

SITE PLAN - EXISTING

Zoning: Bexley R6  
 Lot Area = 5,387 sf

Allowable Building Coverage  
 (1,885 sf) 35%

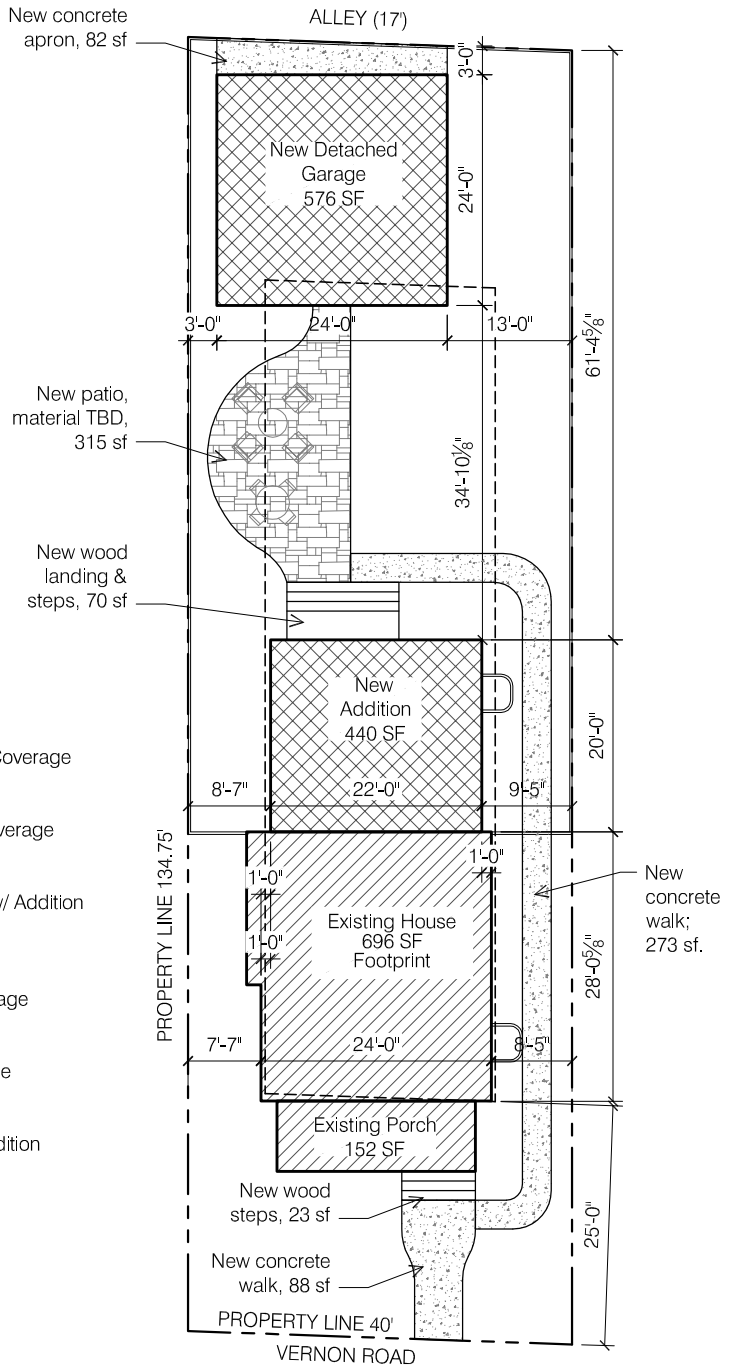
Existing Building Coverage  
 (1,062 sf) 20%

Building Coverage w/ Addition  
 (1,864 sf) 35%

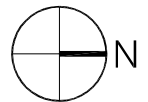
Allowable Lot Coverage  
 (3,232 sf) 60%

Existing Lot Coverage  
 (2,077 sf) 39%

Lot Coverage w/ Addition  
 (2,715 sf) 50%



SITE PLAN - W/ ADDITION

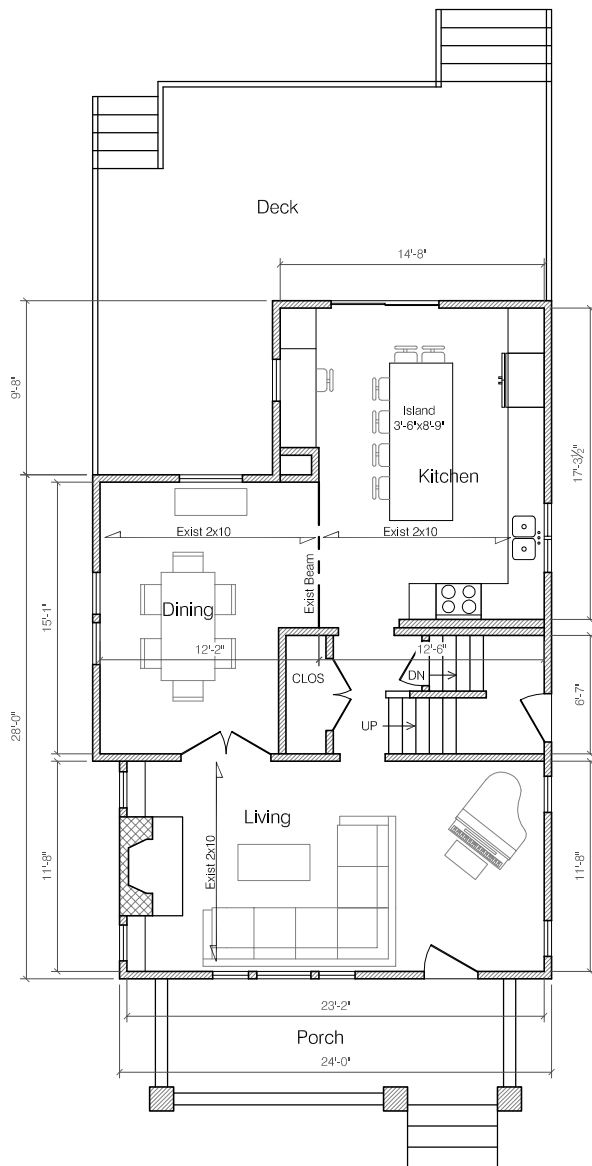


SITE PLANS

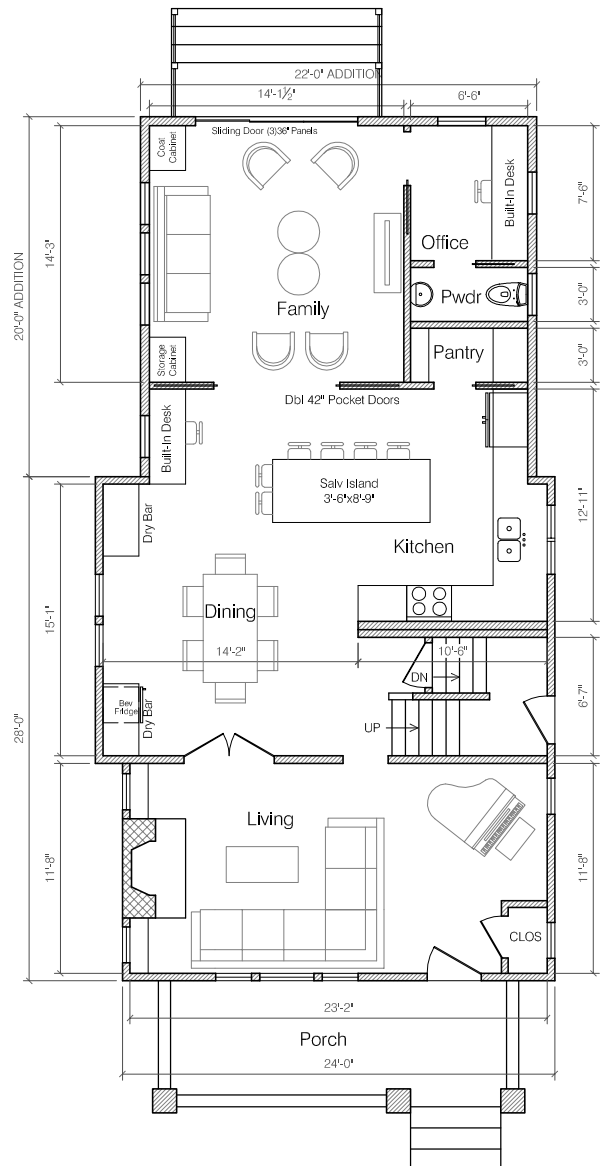
Scale: 1"=20'

755 Vernon Road

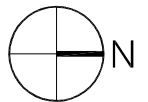
December 9, 2024



FIRST FLOOR - EXISTING



FIRST FLOOR - PROPOSED

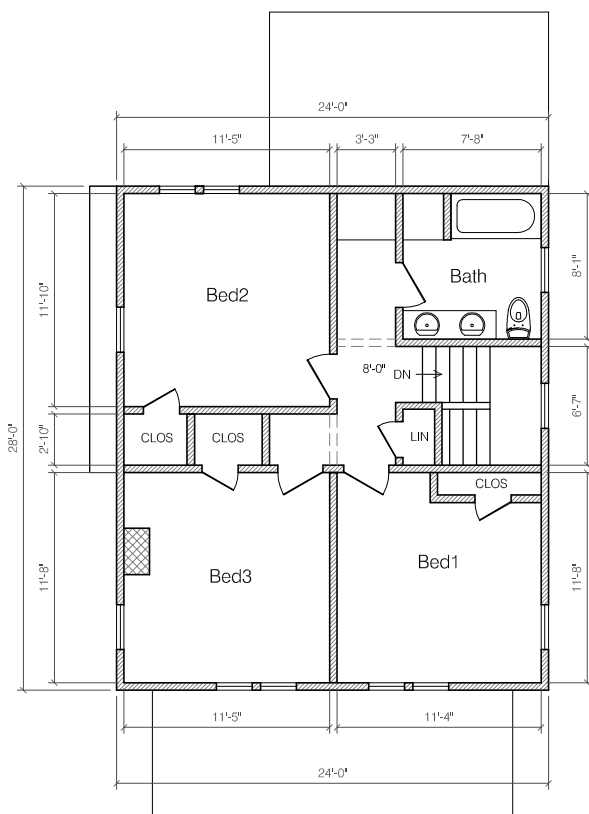


# FIRST FLOOR PLANS

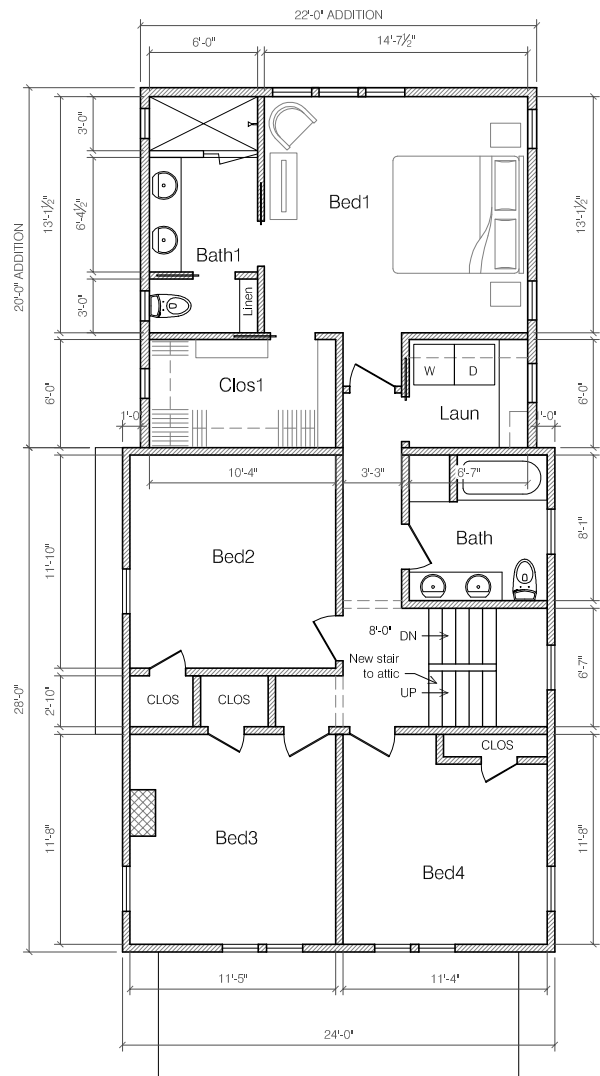
Scale: 3/32" = 1'-0"

755 Vernon Road

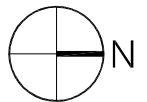
December 9, 2024



SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED

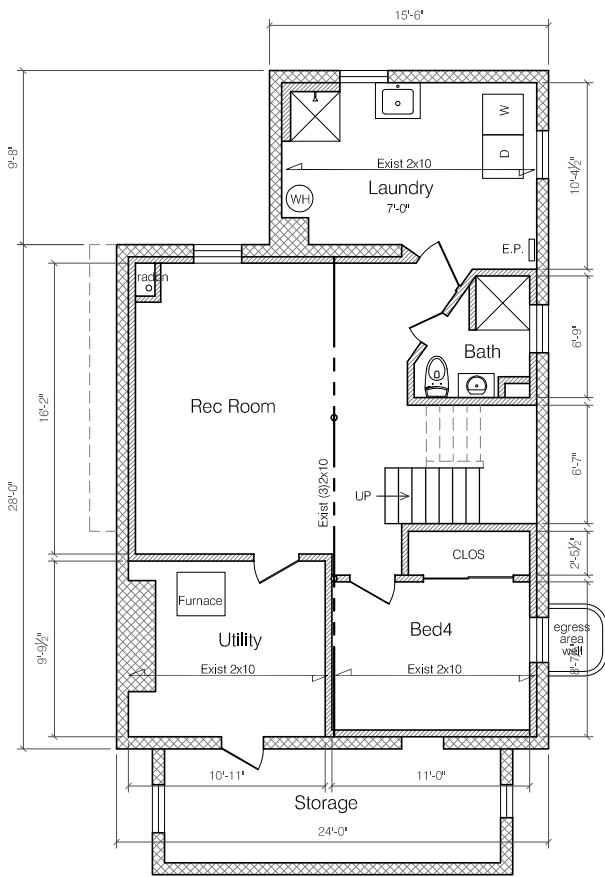


# SECOND FLOOR PLANS

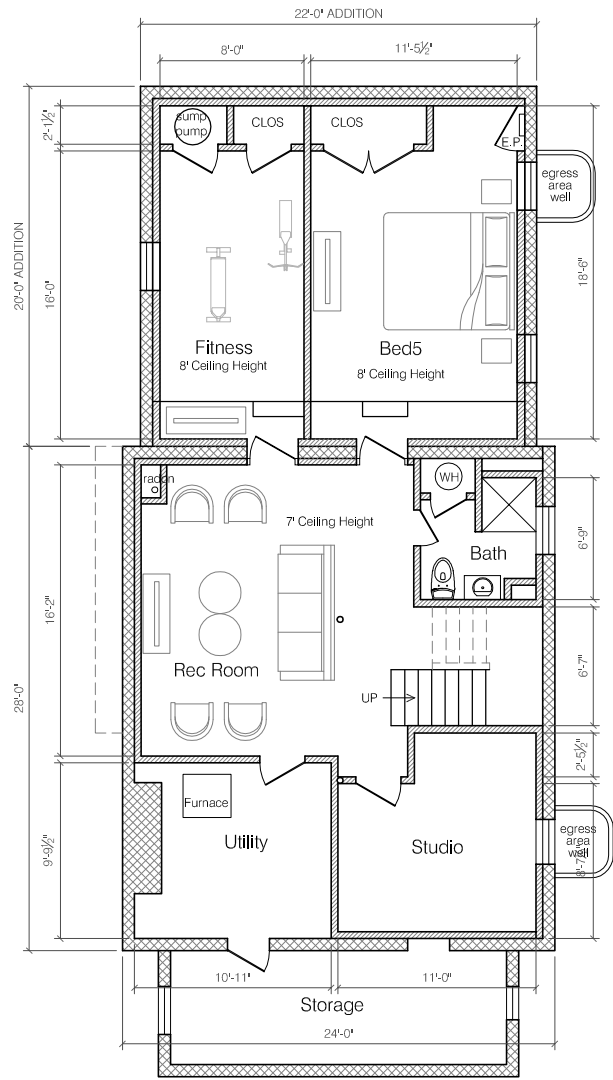
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755 Vernon Road

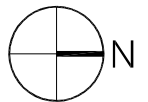
December 9, 2024



BASEMENT - EXISTING



BASEMENT - PROPOSED



# BASEMENT PLANS

Scale: 3/32" = 1'-0"

755 Vernon Road

December 9, 2024

**EXTERIOR MATERIAL NOTES**

**SIDING** (All existing siding to be replaced):  
Fiber cement board lap siding, 5" exposure.

**SIDING AT PORCH GABLE & BAY:**  
Fiber cement panel siding w/ Windsor 1x4 trim & layered 1x12 at beam.

**TRIM:**  
Corner Trim: Windsor 5/4" x 4"  
Casing: Windsor 5/4" x 4" w/ 1" backband & historic sill  
Gable Fascia: Aluminum-wrapped 1x12.  
Eave Fascia: Aluminum-wrapped 1x8.

**ROOFING** (Addition & Garage):  
Asphalt shingle roofing to match existing house.

**SOFFIT:**  
Aluminum soffit system w/ hidden venting.

**GUTTERS:**  
5" Aluminum ogee gutter & 3" downspouts. Utilize existing underground storm piping.

**WINDOWS:**  
New windows to be Marvin Essential fiberglass windows.

**DOOR AT HOUSE:**  
Marvin fiberglass patio door.

**DOOR AT GARAGE:**  
Therma-Tru Fiberglass Craftsman 2-Panel, flush-glazed, 6-light design.

**REAR LANDING/STAIRS:**  
Decking: Timbertech Terrain.  
Risers: Windsor 1x8.  
Guardrails: Timbertech Radiance Rail.  
Skirting: HardiPanel w/ Hardi 1x4 trim.

**REAR OVERHANG:** Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides. Paulownia bead board ceiling.



EAST ELEVATION - EXISTING



EAST ELEVATION - NEW WORK

**EXTERIOR MATERIAL NOTES**

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Risers: Windsor 1x8.  
Guardrails: Timbertech Radiance Rail.  
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**SOUTH ELEVATION - EXISTING**



**SOUTH ELEVATION - NEW WORK**

**EXTERIOR ELEVATIONS**

Scale: 3/32" = 1'-0"

755 Vernon Road

December 9, 2024

**EXTERIOR MATERIAL NOTES**

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**DOOR AT GARAGE:**  
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**REAR LANDING/STAIRS:**  
Decking: Timbertech Terrain.  
Risers: Windsor 1x8.  
Guardrails: Timbertech Radiance Rail.  
Skirting: HardiPanel w/ Hardi 1x4 trim.

**REAR OVERHANG:** Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides, Paulownia bead board ceiling.



WEST ELEVATION - EXISTING



WEST ELEVATION - NEW WORK

**EXTERIOR MATERIAL NOTES**

**SIDING** (All existing siding to be replaced):  
Fiber cement board lap siding, 5" exposure.

**SIDING AT PORCH GABLE & BAY:**  
Fiber cement panel siding w/ Windsor 1x4 trim & layered 1x12 at beam.

**TRIM:**  
Corner Trim: Windsor 5/4" x 4"  
Casing: Windsor 5/4" x 4" w/ 1" backband & historic sill  
Gable Fascia: Aluminum-wrapped 1x12.  
Eave Fascia: Aluminum-wrapped 1x8.

**ROOFING** (Addition & Garage):  
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**SOFFIT:**  
Aluminum soffit system w/ hidden venting.

**GUTTERS:**  
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**REAR LANDING/STAIRS:**  
Decking: Timbertech Terrain.  
Risers: Windsor 1x8.  
Guardrails: Timbertech Radiance Rail.  
Skirting: HardiPanel w/ Hardi 1x4 trim.

**REAR OVERHANG:** Cedar 4x4 brackets, standing seam metal roofing, HardiPanel & Windsor trim at sides. Paulownia bead board ceiling.



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - NEW WORK

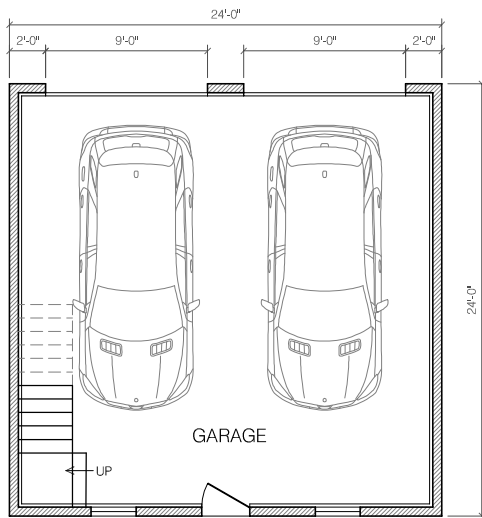
**EXTERIOR ELEVATIONS**

Scale: 3/32" = 1'-0"

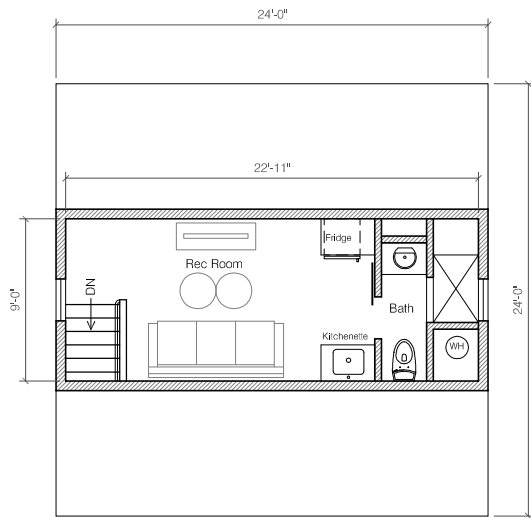
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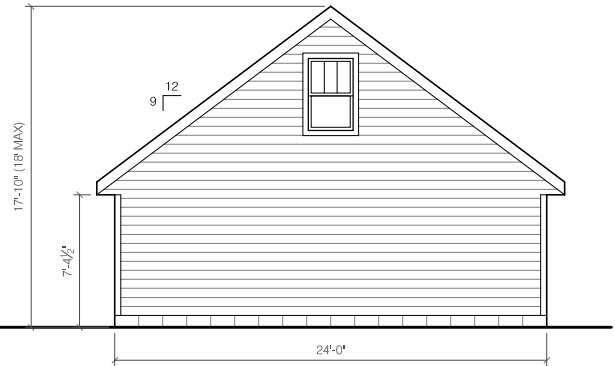
GARAGE FIRST FLOOR



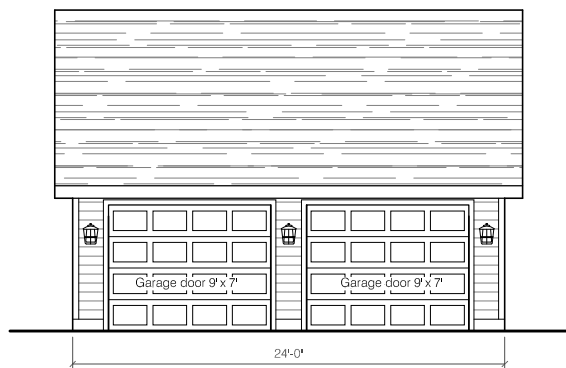
GARAGE SECOND FLOOR



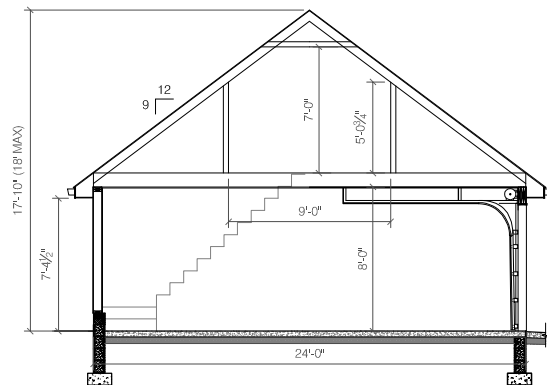
GARAGE EAST ELEVATION



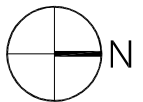
GARAGE NORTH & SOUTH ELEVATION



GARAGE WEST ELEVATION



GARAGE SECTION



# DETACHED GARAGE

Scale: 3/32" = 1'-0"

755 Vernon Road

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753





Welcome

JTD 2963









