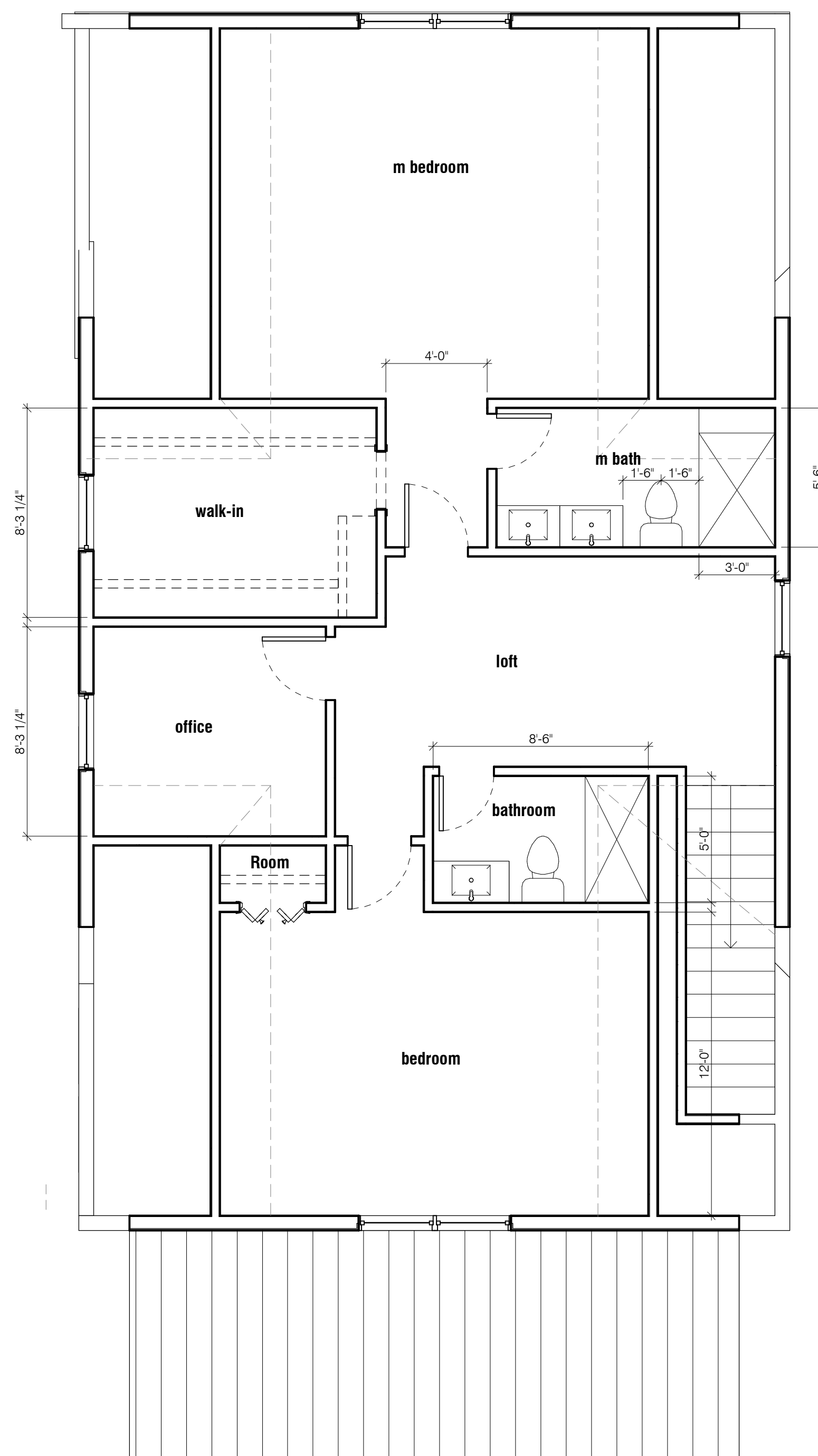
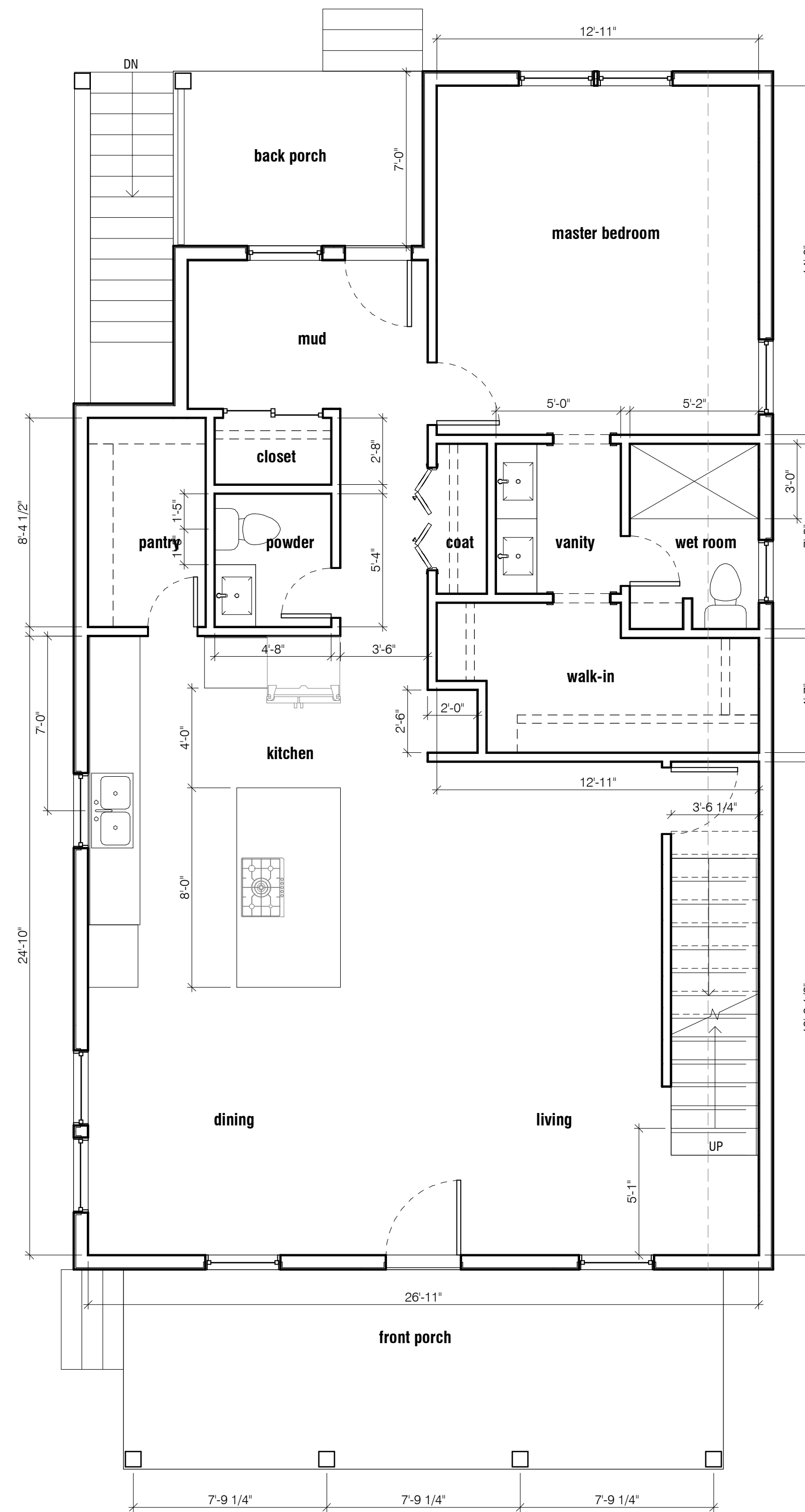


HOUSE FINISH AREA

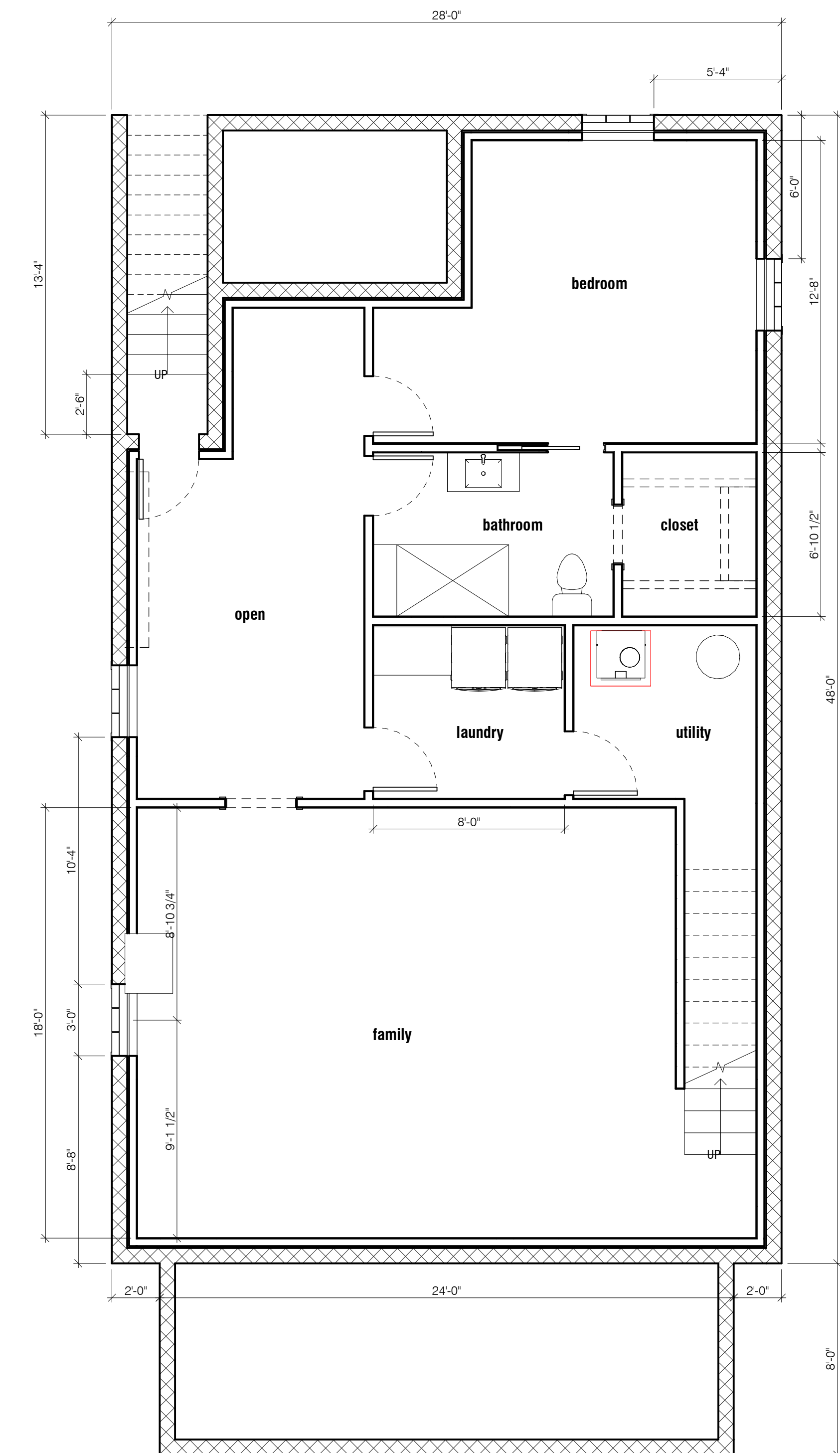
BASEMENT: 1,026 SF
 FIRST FLOOR: 1,140 SF
 SECOND FLOOR: 962 SF
TOTAL HOUSE AREA: 3,128 SF



3 second floor
 SCALE 1/4" = 1'-0"



2 first floor
 SCALE 1/4" = 1'-0"



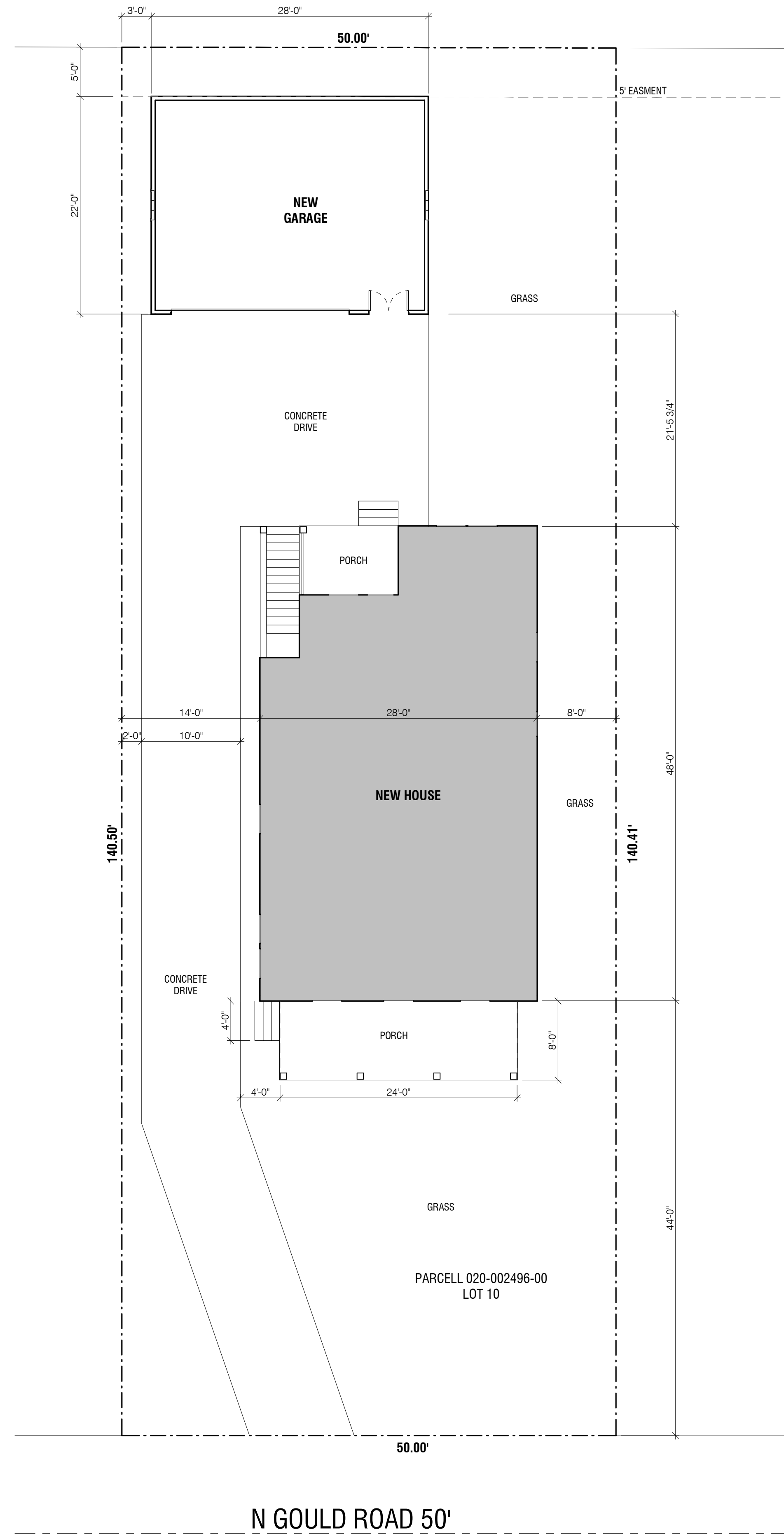
1 foundation plan
 SCALE 1/4" = 1'-0"

33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

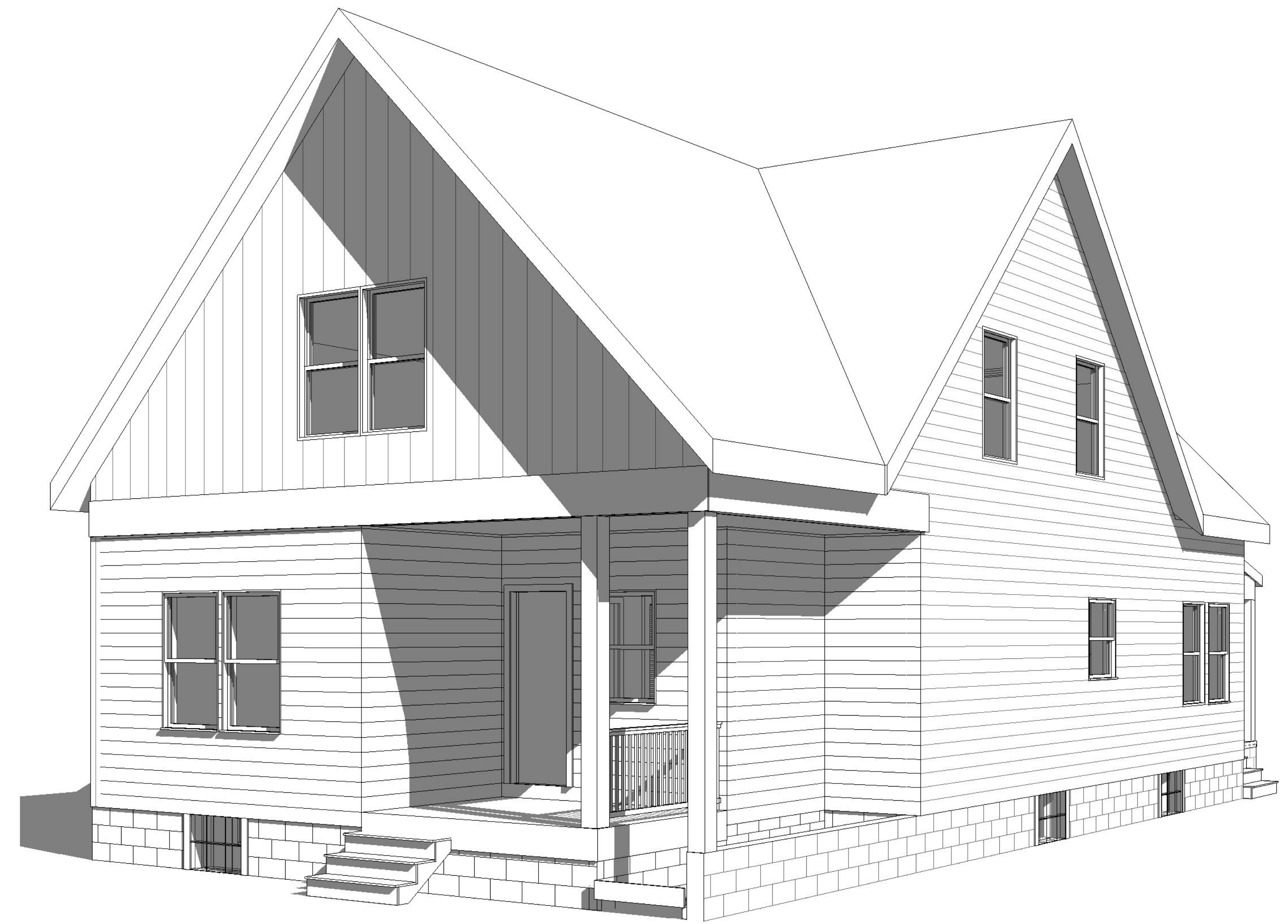
Drawings		
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<input type="checkbox"/>	Bid Set	
<input type="checkbox"/>	Permit Set	
<input type="checkbox"/>	Construction	
Revisions		
#	Date	Description

FLOOR PLANS



N GOULD ROAD 50'

3 site plan
SCALE 1/8" = 1'-0"



33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

Drawings

- Preliminary
- Bid Set
- Permit Set
- Construction

Revisions

#	Date	Description

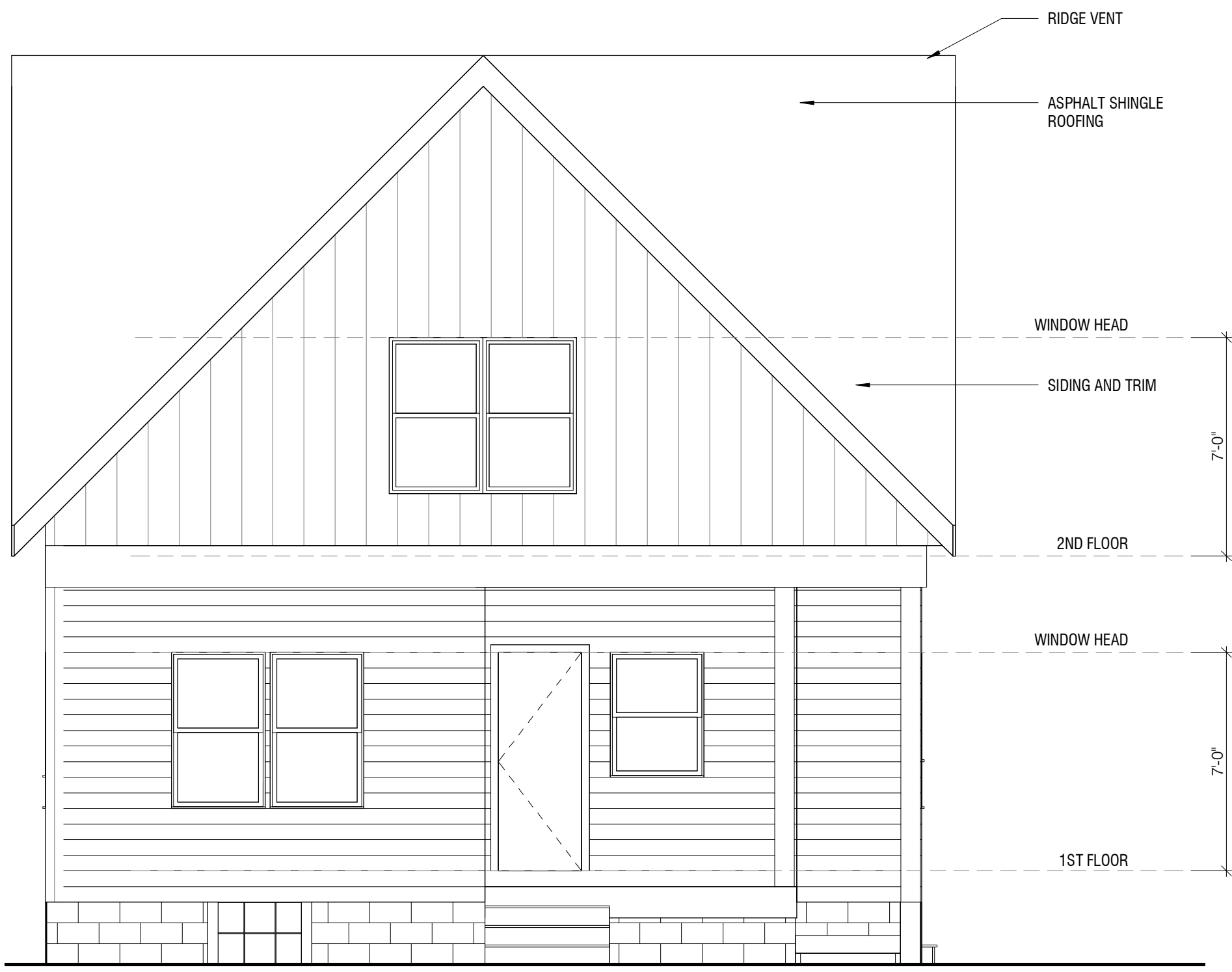
VIEWS

A2

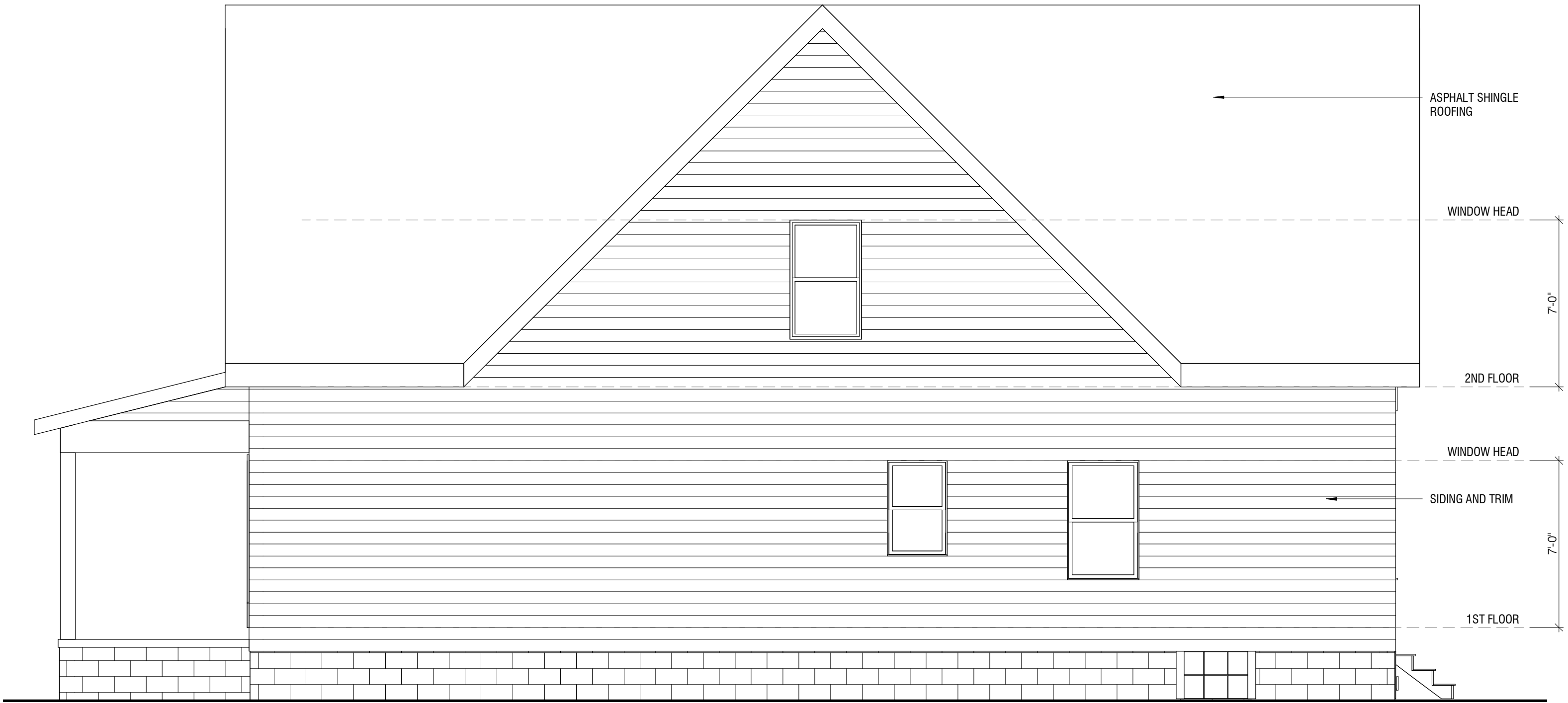
WINDOW SCHEDULE			
Type Mark	Width	Height	Comments
01	3'-0"	5'-0"	
02	2'-6"	4'-0"	
03	3'-0"	3'-6"	
04	3'-0"	4'-0"	



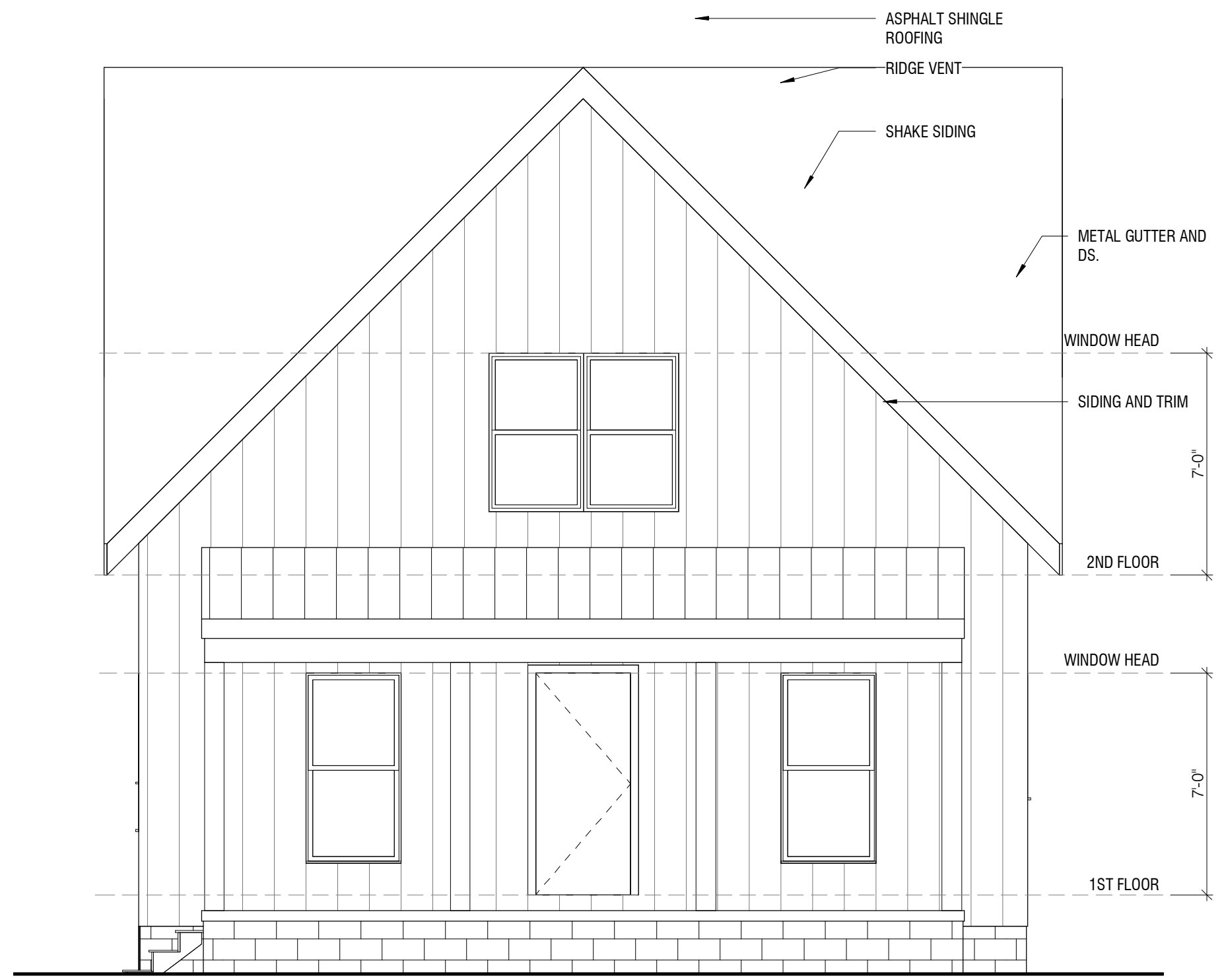
4 south elevation
SCALE 1/4" = 1'-0"



3 west elevation
SCALE 1/4" = 1'-0"



2 north elevation
SCALE 1/4" = 1'-0"



1 east elevation
SCALE 1/4" = 1'-0"

33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

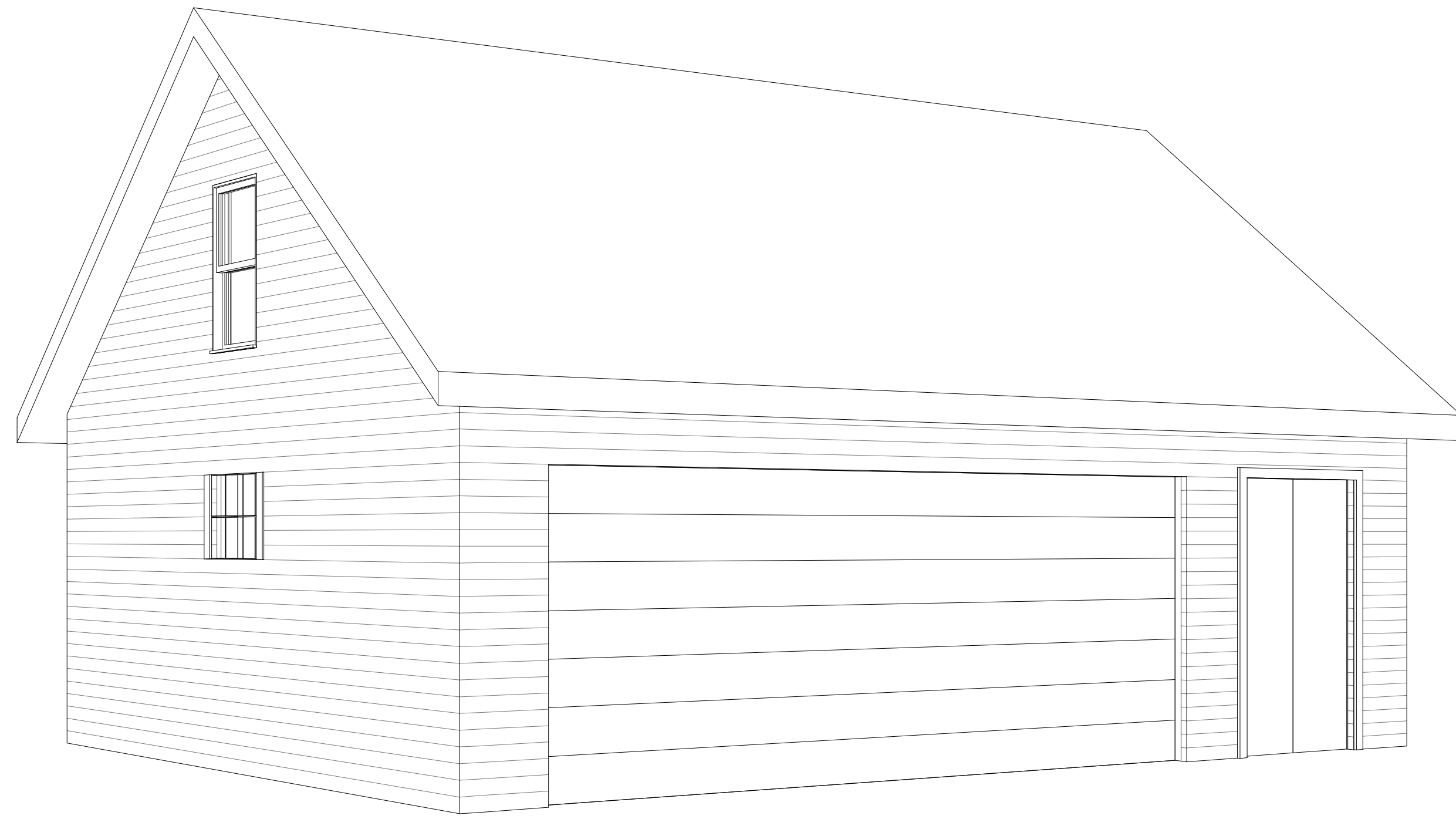
Drawings

- Preliminary
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- Permit Set
- Construction

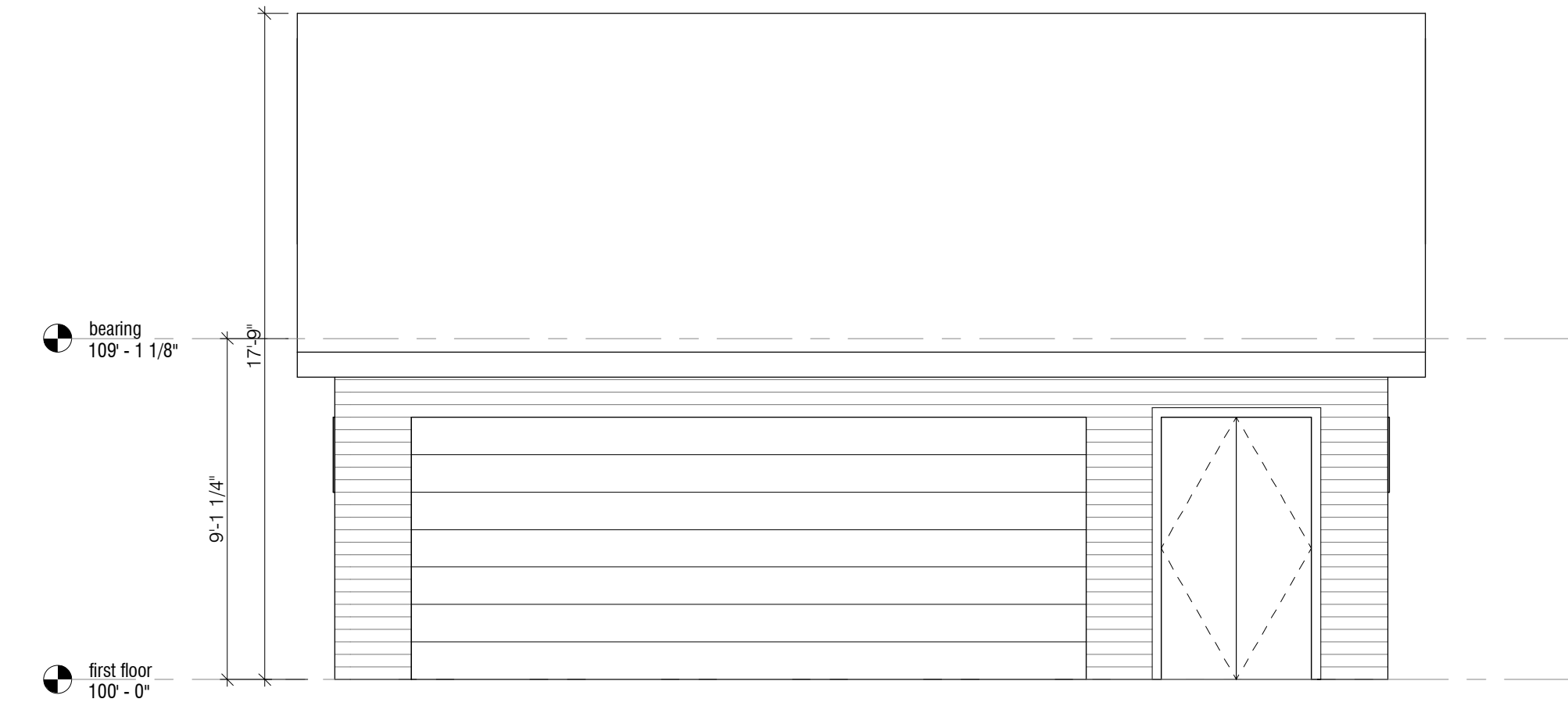
Revisions

#	Date	Description

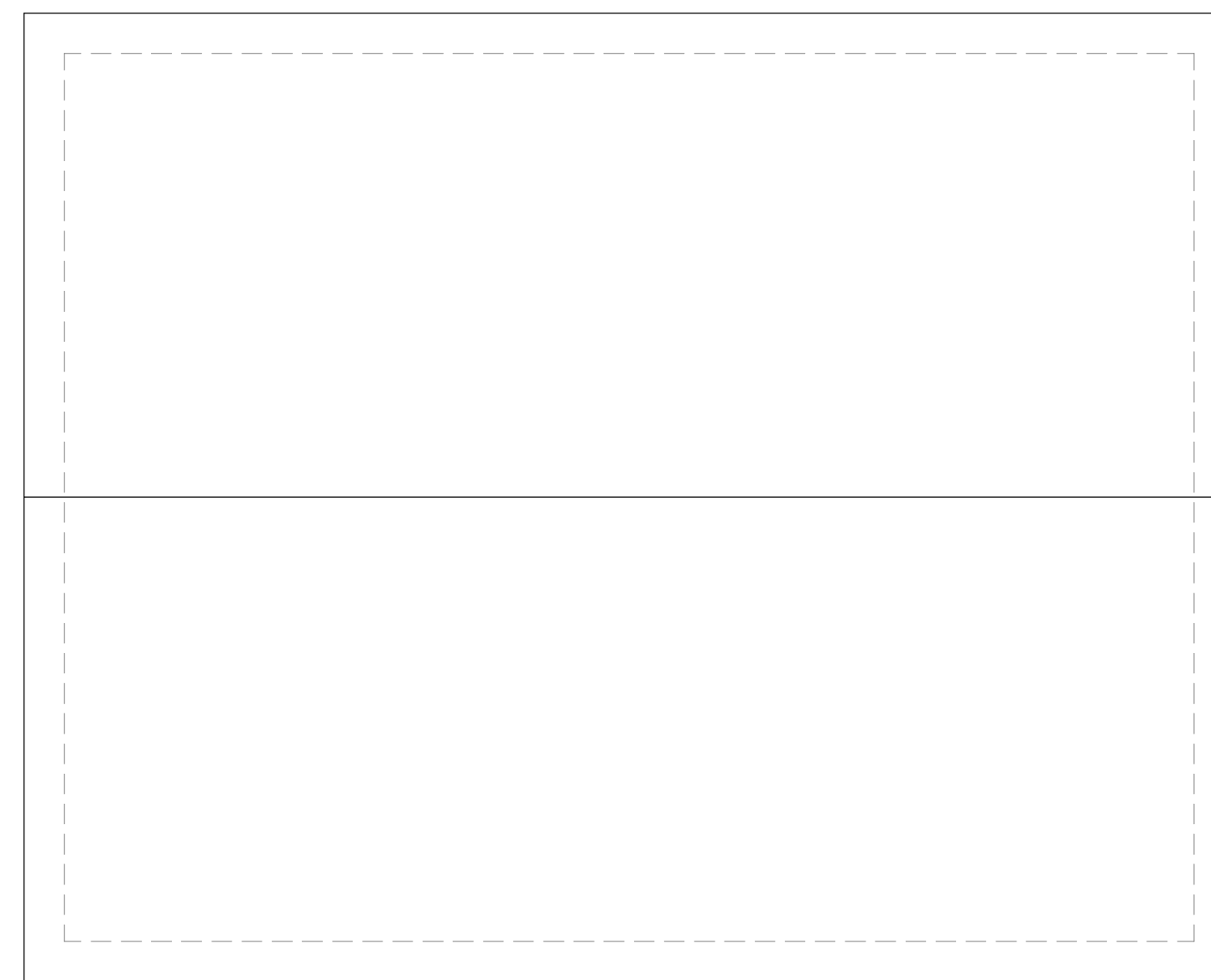
ELEVATIONS



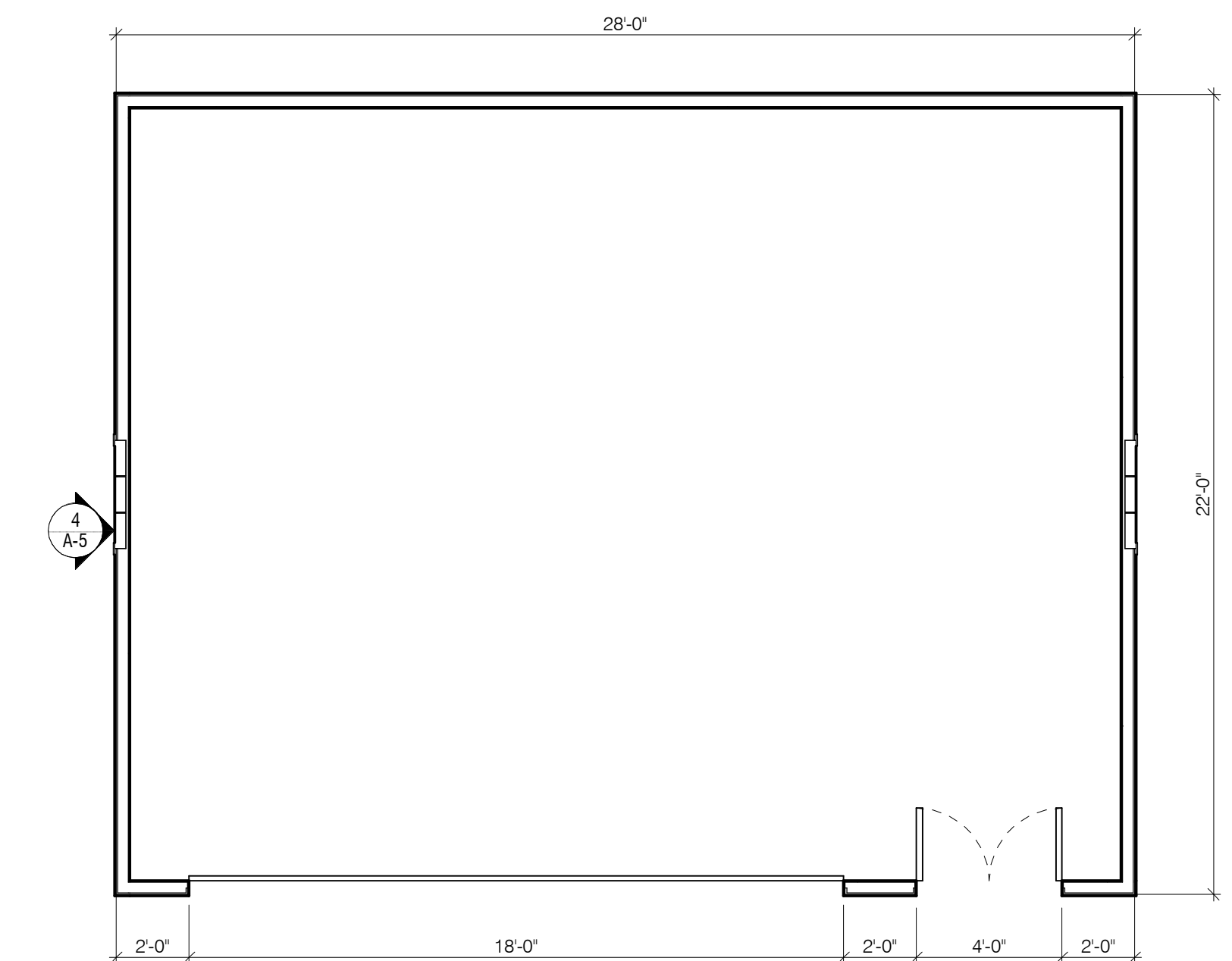
4 garage side
SCALE 1/4" = 1'-0"



3 garage front
SCALE 1/4" = 1'-0"



2 garage roof
SCALE 1/4" = 1'-0"



1 garage plan
SCALE 1/4" = 1'-0"

33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

Drawings

- Preliminary
- Bid Set
- Permit Set
- Construction

Revisions

#	Date	Description

GARAGE PLANS

A-5

The structure located at 33 North Gould Road cannot be determined to be of historical or architecturally significant.

There is nothing architecturally significant to the design or construction to the dwelling. Structure is based on a four foot, block, crawl space foundation. Dimensions for the general construction follow standard size lumber. The rear of the house, 25' 6" wide, is constructed with 12' and 14' lumber for the floor and roof, allowing enough material to rest on the load bearing members without cutting. The floor for the front of the dwelling is based on 16' lumber, the roof timbers are 18 feet. With a flat roof (actual slope is 23/64" over 12"), the concept is based on the minimalist construction material and waste. There was only one wooden door installed on the bathroom, the bedroom and hall closets had no doors only curtains covering the openings, and the bedrooms had vinyl accordion doors.

The architect and builder are not known, if an architect was used. The dwelling was constructed for restaurateurs Joseph and Bernice Alexander. It is presumed they had the house built 1951 for them to be close by to oversee the construction of their future restaurant and supper club The Desert Inn, located at approximately 3550 East Broad Street. The Desert Inn opened for business in 1953. The two of them operated the business until 1983 when it was sold. Joseph passed 1985, and Bernice passed in January 2003. The current owner purchased the property 33 North Gould Road from the estate in February 2003.

Factors determining renovation vs. new construction. These are factors considered over 20 years of ownership:

- Flat roof; Current roof has four layers of rolled asphalt roofing material, at a considerable weight. Over 1,300 Sq/ft of roof slopes to the North/East corner of dwelling with one down spout. There is a history of constant water migrating between the stone and stucco front walls of the house. The sill plate below this area was replaced in 2004. Even surrounding ranch dwellings of similar construction have gabled roofs.
- No garage; no secure storage of vehicle or yard equipment. Current site plan only avails a garage to be located on the front of the dwelling. In a smaller footprint then the current carport. Or, a single car garage on the Southwest corner of the lot.
- The current carport is approx. 19' X 20', with no inner supports. Assuming the current carport has the same four layers of asphalt roofing as the main dwelling, and an approximate ¾" to one inch of stucco on the underside, totals an immense dead load. The carport is only anchored to the roofline of the main dwelling and supports on the southern edge, I feel, makes this a structural

hazard. The weight of the carport roof is pulling down the roof of the main dwelling.

- Unknown when purchased, the crawlspace had a significant flooding issue. This was not discovered until the beginning of 2004. In times of a moderate rain, would increase the water table, flooding the complete crawlspace approx. 12 inches. Installation of a sump pit and French drain remediated most of this problem. Though never tested, the underside of the flooring may pose a mold issue.
- The idea of expansion upward has been looked into for creation of more living space. Even if the existing foundation could support the addition of the weight of the upper floor, the almost bigger issue is dealing with the slight slope of the roofline. The slope is mimicked in the ceiling in the living space, to level this surface would require the removal of the entire roof and ceiling. And then, build up all existing walls to match the tallest wall on the South side, this would require the an addition of approx. 8 inches to the North wall, and varying amounts to all intermediate, and end walls.

To summarize the issues as we see them:

No secure storage outside the house, for vehicles, lawn equipment, and other necessities.
Removal of existing carport is required.

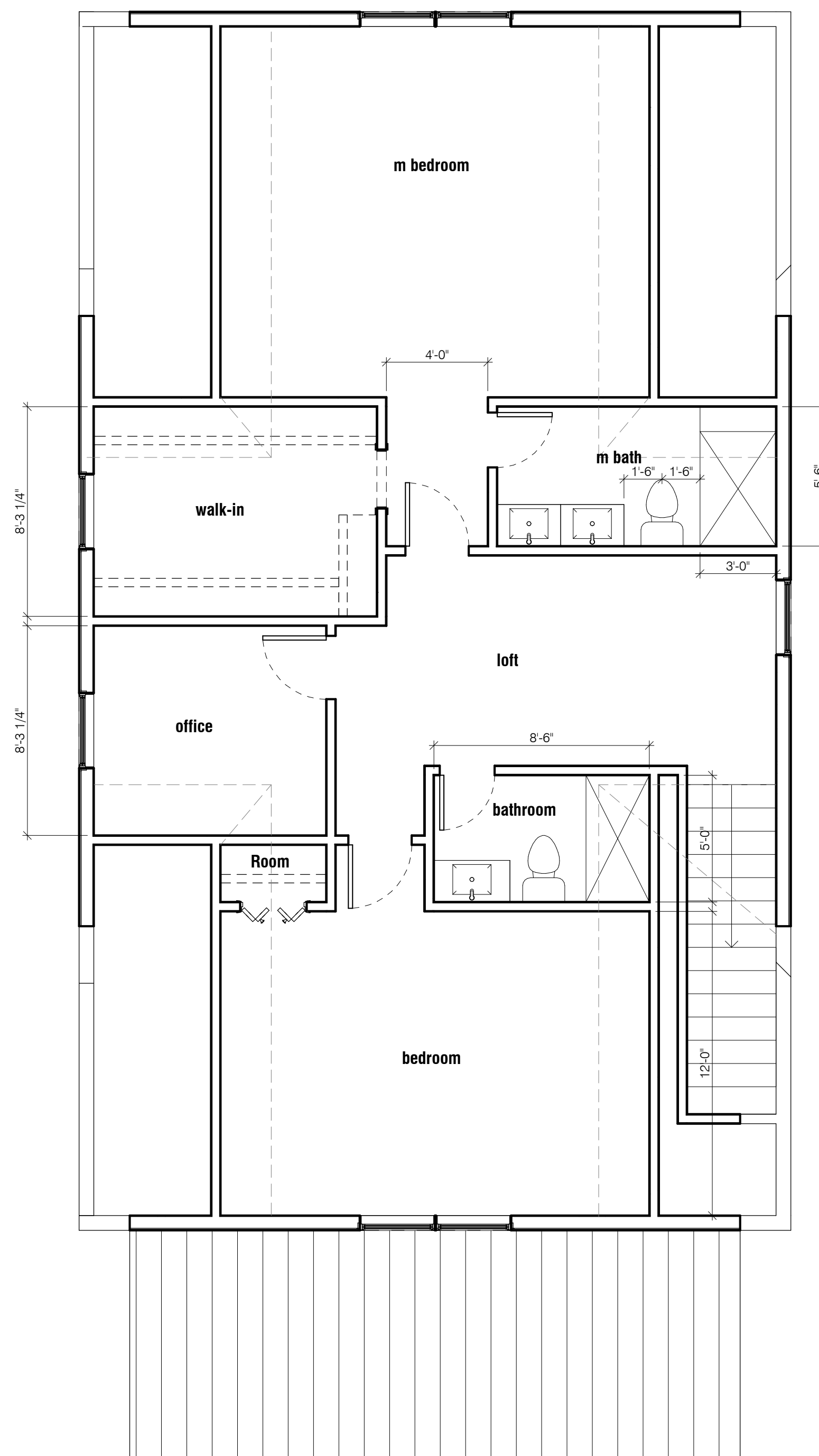
Existing roof condition has to be dealt with.

No interior storage, few closets (a total of five) and are typical of the time of construction 3-4 feet wide by 2 feet deep.

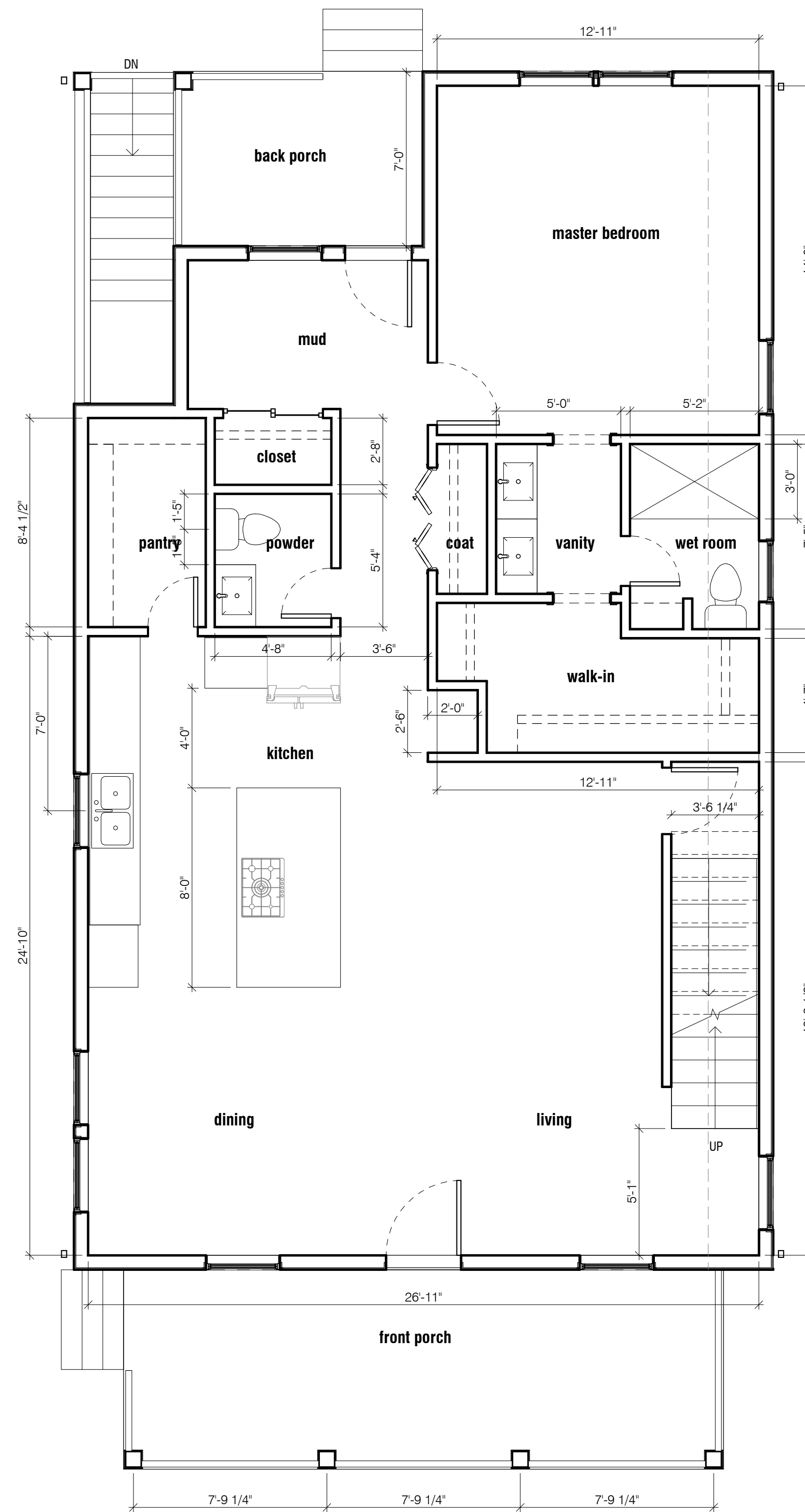
Only two bedrooms, both of modest size compared to today's standard, are 12 x 13 feet, the second is 9 x 12 feet.

HOUSE FINISH AREA

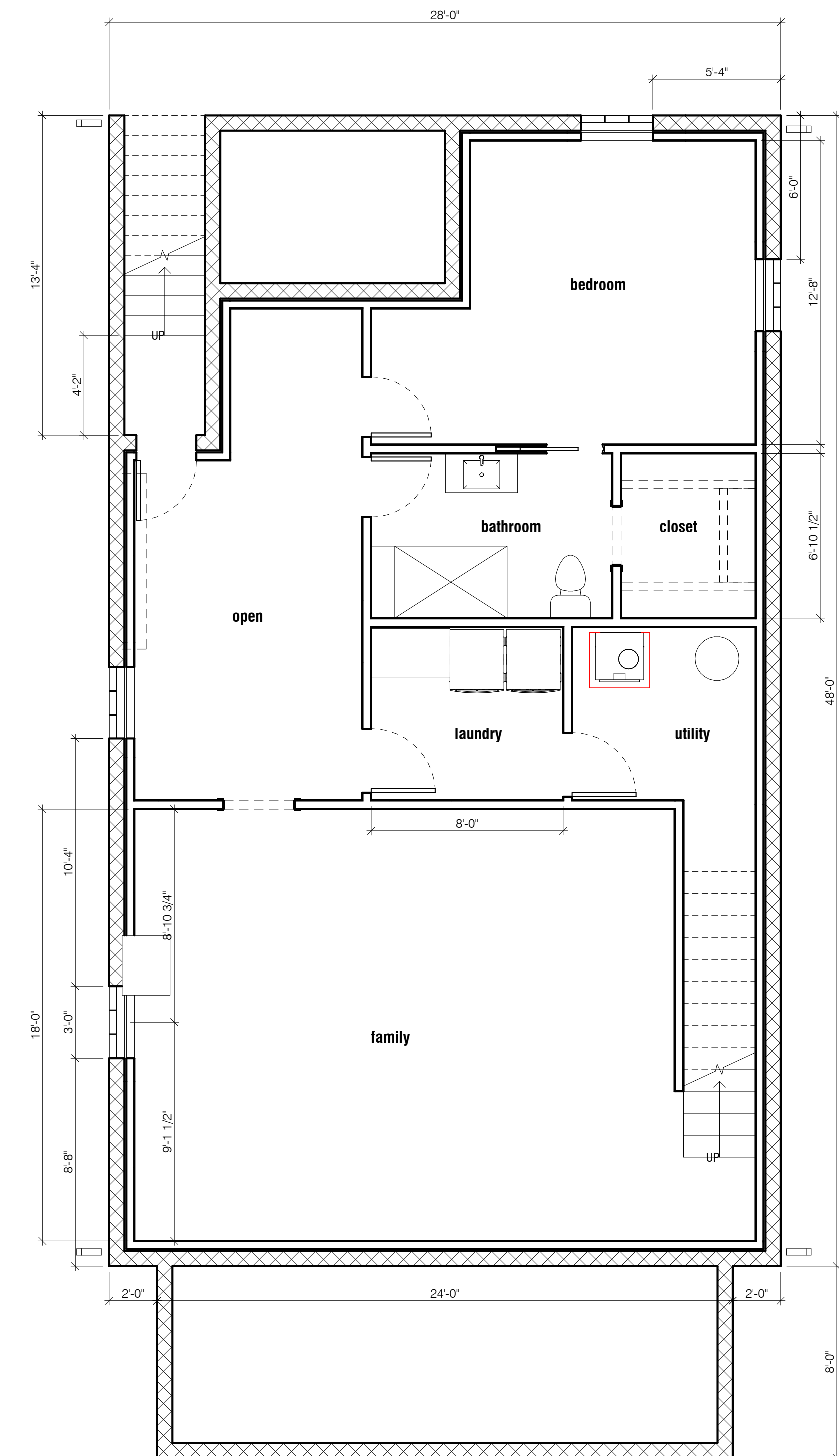
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TOTAL HOUSE AREA: 3,128 SF



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1 foundation plan
 SCALE 1/4" = 1'-0"

33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

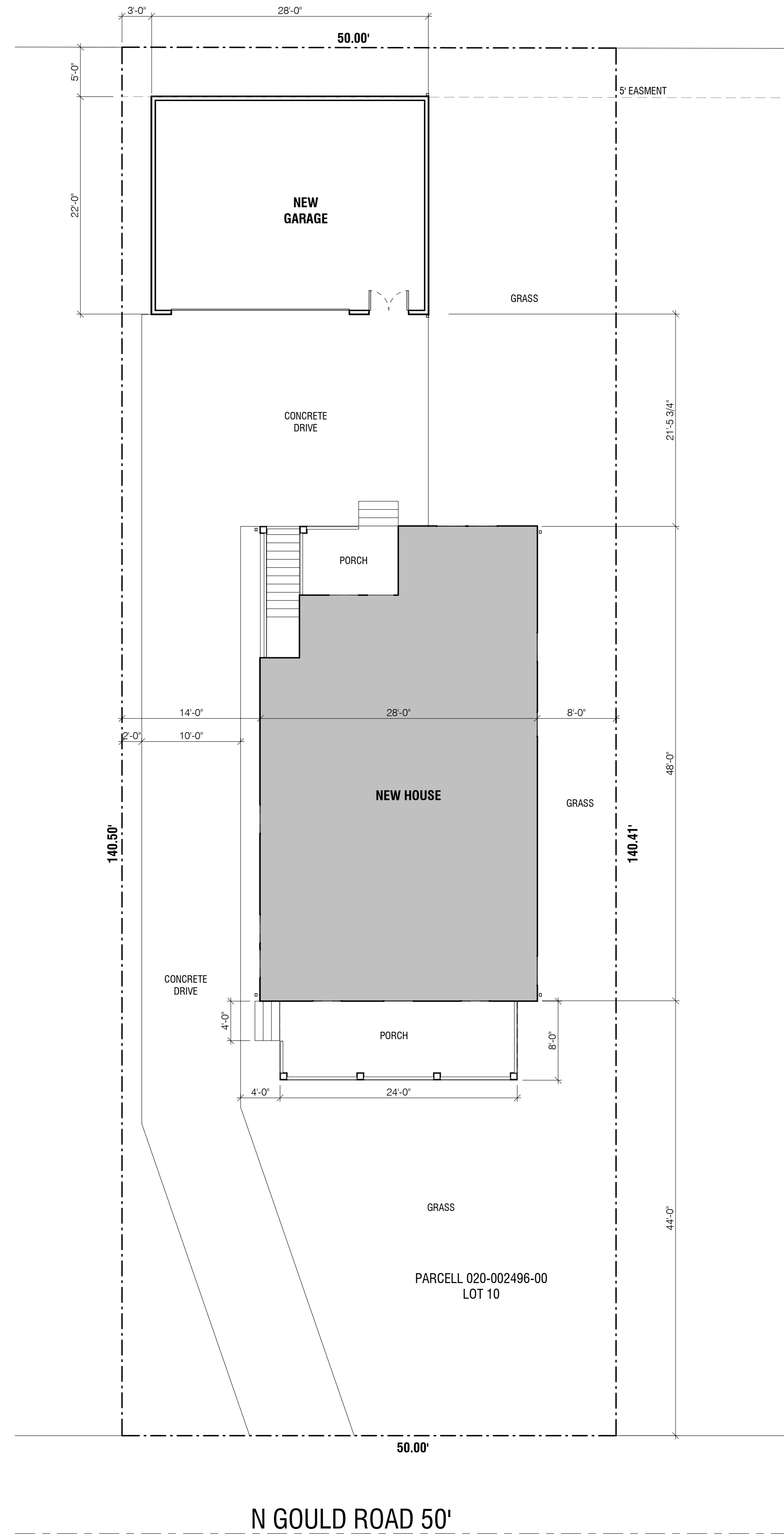
Drawings

- Preliminary
- Bid Set
- Permit Set
- Construction

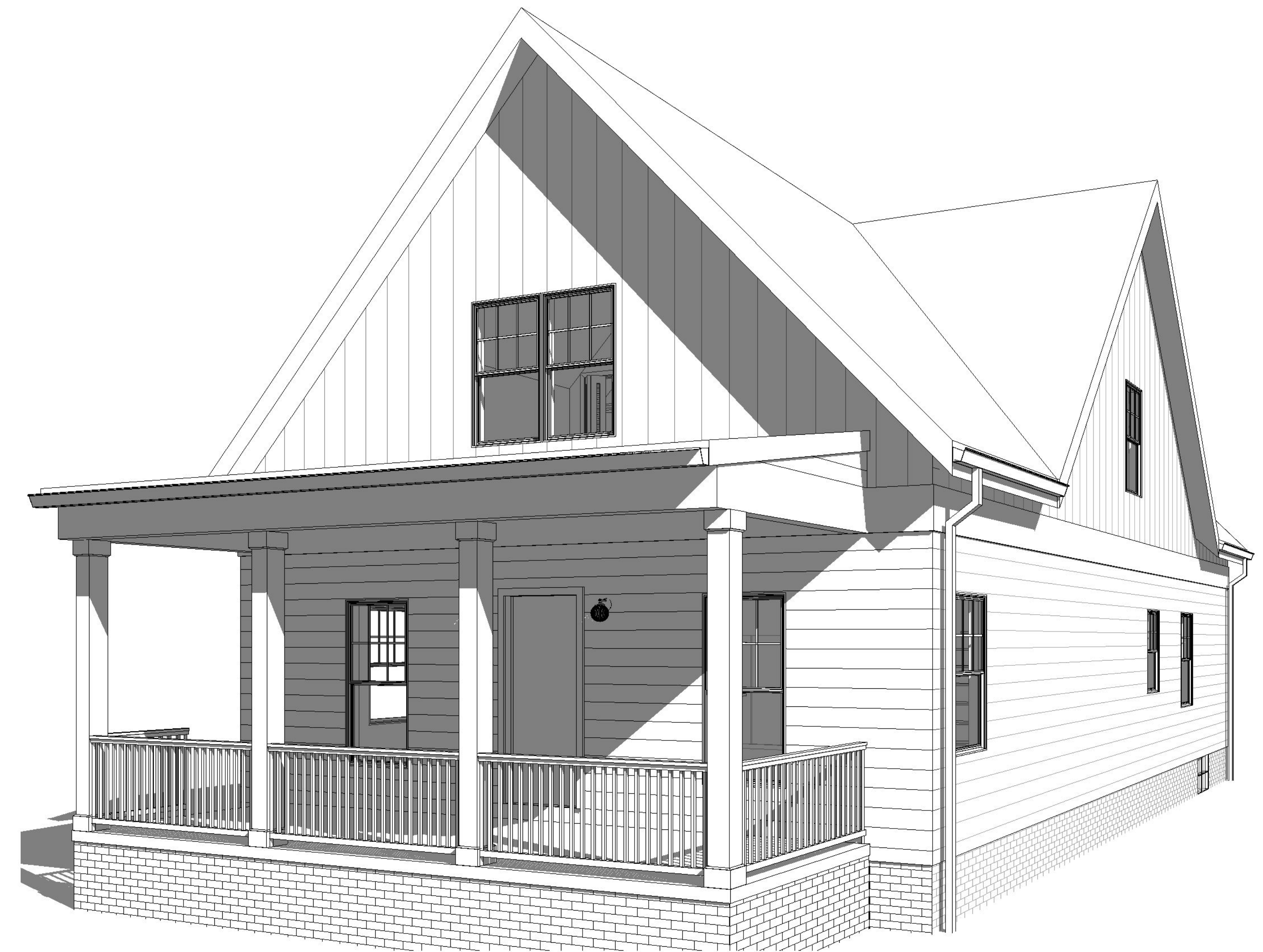
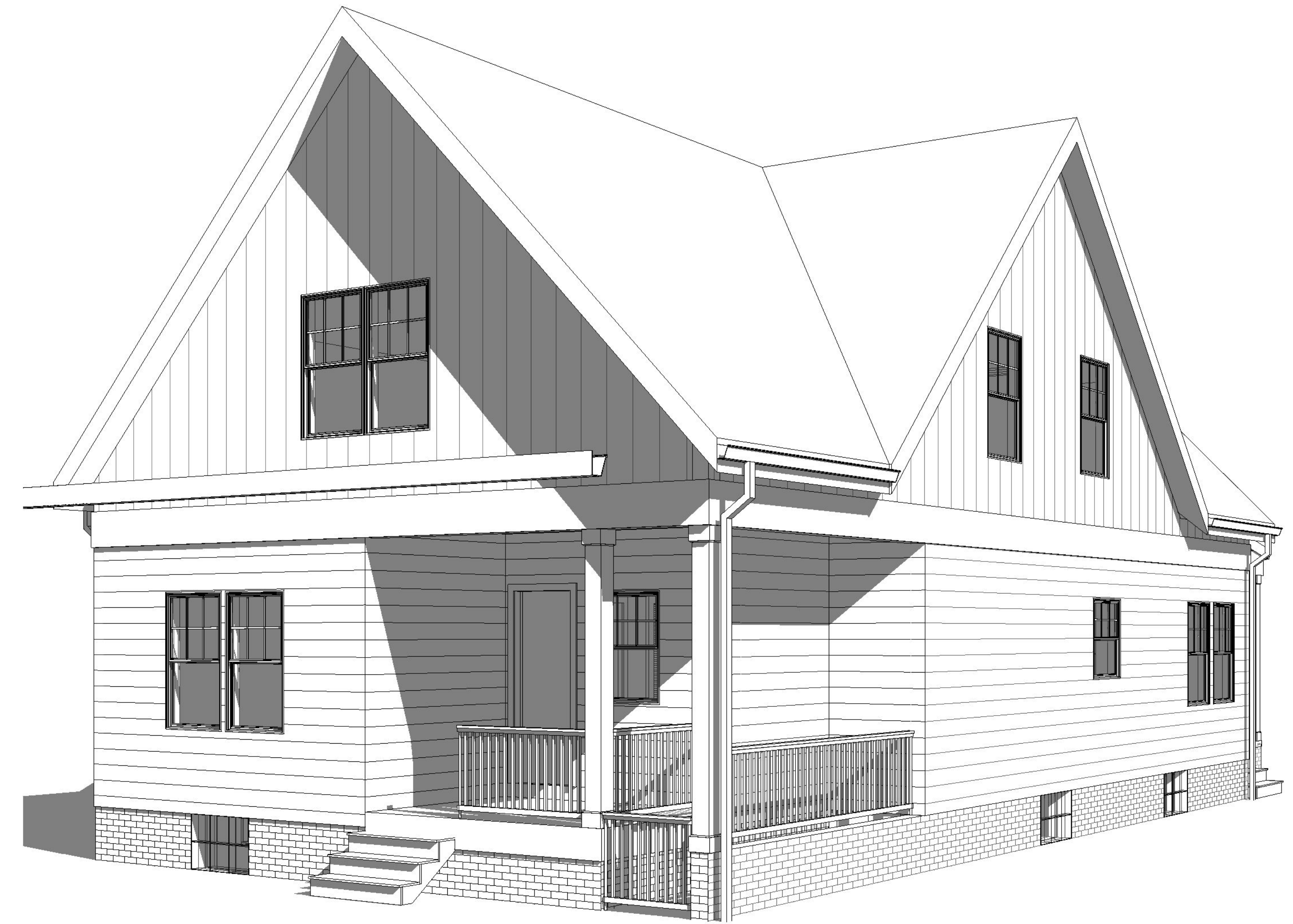
Revisions

#	Date	Description

FLOOR PLANS



3 site plan
SCALE 1/8" = 1'-0"



33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

Drawings

- Preliminary
- Bid Set
- Permit Set
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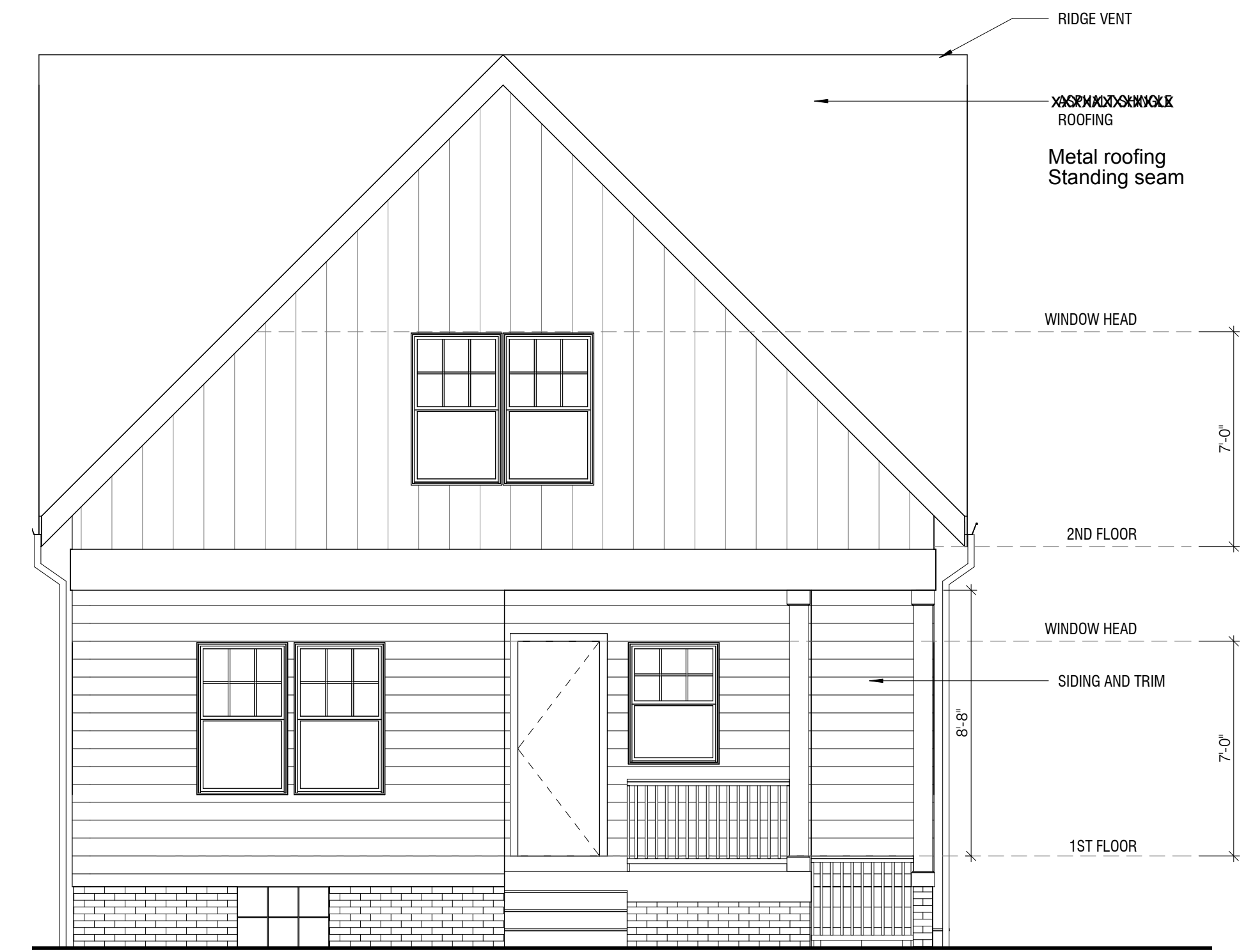
Revisions

#	Date	Description

VIEWS



4 south elevation
SCALE 1/4" = 1'-0"



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SCALE 1/4" = 1'-0"



2 north elevation
SCALE 1/4" = 1'-0"



1 east elevation
SCALE 1/4" = 1'-0"

33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

Drawings

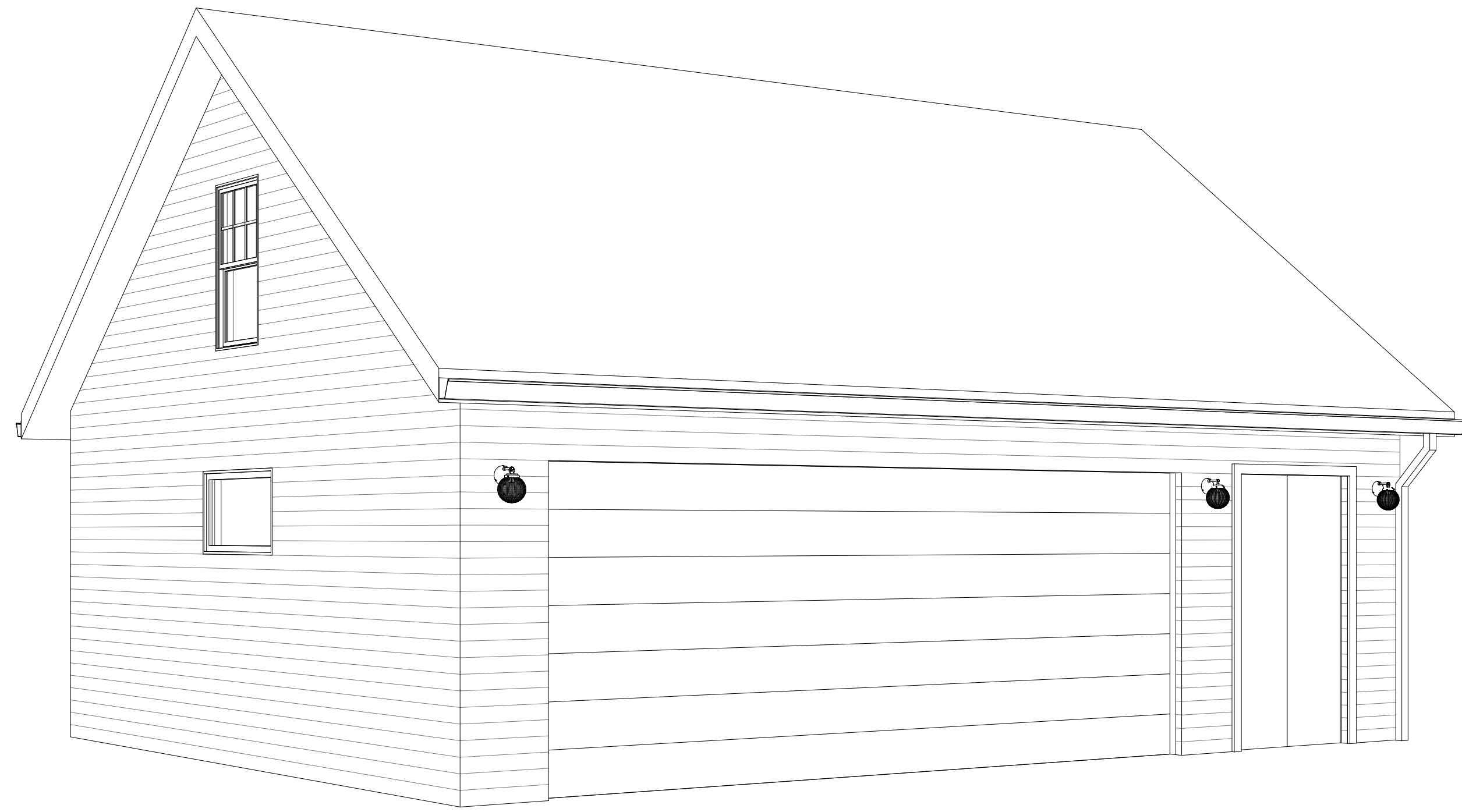
- Preliminary
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Revisions

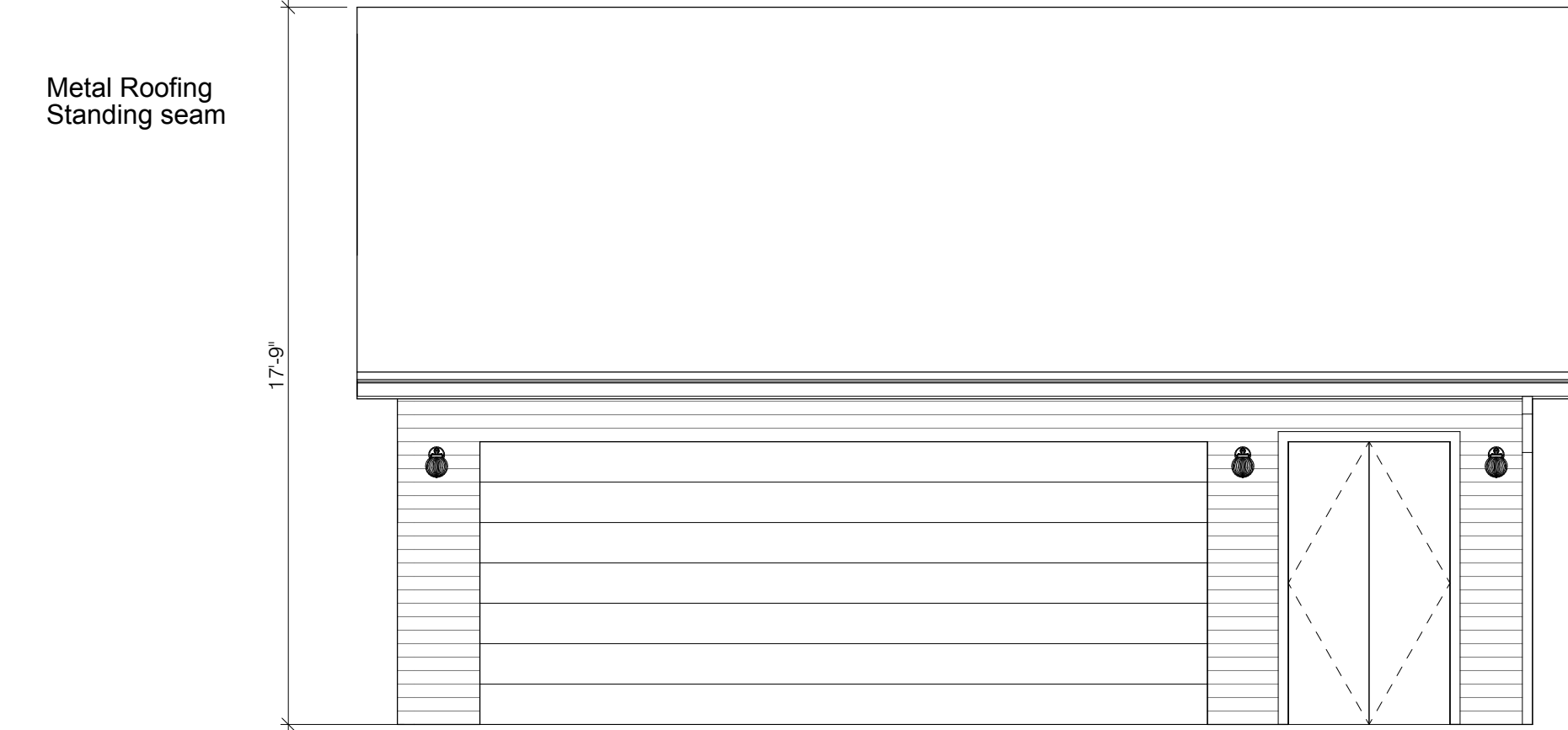
#	Date	Description

ELEVATIONS

A-2



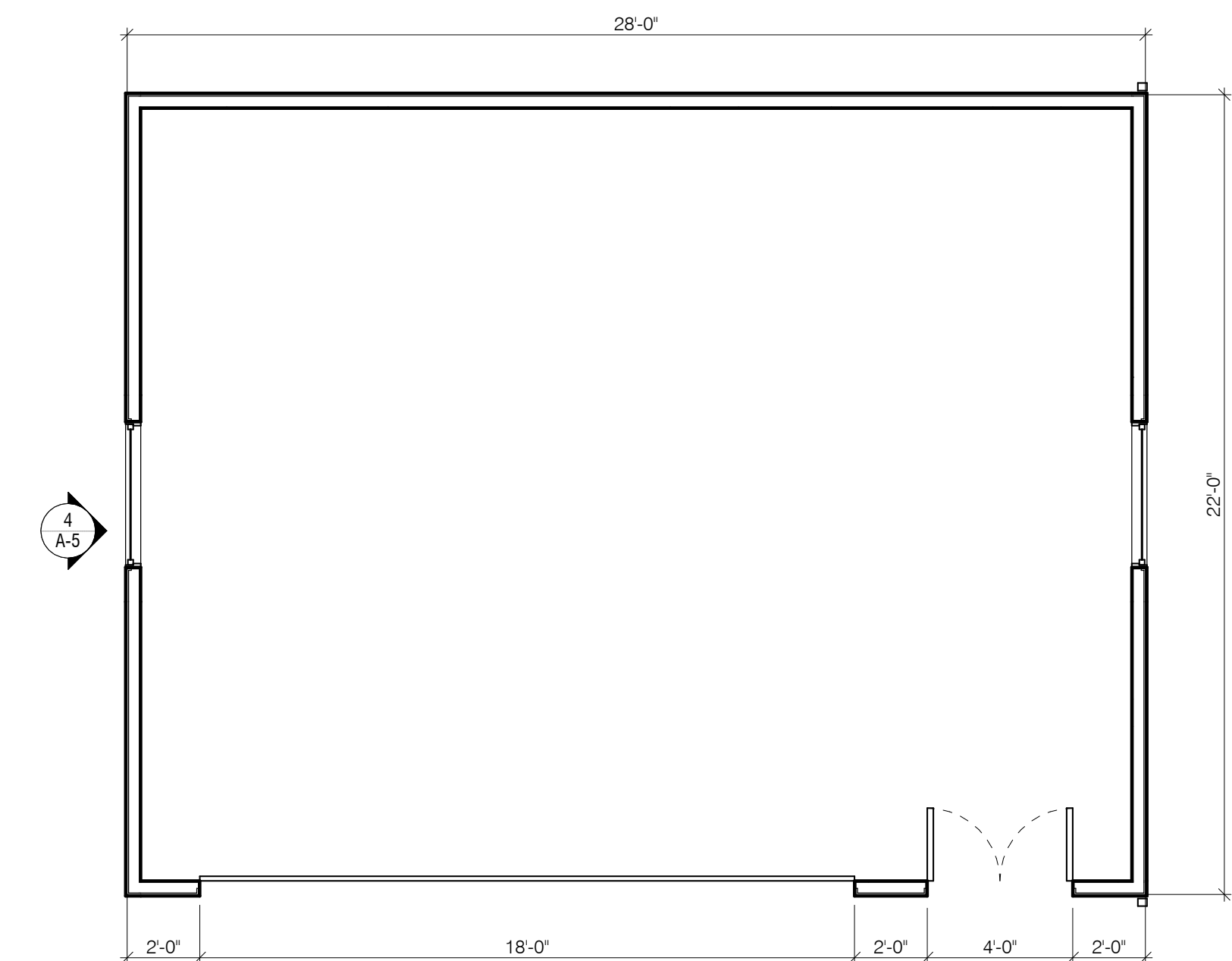
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33 N GOULD RD HOUSE

33 N Gould Rd Bexley, OH 43209

Drawings

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Revisions

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GARAGE PLANS

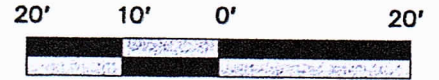
A-5

A Boundary Survey prepared for and certified to:

Paul Kaltenecker

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Lot 10 J.L. Davis' 1st Addition, Plat Book 17 Page 254

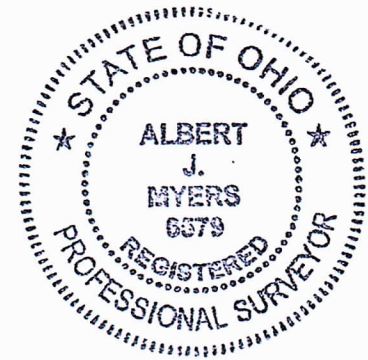
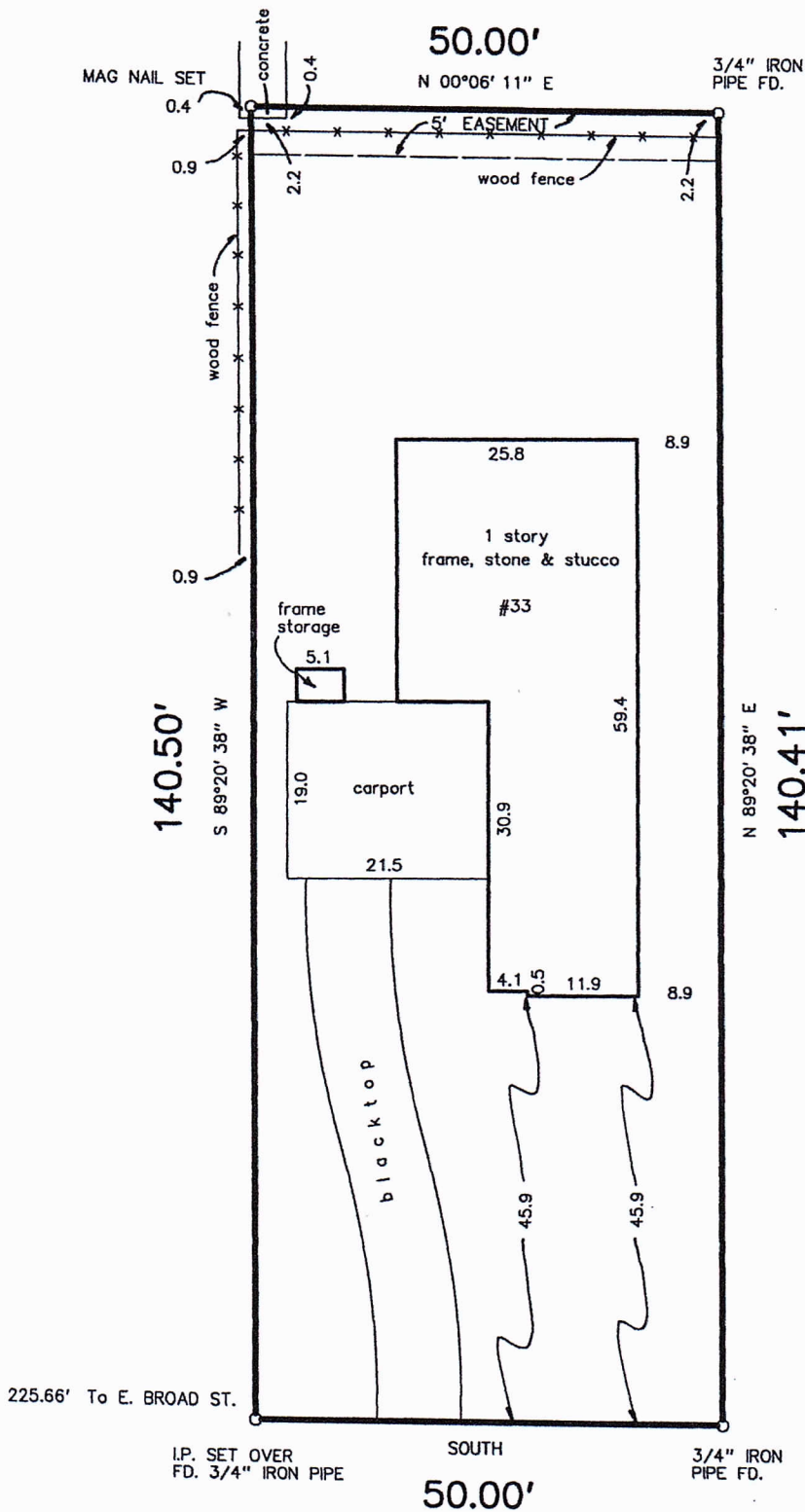
Posted Address: 33 N. Gould Road, Bexley, Ohio



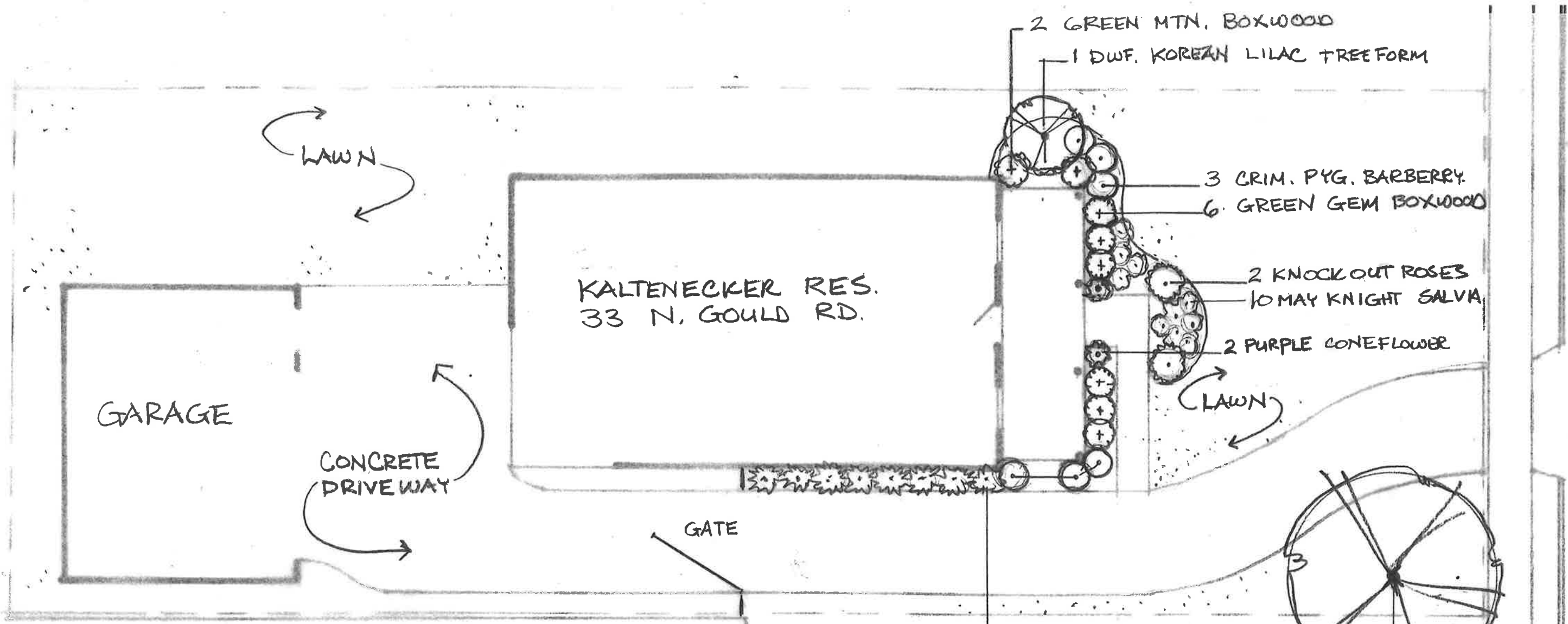
Scale 1" = 20'
Date: 05/25/2012



Existing Site Plan



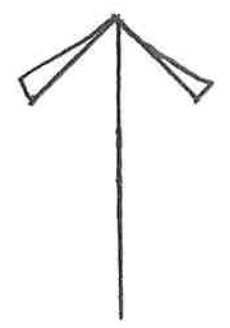
N GOULD ROAD 50'



LANDSCAPE PLANT LIST

- 1 SYRINGA IVORY SILK TREE LILAC 2" CAL
- 1 SYRINGA DWF. KOREAN LILAC TREE FORM 1 1/2" CAL
- 2 ROSA KNOCK OUT ROSES DOUBLE PINK 3 GAL.
- 6 BERBERIS CRIMSON PYGMY BARBERRY 3 GAL
- 2 BUXUS GREEN MOUNTAIN BOXWOOD 24-30"
- 6 BUXUS GREEN GEM BOXWOOD 3 GAL
- 2 ECHINACEA PURPLE CONEFLOWER 2 GAL
- 10 SALVIA MAY KNIGHT SALVIA 1 GAL
- 8 HEMEROCALUS STELLA D'ORO DAYLILY 1 GAL

- 2 GREEN MTN. BOXWOOD
- 1 DWF. KOREAN LILAC TREE FORM
- 3 CRIM. PYG. BARBERRY
- 6 GREEN GEM BOXWOOD
- 2 KNOCK OUT ROSES
- 10 MAY KNIGHT SALVIA
- 2 PURPLE CONEFLOWER
- 8 STELLA D'ORO DAYLILY
- IVORY SILK TREE LILAC



KALTENECKER RESIDENCE
 33 N. GOULD RD. BEXLEY, OH.
 PAUL & LORI (614) 740-3575

NORTH SCALE 1" = 10'-0" DRAWN BY S.G.E.

2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax 235-4559
Email: info@myerssurveying.com

July 30, 2024

Mr. Paul Kaltenecker

Re: Average Set back distances
from #25, 33, 39, 45 & 51 N. Gould Rd. Bexley, OH

Dear Paul,

I measured the setback distance to each of the captioned addresses.

The average setback distance of the five (5) buildings is 45.6 feet.

The setbacks of the individual buildings is:

House No. 25.....48.3

House No. 33.....45.9

House No. 39.....44.5

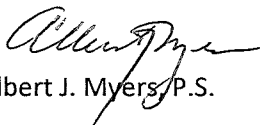
House No. 45.....44.4

House No. 51.....44.9

Average of the five houses is 45.6. The most restrictive House No. 25 is 48.3.

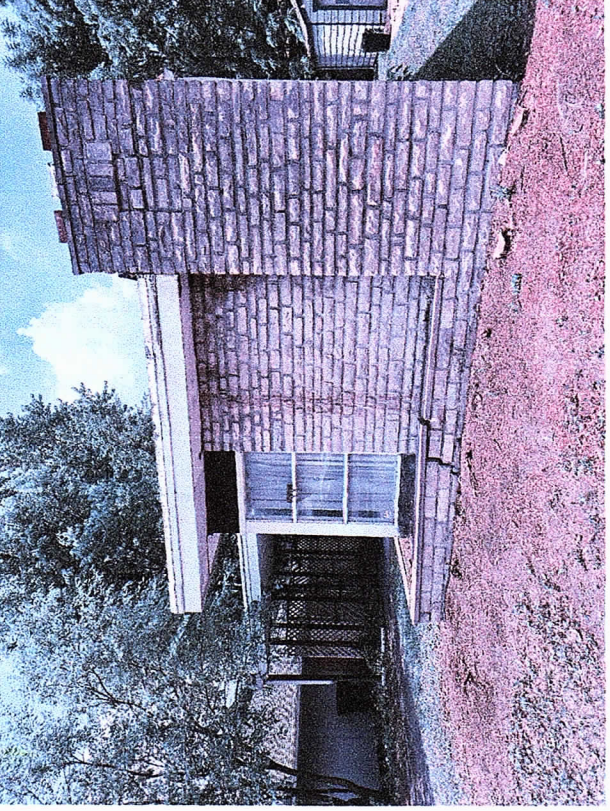
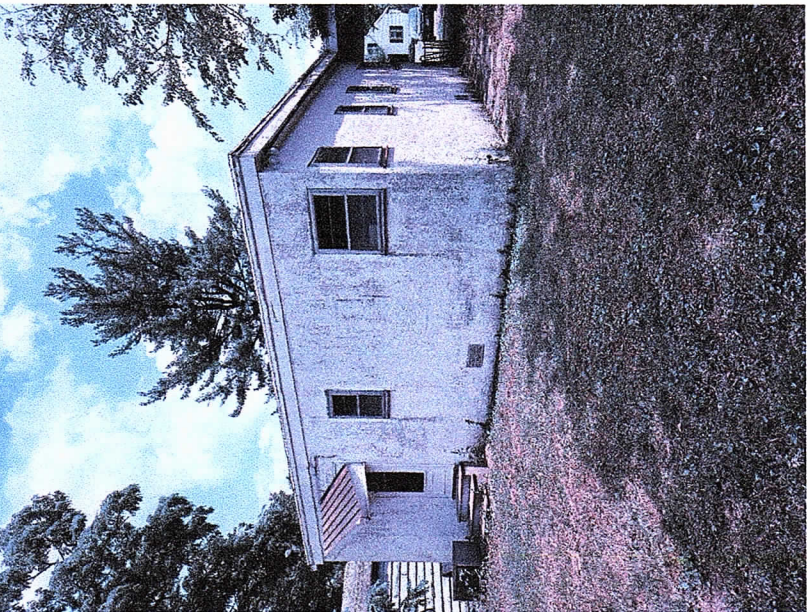
Should you have any questions please give me a call.

Sincerely,



Albert J. Myers P.S.



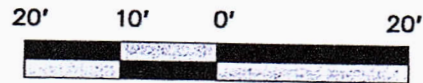


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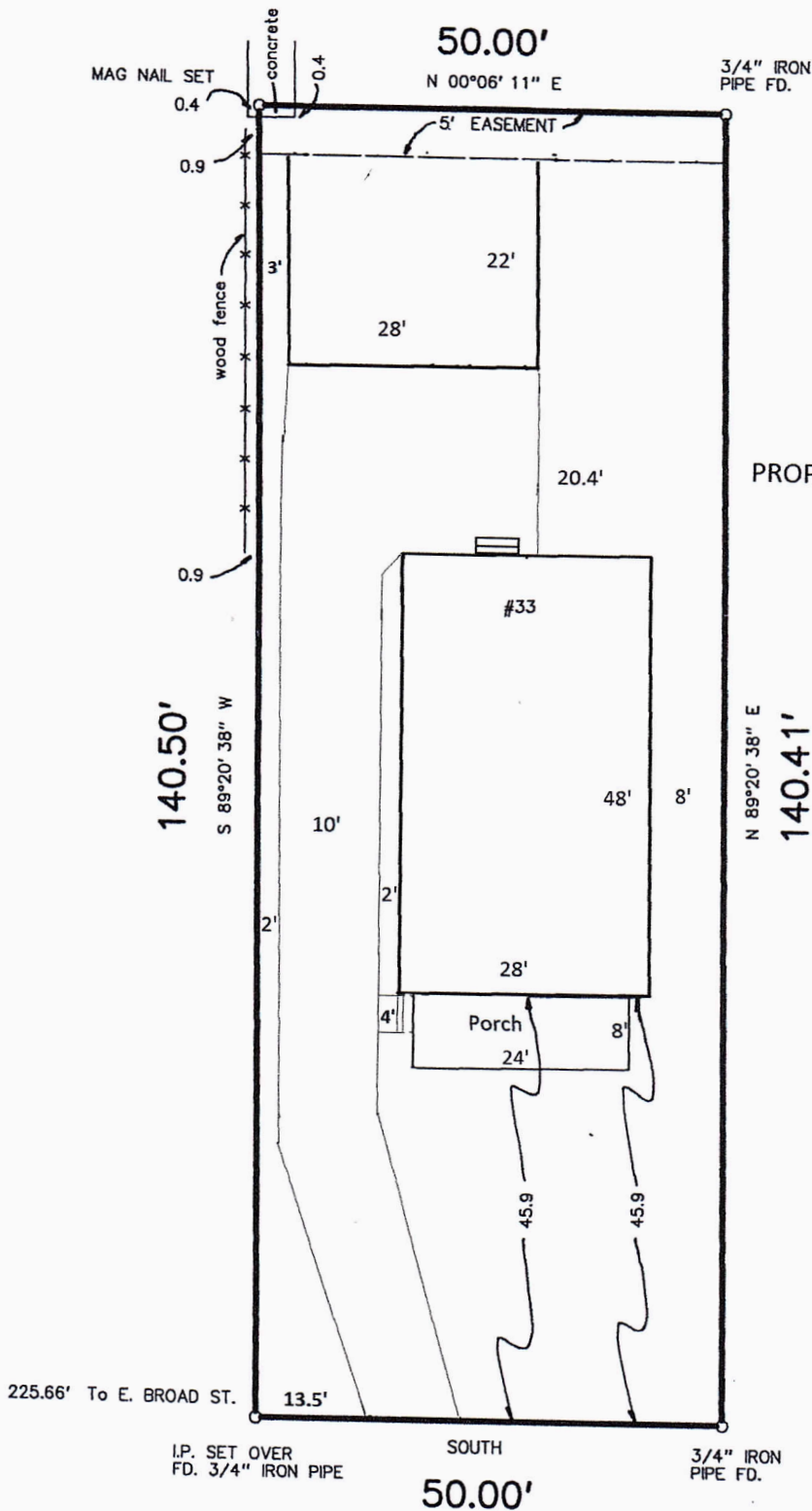


Scale 1" = 20'
Date: 05/25/2012



PROPOSED DEVELOPMENT INFORMATION

ZONING:	R6
TOTAL LAND AREA:	7020 SF
MAX BUILDING 35%:	2457 SF
PROPOSED COVER:	
HOUSE:	1344 SF
GARAGE:	616 SF
FRONT PORCH:	192 SF
TOTAL COVER:	2152 SF
MAX DEVELOP 60%:	4212 SF
BUILDING:	2152 SF
DRIVEWAY:	1520 SF
SIDEWALK:	16 SF
TOTAL:	3688 SF



N GOULD ROAD 50'