

Project Development Notes:

The Benson Residence
Proposed remodel and addition
724 Grandon Ave.
Bexley, Ohio

Lot size: 40.0'W x 127.0'D
Lot area: 5080 sq. ft.

| | | | |
|---------------------|-------|-----------|----------------|
| Front setback: | 35.0' | no change | |
| Rear setback: | 51.0' | existing | 41.0' addition |
| Side yard (north): | 6.7' | existing | 6.7' addition |
| Side yard (south): | 5.3' | existing | 16.8' addition |
| Distance to garage: | 26.0' | existing | 16.0' addition |

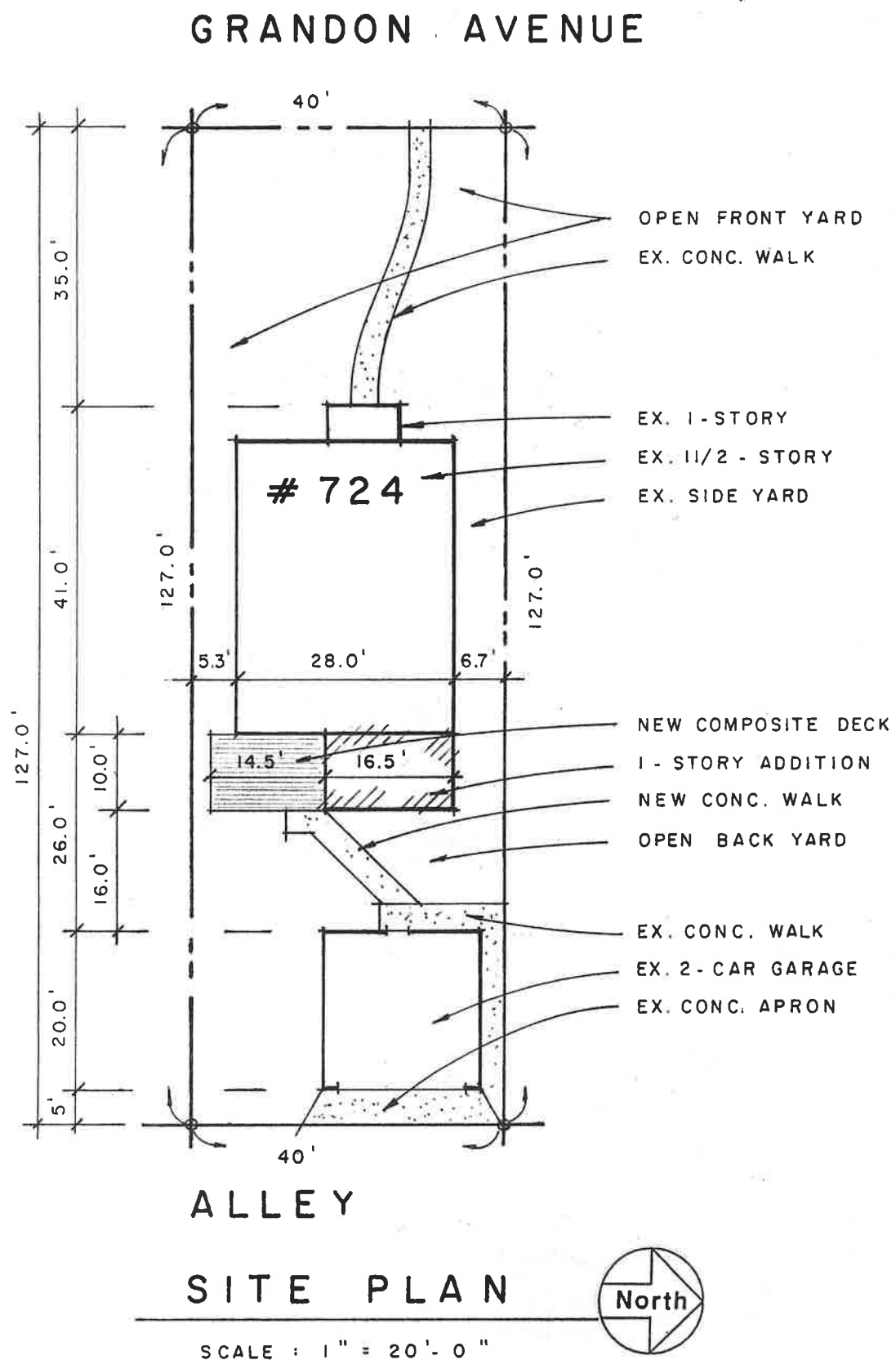
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|------------------|---------------------|
| Building areas: | |
| Existing house | 1066 sq. ft. |
| 1-story addition | 165 sq. ft. |
| Existing garage | 145 sq. ft. |
| Deck addition | 400 sq. ft. |
| Total: | 1776 sq. ft. |

Building lot cover: 1776 sq. ft.
Building lot percentage: 34.9%

Development cover areas:

| | |
|---------------------|---------------------|
| Building cover: | 1776 |
| Front walk: | 105 |
| Existing rear walk: | 114 |
| New rear walk: | 54 |
| Existing apron | 115 |
| Total | 2164 sq. ft. |

Development cover: 2164 sq. ft.
Development cover %: 42.6 %



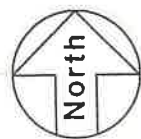
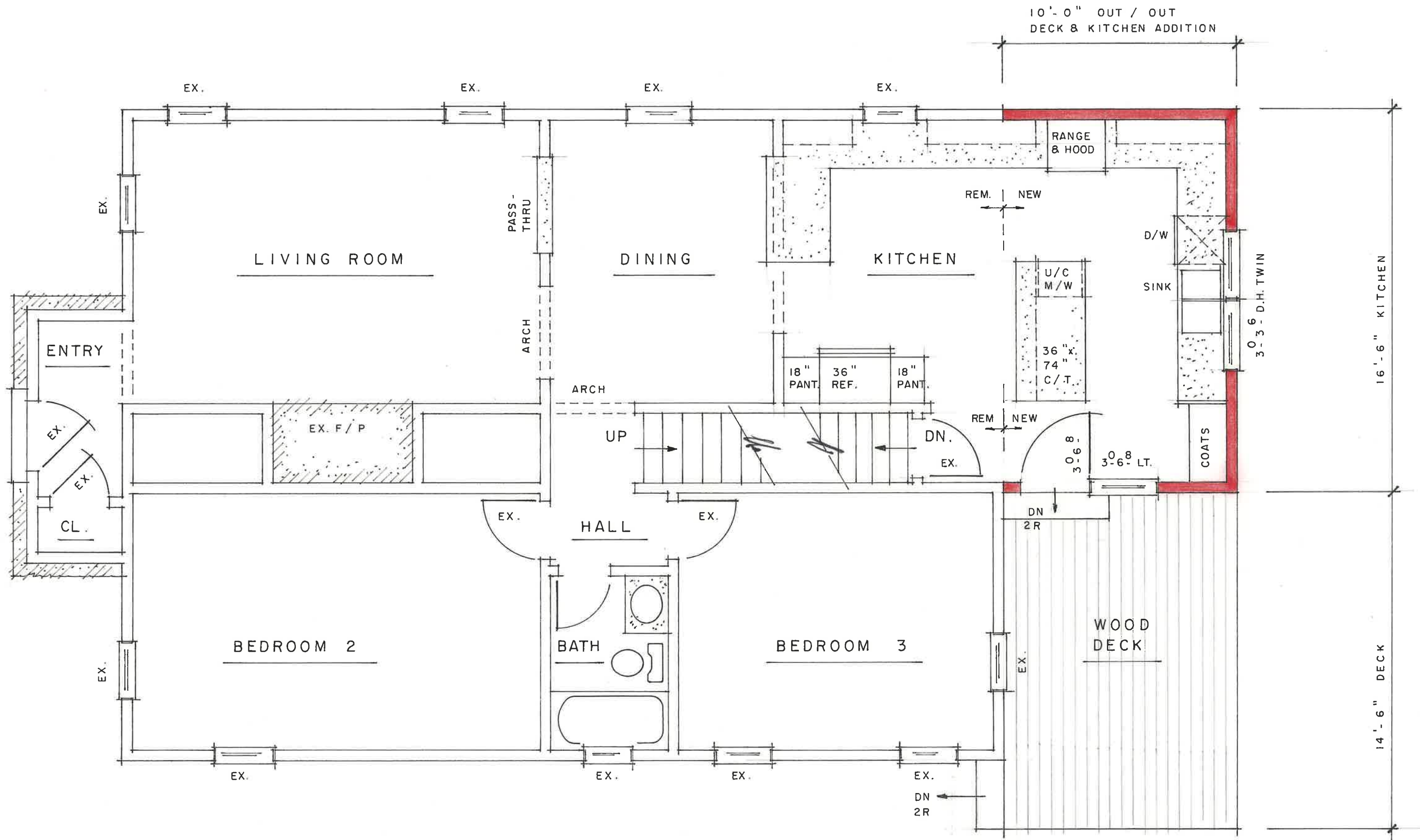
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| SHEET NO: | | DATE DRAWN | | DATE ISSUED | |
| 1 | | 1/25/2021 | | | |

| REVISIONS | |
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| MARK | DATE |
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Bexley, Ohio 43209



PROPOSED FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

Material Notes:

1. Existing house construction.
2. 8" x 16" concrete footing.
3. 8" concrete block wall.
4. Wood deck and steps, see plan.
5. New door and sidelight, see plan.
6. New window, see plan.
7. 1x2 door and window trim, aluminum wrap.
8. 2x2 window sill trim, aluminum wrap.
9. 1x12 door sill trim, aluminum wrap.
10. Vinyl siding, to match existing.
11. Eave trim, to match existing.
12. Rake trim, to match existing.
13. Prefinished aluminum drip edge.
14. Prefinished aluminum step flashing.
15. Prefinished aluminum 5" ogee gutter.
16. Prefinished aluminum 2" x 3" downspout.
17. Asphalt shingle roof, to match existing.
18. Restore all disturbed parts of existing house.

