

ZONING INFORMATION:

ZONING DESIGNATION: **R-2**
 TOTAL LAND AREA: 22,915 SF

MAXIMUM BUILDING COVER: **25% = 5,728 SF**

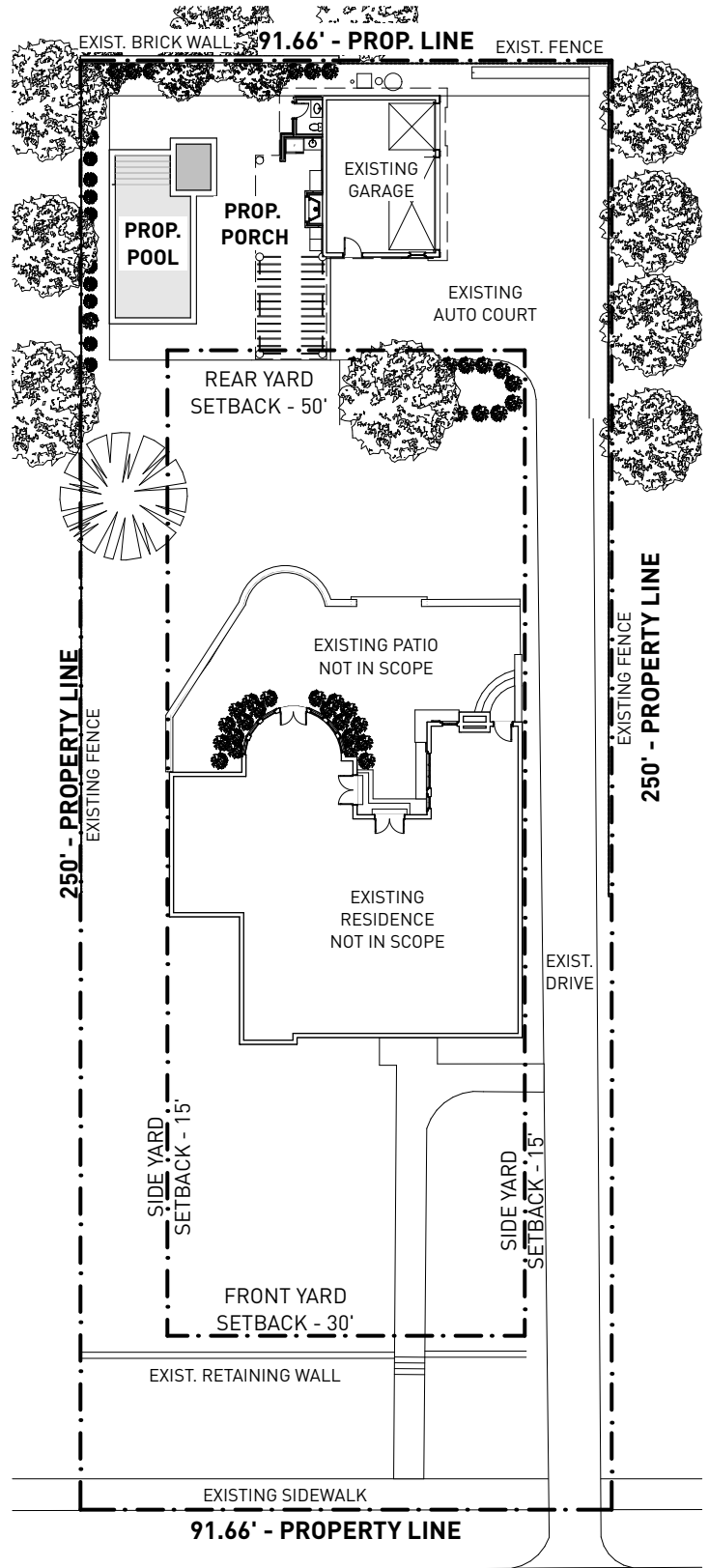
PROPOSED LOT COVER:
 EXISTING HOUSE 2,745 SF
 EXISTING GARAGE 560 SF
 PROPOSED PORCH & PERGOLA 440 SF
 TOTAL BUILDING COVER **16% = 3,745 SF**

MAX. DEVELOPMENT COVER **50% = 11,457.5 SF**

PROPOSED DEVELOP. COVER:
 TOTAL BUILDING COVER 3,723 SF
 EXIST. DRIVEWAY/AUTO COURT 3,375 SF
 EXIST. BACK PATIO 1,535 SF
 EXIST. WALKWAY TO HOUSE / PORCH 556 SF
 PROPOSED POOL & POOL DECK 875 SF
 TOTAL DEVELOPMENT COVERAGE **41% = 9,507 SF**

ACCESSORY USES OR STRUCTURES:

- a. IT SHALL NOT BE LARGER THAN 35% OF THE PRIMARY USE STRUCTURE: 2745 SF
 ACCESSORY STRUCTURE: 1000 SF
 (EXIST. GARAGE + ADDITION)
= 36%
- b. NOT APPLICABLE
- c. IT SHALL NOT BE USED AS A DWELLING UNIT
- d. IT MAY CONTAIN NO MORE THAN TWO OF THE FOLLOWING ELEMENTS: A BEDROOM; A KITCHEN; OR A BATHROOM, SO LONG AS IT DOES NOT QUALIFY AS A DWELLING UNIT AS DEFINED IN CHAPTER 1230.
- e. IT SHALL NOT EXCEED ONE STORY IN HEIGHT, RIDGELINE NOT TO EXCEED 20' WITHOUT APPROVAL FROM THE BOARD OF ZONING AND PLANNING.



GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020

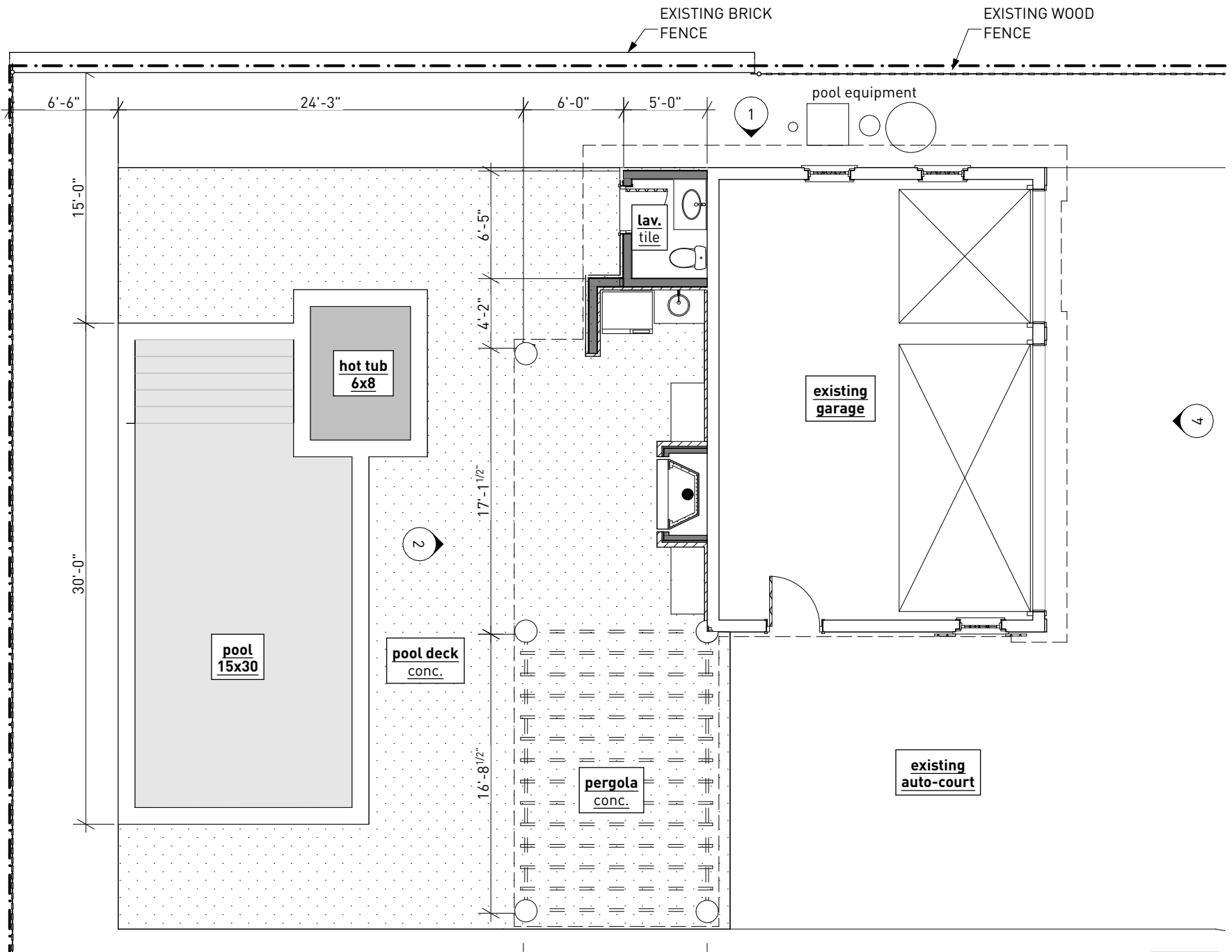


N

SITE PLAN

SCALE 1/32" = 1'-0"





GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020

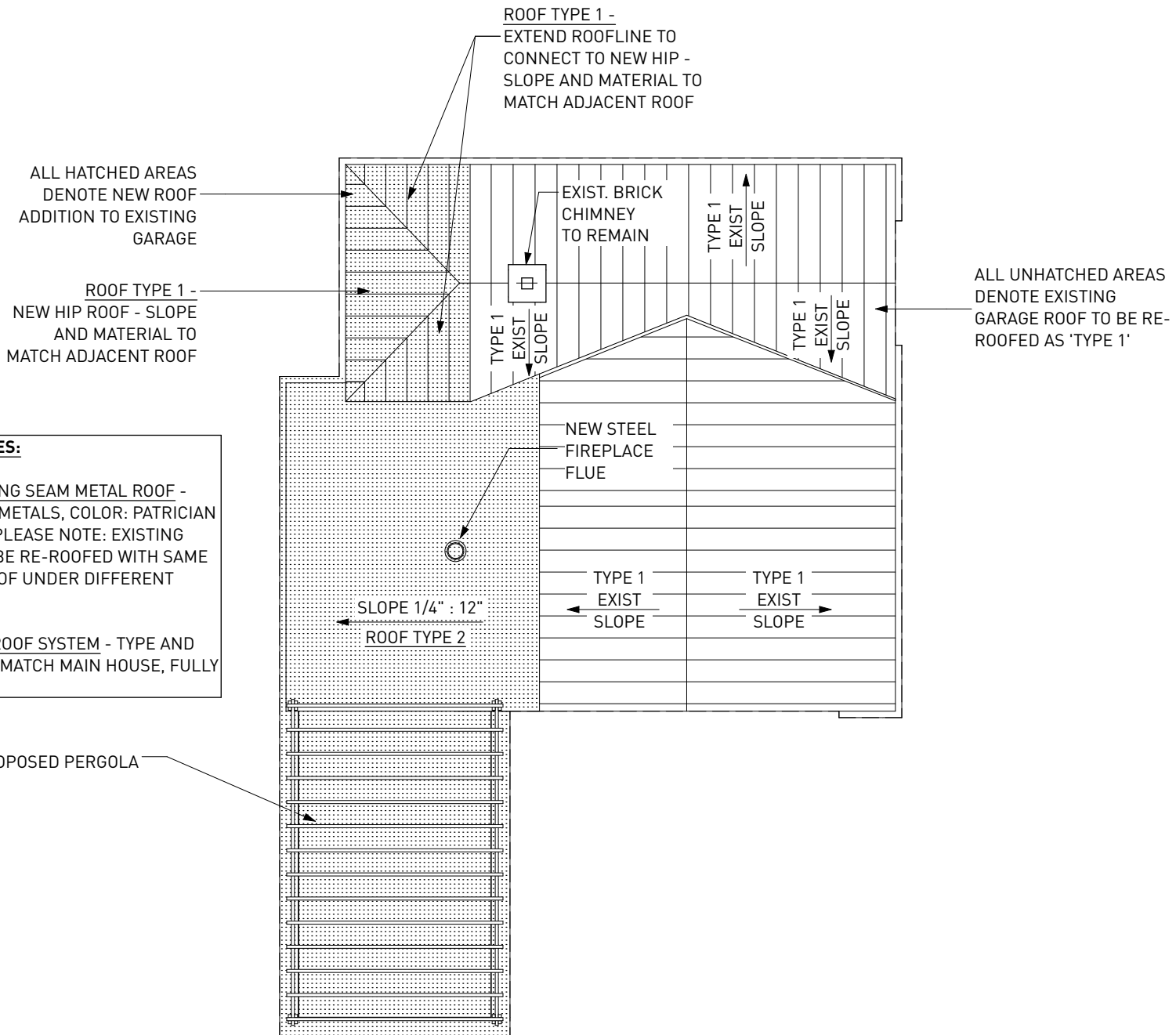


N

FLOOR PLAN

SCALE 1/8" = 1'-0"





ROOF TYPES:

1. STANDING SEAM METAL ROOF -
MCELROY METALS, COLOR: PATRICIAN
BRONZE. PLEASE NOTE: EXISTING
HOME TO BE RE-ROOFED WITH SAME
METAL ROOF UNDER DIFFERENT
PERMIT.

2. EPDM ROOF SYSTEM - TYPE AND
COLOR TO MATCH MAIN HOUSE, FULLY
ADHERED.

GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020



N

ROOF PLAN

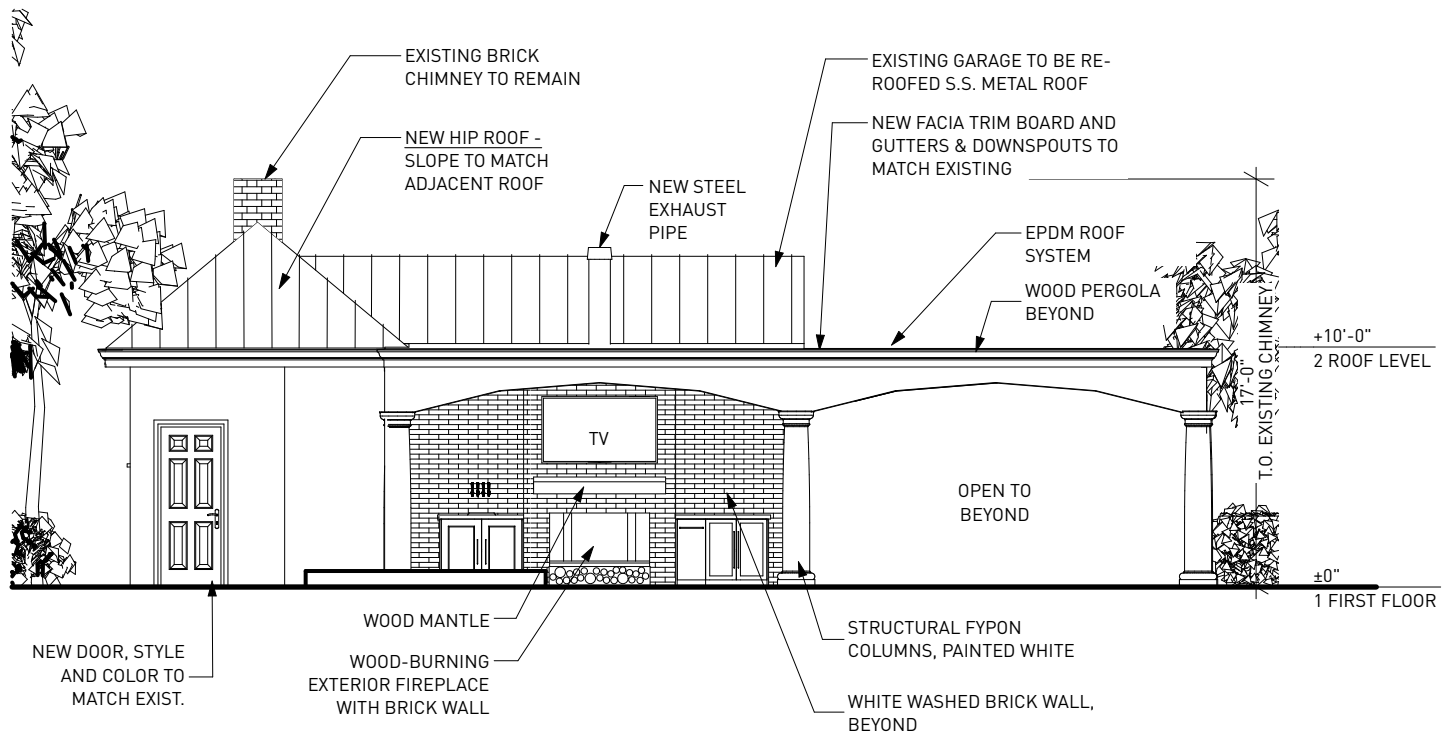
SCALE 1/8" = 1'-0"





EXISTING CONDITION

NOT TO SCALE



GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020

SOUTH ELEVATION

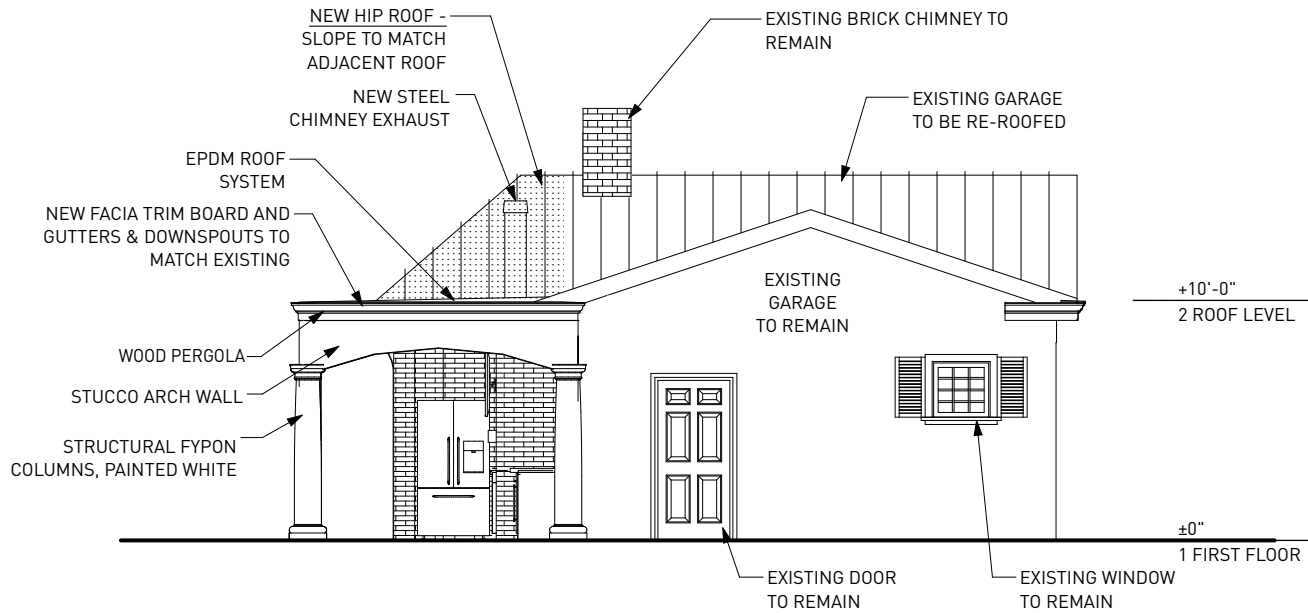
SCALE 1/8" = 1'-0"





EXISTING CONDITION

NOT TO SCALE



GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020

EAST ELEVATION

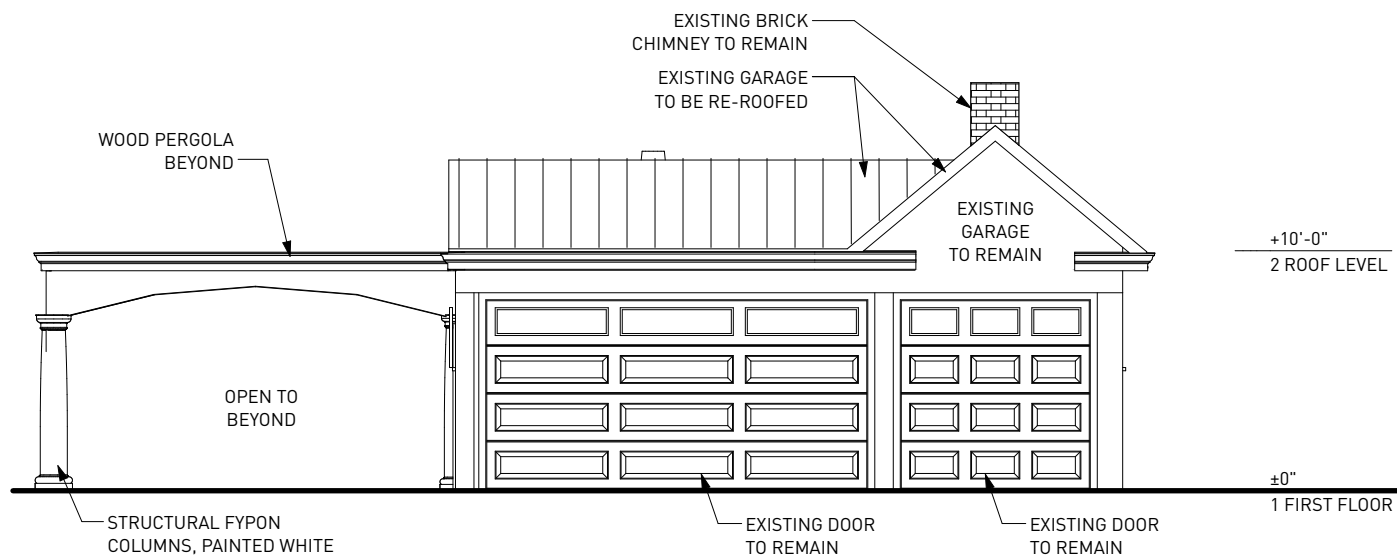
SCALE 1/8" = 1'-0"





EXISTING CONDITION

NOT TO SCALE



GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020

NORTH ELEVATION

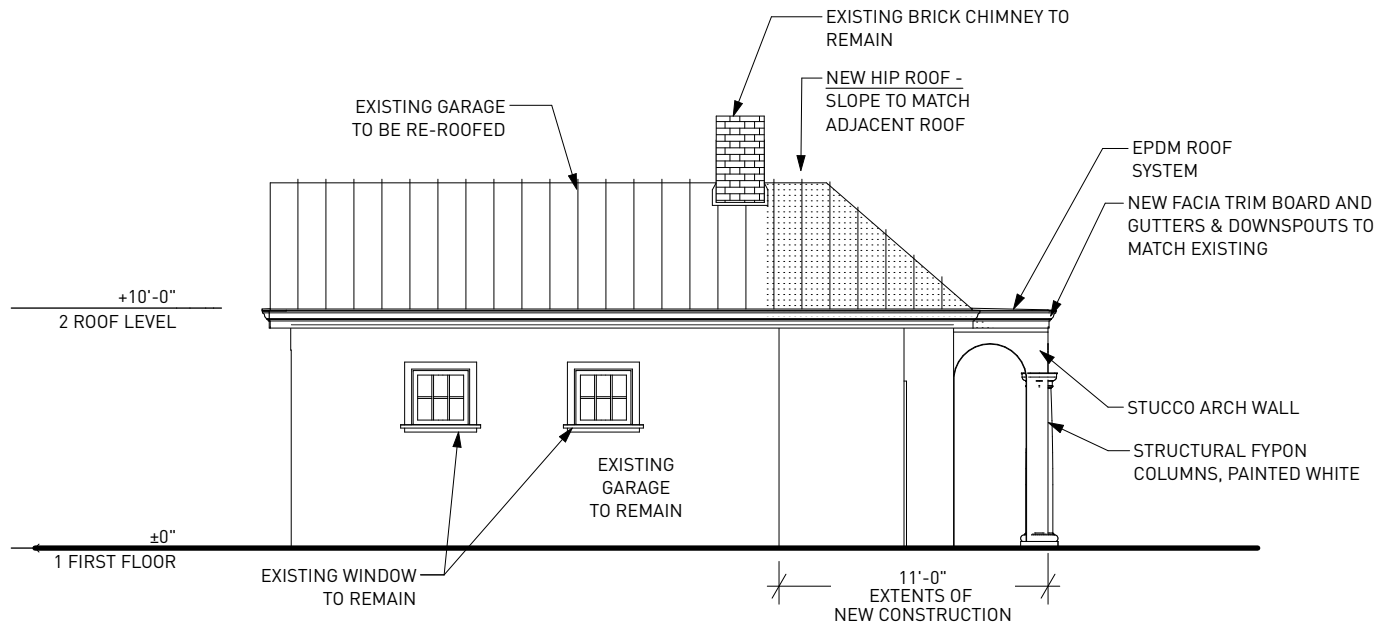
SCALE 1/8" = 1'-0"





EXISTING CONDITION

NOT TO SCALE



GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020

WEST ELEVATION

SCALE 1/8" = 1'-0"





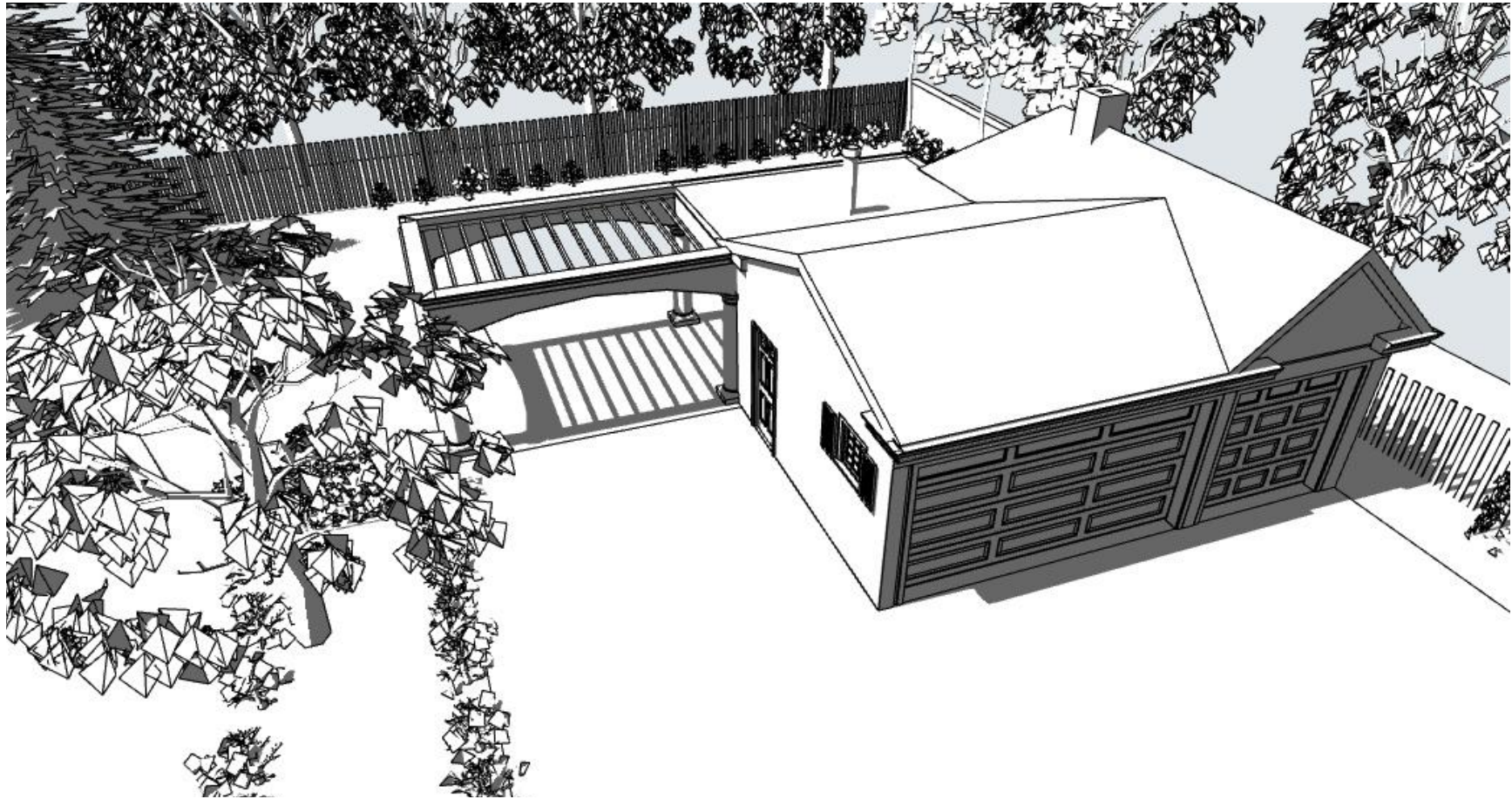
SOUTH-EAST 3D VIEW

NOT TO SCALE

GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020



NORTH-EAST ARIAL VIEW

NOT TO SCALE

GROSSMAN GARAGE ADDITION

231 N Drexel Ave | Bexley, OH | 43209

SCHEMATIC DESIGN UPDATE | 11 . 09 . 2020