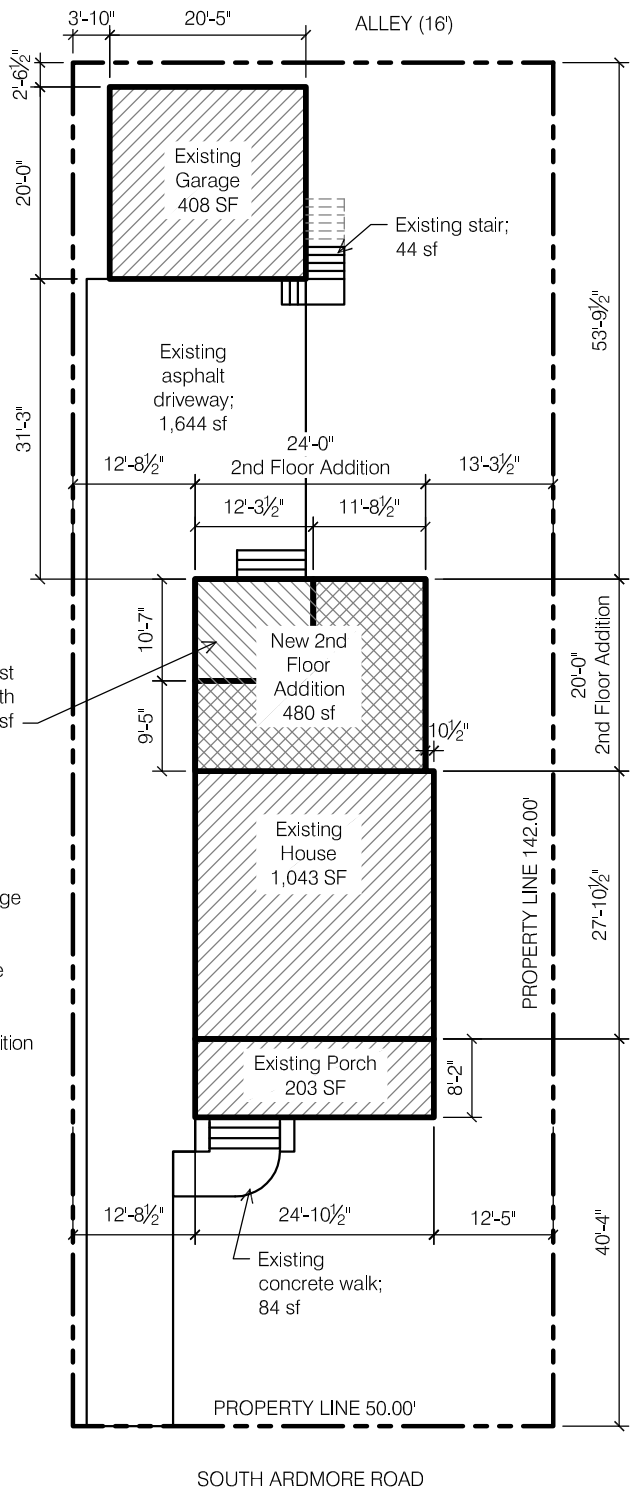
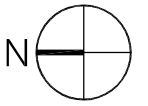


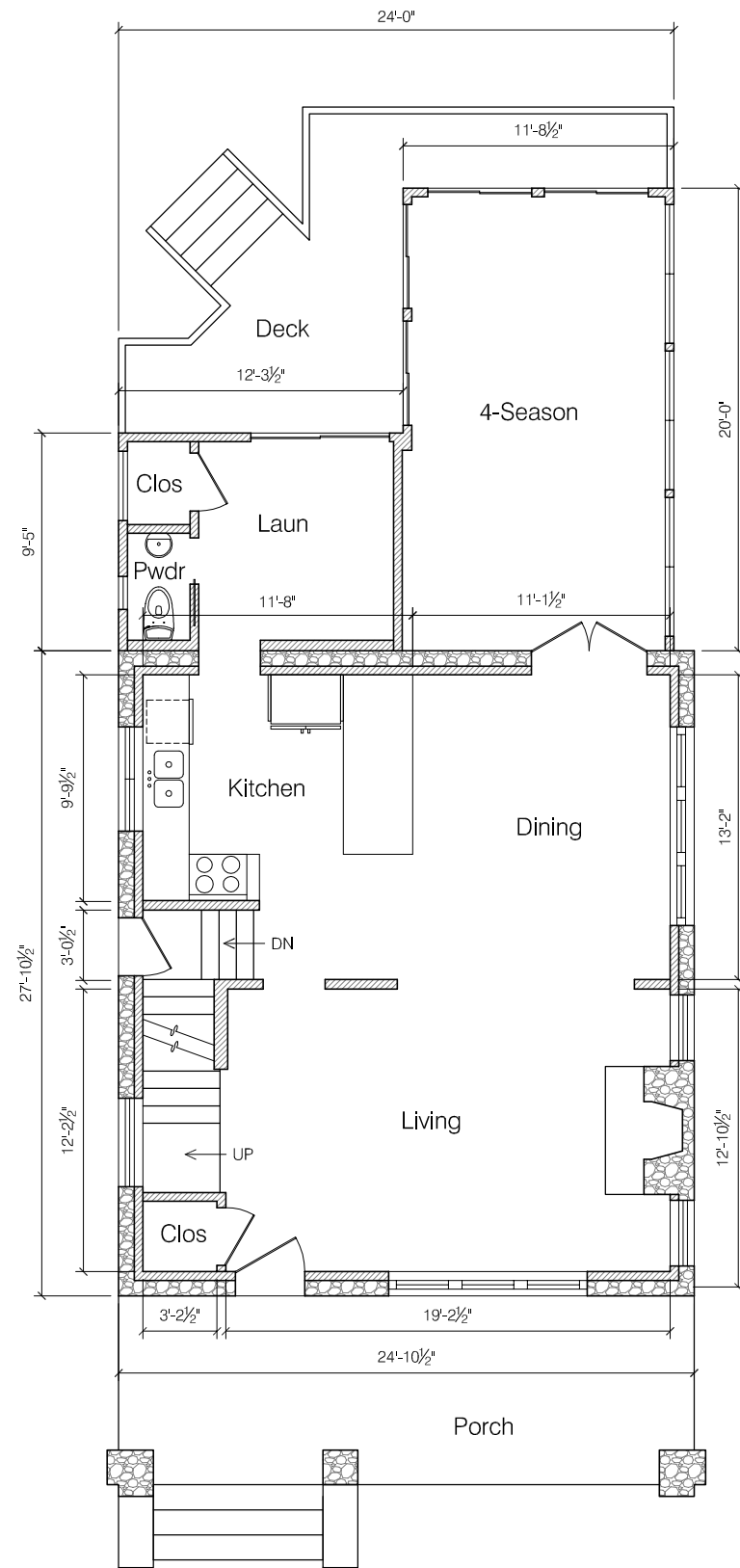
SITE PLAN - EXISTING



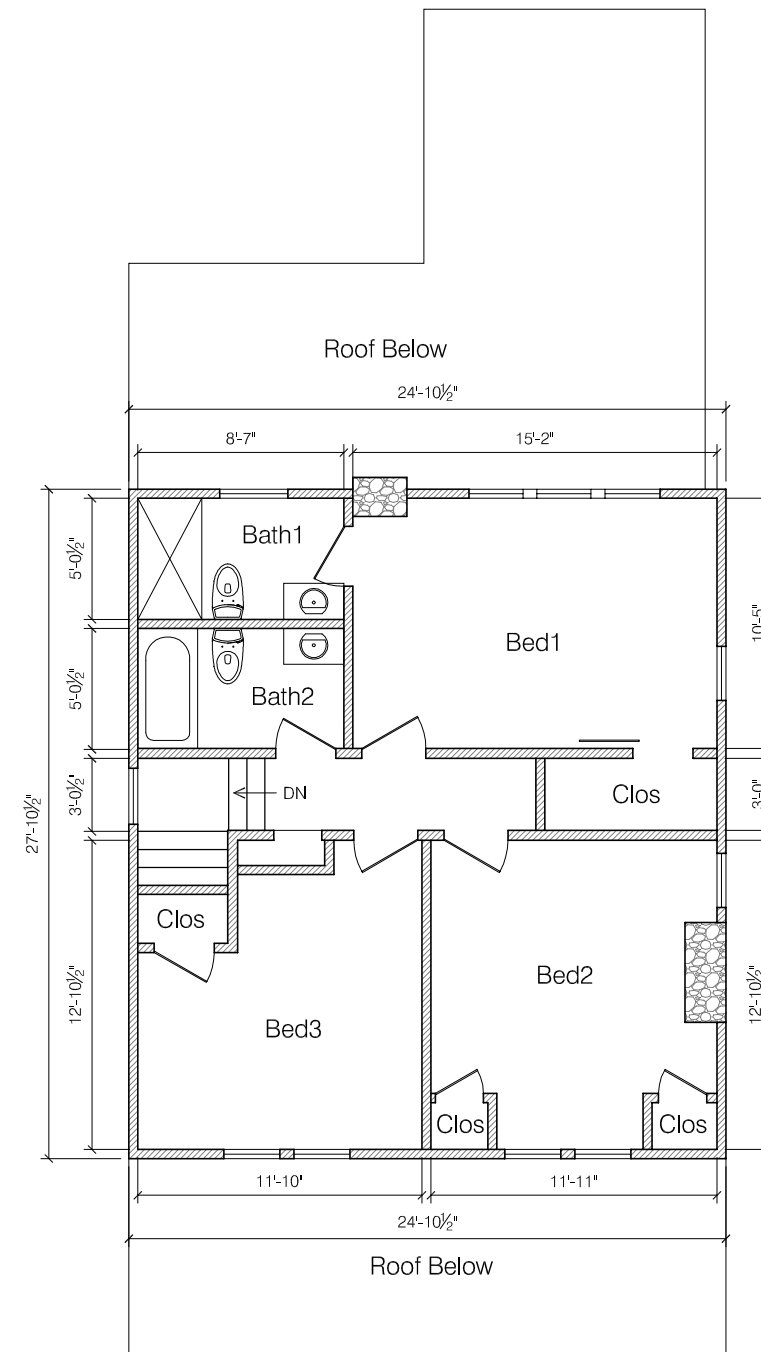
SITE PLAN w/ ADDITION

Zoning: Bexley R6
 Lot Area = 7,100 sf
 Allowable Building Coverage (2,485 sf) 35%
 Existing Building Coverage (1,654 sf) 23%
 Building Coverage w/ Addition (1,784 sf) 25%
 Allowable Lot Coverage (4,260 sf) 60%
 Existing Lot Coverage (3,551 sf) 50%
 Lot Coverage w/ Addition (3,512 sf) 49.4%

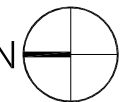




FIRST FLOOR PLAN - EXISTING



SECOND FLOOR PLAN - EXISTING

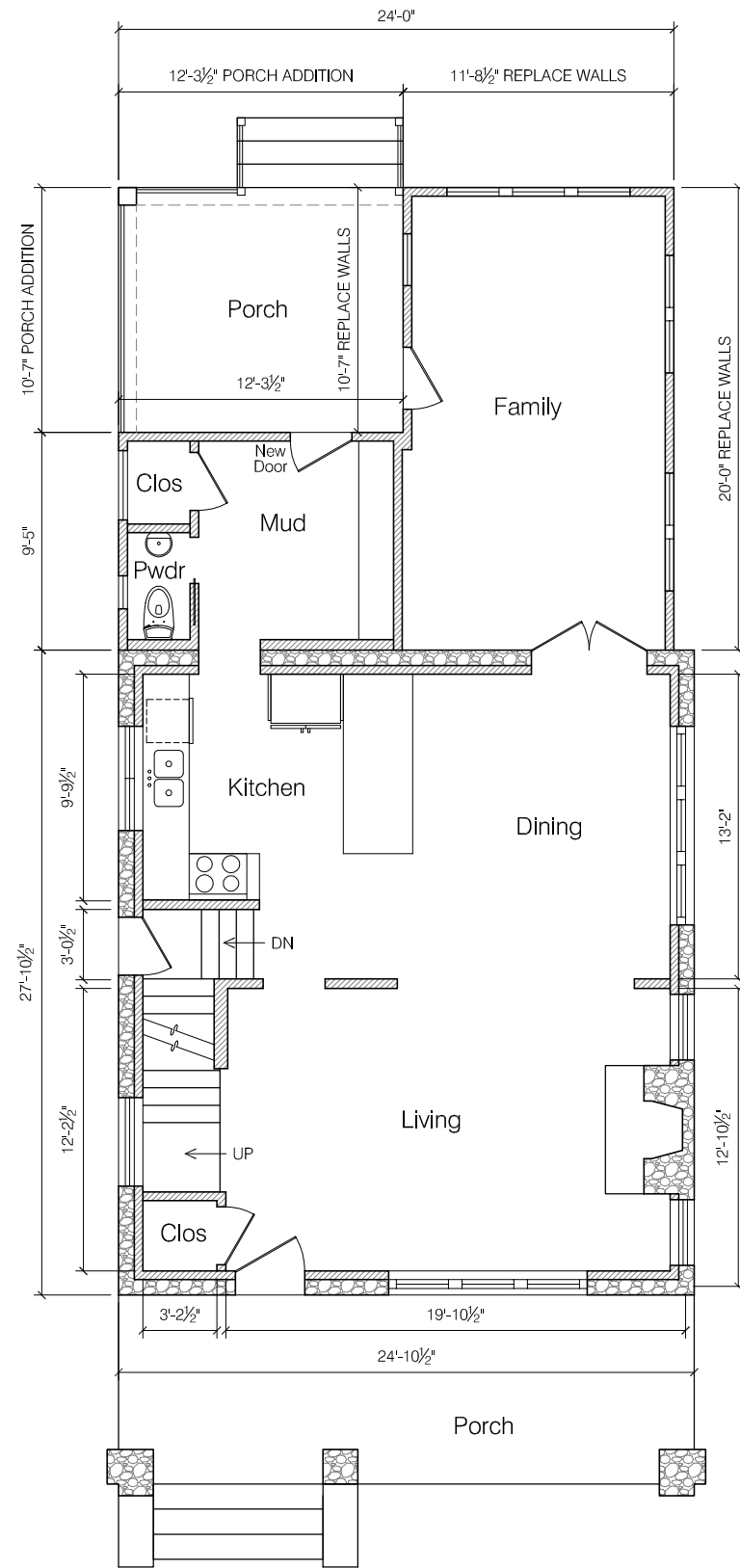


FLOOR PLANS - EXISTING

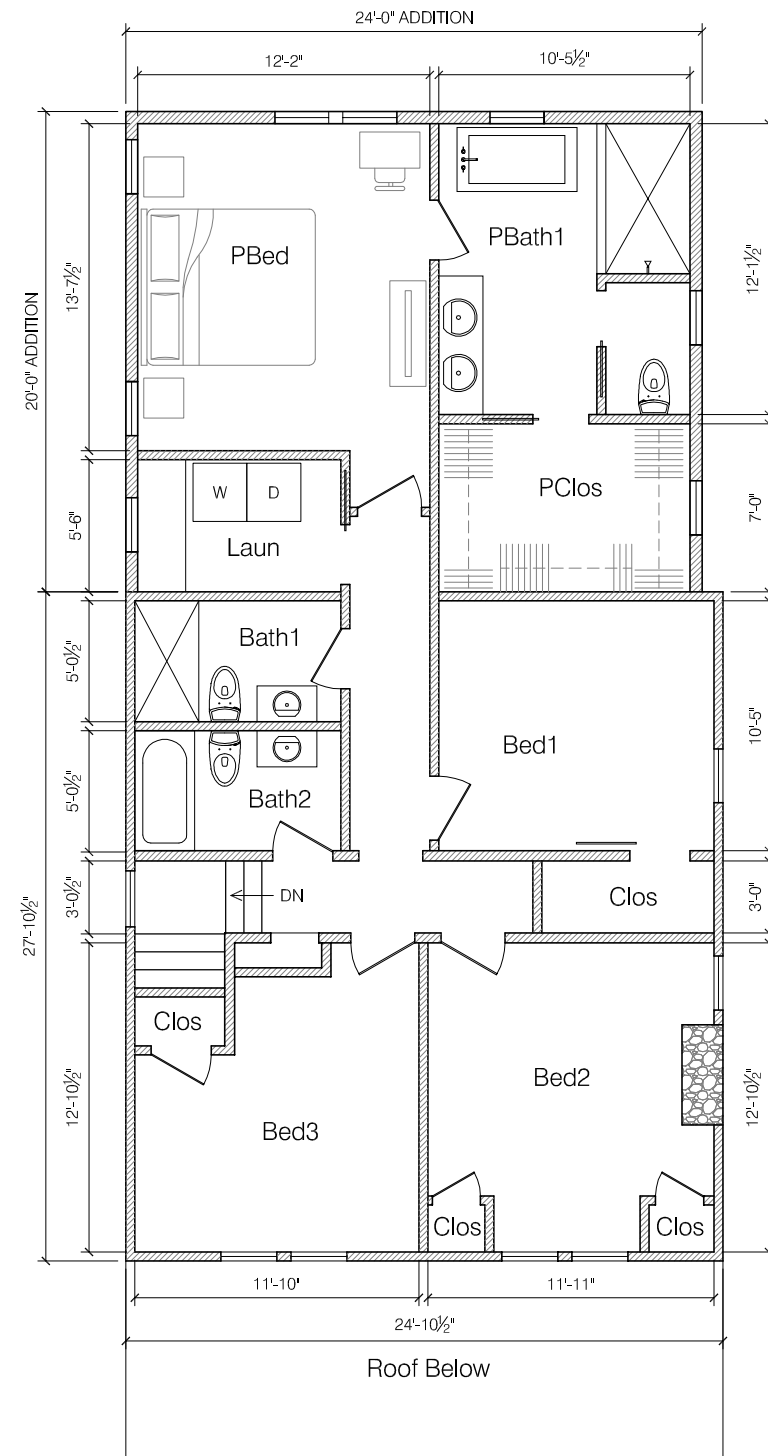
Scale: 1/8" = 1'-0"

148 S Ardmore Road

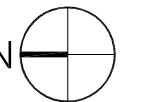
April 22, 2024



FIRST FLOOR PLAN - PROPOSED



SECOND FLOOR PLAN - PROPOSED



FLOOR PLANS - PROPOSED

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

148 S Ardmore Road

April 22, 2024



WEST ELEVATION - EXISTING



NORTH ELEVATION - EXISTING



EAST ELEVATION - EXISTING

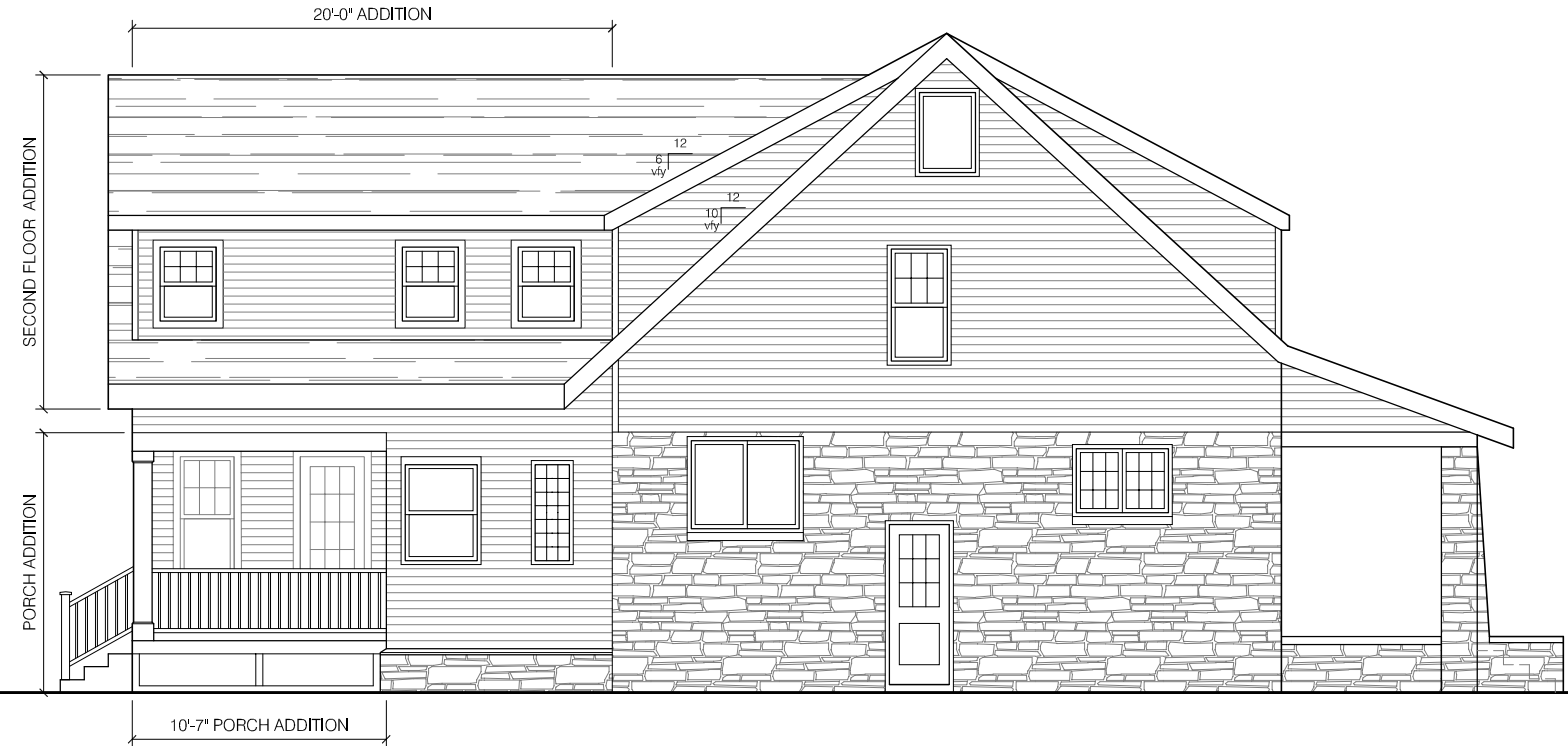


SOUTH ELEVATION - EXISTING

EXTERIOR MATERIAL NOTES
<p>SIDING: Vinyl siding, 4" exposure, white (to match existing).</p> <p>Trim to consist of: Corner Trim: Windsor 5/4" x 4". Casing: Windsor 5/4" x 4". Gable Fascia: Aluminum-wrapped 1x12. Eave Fascia: Aluminum-wrapped 1x8.</p>
<p>ROOFING: Asphalt shingle roofing to match existing.</p>
<p>SOFFIT: Aluminum soffit system to match existing.</p>
<p>GUTTERS: 5" Aluminum ogee gutter & 3" downspouts. Utilize existing underground storm piping.</p>
<p>FOUNDATION: Stone to match existing w/ cap stone on concrete masonry units.</p>
<p>WINDOWS: New windows to be Marvin Essential fiberglass windows (white) to be similar to existing windows.</p>
<p>DOORS: New doors to be Marvin Essential fiberglass patio doors; full light.</p>
<p>LANDING/STAIRS: Decking: Timbertech Terrain. Risers: Windsor 1x8. Guardrails: Timbertech Radiance Rail. Skirting: HardiPanel w/ Hardi 1x4 trim.</p>



WEST ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED

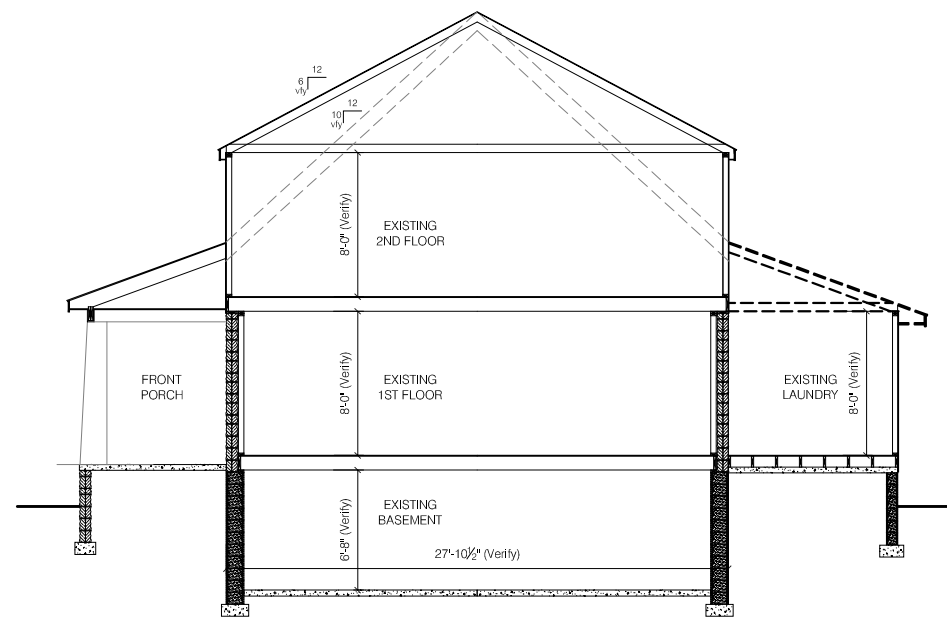


EAST ELEVATION - PROPOSED

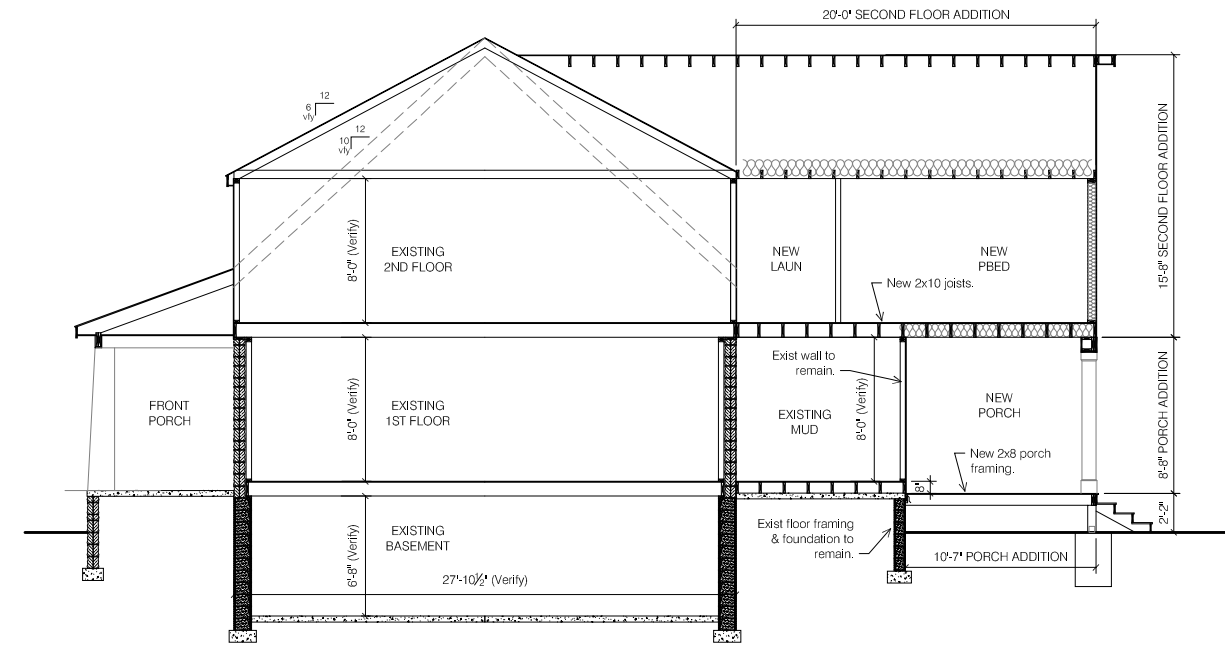


SOUTH ELEVATION - PROPOSED

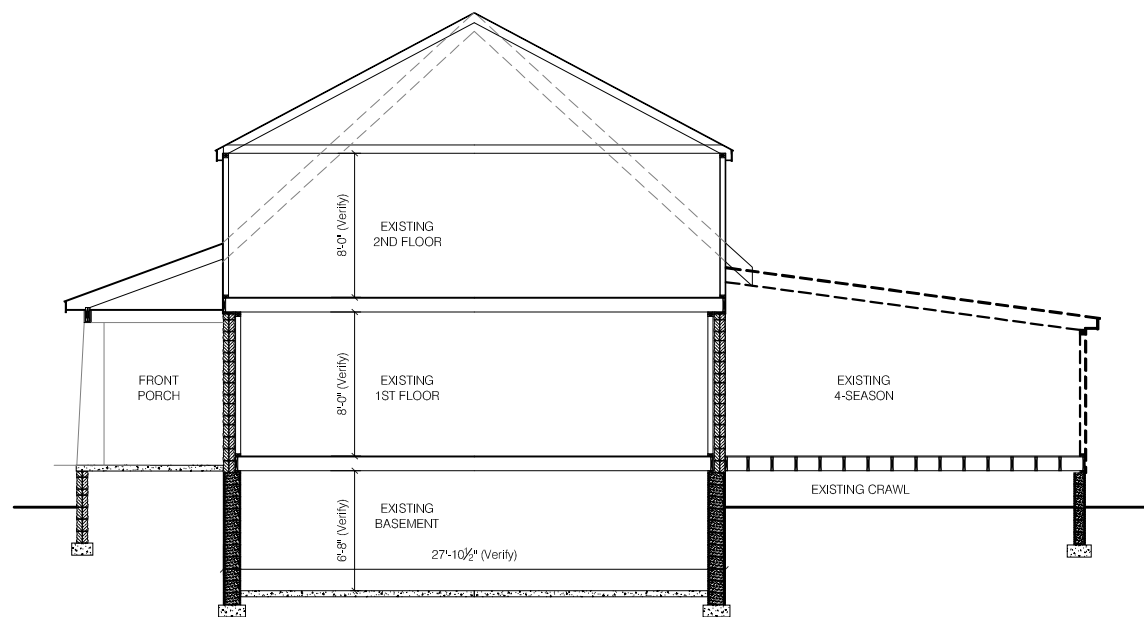
EXTERIOR MATERIAL NOTES
<p>SIDING: Vinyl siding, 4" exposure, white (to match existing). Trim to consist of: Corner Trim: Windsor 5/4" x 4". Casing: Windsor 5/4" x 4". Gable Fascia: Aluminum-wrapped 1x12. Eave Fascia: Aluminum-wrapped 1x8.</p>
<p>ROOFING: Asphalt shingle roofing to match existing.</p>
<p>SOFFIT: Aluminum soffit system to match existing.</p>
<p>GUTTERS: 5" Aluminum ogee gutter & 3" downspouts. Utilize existing underground storm piping.</p>
<p>FOUNDATION: Stone to match existing w/ cap stone on concrete masonry units.</p>
<p>WINDOWS: New windows to be Marvin Essential fiberglass windows (white) to be similar to existing windows.</p>
<p>DOORS: New doors to be Marvin Essential fiberglass patio doors; full light.</p>
<p>LANDING/STAIRS: Decking: Timbertech Terrain. Risers: Windsor 1x8. Guardrails: Timbertech Radiance Rail. Skirting: HardiPanel w/ Hardi 1x4 trim.</p>



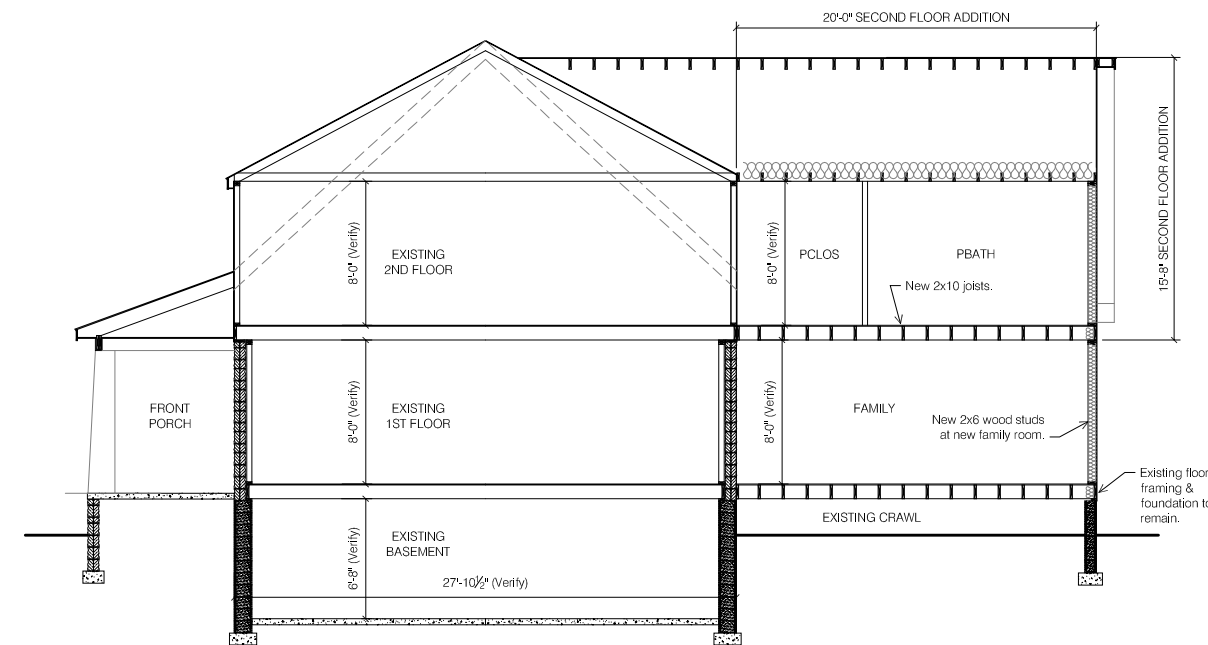
SECTION E/W MUDROOM - DEMO



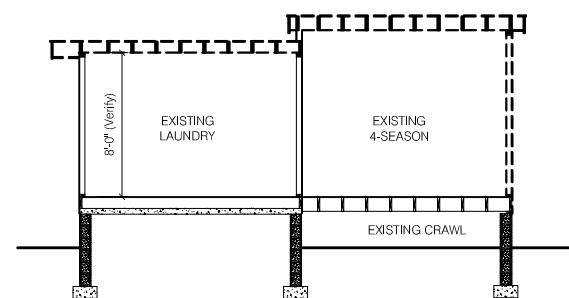
SECTION E/W MUDROOM - NEW WORK



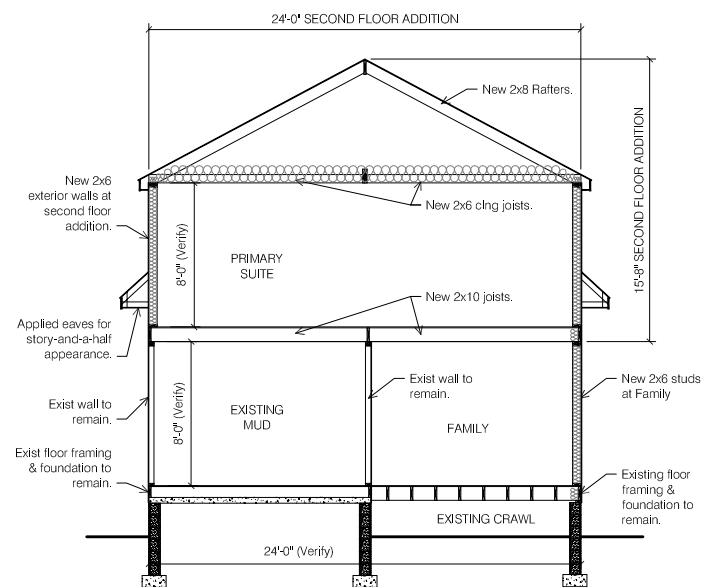
SECTION E/W FAMILY - DEMO



SECTION E/W FAMILY - NEW WORK



SECTION N/S - DEMO



SECTION N/S - NEW WORK