



**PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD**

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, April 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

Application No.: ARB-20-18

Applicant: Brad Schoch

Owner: Andy & Rachel Abeles

Address: 317 S. Drexel Ave.

ARB Request: The applicant is seeking preliminary architectural review to allow the existing structure to be demolished and a new single-family structure to be constructed on the site.




A copy of this application will be available on our website 1 week prior to the meeting.

*****PLEASE NOTE:** Due to the COVID-19 we ask that you check the City Website: www.bexley.org for any special instruction in the event we need to make changes to our regular process or to inform you if the meeting needs to be postponed. Any questions regarding an application should be emailed to Kathy Rose at: krose@bexley.org and write **ARB** or **BZAP** in the subject line to prioritize it and insure that it is addressed prior to noon on the day of the meeting. Any other questions please call the Bexley Building Department at (614)559-4240.

Mailed by: 03-26-2020

***(ARB) Architectural Review Board Application - Major Review (for Additions to Principal and Accessory structures and New Principal Structures that DO NOT REQUIRE A VARIANCE. (You must proceed to the BZAP application if you wish to request a variance from the Zoning Code) ARB meets on the 2nd Thursday of the month (except December) applications are due 4 weeks prior.**

Applicant

 Brad Schoch
 614-530-9400
 bradschoch@mac.com

Location

317 S DREXEL AV
 Bexley, OH 43209

ARB-20-18

Submitted On: Mar 12, 2020

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT..

Demolition of existing house due to fire - Construction of new single family residence per drawing set

Architecture Review

true

Demolition

true

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information**Agent Name**

Brad Schoch

Agent Address

6800 MacNeil Dr,

Agent Email

--

Agent Phone

--

Property Owner Name

Andy & Rachel Abeles

Property Owner phone

614 357 0982

If owner will not be present for review meeting, you must submit a permission to represent signed by the current owner.

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A.2: Fee Worksheet**Estimated Valuation of Project**

850000

Minor Architectural Review

--

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Variance Review Type

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Appeal of ARB decision to BZAP

--

--

Appeal of BZAP decision to City Council

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B: Project Worksheet: Property Information**Occupancy Type**

Residential

Zoning District

R3

Use Classification

R-3 (25% Building and 50% Overall)

Other Classification

--

B: Project Worksheet: Lot Info**Width (ft)**

94

Depth (ft)

255

Total Area (SF)

23970

B: Project Worksheet: Primary Structure Info**Existing Footprint (SF)**

2158

Proposed Addition (SF)

3609

Removing (SF)

2158

Type of Structure

Single Family Residence

Proposed New Primary Structure or Residence (SF)

3609

Total Square Footage

3609

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)**Existing Footprint (SF)**

--

Proposed Addition (SF)

--

New Structure Type

Attached garage

Ridge Height

39'-6" for main house

Proposed New Structure (SF)

3609

Is there a 2nd Floor

Yes

2nd Floor SF

1882

Total of all garage and accessory structures (SF)

3609

Total building lot coverage (SF)

3609

Total building lot coverage (% of lot)

15

Is this replacing an existing garage and/or accessory structure?

Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)

2456

Existing Patio (SF)

144

Existing Private Sidewalk (SF)

88

Proposed Additional Hardscape (SF)

1650

Total Hardscape (SF)

6552

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)

6552

Total overall lot coverage (% of lot)

27

C.1 Architectural Review Worksheet: Roofing

Roofing

true

Structure

House or Principal Structure

Existing Roof Type

Slate

New Roof Type

Arch. Dimensional Shingles

New Single Manufacturer

Certainteed

New Roof Style and Color

Dimensional Roofing - Driftwood

C.1 Architectural Review Worksheet: Windows

Windows

true

Structure

House or Principal Structure

Existing Window Type

Casement

Other existing window type

--

Existing Window Materials

Aluminum Clad Wood

Other existing window materials

--

New Window Manufacturer

Anderson

New Window Style/Mat./Color

Double Hung / Alum Clad / White

C.1 Architectural Review Worksheet: Doors

Doors

true

Structure

House or Principal Structure

Existing Entrance Door Type

Wood

Door Finish

Painted

Proposed Door Style

French Door with Sidelites

Existing Garage Door Type

Fiberglass

Proposed Door Type

Carriage Style

Proposed Door Color

Stained - cappuccino color

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

true

Other Existing Door Trim

--

Existing Window Trim

Wood

Proposed New Window Trim

5 1/2" Composite Wood

Do the proposed changes affect the overhangs?

No

Existing Door Trim

Wood Composite

Proposed New Door Trim

5 1/2" Composite Wood

Other Existing Window Trim

--

Trim Color(s)

White

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

true

Other Existing Finishes

--

Proposed Finishes

Cultured Stone

Proposed Finishes Manufacturer, Style, Color

Casa Di Sasi , Ledgestone , Old World European

Existing Finishes

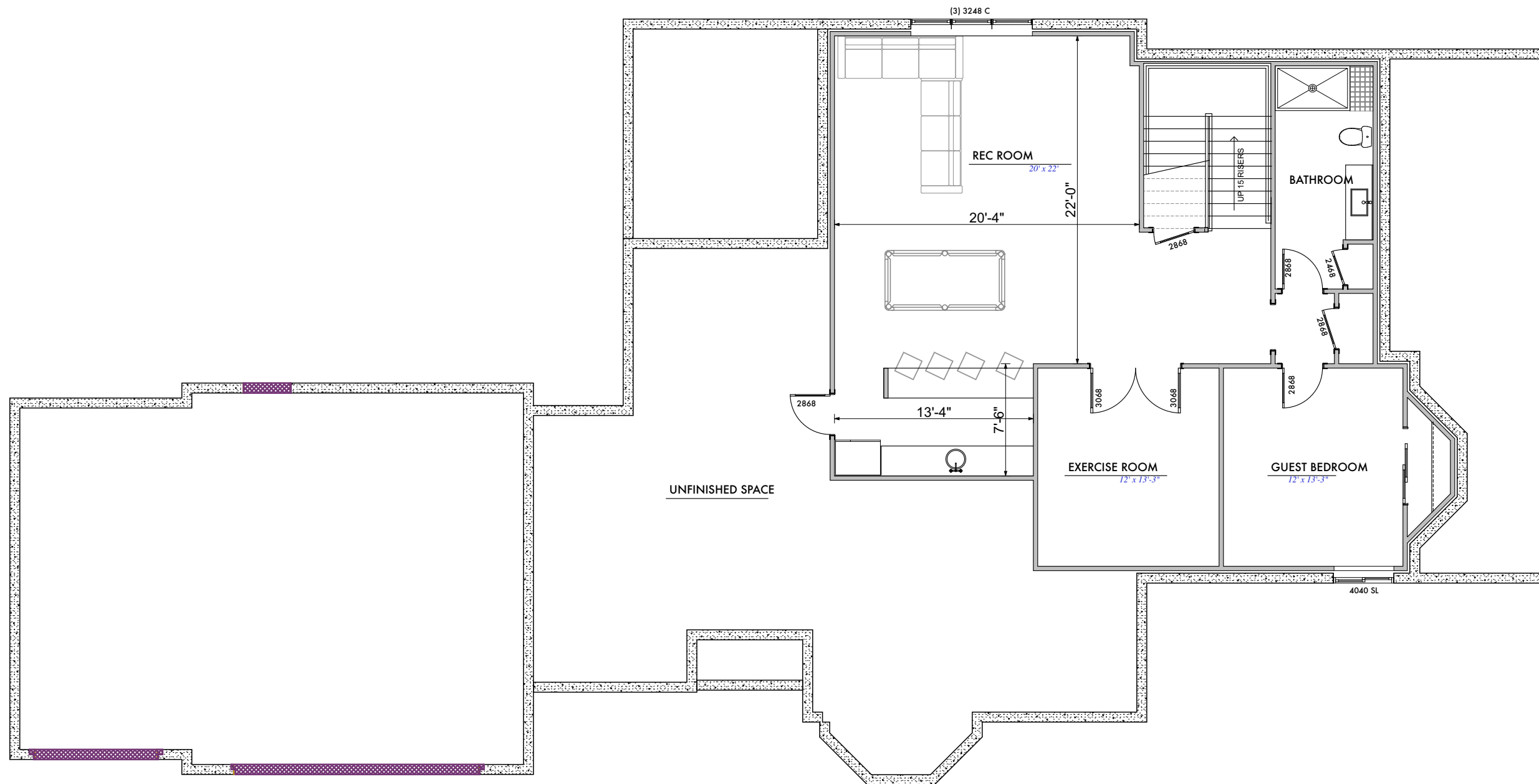
Natural Stone

Existing Finishes Manufacturer, Style, Color

Natural Stone - Ohio Limestone color

Other Proposed Finishes

--



FOUNDATION PLAN

1,361 FIN. SQ.FT.

1/8" = 1'-0"

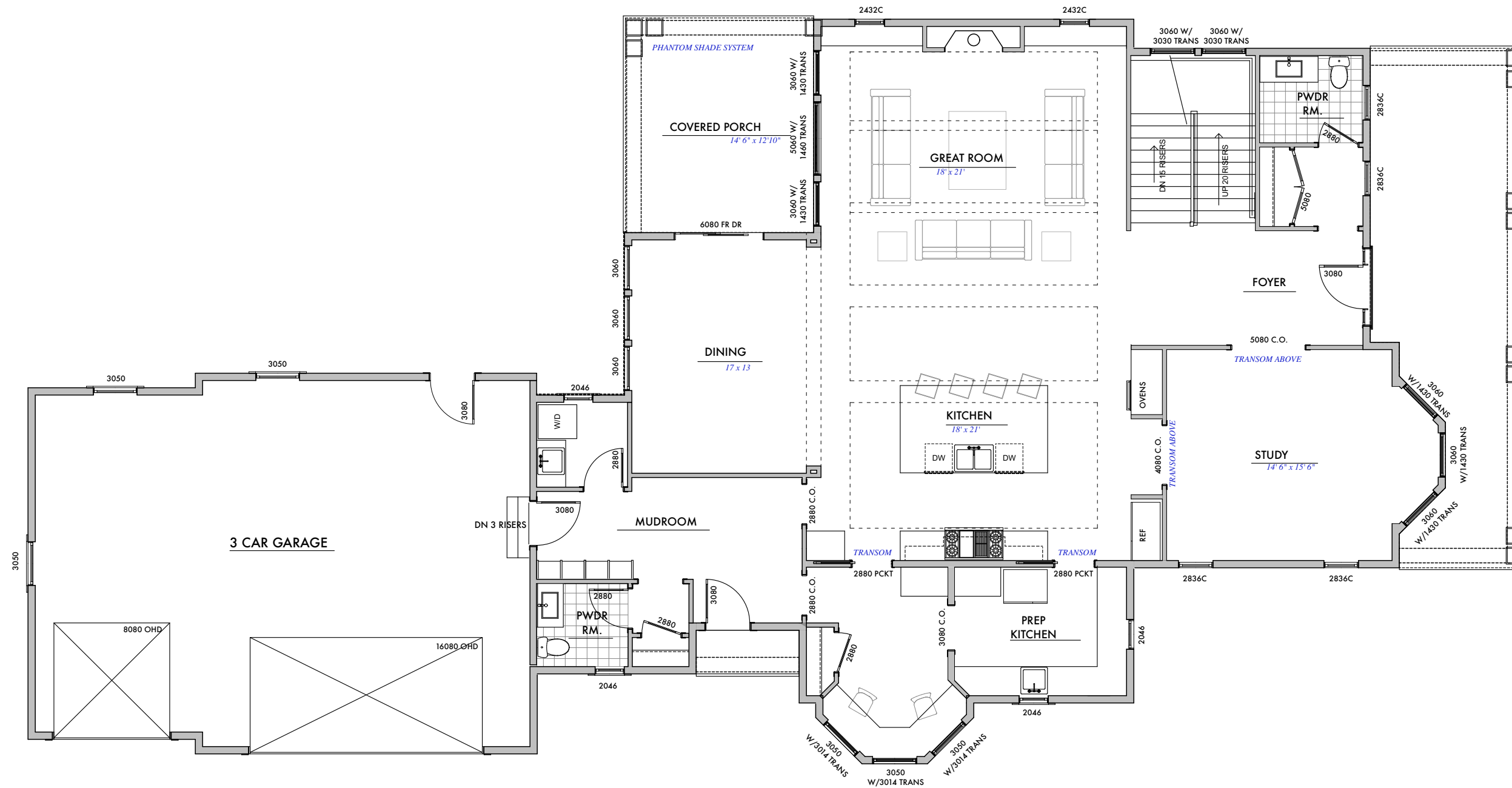


Romanelli & Hughes
BUILDING COMPANY

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DATE	ISSUE	DATE	ISSUE
3/9/20	REVIEW		
3/12/20	ARB SUBMITTAL		
4/28/20	ARB SUBMITTAL REV		
ABELES RESIDENCE			
317 S. DREXEL AVE.			



FIRST FLOOR PLAN

2,200 SQUARE FEET

1/8" = 1'-0"

326 FRONT PORCH SQ.FT.

190 REAR PORCH SQ.FT.

883 GARAGE SQ.FT.



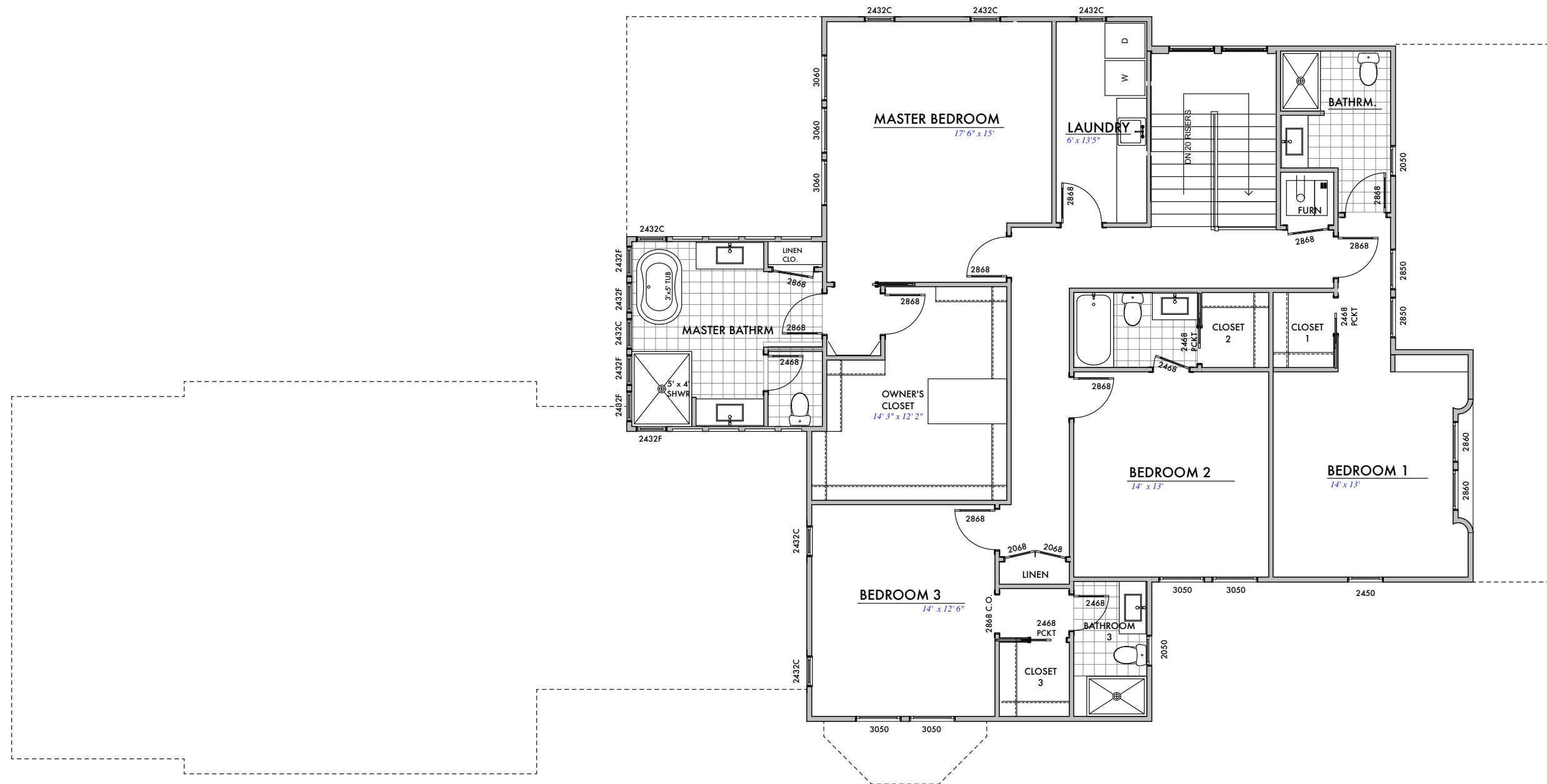
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SECOND FLOOR PLAN

1,882 FIN. SQ.FT.

1/8" = 1'-0"



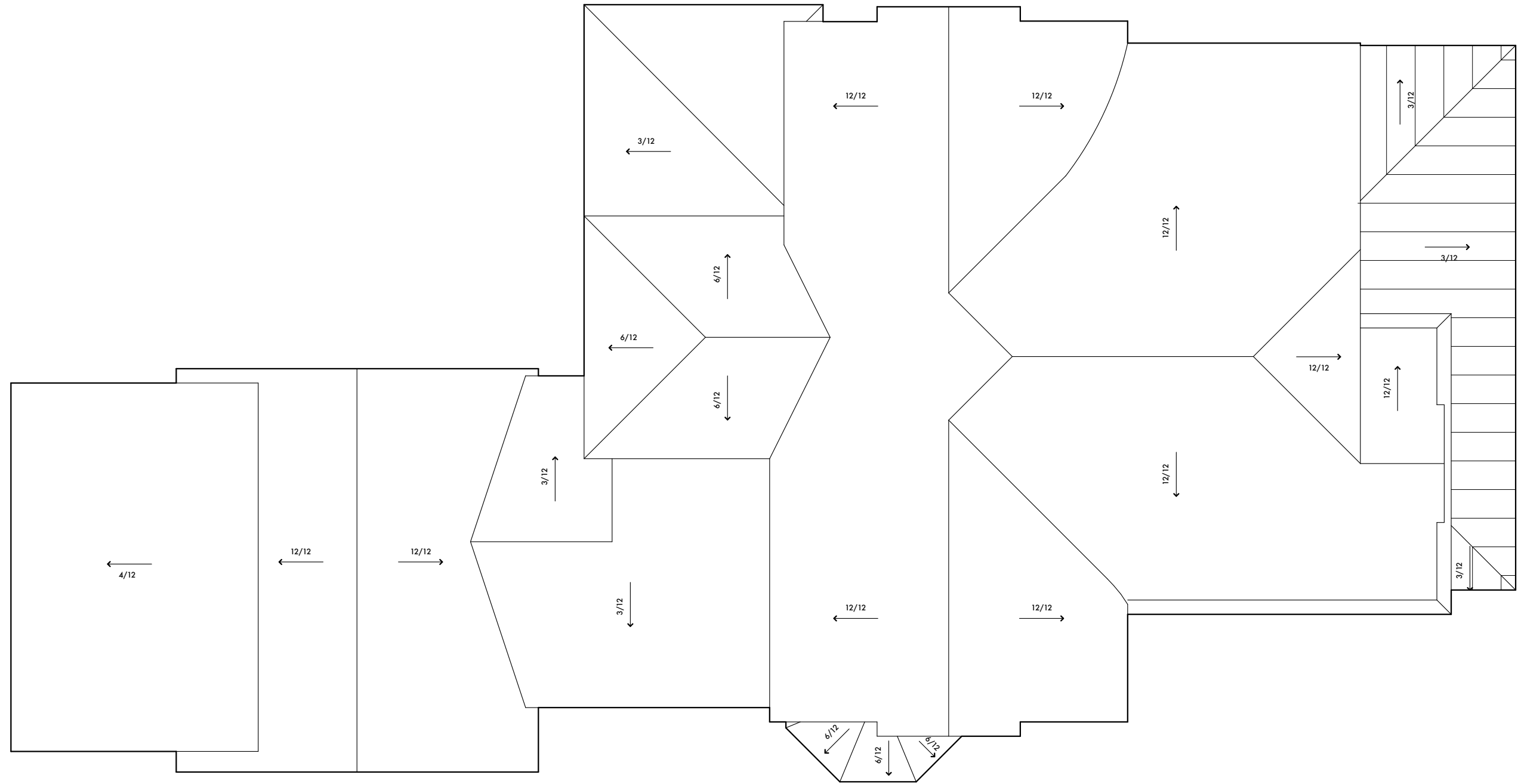
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ROOF PLAN

1/8" = 1'-0"



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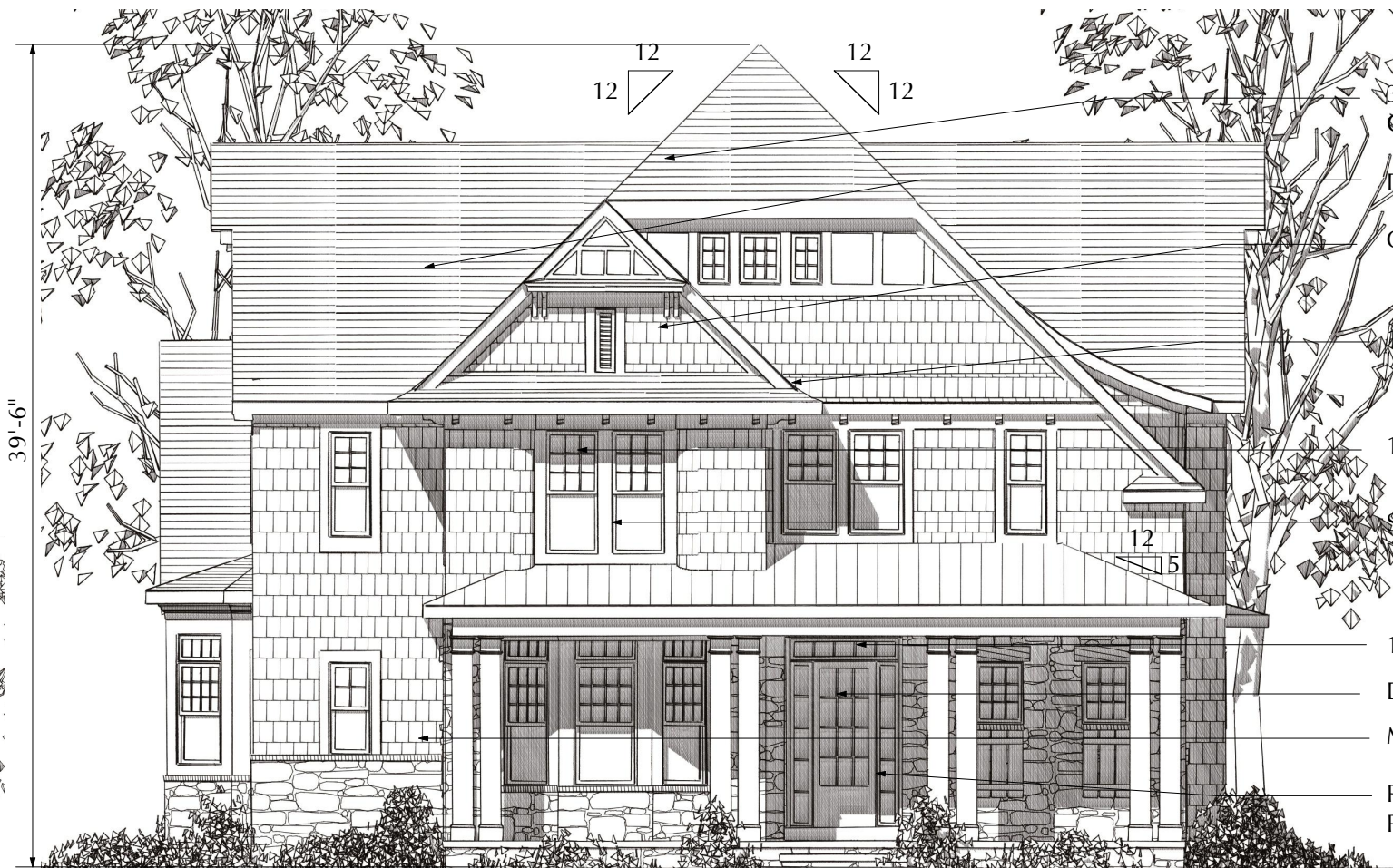
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317 S. DREXEL AVE.

PREVIOUS FRONT ELEVATION



PREVIOUS REAR ELEVATION



- 30 YEAR DIMENSIONAL ASPHALT SHINGLES - GEORGETOWN GREY
- DECORATIVE CORBELS - PAINTED WHITE
- CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN
- 1 X 6 TRIM AT WINDOWS / DOORS TYP.
- 1 X 6 TRIM AROUND RECESS CEMENT PANEL
- STANDING SEAM METAL ROOFING
- 12"X12" SQ. COLUMN - FIBERGLASS - PAINTED
- DECORATIVE CEDAR SHUTTER - PAINTED
- MANUF. STONE VENEER
- POURED CONC PORCH FLOOR

FRONT ELEVATION - EAST



- DIMENSIONAL ASPHALT SHINGLES - TYP.

REAR ELEVATION - WEST

- BOARD & BATTEN SIDING

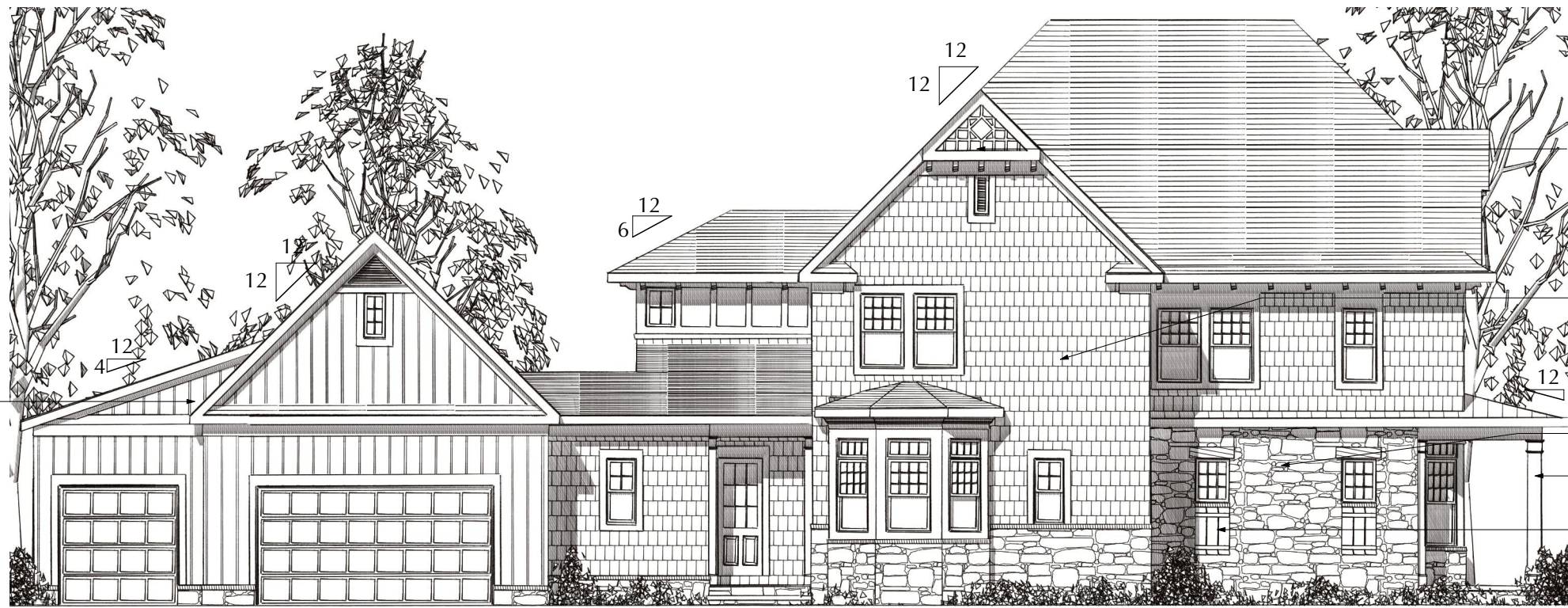


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DECORATIVE TRELLIS DETAIL AT GABLE

CEDAR SHAKE SHINGLE SIDING - SEMI TRANSPARENT STAIN

MANUFACTURED STONE VENEER

12" FIBERGLASS SQ. COLUMN

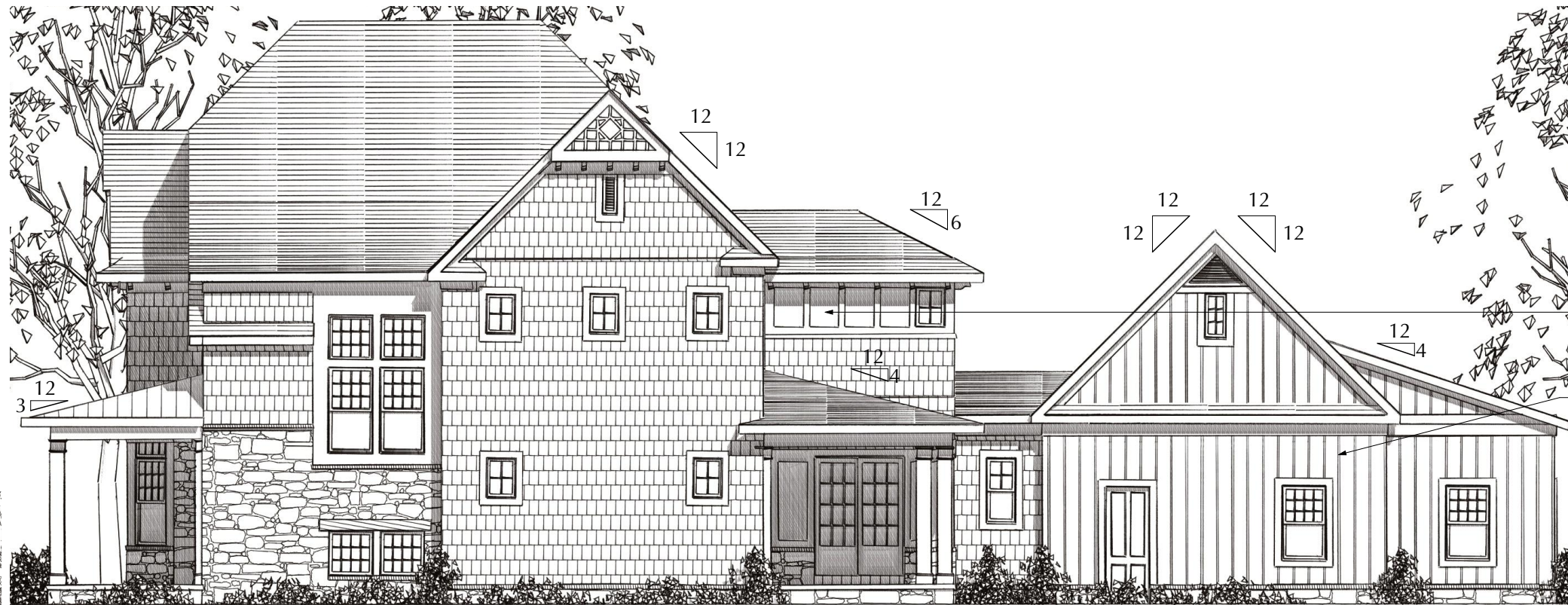
CEDAR SHUTTER

BOARD & BATTEN SIDING

PREVIOUS ELEVATION



SIDE (SOUTH) ELEVATION



RECESS PANELING

BOARD & BATTEN SIDING

PREVIOUS ELEVATION



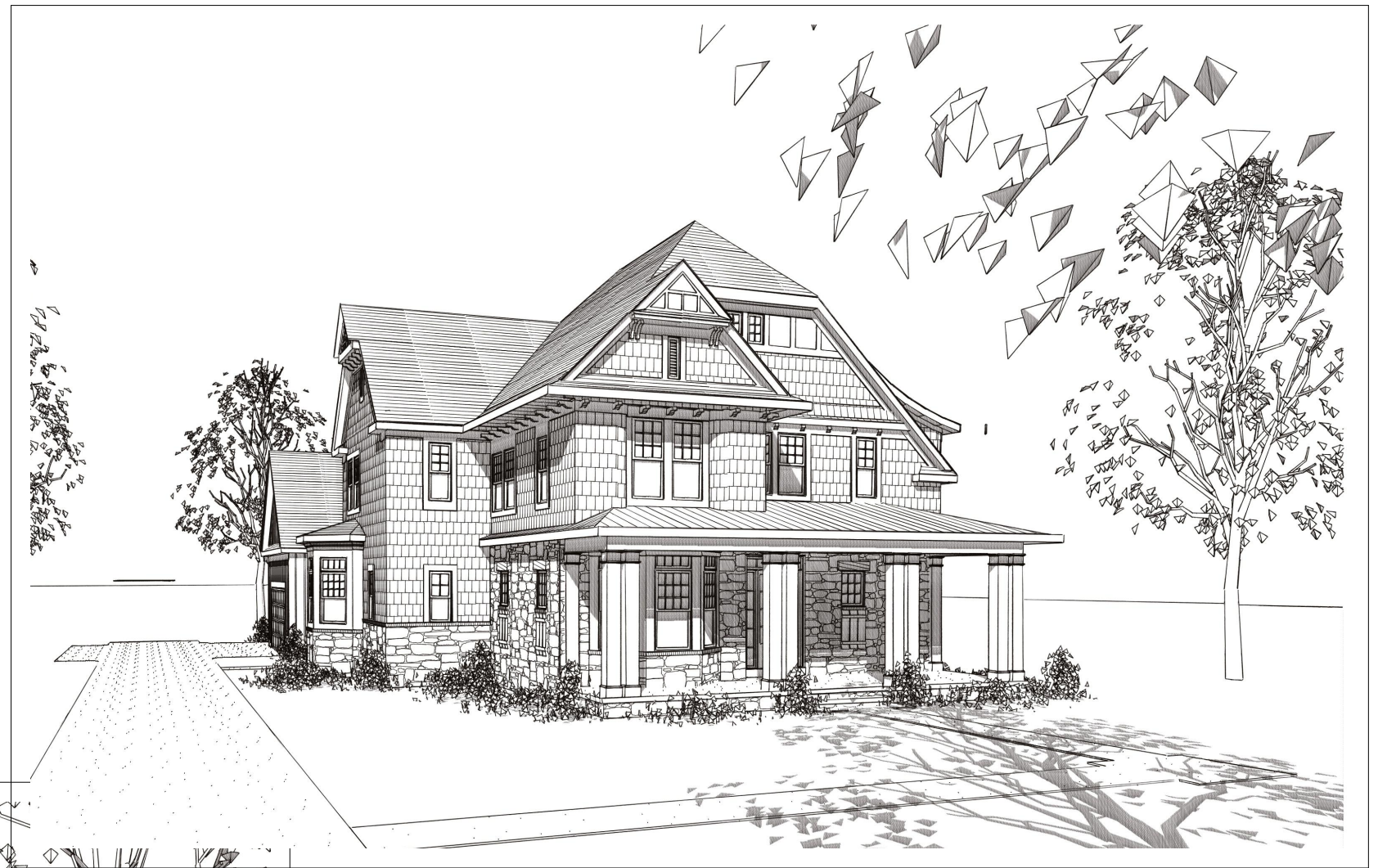
SIDE (NORTH) ELEVATION



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FRONT OF HOUSE



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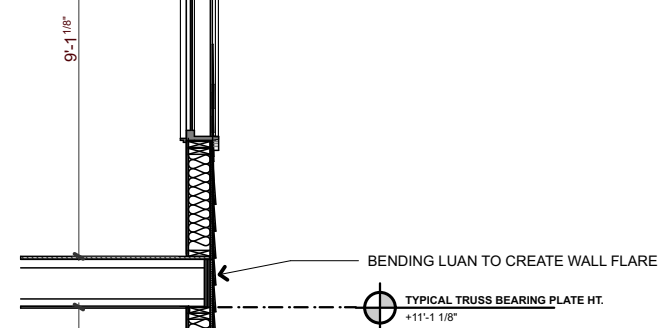
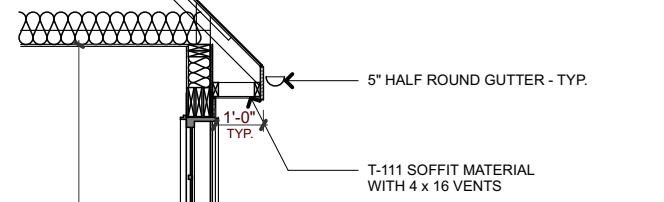
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ABELES RESIDENCE
317 S. DREXEL AVE.

- TYPICAL FRAME ROOF CONSTRUCTION**
- 30YR. ASPHALT SHINGLES
 - ICE & WATER SHIELD OVER
 - 15# FELT PAPER
 - 7/16" OSB SHEATHING
 - PRE-ENGINEERED TRUSSES -- SEE TRUSS PLAN AND MNFCTR. SHOP DRAWINGS FOR TRUSS SPECIFICATIONS
 - R-36 BATT FACED INSULATION
 - 1/2" GYP. BD. AT CEILING



TYPICAL WALL CONSTRUCTION

- 6" REVEAL CEDAR SHAKE SHINGLES
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 BATT FACED INSULATION.
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

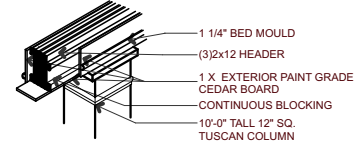
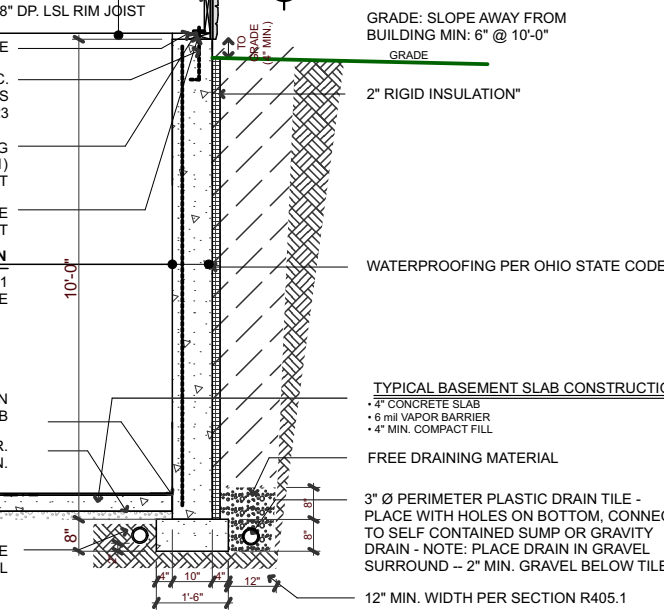
- SCHEDULED FINISH FLOOR -- SEE FLOOR PLANS
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & NAILED
- 11-7/8" TJI JOISTS

TYPICAL FNDN WALL CONSTRUCTION

- 8" WIDE POURED CONCRETE WALL w/ #4 BARS @ 16" o.c. VERT. - MIN. 1 1/2" CLEAR FROM INSIDE FACE
- TREATED 2 x 8 SILL PLATE
- 1/2" ø x 10" ANCHOR BOLT @ 72" O.C. MIN. 7" EMBED MAX. 12" FROM CORNERS - GALVANIZED PER ASTM123
- PROVIDE 2 WASHERS PRIOR TO ANCHORING NUT: (1) WASHER FOR 1/2" ø BOLT & (1) WASHER FOR 3/4" ø BOLT
- PROVIDE 9/16" ø HOLES IN SILL PLATE FOR ANCHOR BOLT

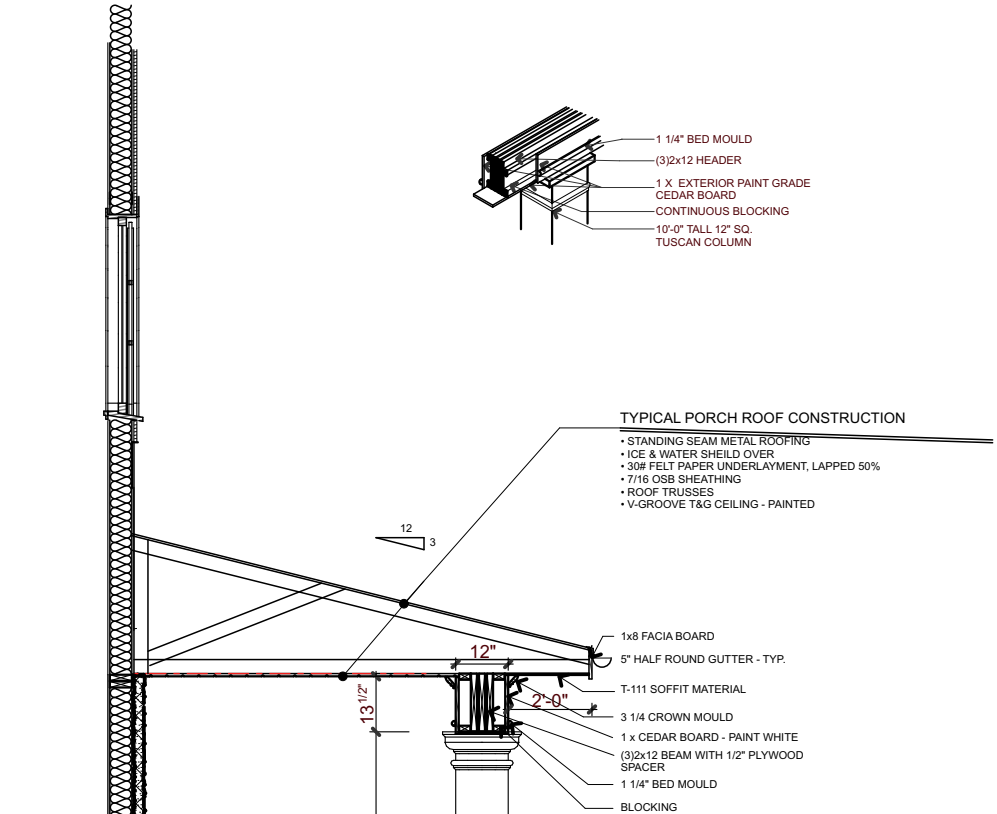
TYPICAL BASEMENT SLAB CONSTRUCTION

- 4" CONCRETE SLAB
- 6 mil VAPOR BARRIER
- 4" MIN. COMPACT FILL
- FREE DRAINING MATERIAL
- 3" Ø PERIMETER PLASTIC DRAIN TILE - PLACE WITH HOLES ON BOTTOM, CONNECT TO SELF CONTAINED SUMP OR GRAVITY DRAIN - NOTE: PLACE DRAIN IN GRAVEL SURROUND -- 2" MIN. GRAVEL BELOW TILE
- 12" MIN. WIDTH PER SECTION R405.1



TYPICAL PORCH ROOF CONSTRUCTION

- STANDING SEAM METAL ROOFING
- ICE & WATER SHIELD OVER
- 30# FELT PAPER UNDERLAYMENT, LAPPED 50%
- 7/16 OSB SHEATHING
- ROOF TRUSSES
- V-GROOVE T&G CEILING - PAINTED



TYPICAL WALL CONSTRUCTION

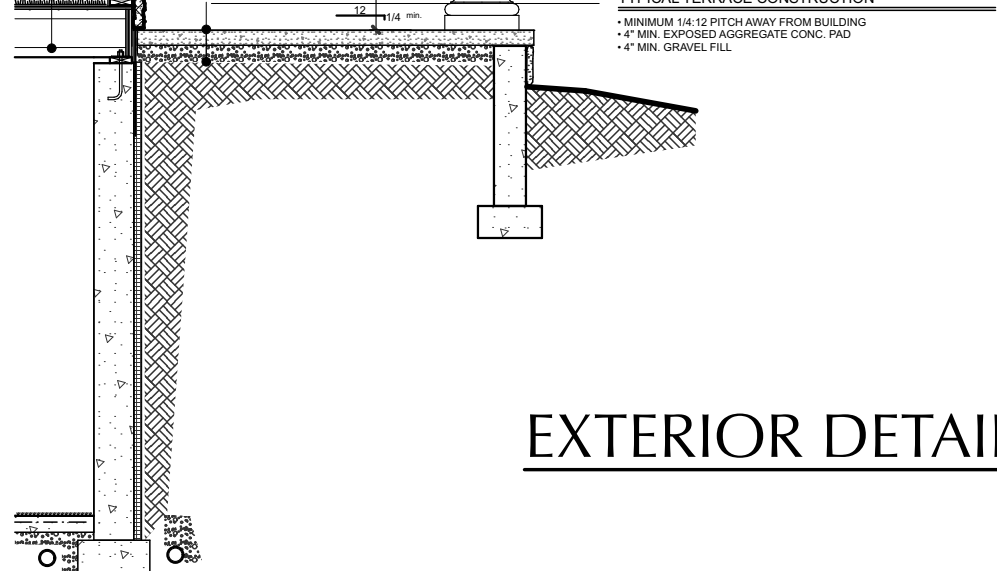
- MANUF STONE VENEER -- SEE ELEVATION
- "TYVEK" (OR EQUAL) HOUSEWRAP
- 7/16" OSB SHEATHING
- 2x6 STUD FRAMING @ 16" o.c.
- R-19 FIBERGLASS BATT INSULATION
- 1/2" GYP. BD.

TYPICAL FLOOR CONSTRUCTION

- SCHEDULED FINISHED FLOOR -- SEE A-106
- 3/4" T&G PLYWOOD SUBFLOOR, GLUED & SCREWED
- 14" TJI 350'S @ 16" o.c. 1ST FLOOR / 11 7/8" TJI 250'S @ 16" o.c. 2ND FLOOR
- 1/2" GYP. BD. CEILING

TYPICAL TERRACE CONSTRUCTION

- MINIMUM 1/4:12 PITCH AWAY FROM BUILDING
- 4" MIN. EXPOSED AGGREGATE CONC. PAD
- 4" MIN. GRAVEL FILL



EXTERIOR DETAILS



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