



**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, May 14, 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-20-24

Applicant: Architectural Garden

Owner: Clinton Stahler

Address: 44 Meadow Park

ARB Request: The applicant is seeking architectural review and approval, to allow a pergola addition to the rear (east side) of the principal structure on the raised terrace.

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 have applicants and neighbors with standing to attend a virtual meeting. 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: 04-30-2020

*(ARB) Architectural Review Board Application - Major Review (for Additions to Principal structures (including porches) , Additions to 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

Architectural Gardens, Inc.
 614-476-1233
 weave@archgardens.com

Location

44 MEADOW PARK AV
 Bexley, OH 43209

ARB-20-24

Status: Active

Submitted: Apr 07, 2020

A.1: Project Information - Also provide 2 hard copies of your plans to the Building Department

Brief Project Description :

A pergola addition to the rear (East) side of the house that will aid the transition from the back door onto the raised terrace.

Architecture Review

true

Demolition

--

Planned Unit Dev

--

Rezoning

--

A.1: Attorney / Agent Information

Agent Name

Mark A. Schieber

Agent Address

2807 Delmar Dr. Suite B

Agent Email

landarch@schieberassociates.com

Agent Phone

6147548752

Property Owner Name

Clinton Stahler

Property Owner phone

6143308511

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

14500

Major Architectural Review

true

Variance Review - Fill out a BZAP Application instead.

--

Zoning

--

Zoning Review Type

--

Sign Review and Architectural Review for Commercial Projects

--

Review Type

Appeal of ARB decision to BZAP

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Appeal of BZAP decision to City Council

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B: Project Worksheet: Property Information**Occupancy Type Residential or Commercial**

Residential

Zoning District

R-3

Use Classification

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

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

90

Depth (ft)

140

Total Area (SF)

12600

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

1720

Proposed Addition (SF)

--

Removing (SF)

--

Type of Structure

House

Proposed New Primary Structure or Residence (SF)

--

Total Square Footage

1720

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

475

Proposed Addition (SF)

--

New Structure Type

Pergola

Ridge Height

10

Proposed New Structure (SF)

--

Is there a 2nd Floor

No

Total of all garage and accessory structures (SF)

475

Total building lot coverage (SF)

2195

Total building lot coverage (% of lot)

21.6

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

No

B: Project Worksheet: Hardscape**Existing Driveway (SF)**

1450

Existing Patio (SF)

600

Existing Private Sidewalk (SF)

80

Proposed Additional Hardscape (SF)

--

Total Hardscape (SF)

2130

B: Project Worksheet: Total Coverage**Total overall lot coverage (SF)**

4325

Total overall lot coverage (% of lot)

34.3

C.1 Architectural Review Worksheet: Roofing**Roofing**

--

Structure

--

Existing Roof Type

--

New Roof Type

--

New Single Manufacturer

--

New Roof Style and Color

--

C.1 Architectural Review Worksheet: Windows**Windows**

--

Structure

--

Existing Window Type

--

Existing Window Materials

--

New Window Manufacturer

--

New Window Style/Mat./Color

--

C.1 Architectural Review Worksheet: Doors**Doors**

--

Structure

--

Existing Entrance Door Type

--

Existing Garage Door Type

--

Door Finish

--

Proposed Door Type

--

Proposed Door Style**Proposed Door Color**

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C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim

--

Proposed New Door Trim

--

Proposed New Window Trim

--

Do the proposed changes affect the overhangs?

--

Existing Door Trim

--

Existing Window Trim

--

Trim Color(s)

--

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes

--

Existing Finishes Manufacturer, Style, Color

--

Proposed Finishes Manufacturer, Style, Color

--

Existing Finishes

--

Proposed Finishes

--

By checking the following box I agree (as the applicant of record) to monitor this application and respond to any additional information requested by the Zoning Officer, Design Consultant and Bldg. Dept. Staff, through the email in this application, in order to allow a notice to be written and sent out 2 weeks prior the next scheduled meeting and to be placed on the Agenda. I understand that incomplete applications may be withheld from the Agenda or only offered informal review.

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D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

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Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

--

Attachments (7)

pdf **Architectural Plans which include Exterior Elevations and floor plans of existing and proposed**
Apr 07, 2020

pdf **Photographs (required)**
Apr 07, 2020

pdf **Site Plan**

5/8/2020

Apr 07, 2020

pdf **Permission for Agent to represent owner.**

Apr 07, 2020

pdf **STAHLER RESIDENCE-L2-HARDSCAPE LAYOUT- 2020-03-16.pdf**

Apr 07, 2020

pdf **STAHLER RESIDENCE-L3-HARDSCAPE DETAILS-2020-03-16.pdf**

Apr 07, 2020

pdf **STAHLER RESIDENCE-L4-ARBOR DETAILS-2020-03-16.pdf**

Apr 07, 2020

Timeline

Payment

Status: Paid April 7th 2020, 12:22 pm

Zoning Officer

Status: Completed April 7th 2020, 4:47 pm

Assignee: Kathy Rose

Architectural Gardens, Inc. April 7th 2020, 2:28:16 pm

I need to change 1 number if I can. Under the Garage and/or Accessory Structure Info... the Ridge Height should be 10'9" rather than 10'.

Design Planning Consultant

Status: In Progress

Assignee: Karen Bokor

Karen Bokor April 14th 2020, 1:56:05 pm

@Kathy Rose looks good for May meeting - could be a consent agenda item

Architectural Review Board

Status: In Progress

Board of Zoning and Planning

Status: In Progress

City Council

Status: In Progress

Tree Commission

Status: In Progress

Arborist

Status: In Progress

CITY OF BEXLEY UNIFIED PLANNING APPLICATION

Application Cover Sheet: Basic Project Information & Certification

Purpose of Application (check all that apply):

- Architectural Review Conditional Use Demolition Planned Unit Dev. Rezoning Special Permit

Property & Project Information:

Property Address: 44 Meadow Park Ave, Bexley, OH 43209

Brief Project Description: A pergola addition to the rear (east) side of house will aid the transition from the back door onto the raised terrace.

Applicant Information:

Applicant Name: Charles Weaver / Architectural Gardens

Applicant Address: 313 Rocky Fork Dr., Cathanna, OH 43230

Applicant Email & Phone: weave@archgardens.com (614) 476-1233

Property Owner Information:

Owner Name: Clinton Stahler

Owner Address: 44 Meadow Park Ave, Bexley, OH 43209

Owner Email & Phone: _____ (614) 330-8511

Attorney/Agent Information:

Agent Name: Mark A. Schieber *Mark A. Schieber*

Agent Address: 2801 Delmar Dr, Suite B, Bexley, OH 43209

Agent Email & Phone: landarch@schieberassociates.com (614) 754-8752

- Completed Worksheets: Project Worksheet (Sheet A) Architectural Review (Sheet B) Tree Commission (Sheet C)

Signatures:

The attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay review.

Applicant Signature: Charles Weaver Date: April 3, 2020

Owner Signature: Clinton Stahler Date: _____

Agent Signature: *Mark A. Schieber* Date: April 3, 2020

Internal Use:

Application #: _____ Board Referrals: ARB BZAP City Council Tree Commission

Staff Signature: _____ Date: _____

Application Cover Sheet: Review Fee Worksheet

Estimated Valuation of Project: \$ 14,500

Minor Architectural Review (Ex. Roof, window, siding)

Based upon the valuation of the project:

- \$50.00 for 1st \$10,000 valuation \$ —
- \$5.00 for each additional \$10,000 valuation. \$ —

Major Architectural Review (Ex. New Construction, Additions, Garages, Decks, Pergola)

Based upon the valuation of the project:

- \$90.00 for the 1st \$10,000 valuation \$ 90
- \$5.00 for each additional \$10,000 valuation \$ 5
- \$600.00 cap \$ —
- \$50.00 resubmittal fee \$ —

Variance Review

Single Family:	\$100.00	\$ <u>—</u>
Commercial Property:	\$100.00	\$ <u>—</u>
Fences or Special Permits:	\$65.00	\$ <u>—</u>
All others:	\$90.00	\$ <u>—</u>

Zoning Fees

Rezoning:	- \$250.00 up to 1 acre site	\$ <u>—</u>
	- \$60.00 for each additional acre (or part thereof)	\$ <u>—</u>
Requests for amendment to PUD Plans:	\$300.00	\$ <u>—</u>
Split of lot or existing parcel:	\$250.00	\$ <u>—</u>
Replatting or new plat:	\$250.00	\$ <u>—</u>

Sign Review and Architectural Review for Commercial Properties

Project Value	Fee	
\$0 to \$5,000	\$100.00	\$ <u>—</u>
\$5,001 to \$25,000	\$200.00	\$ <u>—</u>
\$25,001 to \$75,000	\$250.00	\$ <u>—</u>
\$75,001 to \$200,000	\$600.00	\$ <u>—</u>
\$200,001 to \$750,000	\$1,000.00	\$ <u>—</u>
Over \$750,000	\$350.00	\$ <u>—</u>

Fences and walls:	\$65.00	\$ <u>—</u>
Special Permit, Conditional Uses and All others:	\$90.00	\$ <u>—</u>
Re-submittal Fee:	\$50.00	\$ <u>—</u>

Appeals

Appeal of ARB decision to BZAP:	\$50.00	\$ <u>—</u>
Appeal of BZAP decision to City Council:	\$250.00	\$ <u>—</u>

Fee Total: \$ 95

Project Worksheet

Residential

Commercial

Property Address:

Zoning District:

R-1 (25% Building & 40% Overall)

R-6 (35% Building & 60% Overall)

R-2 (25% Building & 50% Overall)

R-12 (35% Building & 70% Overall)

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

Other:

** Overall coverage includes hardscape*

Lot Info:

Width (ft.):

Depth (ft.):

Total Area (SF):

Primary Structure Info:

Existing Footprint (SF):

Proposed Addition (SF):

Removing (SF):

Proposed new primary structure or residence (SF):

Total Square Footage:

(Type of Structure):

Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, etc):

Existing Footprint (SF):

Proposed Addition (SF):

Proposed New Structure (SF):

Total of all garage and accessory structures (SF):

Total building lot coverage (SF):

New Structure Type:

Ridge Height:

Is there a 2nd floor?

Yes No

2nd Floor SF:

= % of lot

Is this replacing an existing garage and/or accessory structure? Yes No

Hardscape:

Existing Driveway (SF):

Existing Patio (SF):

Existing Private Sidewalk (SF):

Proposed Additional Hardscape (SF):

Total Hardscape (SF):

Totals:

Total overall lot coverage (SF): = % of lot

Applicant Initial:

Internal Use:

Staff Review Date:

Meets Zoning

ARB Only

Variance or Modifications Needed

Staff Comments:

Staff Initial:

Architectural Review Worksheet

Design changes involving window, siding, roof replacement projects, detached garages, accessory structure, and deck construction may be reviewed and approved by the Design Consultant and/or Zoning officer, if it meets all zoning code requirements and maintenance improvements conforming to the "SPECIFIC STANDARDS" in the Residential Review District Residential Design Guidelines. It may be directed to the Architectural Review Board or Board of Zoning and Planning for review and/or approval, if required by staff. Design approval is required in order to obtain a Building Permit. Work performed prior to an approval is subject to triple fees.

Please provide photos of the existing structure with this form

Please indicate the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

Roofing House or Principal Structure Garage Only House & Garage

Existing Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle

Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Roof Type: Slate Clay Tile Wood Shake Std. 3-tab Asphalt Shingle

Arch. Dimensional Shingles EPDM Rubber TPO Rubber Metal

New Shingle Manufacturer:

New Roof Style & Color:

Windows House or Principal Structure Garage Only House & Garage

Existing Window Type: Casement Fixed Exterior Storm Other:

Double Hung Awning Horizontal Sliding

Existing Window Materials: Aluminum Clad Wood Wood Metal

Vinyl Clad Wood Aluminum Other:

New Window Manufacturer:

New Window Style/Mat./Color:

Doors House or Principal Structure Garage Only House & Garage

Existing Entrance Door Type: Wood Insulated Metal Fiberglass Sidelights Transom Windows

Existing Garage Door Type: Wood Insulated Metal Fiberglass

Door Finish: Stained Painted

Proposed Door Type: Style: Color:

Exterior Trim

Existing Door Trim: Cedar Redwood Pine Std. Lumber Profile

Wood Composite Aluminum Clad Molding Vinyl Other:

Proposed New Door Trim:

Existing Window Trim: Wood Redwood Pine Std. Lumber Profile

Vinyl Other:

Proposed New Window Trim: Trim Color(s):

Do the Proposed Changes Affect the Overhangs? Yes No

Architectural Review Worksheet (Continued)

Exterior Wall Finishes

Existing	Proposed	Type:	Manufacturer, Style, Color:
<input type="checkbox"/>	<input type="checkbox"/>	Natural Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Cultured Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	
<input type="checkbox"/>	<input type="checkbox"/>	Mortar	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingle	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	
<input type="checkbox"/>	<input type="checkbox"/>	Other	

Staff Confirmation (to be completed by Residential Design Consultant:

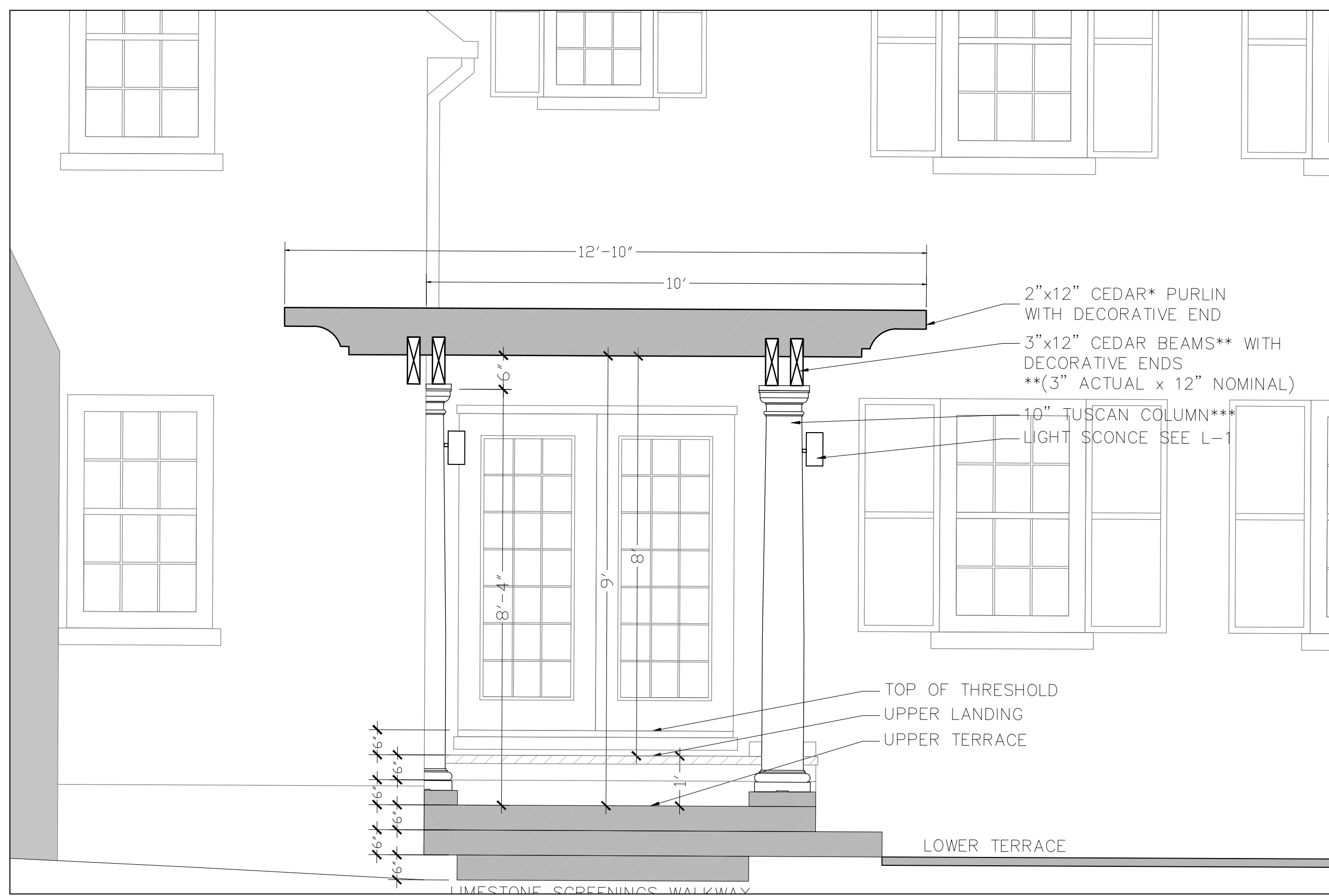
Date of Review:

Approved By:

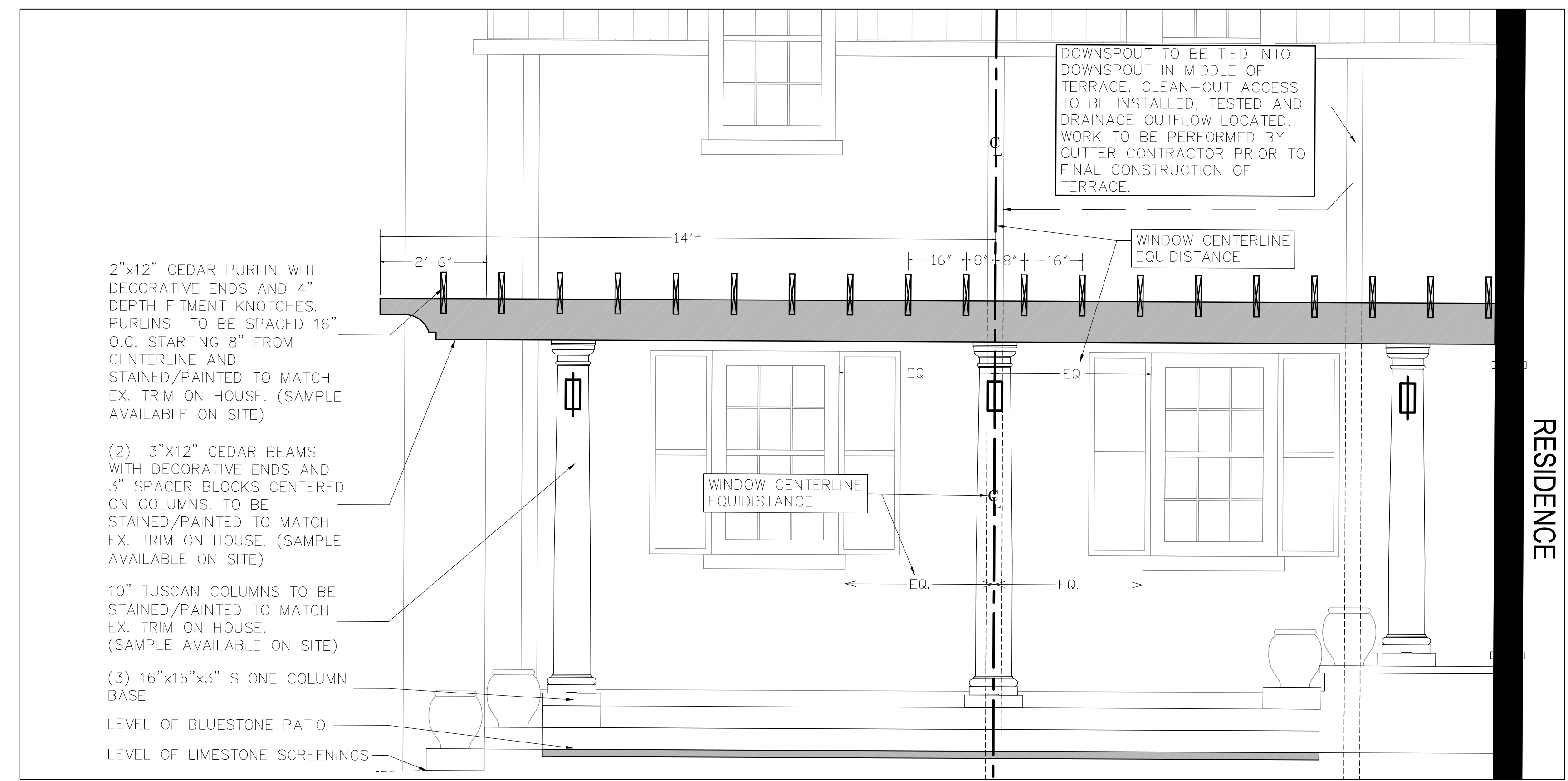
To be reviewed by ARB on:

Conditions/Stipulations:

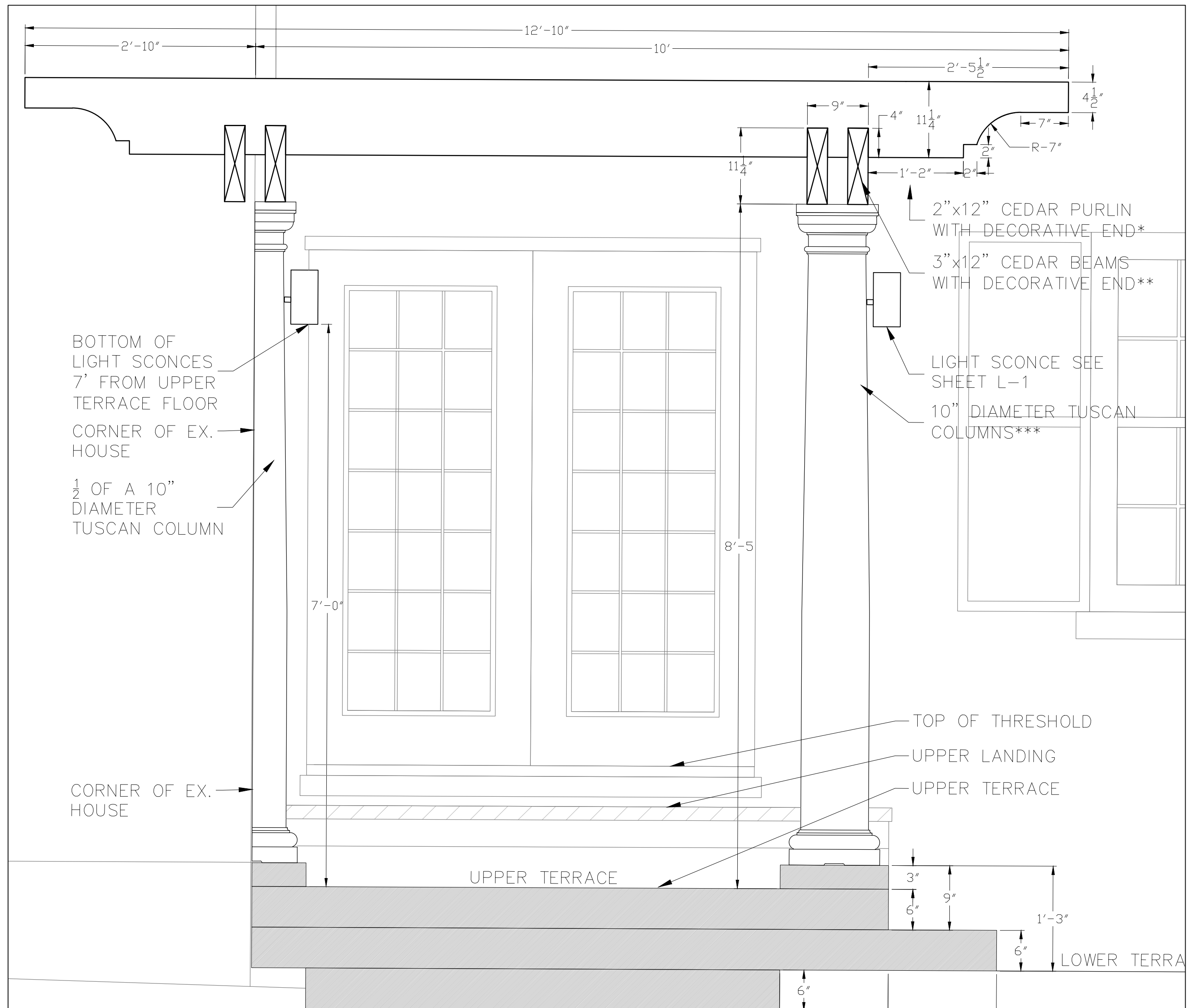
Staff Initials:



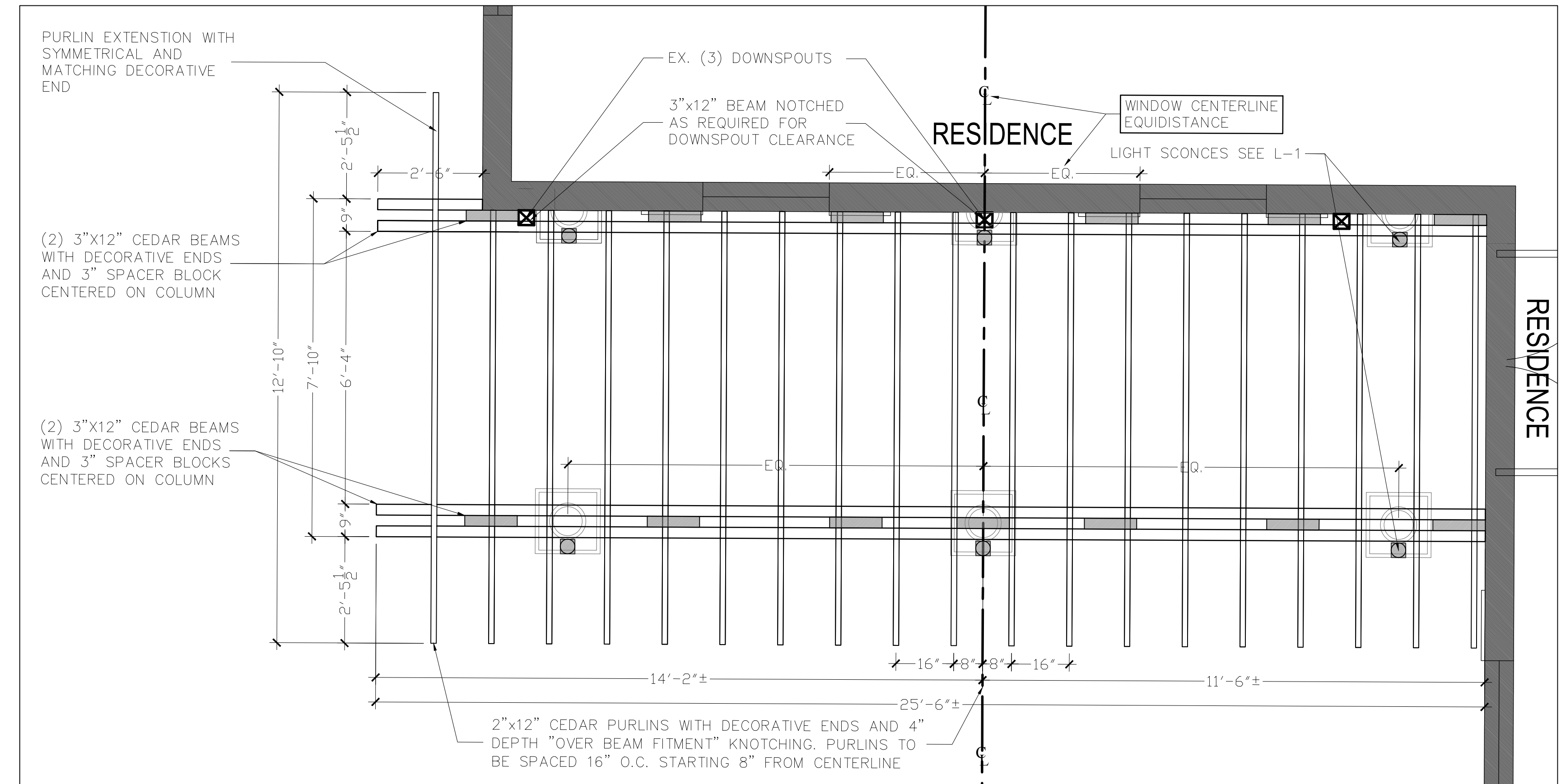
1 ARBOR- EAST ELEVATION
SCALE: 1/2" = 1'-0"



2 ARBOR- NORTH ELEVATION
SCALE: 1/2" = 1'-0"



3 ARBOR- ENLARGEMENT DETAIL
SCALE: 1" = 1'-0"



4 ARBOR- NORTH ELEVATION
SCALE: 1/2" = 1'-0"

***ARBOR NOTES:**

- * ARBOR TO BE CONSTRUCTED OF CEDAR AND PAINTED/STAINED TO MATCH EXISTING TRIM ON HOUSE.
- ** 3' BEAMS ARE ACTUAL 3" WIDTHS (NOT NOMINAL). TO BE NOTCHED AS REQUIRED FOR DOWNSPOUT CLEARANCE
- *** 10" DIAMETER TUSCAN COLUMNS TO BE PAINTED/STAINED TO MATCH EXISTING TRIM ON HOUSE. COLUMN HEIGHT TO BE ADJUSTED TO ENSURE PROPER FITMENT OF COLUMN CAPS AND BASES.

COLOR SAMPLE FOR PAINT/STAIN MATCHING AVAILABLE ON SITE

PROJECT START DATE: 05/10/2019
APPROVAL DATE:
CONSTRUCTION ISSUE DATE: 00/00/2019

REVISIONS

1.	
2.	
3.	
4.	

MARK A. SCHIEBER ASSOCIATES, LLC.
A Studio of Landscape Architecture & Horticulture
2807 B Delmar Dr.
Bexley, Ohio 43209
Mobile (614) 496-1303
Office (614) 754-8752

STAHLER
RESIDENCE
44 Meadow Park Avenue
Bexley, Ohio 43209

ELEVATIONS
& DETAILS
FOR YARD
IMPROVEMENTS

DATE: 12/10/2019
UPDATED: 03/12/2020

SEAL:

PROJ. NO: 19-06R013

PROJECT START DATE:	05/10/2019
APPROVAL DATE:	
CONSTRUCTION ISSUE DATE:	00/00/2019
REVISIONS	
1.	
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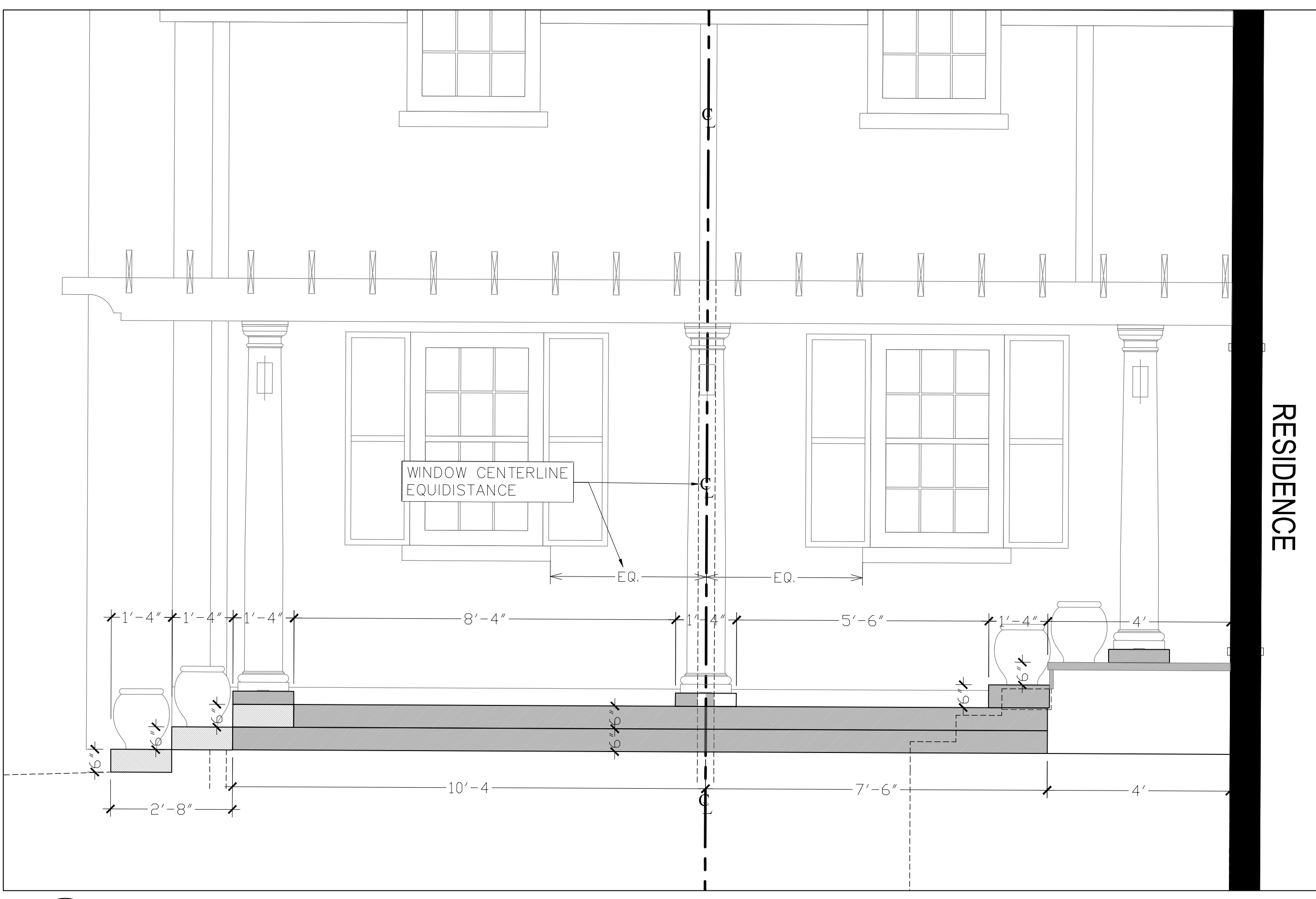
STAHLER
 RESIDENCE
 44 Meadow Park Avenue
 Bexley, Ohio 43209

ELEVATIONS
 & DETAILS
 FOR YARD
 IMPROVEMENTS

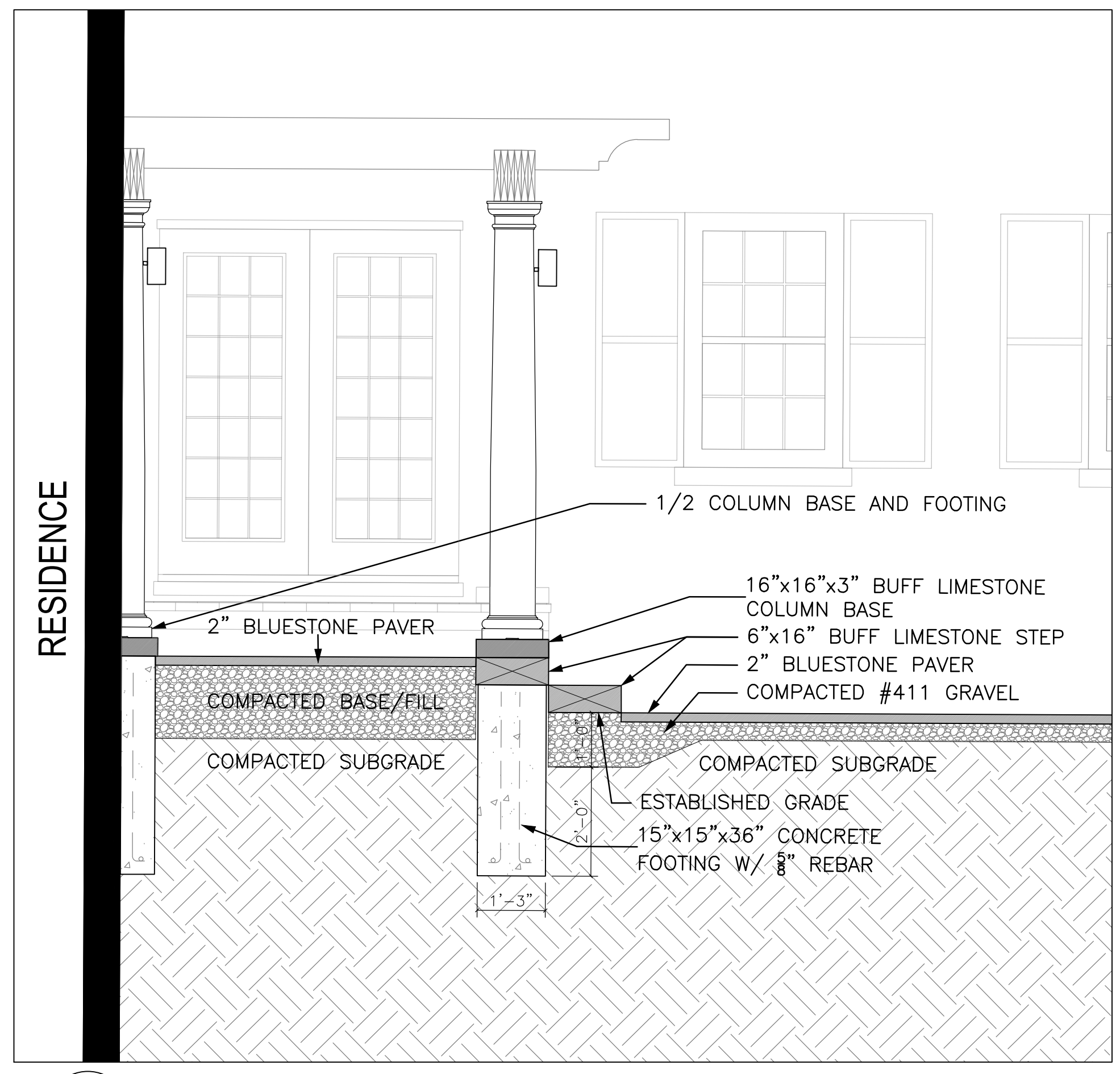
DATE: 12/10/2019
 UPDATED: 03/12/2020

SEAL:

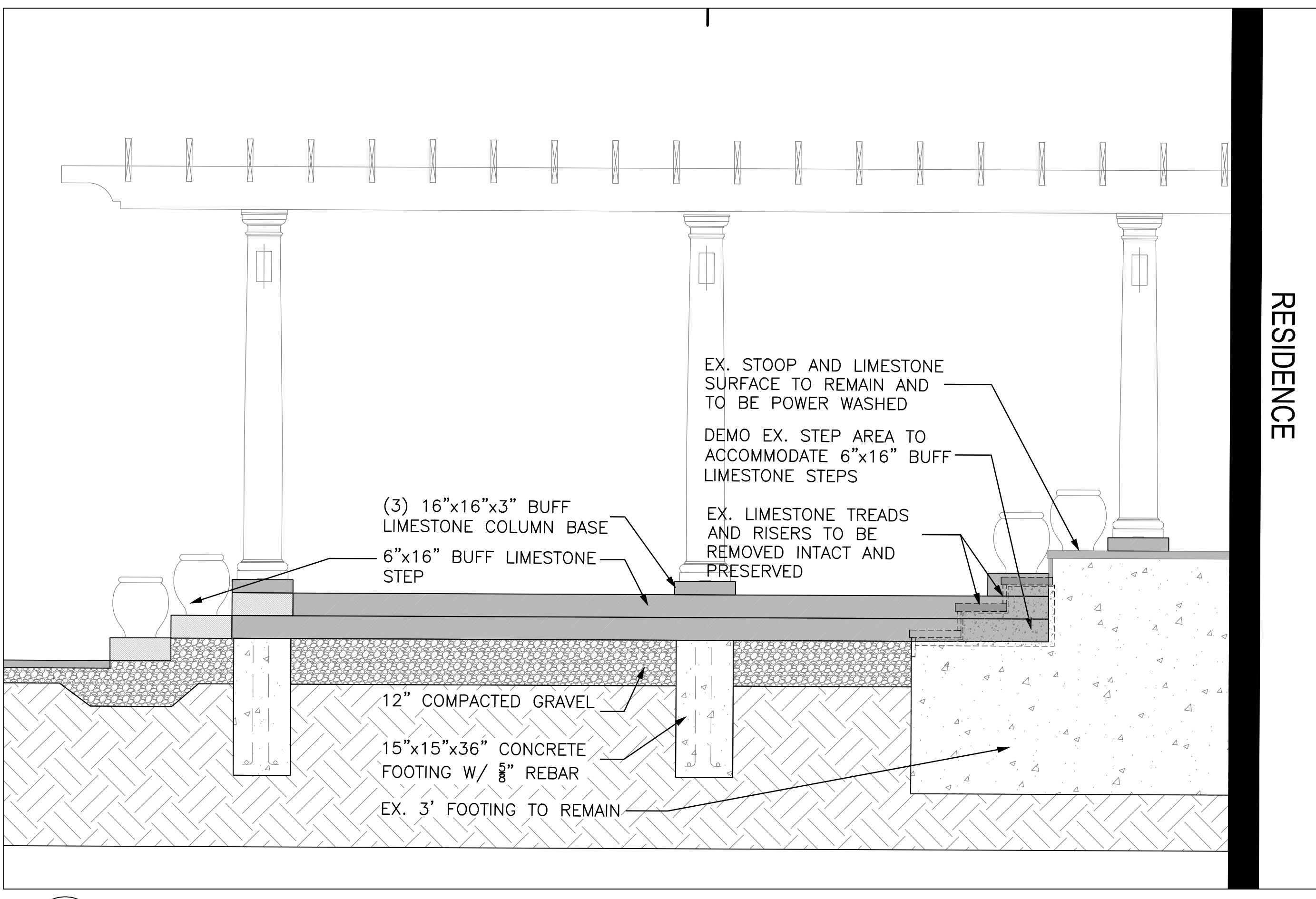
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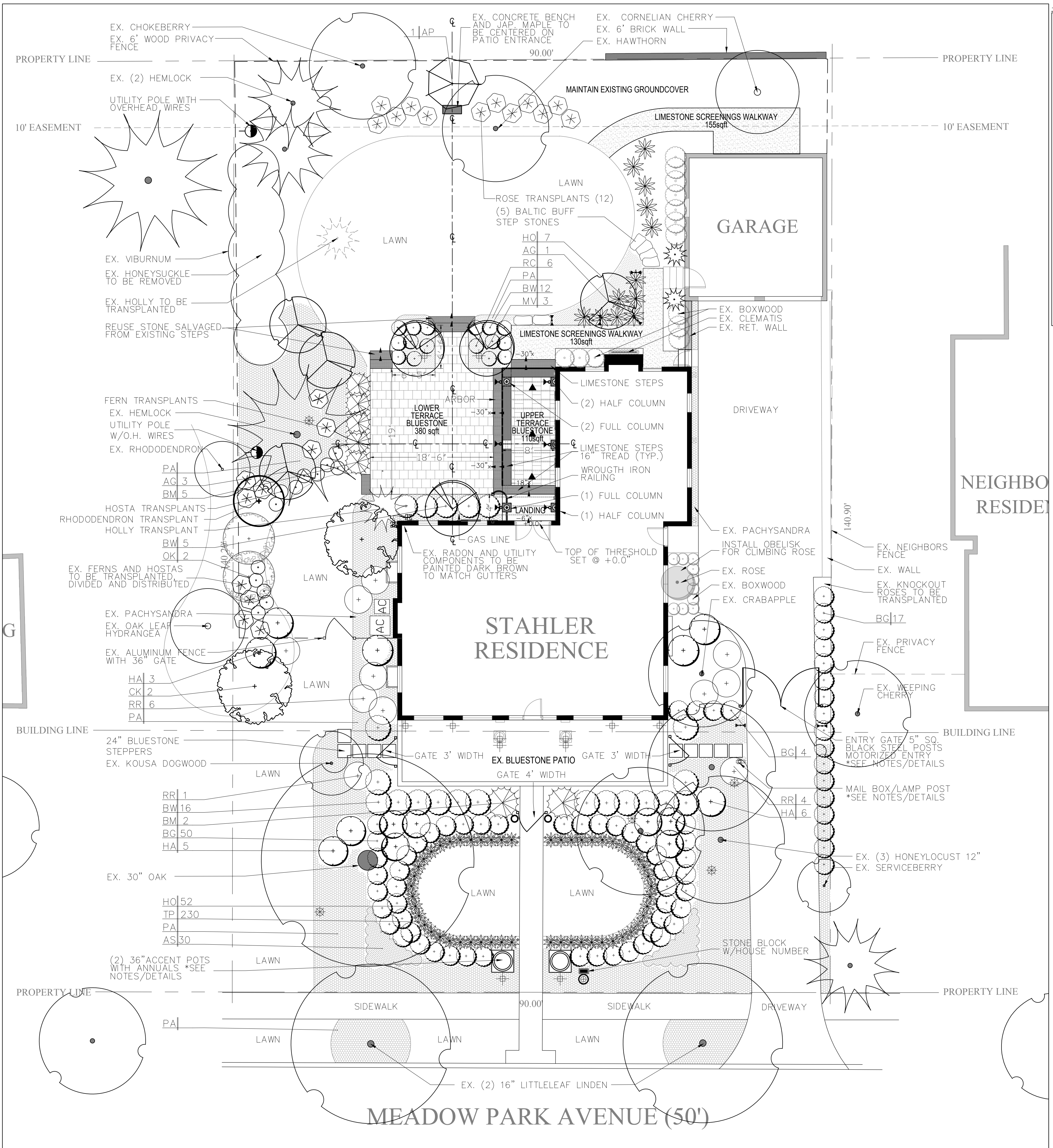
1 NORTH ELEVATION
 SCALE: 1/2" = 1'-0"



A UPPER AND LOWER TERRACE SECTION
 SCALE: 1/2" = 1'-0"



B UPPER TERRACE FOUNDATION SECTION/DETAIL
 SCALE: 1/2" = 1'-0"



NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

MULTI-STEM TREES PLANTED IN WINDY CONDITIONS SHALL BE STAKED TO THE LARGEST BRANCHES WITH 2 OR 3 STAKES WITH WIRE AND RUBBER HOSE OR APPROVED MATERIALS.

LANDSCAPE CONTRACTOR IS TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND RECEIVE APPROVAL FROM GC OR SITE SUPERVISOR, IF NECESSARY, TO MAKE CHANGES IN PLANT LOCATIONS.

MINOR ADJUSTMENTS TO THE PLANT LOCATIONS ARE TO BE MADE IN THE CASE OF ANY CONFLICTS WITH PROPOSED UTILITIES.

LANDSCAPE CONTRACTOR MUST COORDINATE WITH GENERAL CONTRACTOR AND OTHER SITE OPERATIONS.

PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADES. FINE GRADING AND TO PROVIDE 4" OF AMENDED TOPSOIL FOR PLANTING BEDS.

BEDS ARE TO BE GRADED SMOOTH AND FREE OF SOIL CLODS AND STONES. ALL PLANTING BEDS AND FREE STANDING TREES TO BE MULCHED WITH 2" HARDWOOD MULCH AT TIME OF NEW PLANTING. MULCH IS NOT TO BE MOUND UP AROUND TRUNKS OF TREES. KEEP MULCH 2" AWAY FROM MAIN STEM OF PLANT OR TRUNK OF TREES. PLANTING BEDS TO BE MAINTAINED WITH NO MORE THAN A 2" MULCH DEPTH MAXIMUM.

PLANT QUANTITIES HAVE BEEN PROVIDED FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR HIS OWN "TAKE OFFS".

ALL PLANTS ARE TO BE REMOVED FROM CONTAINERS, CAGES, AND NON-BIODEGRADABLE MATERIALS. ALL TREES TO BE STAKED AND WRAPPED WITH ASPHALTIC WRINKLE KRAFT TREE WRAP.

PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION. RECOMMENDED FERTILIZER IS TO BE MIXED WITH BACKFILL AT PRODUCT SPECIFIED RATE.

SEED ALL AREAS WITHIN AND BEYOND PROPERTY LINES THAT ARE DISTURBED BY CONSTRUCTION.

SEED IS TO BE RTF SEED MIX OR EQUIVALENT. SOW AT A RATE OF 8# PER 1000 SQ. FT.

ALL ORGANIC MATTER AND DEBRIS ARE TO BE REMOVED FROM THE SITE BY THE LANDSCAPE CONTRACTOR. LAWN AREAS AND BEDS SHOULD BE FREE OF STONES GREATER THAN 2".

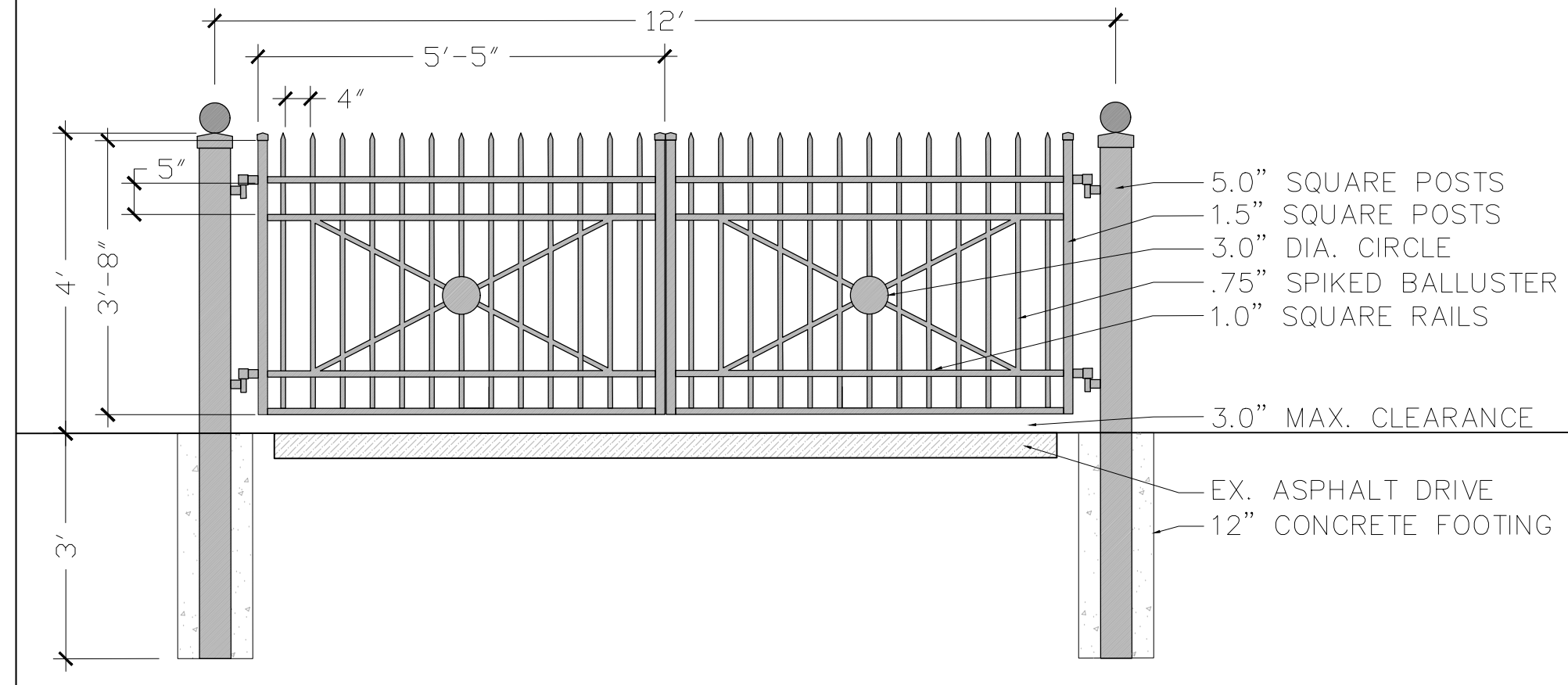
THE LANDSCAPE CONTRACTOR MAY SUBMIT A ONE (1) YEAR MAINTENANCE CONTRACT FOR CONSIDERATION BY THE OWNER. CONTRACT SHALL BE SEPARATE FROM THE INSTALLATION CONTRACT.

PROJECT START DATE: 05/10/2019
 APPROVAL DATE:
 CONSTRUCTION ISSUE DATE: 09/10/2019

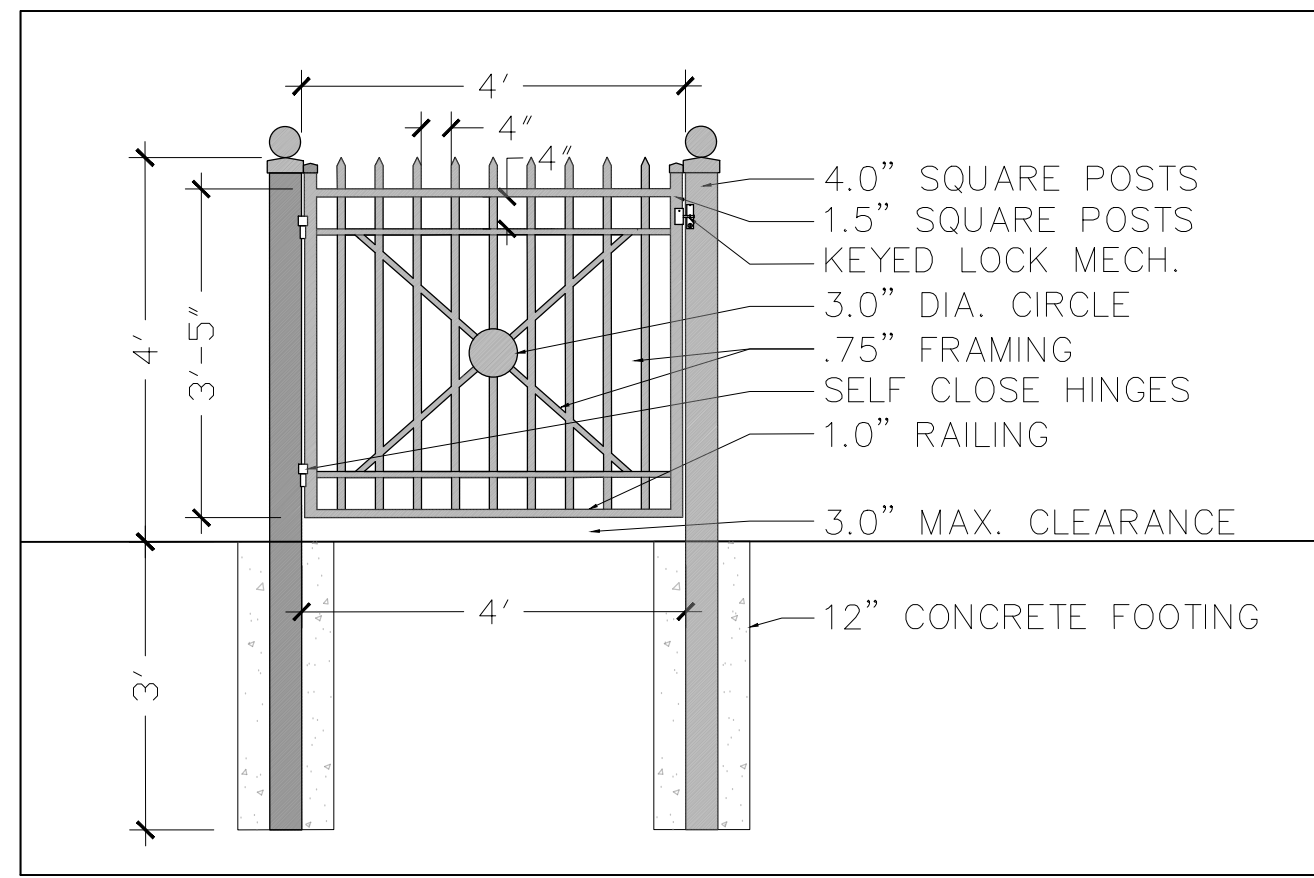
REVISIONS

1.- GATE DESIGN REV. -09/10/2019
 2.-
 3.-
 4.-

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(X) MOTORIZED ENTRY DRIVE GATE
 L2 SCALE: 1/2" = 1'-0"



(X) 4' SELF CLOSING GATE
 L2 SCALE: 1/2" = 1'-0"

CITY OF BEXLEY DEVELOPMENT INFORMATION

ZONING DISTRICT: RX
 TOTAL LAND AREA: 12,600 SF

MAXIMUM BUILD COVER 35% = 4,100 SF
 PROPOSED LOT COVER = 4,100 SF
 -EXISTING HOUSE = 1,720 SF
 -EXISTING GARAGE = 475 SF
 -PROPOSED ADDITION = 0.00 SF
 TOTAL BUILDING COVER 17.4% = 2,195 SF

MAXIMUM DEV. COVER 60% = 7560 SF
 PROPOSED DEVELOP. COVER = 2,195 SF
 -BUILDING COVER = 1,450 SF
 -DRIVEWAY = 80 SF
 -EXISTING PRIVATE SIDEWALK = 600 SF
 -PROPOSED PATIO = 600 SF
 TOTAL HARDSCAPE = 2,130 SF

TOTAL OVERALL COVERAGE 34.3% = 4,325 SF

LIGHTING SCHEDULE

SYMBOL	QTY.	REAR	QTY.	FRONT	TYPE	MAN.	PRODUCT #	VOLT	WATT	LAMP
☼	1		5		ACCENT	WAC	5011-30B7	12 V.	2-16	LED
☼	3		10		MINI-ACCENT	WAC	5111-30BZ	12 V.	1-7	LED
☼	4		2		PATH LIGHT	JT	5K437	12 V.	3	LED
☼	6				WALL SCONCE	JT	X0328	12 V.	6.5	LED
⊙	-		1		INDICATOR	WAC	1021-30SS	12 V.	2.0	LED
⊙	-		2		INDICATOR	WAC	2091-30SS	12 V.	4.1	LED
▲	3				PERGOLA-OPT	CORONA	CL-392-AB	12 V.	20	MR16

UNDERGROUND UTILITIES

TWO WORKING DAYS BEFORE YOU DIG
 CALL 1-800-362-2764 (TOLL FREE)
 OHIO UTILITIES PROTECTION SERVICE NON-MEMBERS MUST BE CALLED DIRECTLY

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	D/E	QTY	SIZE	REMARKS/COMMENTS
TREES						
AG	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	D	3	6"	CONT. OR B&B
AP	ACER PALMATUM	JAPANESE MAPLE	D	3	6"	CONT. OR B&B
CK	CORNUS KOUSA	KOUSA DOGWOOD	D	3	6"	CONT. OR B&B
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	D	3	7-8"	CONT. OR B&B
SHRUBS						
BM	BUXUS SEMPERVIRENS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	E	7	36"	CONT. OR B&B
BG	BUXUS SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	E	83	18"	CONT. OR B&B
BW	BUXUS SEMPERVIRENS 'WINTER GEM'	WINTER GEM BOXWOOD	E	21	24"	CONT. OR B&B
HA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	D	12	24"	CONT. OR B&B
RR	RHODODENDRON 'ROSEUM ELEGANS'	RHODODENDRON	D	9	24"	CONT. OR B&B
RC	RHODODENDRON 'CONLED'	ENCORE AZALEA AUTUMN CORAL	D	11	24"	CONT. OR B&B
PERENNIALS/ANNUALS						
AS	ASTILBE	ASTILBE		30	1 GAL	CONT.
HO	HOSTA 'PATRIOT'	PATRIOT HOSTA		64	1 GAL	CONT.
PA	PACHYSANDRA TERMINALIS	PACHYSANDRA			1500sqft	FLATS
TP	TULIPA	WHITE TULIPS		230	BULB	CONT.
GC	GROUNDCOVER OTHER	GROUNDCOVER OTHER			150sqft	FLATS

STAHLER RESIDENCE

44 Meadow Park Avenue
 Bexley, Ohio 43209

LANDSCAPE PLAN
 FOR YARD IMPROVEMENTS

DATE: 07/24/2019
 UPDATED: 03/12/2020

SEAL:

PROJ. NO: 19-06R013

L1 SITE PLAN

ORIGINAL PROPERTY SURVEY PROVIDED BY MYERS SURVEYING DATED 06/16/2017

LEGEND

☉ = EXISTING DECIDUOUS TREE ☼ = EXISTING EVERGREEN TREE ● = EXISTING SHRUB

NORTH

0' 8' 16' 24'

SCALE: 1/8" = 1'-0"







