

LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET
- UTILITY POLE
- GUY WIRE ANCHOR
- FIRE HYDRANT
- WATER TAP
- GAS METER
- GAS VALVE
- DECIDUOUS TREE
- XXX— EXISTING CONTOUR LINE
- B/C BACK OF CURB

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

SOURCE BENCHMARK:

FRANKLIN COUNTY ENGINEER MONUMENT "BEXLEY" BEING A BRASS PLAQUE ON THE TOP OF A ONE FOOT SQUARE CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF EAST BROAD STREET AND WESTLAND AVENUE, 6.5 FEET SOUTH OF THE CURB FACE OF EAST BROAD STREET, 18 FEET WEST OF THE CENTERLINE OF WESTLAND AVENUE, 12 INCHES ABOVE THE GROUND. ELEV.=780.08 NAVD 88 DATUM

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39049C0327K, WITH AN EFFECTIVE DATE OF 6/17/2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

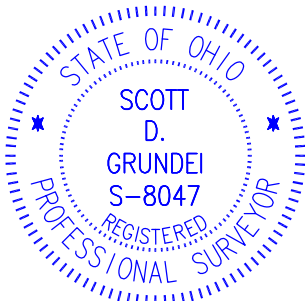
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY OF 2024 AND MARCH OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grunde

3/27/24

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

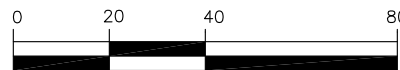
DATE



DEED REFERENCE:

DAVID K. LOWE,
SUCCESSOR TRUSTEE
I.N. 202310120107093
P.I.D. 020-004484

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

BOUNDARY & TOPOGRAPHIC SURVEY OF
1.100 ACRES

LYING IN

BLOCK 10

LOTS 7, 11 & PART OF LOT 12

AMENDED PLAT OF BULLITT PARK

PLAT BOOK 5, PAGE 138

CITY OF BEXLEY, COUNTY OF FRANKLIN
STATE OF OHIO

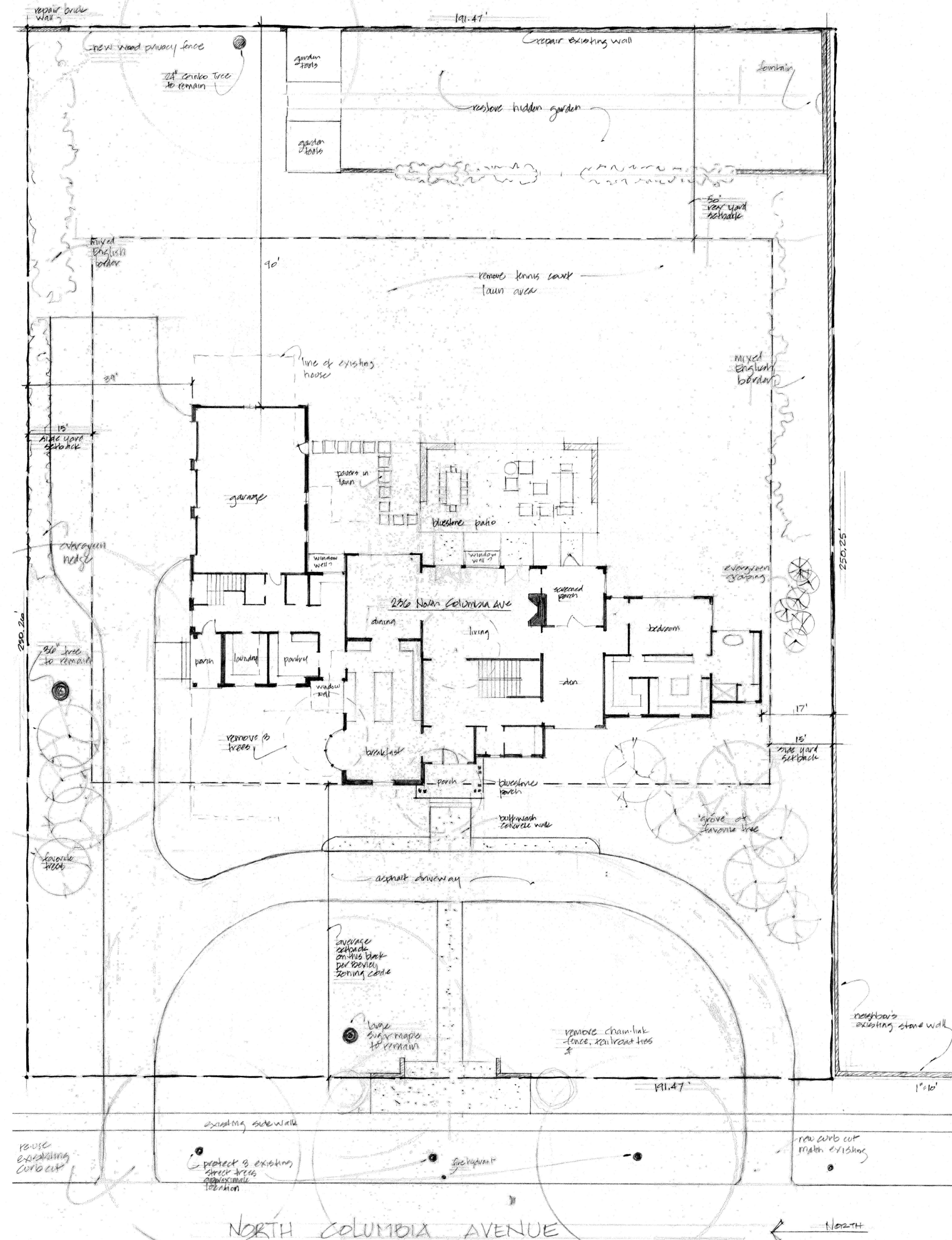


690 LAKEVIEW PLAZA BLVD. SUITE A
WORTHINGTON OH. 43085
PHONE: (614) 485-9000
WWW.LANDMARKSURVEY.COM

DATE: 1/15/24
REV: 3/27/24

FILE NO. YFH1-JOB02-MISC

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



SITE PLAN
SCALE: 1" = 20'



SCHEMATIC DRAWINGS FOR THE
WARNER RESIDENCE

236 NORTH COLUMBIA AVE
BEXLEY, OHIO

03.14.24

City of Bexley

Issued to: Lori Botkins

Location: 236 N COLUMBIA AV

City Right of Way and Tree Protection During Construction

The City Right of Way (ROW) and public trees will be protected against injury or damage to branches, trunks, or roots from construction and

excavation. Private trees identified to be protected during construction shall be covered by these same rules and regulations.

For all questions, please contact the City Arborist, Grant Archer 614-559-4225

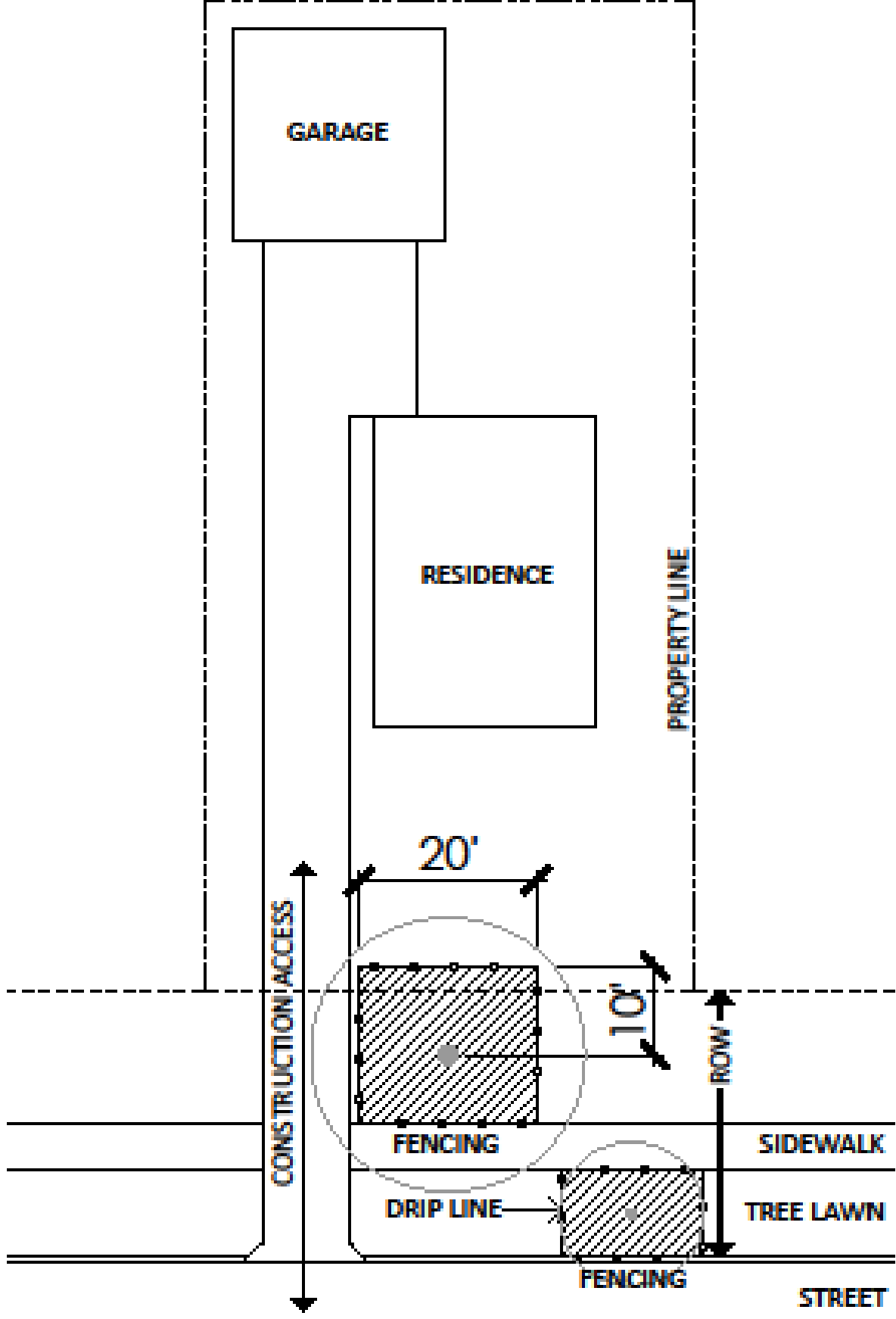
- Use of heavy equipment will not be allowed to compact the soil over the root zone of protected trees or within the ROW. Restricted equipment access routes will be established before work is begun. Temporary paving materials such as plywood, lumber or rubber matting spread over the root zone may be required to prevent compaction.
- Installation of utilities including downspouts under the dripline of protected trees must be directionally bored or drilled below the root zone. Top of the bore or tunnel should be no higher than three (3) feet deep. Open trenches within the root zone must be avoided.
- Where grade change is required within the root zone of protected trees, a sufficient residual root zone to provide for the good health of the trees should remain undisturbed and protected by either a dry well or retaining wall if the grade is to be raised or lowered.
- Construction materials, excavation debris, chemicals, fuel, equipment, portable restrooms, or vehicles are not to be stockpiled, stored, dumped or parked within the dripline of protected trees or within the ROW.
- All protected trees designated for preservation will be protected with a fence as specified in the Tree Protection Fencing Detail. The location of the fence shall be at the dripline or a minimum 20-foot x 20-foot area around the center of the tree. However, the actual location will be determined by site limitations. See Figure 1 and 2 for the details of the minimum requirements of the tree protection fence.
- Fencing will be installed and inspected before commencing site preparation work. The fence must be maintained during the full construction period and will be inspected by the City on a regular basis.
- Branches of trees in the ROW or are protected that interfere with construction access may be removed when acceptable to the City Arborist and shall be pruned in accordance with these standards.
- Any protected trees or trees in the ROW that are damaged or destroyed due to contractor negligence will be treated or removed and replaced at the contractor's expense.

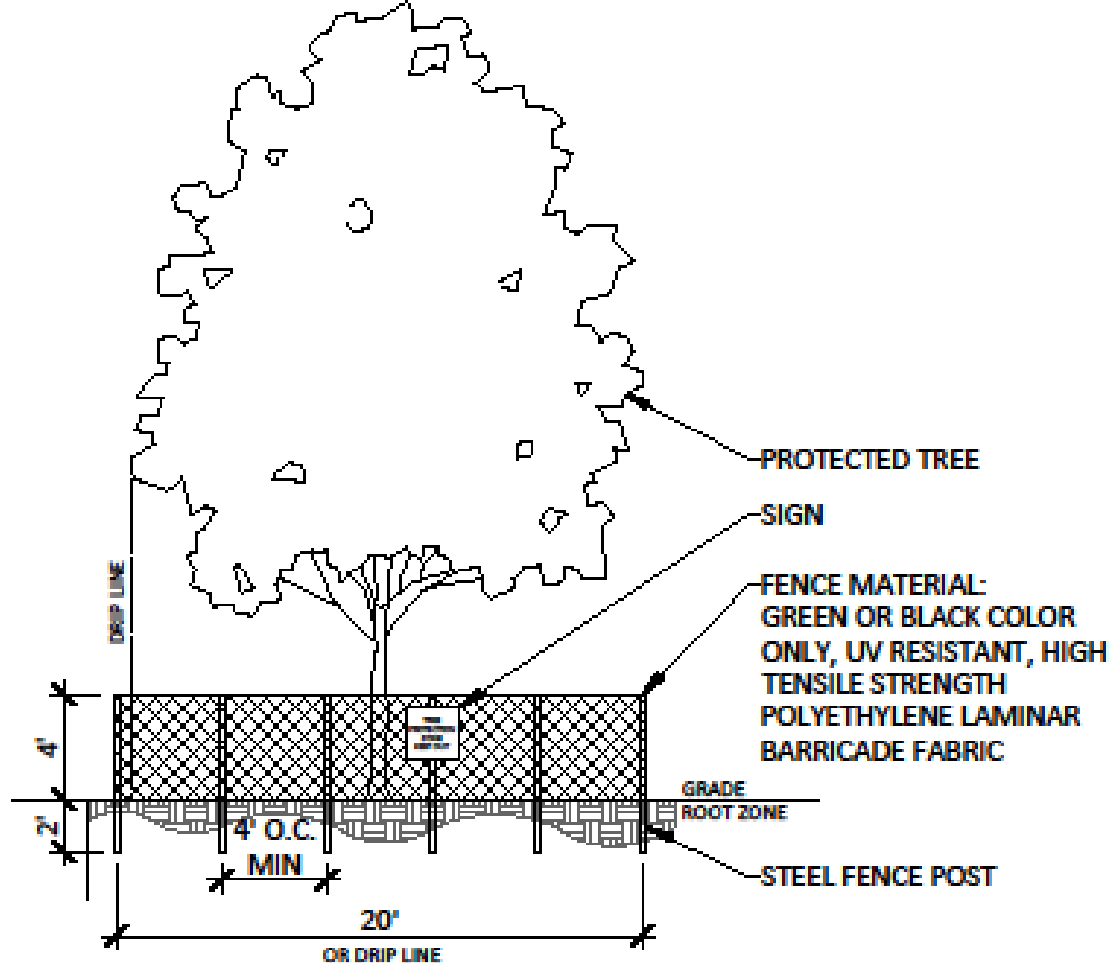
- Construction Access should be the existing driveway. If the construction access is not on the driveway, a site plan illustrating the alternative construction access must be prepared for review and approval by the City Arborist.
- Protect all existing brick and concrete curbs and gutters. If disrupted by construction, repair and/or replace. Permanent removal of brick curbs and gutters subject to approval of City. Consult with City Arborist for modifications to discuss any additional access points.
- Fines for noncompliance will be enforced per Part 10, Chapter 1026 – Trees and Shrubs of the Codified Ordinances of the City of Bexley.

1026.99 PENALTY; EQUITABLE REMEDIES

Whoever violates or fails to comply with any provision of this chapter shall be deemed guilty of a misdemeanor of the fourth degree and fined not exceeding two hundred fifty dollars (\$250.00) or imprisoned for not more than thirty days, or both for each offence in addition to any required restitution for damages incurred by the City or any special assessments levied as provided for herein. A separate offence shall be deemed committed each day during or on which a violation or noncompliance occurs or continues. The application of a penalty under this section shall not preclude the City from seeking an injunction to enjoin prohibited acts or specific performance to compel actions required under this chapter or making application for an obtaining any other appropriate equitable remedy.

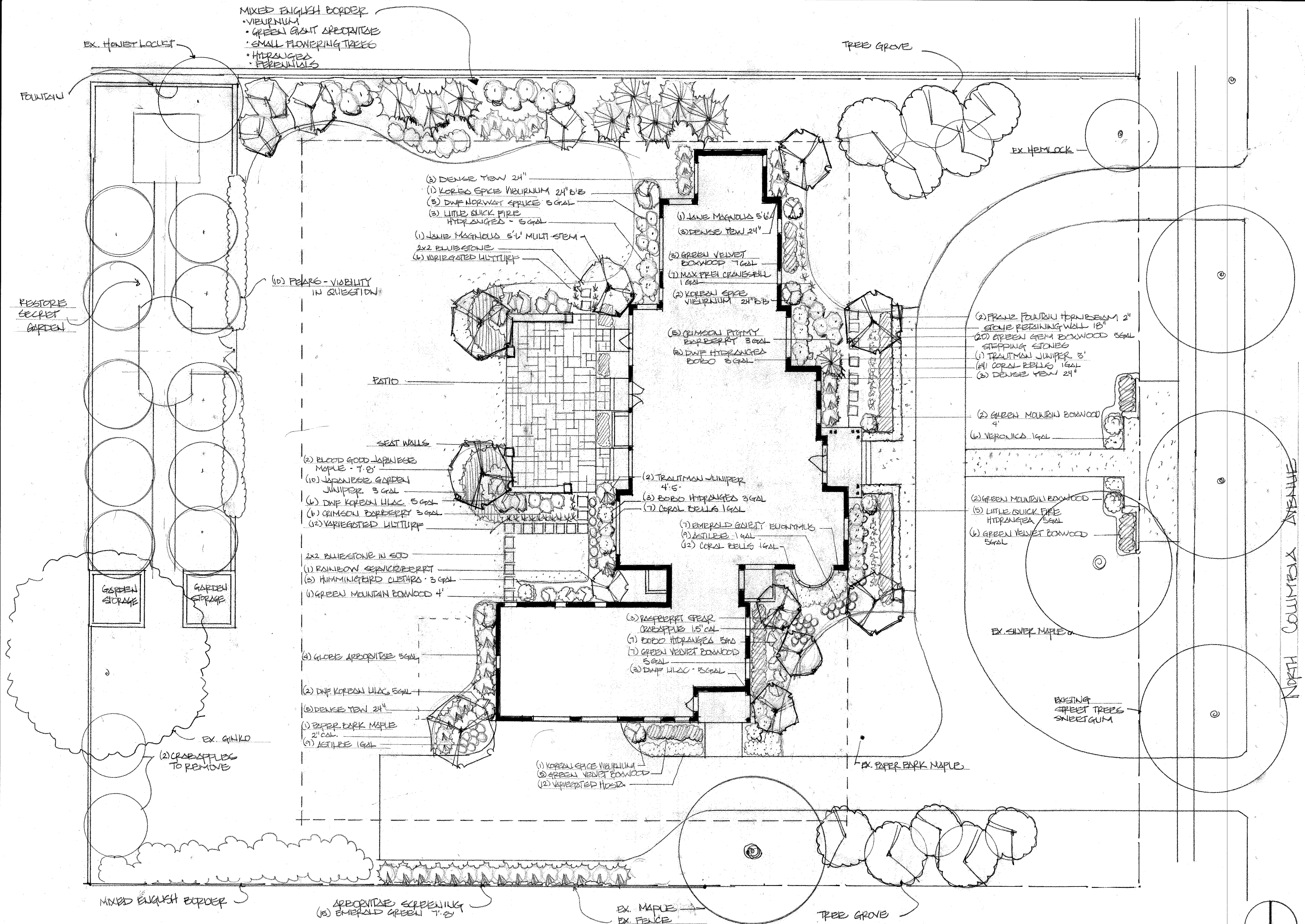
(Ord. 7-13. Passed 3-12-13; Ord. 18-18. Passed 10-23-18.)





NOTES

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT 20' DIAMETER CIRCLE AROUND CENTER OF TREE PRIOR TO COMMENCEMENT OF CONSTRUCTION. FINAL LOCATION TO BE APPROVED BY CITY ARBORIST.
3. CITY ARBORIST MAY REQUIRE SIGNAGE. SPACE TREE PROTECTION ZONE SIGNS AT A MINIMUM OF ONE EVERY 100 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 8.5"X11 AND VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE: "TREE PROTECTION ZONE. KEEP OUT."
4. THERE SHALL BE NO GRADING, TRENCHING, FILLING OR STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



REVISIONS	BY

CONNOR RESIDENCE
236 NORTH COLUMBIA AVE.
BEXLEY, OH

landscape architecture
site planning
construction management
1156 Oakland Park Avenue
Columbus, Ohio 43224
(614) 286-3834

Oakland Design Associates

DRAWN Lori Franklin CHECKED	DATE 4/10/24 SCALE 1" = 10'-0" JOB NO. SHEET
OF	SHEETS

Connor Residence

236 North Columbia Ave



View East to property from Across the street



View East to property of viable Hemlock on street



View West from driveway of large Maple near the street



View East up driveway of Hemlock row, large Maple and Paper Bark Maple



Hemlock row on North property line



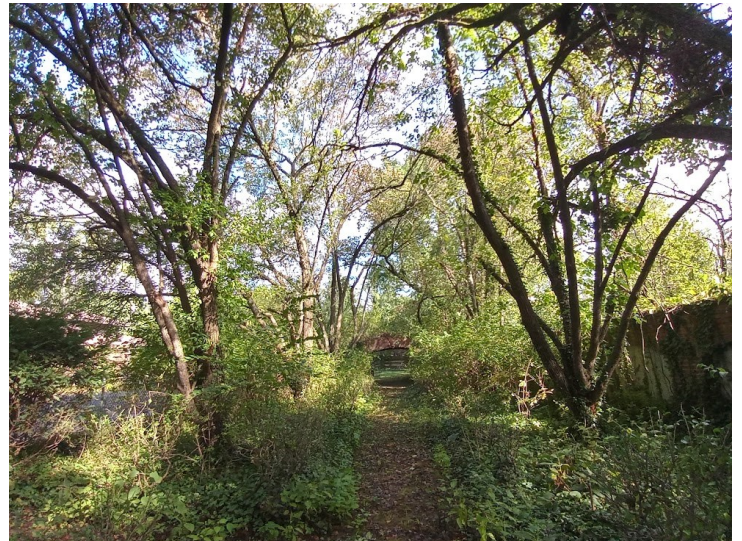
View of East property line and Large Ginkgo tree



View South into "secret garden":



Existing Pears in "secret Garden"



Existing Pears in "secret Garden"



Existing Pears in "secret Garden"



Three Oaks in the middle of the property

	<u>PLANT SURVEY</u>			
A	LIQUIDAMBARr styraciflua	Sweetgum		Existing Street Tree- protected
B	ACER saccharum	Sugar Maple		Existing Street Tree- protected
C	ACER saccharum	Sugar Maple		Existing Street Tree- protected
D	TSUGA canadensis	Canadian Hemlock	11" average caliper	16 trees to be removed
E	TSUGA canadensis	Canadian Hemlock	12.5" caliper	Remove
F	ACER saccharum	Sugar Maple	30" caliper	Keep and protect
G	Mixed understory and volunteers	TAXUS media	5' shrubs	To Remove
		White Ash	Under 6" caliper	To Remove
		Canadian Hemlock	Average 10" caliper	25 trees to be removed
H	TSUGA canadensis	Canadian Hemlock	11.5" caliper	Keep and protect
I	CORNUS Mas	Cornelian Cherry	12" shrubs	
J	AMUR Lonicera maackii	Amur Honeysuckle	12' tall	Invasive- remove
K	PINUS resinosa	Red Pine	21.5" caliper	Covered in Wisteria- remove
L	AMUR Lonicera maackii	Amur Honeysuckle	12' tall	Invasive- remove
M	QUERCUS rubra	Northern Red Oak	43" caliper	To Remove
N	QUERCUS rubra	Northern Red Oak	32.5" caliper	To Remove
O	QUERCUS rubra	Northern Red Oak	34" caliper	To Remove
P	ACER palmatum	Japanese Maple	5.5" caliper	To Remove
Q	ACER griseum	Paperbark Maple	13.5" caliper	To Remove
R	ACER rubrum	Red Maple	40" caliper	Keep and protect
S	THUJA occidentalis	American Arborvitae	12" tall shrubs	Keep and protect
T	LIGUSTRUM vulgare	Common Privet	4' tall hedge	To Remove
U	Volunteer trees	Celtis occidentalis- Hackberry	9" caliper	Volunteer- in fence- remove
		ACER negundo- Boxelder	11" caliper	Volunteer- in fence- remove
		PRUNUS serotina- Black Cherry	8" caliper	Volunteer- in fence- remove
		KOELREUTERIA paniculata-GoldenRain Tree	12"	Volunteer- in fence- remove
V	GLEDITSIA tricanthos	Honey Locust	34.5" caliper	Keep and protect
W	PRUNUS calleryana	Bradford Pear	Average 27" caliper	10 trees to maintain
X	GINKGO biloba	Maidenhair	30" caliper	Keep and protect
Y	MALUS x scheideckeri	Flowering Crabapple	8.5" caliper	2 trees - remove
Z	TSUGA canadensis	Canadian Hemlock	12" caliper	2 trees - remove

Total Caliper of Trees

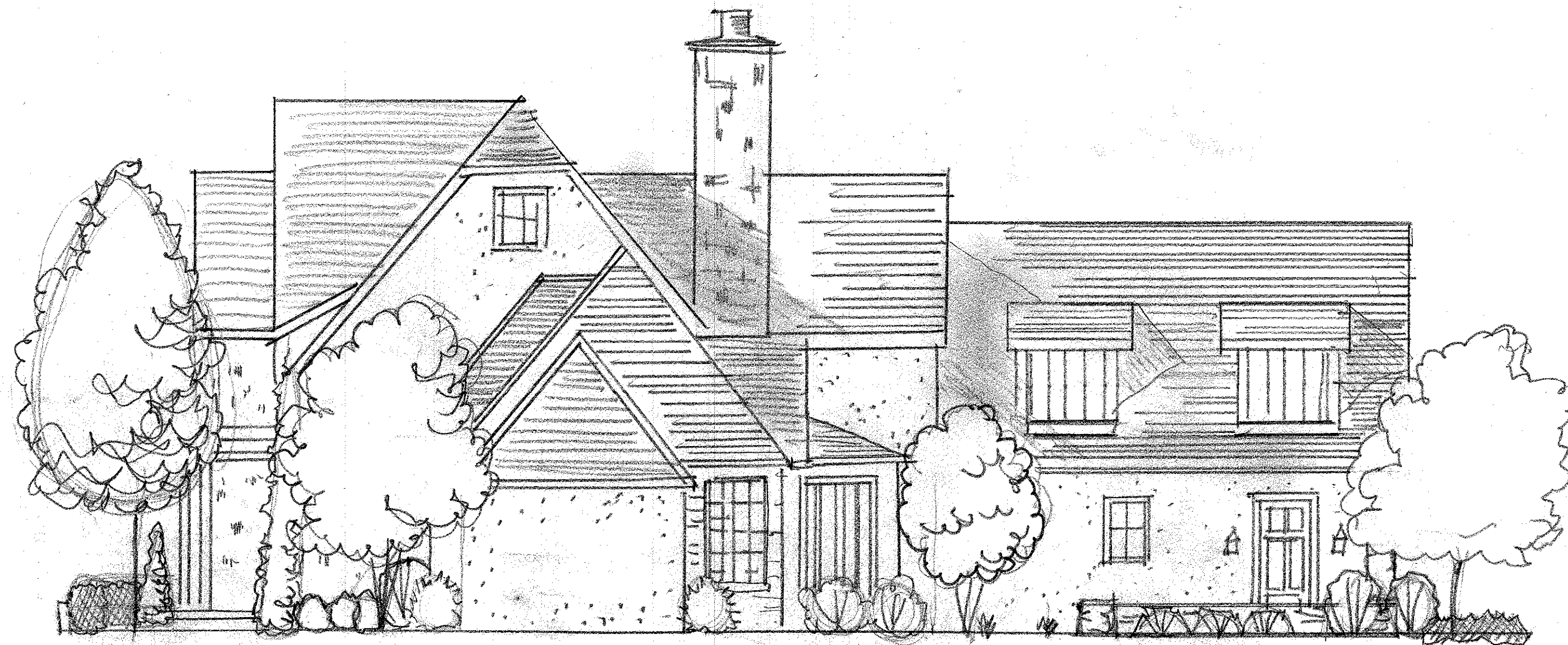
1065 inches

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ATLAS BLUEPRINT 80021



EAST ELEVATION
SCALE 1/8"=1'-0"



SOUTH ELEVATION
SCALE 1/8"=1'-0"

REVISIONS	BY

236 NORTH COLUMBIA AVE

DEXTER, OHIO

LANDSCAPE ELEVATIONS

landscape architecture
site planning
construction management

1156 Oakland Park Avenue
Columbus, Ohio 43224
(614) 268-3834

**Oakland
Design
Associates**



DRAWN
L.F. BOIKINS
CHECKED

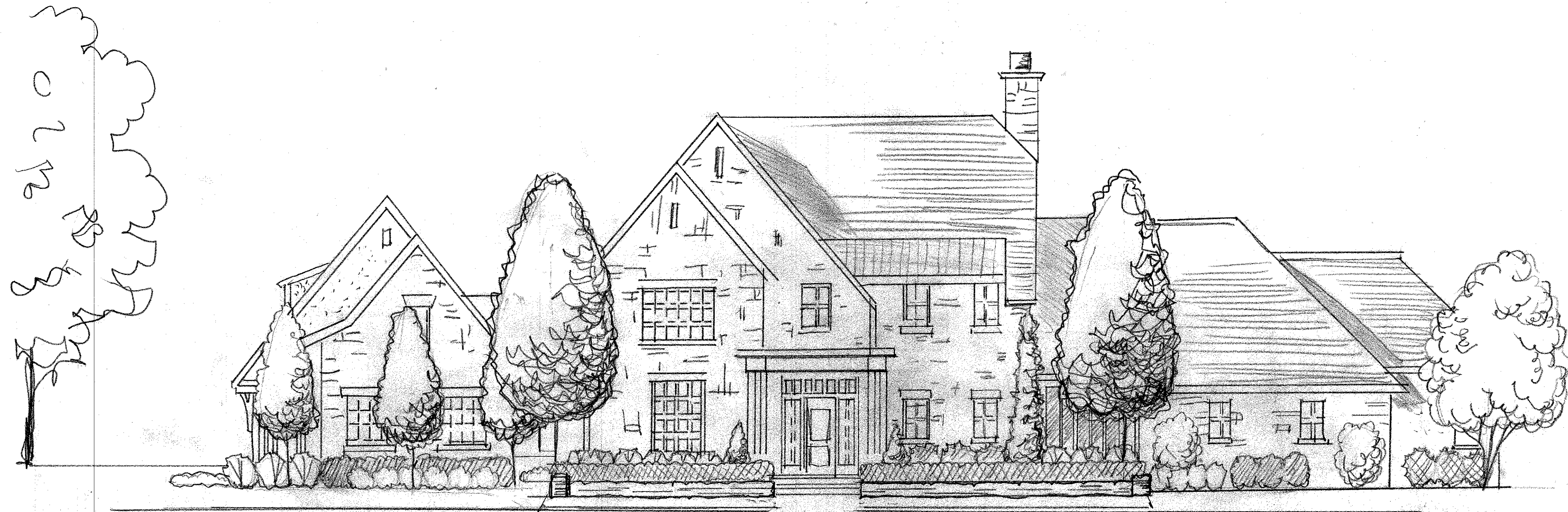
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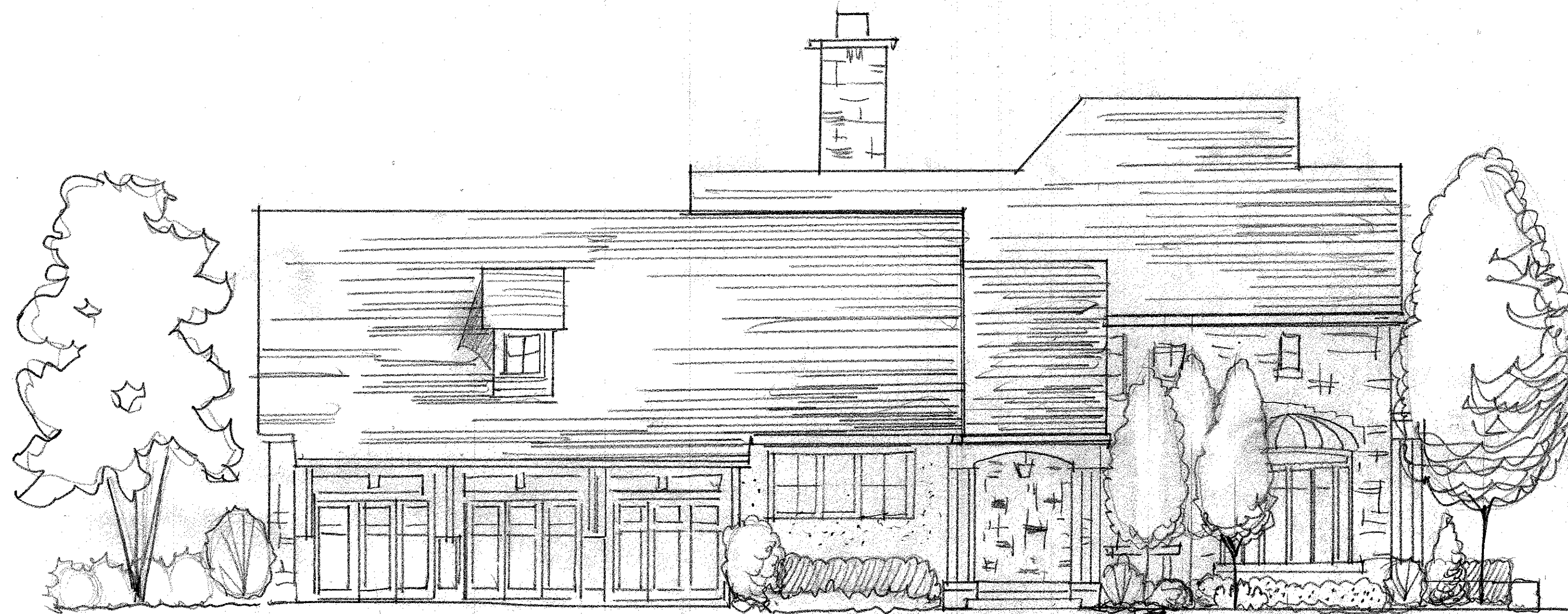
SHEET

1 of 2

OF SHEETS



WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

REVISIONS	BY

236 NORTH COLUMBUS AVE.
DEXETER, OH
LANDSCAPE ELEVATIONS

landscape architecture
site planning
construction management

1156 Oakland Park Avenue
Columbus, Ohio 43224
(614) 268-3834

**Oakland
Design
Associates**



DRAWN
L.P. POIKINS
CHECKED

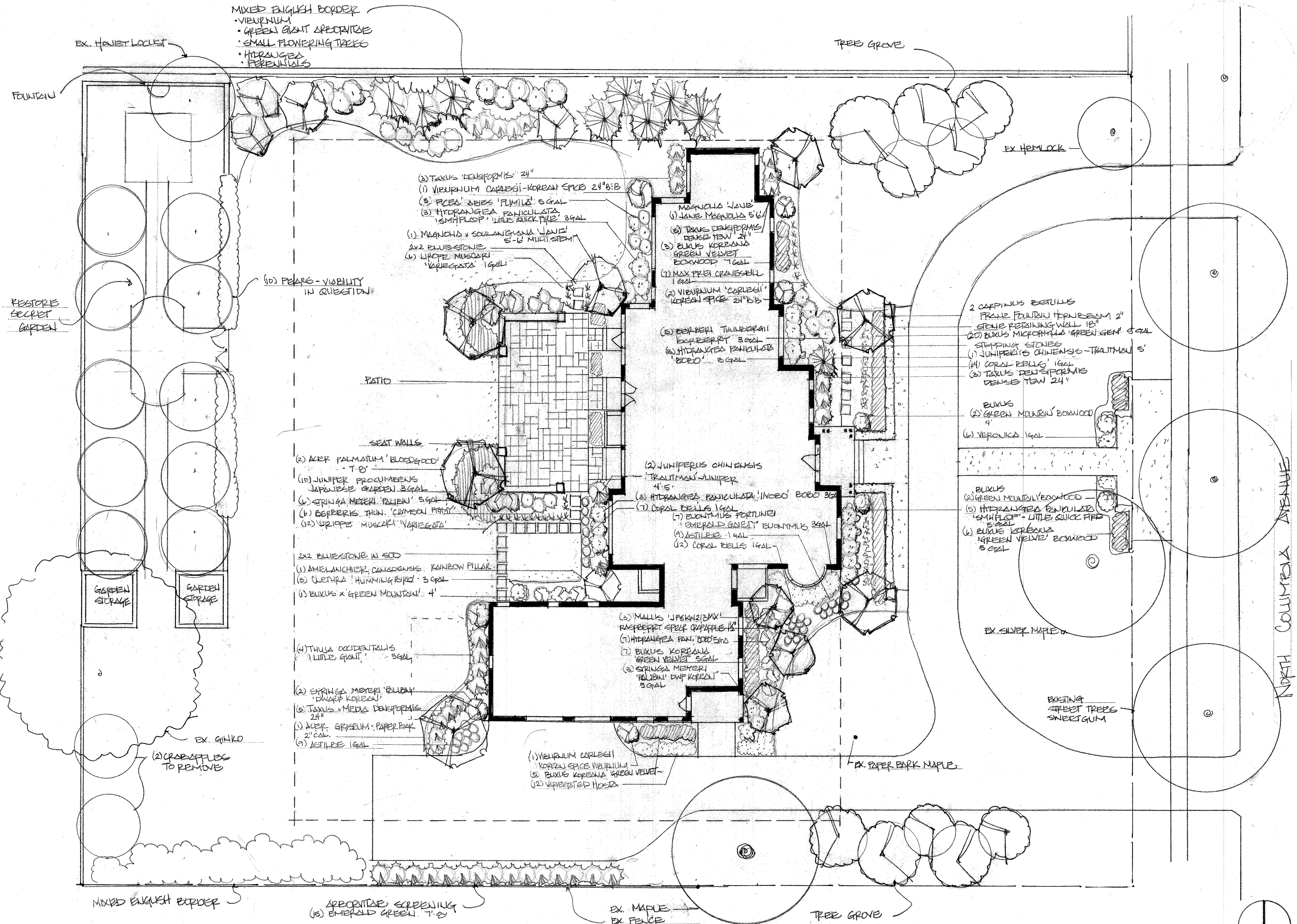
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OF SHEETS



REVISIONS	BY

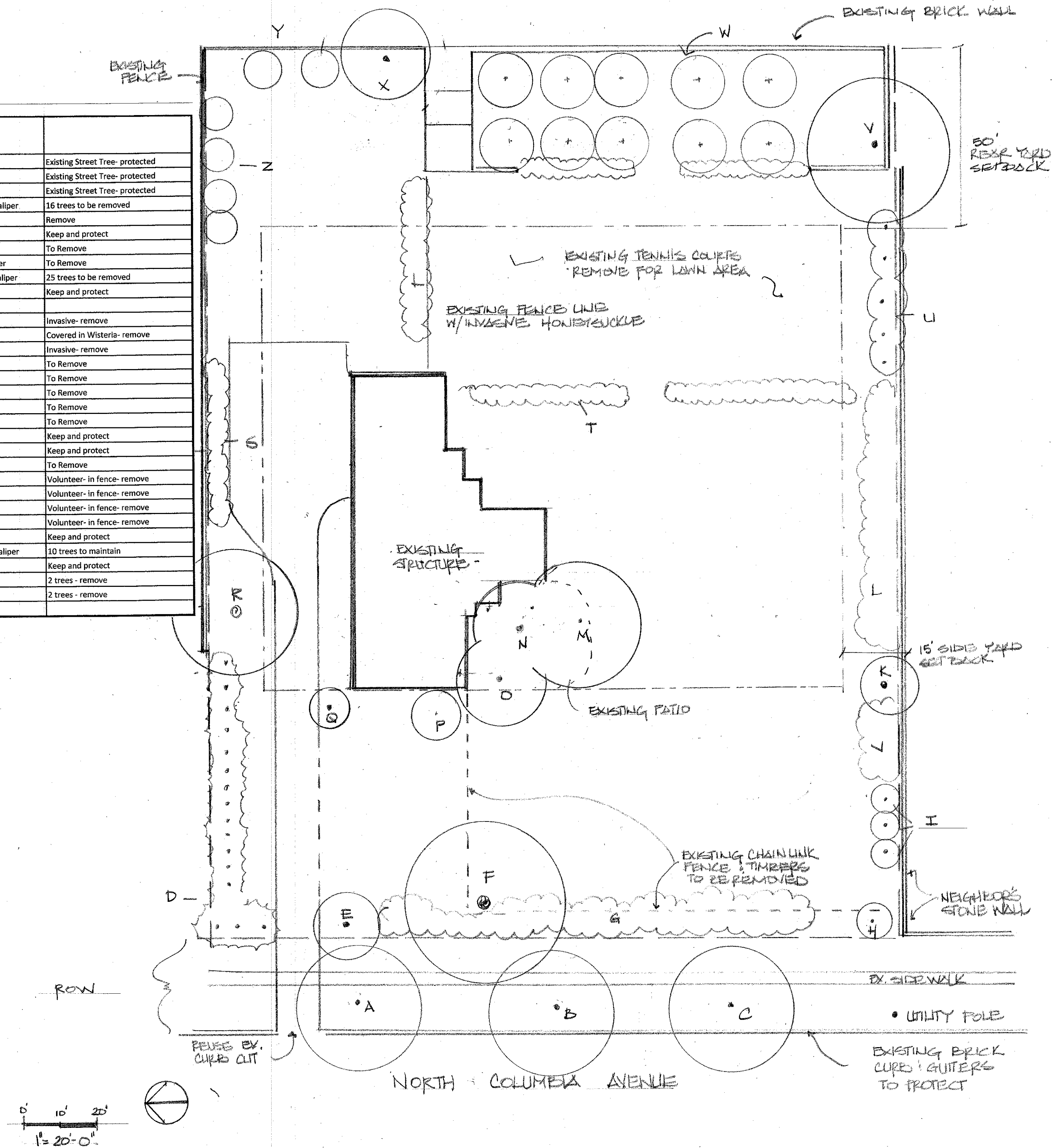
CONNOR RESIDENCE
236 NORTH COLUMBIA AVE.
BEXLEY, OH

landscape architecture
site planning
construction management

Oakland Design Associates

DRAWN	LOU FRANKO/BOB KUK
CHECKED	
DATE	4/10/24
SCALE	1" = 10'-0"
JOB NO.	
SHEET	
OF	SHEETS

PLANT SURVEY			
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Z	TSUGA canadensis	Canadian Hemlock	12" caliper 2 trees - remove



REVISIONS	BY

230 NORTH COLUMBIA AVE.
BEXLEY, OH
SITE PLAN

landscape architecture
site planning
construction management
1426 Oakleaf Park Avenue
Columbus, Ohio 43224
(614) 295-3534

Oakland Design Associates

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF

7.3 Tree and Natural Area Reservation



Description

Tree and natural area preservation insures that important vegetated areas existing on-site prior to development will survive the construction process. Tree protection areas prevent the losses and damages to trees that are common as a result of construction. This practice is useful to protect individual trees, and areas of forest or natural vegetation in stream corridors, or open space.

Conditions Where Practice Applies

This practice is applicable to any tree, forested or naturally vegetated area planned for long-term survival and subject to construction impacts. Existing trees provide valuable benefits during and after construction including: reduced erosion, reduced runoff rates and volume, reduced cooling costs, sound and visual barriers and higher property values.

Planning Considerations

Preservation of important natural areas must begin before the location of buildings, roads and utilities is determined. Early site planning should include delineating forested areas and significant trees and creating an inventory of the existing trees on-site. These should influence the placement of roads, buildings, and parking areas in the same manner as topography, streams and wetlands.

Tree Stand Delineation – Useful information for the delineation may include:

- Stands of trees to be preserved
- Individual trees of significance due to age, size, history, or aesthetic value

- Hazard trees to be removed
- Open areas
- Sensitive areas such as wetlands, riparian corridors, important wildlife habitat
- Other important natural or historic features.

Tree Survey (Inventory) – A tree inventory or survey provides more detailed information about tree resources. Key to this step is outlining, on the engineering plans, the root zone of trees that may be impacted during construction. A method to calculate the root zone is to allow one-foot of radius for each inch of trunk diameter at breast height. Alternatively drip line or outline of the furthest hanging branches can be used (see the figure). Information to include in the tree survey includes:

- All trees to be impacted by proposed construction and critical root zone
- Diameter of tree
- Species of tree
- Health of tree
- Notes on crown or root condition

Note regarding tree survival: A tree's root zone is critical to its ability to survive. Damaging the root zone during construction will lead to the tree's decline and ultimately its death within 1 to 10 years. Ninety-five percent of a tree's roots are in the upper 12-18 inches of soil, and the majority of the roots supplying nutrients are found just below the soil surface. The critical root zone extends at least to the drip zone of a tree and must be protected from soil compaction, grubbing, filling activities, and other disturbances.

Design Criteria

Site Plan - With the tree survey data and high value natural areas clearly shown on a base map, site designers can plan the location of roads, utilities, and other improvements to minimize impacts. Regarding trees, the plan identifies tree preservation areas as well as those trees that will be severely impacted by development, and which may need to be removed.

The following should be shown on the erosion and sediment control plans and clearly marked on site:

- Limits of clearing and grubbing
- Natural preservation areas including the specimens (detail extent and type)
- Construction roads and stockpile areas outside of preservation areas
- Notes and drawings detailing measures to protect preservation areas during construction,
- Notes and drawings detailing protect preservation areas following construction,
- Areas for planting.

Protection During Construction for Tree Preservation Areas - Construction administration is the on-site protection and care of trees selected to remain. The following are necessary activities for adequate protection:

- **Prevent any filling, compaction, storage, or excavation within the tree protection zone.** Weight and traffic on a tree's root zone cause soil compaction. This reduces air and water movement to the tree's root system and is a major cause of tree decline.

- **Fence out construction traffic.** Tree protection areas must be made visible during construction. A physical barrier of a fence and signage must be in place prior to clearing and remain in place throughout construction.
- **Delineate parking, material storage, and cement washout areas to prevent inappropriate areas from being utilized.**
- **Supervise clearing activities to insure “save” areas are preserved.**

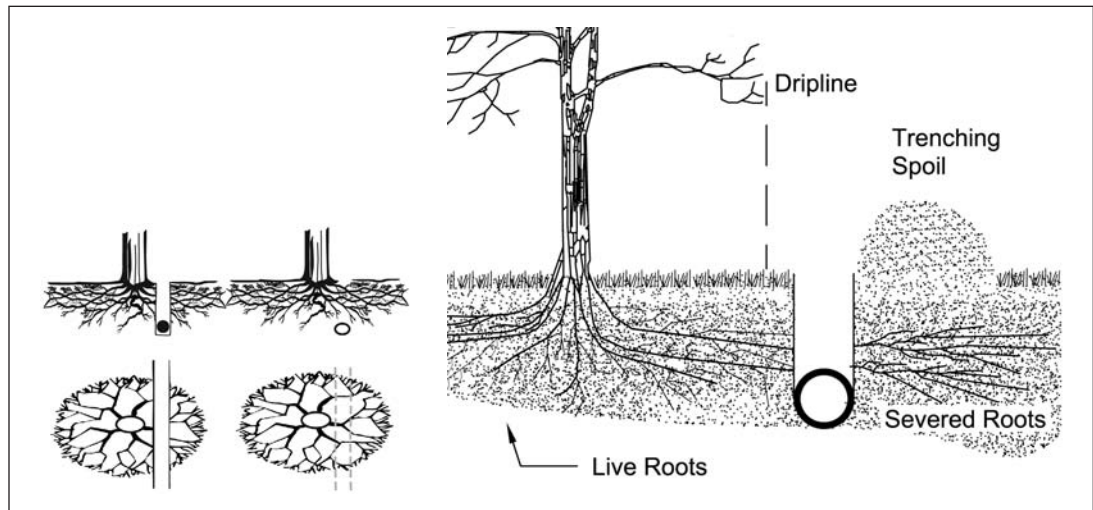


Figure 7.3.1 Inappropriate trenching (40% root loss) versus Tunneling (no significant root loss) and more appropriate trenching.

- **Supervise trenching, excavation and tunneling near trees to be saved.** Trenching near trees effectively cuts off large portions of a tree’s root system (see figure). Ideally trenching should stay beyond the drip zone of a tree. A better alternative is to tunnel beneath the root zone at a depth greater than 2 feet.
- **Care for damaged trees.** Cutting damaged root systems clean and removing damaged branches may aid slightly damaged trees.

Provide a permanent visual barrier - Protecting forest vegetation permanently requires visual barriers to encroachment. It is not enough to protect areas with conservation easements, deed restrictions or even separate ownership. Forested stream buffers, parks and valuable wood lots are often severely degraded by mowing, removal of the understory and ground cover plants, and dumping of yard waste. Permanent signs or fences should identify the area and describe allowable uses.

Common Concerns

The following consequences can result from tree damage during construction activities:

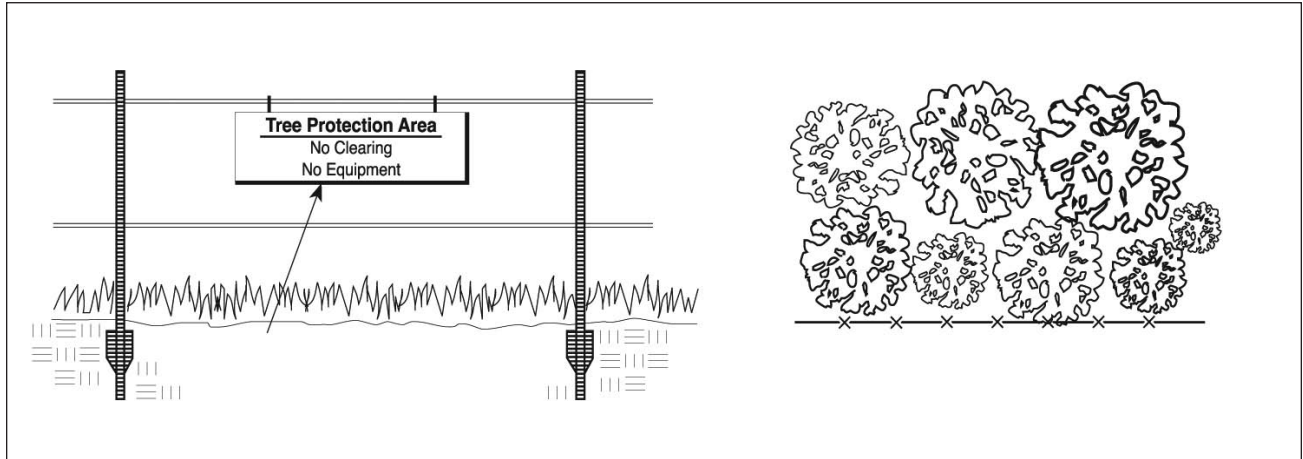
- Loss of individual or groups of trees
- Long term decline of tree health
- Increased personal property damage
- Reduced property values
- Increased cost of removal once the project is complete

References:

- Fairfax County Virginia Board of Supervisors. 1986. *Vegetation Preservation and Planting*. Fairfax County Board of Supervisors, Fairfax County, VA.
- Koehler, C. S., R. H. Hunt., D. F. Lobel, and J. Geiger. 1984. *Protecting Trees When Building on Forested Land*. University of California Cooperative Extension, Berkeley, CA 94720.
- Fazio, J. 1992. *Trenching and Tunneling Near Trees*. The National Arbor Day Foundation, 100 Arbor Avenue, Nebraska City, NE 68410.
- Miller, L. M., D. Rathke, and G. Johnson. 1993. *Protecting Trees from Construction Damage*. Minnesota Extension Service, 20 Coffey Hall, Saint Paul, MN 55108-6064.
- The National Arbor Day Foundation. *Tree City USA Bulletins. The National Arbor USA Bulletins*. The National Arbor Day Foundation, 100 Arbor Avenue, Nebraska City, NE 68410.
- Penn State University. A Guide to preserving trees in Development projects. The Pennsylvania State University, 112 Agricultural Administration Building, University Park, PA 16802. <http://pubs.cas.psu.edu/FreePubs/pdfs/uh122.pdf>
- International Society of Arboriculture. *Avoiding Tree Damage During Construction*. http://www.treesaregood.com/treecare/avoiding_construction.asp

Specifications
for

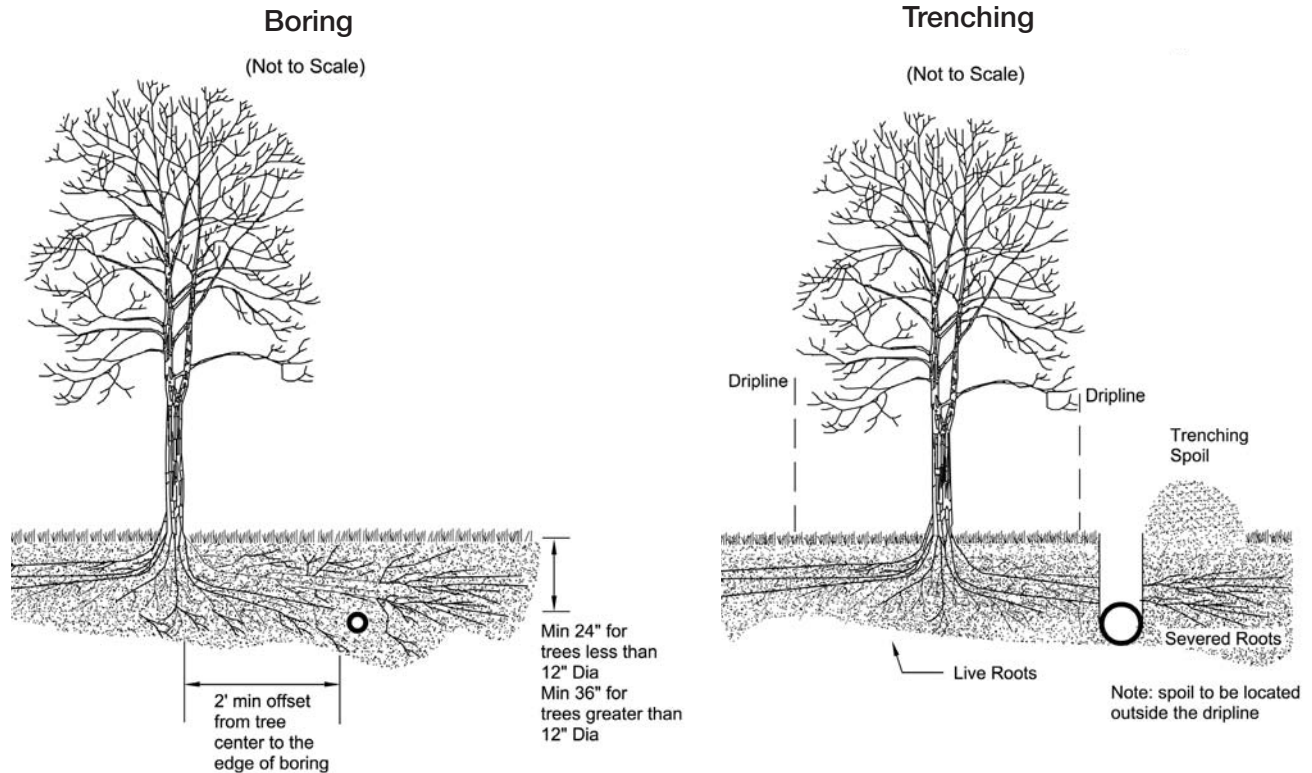
Tree and Natural Area Preservation



1. Tree and natural area preservation shall be fenced prior to beginning clearing operations.
2. Fence materials shall be metal fence posts with two strands of high tensile wire, plastic fence or snow fence.
3. Signage shall clearly identify the tree and natural preservation area and state that no clearing or equipment is allowed within it.
4. Fence shall be placed as shown on plans and beyond the drip line or canopy of trees to be protected.
5. If any clearing is done around specimen trees it shall be done by cutting at ground level with hand held tools and shall not be grubbed or pulled out. No clearing shall be done in buffer strips or other preserved forested areas.
6. No filling or stockpiling of materials shall occur within the tree protection area, including deposition of sediment.

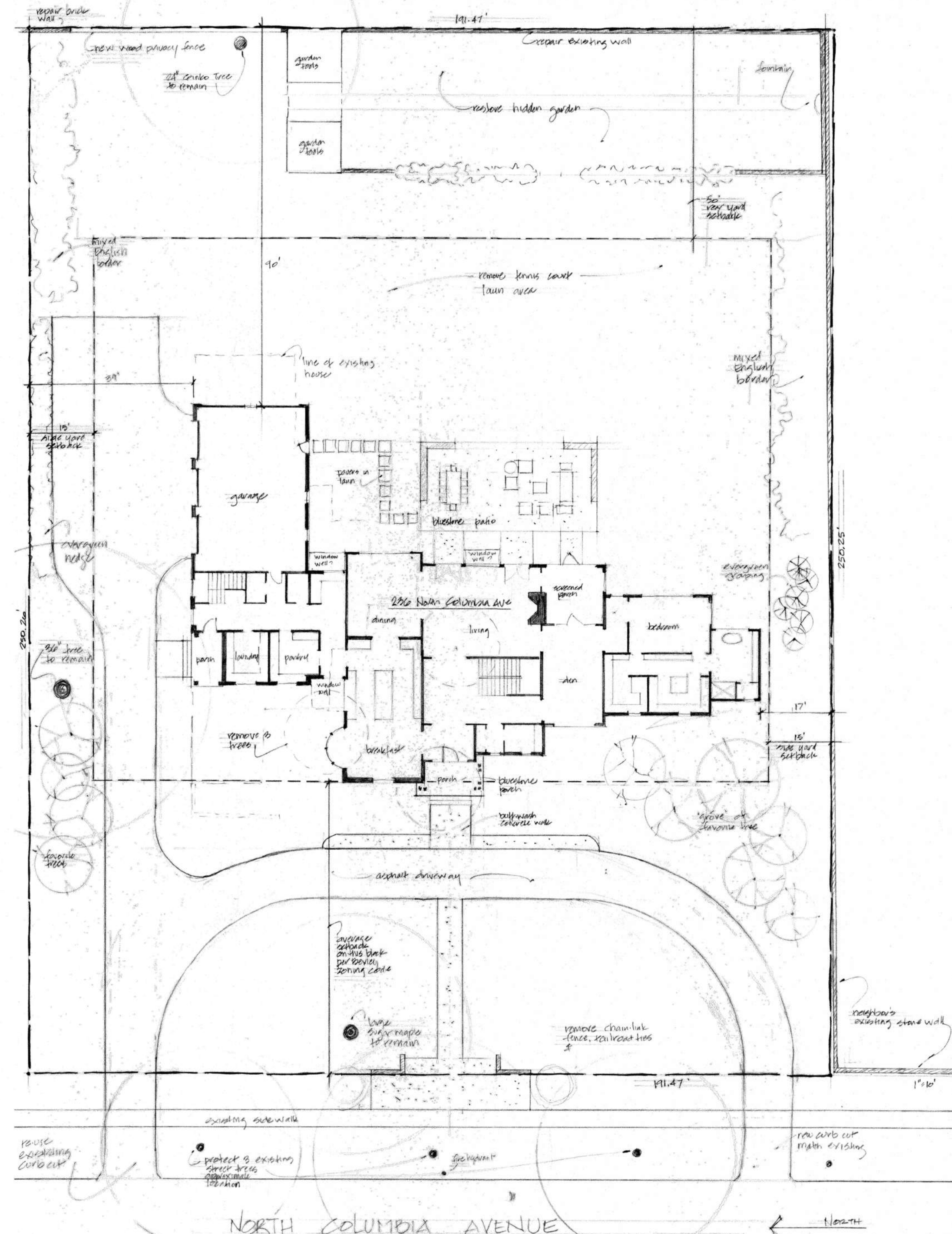
Specifications
for

Protection During Utility Installation



1. Where utilities must run through a tree's dripline, tunneling should be used to minimize root damage. Tunneling should be performed at a minimum depth of 24 inches for trees less than 12 inches in diameter or at a minimum depth of 36 inches for larger diameter trees.
2. Where tunneling will be performed within the dripline of a tree, the tunnel should be placed a minimum of 2 feet away from the tree trunk to avoid taproots.
3. Minimize excavation or trenching within the dripline of the tree. Route trenches around the dripline of trees.
4. Roots two inches or larger that are severed by trenching should be sawn off neatly in order to encourage new growth and discourage decay.
5. Soil excavated during trenching shall be piled on the side away from the tree.
6. Roots shall be kept moist while trenches are open and refilled immediately after utilities are installed or repaired

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



SITE PLAN
SCALE: 1" = 20'

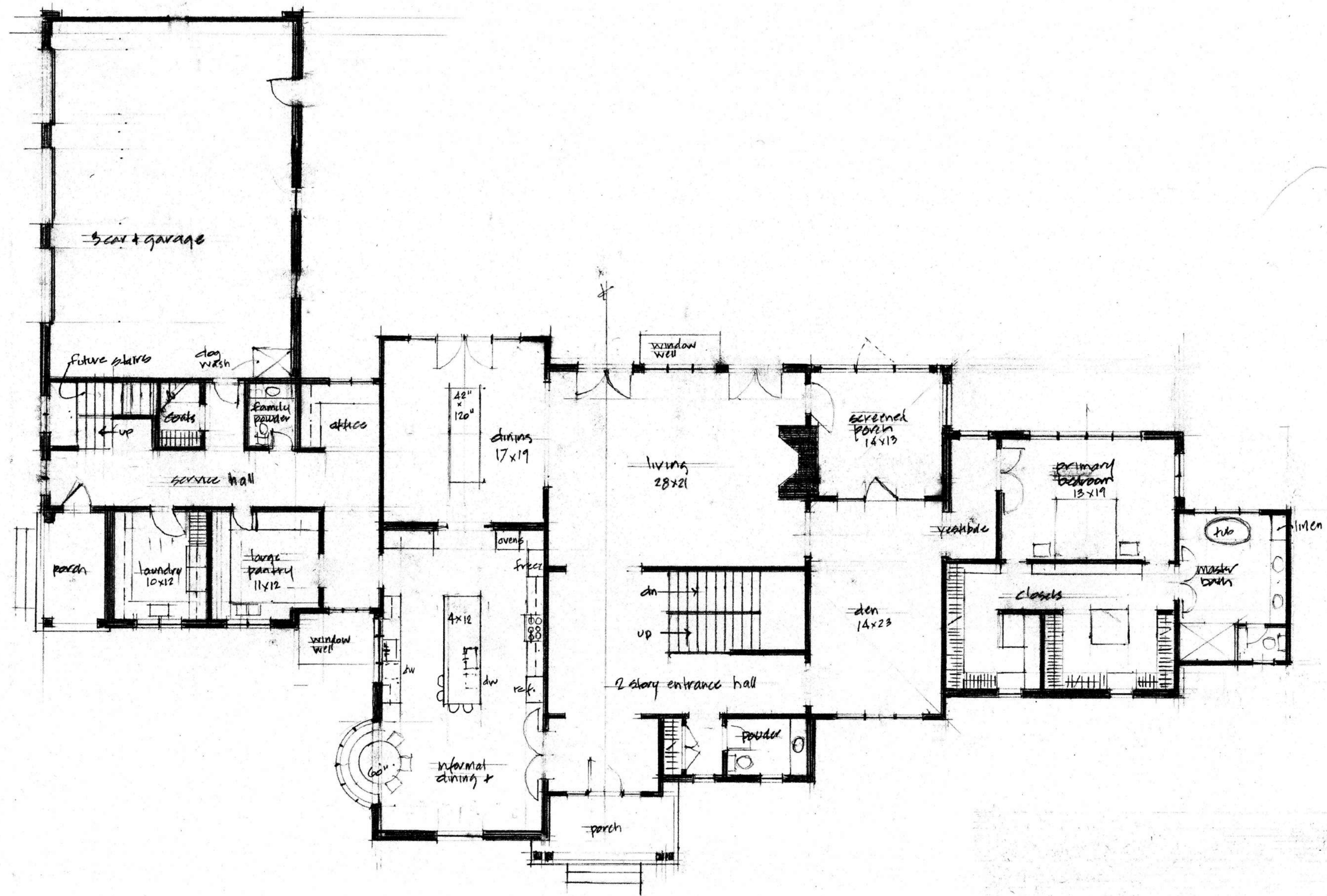


SCHEMATIC DRAWINGS FOR THE
WARNER RESIDENCE

236 NORTH COLUMBIA AVE
BEXLEY, OHIO

03.14.24

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

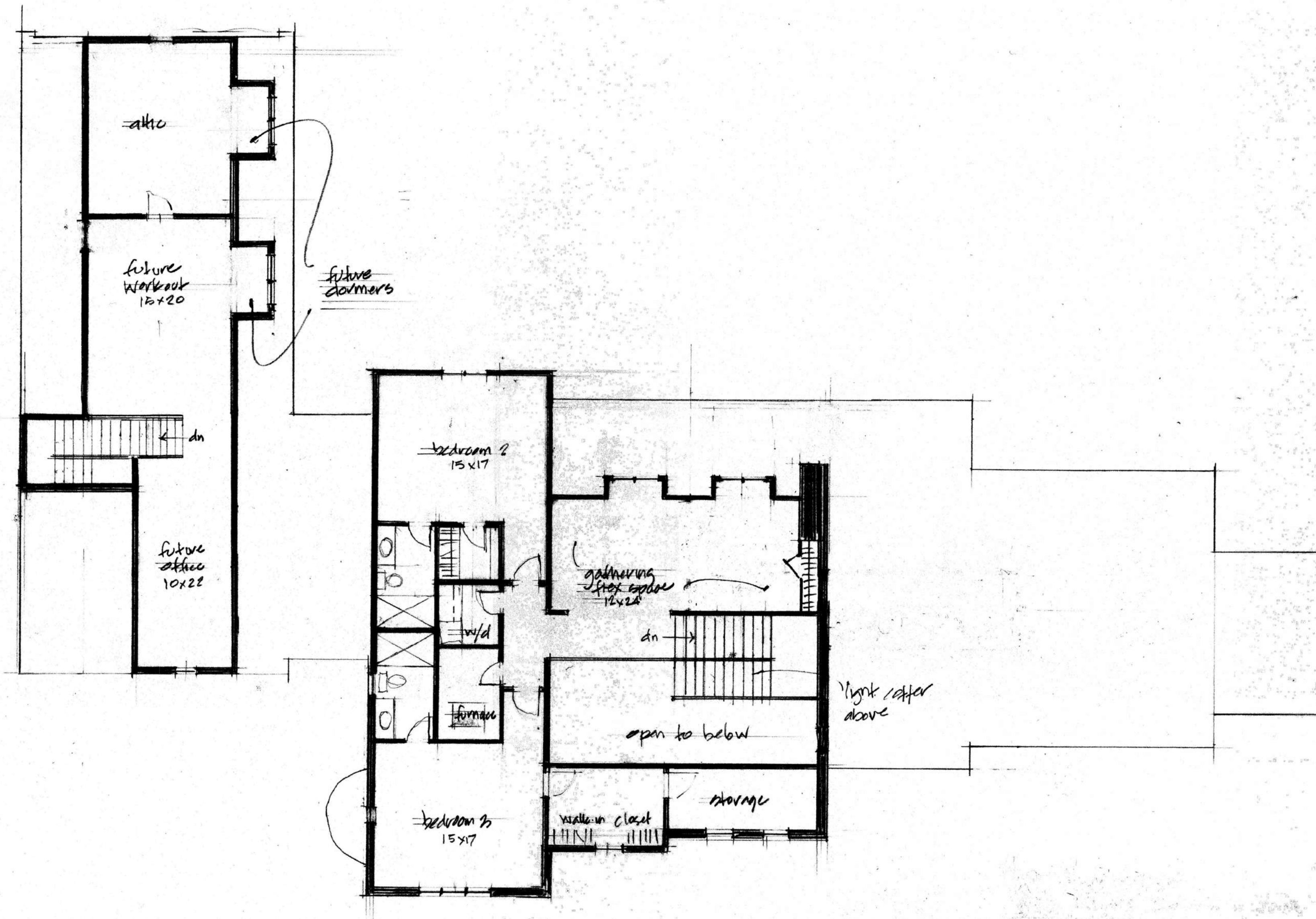


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03.14.24

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SCHEMATIC DRAWINGS FOR THE
WARNER RESIDENCE

236 NORTH COLUMBIA AVE
BEXLEY, OHIO

03.14.24

BEHAL SAMPSON DIETZ

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WEST EXTERIOR ELEVATION

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

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03.14.24

BEHAL SAMPSON DIETZ
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NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

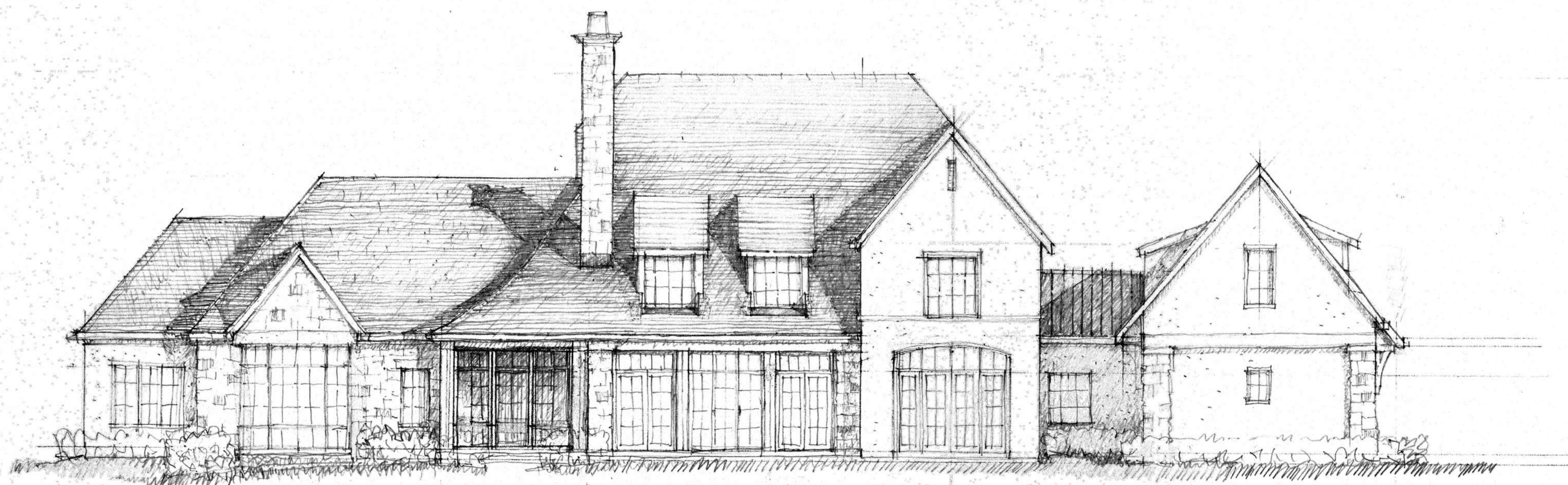
SCHEMATIC DRAWINGS FOR THE
WARNER RESIDENCE

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BEXLEY, OHIO

03.14.24

BEHAL SAMPSON DIETZ

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COLUMBUS, OHIO 43212



EAST EXTERIOR ELEVATION

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

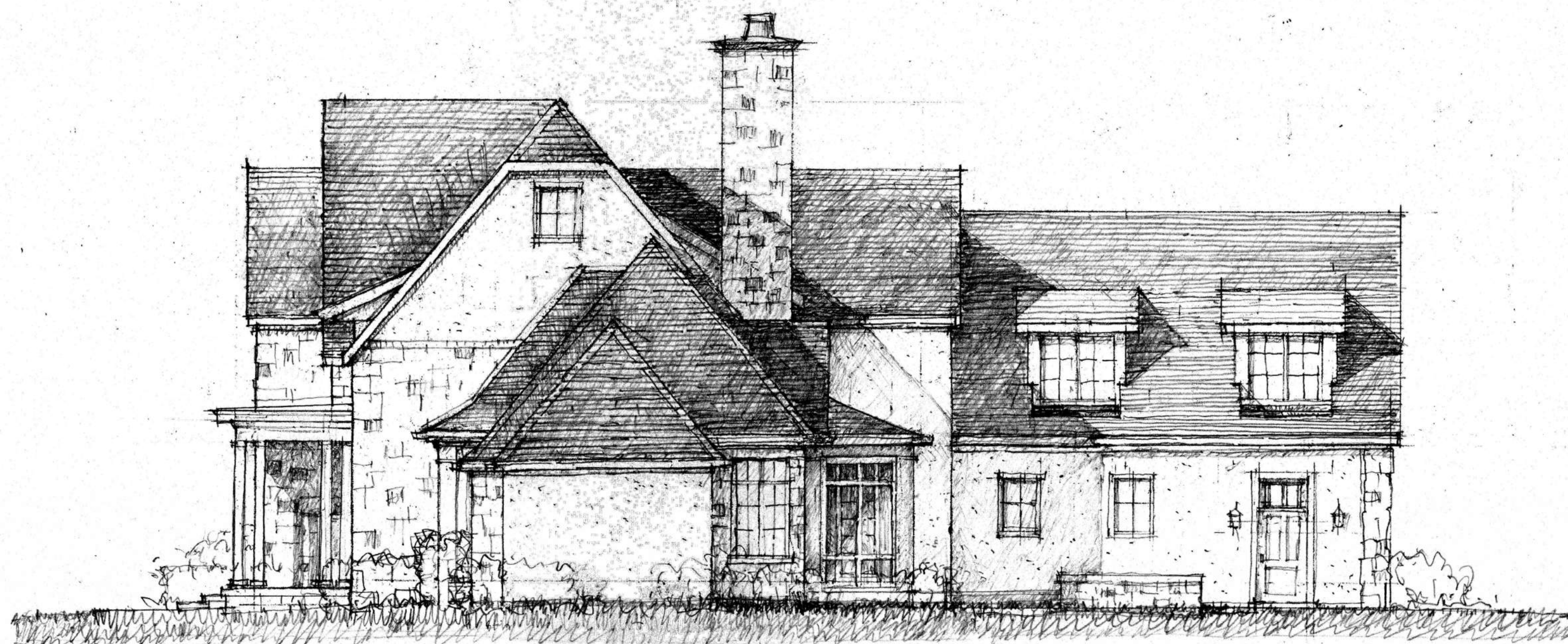
SCHEMATIC DRAWINGS FOR THE
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SOUTH EXTERIOR ELEVATION

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

SCHEMATIC DRAWINGS FOR THE
WARNER RESIDENCE

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