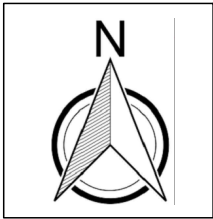
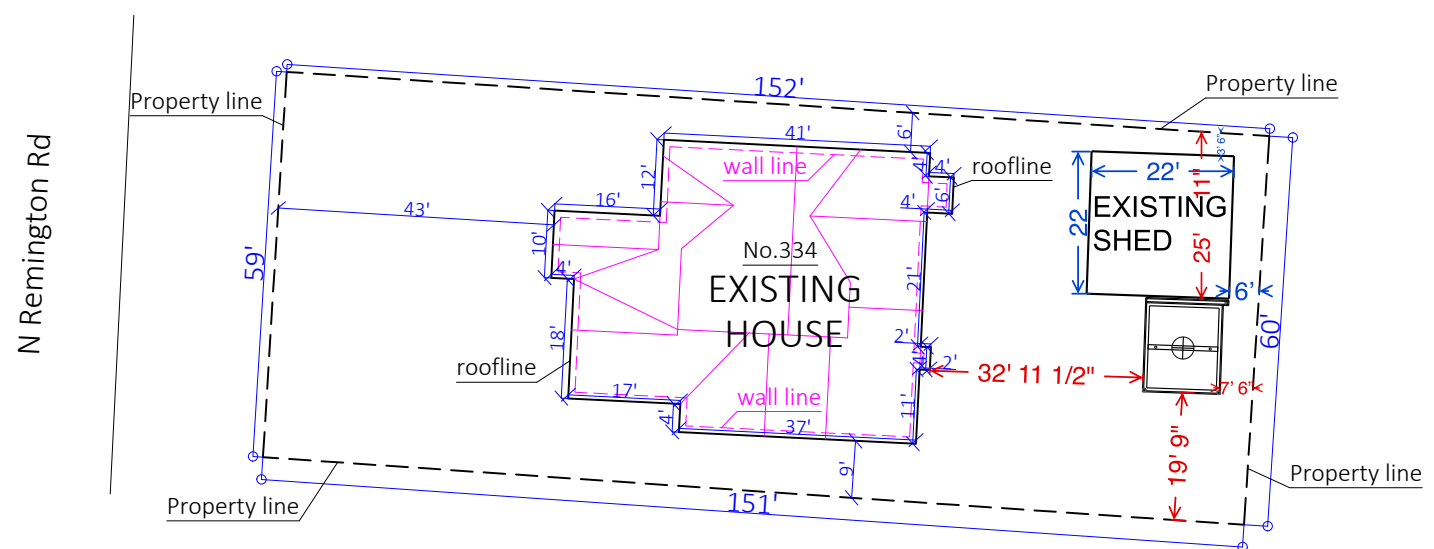


# SITE PLAN

334 N Remington Rd  
Columbus, OH 43209  
Parcel ID: 020-004084  
Lot area: 0.21 Acres  
Paper Size: 11"x17"



scale 1"=20'



## Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.  
These measurements are approximate and are for illustrative purposes only.  
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

# Design Justification Statement

**Project:** Aluminum Pergola

**Applicant:** Altimate Outdoor

---

## Project Intent & Purpose

The proposed aluminum pergola is intended to enhance the comfort, functionality, and aesthetic quality of the existing residential property by creating a versatile outdoor living space. The design provides shade and protection from the elements while maintaining an open, architecturally appropriate appearance that complements the home's existing structure and surrounding neighborhood.

The pergola's electric louvered system allows the homeowner to adjust sunlight and ventilation levels as needed, making the outdoor space usable throughout various weather conditions. The structure is designed as a freestanding or partially attached element that integrates seamlessly with the property's existing landscape and architecture while maintaining the flexibility to be fully removed in the future.

---

## Compatibility with Architectural and Neighborhood Character

The pergola design has been developed with attention to the residential design standards and aesthetic qualities typical of Bexley's neighborhoods:

1. **Respect for Existing Architecture:**

The pergola's scale, placement, and materials are carefully coordinated to ensure compatibility with the home's architecture. Its proportions, color, and trim details are selected to complement the existing façade and roofline without obscuring or detracting from the home's original design.

2. **Reversibility and Minimal Impact:**

The structure is designed to be installed with minimal disturbance to existing building materials. Its design allows for complete reversibility, ensuring that no permanent changes are made to the primary structure of the home.

3. **Scale, Massing, and Transparency:**

The pergola maintains residentially appropriate proportions. The open framework, slender aluminum supports, and adjustable louvers provide a light, transparent aesthetic that preserves sightlines to the house and yard, maintaining an unobtrusive visual presence.

#### **4. Use of Compatible Materials:**

All materials are durable, low-maintenance, and architecturally compatible. The aluminum framing system is finished in a neutral color consistent with common residential trim tones found throughout Bexley. The use of high-quality materials ensures longevity and consistency with the city's design expectations.

---

### **Site Considerations**

The pergola's placement respects all property boundaries, landscape features, and applicable setback requirements. It is positioned to integrate harmoniously within the existing outdoor living area—typically adjoining a patio or deck—while maintaining privacy and a balanced visual relationship with neighboring homes.

All mechanical components (such as the pergola's motor and control system) are fully concealed within the structure, minimizing visual impact and noise. Integrated drainage and lighting, if included, are designed to be discreet and residential in character.

---

### **Conclusion**

This proposal represents a thoughtful enhancement to the property that upholds the design standards and architectural character valued in the City of Bexley. The pergola offers modern functionality within a timeless, compatible design framework. It will improve the homeowner's ability to enjoy their outdoor space while maintaining the integrity, scale, and aesthetic cohesion of the surrounding residential environment.



**Franklin County  
Auditor's Office**  
Auditor  
**Michael Stinziano**  
Map Produced September 25, 2025



**Planimetric Legend**

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

**Appraisal Legend**

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary

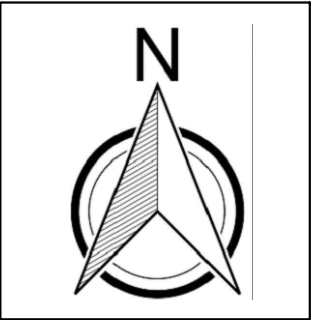
**Topographic Legend**

Source: OSIP - 2019 LIDAR Collection

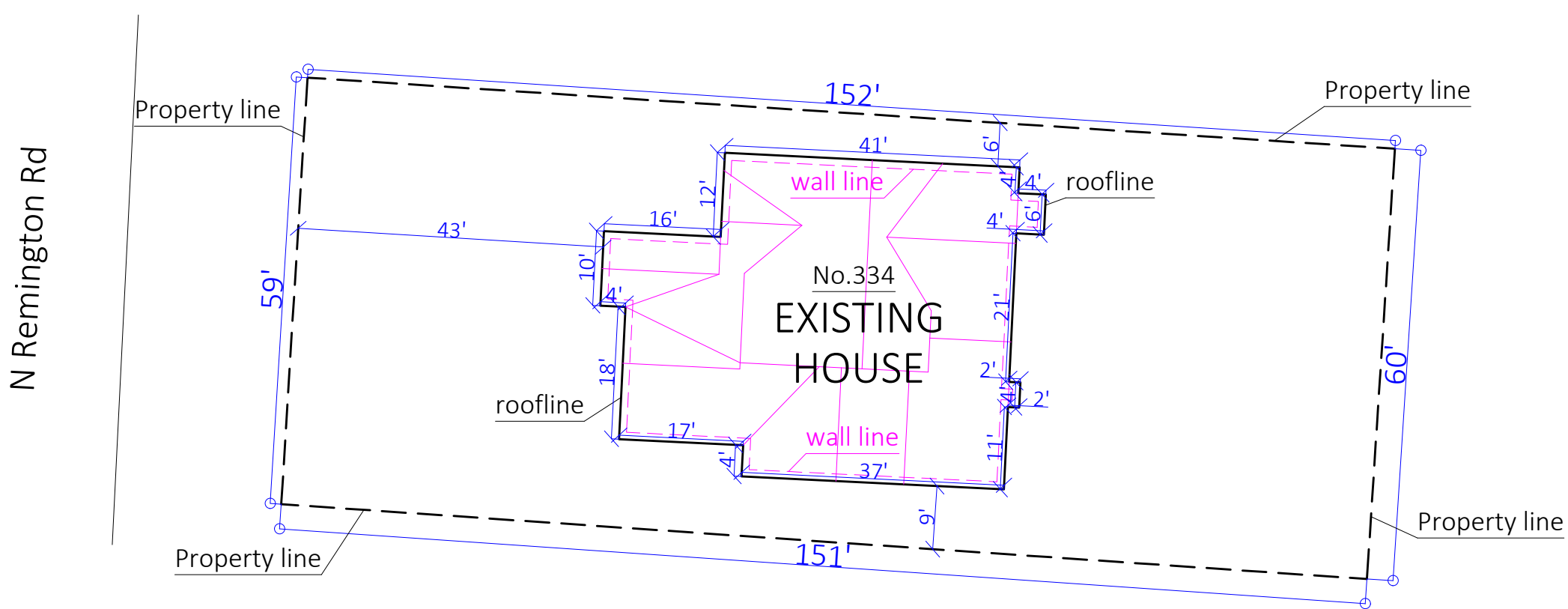
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary
- Spot Elevation
- Index Contour
- Intermediate Contour

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

S I T E P L A N  
334 N Remington Rd  
Columbus, OH 43209  
Parcel ID: 020-004084  
Lot area: 0.21 Acres  
Paper Size: 11"x17"



scale 1"=20'



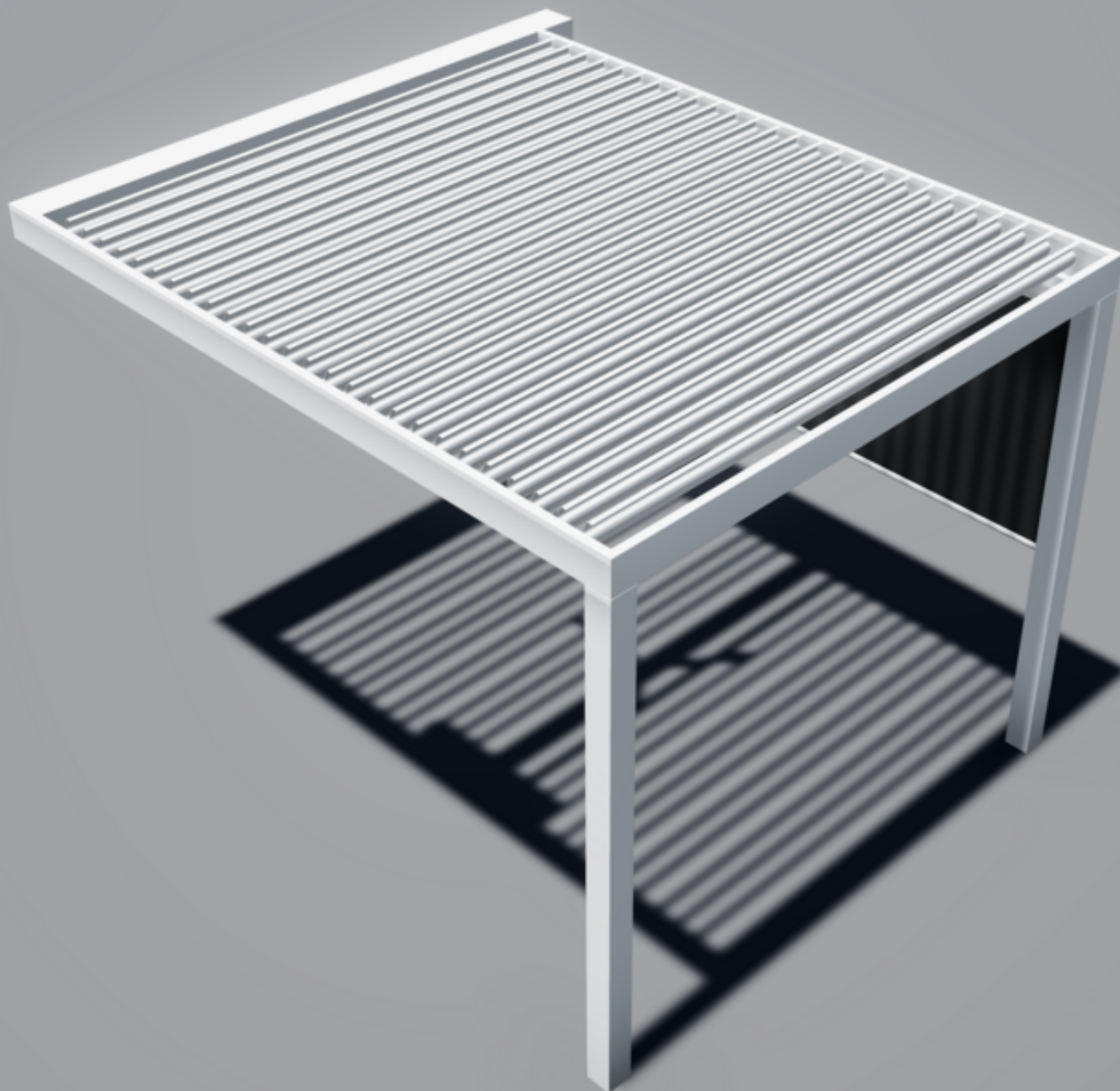
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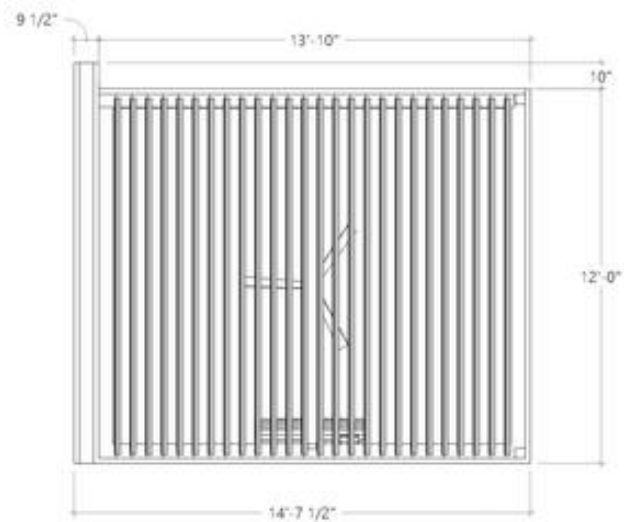
This is not a Legal Survey, nor is it intended to be or replace one.  
These measurements are approximate and are for illustrative purposes only.  
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.



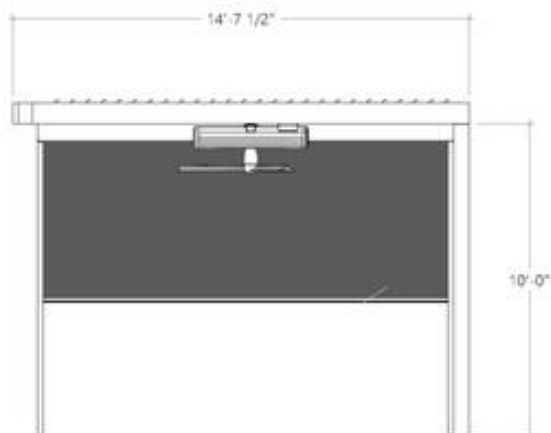








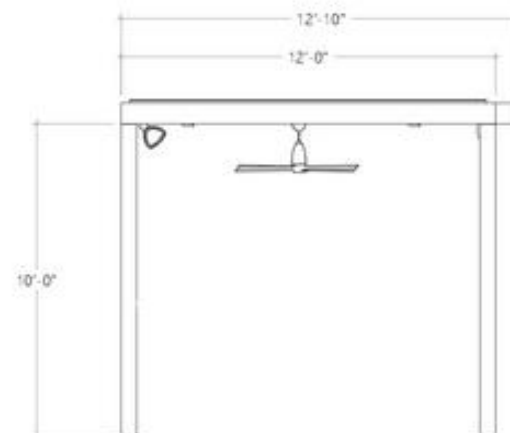
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:: Scale: 1/2" = 1'-0"



2 :: FRONT VIEW  
:: Scale: 1/2" = 1'-0"



4 :: RENDER  
:: Scale: <Scale>



3 :: SIDE VIEW  
:: Scale: 1/2" = 1'-0"

# Christopher Igodan V1\_LO

PRESENTED BY:

**STRUXURE OHIO**

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DATE ISSUED:

**October 13, 2025**

ADDRESS

**334 N REMINGTON RD  
COLUMBUS, OH 43209**

PROJECT #:

DRAWING #:

**1**

PAGE NAME:

**COVER**

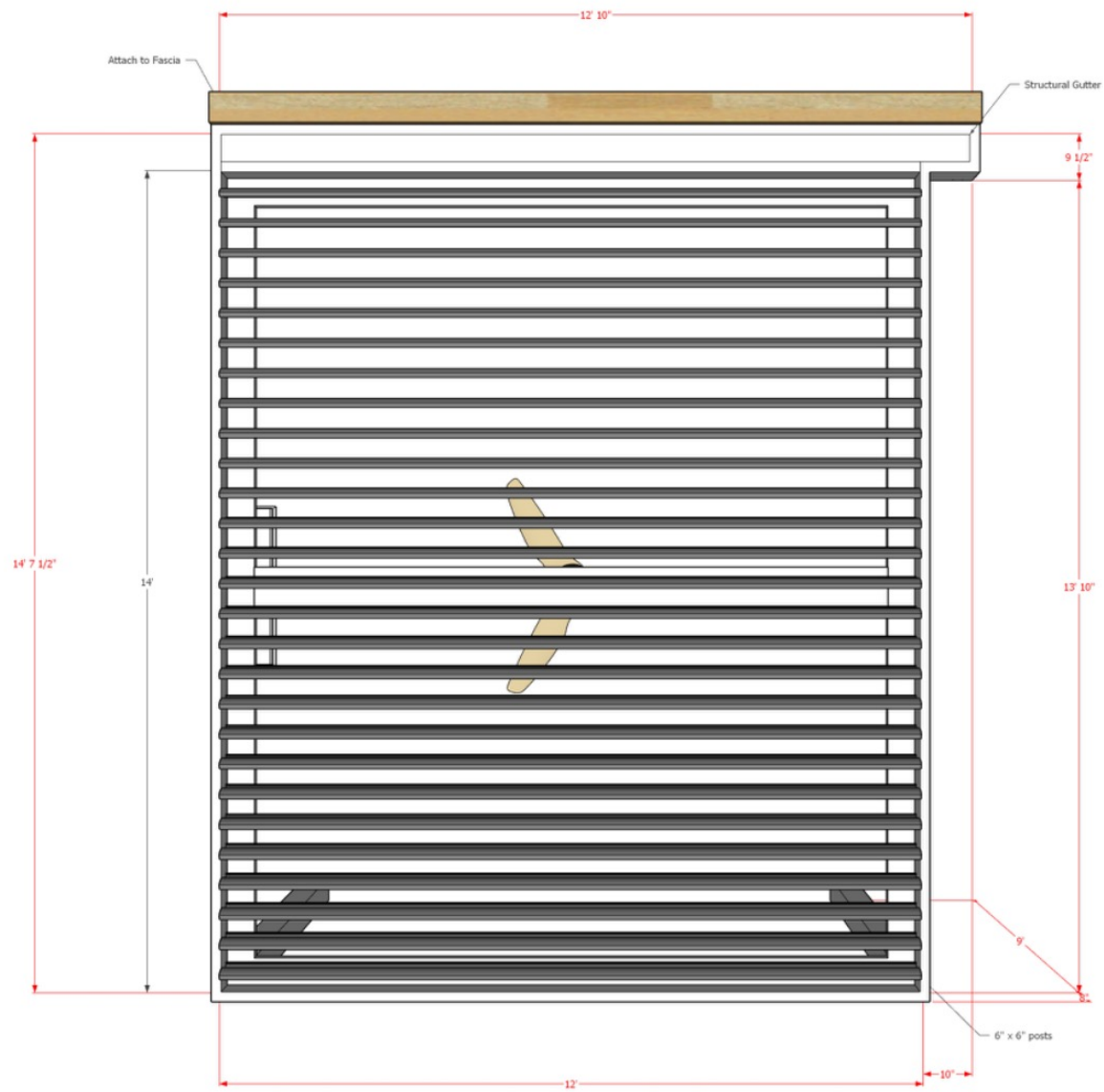
PAGE #:

**A100**

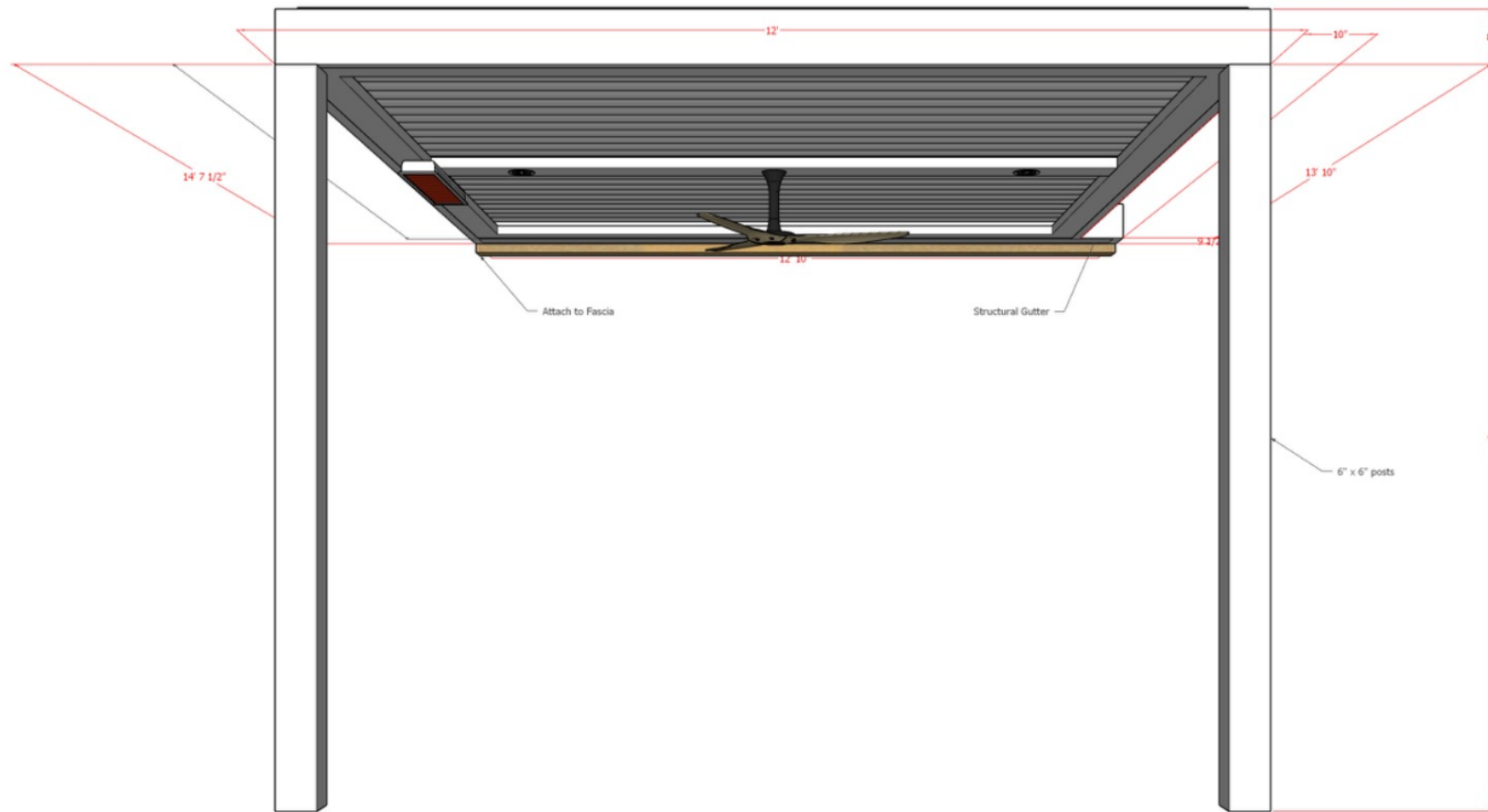
**SIMPLE DESIGN SHOP  
DRAWING**

**STRUXURE™  
OUTDOOR**

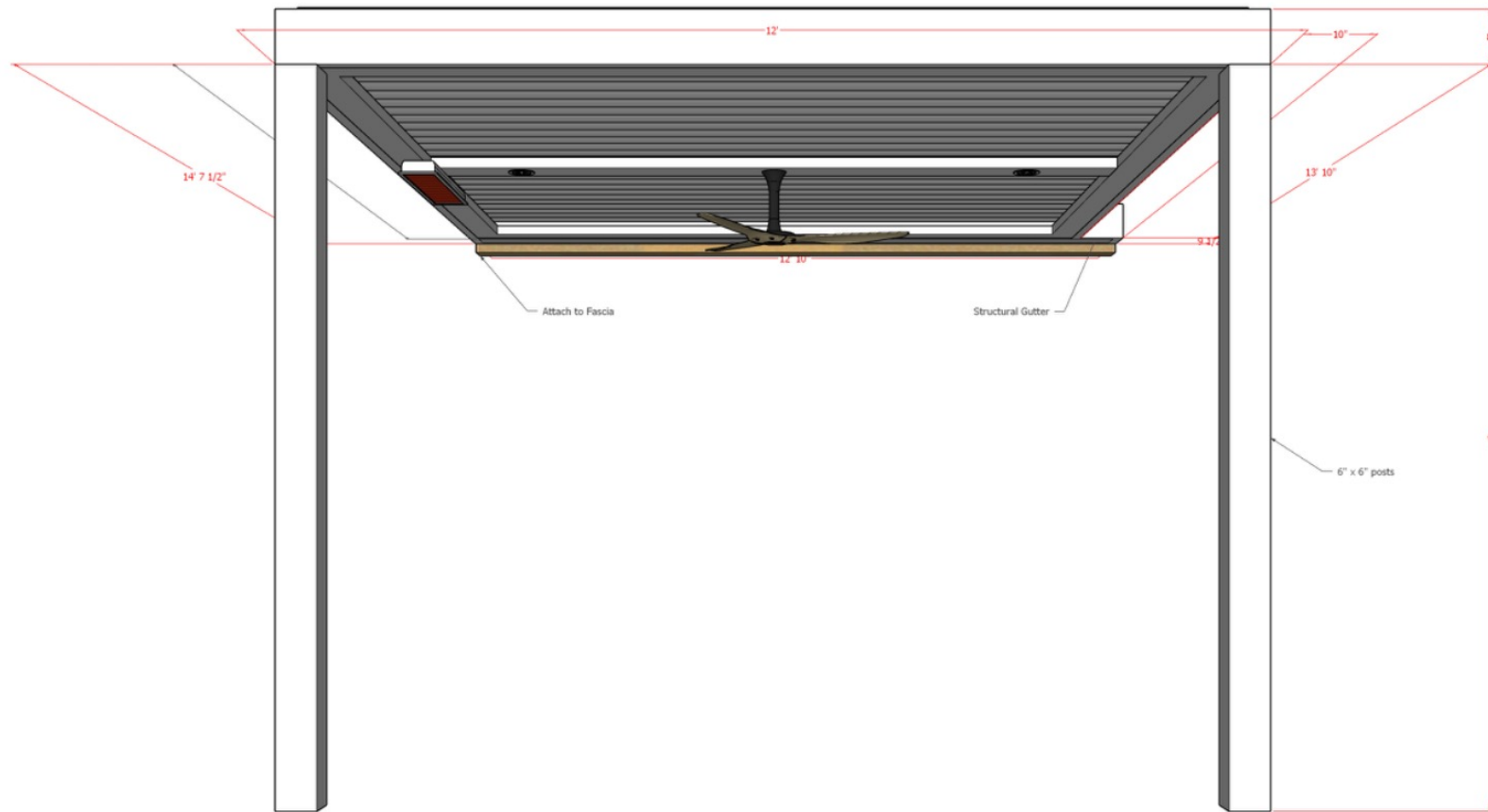




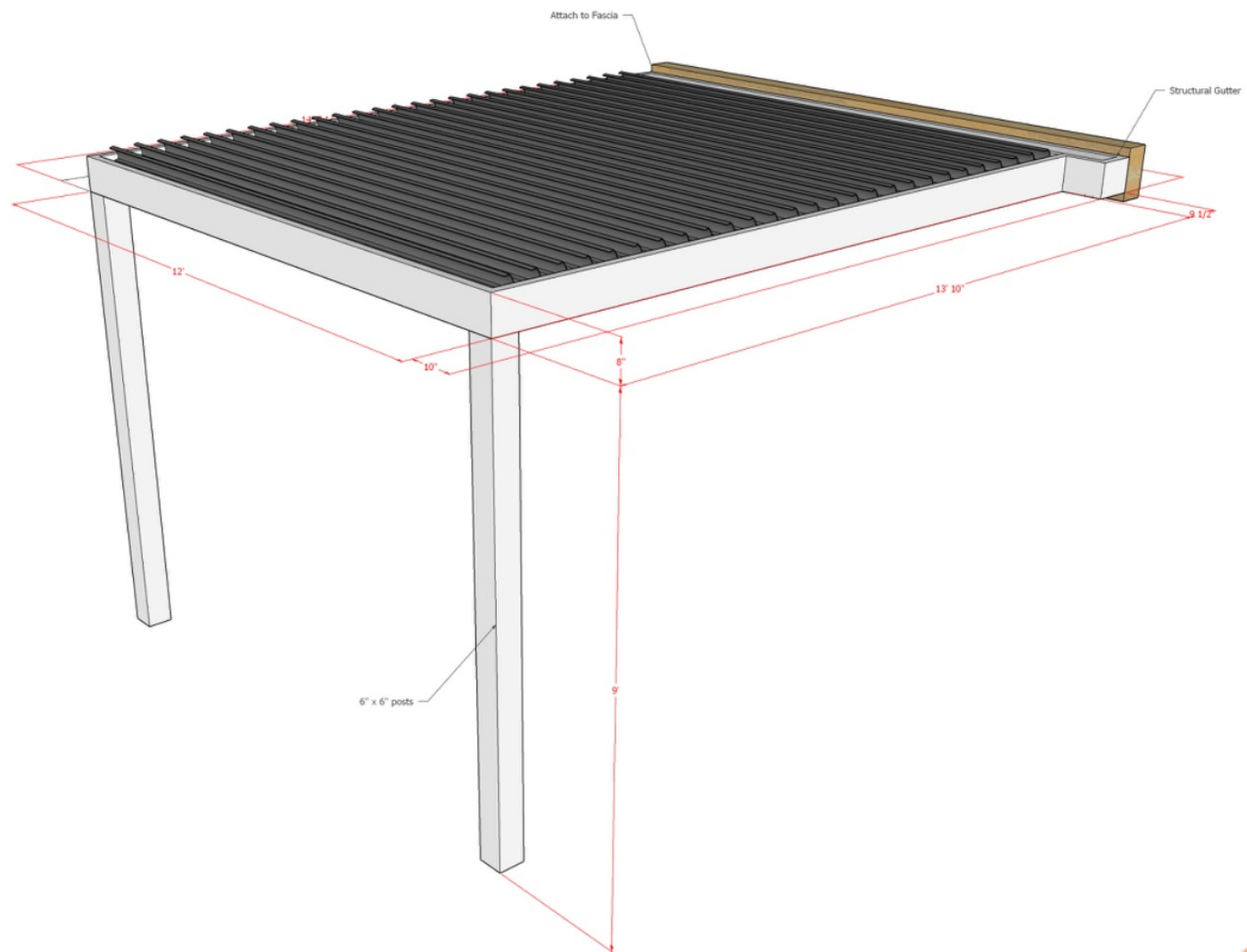
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STRUXURE OHIO

PROJECT  
CHRISTOPHER IGODAN

ADDRESS  
334 N REMINGTON RD  
COLUMBUS, OH 43209

CONTRACT NO.  
21115303

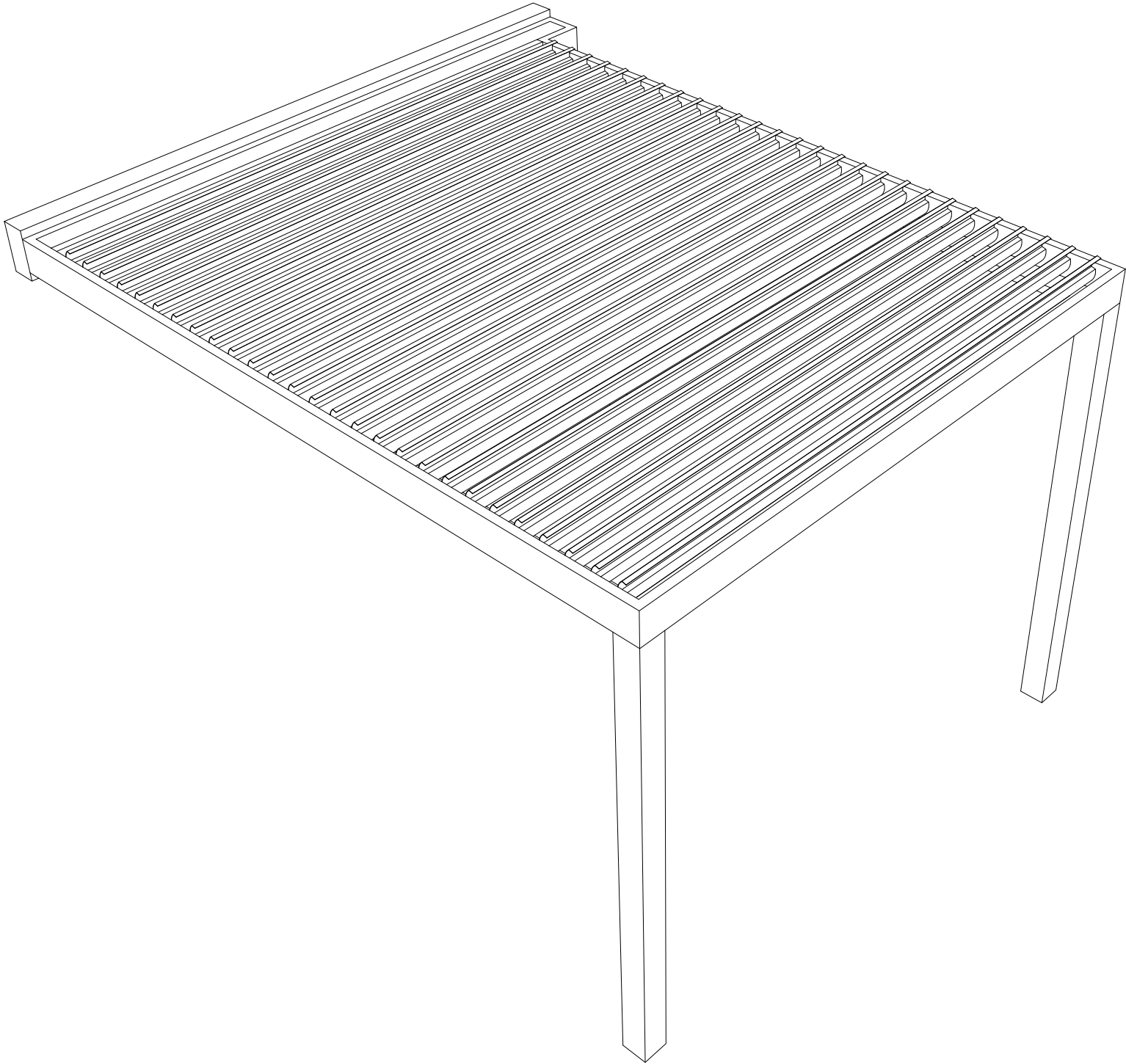


STRUXURE INC.  
154 ETHAN ALLEN DRIVE  
DAHLONEGA, GA 30533



SHEET INDEX		<div>STRUXURE™</div> <div>154 ETHAN ALLEN DR. DAHLONEGA, GA 30533 (800) 303-5248</div>
TITLE	SHEET NO.	
COVER PAGE	A100	
PERSPECTIVE VIEW	A101	
TOP VIEW	A102	
POST LAYOUT VIEW	A103	
BEAM LAYOUT VIEW	A104	
GUTTER LAYOUT VIEW	A105	
FAN & LIGHTS LAYOUT VIEW	A106	
SECTION 1-1	A200	
SECTION A-A	A201	
DETAILS	A300	
DETAILS	A301	
DETAILS	A302	
DETAILS	A303	
DETAILS	A304	
DETAILS	A305	
DETAILS	A306	
DETAILS	A307	
MOTOR SPECIFICATION	A400	
REVISIONS	A500	
NOTES		<div>CHRISTOPHER IGODAN 334 N REMINGTON RD COLUMBUS, OH 43209</div>
<div>FRAME: WHITE LOUVERS: GREY SYSTEM: 8" BEAMS &amp; 5.5" GUTTERS ELEVATION: AT GRADE</div>		
<div>DURING SUCH PERIODS OF TIME AS ARE DESIGNATED BY THE U.S. WEATHER BUREAU AS A HIGH WIND OR SNOW ADVISORY FOR THE AREA, THIS SYSTEM MUST BE LOCKED IN THE OPEN POSITION, WITH THE LOUVER BLADES VERTICAL THE STRUCTURE SHALL ALSO NOT BE WALKED UPON AND IS NOT DESIGNED FOR HUMAN ACTIVITY OR STORAGE.</div>		DESCRIPTION
		DATE 08/21/25
		DRAWN BY I&S
		SCALE
		SHEET NO. <div>A 100</div>

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6



LEGEND

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CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
PERSPECTIVE  
VIEW

DATE  
08/21/25

DRAWN BY  
I&S

SCALE  
N.T.S.

SHEET NO.

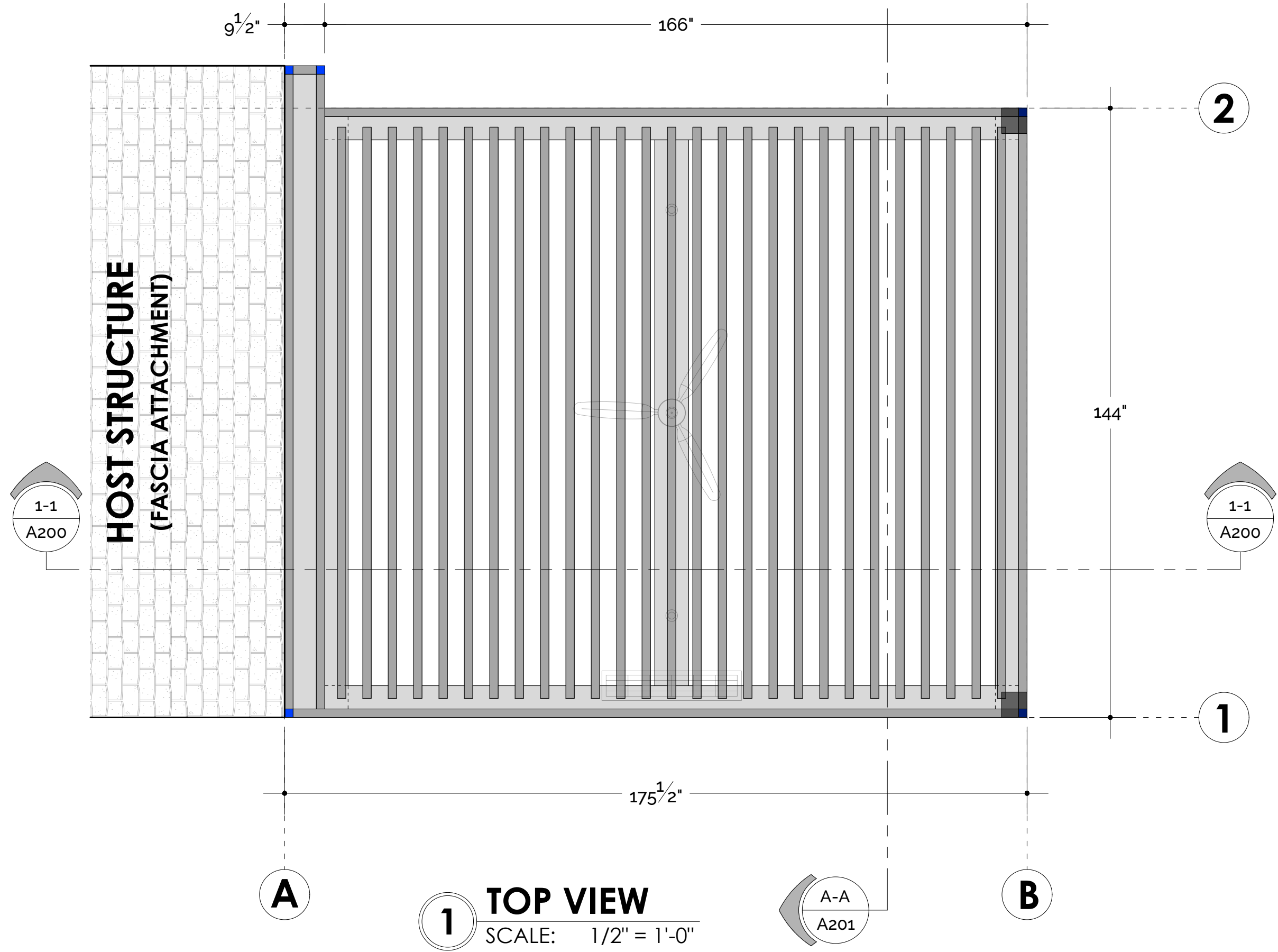
A 101

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ALL OTHER COMPONENTS 6063-T6

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**CHRISTOPHER  
IGODAN**  
334 N REMINGTON RD  
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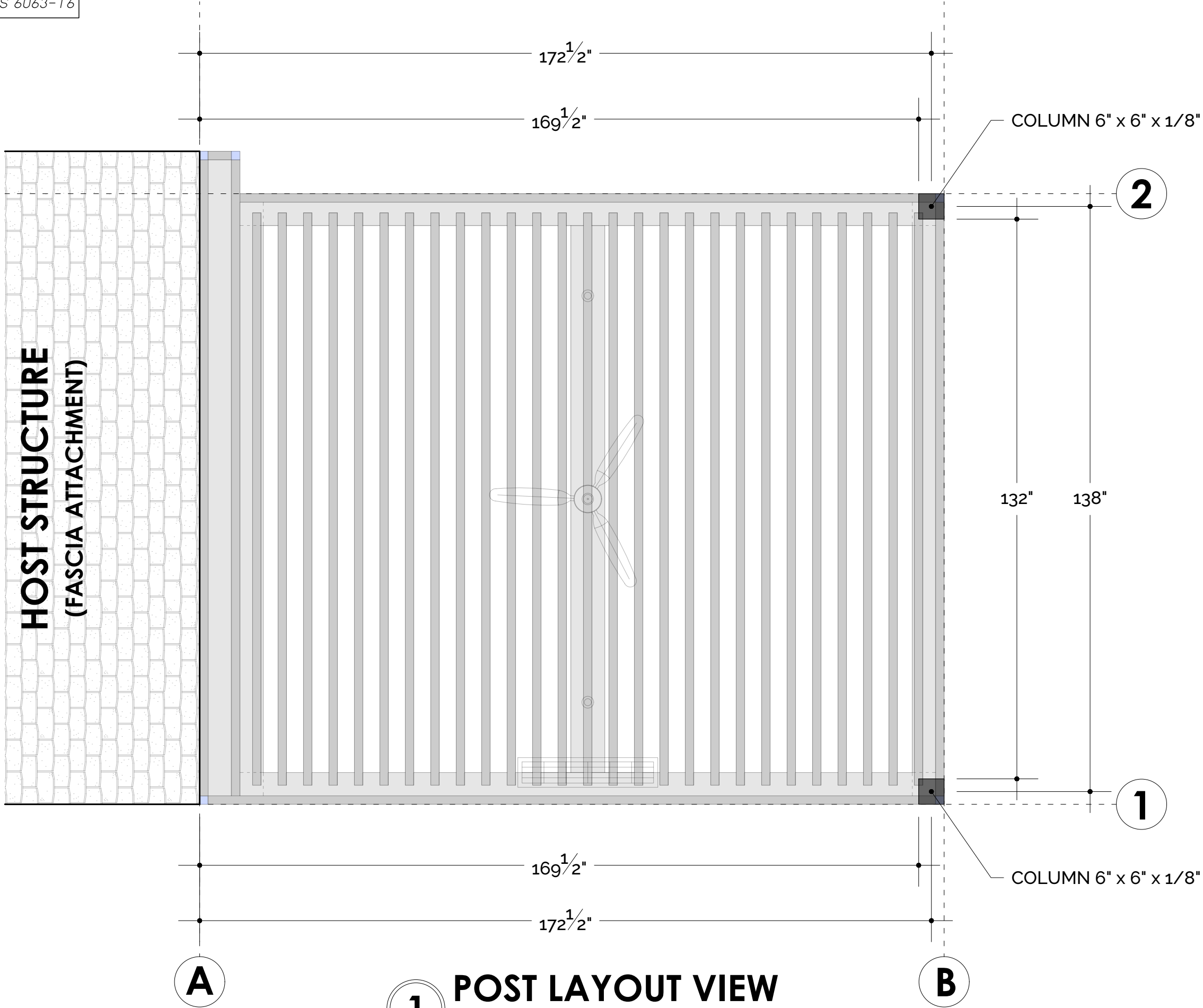
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TOP VIEW
DATE
08/21/25
DRAWN BY
I&S
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1/2" = 1'-0"
SHEET NO.
A 102



**1 TOP VIEW**  
SCALE: 1/2" = 1'-0"

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

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**CHRISTOPHER**  
**IGODAN**  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
POST LAYOUT  
VIEW

DATE  
08/21/25

DRAWN BY  
I&S

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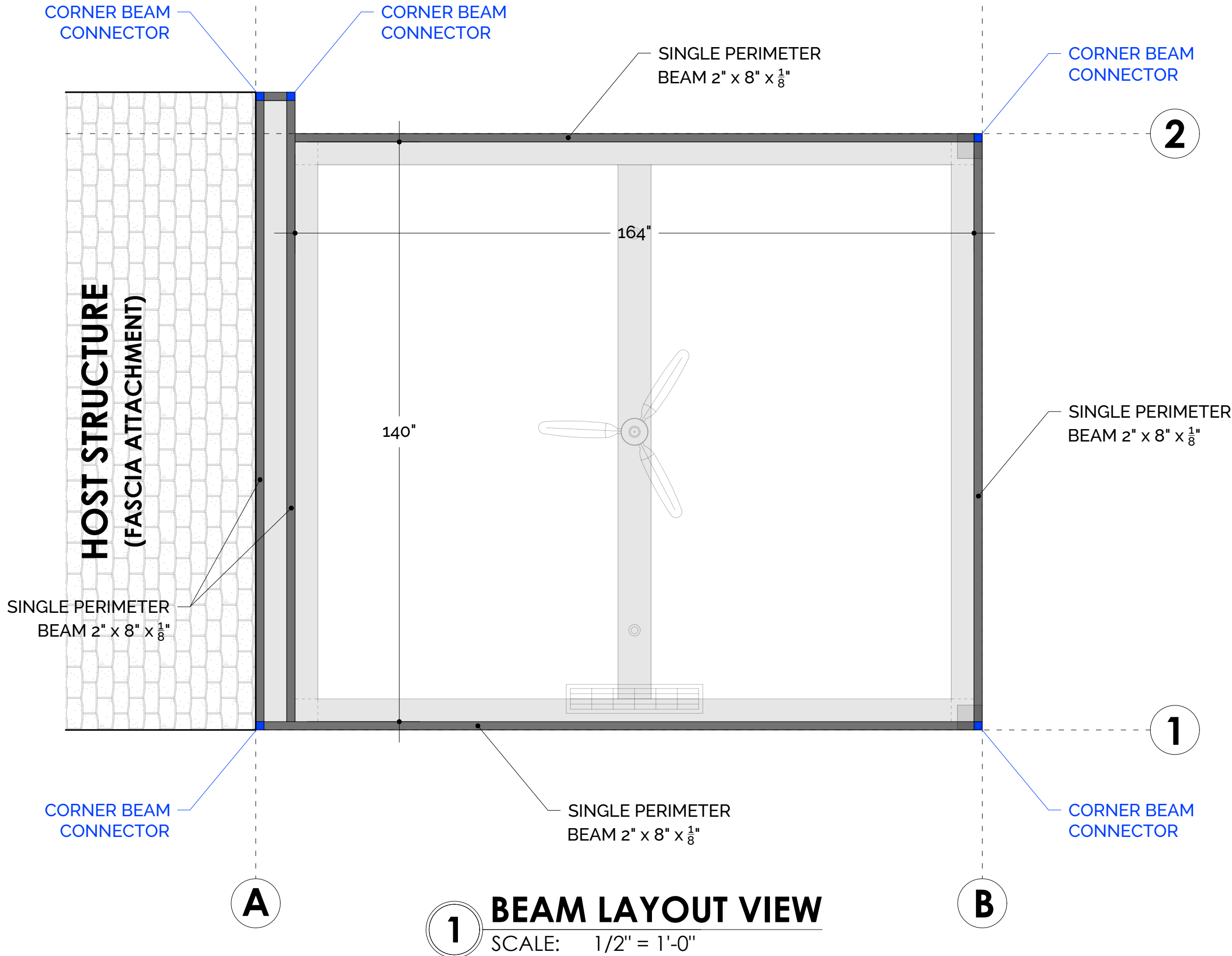
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A 103





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ALL OTHER COMPONENTS 6063-T6

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**CHRISTOPHER IGODAN**  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
BEAM LAYOUT VIEW

DATE  
08/21/25

DRAWN BY  
I&S

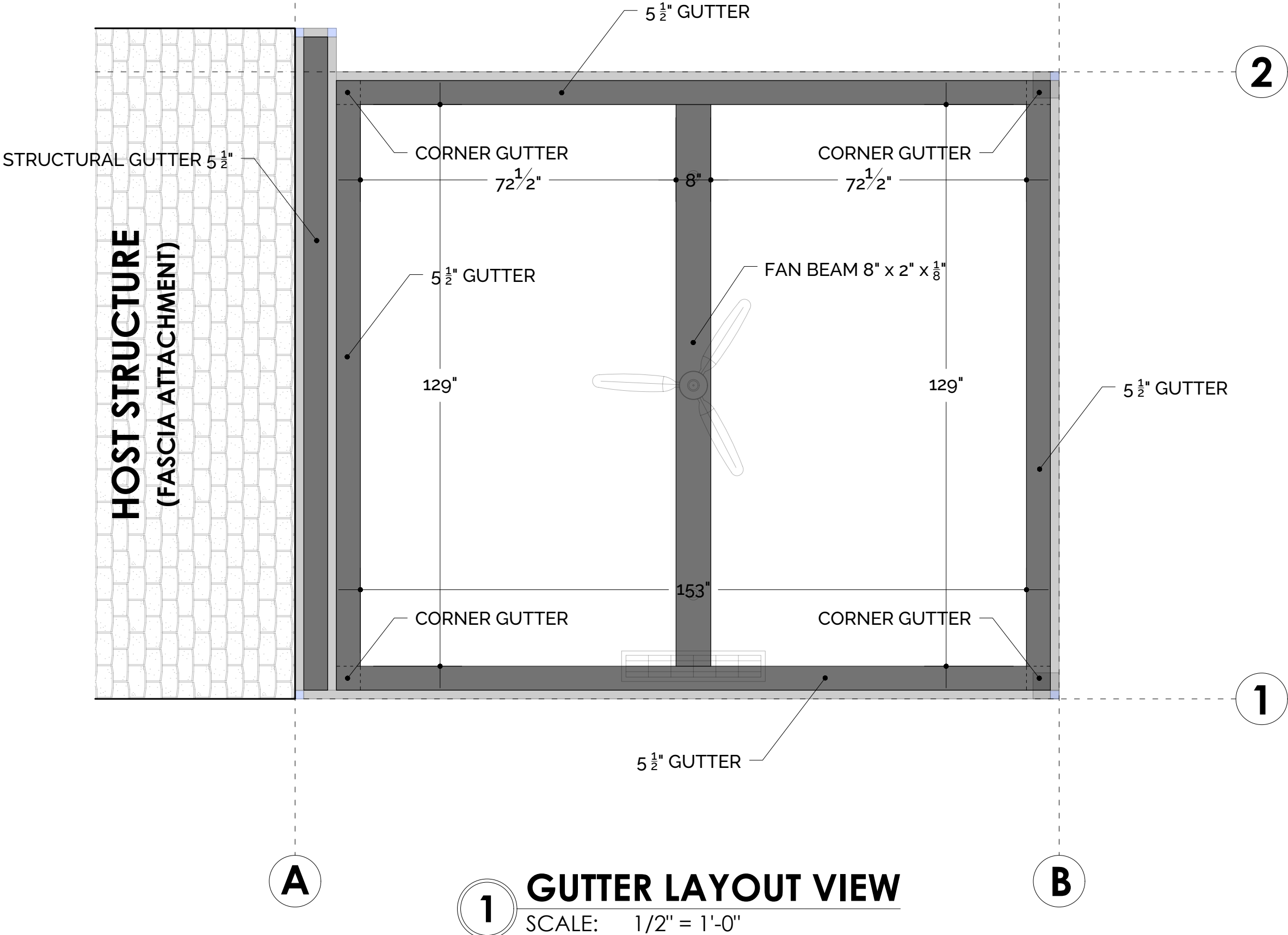
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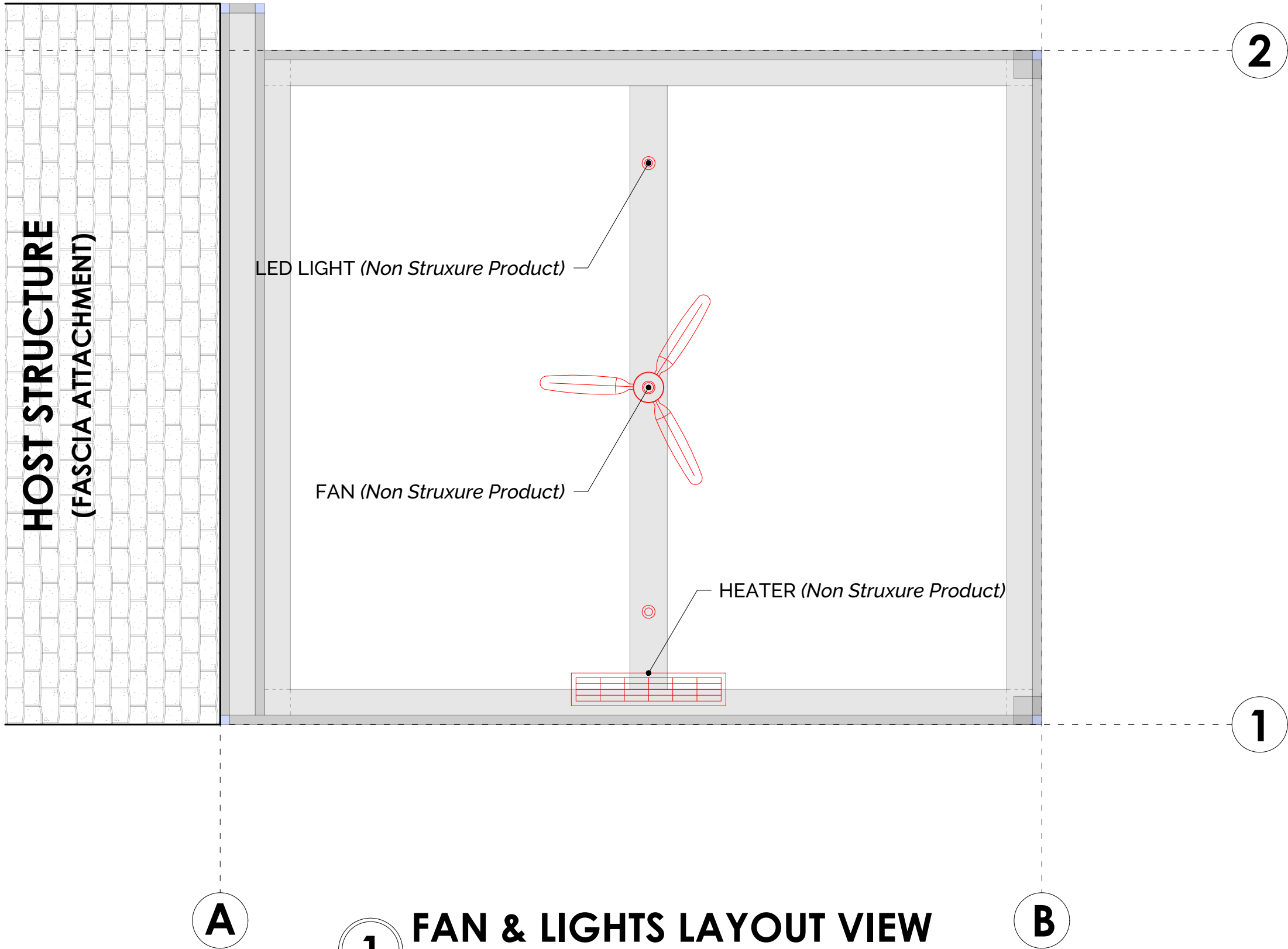
**CHRISTOPHER  
IGODAN**  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION
GUTTER LAYOUT VIEW
DATE
08/21/25
DRAWN BY
I&S
SCALE
1/2" = 1'-0"
SHEET NO.
A 105



ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

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**1 FAN & LIGHTS LAYOUT VIEW**  
SCALE: 1/2" = 1'-0"



**CHRISTOPHER  
IGODAN**  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
FAN & LIGHTS  
LAYOUT VIEW

DATE  
08/21/25

DRAWN BY  
I&S

SCALE  
1/2" = 1'-0"

SHEET NO.  
**A 106**

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

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SINGLE PERIMETER  
BEAM 2" x 8" x  $\frac{1}{8}$ "

SINGLE PERIMETER  
BEAM 2" x 8" x  $\frac{1}{8}$ "

LOUVER

5  $\frac{1}{2}$ " GUTTER

5  $\frac{1}{2}$ " GUTTER

STRUCTURAL GUTTER 5  $\frac{1}{2}$ "

FAN BEAM 8" x 2" x  $\frac{1}{8}$ "

COLUMN 6" x 6" x  $\frac{1}{8}$ "

HOST STRUCTURE  
(FASCIA ATTACHMENT)

**NOTE:**  
6"x6" posts (all) embedded 24" into 16"round x  
36"deep footings with two rows of #5 rebar

A

1

**SECTION 1-1**

SCALE: 1/2" = 1'-0"

B



CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
SECTION 1-1

DATE  
08/21/25

DRAWN BY  
I&S

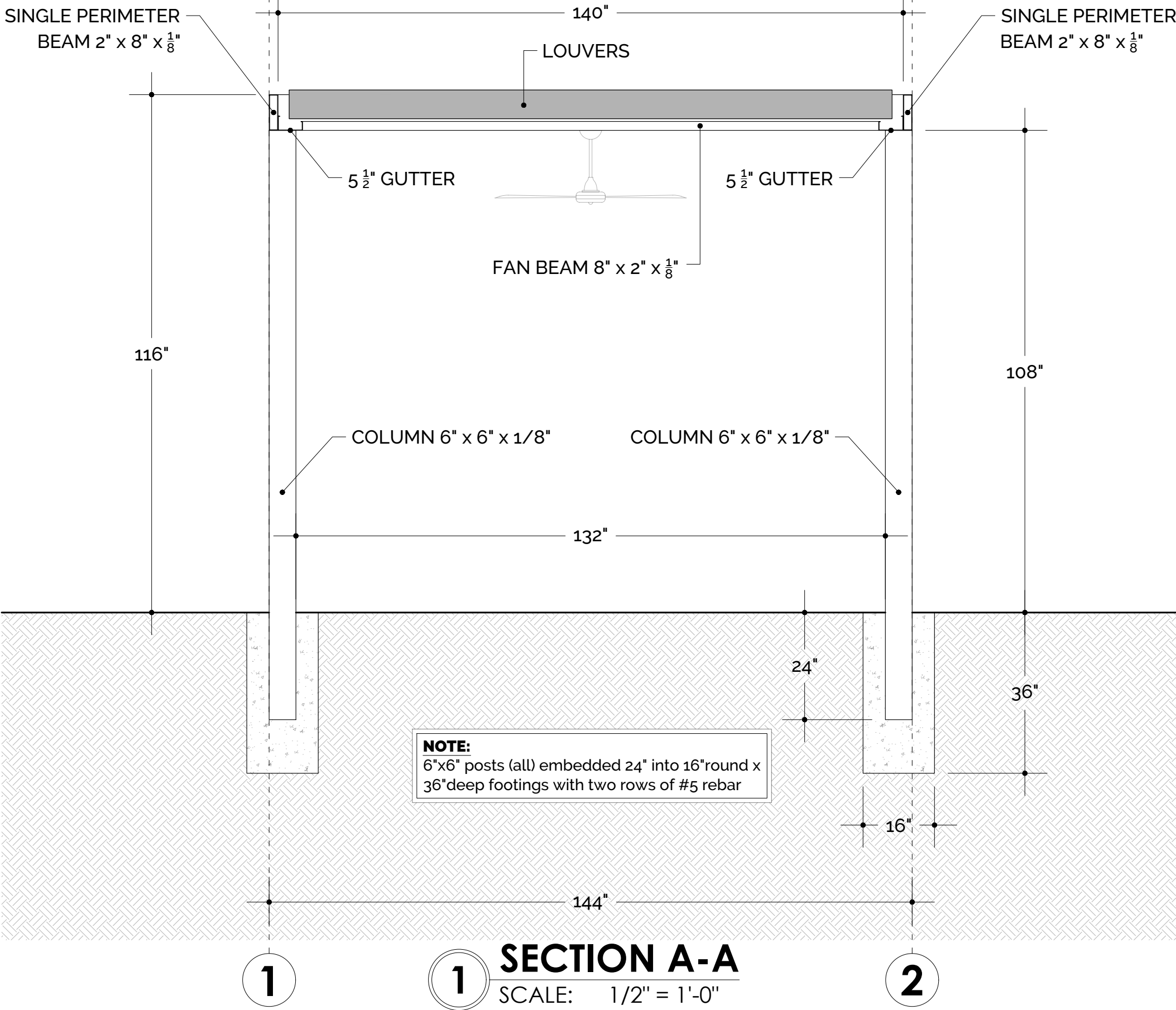
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SHEET NO.  
A 200



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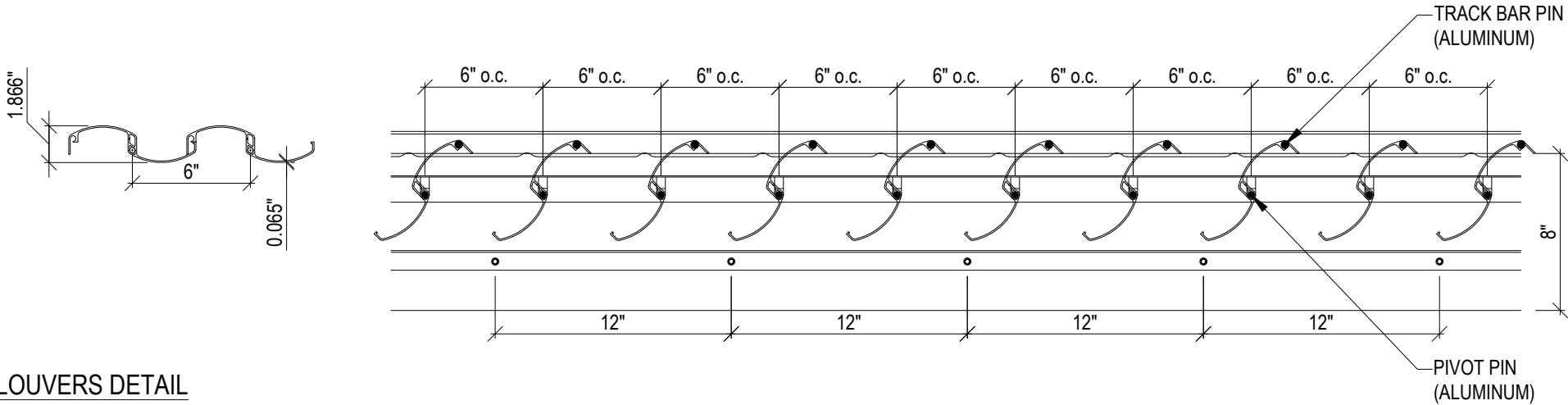
CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION
SECTION A-A
DATE
08/21/25
DRAWN BY
I&S
SCALE
1/2" = 1'-0"
SHEET NO.
A 201

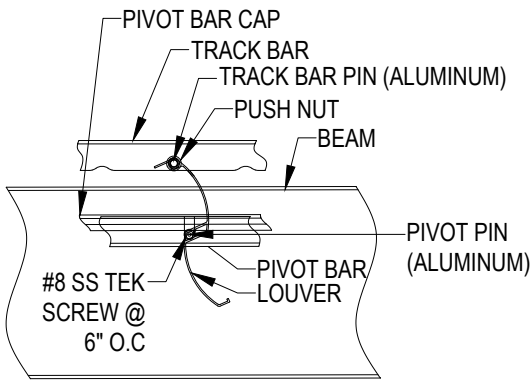


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ALL OTHER COMPONENTS 6063-T6

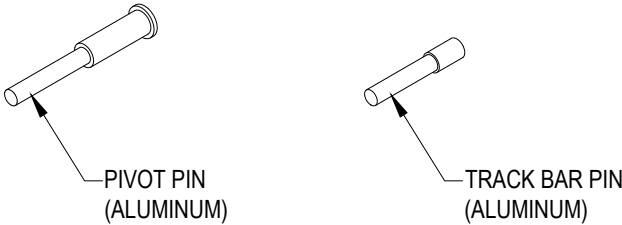
STRUXURE™  
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(800) 303-5248



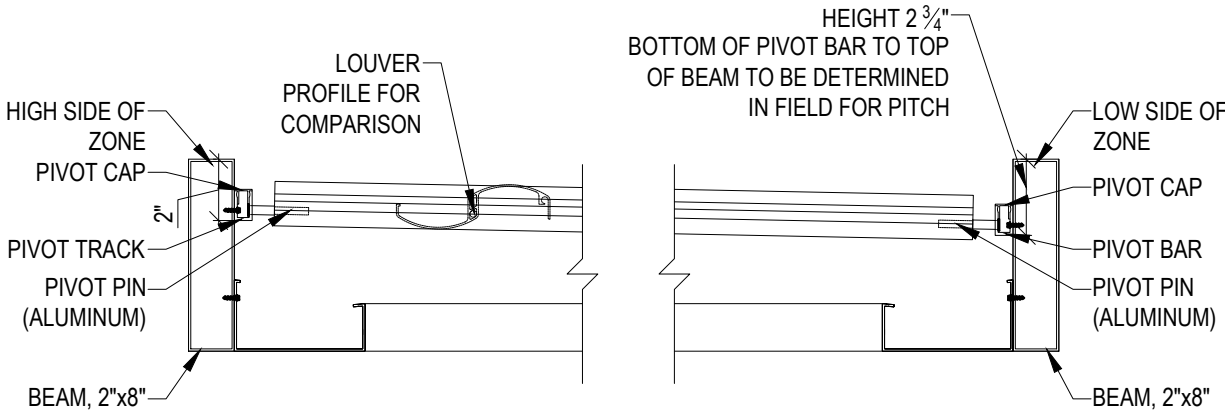
LOUVERS DETAIL  
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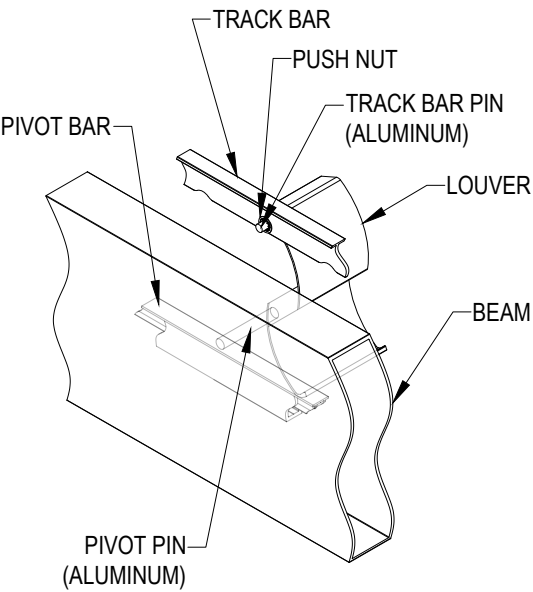
SIDE VIEW  
1 1/2" = 1'-0"



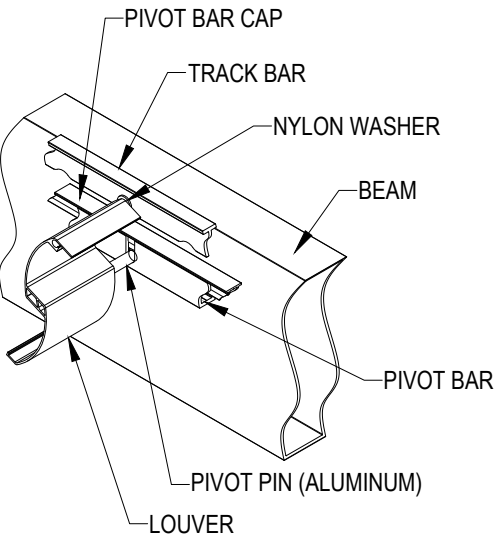
NOTE: NEED THIS TO BE STANDARD NORMAL PITCH ON A STANDARD 2X8 WITH 5.5" GUTTERS & 2X10 WITH 7.5" GUTTERS. THESE DIMENSIONS WILL BE DIFFERENT WITH A 2X10 AND 5.5" GUTTERS DEPENDING ON WHICH MOTOR IS USED.



LOUVERS TO BEAM CONNECTION  
(2X8 BEAM)  
1 1/2" = 1'-0"



ISOMETRIC OUT-SIDE VIEW  
1 1/2" = 1'-0"



ISOMETRIC IN-SIDE VIEW  
1 1/2" = 1'-0"

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
DETAILS

DATE  
08/21/25

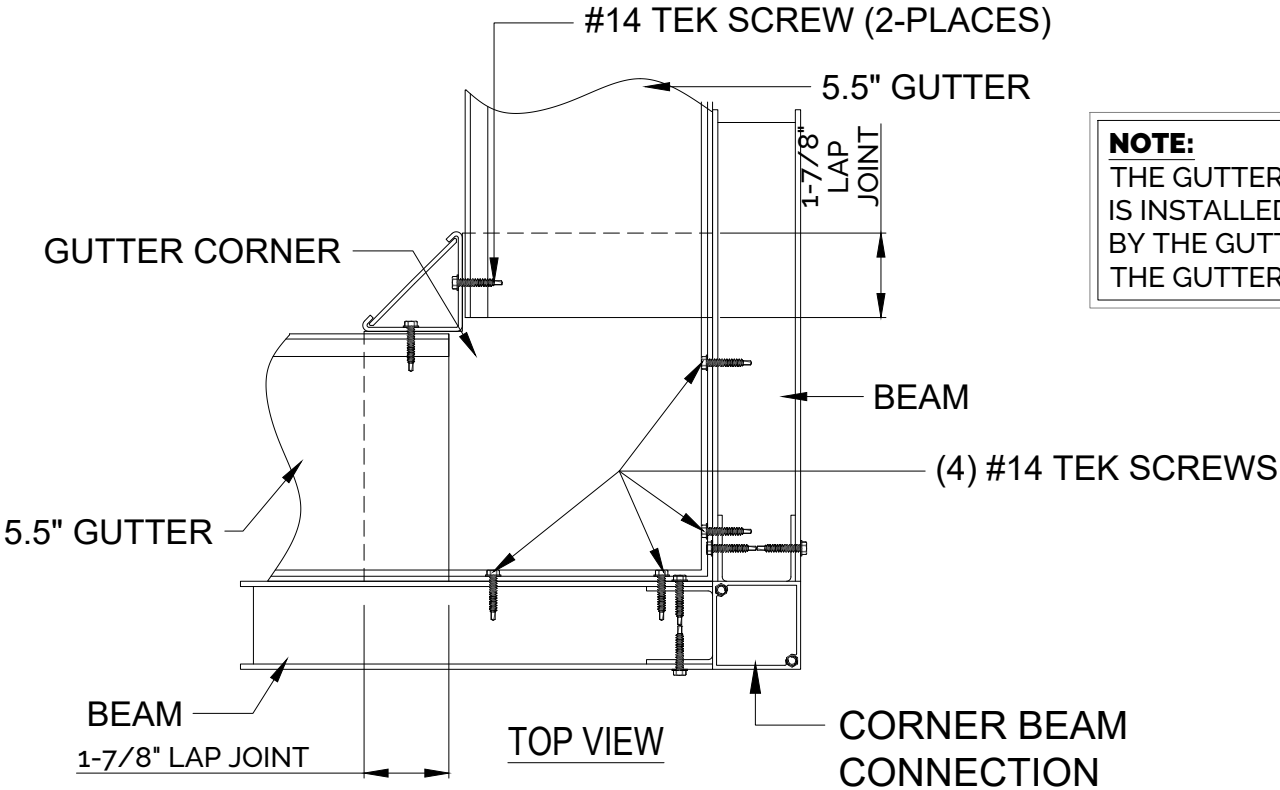
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I&S

SCALE  
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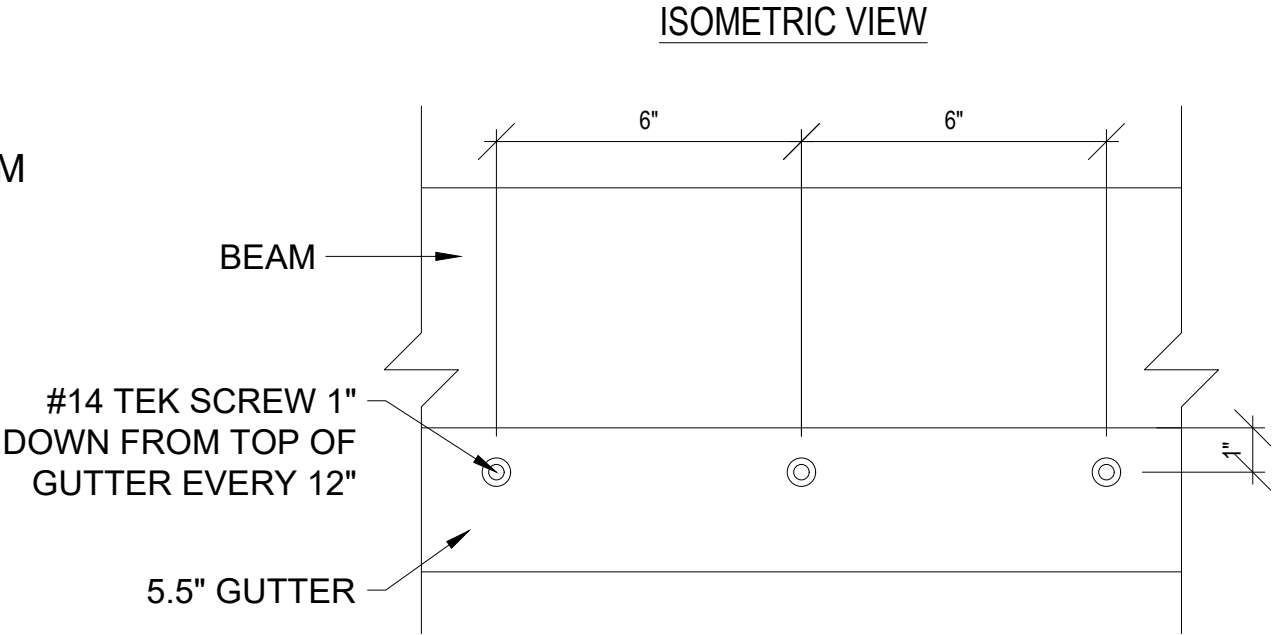
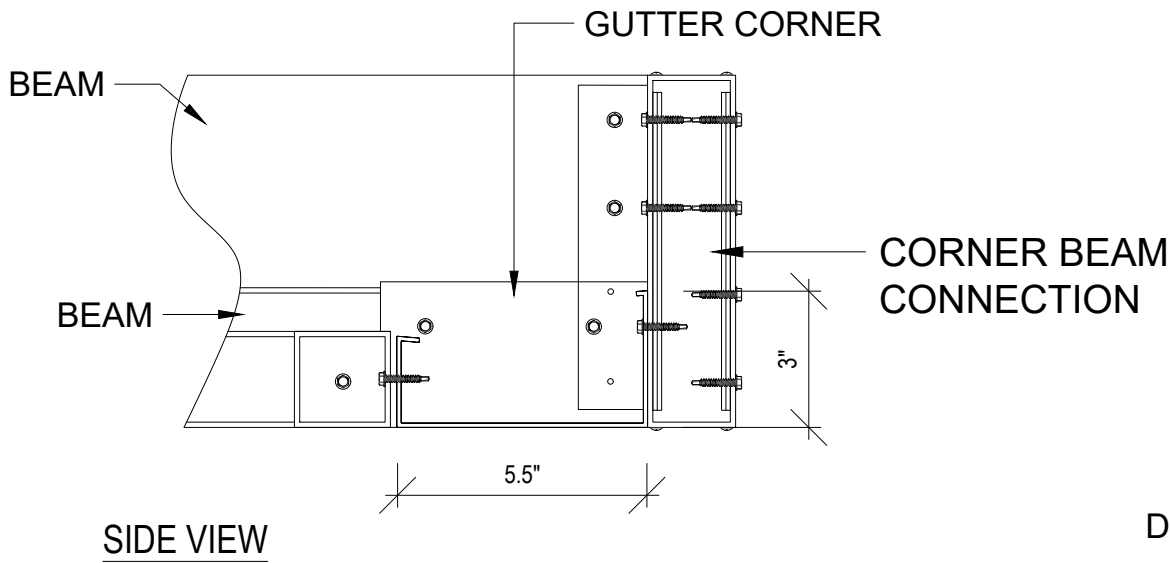
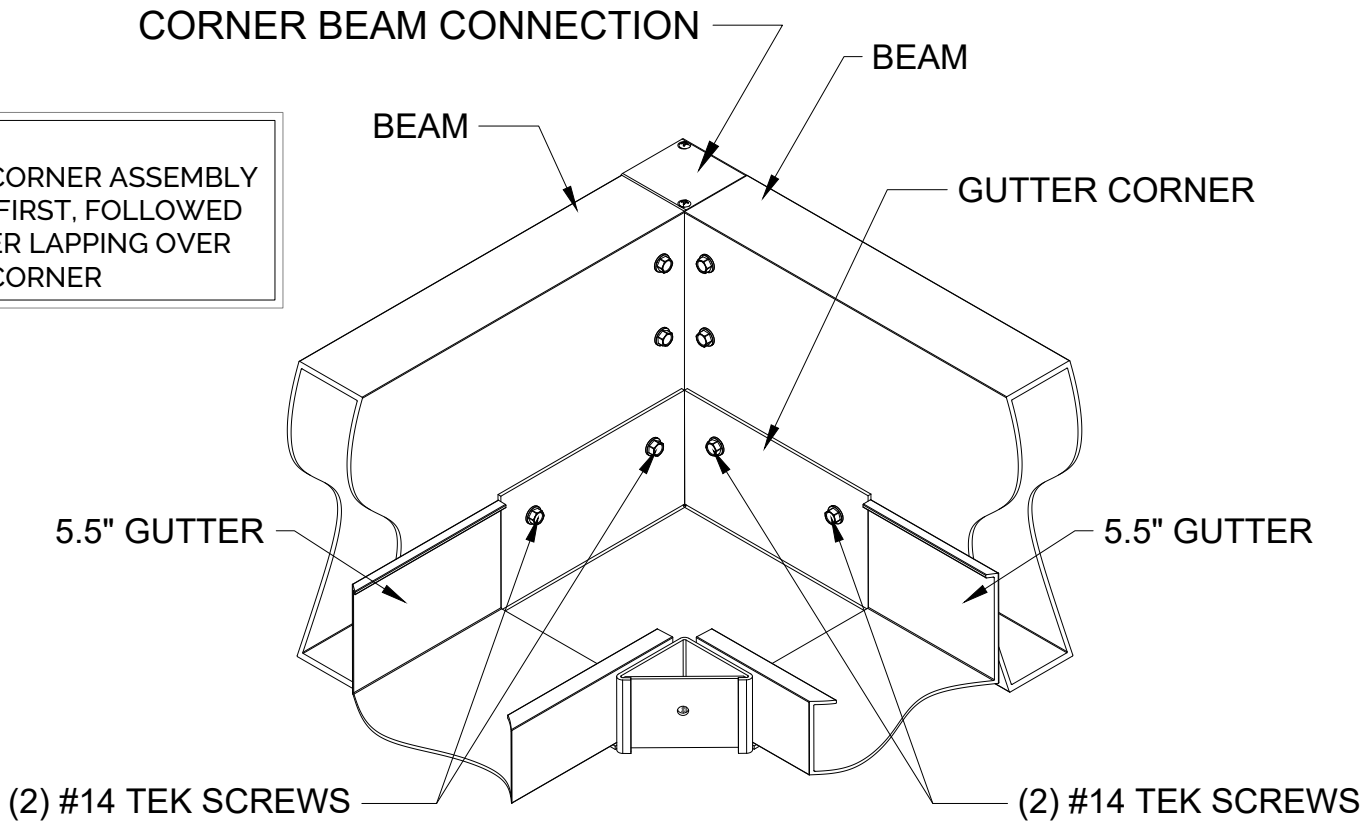
SHEET NO.

A 300

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6



**NOTE:**  
THE GUTTER CORNER ASSEMBLY  
IS INSTALLED FIRST, FOLLOWED  
BY THE GUTTER LAPPING OVER  
THE GUTTER CORNER

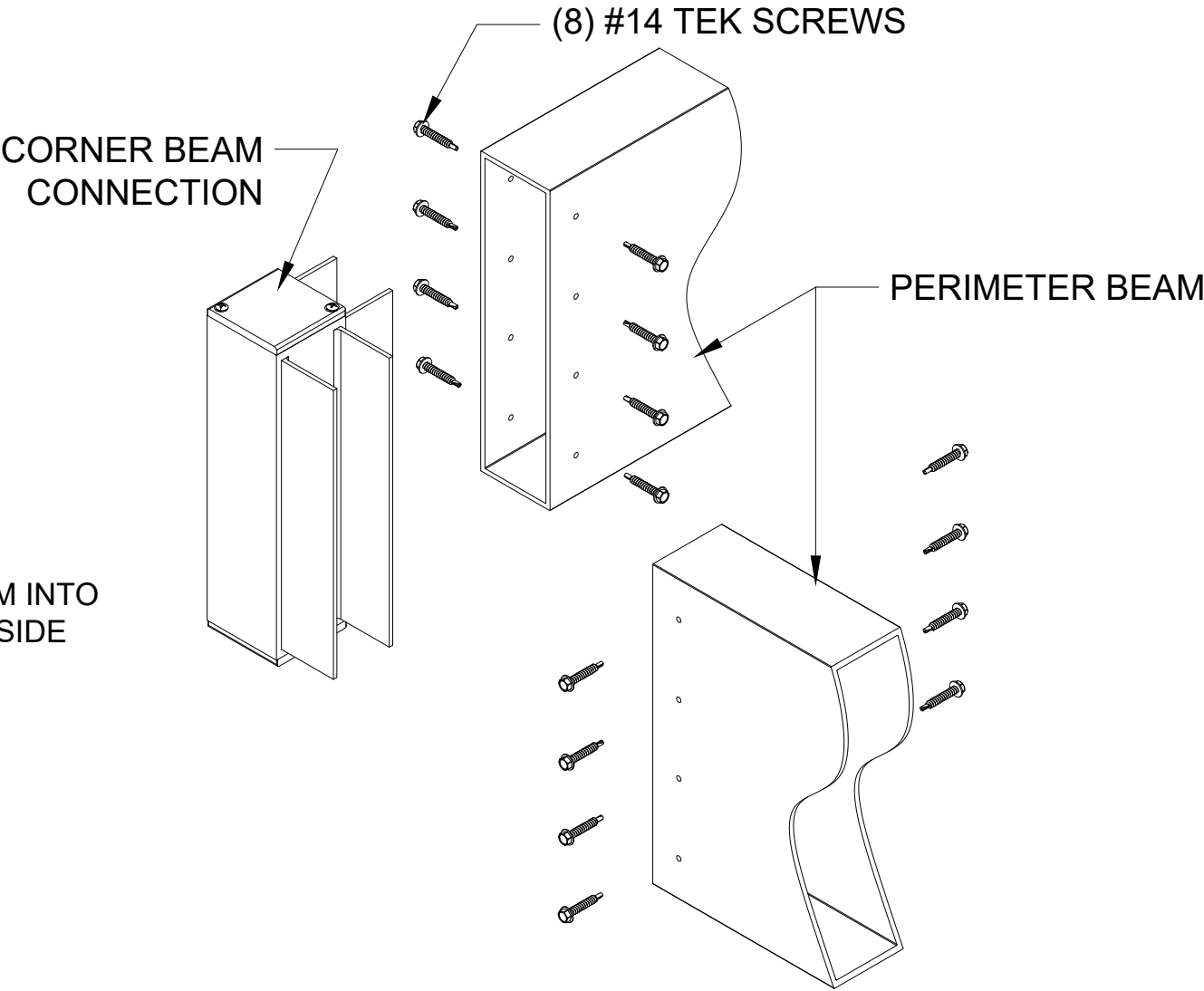
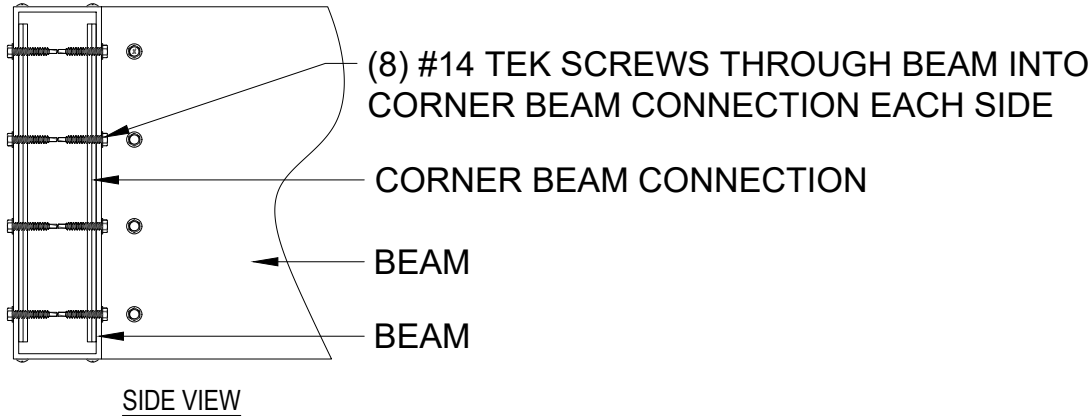
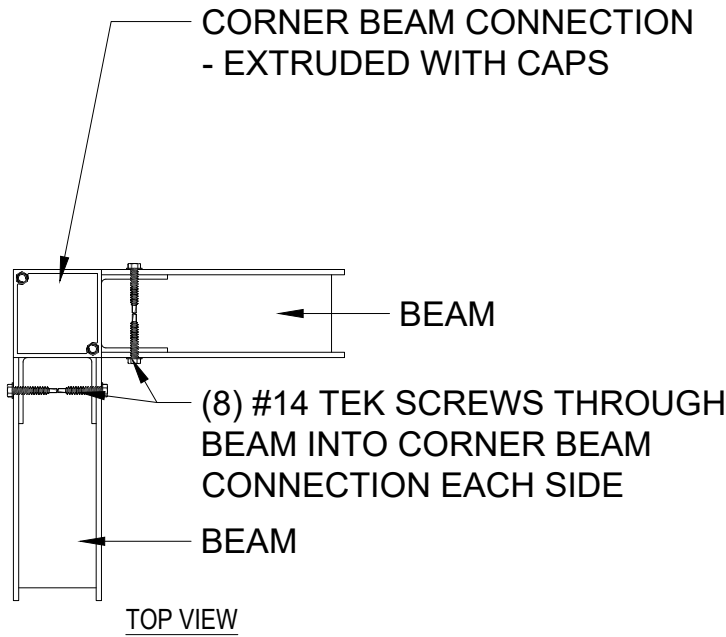


GUTTER CORNER ASSEMBLY

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION
DETAILS
DATE
08/21/25
DRAWN BY
I&S
SCALE
N.T.S.
SHEET NO.
A 301

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6



TYPICAL CORNER ASSEMBLY

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
DETAILS

DATE  
08/21/25

DRAWN BY  
I&S

SCALE  
N.T.S.

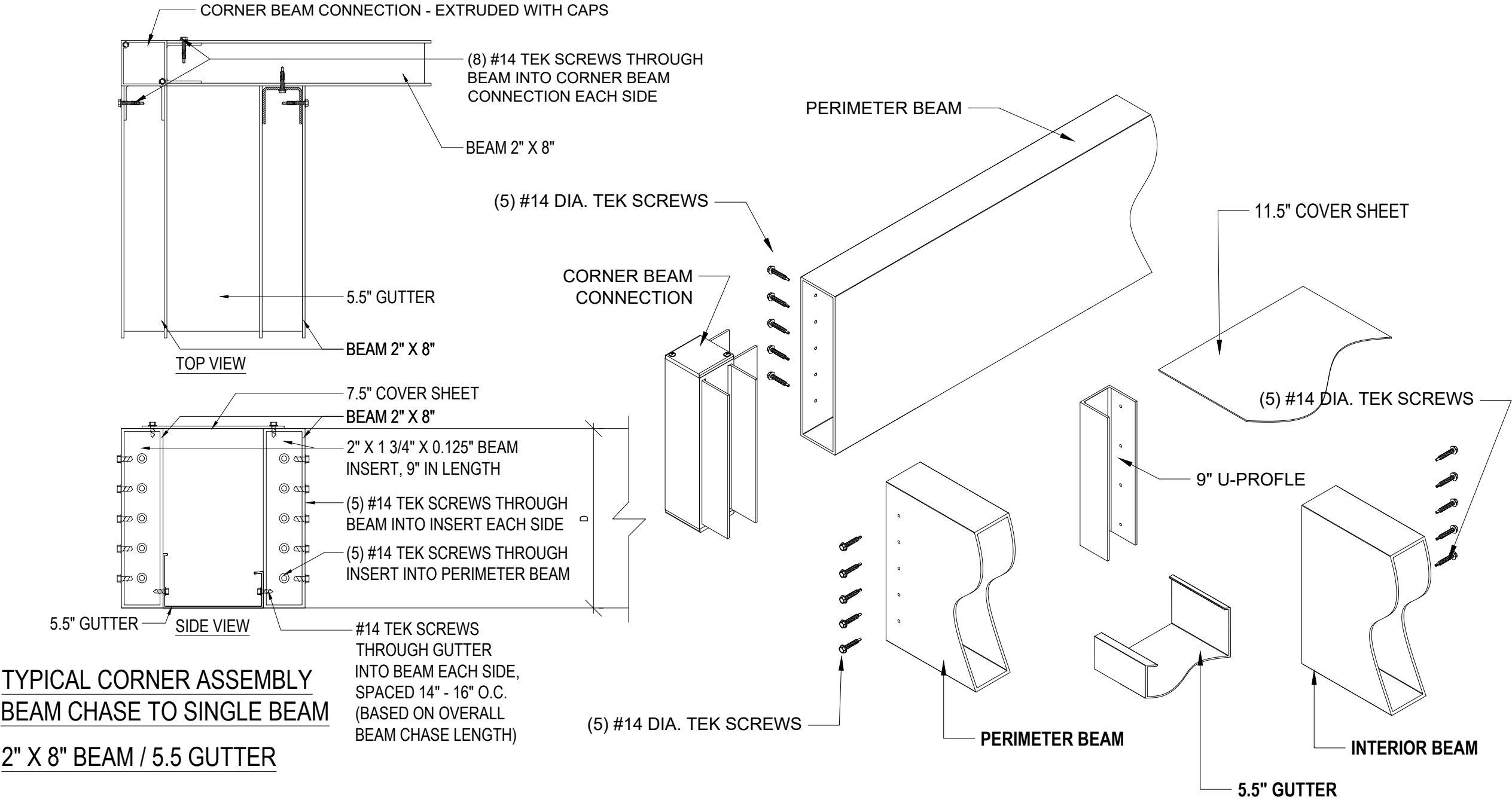
SHEET NO.

A 302



ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

**STRUXURE™**  
154 ETHAN ALLEN DR.  
DAHLONEGA, GA 30533  
(800) 303-5248

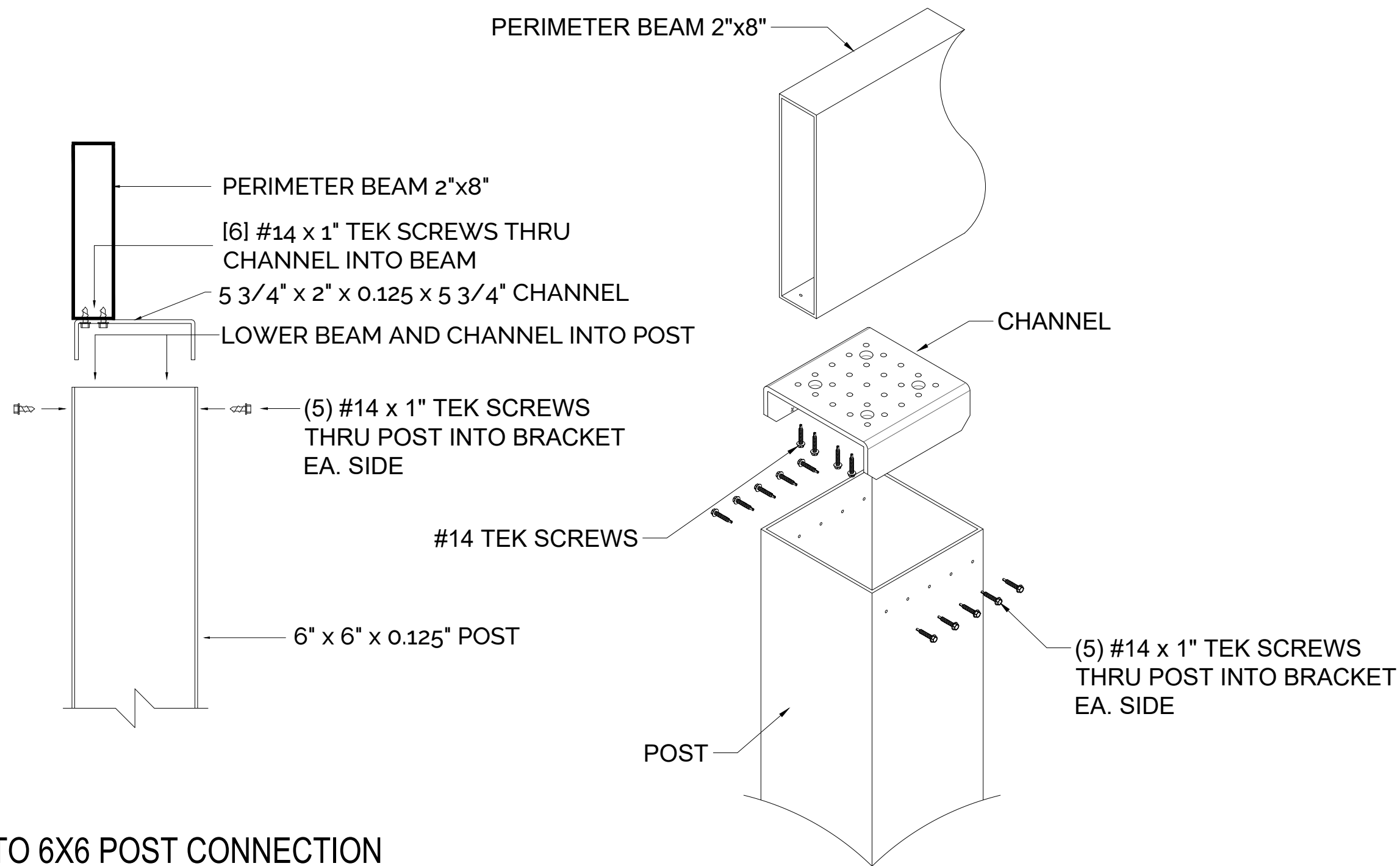


**CHRISTOPHER  
IGODAN**  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION
DETAILS
DATE
08/21/25
DRAWN BY
I&S
SCALE
N.T.S.
SHEET NO.
A 303

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

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SINGLE BEAM TO 6X6 POST CONNECTION

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION
DETAILS
DATE
08/21/25
DRAWN BY
I&S
SCALE
N.T.S.
SHEET NO.
A 304

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

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CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
DETAILS

DATE  
08/21/25

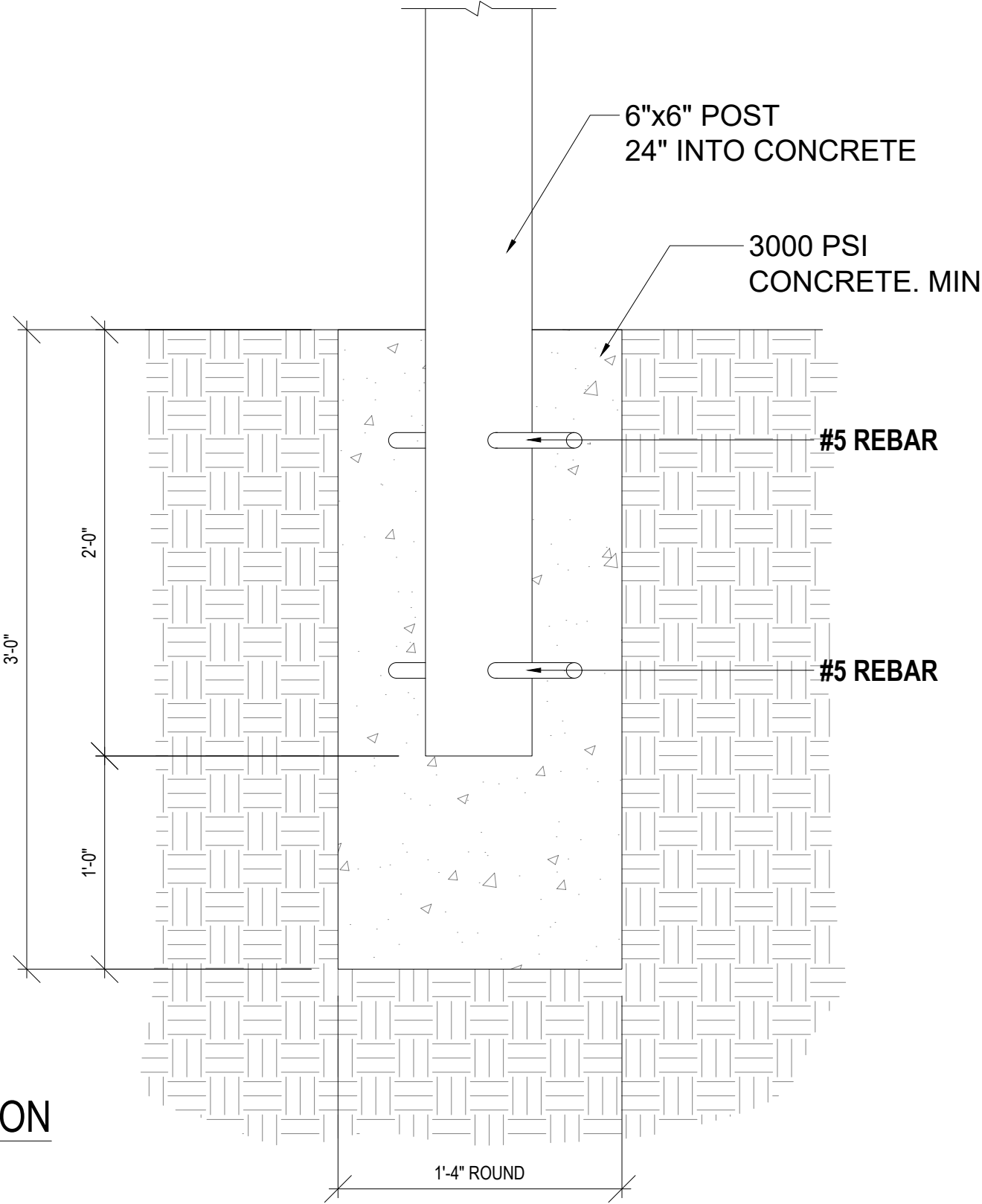
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I&S

SCALE  
N.T.S.

SHEET NO.

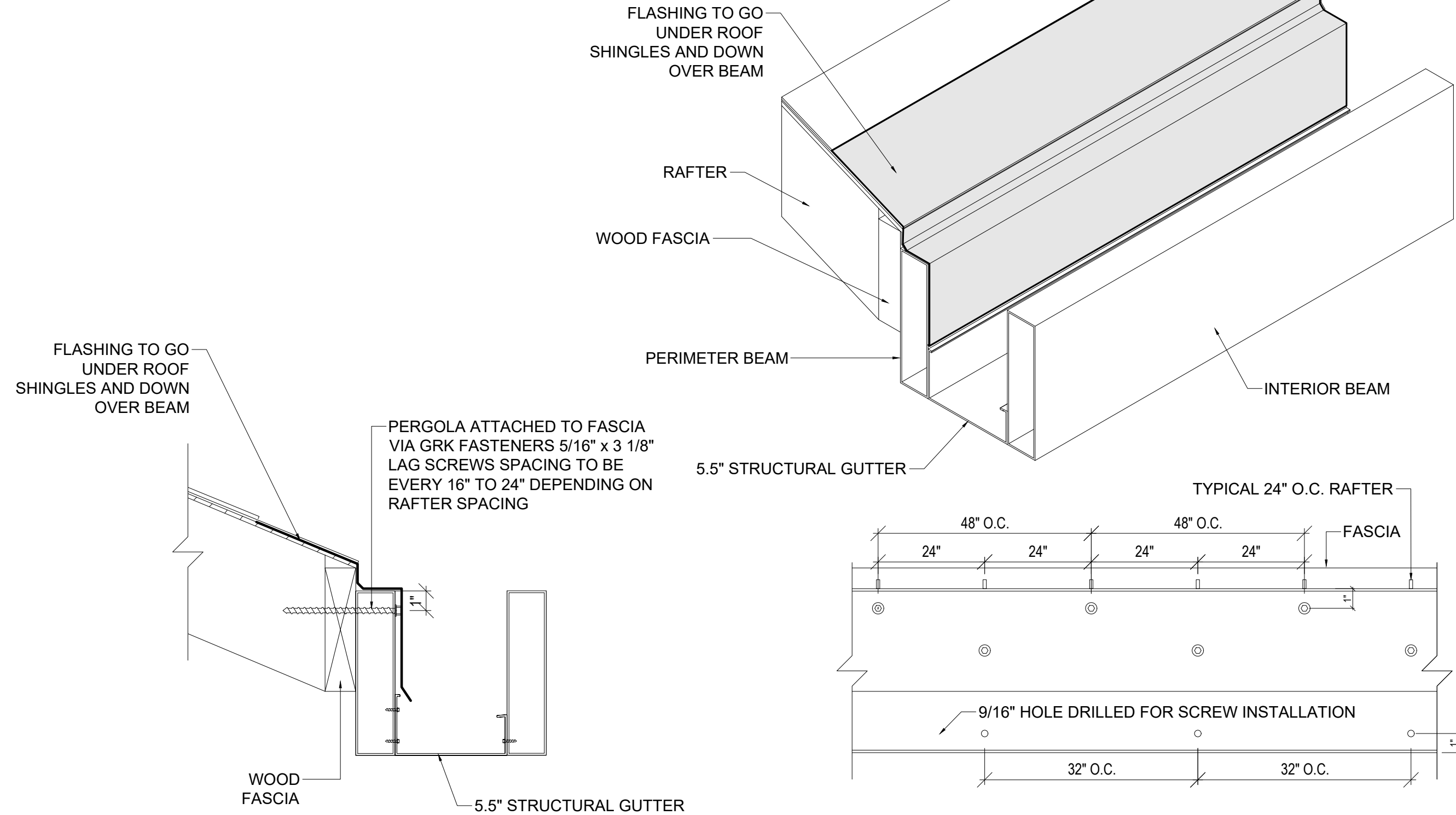
A 305

POST TO FOOTER CONNECTION



ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

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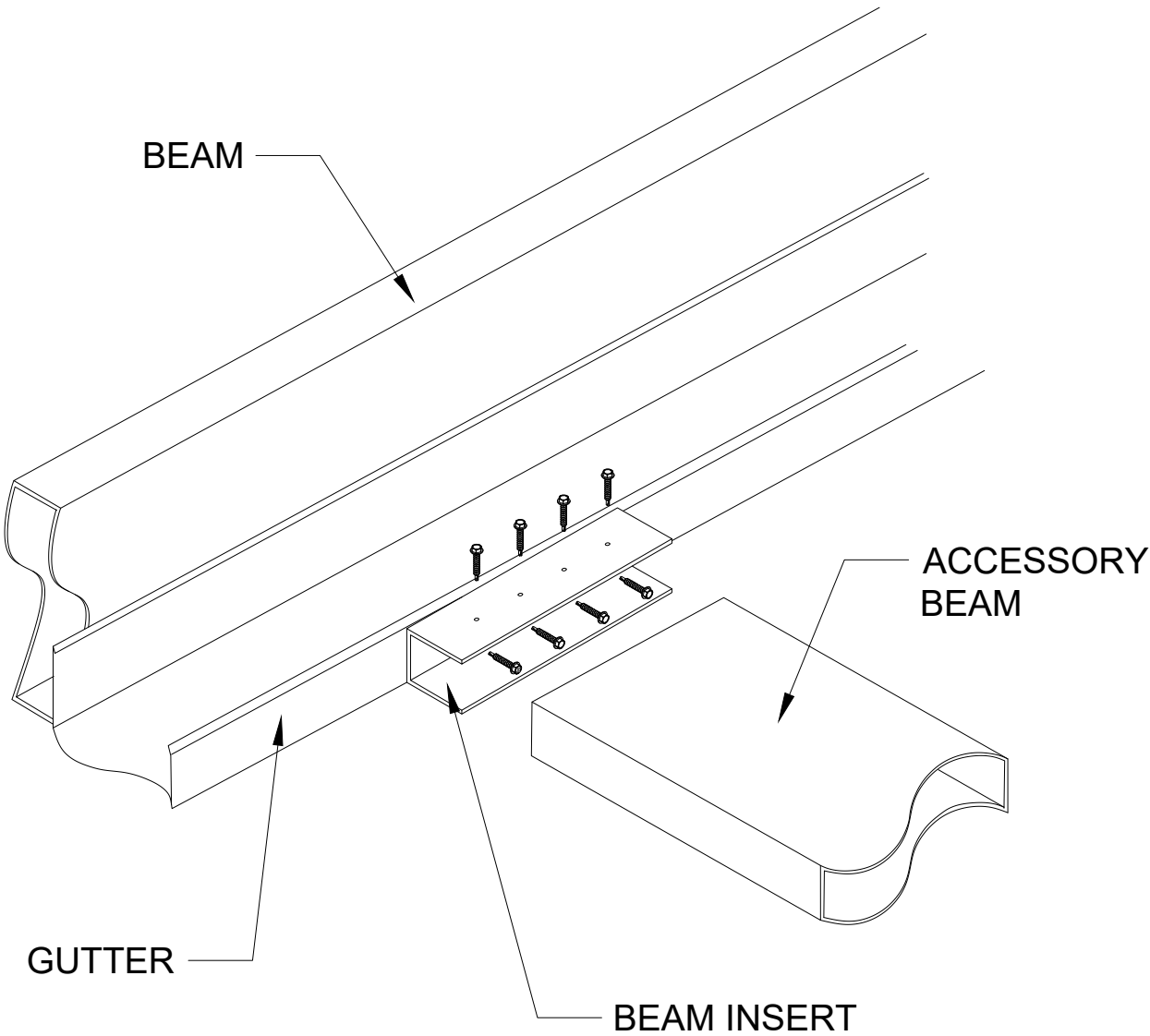
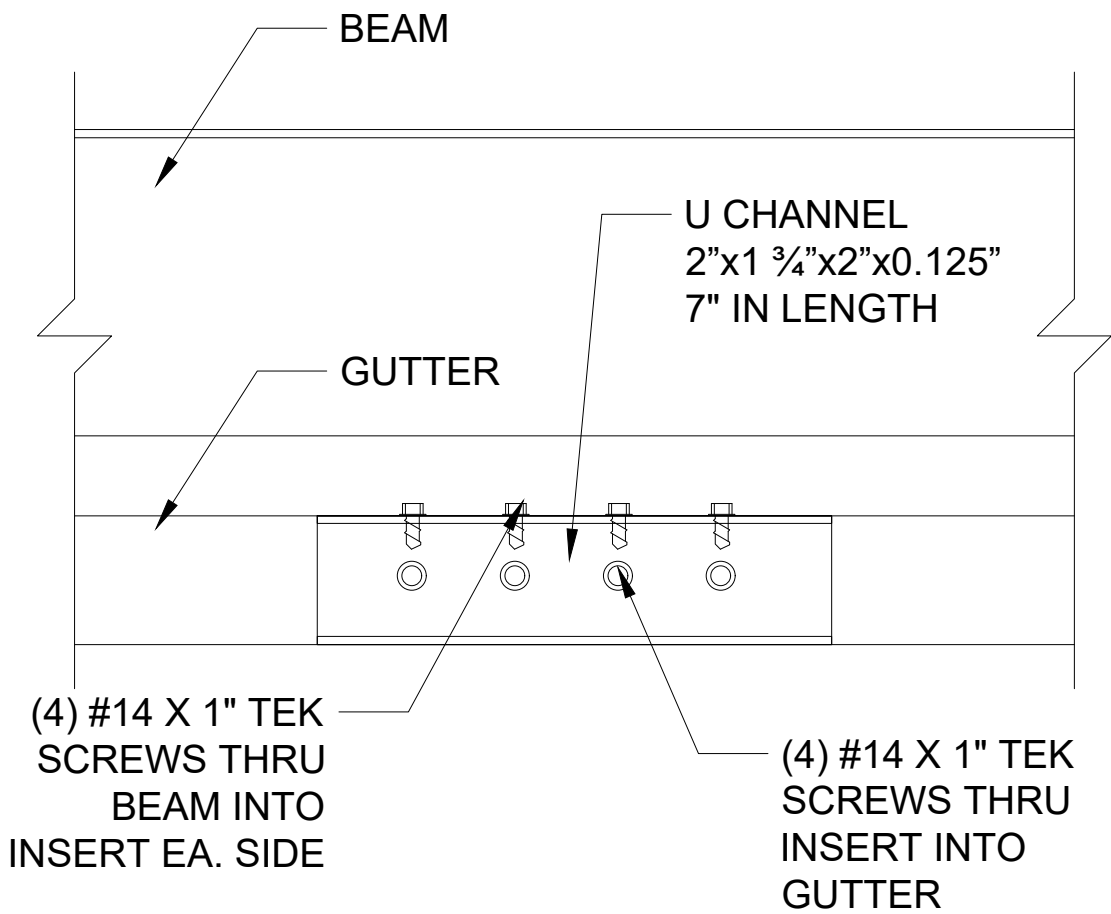
STRUCTURAL GUTTER TO FASCIA CONNECTION

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION
DETAILS
DATE
08/21/25
DRAWN BY
I&S
SCALE
N.T.S.
SHEET NO.
A 306

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

**STRUXURE™**  
154 ETHAN ALLEN DR.  
DAHLONEGA, GA 30533  
(800) 303-5248



FAN BEAM CONNECTION

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
DETAILS

DATE  
08/21/25

DRAWN BY  
I&S

SCALE  
N.T.S.

SHEET NO.

A 307



STRUXURE™

154 ETHAN ALLEN DR.  
DAHLONEGA, GA 30533  
(800) 303-5248

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION  
MOTOR  
SPECIFICATION

DATE  
08/21/25

DRAWN BY  
I&S

SCALE  
N.T.S.

SHEET NO.

A 400

ALUMINUM TYPE:  
LOUVERS 6063-T6  
ALL OTHER COMPONENTS 6063-T6

**STRUXURE™**  
154 ETHAN ALLEN DR.  
DAHLONEGA, GA 30533  
(800) 303-5248

	DATE:	REVISION:
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11		
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NOTES:

CHRISTOPHER  
IGODAN  
334 N REMINGTON RD  
COLUMBUS, OH 43209

DESCRIPTION REVISIONS
DATE 08/21/25
DRAWN BY I&S
SCALE N.T.S.
SHEET NO. A 500

# Authorization to Represent Homeowner

Date: 10/13/2025

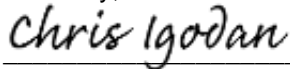
To Whom It May Concern,

I, Christopher Igodan, Jr. (homeowner), residing at **334 N Remington Rd, Columbus, OH 43209**, hereby authorize **Spencer Alt of Altimate Outdoor** to act as my representative before the **City of Bexley Architectural Review Board** regarding proposed exterior improvements to my property.

This authorization includes the ability to submit applications, drawings, and other required documentation; communicate with city staff and board members; and present on my behalf during any related public meetings or hearings.

I understand that I remain the property owner of record and am responsible for compliance with all applicable ordinances and conditions of approval.

Sincerely,



**Homeowner Signature**

Printed Name: Chris Igodan, Jr.

Phone / Email: 614-483-2252/christopher.igodan@gmail.com