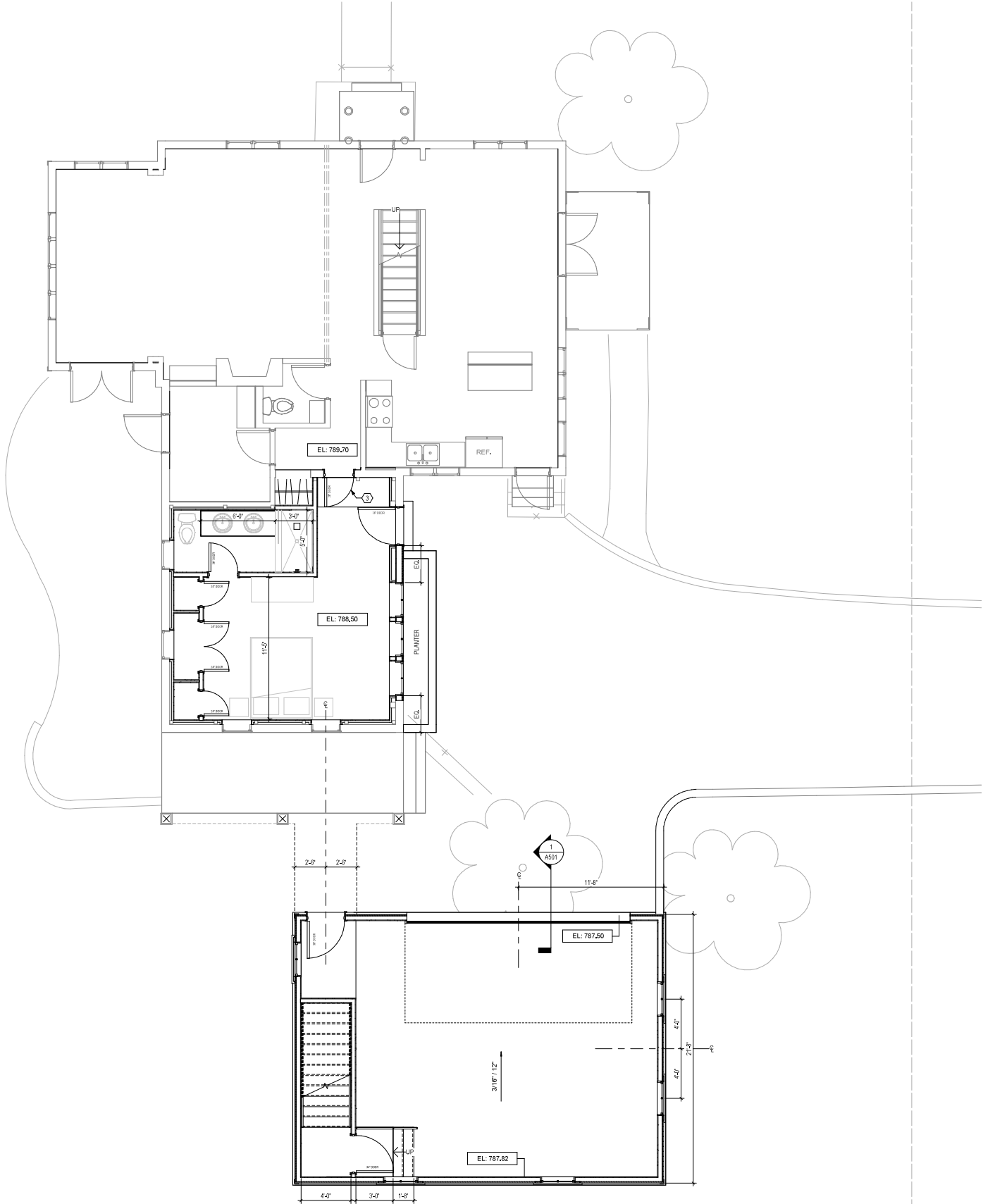
300 SPRUCE STREET  
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DRAWING TITLE

**FIRST FLOOR - DEMOLITION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A101A	
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**1 PLAN** FIRST FLOOR - NEW CONSTRUCTION  
1/4" = 1'-0"

**GENERAL NOTES**

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- ⑬ NEW PLANTER.
- ⑭ NEW 18'-0" X 8'-0" OVERHEAD DOOR.
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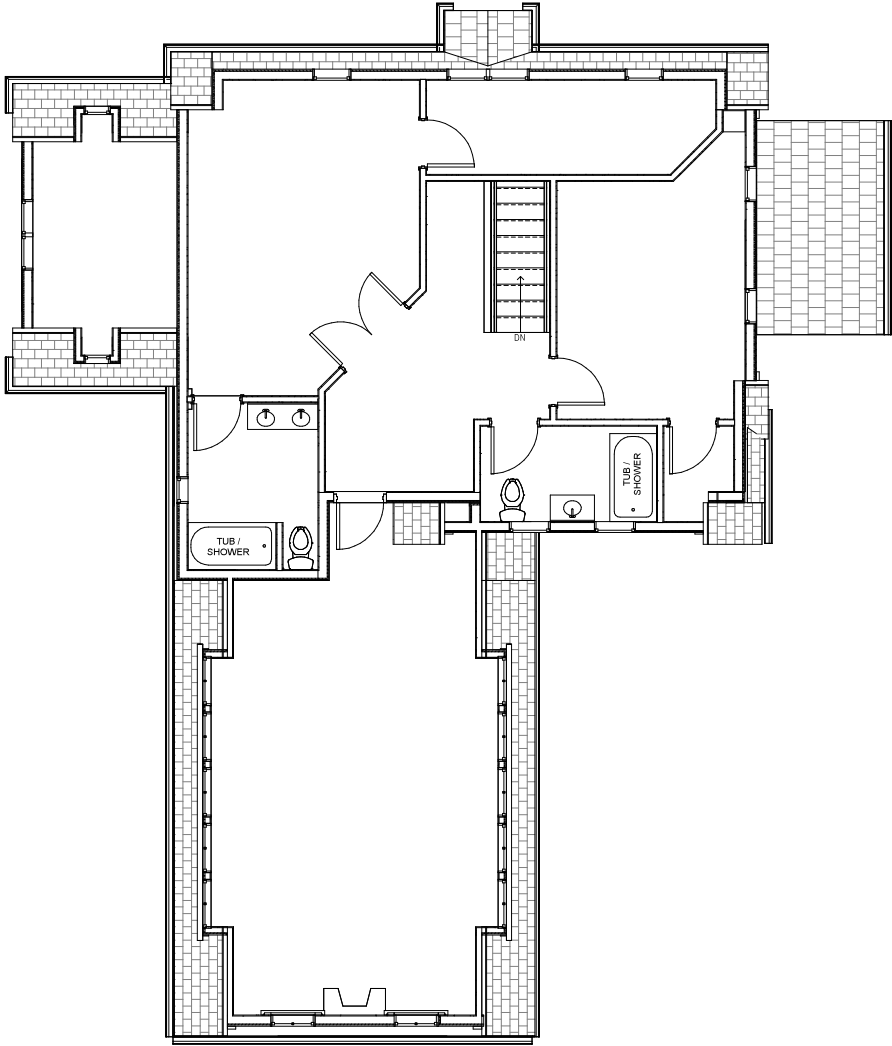
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**FIRST FLOOR - NEW  
CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
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**1 PLAN** SECOND FLOOR - EXISTING CONDITIONS  
1/4" = 1'-0"

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- 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 16'-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**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

  
MOODY-NOLAN

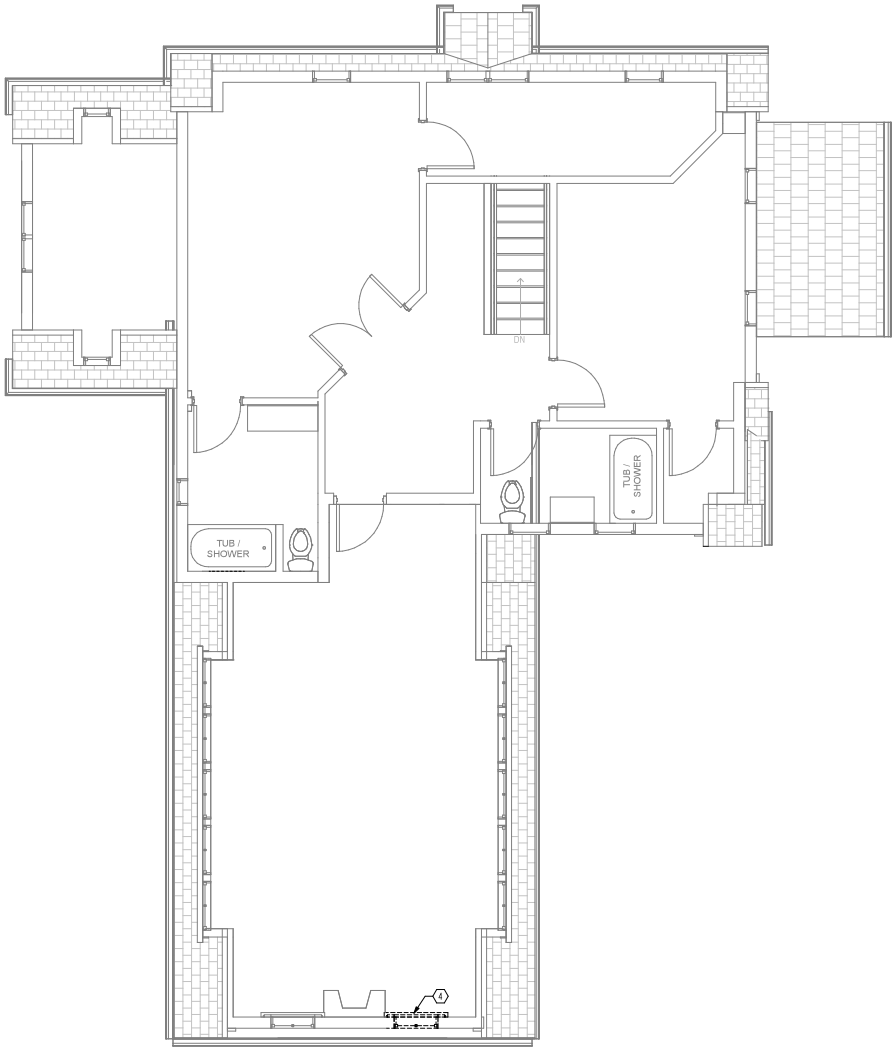
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

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

DRAWING TITLE

**SECOND FLOOR - EXISTING  
CONDITIONS**

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



**1 PLAN** SECOND FLOOR - 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.
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.

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- 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

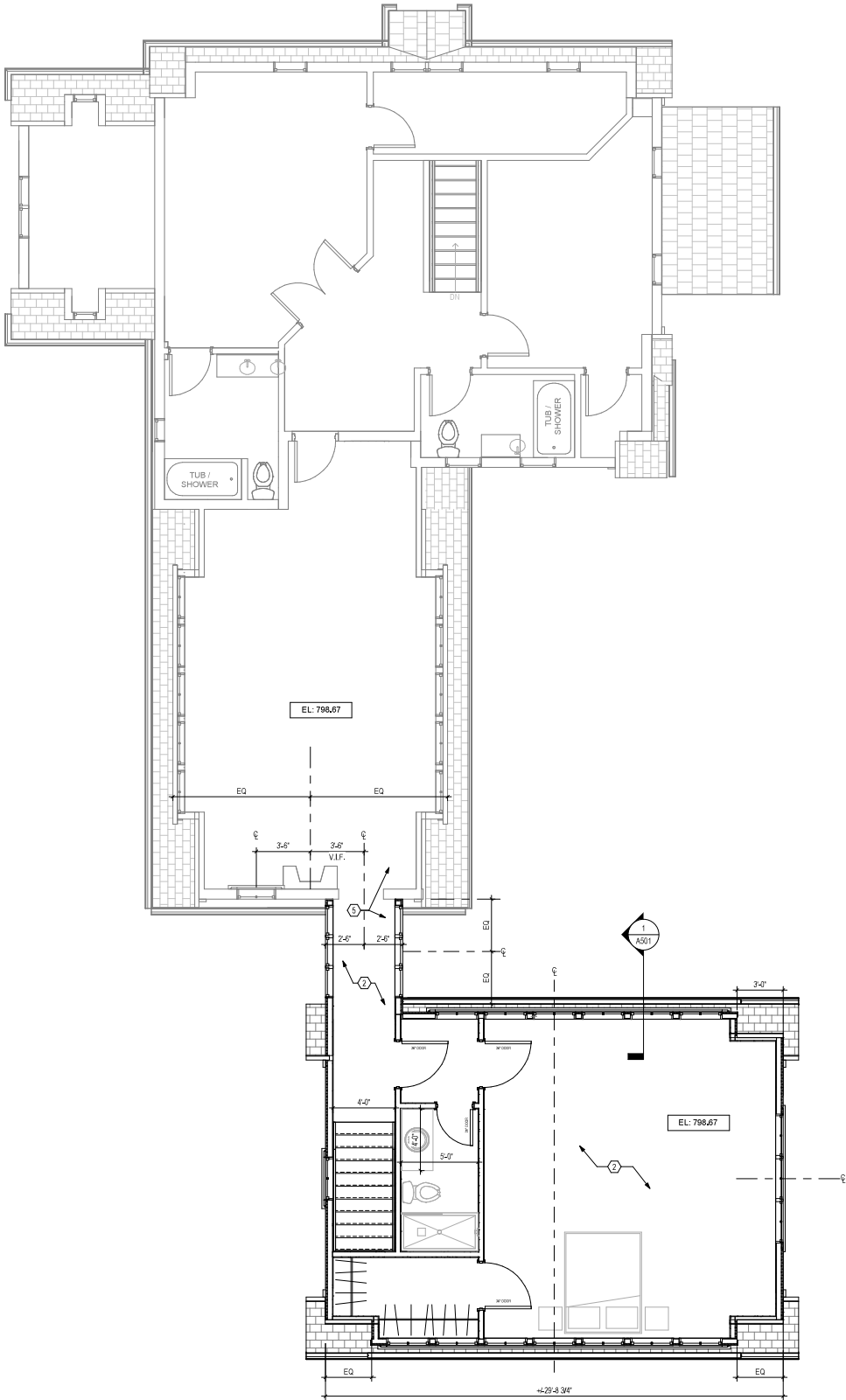
CLIENT  
LOGO IF  
AVAILABLE

**Bexley ARB Review Set**  
2281 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

DRAWING TITLE		
SECOND FLOOR - DEMOLITION		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A102A	
	CONSTRUCTION DOCUMENTATION	



**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.
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4. REMOVE EXISTING WINDOW, INFILL AND FINISH.
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7. WOOD PANEL.
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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**  
2281 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

DRAWING TITLE  
**SECOND FLOOR - NEW  
CONSTRUCTION**

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



24204.00

# Bexley ARB Review Set

Prepared for:

Charles Hillman  
2281 Bryden Road  
Bexley, OH



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

## CONSTRUCTION DOCUMENTATION 07/11/2024

## MATERIALS LEGEND

	ALUMINUM		GRANULAR FILL
	ACOUSTIC CEILING		GYPSUM BOARD
	BRICK		INSULATION - BATT
	CONCRETE		INSULATION - RIGID
	CONCRETE MASONRY		PLYWOOD
	CONCRETE (SURFACE)		STEEL
	EARTH		WOOD - ROUGH FRAMING
	GLASS - LARGE SCALE		WOOD - ROUGH BLOCKING
	GLASS - SMALL SCALE		WOOD - FINISHED

--	--

#	DATE	CHANGE DESCRIPTION
<div><div>CLIENT LOGO IF AVAILABLE</div><div><div><b>Bexley ARB Review Set</b></div><div>2281 Bryden Road Bexley, OH 43185 FOR <b>Charles Hillman</b></div></div></div>		
<div><div><div><div>MOODY•NOLAN</div></div><div><div>300 SPRUCE STREET SUITE 300 COLUMBUS, OHIO 43215</div><div>PHONE: (614) 461-4664 FAX: (614) 280-8881</div></div></div></div>		
DRAWING TITLE:		
DRAWING INDEX		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: CM
	24204.00	
	G001	
	CONSTRUCTION DOCUMENTATION	

2281 Bryden Rd.  
Bexley, OH 43209

Parcel ID: 020401974  
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

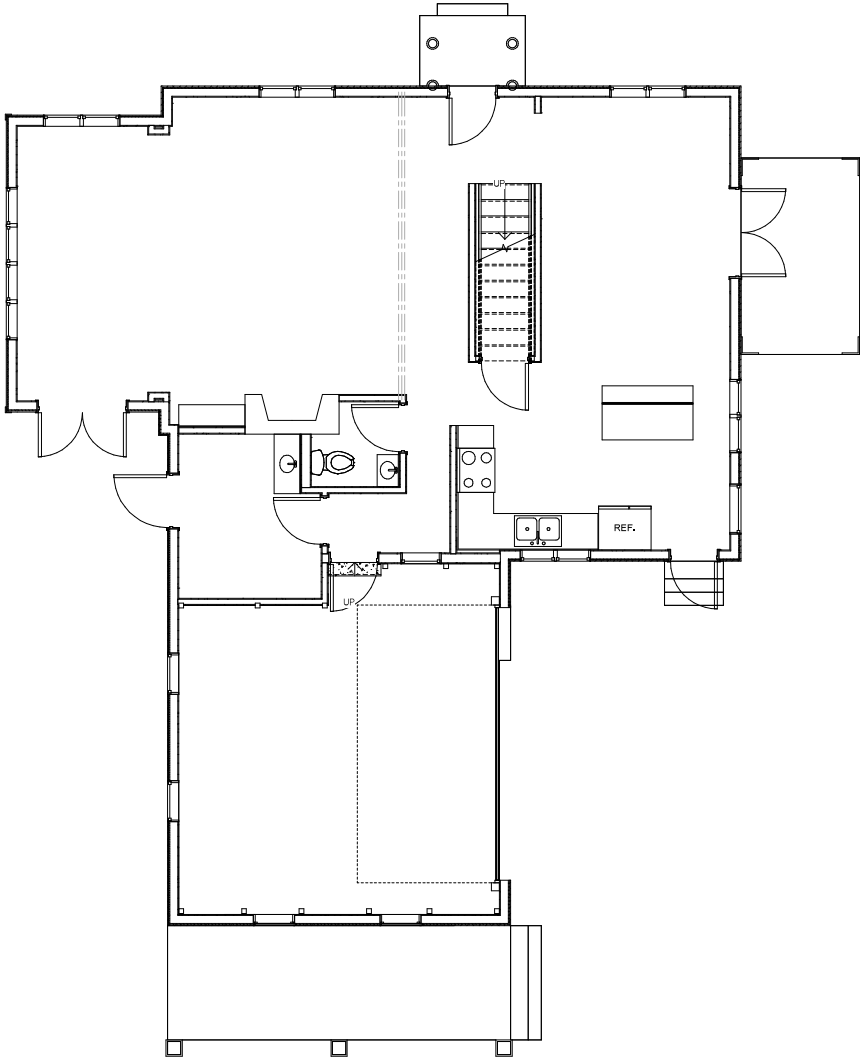
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**Bexley ARB Review Set**  
2281 Bryden Road  
Bexley, OH  
FOR  
**Charles Hillman**

  
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	
	A100	
	CONSTRUCTION DOCUMENTATION	



**1 PLAN** FIRST 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.
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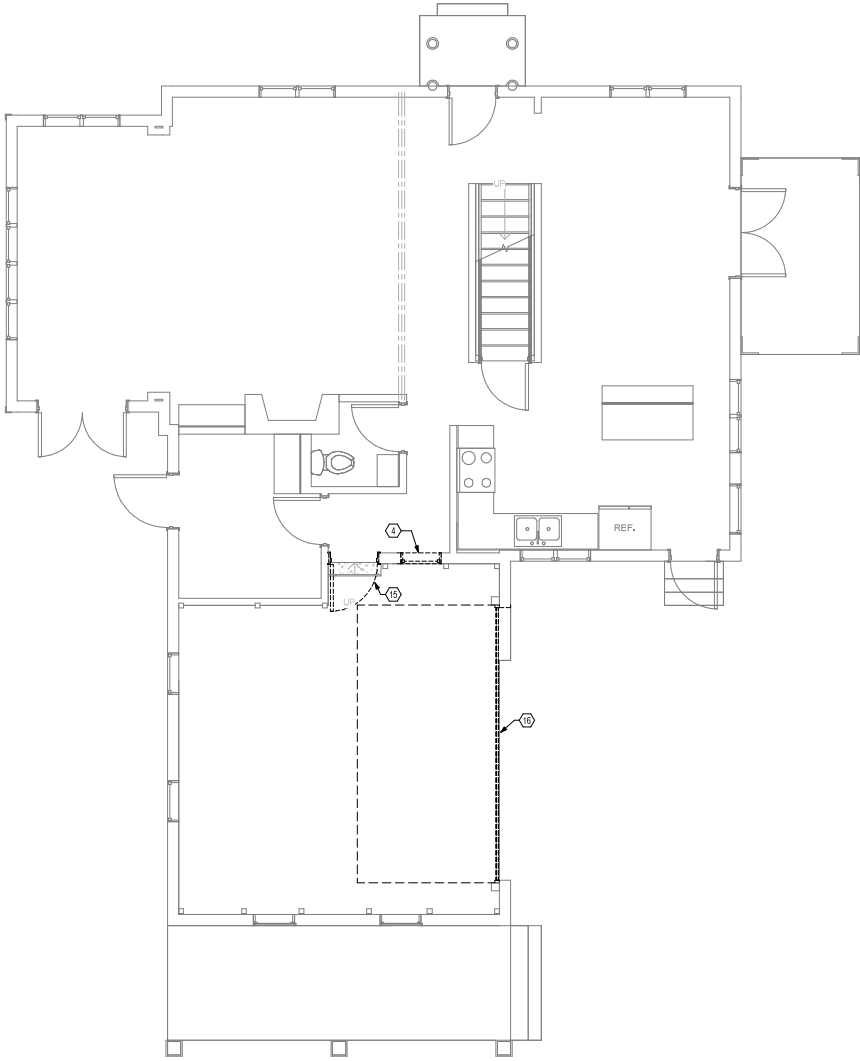
CLIENT  
LOGO IF  
AVAILABLE

**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  
FAX: (614) 280-8881

FIRST FLOOR - EXISTING CONDITIONS		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A101	
	CONSTRUCTION DOCUMENTATION	



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

GENERAL NOTES

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
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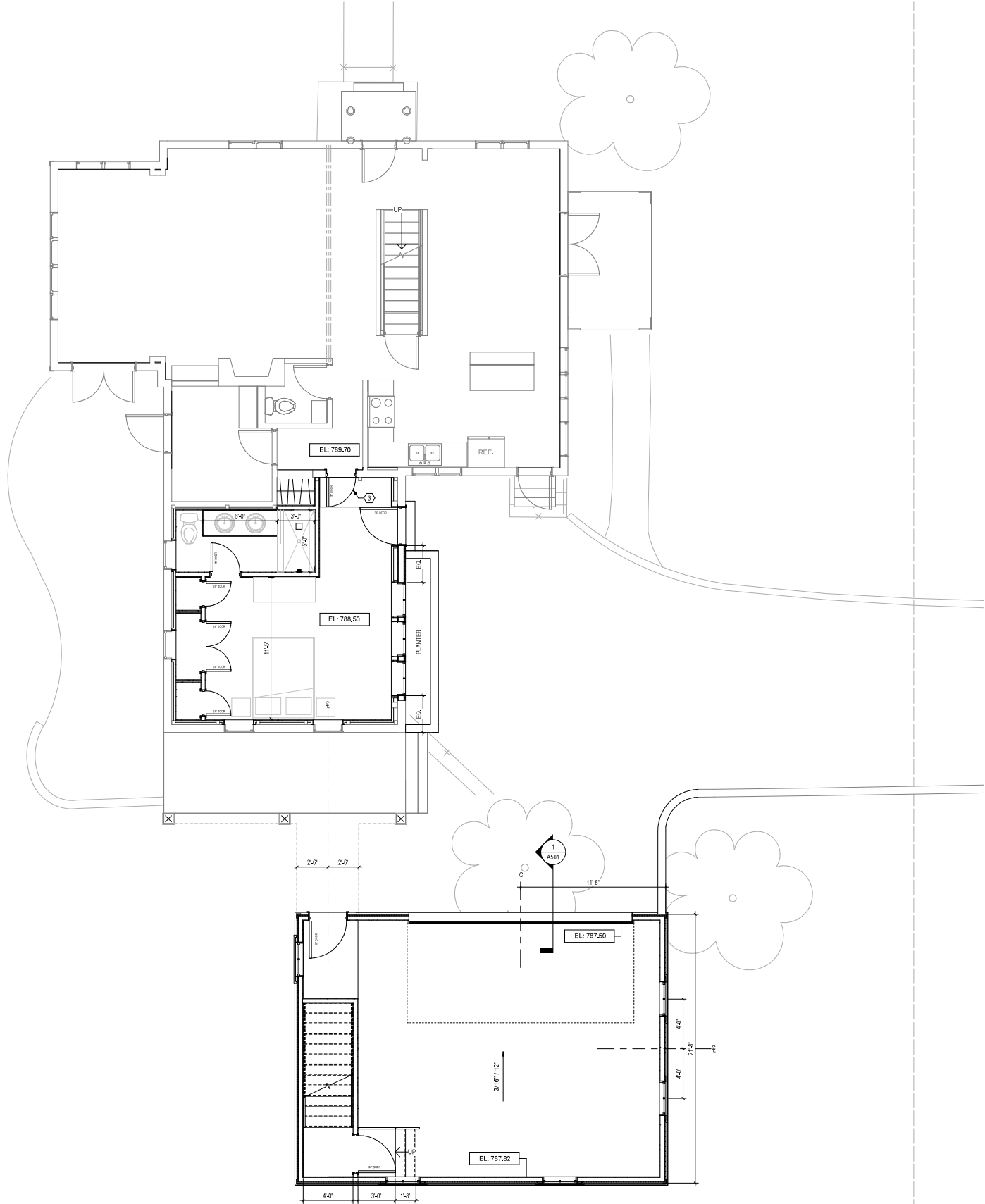
**Bexley ARB Review Set**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

**MOODY-NOLAN**

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

DRAWING TITLE		
FIRST FLOOR - DEMOLITION		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A101A	
	CONSTRUCTION DOCUMENTATION	

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



GENERAL NOTES

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
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LOGO IF  
AVAILABLE

**Bexley ARB Review Set**  
2201 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

**MOODY-NOLAN**

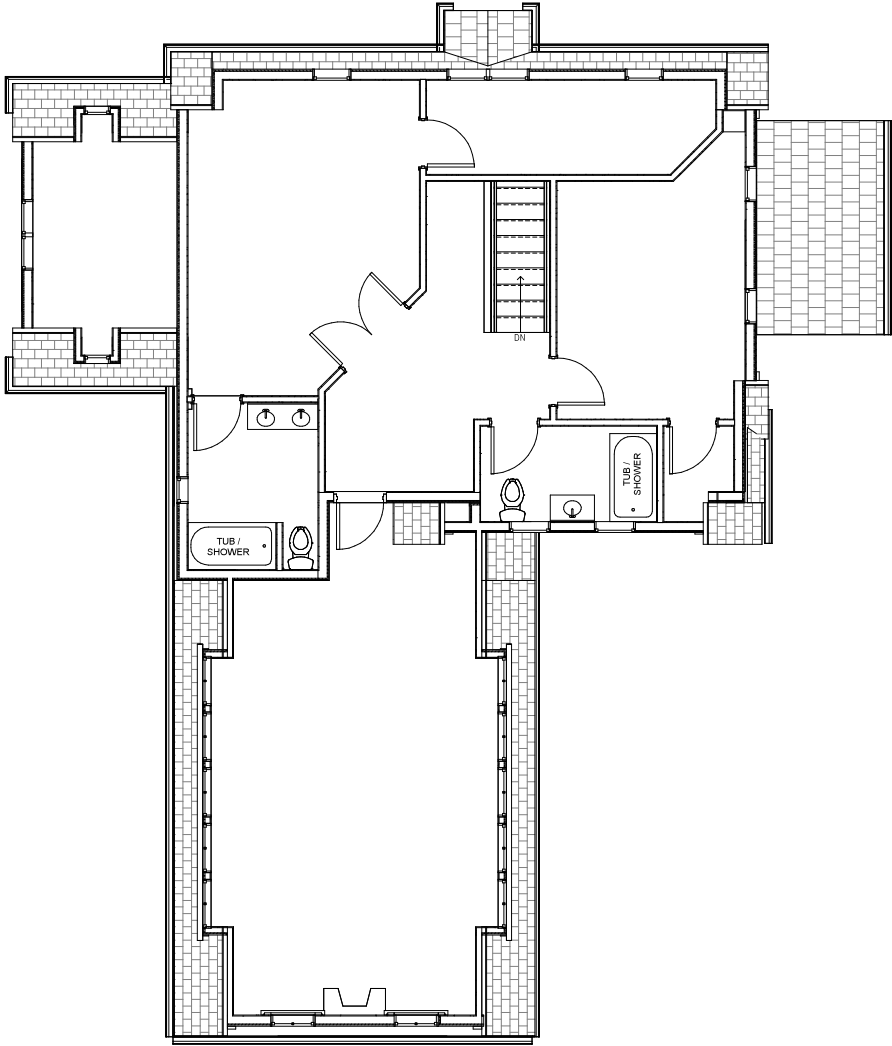
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

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

DRAWING TITLE

**FIRST FLOOR - NEW  
CONSTRUCTION**

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



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

GENERAL NOTES

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

  
MOODY-NOLAN

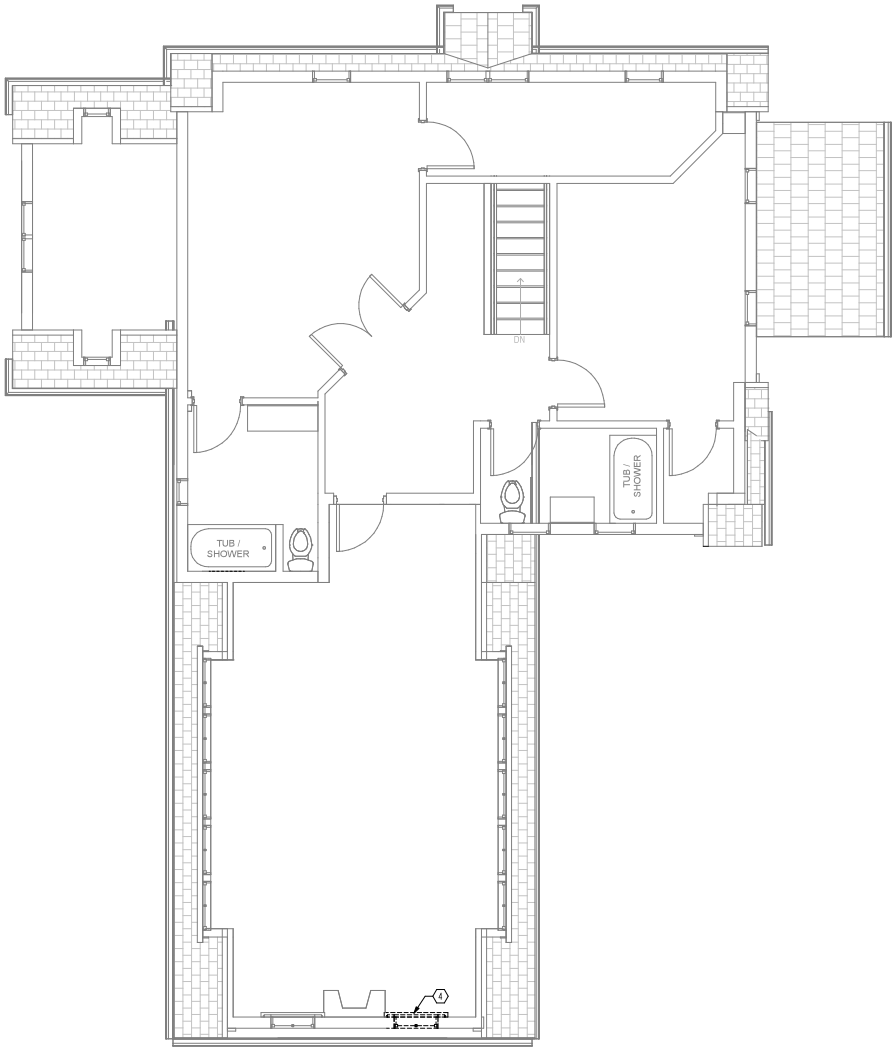
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

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DRAWING TITLE

**SECOND FLOOR - EXISTING  
CONDITIONS**

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

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- 17 WOOD TRIM.

#	DATE	CHANGE DESCRIPTION

CLIENT  
LOGO IF  
AVAILABLE

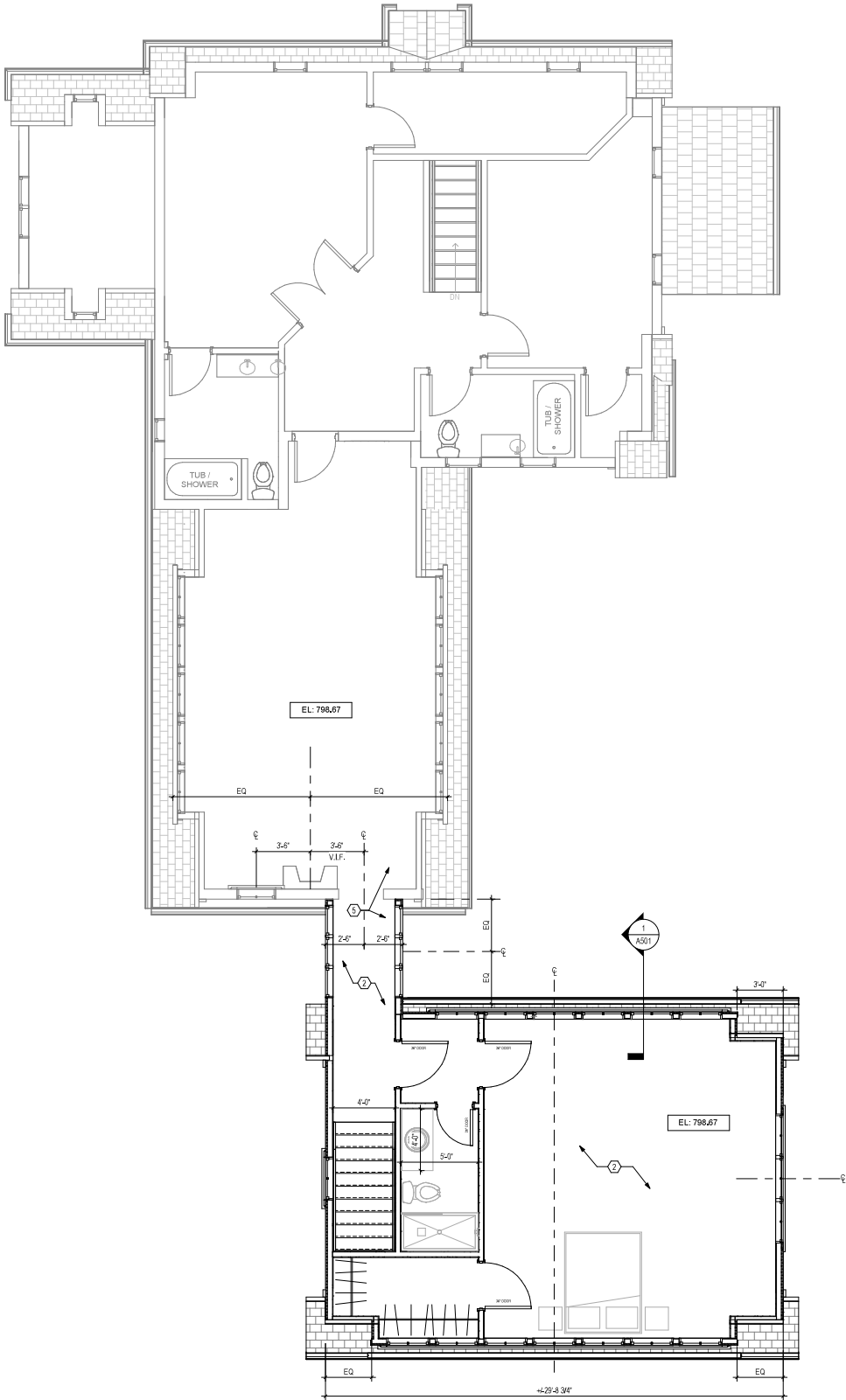
**Bexley ARB Review Set**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

  
MOODY-NOLAN

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

DRAWING TITLE		
SECOND FLOOR - DEMOLITION		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A102A	
	CONSTRUCTION DOCUMENTATION	





**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 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.
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

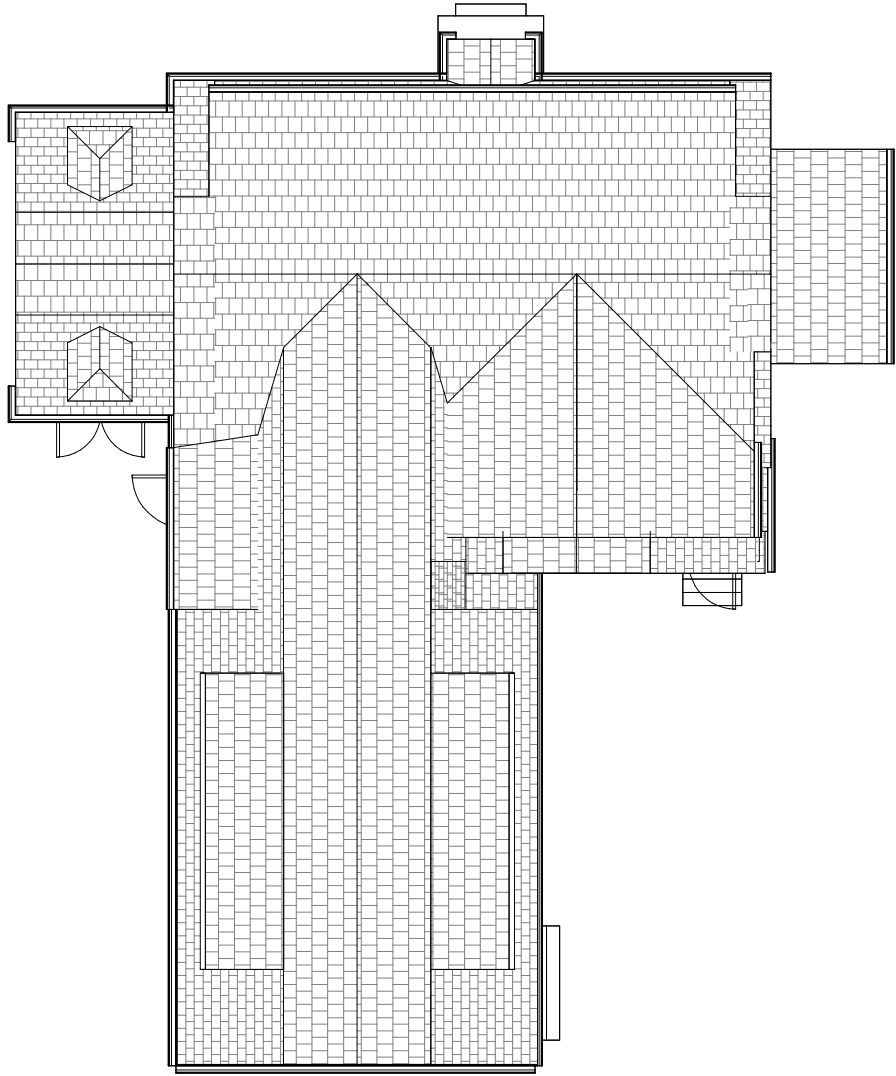
**Bexley ARB Review Set**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**



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

DRAWING TITLE  
**SECOND FLOOR - NEW  
CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A102B	
	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.
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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 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.
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  
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**Charles Hillman**

  
MOODY-NOLAN

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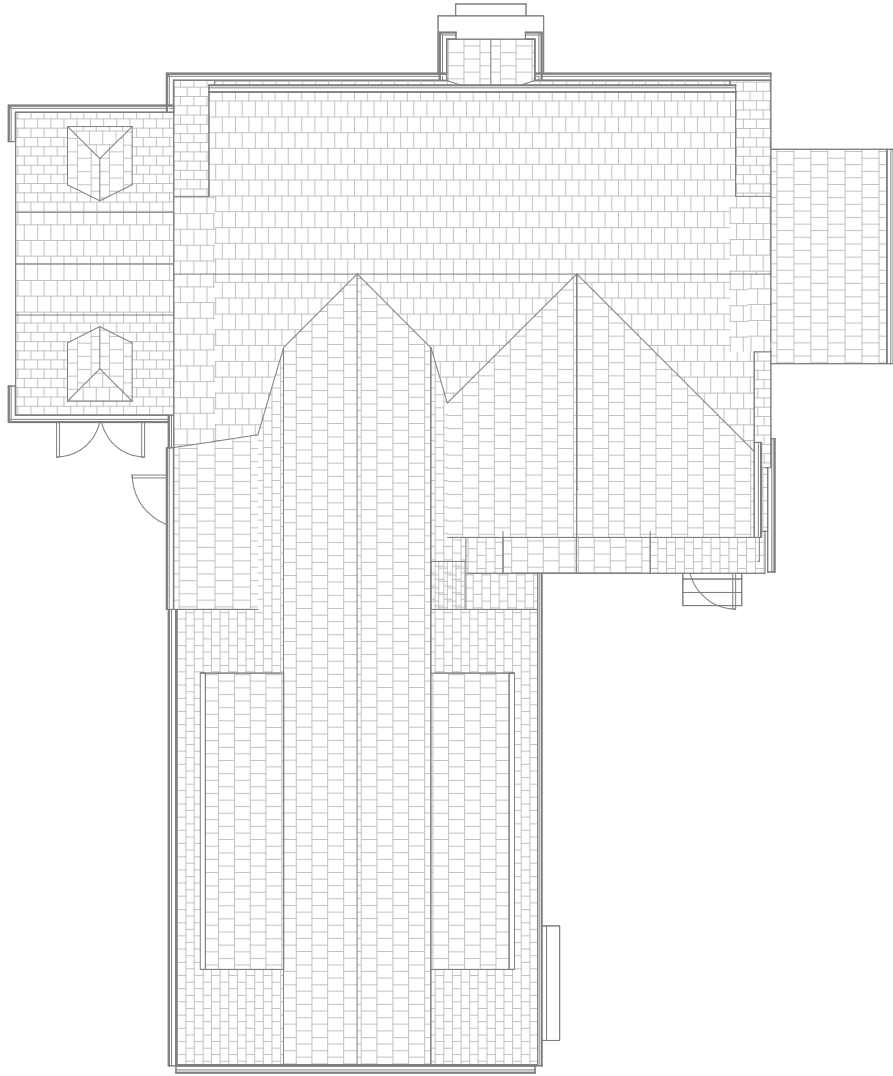
DRAWING TITLE  
**ROOF LEVEL - EXISTING  
CONDITIONS**

07/11/2024  
DRAWN BY: CM    CHECKED BY: DM

24204.00

**A103**

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.
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5. ALIGN NEW 2nd FLOOR, ABOVE GARAGE, w/ EXISTING 2nd FLOOR OF THE REST OF THE HOUSE.
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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**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

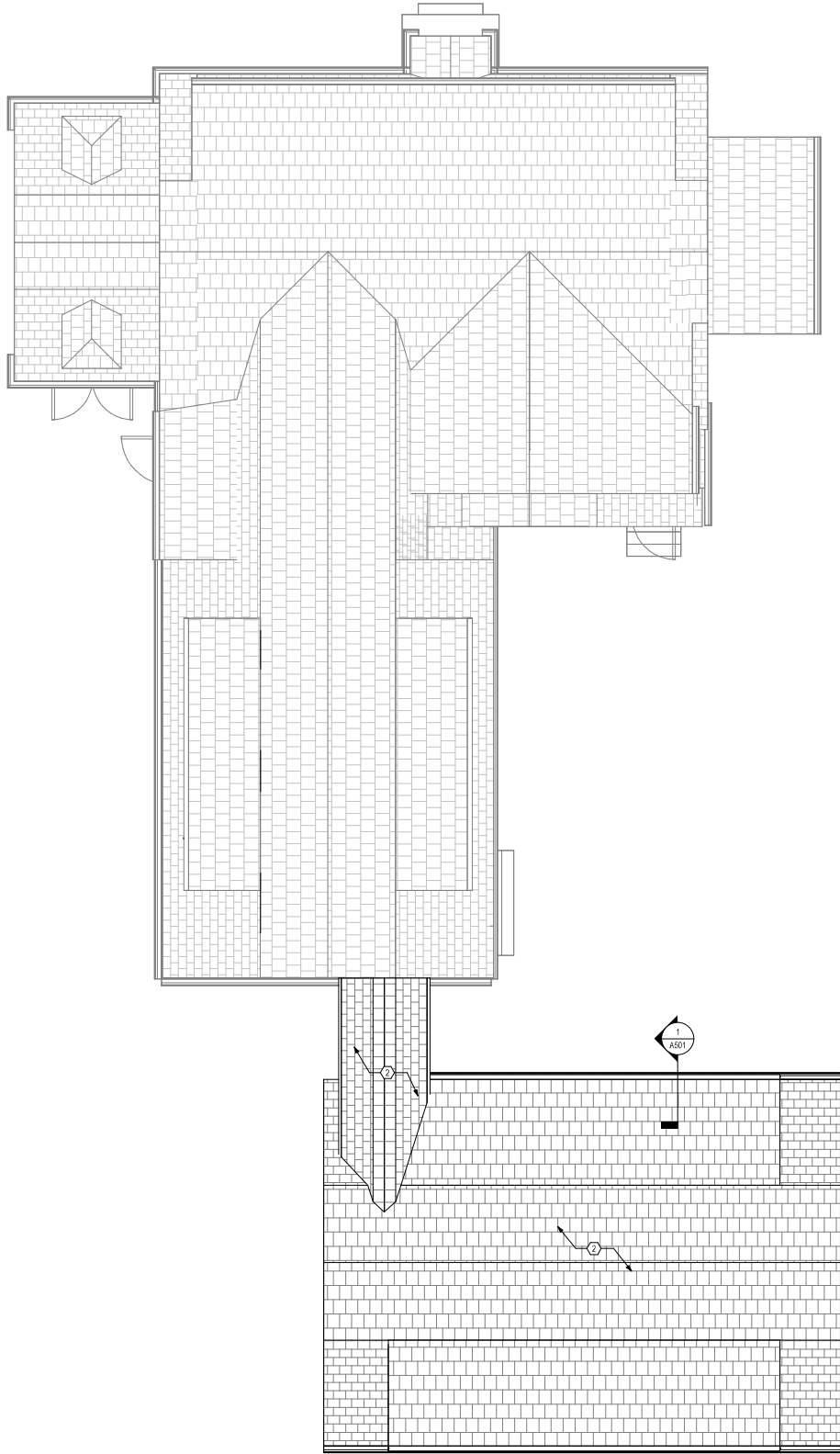
  
MOODY-NOLAN

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

DRAWING TITLE

ROOF LEVEL - DEMOLITION

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
	A103A	
	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.
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- 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 EXSTING 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.
- 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**

  
MOODY-NOLAN

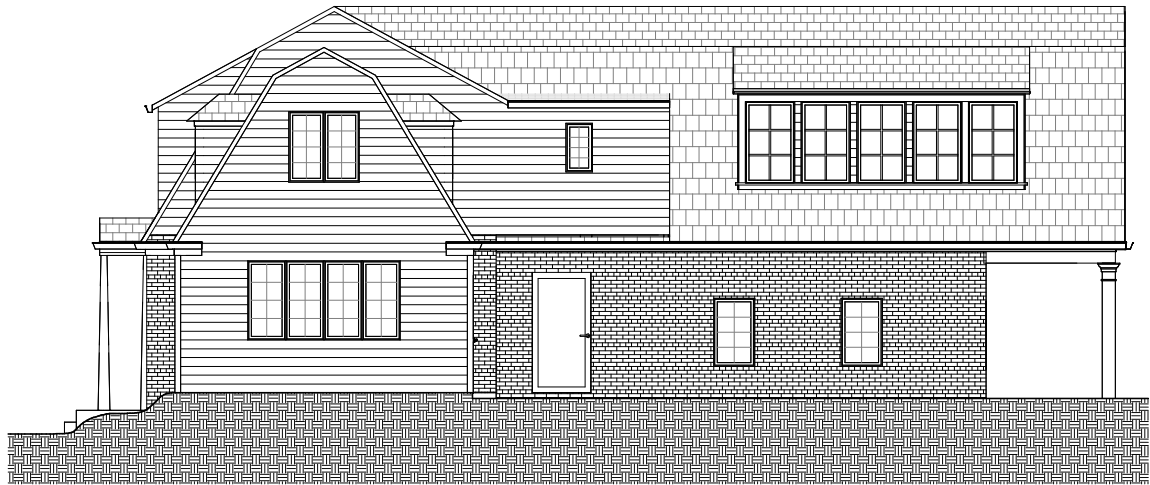
300 SPRUCE STREET  
SUITE 300  
COLUMBUS, OHIO 43215

PHONE: (614) 461-4664  
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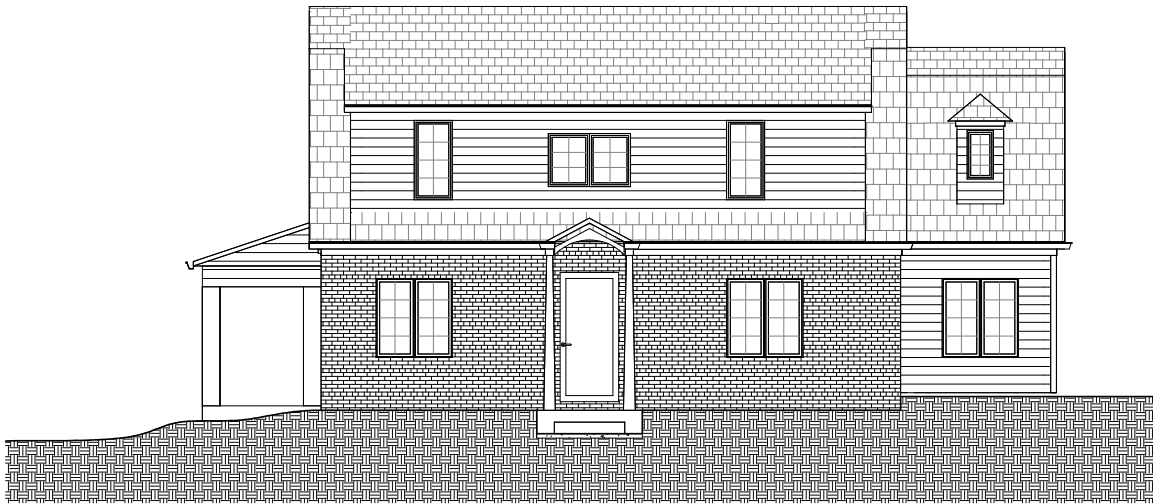
DRAWING TITLE

**ROOF LEVEL - NEW  
CONSTRUCTION**

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

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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 16'-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  
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**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

## DRAWING TITLE

### EXTERIOR ELEVATIONS - EXISTING CONDITIONS

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



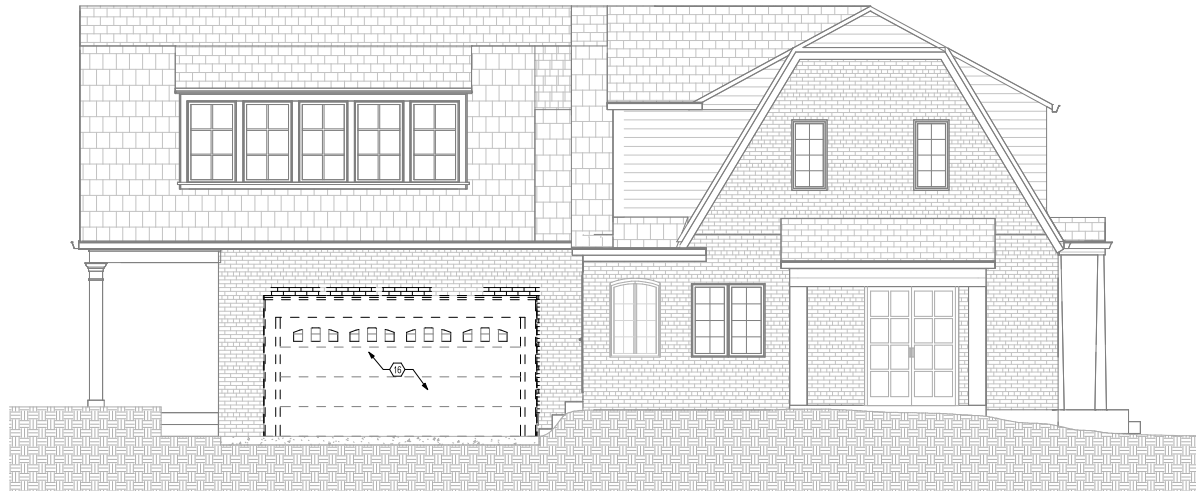
**4 ELEVATION** WEST - DEMOLITION  
1/4" = 1'-0"



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



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



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

## GENERAL NOTES

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10. 6" LAP, WOOD SIDING.
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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

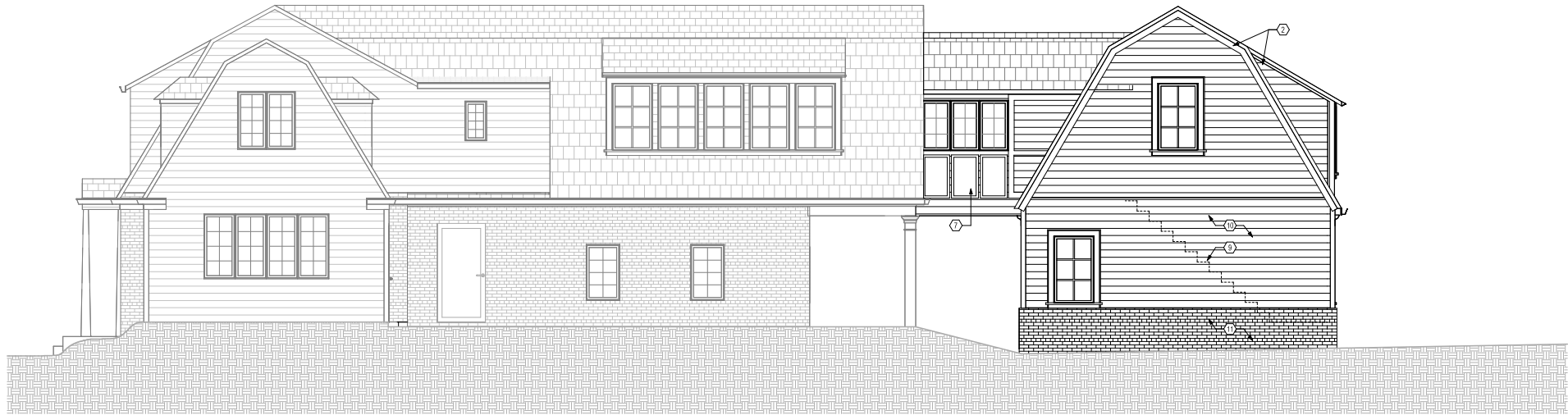
CLIENT  
LOGO IF  
AVAILABLE

**Bexley ARB Review Set**  
2281 Bryan Road  
Bexley, OH  
FOR  
**Charles Hillman**

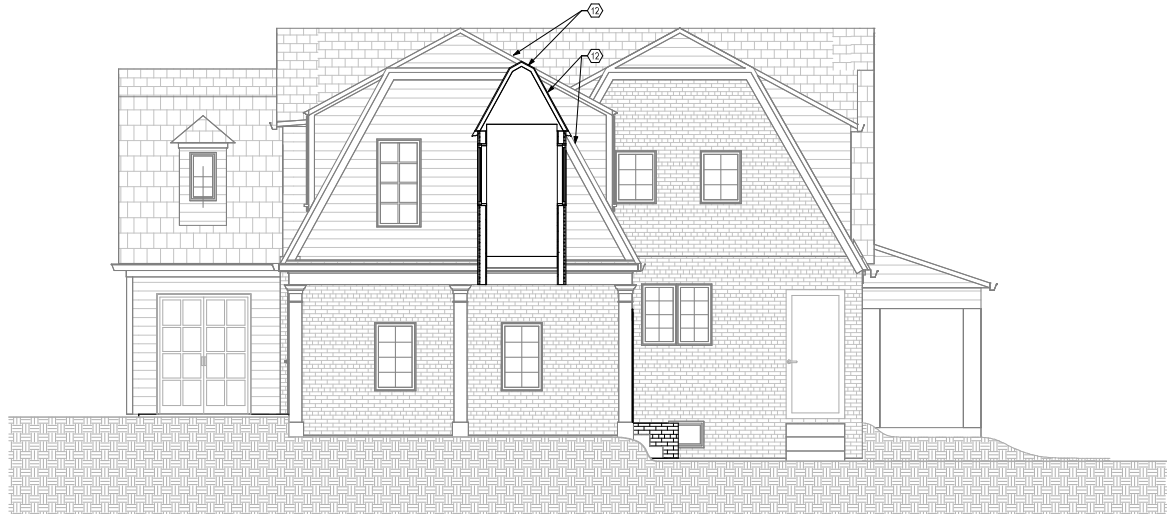
**MOODY-NOLAN**

300 SPRUCE STREET  
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COLUMBUS, OHIO 43215  
PHONE: (614) 461-4664  
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DRAWING TITLE		
EXTERIOR ELEVATIONS - DEMOLITION		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY CM	CHECKED BY DM
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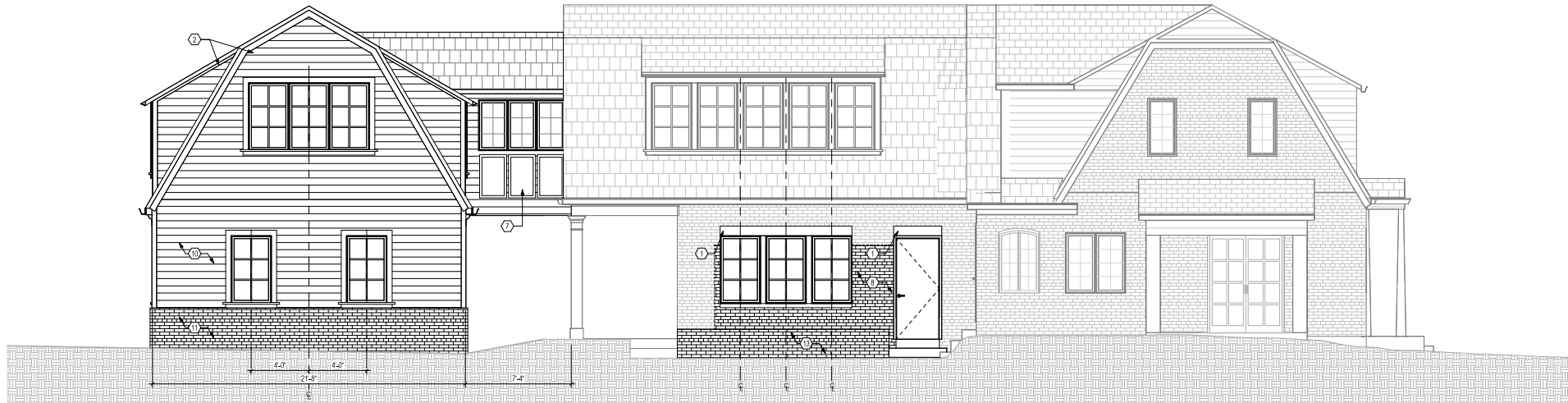
**4 ELEVATION** WEST - NEW CONSTRUCTION  
1/4" = 1'-0"



**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**

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
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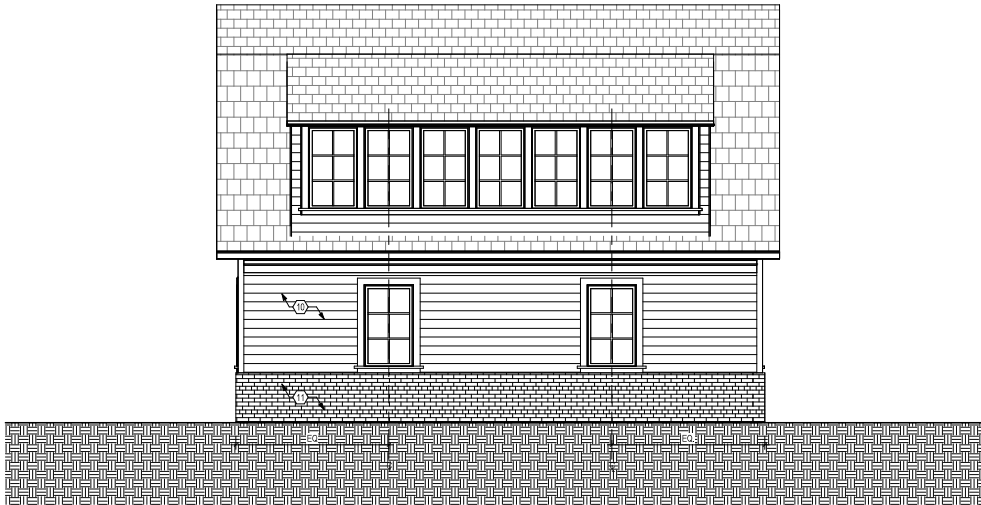
**MOODY-NOLAN**

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**EXTERIOR ELEVATIONS - NEW CONSTRUCTION**

PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
	DRAWN BY: CM	CHECKED BY: DM
	24204.00	
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**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

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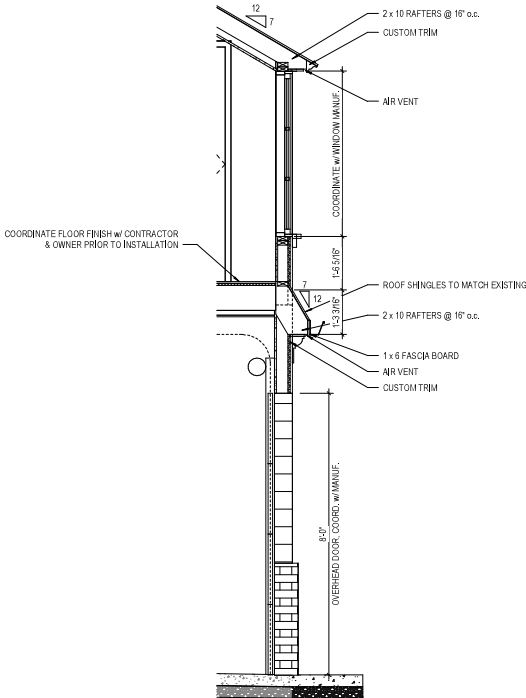
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PHONE: (614) 461-4664  
FAX: (614) 280-8881

DRAWING TITLE

**EXTERIOR ELEVATIONS - NEW CONSTRUCTION**

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





**1 WALL SECTION THRU NEW GARAGE, TYP.**  
1/2" = 1'-0"

GENERAL NOTES - WALL SECTIONS

1. ALL MATERIALS, FINISHES, AND TYPE TO MATCH EXISTING CONDITIONS.
2. COORDINATE WALL SECTION CONSTRUCTION w/ CONTRACTOR, STRUCTURAL ENGINEER, & OWNER PRIOR TO CONSTRUCTION.
3. NEW CONSTRUCTION ON SPACE ABOVE GARAGE TO ALIGN w/ EXISTING FLOOR HEIGHT OF THE 2ND FLOOR.

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
-----------	--------------

#	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

DRAWING TITLE		
WALL SECTIONS		
PROGRESS DRAWING NOT FOR CONSTRUCTION	07/11/2024	
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	24204.00	
	A501	
	CONSTRUCTION DOCUMENTATION	

2281 Bryden Rd.  
Bexley, OH 43209

Parcel ID: 020401974  
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**

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	24204.00	
	A100	
	CONSTRUCTION DOCUMENTATION	

