



(NORTH WEST FACE)



(WEST FACE)



(EAST FACE)



(SOUTH EAST FACE)

TREE 'A'

LOCATED IN THE PUBLIC RIGHT OF WAY

- * 10" CALIPER TREE
- * LOCATED DIRECTLY ABOVE THE EXISTING SANITARY CONNECTION (7'-2" BELOW GRADE)
- * EVIDENCE OF GIRDLED ROOT STRUCTURE
- * WILL BE REPLACED, IN SAME LOCATION, WITH NEW HEALTHY TREE- SPECIES TO BE CONFIRMED WITH THE BEXLEY TREE AND GARDEN COMMISSION -CALIPER APPROPRIATE FOR TRANSPORT

TREE 'B'

LOCATED ON SUBJECT PROPERTY

- * SPECIES: SOFT BASSWOOD
- * EVIDENCE OF GIRDLED ROOTS
- * STRUCK BY LIGHTNING
- * TO BE REPLACED IN PROPOSED LANDSCAPE PLAN

TREE 'C'

LOCATED ON SUBJECT PROPERTY

- * RECENTLY PLANTED TREE- AS PART PART OF POOL HOUSE RENOVATION
- * TO BE REPLACED IN PROPOSED LANDSCAPE PLAN

202 South Columbia Avenue

BEHAL SAMPSON DIETZ



PHOTO P01

202 South Columbia Avenue

BEHAL SAMPSON DIETZ



PHOTO P02

202 South Columbia Avenue

BEHAL SAMPSON DIETZ



PHOTO P03

202 South Columbia Avenue

BEHAL SAMPSON DIETZ



PHOTO P04

202 South Columbia Avenue

BEHAL SAMPSON DIETZ



PHOTO P05

202 South Columbia Avenue

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PHOTO P06

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PHOTO P07

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PHOTO P08

202 South Columbia Avenue

BEHAL SAMPSON DIETZ



PHOTO P09

202 South Columbia Avenue

BEHAL SAMPSON DIETZ



PHOTO P10

202 South Columbia Avenue

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PHOTO P11

202 South Columbia Avenue

BEHAL SAMPSON DIETZ

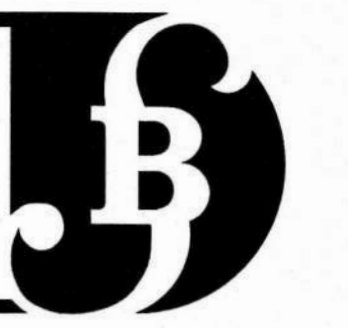


CITY OF BEXLEY TREE & PUBLIC GARDENS COMMISSION APPLICATION STAFF REVIEW

Project Name: TPGR-23-2 New Build
 Project Address: 202 S. Columbia Ave
 Reviewed by: Elena Andrews
 elena@designspruce.com
 626-676-3330
 Date: 5-8-2023

	Project Description	Completed	Incomplete	Missing	N/A
1a	Application	X			
1b	Project Description	X			
	Research				
2a	Significant examples				X
	Design Documentation Drawings				
3a	Existing conditions photographs	X			
3b	Site plan or location plan	X			
3c	Schematic plan with north arrow and bar scale	X			
3d	Elevations, perspectives, isometrics, axonometrics or detailed model	X			
3e	Existing City trees indicated on plan	X			
3f	Proposed vegetation	X			
	Recommended information				
4a	Irrigation and maintenance plans	X			
4b	Hardscape layout and materials	X			
4c	Lighting locations and specifications				X
4d	Fixtures, furniture and equipment				X
4e	Accessories				X
4f	Buildings				X
4g	Other				X

Comments <i>(Italicized comments are from previous review)</i>	
4a	The project will be irrigated.
4g	<p>Project is a new build on a vacant lot directly south of 216 S. Columbia. The pool house and pool at the rear (east) end of the lot will remain and a new home will be built in the open lawn area. The two properties will share the existing driveway.</p> <p>Applicant is requesting the removal of three trees – one in the Right of Way and two within the property lines. The tree in the ROW is located directly above the sewer line and tapping into the line will kill the tree. Grant Archer has assessed the tree and noted that it could be removed and there is space to plant a new City tree in the ROW.</p> <p>The two trees on private property are in the path of temporary construction access. The larger of the two trees nearer to Columbia Ave is unhealthy per their arborist’s assessment. The smaller tree is in the way of both construction access as well as building access.</p> <p>The requests are reasonable however I would recommend that the large 18” shade tree that is coming down be replaced with a Ginko per the landscape notes.</p> <p>The perimeter screening along the property line will be kept as well as the mature plants material around the pool house. The overall landscape design is simple and clean in keeping with the aesthetic of the home.</p>



BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

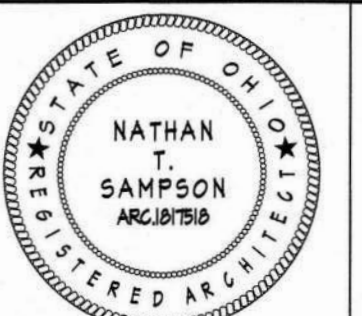
990 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-464-1933
FAX 614-298-2149
WWW.BSDARCHITECTS.COM



D6 EXTERIOR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



A6 EXTERIOR ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



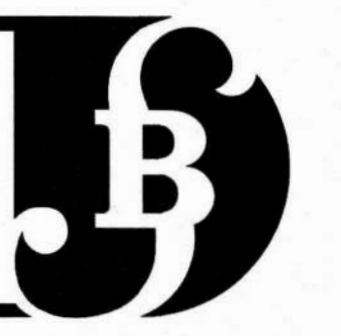
DESCRIPTION	DATE
LANDSCAPE SUBMISSION	04.28.2023
REVISION I	04.28.2023
CONST. ACCESS DRIVE	04.28.2023
PERMIT SET	08.31.2023
BID SET	12.16.2022

ANEW HOME
PRIVATE RESIDENCE

202 S. COLUMBIA AVENUE
BEXLEY, OHIO 43209

DRAWN BY	REVIEWED BY	JOB NUMBER
SS/KW/CF/CD	NS	2211B

EXTERIOR ELEVATIONS **A3.1**



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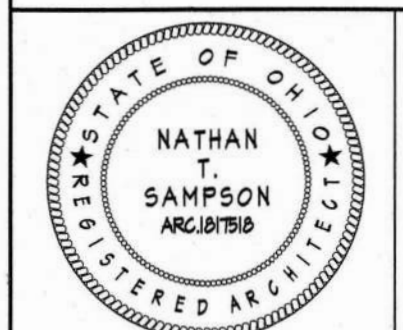
890 WEST THIRD AVENUE
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D5 EXTERIOR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



A7 EXTERIOR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



NATHAN T. SAMPSON, LICENSED ARCHITECT
EXPIRATION DATE DEC. 31, 2023

DESCRIPTION	DATE
LANDSCAPE SUBMISSION	04.28.2023
REVISION 1	04.28.2023
CONST. ACCESS DRIVE	04.28.2023
PERMIT SET	08.31.2023
BID SET	12.16.2022

ANEWHOME
PRIVATE RESIDENCE

202 S. COLUMBIA AVENUE
BEXLEY, OHIO 43209

DRAWN BY	REVIEWED BY	JOB NUMBER
SS/KW/CF/CD	NS	22118

EXTERIOR ELEVATIONS **A3.2**

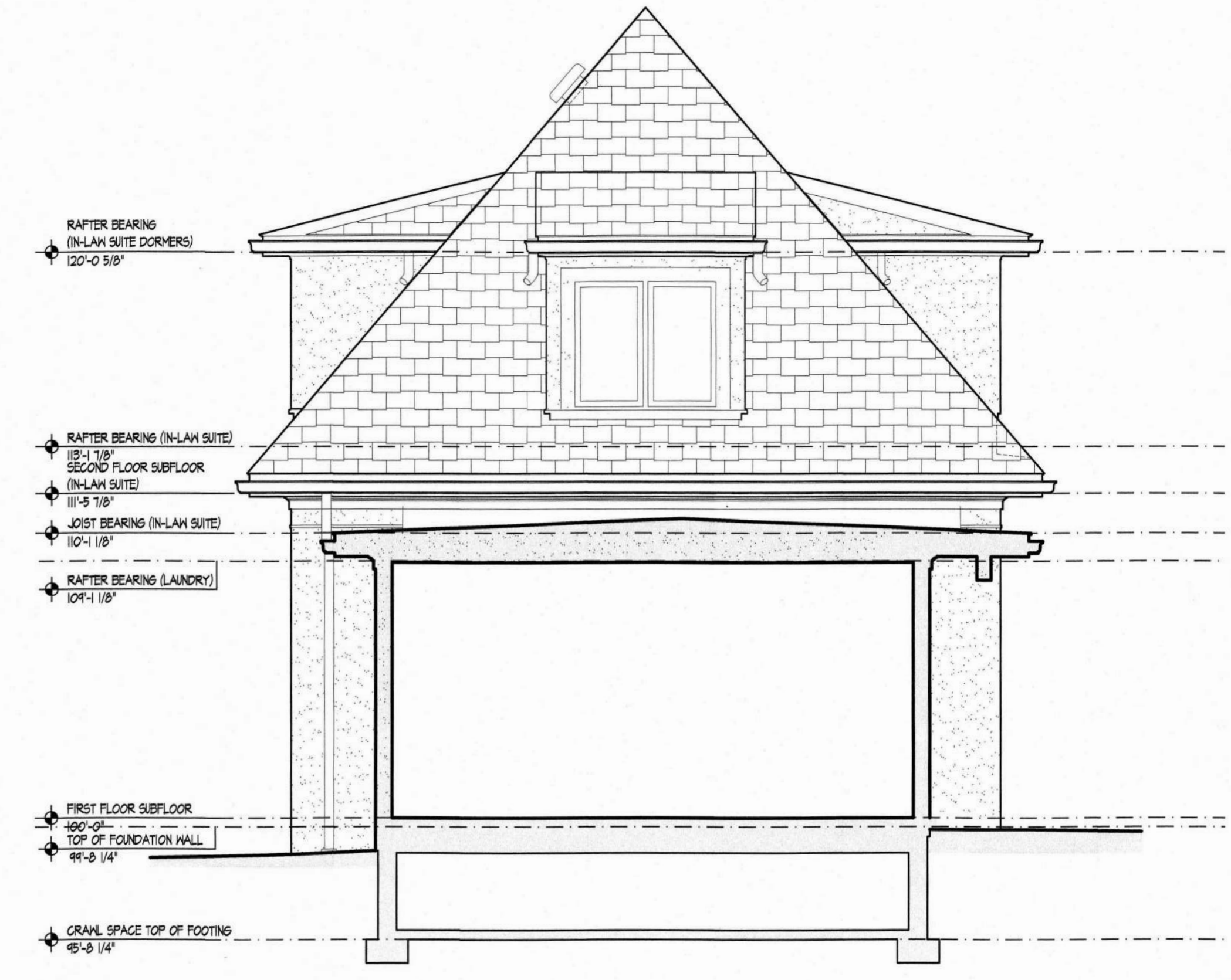


BEHAL | SAMPSON | DIETZ
ARCHITECTURE & CONSTRUCTION

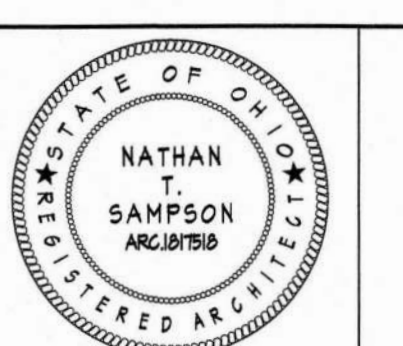
990 WEST THIRD AVENUE
COLUMBUS, OHIO 43212
TELEPHONE 614-464-1833
FACSIMILE 614-298-2149
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EXTERIOR ELEVATION
(EAST VIEW WITH ATTACHED GARAGE SHOWN DASHED)
D5 SCALE: 1/4" = 1'-0"



A2 EXTERIOR ELEVATION (IN-LAW SUITE - WEST)
SCALE: 1/4" = 1'-0"



NATHAN T. SAMPSON, LICENSE ARCHITECT
EXPIRES 04/30/2023

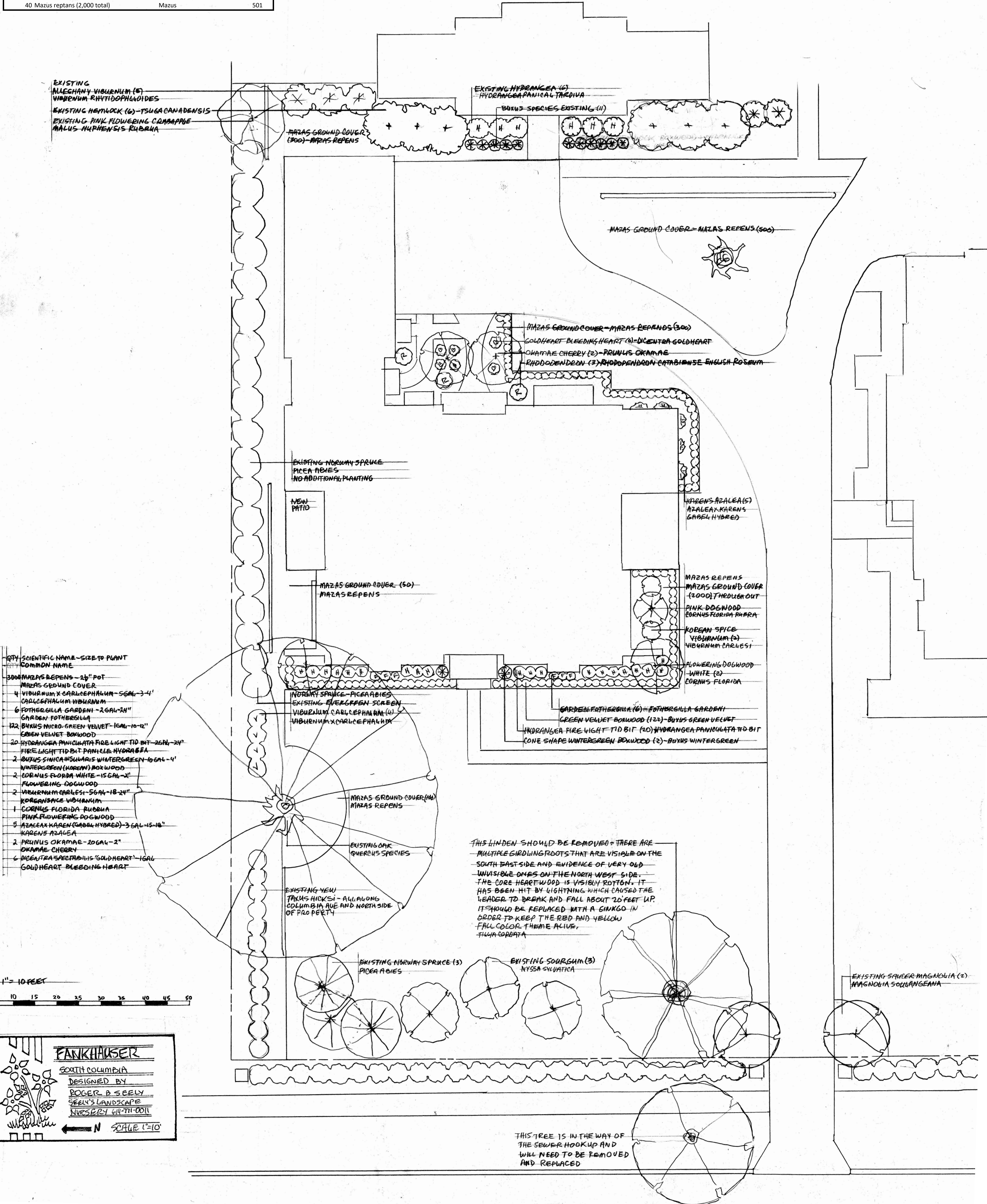
DESCRIPTION	DATE
LANDSCAPE SUBMISSION	04.28.2023
REVISION 1	04.25.2023
CONST. ACCESS DRIVE	04.25.2023
PERMIT SET	03.31.2023
BID SET	12.16.2022

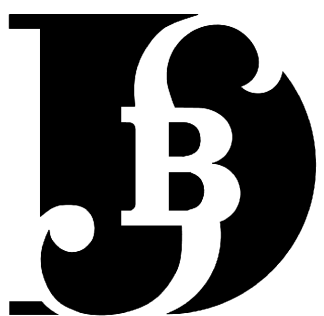
NEW HOME
PRIVATE RESIDENCE
202 S. COLUMBIA AVENUE
BEXLEY, OHIO 43209

DRAWN BY	REVIEWED BY	JOB NUMBER
SS/KWCF/CD	NS	22118

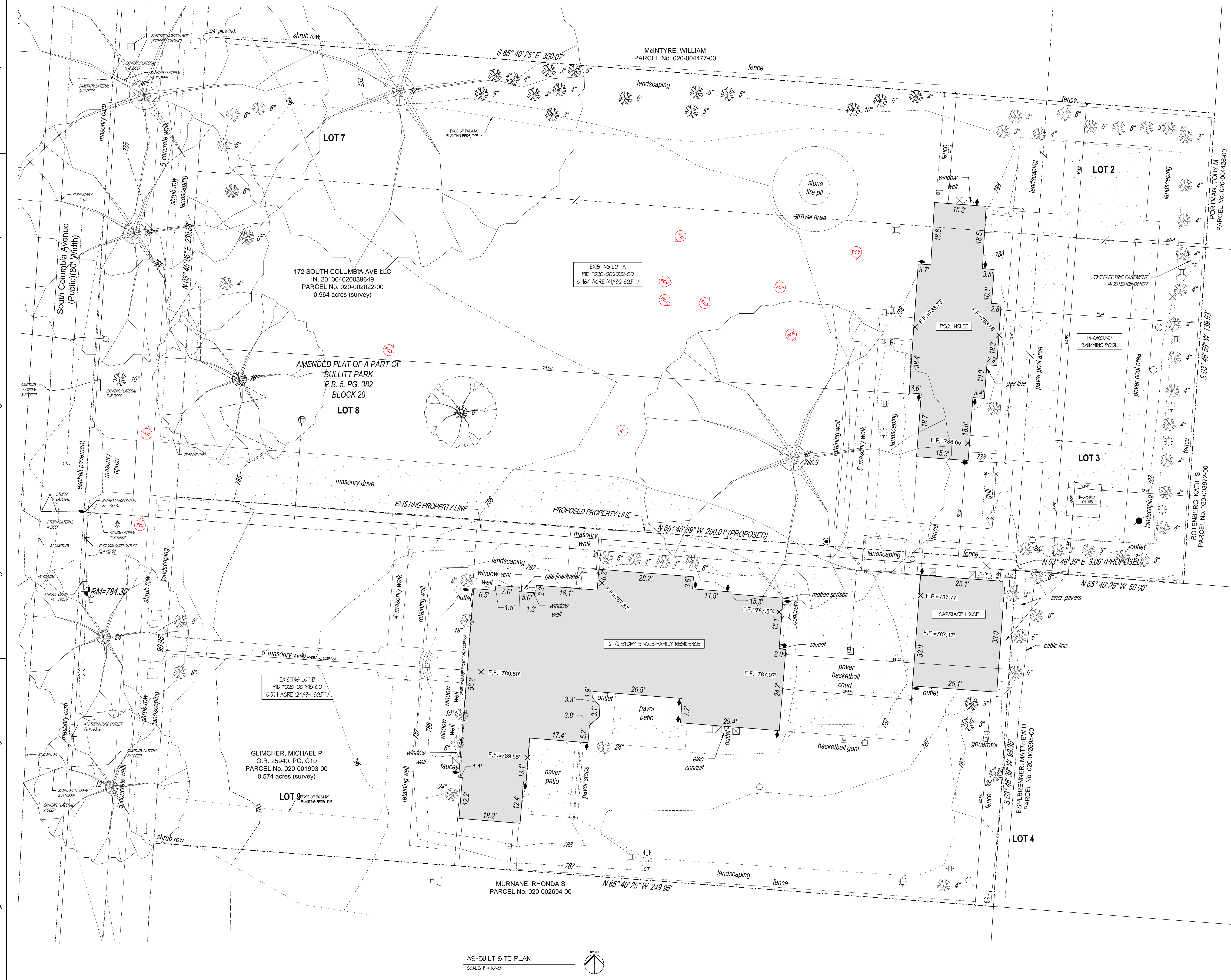
EXTERIOR ELEVATIONS A3.3

Quantity	Botanical Name	Common Name	Size
TREES			
2	Cornus florida 'Cherokee Princess'	White Dogwood	2"
1	Cornus x 'Rutgan'	Stellar Pink Dogwood	2"
1	Prunus 'Okame'	Taiwan Cherry	2"
SHRUBS			
5	Azalea x 'Karen'	Karen Azalea	#5
2	Buxus 'Green Mountain'	Pyramidal Boxwood	36-42"
122	Buxus 'Green Velvet'	Boxwood	#3
6	Fothergilla gardenii	Dwarf Fothergilla	#5
20	Hydrangea paniculata 'Fire Light Tidbit'	Panicle Hydrangea	#5
3	Rhododendron x 'PJM'	PJM Rhododendron	#5
4	Viburnum x carlcephalum	Fragrant Snowball Viburnum	#5
2	Viburnum carlesii	Koreanspice Viburnum	#5
PERENNIALS/GRASSES			
6	Dicentra spectabilis	Bleeding Heart	#1
40	Mazus reptans (2,000 total)	Mazus	501





BEHAL | SAMPSON | DIETZ
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 FACSIMILE 614-298-2149
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AS-BUILT SITE PLAN
 SCALE: 1" = 10'-0"

McINTYRE, WILLIAM
 PARCEL No. 020-004477-00

172 SOUTH COLUMBIA AVE LLC
 IN. 201004020039649
 PARCEL No. 020-002022-00
 0.964 acres (survey)

AMENDED PLAT OF A PART OF
 BULLITT PARK
 P.B. 5, PG. 382
 BLOCK 20
 LOT 8

EXISTING LOT B
 PID #020-001945-00
 0.514 ACRE (24,984 SQ.FT.)

GLIMCHER, MICHAEL P
 O.R. 25940, PG. C10
 PARCEL No. 020-001993-00
 0.574 acres (survey)

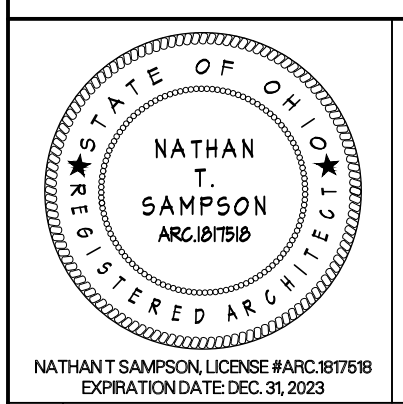
LOT 9

MURNANE, RHONDA S
 PARCEL No. 020-002694-00

PORTMAN, TOBY M
 PARCEL No. 020-004426-00

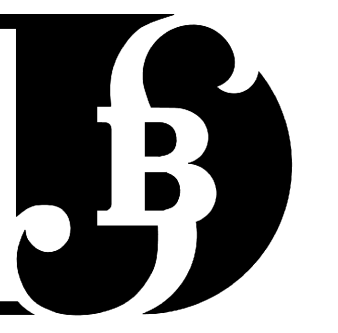
ROTENBERG, KATIE S
 PARCEL No. 020-003972-00

ESHLBRENNER, MATTHEW D
 PARCEL No. 020-002695-00



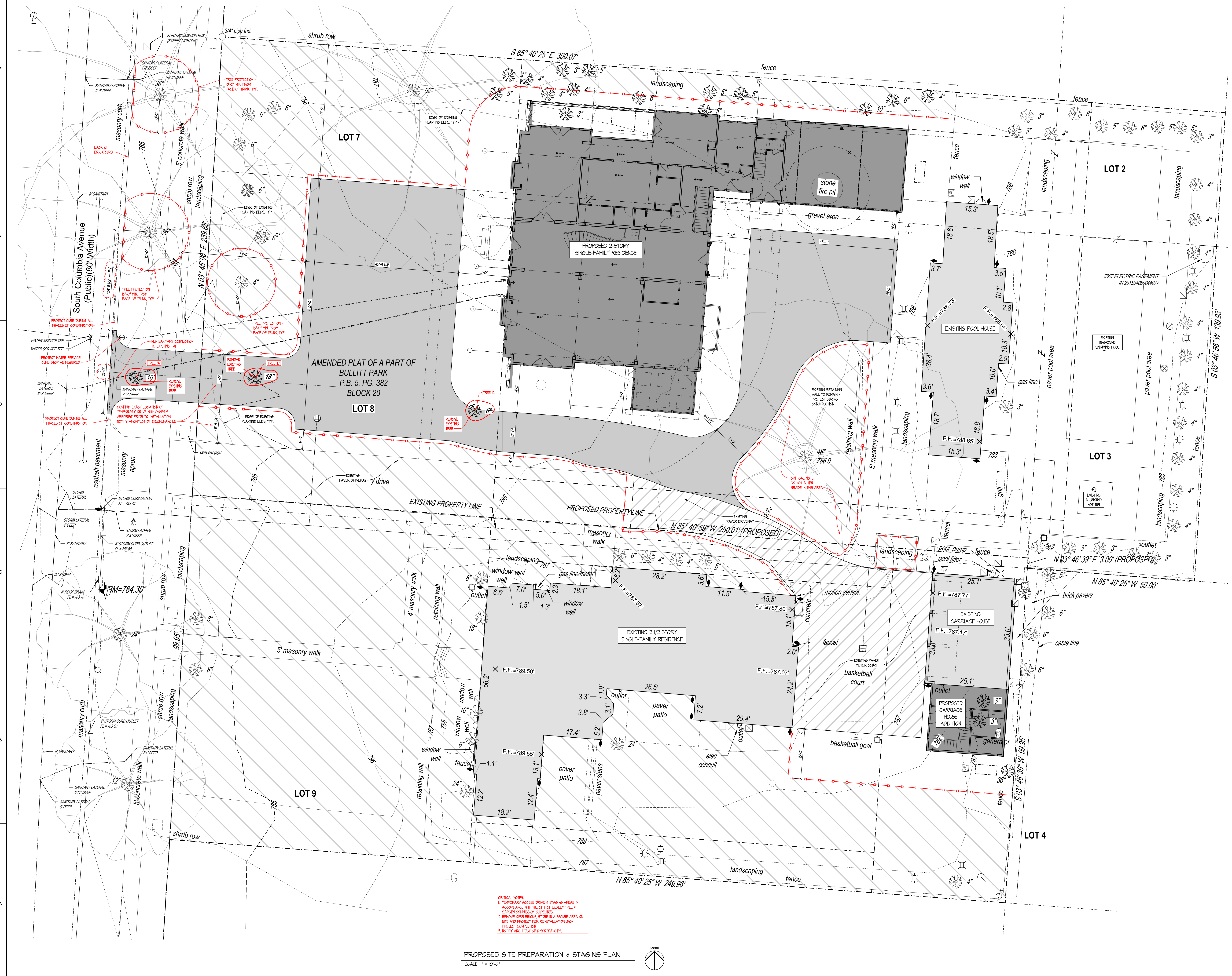
DESCRIPTION	DATE
LANDSCAPE SUBMISSION	09.08.2023
REVISION 1	04.25.2023
CONST. ACCESS DRIVE	04.25.2023
PERMIT SET	09.31.2023
BID SET	12.16.2022

A NEW HOME		
PRIVATE RESIDENCE		
202 S. COLUMBIA AVENUE BEXLEY, OHIO 43209		
DRAWN BY BS/KW/CF/CD	REVIEWED BY NS	JOB NUMBER 22118
AS-BUILT SITE PLAN		SD.2



BEHL | SAMPSON | DIETZ
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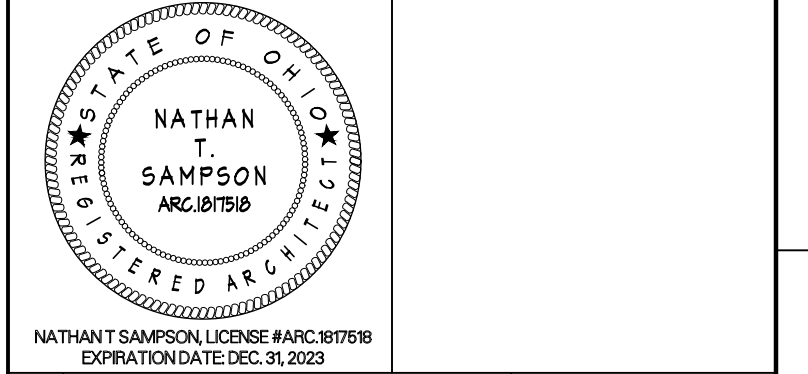
CRITICAL NOTES:
1. TEMPORARY ACCESS DRIVE & STAGING AREAS IN ACCORDANCE WITH THE CITY OF BEXLEY TREE & GARDEN COMMISSION GUIDELINES.
2. REMOVE CURB BRICKS STORE IN A SECURE AREA ON SITE AND PROTECT FOR REINSTALLATION UPON PROJECT COMPLETION.
3. NOTIFY ARCHITECT OF DISCREPANCIES.

PROPOSED SITE PREPARATION & STAGING PLAN
SCALE: 1" = 10'-0"



LEGEND

- Gravel Construction Drive / Parking
- 4' Tall Green Plastic Fencing
- Protect Existing Pavers
- Preservation Area (Do Not Enter / No Storage)



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ANEW HOME

PRIVATE RESIDENCE

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BEXLEY, OHIO 43209

DRAWN BY SS/KW/GF/CD	REVIEWED BY NS	JOB NUMBER 2211B
PROPOSED SITE PREPARATION & STAGING PLAN		SD.6